

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date:	May 6, 2025	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
		<input type="checkbox"/> Ordinance	<input type="checkbox"/> Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to receive and file: Standard Disclaimer of Property Interest (Disclaimer) in the platted rights-of-way within The Palm Beach Farms Co. Plat No. 3 (Plat) with the following owners: (i) Skees Industrial Park, LLC, (ii) OSI 100 Benoist Farms Road, LLC, (iii) Robert Gray and Cristina Gray; (iv) Adiel Tel-Oren; and (v) D. Michael Hanley and Christine D. Hanley.

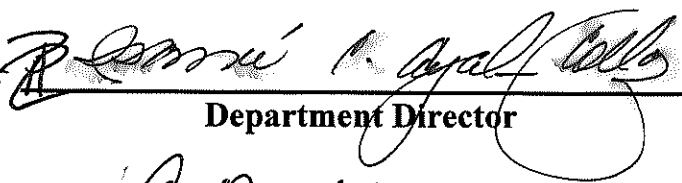

Summary: In accordance with County PPM CW-O-051, all delegated contracts, agreements, and grants must be submitted by the initiating Department as a receive-and-file agenda item. On March 14, 2023, the Board of County Commissioners (BCC) approved the standard Disclaimers and authorized the County Administrator or designee to execute Disclaimers. The attached standard Disclaimers have been fully executed on behalf of the BCC by the County Administrator or designee, who in this case was the Director of the Facilities Development and Operations Department. These executed documents are now being submitted to the BCC to receive and file. There is no fiscal impact associated with this item. **(FDO Admin) Countywide (HJF)**

Background and Justification: Early in the 1900's, strips of right of way were created by the Plat, as recorded in Plat Book 2, Page 45 of the Public Records of Palm Beach County. Various court cases have held that the County has (with certain limited exceptions) no interest in the platted rights of way within the Plat, which were not accepted, improved or purchased by the County, and that the adjacent tract owners own to the centerline of the platted roadways. In July 2002, as part of a settlement of the litigation surrounding the Plat rights of way, the County received Quit Claim Deeds from West Peninsular Title Company and Absolute, Inc., (West Peninsular/Absolute) as recorded in Official Records Book 13889, Page 490 and Official Records Book 13889, Page 459 of said Public Records, the intent of which was to release any claim of interest of West Peninsular/Absolute within Palm Beach County. While the County's position has always been that West Peninsular/Absolute had no interest in the rights of way, the recordation of the West Peninsular/Absolute Quit Claim Deeds to the County created some ambiguity as to the County's interest and kept the Palm Beach County Property Appraiser from adjusting its records to reflect ownership of the right of way by the adjacent owners. From time to time, adjacent owners reach out to staff to assist with clearing title due to the ambiguity created by the West Peninsular/Absolute Quit Claim Deeds to the County.

The delegation of authority, which granted the County Administrator or designee the authority to execute standard Disclaimer of Property Interest, was designed to expedite and streamline the process for releasing the County's interest in the platted rights-of-way within the Plat. The Disclaimers have been recorded to provide public notice of their existence.

Attachments:

1. Location Map
2. Disclaimer of Property Interest (Recorded) (5) each with Exhibit A

Recommended By:		3/24/25	
	Department Director	Date	
Approved By:		4/4/25	
	County Administrator	Date	

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2025	2026	2027	2028	2029
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes _____ No x_____

Does this item include the use of federal funds? Yes _____ No x_____

Does this item include the use of state funds? Yes _____ No x_____

Budget Account No: Fund _____ Dept _____ Unit _____ Object _____
Program _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

There is no fiscal impact associated with this item.

Fixed Asset Number n/a a review, FAND Mgr, OFMB
Rev FAND Sect 6 3/27/25

PCN Number: 00-42-43-27-05-004-7010, and portions of Right-of-Way of PB Farms Co. Plat No. 3, PB 2, PGS 45-54 Advantage also search by FAND revealed no asset #s.

C. Departmental Fiscal Review: [Signature]

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

[Signature] 3/31/2025
OFMB 3/31/25 25
3-31-25

[Signature] 4/1/25
Contract Development and Control
26, 3-31-25

B. Legal Sufficiency:

[Signature] 4/2/25
Assistant County Attorney

C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment.

Attachment 1 LOCATION MAP



West-Penn Absolute - Disclaimers of Interest

LEGEND:

1. Owner: Skees Industrial Park, LLC
PCN: 00-42-43-27-05-004-7010
2. Owner: OSI 100 Benoist Farms Road LLC
PCN: 00-42-43-27-05-006-3100
3. Owner: Cristina Gray and Robert Gray
PCN: 00-42-43-27-05-005-1960
4. Owner: Adiel Tel-Oren
PCN: 00-42-43-27-05-013-0031
5. Owner: D. Michael Hanley and Christine D. Hanley
PCN: 00-42-43-27-05-013-0034

PREPARED BY AND RETURN TO:
KATRINA BELLINGER, REAL ESTATE SPECIALIST
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605

PCN: 00-42-43-27-05-004-7010

CFN 20230409056
OR BK 34701 PC 1744
RECORDED 12/5/2023 1:31 PM
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 1744 - 1750, (7pgs)

DISCLAIMER OF INTEREST IN PROPERTY

PALM BEACH COUNTY a political subdivision of Florida, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, ("County") received quit claim deeds from WEST PENNINSULAR TITLE COMPANY, a Florida corporation, as recorded in Office Record Book 13889, Page 490 and ABSOLUTE, INC., a Florida corporation, as recorded in Official Record Book 13889, Page 459, of the Public Records of Palm Beach County, Florida (collectively, the "Quit Claim Deeds").

Skees Industrial Park, LLC("Owner"), whose mailing address is 1645 SW 45th Way, Deerfield Beach, Florida 33442 is the fee simple owner of the property as legally described in Exhibit "A" attached hereto and made a part hereof ("Property").

On this 20th day of November, 2023, County does hereby disclaim, release and quit claim to Owner any interest in the Property which may have arisen pursuant to the Quit Claim Deeds.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Director, Facilities Development & Operations Department, Palm Beach County, pursuant to delegated authority under Agenda Item #3H-2, dated March 14, 2023, the day and the year aforesaid.

Signed and delivered
in the presence of:

BEN WILLIAMSON
Witness Signature

BEN WILLIAMSON
Print Witness Name

PERRI BHAGAITA
Witness Signature

PERRI BHAGAITA
Print Witness Name

PALM BEACH COUNTY, a Political
Subdivision of the State of Florida

By: EMMA C. AGAL-CELLO
Director, Facilities Development & Operations

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this (date) November 20, 2023, by Isami Ayala-Collazo, Director, Facilities Development and Operation of Palm Beach County, on behalf of the Palm Beach County Board of County Commission. She is ☒ personally known to me or ☐ who has produced (type of identification) _____ as identification.

(Signature of person taking acknowledgment)

(Name typed, printed or stamped)

(Title or rank)

(Serial number if any)



VANEETA ARORA
Commission # HH 031356
Expires September 7, 2024
Bonded Thru Budget Notary Services

**APPROVED AS TO
LEGAL SUFFICIENCY**

By: [Signature]
Assistant County Attorney

G:\PREM\Dev\Open Projects\GG-Palm Beach Farms Plats (County Disclaimer of Interest)\Requestors\PBF#3\Palmdale Road\Skees Industrial Park, LLC\Disclaimer of Property Interest. hf app 10-6-23.docx

EXHIBIT "A"

DESCRIPTION:

A PORTION OF THE SOUTH HALF OF THE 30-FOOT WIDE ROAD, DYKE AND DITCH RESERVATION LYING BETWEEN TRACTS 10 AND 16, BLOCK 4, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL A, A1 INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGES 74 AND 75 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH LINE OF SAID PARCEL A, BEING COINCIDENT WITH THE SOUTH LINE OF SAID 30-FOOT WIDE RESERVATION, NORTH 89°03'16" EAST A DISTANCE OF 645.20 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A; THENCE ALONG THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID PARCEL A, NORTH 00°57'13" WEST A DISTANCE OF 15.00 FEET; THENCE ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID 30-FOOT WIDE RESERVATION, BEING A LINE 15.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID NORTH LINE OF PARCEL A, SOUTH 89°03'16" WEST A DISTANCE OF 645.19 FEET; THENCE ALONG THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID PARCEL A, SOUTH 00°56'50" EAST A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 9,678 SQUARE FEET (0.2222 ACRE), MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON DECEMBER 21, 2021. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 54-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 5



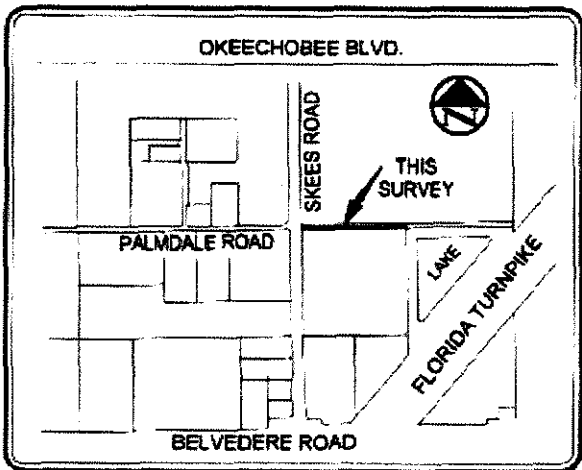
 CAULFIELD & WHEELER, INC. CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE LAND SURVEYING 7900 GLADES ROAD - SUITE 100 BOCA RATON, FLORIDA 33434 PHONE (561)-392-1991 / FAX (561)-750-1452		DATE 12-21-21 DRAWN BY der SHEET B / PG. N/A SCALE NONE JOB NO. 8038 HALF ROW
SURPLUS RIGHT-OF-WAY SKEES INDUSTRIAL PARK SKETCH AND DESCRIPTION		

EXHIBIT "A"



SECTION 28, TOWNSHIP 44 SOUTH, RANGE 42 EAST


LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES:

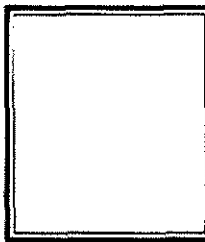
1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR AN AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF SOUTH 61°50'41" WEST ALONG THE LINE BETWEEN PALM BEACH COUNTY HORIZONTAL CONTROL POINTS "PBF 9" AND "PBF 7", RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT (NAD 83/90).
6. GROUND DISTANCES SHOWN HEREON ARE BASED ON THE U.S. SURVEY FOOT, UNLESS OTHERWISE NOTED.
7. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
8. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

THIS IS NOT A SURVEY

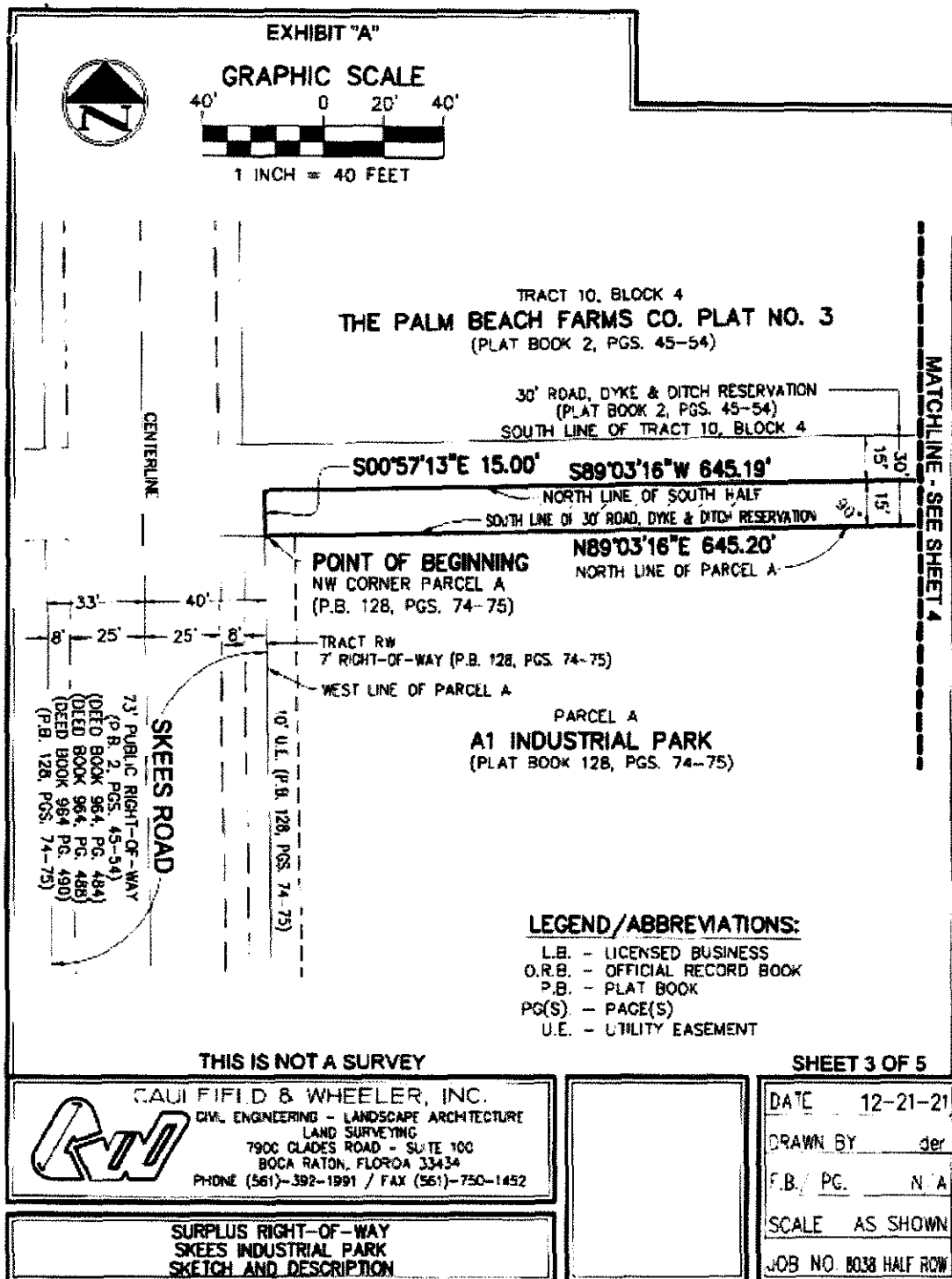
SHEET 2 OF 5

 CAUI FIELD & WHEELER, INC.
CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
LAND SURVEYING
7800 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

SURPLUS RIGHT-OF-WAY
SKEES INDUSTRIAL PARK
SKETCH AND DESCRIPTION



DATE	12-21-21
DRAWN BY	der
F.B./PG.	N/A
SCALE	NONE
JOB NO.	8038 HALF ROW



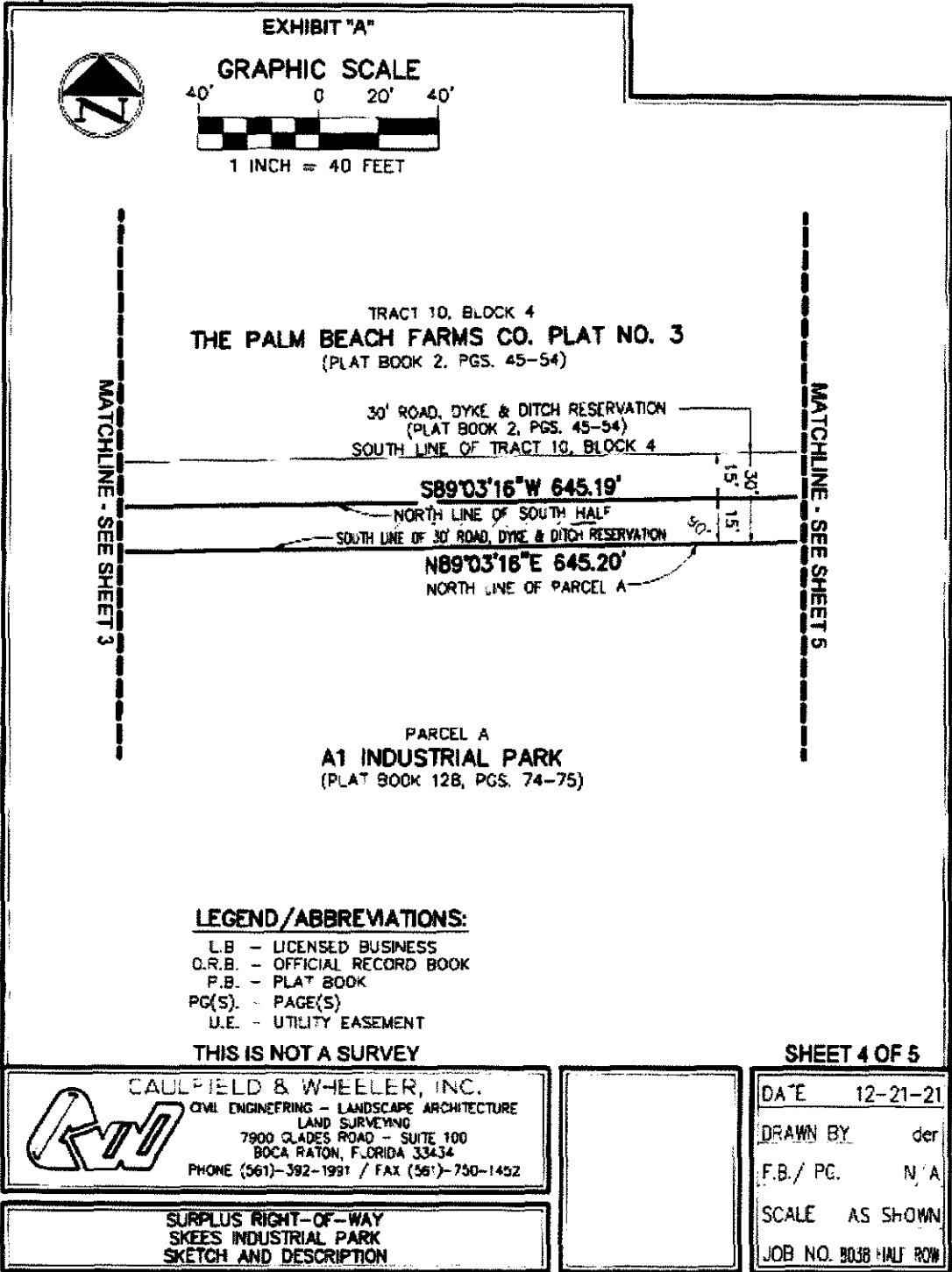
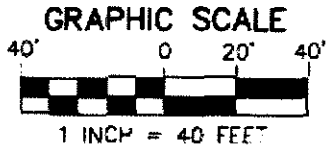


EXHIBIT "A"



TRACT 10, BLOCK 4
THE PALM BEACH FARMS CO. PLAT NO. 3
(PLAT BOOK 2, PGS. 45-54)

30' ROAD, DYKE & DITCH RESERVATION
(PLAT BOOK 2, PGS. 45-54)
SOUTH LINE OF TRACT 10, BLOCK 4

S89°03'16"W 645.19'

NORTH LINE OF SOUTH HALF
SOUTH LINE OF 30' ROAD, DYKE & DITCH RESERVATION

N89°03'16"E 645.20'

NORTH LINE OF PARCEL A

NORTHEAST CORNER
OF PARCEL A

EAST LINE OF PARCEL A

PARCEL A
A1 INDUSTRIAL PARK
(PLAT BOOK 125, PGS. 74-75)

N00°57'13"W 15.00'

PORTION OF
TRACT 16, BLOCK 4
THE PALM BEACH FARMS
PLAT NO. 3
(PLAT BOOK 2, PGS. 45-54)

LEGEND/ABBREVIATIONS:

L.B. - LICENSED BUSINESS
O.R.B. - OFFICIAL RECORD BOOK
P.B. - PLAT BOOK
PG(S) - PAGE(S)
U.E. - UTILITY EASEMENT

THIS IS NOT A SURVEY



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
LAND SURVEYING

7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

SURPLUS RIGHT-OF-WAY
SKEES INDUSTRIAL PARK
SKETCH AND DESCRIPTION

SHEET 5 OF 5

DATE 12-21-21

DRAWN BY der

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8038 HALF ROW

PREPARED BY AND RETURN TO:
KATRINA BELLINGER, REAL ESTATE SPECIALIST
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605

CFN 20230400050
OR BK 34701 PG 1759
RECORDED 12/5/2023 1:31 PM
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pg: 1759 - 1762, (4pgs)

PCN: Portion of the undeveloped Right of Way of PB Farms Co. Plat No. 3, Plat Book 2, Pages 45 through 54

DISCLAIMER OF INTEREST IN PROPERTY

PALM BEACH COUNTY a political subdivision of Florida, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, ("County") received quit claim deeds from **WEST PENNINSULAR TITLE COMPANY**, a Florida corporation, as recorded in Office Record Book 13889, Page 490 and **ABSOLUTE, INC.**, a Florida corporation, as recorded in Official Record Book 13889, Page 459, of the Public Records of Palm Beach County, Florida (collectively, the "Quit Claim Deeds").

OSI 100 Benoist Farms Road, LLC, a Delaware limited liability company, ("Owner"), whose mailing address is 800 Brickell Ave, Suite 904, Miami, FL 33132 is the fee simple owner of the property as legally described in Exhibit "A" attached hereto and made a part hereof ("Property").

On this 20th day of November, 2023, County does hereby disclaim, release and quit claim to Owner any interest in the Property which may have arisen pursuant to the Quit Claim Deeds.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Director, Facilities Development & Operations Department, Palm Beach County, pursuant to delegated authority under Agenda Item #3H-2, dated March 14, 2023, the day and the year aforesaid.

Signed and delivered
in the presence of:

BEN WILLIAMSON
Witness Signature

BEN WILLIAMSON
Print Witness Name

Puri Bhogaita
Witness Signature

Puri Bhogaita
Print Witness Name

PALM BEACH COUNTY, a Political
Subdivision of the State of Florida

By: Dan C. Agal
Director, Facilities Development & Operations

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this November 20, 2023, by Isami Ayala-Collazo, Director, Facilities Development and Operation of Palm Beach County, on behalf of the Palm Beach County Board of County Commission. She is [X] personally known to me or [] who has produced _____ as identification.

(Signature of person taking acknowledgment)

(Name typed, printed or stamped)

(Title or rank)

(Serial number if any)



VANEETA ARORA
Commission # HH 031358
Expires September 7, 2024
Bonded Thru Budget Notary Services

**APPROVED AS TO
LEGAL SUFFICIENCY**

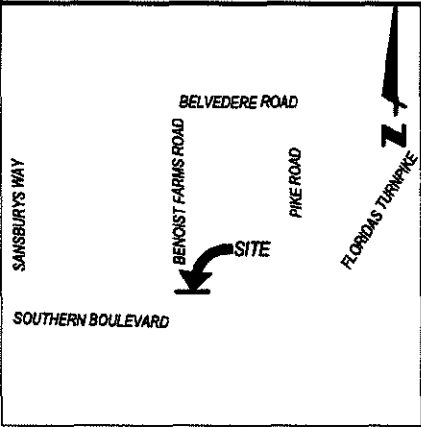
By: _____

Assistant County Attorney

G:\PREM\Dev\Open Projects\GG-Palm Beach Farms Plats (County Disclaimer of Interest)\Requestors\PBF#3\Hooper Road\OSI 100 Benoist Farms Road LLC\Disclaimer of Property Interest. hf app 11-13-23.docx

EXHIBIT "A"
LEGAL DESCRIPTION AND SKETCH
THIS IS NOT A SURVEY
PAGE 1 OF 2

SECTION 32, TOWNSHIP 43 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA



VICINITY SKETCH
NOT TO SCALE


DESCRIPTION :
THE NORTH 15 FEET OF THAT CERTAIN 30 FOOT STRIP OF LAND LYING BETWEEN TRACTS 31 AND 42, BLOCK 6, THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BOUNDED ON THE EAST AND WEST BY THE SOUTHERLY EXTENSION OF THE EAST AND WEST PROPERTY LINES OF THE FOLLOWING DESCRIBED PARCEL:-
TRACT 31, IN BLOCK 6, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, EXCEPTING THEREFROM THE EAST 5 ACRES THEREOF AND EXCEPTING THEREFROM A 40 FOOT STRIP OF LAND LYING ON EACH SIDE OF THE CENTER LINE OF THE COUNTY ROAD.
CONTAINING 9,897 SQUARE FEET OR 0.23 ACRES±.

SURVEYORS' NOTES:
1. THIS SKETCH OF DESCRIPTION MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 6J-17.050-.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTES.
2. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
3. THIS SKETCH AND LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE SURVEYOR AND MAPPER NAMED HEREON.
4. THIS SKETCH AND LEGAL IS BASED ON A SURVEY PREPARED BY THIS OFFICE.

Doug Walker
Digitally signed
by Doug Walker
Date: 2022.04.14
16:11:34 -04'00'

NOTE ON COORDINATES, BEARINGS AND DISTANCES:
COORDINATES SHOWN ARE GRID.
DATUM IS NAD 83, 1990 ADJUSTMENT. ZONE IS FLORIDA EAST.
LINEAR FOOT IS US SURVEY FOOT.
COORDINATE SYSTEM IS 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
ALL DISTANCES ARE GRID UNLESS NOTED OTHERWISE.
SCALE FACTOR IS 1.000024819
(GRID DISTANCE DIVIDED BY SCALE FACTOR IS GROUND DISTANCE.)
BEARINGS SHOWN ARE GRID DATUM, NAD 83, 1990 ADJUSTMENT.
FLORIDA EAST ZONE

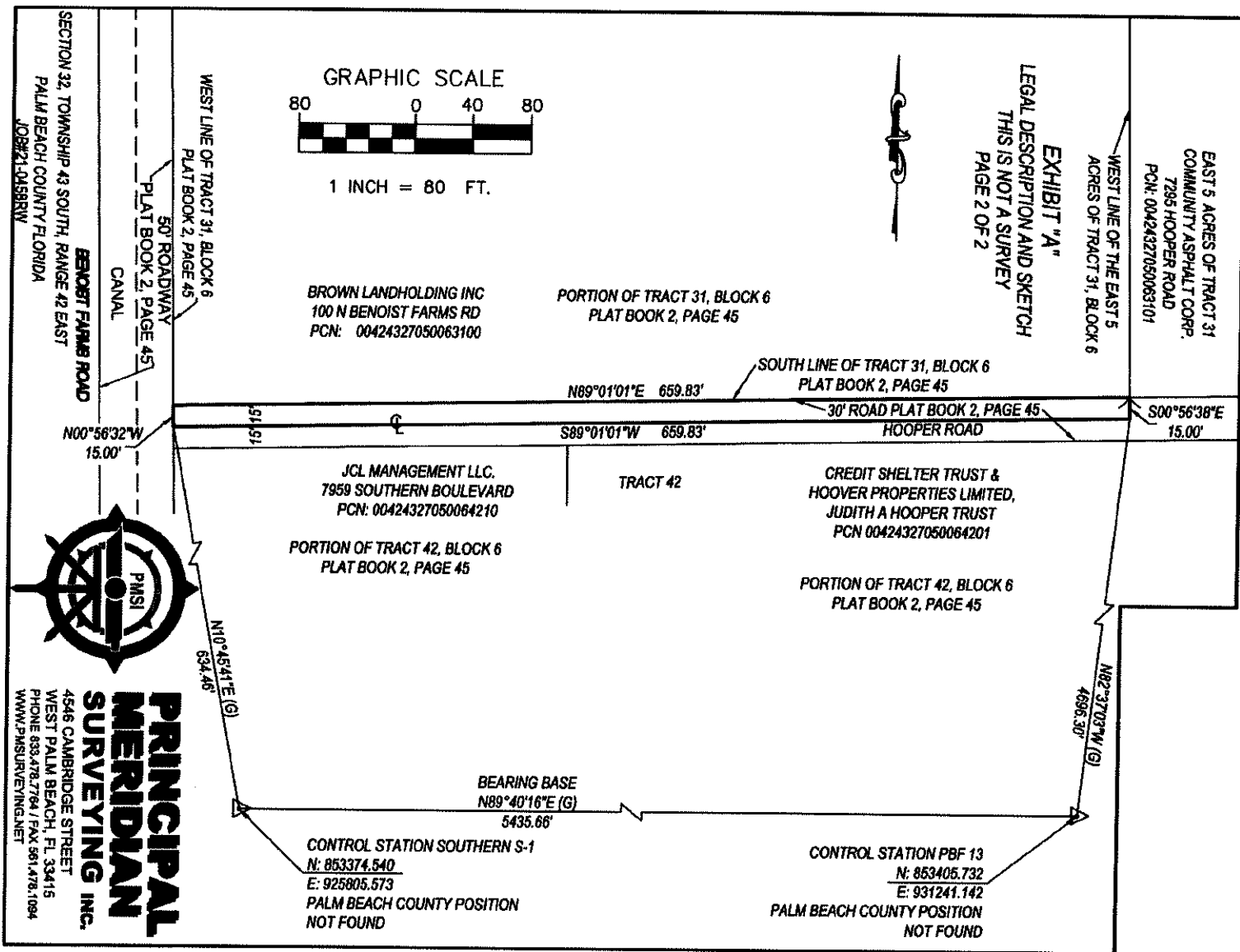
04-14-22
DATE


DOUG WALKER
PROFESSIONAL LAND SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7211



**PRINCIPAL
MERIDIAN
SURVEYING INC.**
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
PHONE 833.478.7764 / FAX 561.478.1094
WWW.PMSURVEYING.NET

21-0458RW	ROW ABANDONMENT		DW	04-14-22
JOB#	PURPOSE	FIELD	DRAFT	DATE



PREPARED BY AND RETURN TO:
KATRINA BELLINGER, REAL ESTATE SPECIALIST
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605

CFN 20230409958
OR BK 34701 PG 1755
RECORDED 12/5/2023 1:31 PM
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 1755 - 1758; (4pgs)

PCN: Portion of Right of Way of PB Farms Co. Plat No. 3, Plat Bk 2 Pgs 45 through 54

DISCLAIMER OF INTEREST IN PROPERTY

PALM BEACH COUNTY a political subdivision of Florida, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, ("County") received quit claim deeds from **WEST PENNINSULAR TITLE COMPANY**, a Florida corporation, as recorded in Office Record Book 13889, Page 490 and **ABSOLUTE, INC.**, a Florida corporation, as recorded in Official Record Book 13889, Page 459, of the Public Records of Palm Beach County, Florida (collectively, the "Quit Claim Deeds").

Robert Gray and Cristina Gray ("Owner"), whose mailing address is 6561 Wilson Road, West Palm Beach, Florida 33418 are the fee simple owners of the property as legally described in Exhibit "A" attached hereto and made a part hereof ("Property").

On this 20th day of November, 2023, County does hereby disclaim, release and quit claim to Owner any interest in the Property which may have arisen pursuant to the Quit Claim Deeds.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Director, Facilities Development & Operations Department, Palm Beach County, pursuant to delegated authority under Agenda Item #3H-2, dated March 14, 2023, the day and the year aforesaid.

Signed and delivered
in the presence of:

Ben Williamson
Witness Signature

BEN WILLIAMSON
Print Witness Name

Purvi Bhogaita
Witness Signature

Purvi Bhogaita
Print Witness Name

PALM BEACH COUNTY, a Political
Subdivision of the State of Florida

By: Samuel L. Ayala Gellon
Director, Facilities Development & Operations

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this November 20, 2023 by Isami Ayala-Collazo, Director, Facilities Development and Operation of Palm Beach County, on behalf of the Palm Beach County Board of County Commission. She is [X] personally known to me or [] who has produced _____ as identification.

(Signature of person taking acknowledgment)

(Name typed, printed or stamped)

(Title or rank)

(Serial number if any)



VANEETA ARORA
Commission # HH 031356
Expires September 7, 2024
Bonded Three Budget Notary Services

**APPROVED AS TO
LEGAL SUFFICIENCY**

By: [Signature]
Assistant County Attorney

G:\PREM\Dev\Open Projects\GG-Palm Beach Farms Plats (County Disclaimer of Interest)\Requestors\PBF#3\Wilson Road\Gray's Property\Disclaimer of Property Interest. hf app 10-6-23.docx

EXHIBIT "A"

THE NORTH ONE-HALF OF THAT 50 FOOT WIDE STRIP OF LAND LYING SOUTH OF TRACT 74, BLOCK 5, AND NORTH OF TRACT 3, BLOCK 13, PALM BEACH FARMS CO. PLAT NO.3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

AND

THAT PORTION OF THE WEST ONE-HALF OF THE 30 FOOT WIDE STRIP OF LAND LYING BETWEEN TRACTS 74 AND 75, BLOCK 5, PALM BEACH FARMS CO. PLAT NO.3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING SOUTH OF CANAL C-51 (WEST PALM BEACH CANAL), AND NORTH OF THE SOUTH LINE OF THE SAID NORTH ONE-HALF OF THAT 50 FOOT WIDE STRIP OF LAND LYING SOUTH OF TRACT 74, BLOCK 5, AND NORTH OF TRACT 3, BLOCK 13.

CONTAINING 20,245.5 SQUARE FEET (0.465 ACRES), MORE OR LESS.

BEARINGS ARE BASED ON N88°58'45"E (ASSUMED) ALONG THE SOUTH LINE OF TRACT 74, BLOCK 5, PALM BEACH CO. PLAT NO.3, PLAT BOOK 2, PAGE 45.

ABBREVIATIONS:
P.B. - PLAT BOOK
ORB - OFFICIAL RECORD BOOK
PG. - PG.

00-42-43-27-05-005-1960 - PROPERTY CONTROL NUMBER

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED HEREON.

John E
Phillips

Digitally signed by
John E Phillips
Date: 2023.07.18
13:40:19 -04'00'

JOHN E. PHILLIPS, III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: _____

REVISIONS:

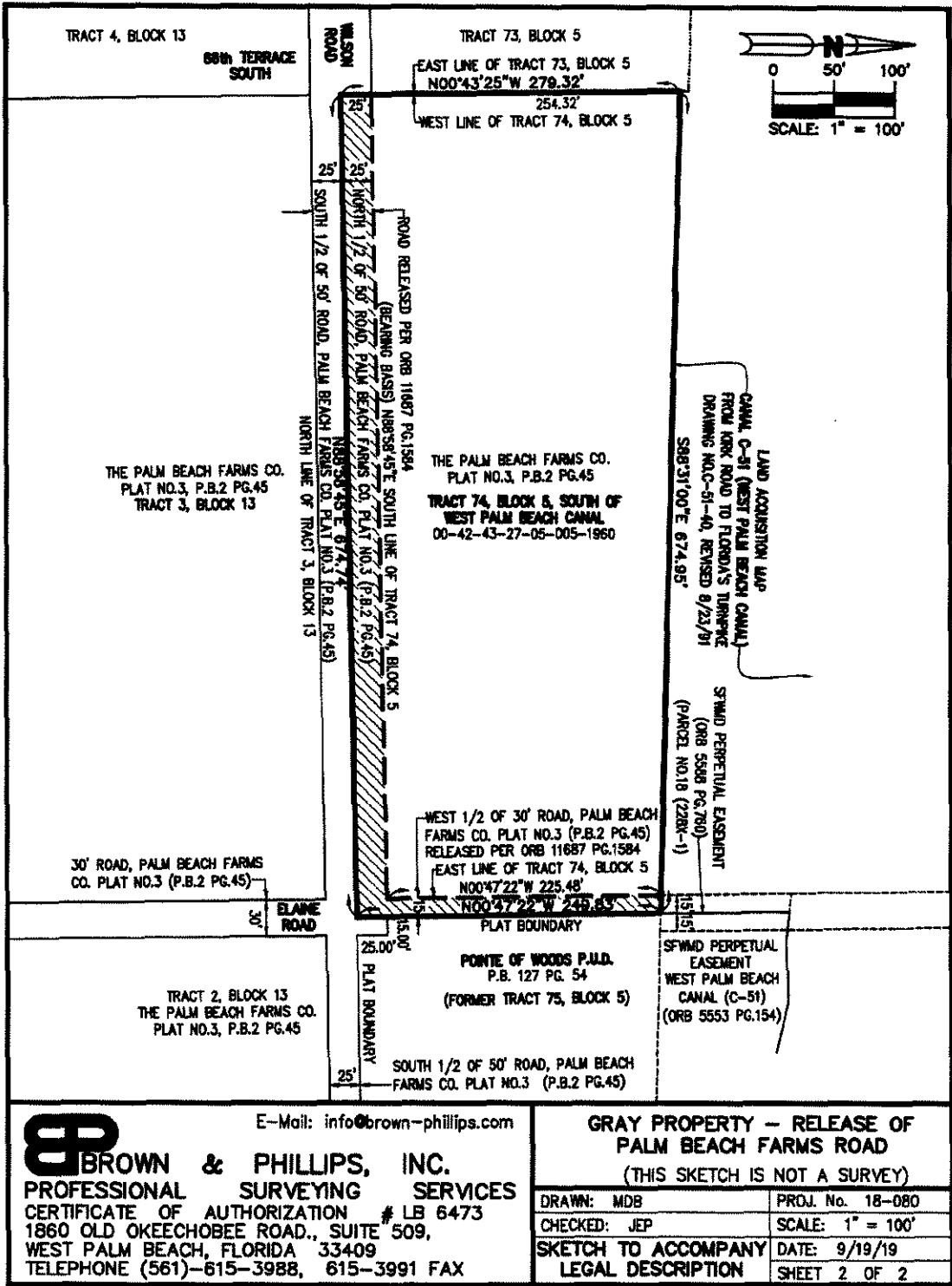
7/18/23 REVISED PCN

B BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD., SUITE 509,
WEST PALM BEACH, FLORIDA 33409
TELEPHONE (561)-615-3988, 615-3991 FAX

E-Mail: info@brown-phillips.com

GRAY PROPERTY - RELEASE OF
PALM BEACH FARMS ROAD
(THIS IS NOT A SURVEY)

DRAWN: MDB	PROJ. No. 18-080
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 9/19/19
	SHEET 1 OF 2



S:\2018 drawing files\18-080 18-080 Wilson Road Gray Ltd Surveying 7/18/2019 1:58:24 PM, DWG To PDF.plt

PREPARED BY AND RETURN TO:
KATRINA BELLINGER, REAL ESTATE SPECIALIST
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605

CFN 20230409957
OR BK 34701 PG 1751
RECORDED 12/5/2023 12:1 PM
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 1751 - 1754 (4pgs)

PCN: Portion of the undeveloped Right of Way of PB Farms Co. Plat No. 3, Plat Book 2, Pages 45 through 54

DISCLAIMER OF INTEREST IN PROPERTY

PALM BEACH COUNTY a political subdivision of Florida, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, ("County") received quit claim deeds from **WEST PENINSULAR TITLE COMPANY**, a Florida corporation, as recorded in Office Record Book 13889, Page 490 and **ABSOLUTE, INC.**, a Florida corporation, as recorded in Official Record Book 13889, Page 459, of the Public Records of Palm Beach County, Florida (collectively, the "Quit Claim Deeds").

Adiel Tel-Oren ("Owner"), whose mailing address is 6624 Wilson Road, West Palm Beach, Florida 33413 are the fee simple owners of the property as legally described in Exhibit "A" attached hereto and made a part hereof ("Property").

On this 20th day of November, 2023, County does hereby disclaim, release and quit claim to Owner any interest in the Property which may have arisen pursuant to the Quit Claim Deeds.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Director, Facilities Development & Operations Department, Palm Beach County, pursuant to delegated authority under Agenda Item #3H-2, dated March 14, 2023, the day and the year aforesaid.

Signed and delivered
in the presence of:

Ben Williamson
Witness Signature

BEN WILLIAMSON
Print Witness Name

Purvi Bhogaita
Witness Signature

Purvi Bhogaita
Print Witness Name

PALM BEACH COUNTY, a Political
Subdivision of the State of Florida

By: Samuel C. Ayala Gallo
Director, Facilities Development & Operations

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this November 30, 2023, by Isami Ayala-Collazo, Director, Facilities Development and Operation of Palm Beach County, on behalf of the Palm Beach County Board of County Commission. She is [X] personally known to me or [] who has produced _____ as identification.

[Signature]
(Signature of person taking acknowledgment)

(Name typed, printed or stamped)

(Title or rank)

(Serial number if any)



VANEETA ARORA
Commission # HH 031356
Expires September 7, 2024
Bonded Thru Budget Notary Services

**APPROVED AS TO
LEGAL SUFFICIENCY**

By: [Signature]

Assistant County Attorney

G:\PREM\Dev\Open Projects\GG-Palm Beach Farms Plats (County Disclaimer of Interest)\Requestors\PBF#3\Wilson Road\Tel-Oren Property\Disclaimer of Property Interest. hf app 10-6-23.docx

EXHIBIT "A"

THE SOUTH ONE-HALF OF THAT 50 FOOT WIDE STRIP OF LAND LYING NORTH OF THE NORTH 330.0 FEET OF TRACT 3, LESS THE EASTERLY 330.0 FEET BLOCK 13, AND SOUTH OF TRACT 74, BLOCK 5, PALM BEACH FARMS CO. PLAT NO.3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

CONTAINING 8228 SQUARE FEET (0.189 ACRES), MORE OR LESS.

NOTES:


- 1) BEARINGS ARE BASED ON N89°00'41"E (ASSUMED) ALONG THE NORTH LINE OF TRACT 3, BLOCK 13, PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2, PG. 45.
- 2) ABBREVIATIONS:
P.B. - P.B.
ORB - OFFICIAL RECORD BOOK
PG. - PG.

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION.
THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.

REVISIONS:

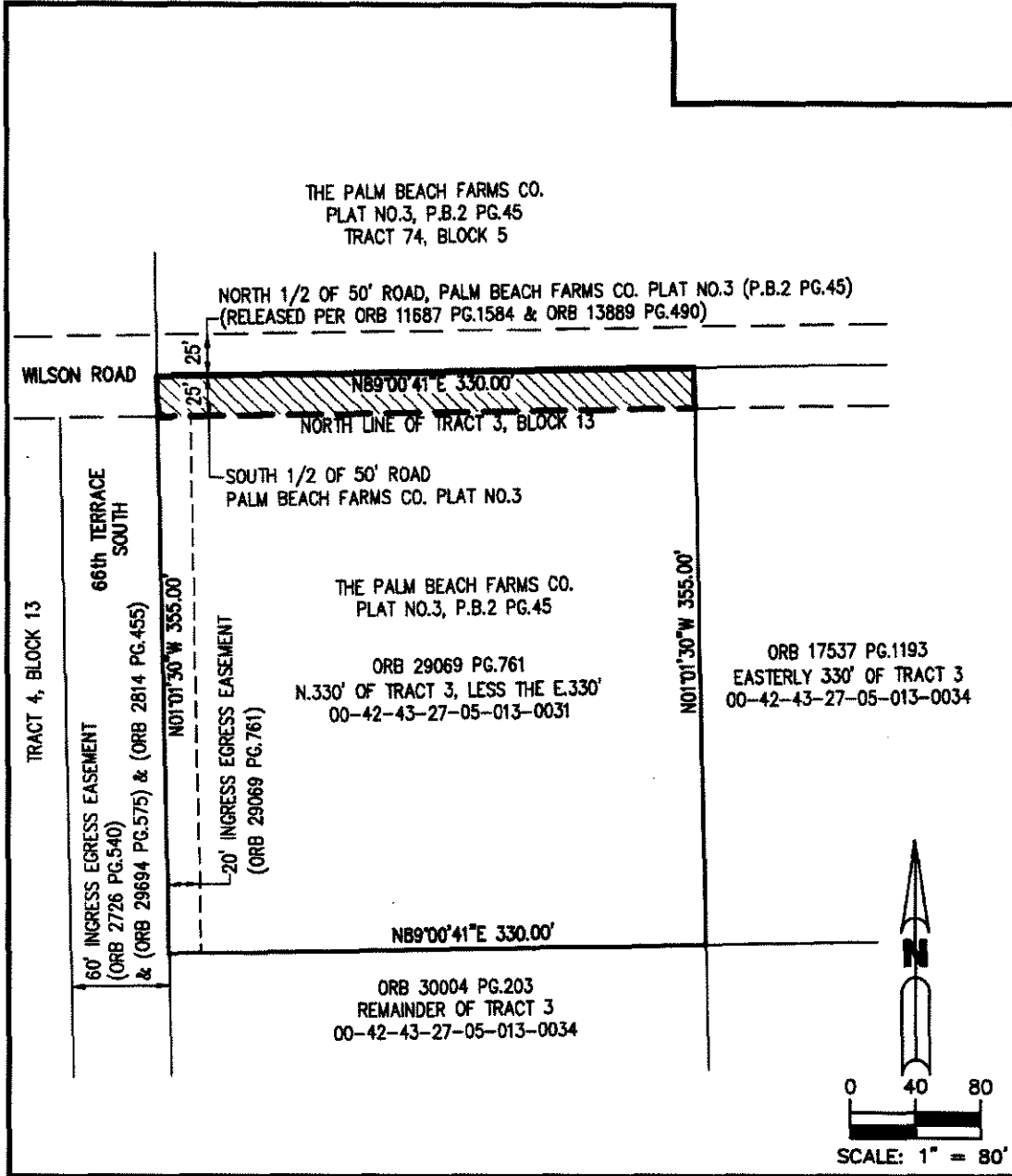
John E Phillips
Digitally signed
by John E Phillips
Date: 2020.11.04
07:59:39 -05'00'

JOHN E. PHILLIPS, III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: _____


 E-Mail: info@brown-phillips.com
BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD., SUITE 509,
WEST PALM BEACH, FLORIDA 33409
TELEPHONE (561)-615-3988, 615-3991 FAX

TEL-OREN PROPERTY-- RELEASE OF
PALM BEACH FARMS ROAD
(THIS IS NOT A SURVEY)

DRAWN: DKN	PROJ. No. 20-088
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 11/3/20
	SHEET 1 OF 2



S:\2020 drawing\PLAT\0000\0000 6624 Wilson Road Survey.dwg, 11/17/2020 3:48:51 PM, DWG TO PDF.plt

 BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES CERTIFICATE OF AUTHORIZATION # LB 6473 1860 OLD OKEECHOBEE ROAD., SUITE 509, WEST PALM BEACH, FLORIDA 33409 TELEPHONE (561)-615-3988, 615-3991 FAX		E-Mail: info@brown-phillips.com	
TEL-OREN PROPERTY- RELEASE OF PALM BEACH FARMS ROAD (THIS SKETCH IS NOT A SURVEY)			
DRAWN: DKN		PROJ. No. 20-088	
CHECKED: JEP		SCALE: 1" = 80'	
SKETCH TO ACCOMPANY LEGAL DESCRIPTION		DATE: 11/3/20 SHEET 2 OF 2	

PREPARED BY AND RETURN TO:
PALM BEACH COUNTY
PROPERTY & REAL ESTATE MANAGEMENT DIVISION
2633 Vista Parkway
West Palm Beach, FL 33411-5605

CFN 20250077587
OR BK 35591 PG 74
RECORDED 3/5/2025 3:05 PM
Palm Beach County, Florida
Joseph Abruzzo, Clerk
Pgs: 74 - 78; (Spes)

PCN: Portion of Right of Way of PB Farms Co. Plat No. 3, Plat Bk 2 Pgs 45 through 54

DISCLAIMER OF INTEREST IN PROPERTY

PALM BEACH COUNTY a political subdivision of Florida, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, ("County") received quit claim deeds from **WEST PENINSULAR TITLE COMPANY**, a Florida corporation, as recorded in Office Record Book 13889, Page 490 and **ABSOLUTE, INC.**, a Florida corporation, as recorded in Official Record Book 13889, Page 459, of the Public Records of Palm Beach County, Florida (collectively, the "Quit Claim Deeds").

D. Michael Hanley and Christine D. Hanley ("Owner"), whose mailing address is 153 Elaine Road, West Palm Beach, Florida 33413 are the fee simple owners of the property as legally described in Exhibit "A" attached hereto and made a part hereof ("Property").

On this 29th day of JANUARY, 2025, County does hereby disclaim, release and quit claim to Owner any interest in the Property which may have arisen pursuant to the Quit Claim Deeds.

IN WITNESS WHEREOF, County has caused these presents to be executed in its name by its Board of County Commissioners acting through the Director, Facilities Development & Operations Department, Palm Beach County, pursuant to delegated authority under Agenda Item #3H-2, dated March 14, 2023, the day and the year aforesaid.

Signed and delivered
in the presence of:

[Signature]

Witness Signature

Vaneeta Arora

Print Witness Name

2633 Vista Parkway

Witness Address West Palm Beach FL 33411

[Signature]

Witness Signature

Brigitte Wautz

Print Witness Name


2633 Vista Parkway

Witness Address West Palm Beach
FL, 33411

PALM BEACH COUNTY, a Political
Subdivision of the State of Florida


By: [Signature]
Director, Facilities Development & Operations

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1/27/25 by Isami Ayala-Collazo, Director, Facilities Development and Operation of Palm Beach County, on behalf of the Palm Beach County Board of County Commission. She is ☒ personally known to me or ☐ who has produced N/A as identification.



SHAWN A. BOBO
Commission # HH 457858
Expires October 30, 2027

**APPROVED AS TO
LEGAL SUFFICIENCY**

By: 
Assistant County Attorney

G:\PREM\Dev\Open Projects\GG-Palm Beach Farms Plats (County Disclaimer of Interest)\Requestors\PBF#3\Elaine Road\Hanley Property\Disclaimer of Property Interest. 1-7-25 mj hf comments 1-8-25.docx

RIGHT-OF-WAY VACATION

SURVEYOR'S NOTES:

SHEET 1 OF 3

- 1. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
- 2. This is not a Land Survey.
- 3. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
- 4. The coordinates and bearings shown hereon are referenced to the Palm Beach County, Florida State Plane Coordinate System, Transverse Mercator Projection, East Zone, North American Datum of the 1983 (NAD 83/1990 Adjustment.) The distances shown here on are ground distances. the scale factor used is 1.000028018. Ground distance x Scale factor = Grid distance.
- 5. The bearing basis shown hereon refers to the North line of Tract 3, Block 13, PALM BEACH FARMS CO, PLAT No. 3, Plat Book 2, Page 45 - 54, Public records of Palm Beach County, Florida, having a bearing of South 89°06'58" West As established by the Palm Beach County Engineering division based on the Florida Coordinate System, East Zone, Grid North 1983 State Plane Transverse Mercator Projection.
- 6. This drawing is not valid unless bearing the signature and original raised seal of a Florida licensed Surveyor and Mapper. Unsigned copies may be provided for information purposes only.
- 7. Radius Professional Surveyor & Mapper, LLC reserved the right to utilize any and all information obtained in the preparation of this sketch for any other purposes.
- 8. The undersigned Surveyor has not been provided a current title commitment or abstract of matters affecting boundary or title to the subject property. It is possible that there are instruments which affect the subject property which are unknown to the reviewing Surveyor.
- 9. Radius Professional Surveyor & Mapper, LLC, is authorized to provide Surveying and Mapping Services by the State of Florida Department of Business and Professional regulation, License No. LB.7733, pursuant to the provisions of Chapter 472, Florida Statutes.
- 10. This sketch and description consists of 3 sheets and each sheet shall not be considered full, valid and complete unless attached to each other.
- 11. Sources of information used in the preparation of this sketch.
 - a) PALM BEACH FARMS CO. PLAT No. 3, Plat Book 2, Page 45 - 54, Public records of Palm Beach County, Florida.
 - b) Palm Beach County Control Stations Report.
- 12. The southernmost line depicted on Elaine Road is the approximate location of the unimproved portion of the road.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge. I further certify that this sketch meets the Minimum Technical Standards as set forth by the Florida board of Professional Surveyors and Mappers in Chapter 5J-17.050-052, Florida Administrative Code pursuant to Section 472-027, Florida Statutes..

Date of preparation: March 22, 2022

MICHAEL D. KLIMKIEWICZ, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6611



Digitally signed by
Michael D
Klimkiewicz
Date: 2024.09.12
11:07:40 -04'00'

DATE	REVISION	BY	CHK.		JOB No.:
10/1/2023	FORWAKS PER COUNTY SUBMITTED	WV	MDK		18488
10/26/2023	REVISED	WV	MDK		581-244-5157 435 SW BISHOP AVENUE LAKE CITY, FL 32024
1/22/2024	REVISED	WV	MDK		
8/12/2024	REVISED	MDK	MDK		

RIGHT-OF-WAY VACATION

SHEET 2 OF 3

LEGAL DESCRIPTION

A PORTION OF THE SOUTH 25 FEET OF RIGHT-OF-WAY FOR WILSON ROAD, A 50 FOOT RIGHT-OF-WAY, ADJACENT TO AND NORTH OF THE EAST 330 FEET OF TRACT 3, BLOCK 13, IN SECTION 3, TOWNSHIP 44 SOUTH, RANGE 42 EAST OF PALM BEACH FARMS CO. PLAT No. 3, AND A PORTION OF THE WEST 15 FEET OF RIGHT-OF-WAY FOR ELAINE ROAD, A 30 FOOT RIGHT-OF-WAY, ADJACENT TO AND EAST OF THE EAST LINE OF SAID TRACT 3, BLOCK 13, AS SHOWN ON SAID PLAT OF PALM BEACH FARMS CO. PLAT No. 3, RECORDED IN PLAT BOOK 2, PAGES 45-54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 3, BLOCK 13; THENCE ALONG THE NORTH LINE OF SAID TRACT 3, BLOCK 13, SOUTH 89°06'58" WEST, 330.00 FEET; THENCE NORTH 00°52'50" WEST, 25.00 FEET TO THE CENTERLINE OF THE AFORESAID 50 FOOT RIGHT-OF-WAY FOR WILSON ROAD; THENCE ALONG SAID CENTERLINE, NORTH 89°06'58" EAST, 345.00 FEET TO THE CENTERLINE OF THE AFORESAID 30 FOOT RIGHT-OF-WAY FOR ELAINE ROAD; THENCE ALONG SAID CENTERLINE, SOUTH 00°52'50" EAST, 141.00 FEET; THENCE SOUTH 89°07'10" WEST, 15.00 FEET TO THE EAST LINE OF THE AFORESAID TRACT 3, BLOCK 13; THENCE ALONG SAID LINE, NORTH 00°52'50" WEST, 116.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS, SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 10,365 SQUARE FEET, 0.2379 ACRES, MORE OR LESS.

 Radius PROFESSIONAL SURVEYOR & MAPPER, LLC LICENSED BUSINESS No. 127713	DATE: 10/08/2018
	561-244-5153
	430 SW BISHOP AVENUE LAKE CITY, FL 32054

RIGHT-OF-WAY VACATION

SHEET 3 OF 3

GRAPHIC SCALE IN FEET
1" = 80'

N.E. CORNER OF N.W. 1/4 OF SECTION 3, TOWNSHIP 44 SOUTH, RANGE 42 EAST

CENTERLINE INTERSECTION

POINT OF BEGINNING
N.E. CORNER OF TRACT 3, BLOCK 13

WILSON ROAD
50' RIGHT-OF-WAY
(PER PB 2, PG 45, PBCR)
-330'-

ELAINE ROAD
50' RIGHT-OF-WAY
(PER PB 2, PG 45, PBCR)

FOUND 1/2" IRON ROD & CAP "PLS 4193"
N 852744.847
E 933816.395

FOUND PBF 14 CONCRETE MONUMENT
N 851092.202
E 931308.874

FOUND PBF 21 CONCRETE MONUMENT
N 836438.180
E 931378.031

FOUND 5/8" IRON ROD & CAP "PLS 4193"
N 852740.938
E 933946.388

FOUND 5/8" IRON ROD & CAP "PLS 4193"
N 852419.977
E 933951.428

N89°06'58"E 345.00'
R/W VACATION (10,365 SQUARE FEET, 0.2379 ACRES)

S89°06'58"W 330.00'
(BEARING BASIS)

S00°52'50"E 141.00'

N00°52'50"W 116.00'

S89°07'10"W 15.00'

SECTION 3-44-42
A PORTION OF
TRACT 3, BLOCK 13
"PALM BEACH FARMS CO. PLAT NO. 3"
PLAT BOOK 2, PAGE 45-54, PBCR

WEST LINE OF THE EAST 330' TRACT 3, BLOCK 13

EAST LINE OF TRACT 3, BLOCK 13

APPROXIMATE LIMITS OF UNIMPROVED ROAD

KEY TO ABBREVIATIONS LEGEND

P.B.C.R.	PALM BEACH COUNTY RECORDS
C	CENTERLINE
L.B.	LISTED BUSINESS
R/W	RIGHT-OF-WAY
PB	PLAT BOOK
PG	PAGE
P.B.S.	PROFESSIONAL SURVEYOR & MAPPER
R.L.S.	REGISTERED LAND SURVEYOR
N.D.	NORTH
S.E.	SOUTH
E.A.	EAST

THIS DRAWING IS NOT VALID WITHOUT SHEET 1

Radius
PROFESSIONAL SURVEYOR & MAPPER, LLC
LICENSED BUSINESS No. 127753

JOB NO. 18488
(951) 244-5153
435 SW BISHOP AVENUE
JACKSONVILLE, FL 32204