

Prepared by: RETURN:  
City Attorney's Office  
200 N.W. 1st Avenue  
Delray Beach, FL 33444

### **QUIT-CLAIM DEED**

**THIS QUIT-CLAIM DEED**, executed this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the **CITY OF DELRAY BEACH**, and having its principal place of business at 100 NW 1<sup>st</sup> Avenue, Delray Beach, FL 33444, First Party, to: **PALM BEACH COUNTY, FLORIDA**, a Political Subdivision of the State of Florida, having its principal place of business at 301 North Olive, West Palm Beach, Florida 33401-4791, Second Party:

(Whenever used herein the term "First Party" and "Second Party" include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, whenever the context so admits or requires.)

**WITNESSETH**, That the said First Party, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party forever, all the right, title, interest, claim and demand which the said First Party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Palm Beach, State of Florida, to-wit:

See Exhibit "A"

**TO HAVE and to HOLD** the same together with all and singular the appurtenances thereunto belonging or anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said First party, either in law or equity, to the only proper use, benefit and behoof of the said Second Party forever.

**IN WITNESS WHEREOF** the said First Party has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

WITNESS #1:

\_\_\_\_\_  
\_\_\_\_\_

(Please Print or Type Name)

CITY OF DELRAY BEACH, FLORIDA

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

WITNESS #2:

\_\_\_\_\_  
\_\_\_\_\_

(Please Print or Type Name)

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by \_\_\_\_\_ (name of person acknowledging), who is personally known to me or who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Signature of Notary Public - State of Florida

## **EXHIBIT “A”**

**EXHIBIT "A"**

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. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND THE PALM BEACH COUNTY STATE PLANE COORDINATE SYSTEM REQUIREMENTS AS SET FORTH IN PALM BEACH COUNTY RPM# CW-0-058.

*David A. Bower*  
 10/15/17  
 DAVID A. BOWER  
 PROFESSIONAL SURVEYOR & MAPPER  
 STATE OF FLORIDA  
 CERTIFICATE NO. 5888

**DESCRIPTION:**

A PARCEL OF LAND LYING WITHIN THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT A, PALM-TRAN SATELLITE FACILITY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGES 187 AND 188 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°14'38" EAST, A DISTANCE OF 80.33 FEET TO A POINT BEING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 58°14'38" EAST FROM SAID POINT; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 120°00'00", FOR A DISTANCE OF 104.72 FEET; THENCE SOUTH 88°14'38" EAST, A DISTANCE OF 53.62 FEET TO A POINT BEING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 01°45'22" WEST FROM SAID POINT, THE PRECEDING THREE COURSES AND DISTANCES BEING COINCIDENT WITH THE SOUTH LINE OF SAID TRACT A; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.75 FEET, A CENTRAL ANGLE OF 89°09'12", FOR A DISTANCE OF 78.97 FEET; THENCE NORTH 88°14'38" WEST, A DISTANCE OF 2.45 FEET TO A POINT BEING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 58°14'24" WEST FROM SAID POINT; THENCE SOUTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 119°59'32", FOR A DISTANCE OF 104.71 FEET; THENCE NORTH 88°14'38" WEST, A DISTANCE OF 90.57 FEET; THENCE NORTH 12°51'01" EAST, A DISTANCE OF 50.95 FEET TO THE POINT OF BEGINNING.

IN ALL CONTAINING 452,604.37 SQUARE FEET MORE OR LESS.

1	10/05/17	REVISE CERTIFICATION	DAB
NO.	DATE	REVISIONS	BY

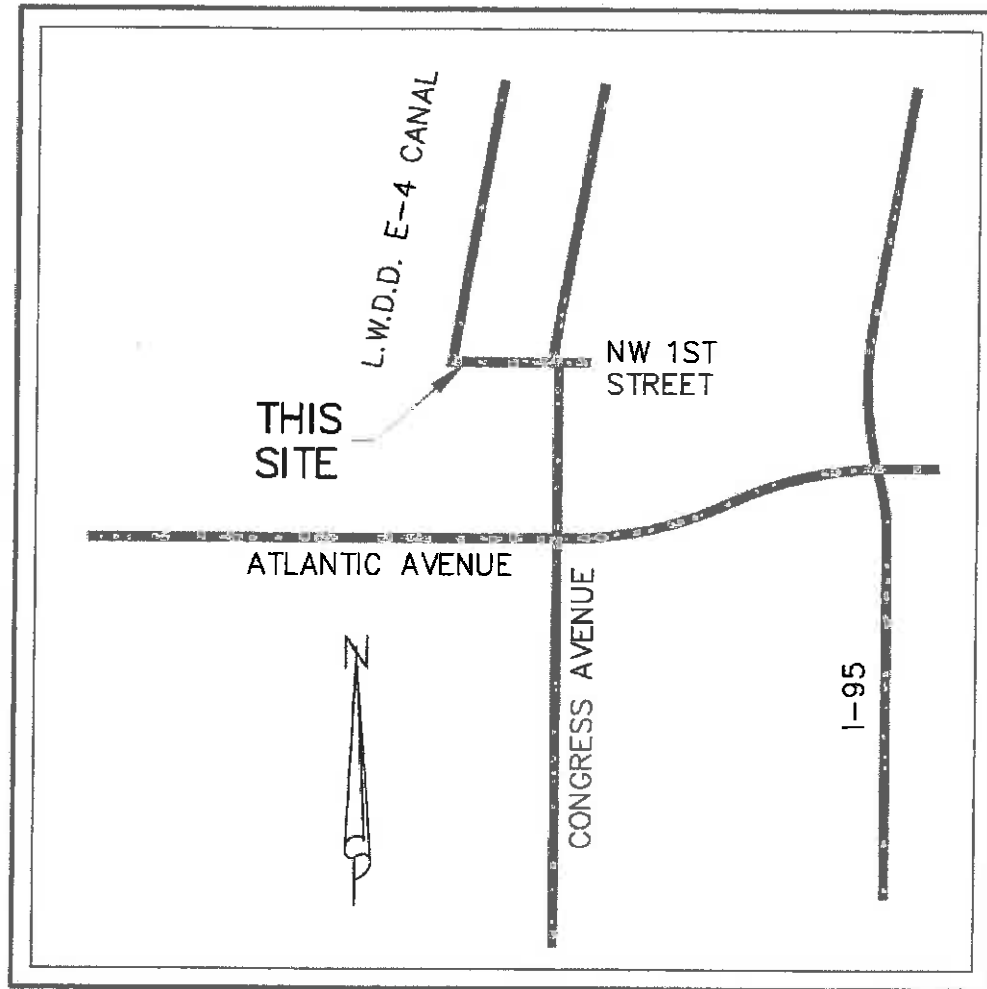
**Dennis J. Leavy & Associates, Inc.**  
 Land Surveyors \* Mappers

460 Business Park Way \* Suite B  
 Royal Palm Beach, Florida 33411  
 Phone: 561 753-0650 Fax: 561 753-0290

**SKETCH & DESCRIPTION**  
 For: BOARD OF COUNTY COMMISSIONERS  
 PALM BEACH COUNTY, FLORIDA

DRAWN: DB	SCALE: N/A	DATE: 09/15/17
CHK: AV	JOB# 15-024 SD	SHEET: 1 OF 5

# EXHIBIT "A"



LOCATION MAP  
NOT TO SCALE

## LEGEND:

(C)	= CALCULATED	P.O.B.	= POINT OF BEGINNING
D	= CENTRAL ANGLE	P.R.M.	= PERMANENT REFERENCE MONUMENT
L	= ARC LENGTH	R	= RADIUS
LB	= LICENSED BUSINESS	U.E.	= UTILITY EASEMENT
O.R.B.	= OFFICIAL RECORDS BOOK	±	= MORE OR LESS
P.B.	= PLAT BOOK	(P)	= PER THE PLAT OF
P.B.C.R.	= PALM BEACH COUNTY RECORDS		PALM TRAN SATELLITE FACILITY
PCN	= PARCEL CONTROL NUMBER		(P.B. 81, PG. 187, P.B.C.R.)
PG.	= PAGE		

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## EXHIBIT "A"

### SURVEYOR'S NOTES:

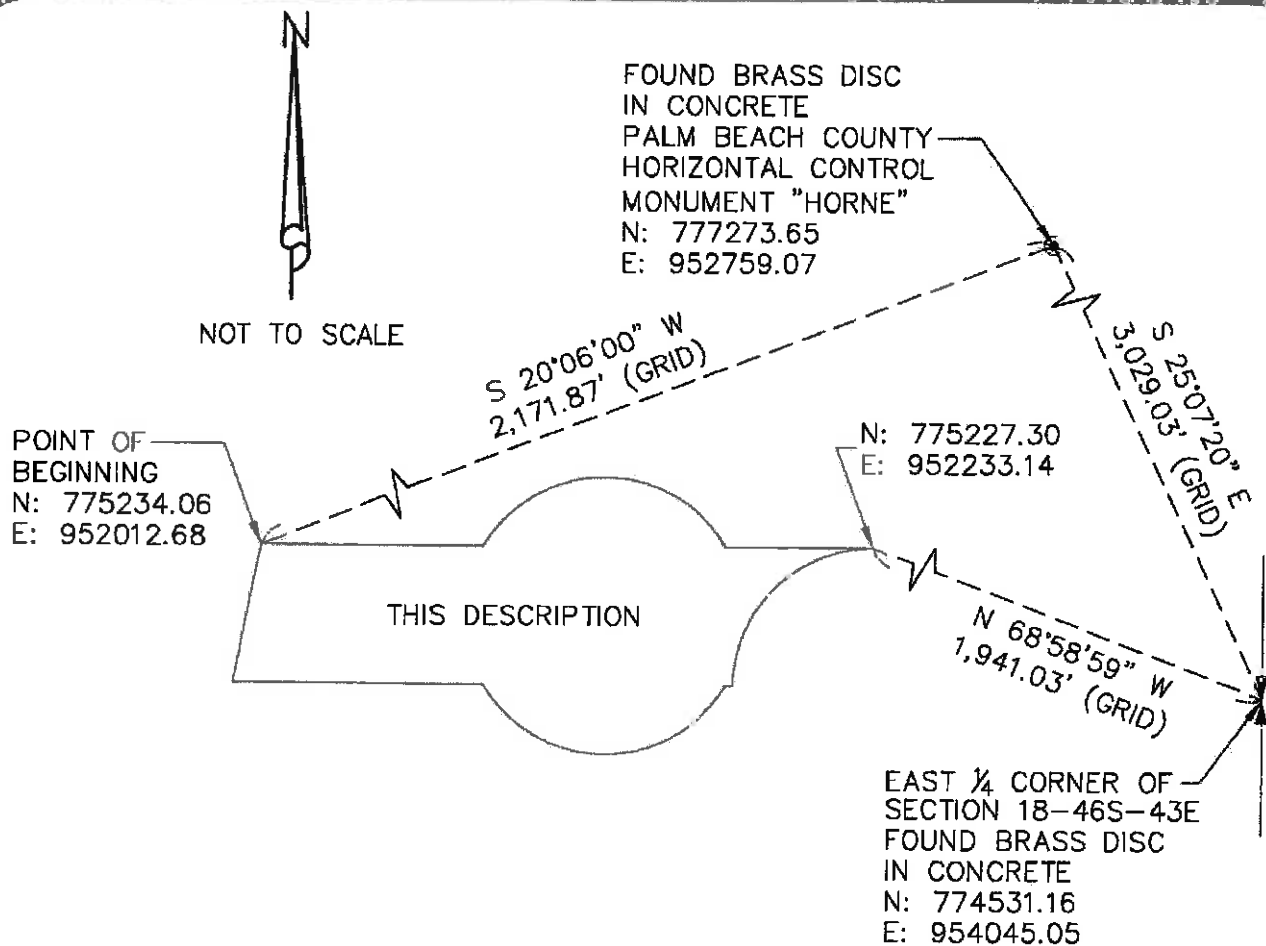
1. BEARINGS DEPICTED HEREON ARE BASED UPON THE LINE BETWEEN PALM BEACH COUNTY HORIZONTAL CONTROL MONUMENT "HORNE" AND THE EAST  $\frac{1}{4}$  CORNER OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. SAID LINE BEING MONUMENTED AND HAVING A GRID BEARING OF SOUTH 25°07'20" EAST (NAD 83/90).
2. THIS INSTRUMENT NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE UNDERSIGNED MAKES NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.
4. THE LICENSED BUSINESS NUMBER FOR DENNIS J. LEAVY & ASSOCIATES INC. IS LB #6599, THE CERTIFYING SURVEYORS LICENSE NUMBER IS LS #5888.
5. THIS IS NOT A SURVEY.

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## COORDINATE TRANSLATION DATA

- COORDINATES SHOWN ARE GRID
- DATUM = NAD 83 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNIT = US SURVEY FEET
- COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- SCALE FACTOR = 1.0000410

$$\frac{S\ 89^{\circ}21'29''\ E\ (PLAT)}{S\ 88^{\circ}14'38''\ E\ (GRID)} = 01^{\circ}06'51''\ \text{CLOCKWISE BEARING ROTATION (PLAT TO GRID)}$$

— NORTH RIGHT-OF-WAY  
LINE OF NW 1st STREET

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# EXHIBIT "A"



60' 30' 0 60'



GRAPHIC SCALE IN FEET

SCALE: 1" = 60'

(O.R.B. 2321, PG. 1894, P.B.C.R.)

(O.R.B. 8891, PG. 570, P.B.C.R.)

(O.R.B. 1846, PG. 963, P.B.C.R.)

(O.R.B. 8883, PG. 5, P.B.C.R.)

LAKE WORTH DRAINAGE  
DISTRICT E-4 CANAL

POINT OF BEGINNING  
SOUTHWEST CORNER OF  
TRACT A, PALM-TRAN  
SATELLITE FACILITY  
(P.B. 81, PGS.  
187-188, P.B.C.R.)

LAKE WORTH DRAINAGE  
DISTRICT E-4 CANAL

N 12°51'01" E  
50.95'

N 88°14'38" W  
90.57'

EASTERLY RIGHT-OF-WAY  
LINE OF THE LAKE WORTH  
DRAINAGE DISTRICT E-4  
CANAL

(UNPLATTED LANDS)

52.84' EASEMENT FOR THE LAKE WORTH  
DRAINAGE DISTRICT E-4 CANAL  
(O.R.B. 11720, PG. 1095, P.B.C.R.)

56.0' EASEMENT IN FAVOR OF  
LAKE WORTH DRAINAGE DISTRICT  
(O.R.B. 9504, PG. 253, P.B.C.R.)

12' WATERLINE EASEMENT  
PER P.B. 81, PG. 187,  
P.B.C.R.

TRACT A (P)

R= 50.00'  
D= 120°00'00"  
L= 104.72'

S 88°14'38" E  
80.33'

S 58°14'38" E  
TO RADIUS POINT  
N 58°14'24" W  
TO RADIUS POINT

R= 50.00'  
D= 119°59'32"  
L= 104.71'

R= 50.75'  
D= 89°09'12"  
L= 78.97'

N 88°14'38" W  
2.45'

N.W. 1st STREET  
(DON FRANCISCO WAY)

S 01°45'22" W  
TO RADIUS  
POINT

TRACT B  
(P.B. 81, PGS. 187-188,  
P.B.C.R.)

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SHEET: 5 OF 5