

Return via Palm Beach County interoffice mail to:
Brent Enck, Right-of-Way Specialist
Palm Beach County, Engineering & Public Works Department
Roadway Production Division
2300 North Jog Road, 3rd Floor West
West Palm Beach, Florida 33411-2750

CFN 20240350222
OR BK 35335 PG 1953
RECORDED 10/22/2024 11:44 AM
Deed Consideration Amt: \$1000
DEED DOC \$0.70
Palm Beach County, Florida
Joseph Abramson, Clerk
Pgs: 1953 - 1957; (5pgs)

This Instrument Prepared by:
Yelizaveta B. Herman, Assistant County Attorney
Palm Beach County Attorney's Office
Post Office Box 21229
West Palm Beach, Florida 33416-1229

Property Control Number: Portion of 00-41-43-17-01-410-0030

Purchase Price: \$ 0
Closing Date: _____

SPACE ABOVE THIS LINE FOR PROCESSING DATA

PROJECT NO.: MRT 2024-007
ROAD NAME: E ROAD @ OKEECHOBEE BLVD
PARCEL NO.: 101

COUNTY DEED

R2024 1311

THIS DEED is made this 9th day of October, 2024, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose post office address is Post Office Box 21229, West Palm Beach, Florida 33416-1229, ("County"), to the **TOWN OF LOXAHATCHEE GROVES**, a municipal corporation of the State of Florida, whose post office address is 155 F Road, Loxahatchee Groves, FL, 33470-4949 ("Town").

WITNESSETH: That County, for and in consideration of the sum of Ten (\$10.00) Dollars to it in hand paid by Town, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, and conveys unto Town, its successors and assigns forever, the following described land lying and being in Palm Beach County, Florida, as follows:

Property more particularly described in Exhibit "A" attached hereto and made a part hereof.

Pursuant to Section 270.11, Florida Statutes, the Town has requested that the County convey the Property to the Town without reservation and without the rights of entry and exploration relating to phosphate, minerals, metals and petroleum rights because the Town requires the property to be free and clear of encumbrances which could impede the use of the Property for roadway purposes; and

IN WITNESS WHEREOF County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice Mayor of said Board, the day and year aforesaid.

R2024-1311

ATTEST:

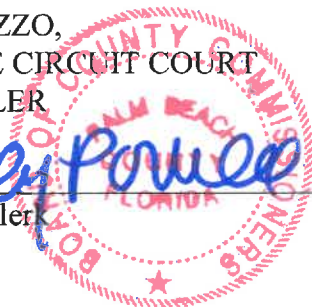
County: OCT 08 2024

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

PALM BEACH COUNTY,
a political subdivision of the State of Florida,
by and through its Board of County Commissioners

By: *Nancy Powell*
Deputy Clerk

By: *[Signature]*
Maria Sachs, Mayor



APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

(Official Seal)

By: *[Signature]*
Assistant County Attorney

EXHIBIT A
SKETCH OF DESCRIPTION
RIGHT-OF-WAY DEDICATION
THIS IS NOT A SURVEY
NOT VALID WITHOUT ACCOMPANYING SHEETS 2 & 3

LEGAL DESCRIPTION

A 24.50 FOOT WIDE STRIP OF LAND BEING A PORTION THE LANDS DESCRIBED IN THE WARRANTY DEED TO PALM BEACH COUNTY, RECORDED IN OFFICIAL RECORD BOOK 18146, PAGE 1254, SAID LAND ALSO BEING A PORTION OF TRACT 10, BLOCK "D" OF THE PLAT OF LOXAHATCHEE GROVES, AS RECORDED IN PLAT BOOK 12, PAGE 29, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS SITUATE IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 10, BLOCK "D"; THENCE ALONG THE EASTERLY LINE OF SAID TRACT 10, BLOCK "D", S02°16'46"W A DISTANCE OF 66.13 FEET TO THE **POINT OF BEGINNING**.

THENCE CONTINUE ALONG SAID EASTERLY LINE S02°16'46"W A DISTANCE OF 386.82 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT 10, BLOCK "D"; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT 10, BLOCK "D" N89°12'33"W A DISTANCE OF 24.51 FEET TO A POINT ON A LINE 24.50 FEET WESTERLY OF AND PARALLEL WITH SAID EASTERLY LINE OF TRACT 10, BLOCK "D"; THENCE ALONG SAID PARALLEL LINE N02°16'46"E A DISTANCE OF 386.82 FEET; THENCE LEAVING SAID PARALLEL LINE S89°12'33"E A DISTANCE OF 24.51 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 9,478 SQUARE FEET (0.218 ACRES) MORE OR LESS.

REV NO.	DATE	COMMENTS
1	4/12/24	ADDRESS COUNTY COMMENTS
2	4/30/24	ADDRESS COUNTY COMMENTS

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON APRIL 13, 2024. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

Jennifer Malin

Digitally signed by
 Jennifer Malin
 Date: 2024.04.30 09:38:35
 -04'00'

JENNIFER MALIN, P.S.M.
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LICENSE NO. 6667
 STATE OF FLORIDA LB#6603

FDR: **OKEECHOBEE BLVD AND E ROAD**

SCALE:	N/A
DRAWN BY:	JCM
CHECKED BY:	CAR
DATE:	2.27-2024

A Higher Standard of Excellence

 ENGINEERS • SURVEYORS • GIS MAPPERS

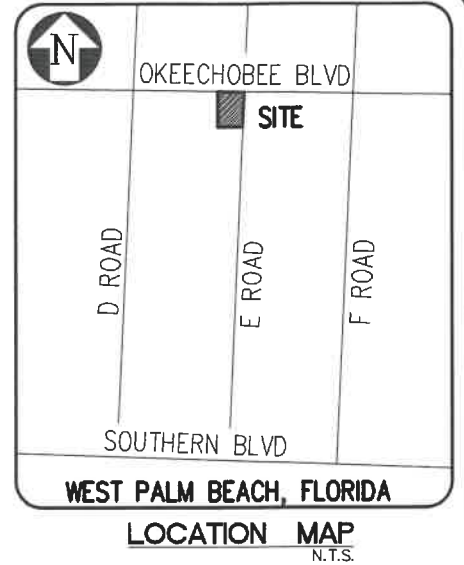
1280 CONGRESS AVENUE, SUITE 101, WEST PALM BEACH, FLORIDA 33409
 PH (561)655-1151 • FAX (561)832-9390 • WWW.ENGENUITYGROUP.COM

FIELD BOOK #	SHEET: 1 / 3
FLORIDA R.L.S. #	JOB # 22138.72

EXHIBIT A
SKETCH OF DESCRIPTION
RIGHT-OF-WAY DEDICATION
THIS IS NOT A SURVEY
NOT VALID WITHOUT ACCOMPANYING SHEETS 1 & 3

LEGEND

- PB PLAT BOOK
- PG PAGE
- ORB OFFICIAL RECORD BOOK
- R/W RIGHT-OF-WAY
- PBC PALM BEACH COUNTY
- PCN PARCEL CONTROL NUMBER
- Ⓞ CENTERLINE



NOTES:

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY ENGENUITY GROUP, INC.
2. THIS SKETCH IS BASED ON INFORMATION FURNISHED BY THE CLIENT OR THE CLIENT'S REPRESENTATIVE.
3. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL, OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
4. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING (NAD 83-90) OF N02°11'51"E ALONG A LINE BETWEEN PALM BEACH COUNTY CONTROL POINTS "OKEE 9-A" AND "OKEE 9-1" AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
5. DISTANCES SHOWN HEREON ARE GRID DISTANCES EXPRESSED IN U.S. FEET AND DECIMAL PARTS THEREOF, UNLESS OTHERWISE NOTED.
6. THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17-050-.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.
7. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR, FLORIDA EAST ZONE 901, USING THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT (NAD 83-90).
SCALE FACTOR: 1.000007062
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

FDR: **OKEECHOBEE BLVD AND E ROAD**

SCALE:	N/A
DRAWN BY:	JCM
CHECKED BY:	CAR
DATE:	2.27-2024

A Higher Standard of Excellence



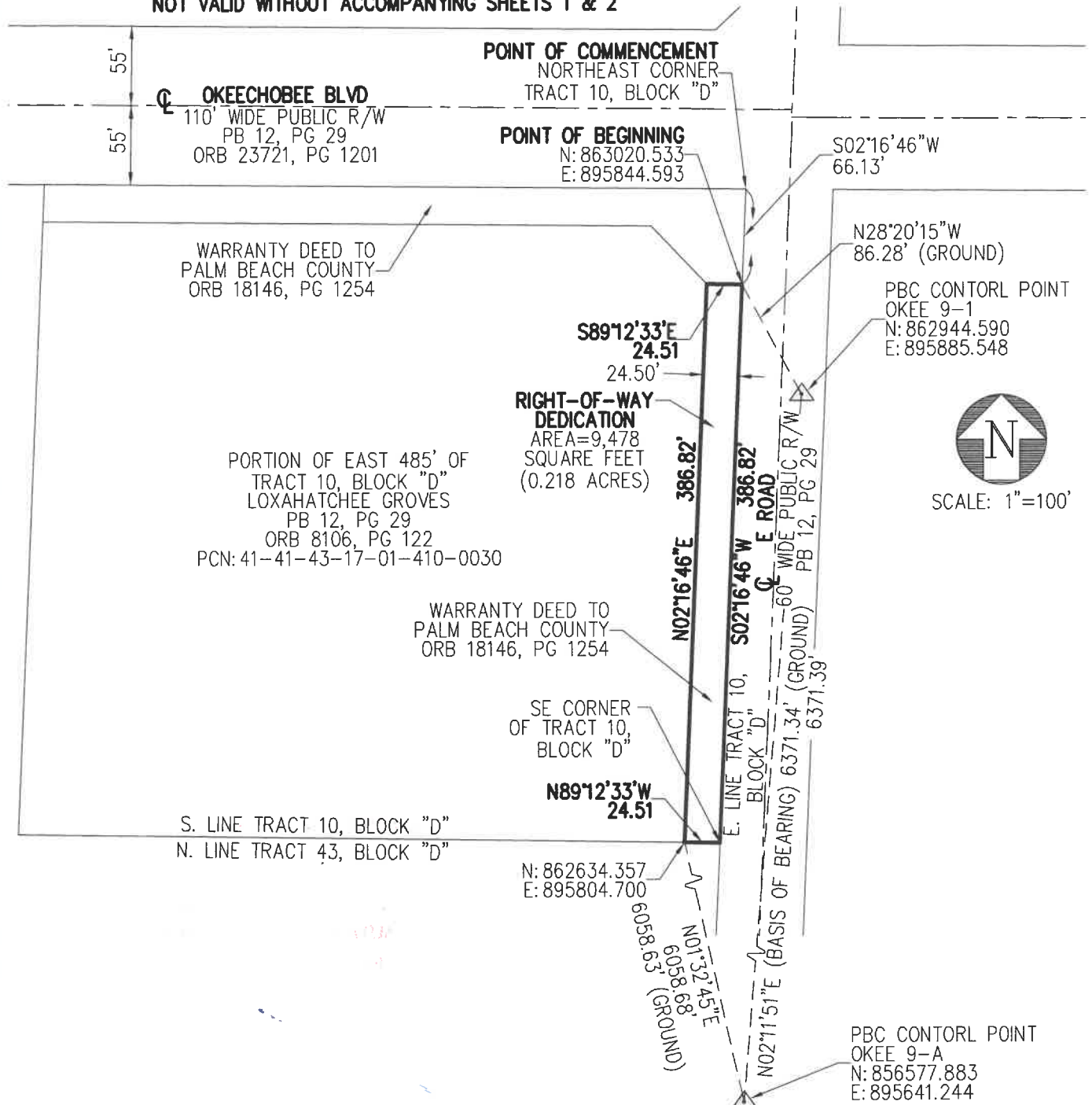
ENGINEERS • SURVEYORS • GIS MAPPERS

1260 CONGRESS AVENUE, SUITE 101, WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)832-9390 • WWW.ENGENUITYGROUP.COM

FIELD BOOK #	SHEET: 2 / 3
FLORIDA R.L.S. #	JOB # 22138.72

**EXHIBIT A
SKETCH OF DESCRIPTION
RIGHT-OF-WAY DEDICATION
THIS IS NOT A SURVEY**

NOT VALID WITHOUT ACCOMPANYING SHEETS 1 & 2



SCALE: 1"=100'

FOR: **OKEECHOBEE BLVD AND E ROAD**

SCALE:	1"=100'
DRAWN BY:	JCM
CHECKED BY:	CAR
DATE:	2.27-2024

A Higher Standard of Excellence



ENGINEERS • SURVEYORS • GIS MAPPERS

1280 CONGRESS AVENUE, SUITE 101, WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)832-9390 • WWW.ENGENUITYGROUP.COM

FIELD BOOK	SHEET:
	3 / 3
	JOB
FLORIDA R.L.S. #	22138.72