

04-QCD.14-07/18

This instrument prepared under the direction of:

Elizabeth S. Quintana, Esq. \_\_\_\_\_

District Four Assistant General Counsel

Legal Description prepared by:

Luis A. Gaztambide, P.S.M. (07-24-2020)

Document prepared by:

Grace K. Abel (07-28-2020)

Florida Department of Transportation

Right of Way Production Services

3400 W. Commercial Boulevard

Fort Lauderdale, Florida 33309

Parcel No.

100.5

Item/Segment No.

4416331

Section:

93016-2449

Managing District:

04

S.R. No.

882 (Forest Hill Boulevard)

County:

Palm Beach

### QUITCLAIM DEED

THIS QUITCLAIM DEED, Made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by the **VILLAGE OF WELLINGTON, a municipality of the State of Florida**, whose address is: 12300 Forest Hill Boulevard, Wellington, Florida 33414, Grantor, to the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, Grantee: (wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of organizations.)

WITNESSETH: That the said Grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all right, title, interest, claim and demand, which said Grantor has in and to the hereinafter described parcel of land arising out of that certain Access Easement, between the School Board of Palm Beach County, Florida, a corporate body politic of the State of Florida and the Village of Wellington, a municipality of the State of Florida, dated 10/28/2008, recorded in Official Records Book 22933, Page 1504, of the Public Records of Palm Beach County, Florida, together with all other right, title, interest, claim and demand, if any, which the said Grantor has in and to said parcel situate in the County of Palm Beach, Florida, viz:

A portion of land in Section 8, Township 44 South, Range 42 East, Palm Beach County, Florida, being a portion of the Access Easement described in Official Records Book 22933, Page 1504, of the Public Records of Palm Beach County, Florida. being more particularly described as follows:

Commence at the most Southerly Southeasterly corner of Tract B-1, BUENA VIDA, according to the plat thereof, as recorded in Plat Book 97, Page 114, of the Public Records of Palm Beach County, Florida; thence South 00°57'51" East, a distance of 57.00 feet to a point on the Baseline of Survey of State Road 882 (Forest Hill Boulevard); thence North 89°02'09" East along said Baseline of Survey of State Road 882 (Forest Hill Boulevard), a distance of 1,230.20 feet; thence North 00°57'51" West along a line at a right angle to the last described course, a distance of 53.00 feet to a point on the Northerly Existing Right of Way line of said State Road 882 (Forest Hill Boulevard) and the POINT OF BEGINNING: thence North 00°21'23" West, a distance of 68.79 feet; thence North 89°57'08" East, a distance of 74.00 feet; thence South 00°21'23" East, a distance of 67.60 feet; thence South 89°02'09" West, a distance of 74.00 feet to the POINT OF BEGINNING.

Containing 5,046 square feet, more or less.

(More particularly described in the sketch and legal description attached hereto as Exhibit "A")

TO HAVE AND TO HOLD the same together with the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Mayor, and its seal to be hereto affixed, attested by its Village Clerk, the date first above written.

ATTEST: \_\_\_\_\_

Print Name: \_\_\_\_\_  
Village Clerk (or Deputy Clerk)

**VILLAGE OF WELLINGTON, a  
municipality of the State of Florida**  
By Its Board of City Commissioners

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

Print Name: \_\_\_\_\_  
Its Mayor  
(or Vice-Mayor)

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

(Official Seal)

By: \_\_\_\_\_  
Village Attorney

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of \_\_\_\_\_ physical presence or \_\_\_\_\_ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, Mayor (or Vice-Mayor) on behalf of the **VILLAGE OF WELLINGTON, a municipality of the State of Florida**, who is personally known to me or who has produced \_\_\_\_\_ as identification.

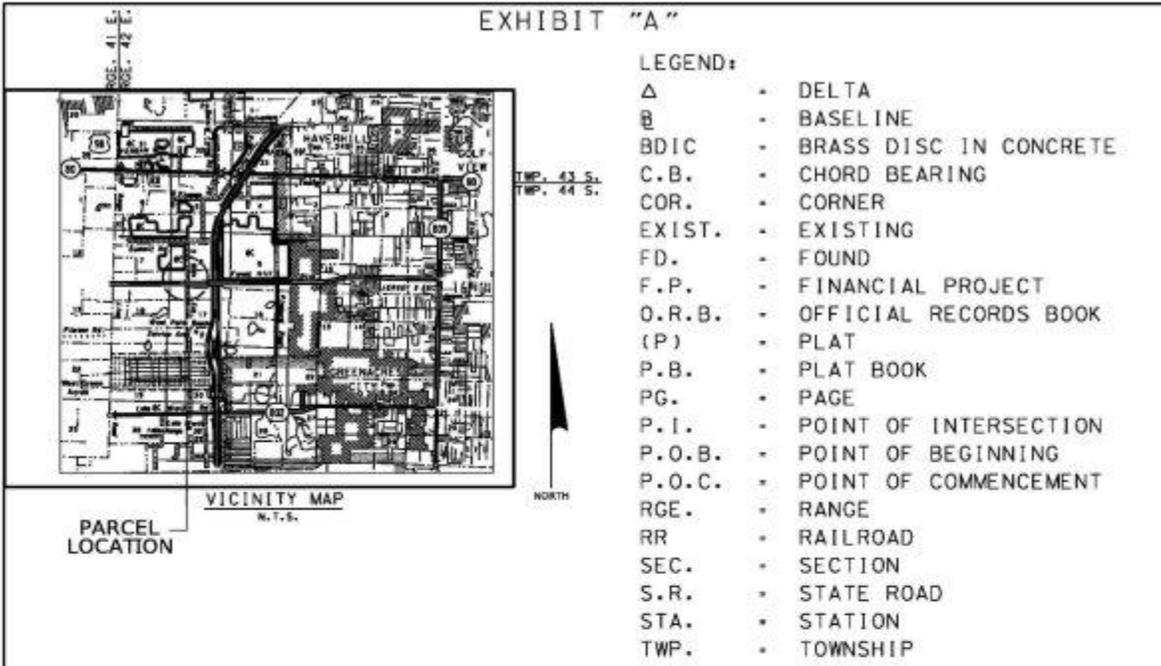
(SEAL)

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Printed or stamped name of Notary Public

EXHIBIT "A"



GENERAL NOTES:

- 1) BEARINGS AND COORDINATES ARE RELATIVE TO STATE PLANE COORDINATE TRANSVERSE MERCATOR PROJECTION, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 (1990 ADJUSTMENT), (GRID OR TRUE) NORTH, BEING THE BEARING OF N 89°20'27" E AS ESTABLISHED BETWEEN CONTROL STATIONS C1 AND C2 AS SHOWN ON P.N.C. SHEETS.
2. THIS SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.
3. ALL DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.

PARCEL 100 - THE SCHOOL BOARD OF  
PALM BEACH COUNTY, FLORIDA  
AREA - 18,020 SQUARE FEET

STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION  
SURVEYING AND MAPPING  
3400 WEST COMMERCIAL BOULEVARD  
FT. LAUDERDALE, FL 33309  
(954) 777-4550

VAULT PROJECT:RWMAPPING/R4416331/RWPS100a.dgn

		<b>FLORIDA DEPARTMENT OF TRANSPORTATION</b>	
		<b>PARCEL SKETCH - NOT A SURVEY</b>	
		STATE ROAD NO. 882 (FOREST HILL BLVD)	PALM BEACH COUNTY
	BY	DATE	PREPARED BY
VOID P.800,ADD P.100	SANCHEZ	07/24/20	F.D.O.T. DISTRICT 4
REVISION	BY	DATE	SCALE
			NOT TO SCALE
	CHECKED	LUIS G.	06/11/20
		F.P. NO. 4416331	SECTION 93016-2449
			SHEET 1 OF 8





**EXHIBIT "A"**

**THE PALM BEACH FARMS CO. PLAT NO. 3**

P.B. 2, PG. 45

**VILLAGE OF WELLINGTON**

TRACT 46

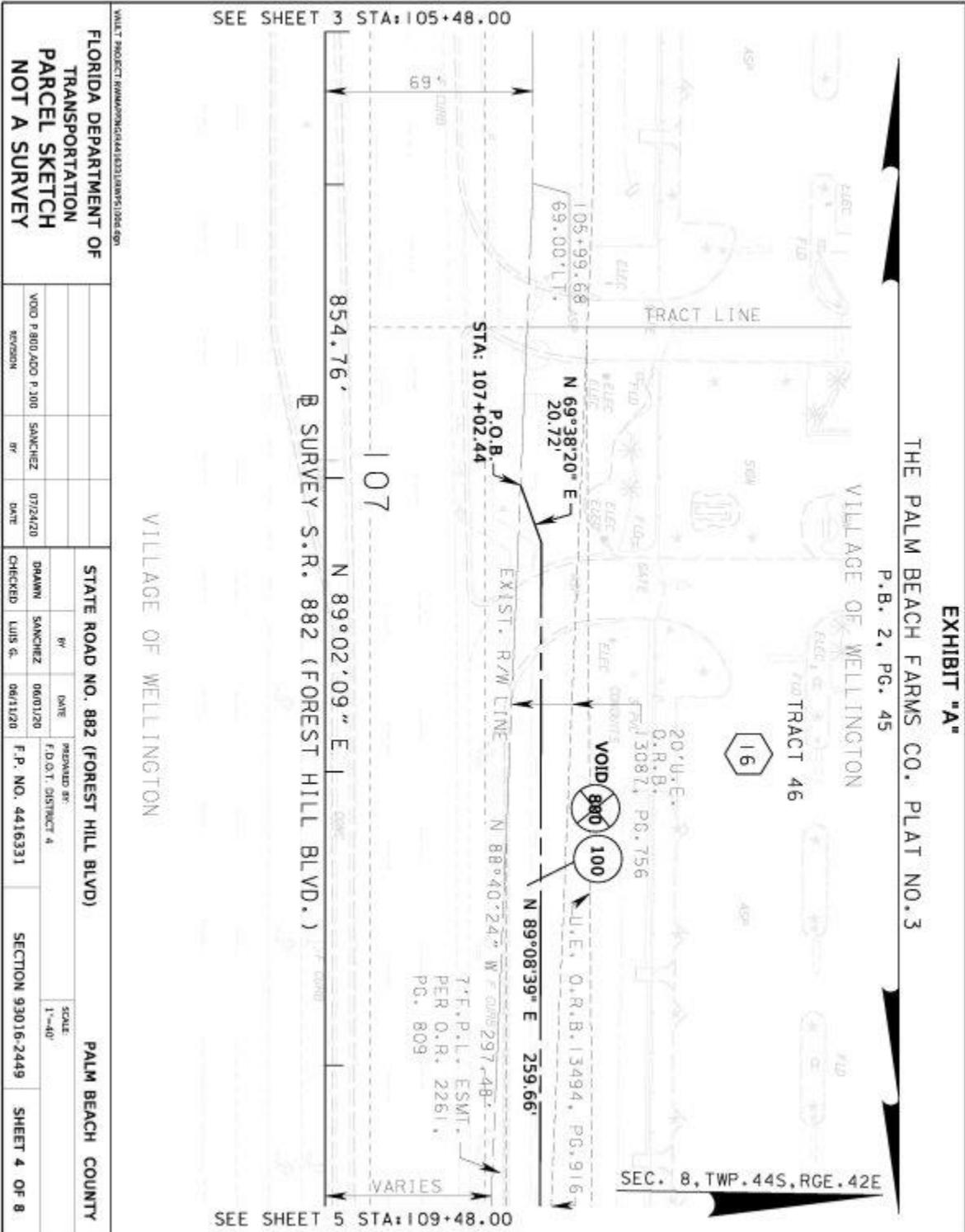
16

SEC. 8, TWP. 44S, RGE. 42E

SEE SHEET 3 STA: 105+48.00

SEE SHEET 5 STA: 109+48.00

**VILLAGE OF WELLINGTON**



FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH NOT A SURVEY		STATE ROAD NO. 882 (FOREST HILL BLVD) BY DATE SANCHEZ 07/24/20 DRAMM 06/01/20 LUIS G. 06/11/20		PALM BEACH COUNTY PREPARED BY: F.D.O.T. DISTRICT 4 F.P. NO. 4416331		SECTION 93016-2449 SHEET 4 OF 8	
VOID P.800, A.O.D. P.300 REVISION	SANCHEZ BY	07/24/20 DATE	DRAMM CHECKED	LUIS G. DATE	F.P. NO. 4416331	SECTION 93016-2449	SHEET 4 OF 8



EXHIBIT "A"

THE PALM BEACH FARMS CO. PLAT NO. 3

P.B. 2, PG. 45

VILLAGE OF WELLINGTON

TRACT 46



TRACT LINE

TRACT 47

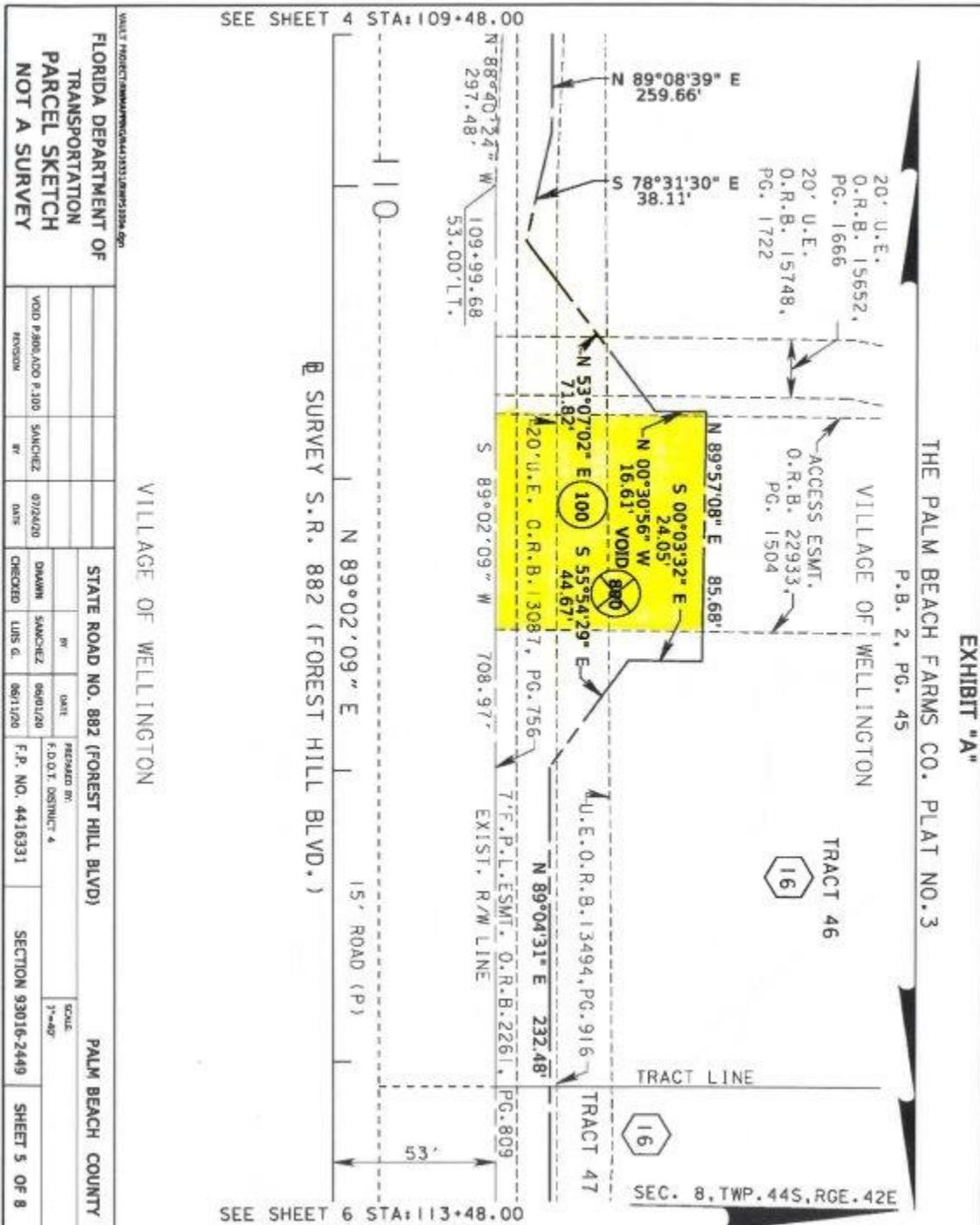
SEC. 8, TWP. 44S, RGE. 42E

SEE SHEET 4 STA: 109+48.00

SEE SHEET 6 STA: 113+48.00

SURVEY S.R. 882 (FOREST HILL BLVD.)

VILLAGE OF WELLINGTON



FLORIDA DEPARTMENT OF TRANSPORTATION		STATE ROAD NO. 882 (FOREST HILL BLVD)		PALM BEACH COUNTY	
PARCEL SKETCH		DATE: 07/24/20		SCALE: 1"=40'	
NOT A SURVEY		DRAWN BY: SANCHEZ		SECTION 93016-2449	
VOID P.800, ADD P.100		CHECKED BY: LUIS G.		SHEET 5 OF 8	
REVISION		DATE: 08/11/20			
BY: SANCHEZ		F.P. NO. 4416331			

EXHIBIT "A"

THE PALM BEACH FARMS CO. PLAT NO. 3

P.B. 2, PG. 45

VILLAGE OF WELLINGTON

TRACT 47

16

ACCESS ESMT.  
O.R.B. 22933, PG. 1504

SEC. 8, TWP. 44S, RGE. 42E



SEE SHEET 5 STA: 113+48.00

FLORIDA DEPARTMENT OF TRANSPORTATION		STATE ROAD NO. 882 (FOREST HILL BLVD)		PALM BEACH COUNTY	
PARCEL SKETCH		DATE	DATE	PREPARED BY	SCALE:
NOT A SURVEY		07/24/20	06/01/20	F.D.O.T. DISTRICT 4	1"=40'
VOID PARADOX P.100	SAANCHEZ	DRAWN	SAANCHEZ	F.P. NO. 4416331	SECTION 93016-2449
APPROX	BY	CHECKED	LUIS G.		SHEET 6 OF 8

**EXHIBIT "A"**

A portion of land in Section 8, Township 44 South, Range 42 East, Palm Beach County, Florida, as shown on the Parcel Sketch for Financial Project No. 4416331, being more particularly described as follows:

Commence at the most Southerly Southeasterly corner of Tract B-1, BUENA VIDA, according to the plat thereof, as recorded in Plat Book 97, Page 114, of the Public Records of Palm Beach County, Florida; thence South 00°57'51" East, a distance of 57.00 feet to a point on the Baseline of Survey of State Road 882 (Forest Hill Boulevard); thence North 89°02'09" East along said Baseline of Survey of State Road 882 (Forest Hill Boulevard), a distance of 854.76 feet; thence North 00°57'51" West along a line at a right angle to the last described course, a distance of 64.89 feet to a point on the Northerly Existing Right of Way line of said State Road 882 (Forest Hill Boulevard) and the POINT OF BEGINNING; thence North 69°38'20" East, a distance of 20.72 feet; thence North 89°08'39" East, a distance of 259.66 feet; thence South 78°31'30" East, a distance of 38.11 feet; thence North 53°07'02" East, a distance of 71.82 feet; thence North 00°30'56" West, a distance of 16.61 feet; thence North 89°57'08" East, a distance of 85.68 feet; thence South 00°03'32" East, a distance of 24.05 feet; thence South 55°54'29" East, a distance of 44.67 feet; thence North 89°04'31" East, a distance of 232.48 feet; thence South 77°32'37" East, a distance of 51.23 feet; thence South 89°41'03" East, a distance of 232.75 feet to a point on said Northerly Existing Right of Way line of State Road 882 (Forest Hill Boulevard); thence South 83°54'45" West along said Northerly Existing Right of Way line of State Road 882 (Forest Hill Boulevard), a distance of 5.39 feet; thence South 89°02'09" West, along said Northerly Existing Right of Way line of State Road 882 (Forest Hill Boulevard), a distance of 708.97 feet; thence continue North 88°40'24" West, along said Northerly Existing Right of Way line of State Road 882 (Forest Hill Boulevard), a distance of 297.48 feet to the POINT OF BEGINNING.

Containing 18,020 square feet, more or less.

VAULT PROJECT:RWMAPPING/R4416331/RWP5100g.dgn

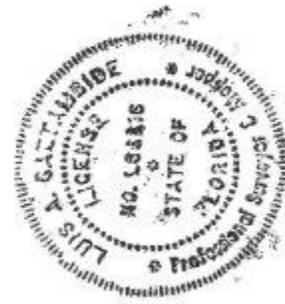
			<b>FLORIDA DEPARTMENT OF TRANSPORTATION</b>			
			<b>PARCEL SKETCH - NOT A SURVEY</b>			
			<b>STATE ROAD NO. 882 (FOREST HILL BLVD)</b>		<b>PALM BEACH COUNTY</b>	
			BY	DATE	PREPARED BY:	SCALE:
			DRAWN	SANCHEZ	06/01/20	F.D.O.T. DISTRICT 4
VOID P.800.ADD P.100	SANCHEZ	07/24/20	CHECKED	LJES G.	06/11/20	NOT TO SCALE
REVISION	BY	DATE	F.P. NO. 4416331		SECTION 96016-2449	SHEET 7 OF 8

EXHIBIT "A"

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECTION AND THAT IT IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

  
 \_\_\_\_\_ 06/16/20  
 LUIS A. GATZAMBIDE, PSM DATE

FLORIDA SURVEYOR AND MAPPER NO. 6816  
 FLORIDA DEPARTMENT OF TRANSPORTATION  
 3400 WEST COMMERCIAL BOULEVARD  
 FORT LAUDERDALE, FLORIDA 33309



NOT VALID UNLESS SIGNED AND SEALED

VAULT PROJECT:RWMAPPING/R4416331/RWPS100g.dgn

			<b>FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH - NOT A SURVEY</b>			
			STATE ROAD NO. 882 (FOREST HILL BLVD)		PALM BEACH COUNTY	
			BY	DATE	PREPARED BY: F.D.O.T. DISTRICT 4	SCALE: NOT TO SCALE
VOID P.880,ADD P.10	SANCHEZ	07/24/20	DRAWN	SANCHEZ	06/01/20	F.P. NO. 4416331
REVISION	BY	DATE	CHECKED	LUIS G.	06/11/20	
						SHEET 8 OF 8