

Return to:  
Right-of-Way Section  
Palm Beach County, Engineering & Public Works Department  
Post Office Box 21229  
West Palm Beach, Florida 33416-1229  
Attn.: Toni Sharp, Right-of-Way Specialist  
Acct. No.: 1010                      **W/C BOX 1066**

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 56-43-42-29-12-000-1240

Not subject to documentary stamp tax per Florida Administrative Code Rule 12B-4.014(13)

Purchase Price: \$ 0

**NOT TO BE RECORDED WITHOUT BOARD OF COUNTY COMMISSIONERS ACCEPTANCE DATE**

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SPACE ABOVE THIS LINE FOR PROCESSING DATA

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**PROJECT NO.:** 2003514  
**ROAD NAME:** Silver Beach Road  
**PARCEL NO.:** 116

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**WARRANTY DEED**

THIS DEED is made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the **CITY OF RIVIERA BEACH**, a municipal corporation, whose post office address is PO Box 10682, West Palm Beach, Florida 33419-0682, ("Grantor"), to **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, ("Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of TEN (\$10.00) dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Palm Beach County, Florida: Property more particularly described in **Exhibit "A"** attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with said Grantee that said Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, including but not limited to mortgages, all liens, and special assessments, except taxes subsequent to the closing date.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the date first above written.

Signed, sealed and delivered in the presence of:

(Signature of two witnesses  
required by Florida law)

**Grantor:**

**City of Riviera Beach,**  
a municipal corporation

\_\_\_\_\_  
Witness Signature (Required)

By: \_\_\_\_\_  
Thomas A. Masters, Mayor

\_\_\_\_\_  
Witness Name Printed or Typed

\_\_\_\_\_  
Witness Signature (Required)

(CORPORATE SEAL)

\_\_\_\_\_  
Witness Name Printed or Typed

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Before me personally appeared Thomas A. Masters, who is (*choose one*) personally known to me, *or* has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument as Mayor of the City of Riviera Beach, a municipal corporation, and severally acknowledged to and before me that he executed such instrument as such officer of said company, and that said instrument is the free act and deed of said company.

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

(Stamp/Seal)

\_\_\_\_\_  
Notary Signature  
Notary Public, State of \_\_\_\_\_

\_\_\_\_\_  
Print Notary Name

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

EXHIBIT A - R/W PARCEL 116

LEGAL DESCRIPTION

A PARCEL OF LAND FOR ROAD RIGHT-OF-WAY PURPOSES IN SECTION 29, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 5.00 FEET OF LOT 124, MOLPHUS HEIGHTS PLAT 1, RECORDED IN PLAT BOOK 9, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 125 SQUARE FEET, MORE OR LESS.

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 III*  
JOHN E. PHILLIPS, III  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA No. 4826  
DATE: 3-22-16

PALM BEACH COUNTY PROJECT No.2003514

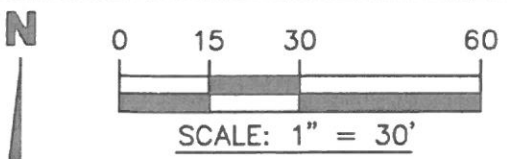


E-Mail: info@brown-phillips.com

**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

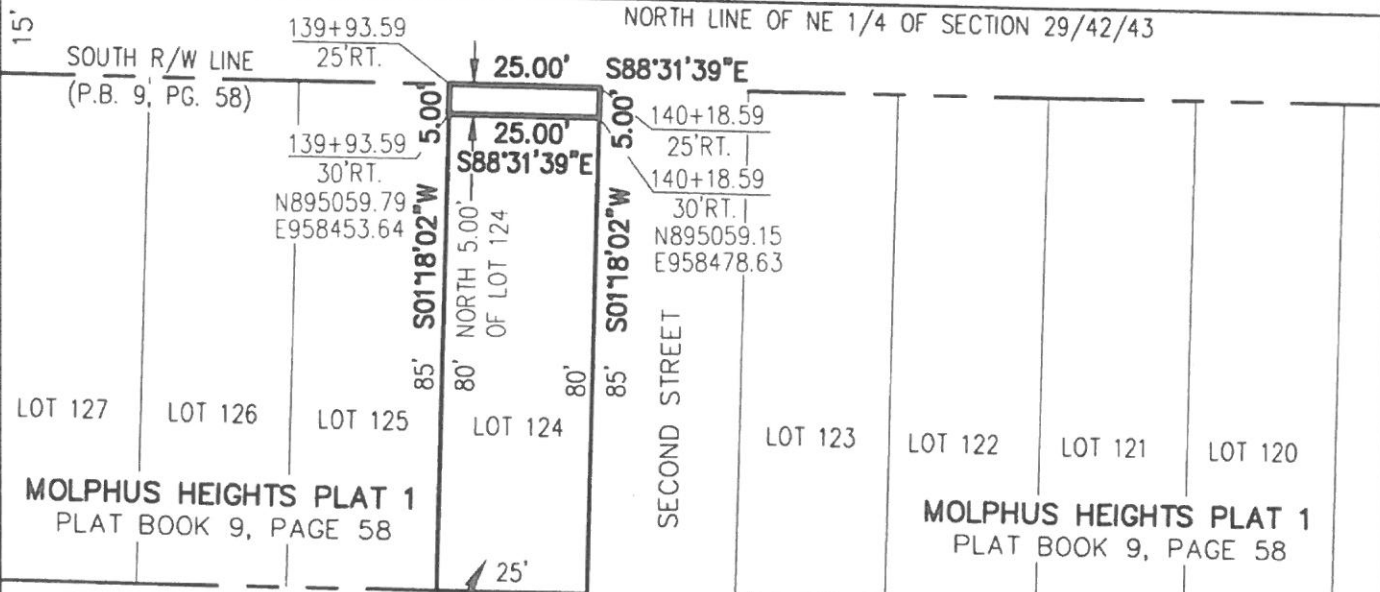
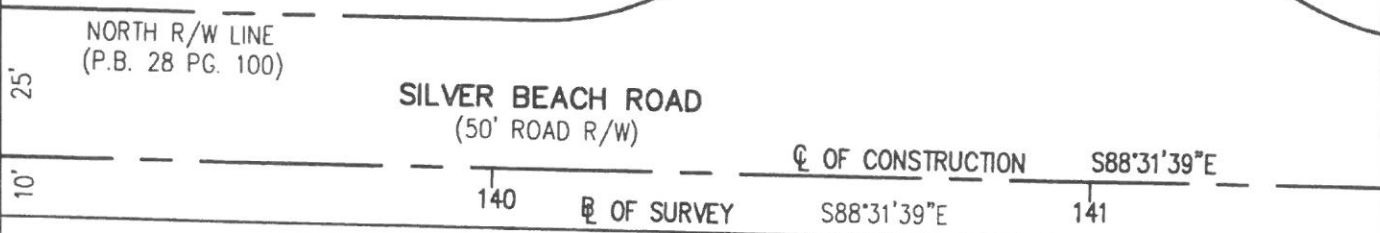
LEGAL DESCRIPTION  
SILVER BEACH ROAD

DRAWN: MB	PROJ. No. 14-104
CHECKED: JEP	SCALE: NONE
R/W PARCEL 116	DATE: 3/11/16
	SHEET 1 OF 3



TRI-CITY INDUSTRIAL PARK  
PLAT BOOK 28 PAGE 100

REED ROAD



PALM BEACH COUNTY PROJECT No.2003514

**B**  
**BROWN & PHILLIPS, INC.**  
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E-Mail: info@brown-phillips.com

<b>SKETCH TO ACCOMPANY LEGAL DESCRIPTION</b> (THIS SKETCH IS NOT A SURVEY)	
DRAWN: MB	PROJ. No. 14-104
CHECKED: JEP	SCALE: 1" = 30'
R/W PARCEL 116	DATE: 3/11/16
	SHEET 2 OF 3

**NOTES:**

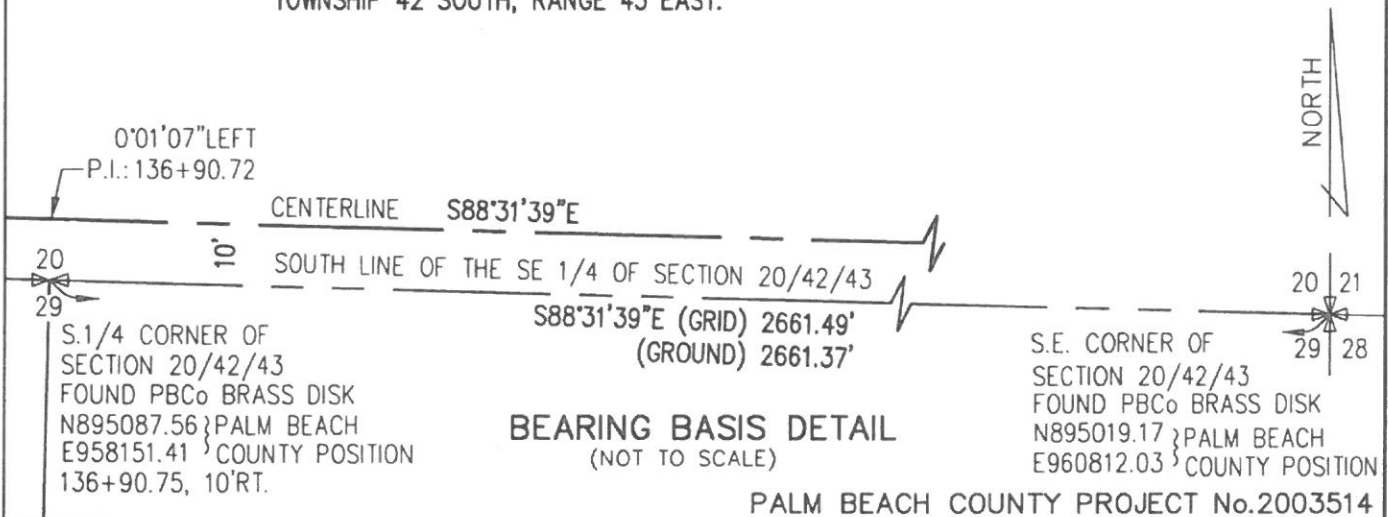
- 1) BASELINE STATIONING IS BASED ON A ROADWAY PLAN FOR SILVER BEACH ROAD, PREPARED BY METRIC ENGINEERING, INC., PALM BEACH COUNTY PROJECT No.2003514.
- 2) STATE PLANE COORDINATES:
  - A. COORDINATES SHOWN ARE GRID
  - B. DATUM - NAD 83, 1990 ADJUSTMENT
  - C. ZONE - FLORIDA EAST
  - D. LINEAR UNIT - US SURVEY FOOT
  - E. COORDINATE SYSTEM 1983 STATE PLANE
  - F. TRANSVERSE MERCATOR PROJECTION
  - G. ALL DISTANCES ARE GROUND
  - H. SCALE FACTOR - 1.000046
  - I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
  - J. ROTATION EQUATION: NONE
- 3) THIS DESCRIPTION IS BASED ON INFORMATION FURNISHED BY METRIC ENGINEERING, INC. RECORD INFORMATION SHOWN IS BASED ON TITLE INFORMATION FURNISHED BY THE PALM BEACH COUNTY ROADWAY PRODUCTION DEPARTMENT TO METRIC ENGINEERING, INC., MARCH 5, 2015. NO ENCUMBRANCES OF RECORD WERE NOTED EXCEPT AS SHOWN ON THE ATTACHED SKETCH.

NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.

- 4) ABBREVIATIONS:
 

P.O.C. - POINT OF COMMENCEMENT	R/W - RIGHT-OF-WAY
P.O.B. - POINT OF BEGINNING	CL - CENTERLINE
P.B. - PLAT BOOK	BL - BASELINE
ORB - OFFICIAL RECORD BOOK	(M) - MEASURED DIMENSION
PG. - PAGE	(P) - PLAT DIMENSION
R - RADIUS	(C) - CALCULATED DIMENSION
Δ - CENTRAL ANGLE	LT. - LEFT OF BASELINE
A - ARC LENGTH	RT. - RIGHT OF BASELINE
	SEC. - SECTION

- 5) BEARING BASIS: S88°31'39"E (GRID) ALONG THE SOUTH LINE OF THE S.E. QUARTER OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST.



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DESCRIPTION NOTES SILVER BEACH ROAD	
PROJ. No. 14-104	DRAWN: MB
R/W PARCEL 116	SCALE: NONE
	DATE: 3/11/16
	SHEET 3 OF 3