

# WEST PALM BEACH INTERMODAL TRANSFER FACILITY

20070528299

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A REPLAT OF A PORTION OF BLOCKS 46, 47, 48 AND 49; AND PORTIONS OF THE ADJACENT RIGHT-OF-WAYS AND 14' ALLEYS OF PLAT OF MAP OF THE TOWN OF WEST PALM BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST, IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

## DEDICATION AND RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND SOUTH FLORIDA REGIONAL TRANSPORTATION AUTHORITY, A BODY POLITIC AND CORPORATE, A PUBLIC INSTRUMENTALITY AND AN AGENCY OF THE STATE OF FLORIDA, PURSUANT TO FLORIDA STATUTES, CHAPTER 343, OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS "WEST PALM BEACH INTERMODAL TRANSFER FACILITY", SAID LANDS BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING A PART OF BLOCKS 46, 47, 48, 49 AND CERTAIN RIGHTS OF WAY LYING ADJACENT TO SAID BLOCKS 46, 47, 48 AND 49, AS SHOWN ON THE PLAT OF MAP OF THE TOWN OF WEST PALM BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 2 (IN 3 SHEETS), OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE C.S.X. RAILROAD RIGHT-OF-WAY, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NUMBER 93220-2403, SHEET 64 OF 75 AND AS DESCRIBED IN SUPPLEMENT WARRANTY DEED, AS RECORDED IN OFFICIAL RECORD BOOK 6403, PAGE 1215, OF SAID PUBLIC RECORDS; TOGETHER WITH A PORTION OF LAND LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST, IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK 49 OF SAID PLAT OF MAP OF THE TOWN OF WEST PALM BEACH; THENCE S 0°49'39" W, ALONG THE EAST LINE OF SAID LOT 1, 4.00 FEET TO A LINE 4.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AND THE PRESENT SOUTH RIGHT-OF-WAY LINE OF FIRST STREET; THENCE N 88°52'27" W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 76.16 FEET TO THE POINT OF BEGINNING; SAID POINT BEING THE ARC OF A CURVE CONCAVE WESTERLY, WHOSE RADIUS POINT BEARS NORTH 77°07'49" WEST, FROM THE LAST DESCRIBED POINT; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1100.00 FEET, A CENTRAL ANGLE OF 4°39'37", FOR AN ARC LENGTH OF 89.47 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 17°31'48" WEST, A DISTANCE OF 36.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1150.00 FEET, A CENTRAL ANGLE OF 9°17'35", FOR AN ARC LENGTH OF 186.52 FEET; THENCE SOUTH 81°50'05" EAST RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 4.43 FEET TO THE POINT ON THE ARC OF A CURVE CONCAVE EASTERLY; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 783.53 FEET, A CENTRAL ANGLE OF 7°23'16", FOR AN ARC LENGTH OF 101.03 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°46'39" WEST, A DISTANCE OF 943.15 FEET; THE LAST TWO DESCRIBED COURSES BEING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID C.S.X. RAILROAD AND THE SOUTHERLY EXTENSION THEREOF TO THE POINT ON THE ARC OF A CURVE CONCAVE WESTERLY, WHOSE RADIUS POINT BEARS SOUTH 73°16'39" WEST, FROM THE LAST DESCRIBED POINT; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1086.90 FEET, A CENTRAL ANGLE OF 1°01'48", FOR AN ARC LENGTH OF 19.54 FEET TO THE POINT OF TANGENCY; THENCE NORTH 17°45'09" WEST, A DISTANCE OF 846.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE NORTHWESTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 17°43'54", FOR AN ARC LENGTH OF 247.58 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°01'15" WEST, A DISTANCE OF 260.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHERLY, NORTHEASTERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°18'23", FOR AN ARC LENGTH OF 39.40 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1115.92 FEET, A CENTRAL ANGLE OF 0°50'25", FOR AN ARC LENGTH OF 16.37 FEET TO THE POINT OF TANGENCY; THE LAST SIX DESCRIBED COURSES BEING ALONG THE EAST RIGHT-OF-WAY LINE OF CLEAR WATER DRIVE, AND THE SOUTH RIGHT-OF-WAY LINE OF BANYAN STREET, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGES 149 THROUGH 150, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA THENCE SOUTH 88°52'27" EAST ALONG THE SAID SOUTH RIGHT-OF-WAY LINE AND ALONG A LINE 4.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 49, A DISTANCE OF 352.67 FEET TO THE POINT OF BEGINNING.

THE BEARINGS REFERENCED HEREIN ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIR LINE RAILWAY, COMPANY (C.S.X. RAILROAD) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NUMBER 93220-2403, BEARING NORTH 00°46'39" EAST.

SAID LANDS SITUATE IN THE CITY OF WEST PALM BEACH, FLORIDA AND CONTAIN 287,675 SQUARE FEET (6.604 ACRES) MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND REPLATTED AND DO HEREBY DEDICATE AS FOLLOWS:

1. WATERLINE EASEMENT, SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF WEST PALM BEACH, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATIONS MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WATERLINE.
2. FIRE EMERGENCY ACCESS EASEMENT, SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF WEST PALM BEACH, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR A FIRE EMERGENCY ACCESS LANE.
3. PARCEL A AND PARCEL B, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, AS TO PARCEL A ONLY, PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS BOARD OF COUNTY COMMISSIONERS AND ITS SEAL AFFIXED HERE TO, THIS 28th DAY OF SEPTEMBER, 2007.

BOARD OF COUNTY COMMISSIONERS FOR PALM BEACH COUNTY, FLORIDA

BY: Addie L. Greene, CHAIRPERSON  
ADDIE L. GREENE, CHAIRPERSON  
BOARD OF COUNTY COMMISSIONERS

ATTEST: Sharon R. Bock, CLERK & COMPTROLLER  
BY: Nancy Ponce, DEPUTY CLERK

IN WITNESS WHEREOF, AS TO PARCEL B ONLY, SOUTH FLORIDA REGIONAL TRANSPORTATION AUTHORITY, A BODY POLITIC AND CORPORATE, A PUBLIC INSTRUMENTALITY AND AN AGENCY OF THE STATE OF FLORIDA, PURSUANT TO FLORIDA STATUTES, CHAPTER 343, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GOVERNING BOARD AND ITS SEAL AFFIXED HERE TO THIS, 28th DAY OF SEPTEMBER, 2007.

SOUTH FLORIDA REGIONAL TRANSPORTATION AUTHORITY

WITNESS: Bruno Barreiro  
PRINT NAME: Bruno Barreiro

BY: Bruno Barreiro  
BRUNO BARREIRO, CHAIR  
SOUTH FLORIDA REGIONAL TRANSPORTATION AUTHORITY

WITNESS: [Signature]  
PRINT NAME: [Name]

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD

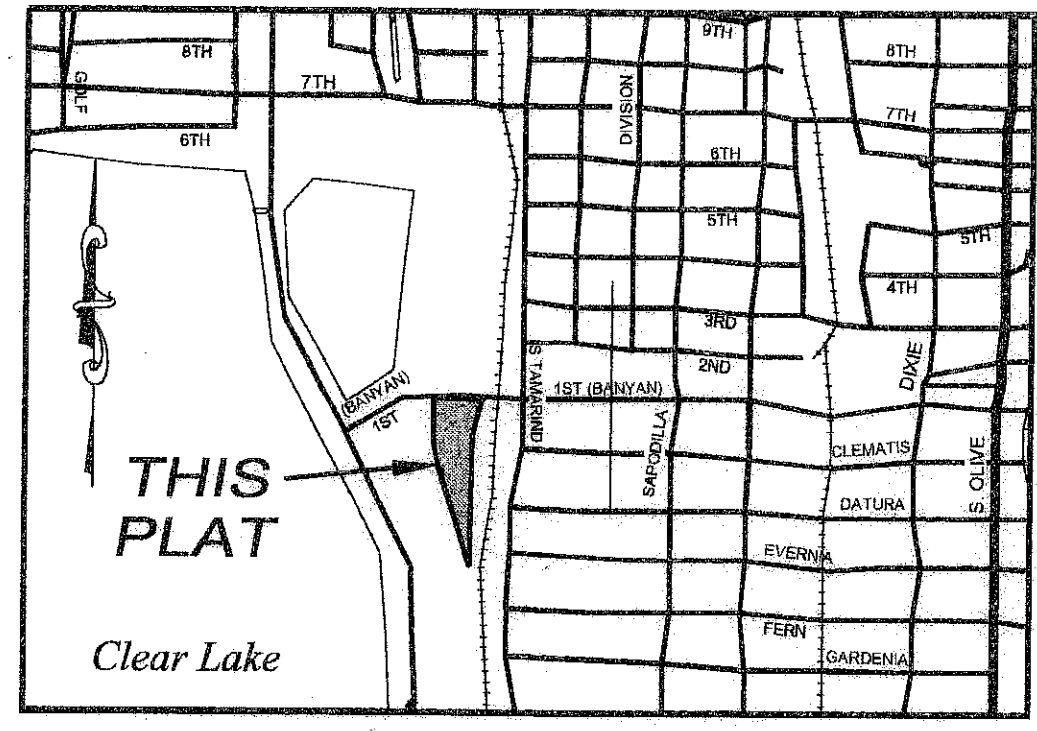
BEFORE ME PERSONALLY APPEARED Bruno Barreiro, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIR OF South Florida Regional Transportation Authority AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BODY POLITIC AND CORPORATE, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF SEPTEMBER, 2007.

MY COMMISSION EXPIRES: March 14, 2011  
Daniel Hernandez  
NOTARY PUBLIC

COMMISSION NO. 200616630  
JUANITA S. HERNANDEZ  
PRINTED NAME

00074-200



LOCATION MAP  
(NOT TO SCALE)

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 12:06  
THIS 20 DAY OF November, 2007  
AND DULY RECORDED IN PLAT BOOK NO. 110  
ON PAGES 141-142  
SHARON R. BOCK,  
CLERK & COMPTROLLER  
BY: [Signature] DEPUTY CLERK

SHEET 1 OF 2 SHEETS

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, SOUTHEAST GUARANTY & TITLE, INC., A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND SOUTH FLORIDA REGIONAL TRANSPORTATION AUTHORITY, A BODY POLITIC AND CORPORATE, A PUBLIC INSTRUMENTALITY AND AN AGENCY OF THE STATE OF FLORIDA, PURSUANT TO FLORIDA STATUTES, CHAPTER 343.

THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

SOUTHEAST GUARANTY & TITLE, INC.

BY: Kenneth Townsend  
NAME: Kenneth Townsend  
TITLE: President  
DATED THIS 15 DAY OF October, 2007.

## CITY APPROVAL

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
CITY OF WEST PALM BEACH

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA AND THE CITY DOES HEREBY ACCEPTS THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT AND DOES HEREBY ABANDON AND VACATE ALL THE STREETS, ALLEYS AND EASEMENTS AS SHOWN ON THE UNDERLYING PLATS LOCATED WITHIN THE LIMITS OF THIS PLAT.

THIS 15 DAY OF NOVEMBER, 2007.  
BY: Lois Frankel  
LOIS FRANKEL, MAYOR  
APPROVED: 15 November, 2007.  
CITY PLANNING BOARD  
BY: Kenneth Spillias  
KENNETH SPILLIAS, CHAIRMAN

## REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT CORNERS.

BY: Vincent J. Noel  
VINCENT J. NOEL, P.S.M.  
FLORIDA CERTIFICATE NO. 4169

## SURVEYOR'S NOTES:

- 1) THE C.S.X. RAILROAD RIGHT-OF-WAY OF THE SEABOARD AIR LINE RAILWAY, COMPANY (C.S.X. RAILROAD) SHOWN HEREON IS BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NUMBER 93220-2403, SHEET 64 OF 75, PALM BEACH COUNTY, FLORIDA AND AS DESCRIBED IN SUPPLEMENT WARRANTY DEED, AS RECORDED IN OFFICIAL RECORD BOOK 6403, PAGE 1215, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 2) THE BEARINGS REFERENCED HEREIN ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIR LINE RAILWAY, COMPANY (C.S.X. RAILROAD) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NUMBER 93220-2403, SHEET 64 OF 75, PALM BEACH COUNTY, FLORIDA, BEARING NORTH 00°46'39" EAST. THE BEARINGS ARE ALSO BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 43 EAST, BEARING NORTH 89°04'27" WEST AS SHOWN ON SAID RIGHT-OF-WAY MAP.
- 3) THE SURVEY BASELINE SHOWN HEREON IS BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RAILROAD RIGHT-OF-WAY MAP SECTION 87270-1477(2477)
- 4) THE EXPECTED USE OF THIS SURVEY AND MAP IS FOR COMMERCIAL/HIGH RISK. THEREFORE THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK LINEAR AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE FLORIDA MINIMUM TECHNICAL STANDARDS (61G17-6, F.A.C.).
- 5) HORIZONTAL DATA SHOWN HEREON WAS OBTAINED UTILIZING A "LEICA TC-700 SERIES" TOTAL STATION AND "IDS" DATA COLLECTION SOFTWARE. THE ACCURACY OF CONTROL SURVEY DATA HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES.
- 6) ALL THE RECORDING INFORMATION SHOWN HEREON CAN BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 7) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

## SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY AND THE CITY OF WEST PALM BEACH, FLORIDA.

CRAVEN THOMPSON & ASSOCIATES, INC.  
LICENSED BUSINESS NUMBER #271

BY: Nicholas Messina Jr.  
NICHOLAS MESSINA JR., P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER NO 6559  
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY:  
NICHOLAS MESSINA JR., P.S.M. #6559 OF  
CRAVEN THOMPSON & ASSOCIATES, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309  
TEL.: (954) 759-8400 FAX: (954) 759-8408

APRIL 2007	00-0007
SOUTH FLORIDA REGIONAL TRANSPORTATION AUTHORITY	BOARD OF COUNTY COMMISSIONERS FOR PALM BEACH COUNTY, FLORIDA
CITY OF WEST PALM BEACH	CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA
WEST PALM BEACH CHIEF OF SURVEYS	SURVEYOR AND MAPPER
SEAL	SEAL