

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: April 10, 2007 Consent Regular
 Workshop Public Hearing

Department:

Submitted By: Engineering and Public Works
Submitted For: Land Development Division

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to adopt: A Resolution vacating certain interior drainage and utility easements within Sherbrooke Center Replat, Multiple Use Planned Development, recorded in Plat Book 87, Pages 56-58, Public Records of Palm Beach County, Florida.

Summary: This petition site is located on the northeast corner of Lyons Road and Lantana Road. The petitioner is requesting the vacation because certain platted easements interior to the site conflict with the recently approved modifications to the Preliminary Development Plan.

District: 6 (PK)

Background and Justification: The owners, Lyons Retail, Inc. and Lyons Lantana Gas, LLC. are requesting the vacation because the platted easements conflict with the revised site plan approved by the Development Review Officer on November 8, 2006, for this site. It has been determined that none of the subject drainage easements are utilized for present or future drainage needs of County roadways. Therefore, the County Engineer has no objection to the abandonment.

Utilities service providers have no objection to the vacation.

Easements are exempt from the privilege fee requirement in accordance with the Palm Beach County Right-of-Way Abandonment and Plat Vacation Ordinance 86-18, as amended.

Attachments:

- 1. Location Sketch
- 2. Resolution with Legal Description and Sketch

Recommended by: *K. S. Lewis*
Division Director

5 Mar 07
Date

Approved by: *A. J. Williams*
County Engineer

3/14/07
Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2007	2008	2009	2010	2011
Capital Expenditures	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
Operating Costs	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
External Revenues	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
Program Income (County)	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
In-Kind Match (County)	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>
NET FISCAL IMPACT	<u><u>-0-</u></u>	<u><u>-0-</u></u>	<u><u>-0-</u></u>	<u><u>-0-</u></u>	
# ADDITIONAL FTE POSITIONS (Cumulative)	_____				

Is Item Included In Current Budget? Yes _____ No _____
 Budget Account No.: Fund _____ Agency _____ Org. _____ Object _____
 Program _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

No additional fiscal impact as a result of this item.

C. Departmental Fiscal Review: Rowland 3/1/07

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

Jan Smith 3-15-07
 OFMB 3-15-07
 3/15/07
3/16/07 Contract Dev. and Control
3/16/07 Contract Dev. and Control

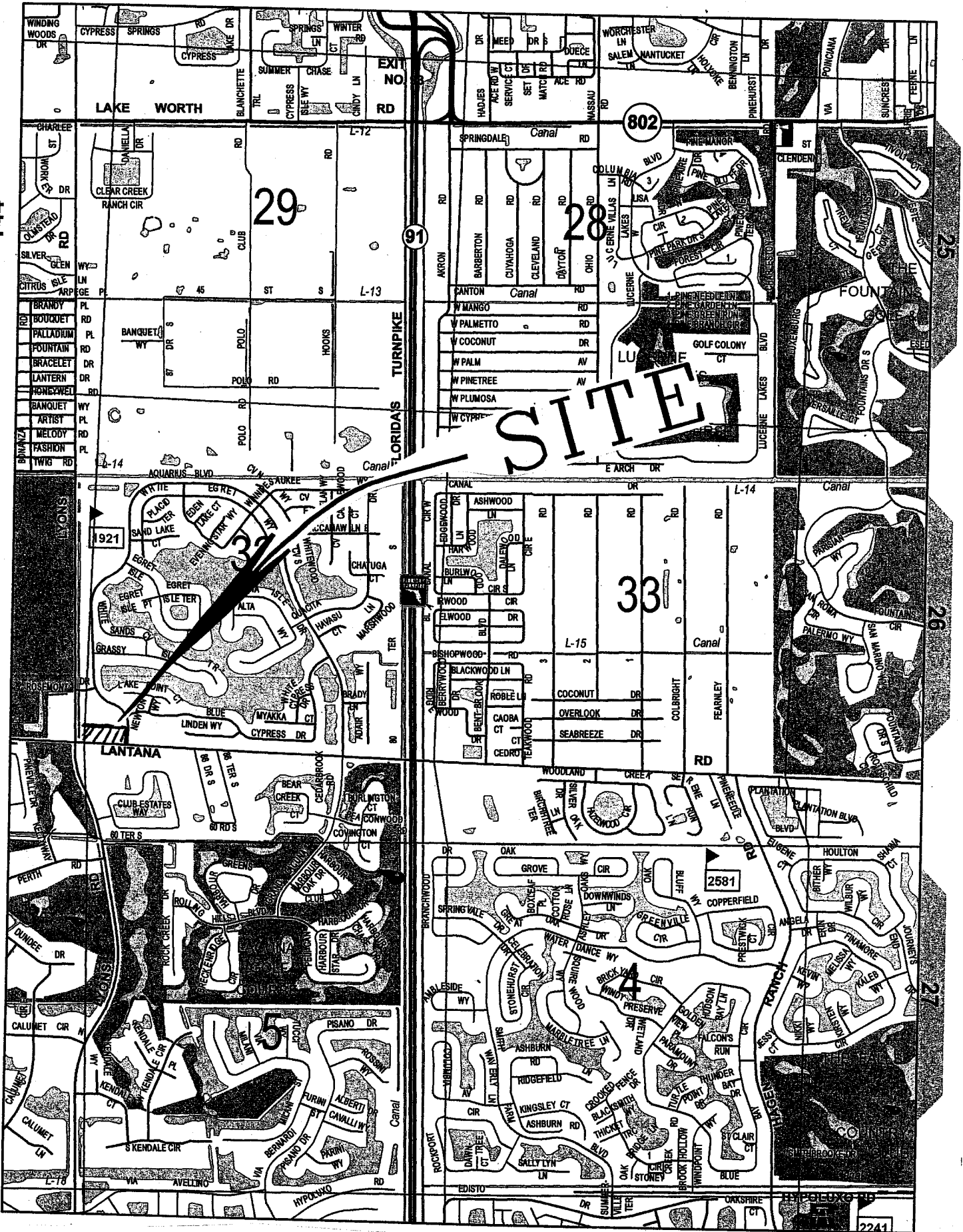
B. Legal Sufficiency: This item complies with current County policies.

Paul F. K... 3/19/07
 Assistant County Attorney

C. Other Department Review:

 Division Director

This summary is not to be used as a basis for payment.



SHERBROOKE CENTER

LOCATION SKETCH



RESOLUTION NO. R-2007-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, VACATING CERTAIN INTERIOR DRAINAGE AND UTILITY EASEMENTS WITHIN SHERBROOKE CENTER REPLAT MULTIPLE USE PLANNED DEVELOPMENT RECORDED IN PLAT BOOK 87, PAGES 56-58, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

WHEREAS, the Board of County Commissioners of Palm Beach County, Florida, has considered the vacation pursuant to authority in Sections 177.101 and 336.09 of the Florida Statutes and Ordinance No. 86-18 known as the Palm Beach County Right-of-Way Abandonment and Plat Vacation Ordinance, as amended, for the vacation of those certain utility and drainage easements, hereinafter described as easements; and

WHEREAS, said petition to vacate said easements was submitted by Lyons Retail, Inc. and Lyons Lantana Gas, LLC; and

WHEREAS, this petition substantially complies with the terms and conditions of the vacation as set forth in said Ordinance; and

RESOLUTION NO. R-2007-_____

WHEREAS, this Board while convened in regular session on April 10, 2007, did hold a meeting on said Petition to abandon/vacate these easements, and this Board determined that said abandonment/vacation conforms to Palm Beach County's Land Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are hereby reaffirmed and ratified.
2. The easements are hereby vacated and closed as public easements and this Board does hereby renounce and disclaim any right or interest of Palm Beach County and the Public in and to the easements, more fully described in the legal description and sketch attached hereto and made a part hereof.

RESOLUTION NO. R-2007-_____

3. Notice of the adoption of this Resolution shall be published once in the Palm Beach Post within thirty (30) days of the date of adoption of this Resolution in accordance with Section 336.10, Florida Statutes and Ordinance No. 86-18.

The foregoing Resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and, upon being put to a vote, the vote was as follows:

Addie L. Greene, Chairperson

John F. Koons, Vice Chair

Karen T. Marcus

Warren H. Newell

Mary McCarty

Burt Aaronson

Jess R. Santamaria

The Chair thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2007.

**PALM BEACH COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS**

Sharon R. Bock, Clerk & Comptroller

BY: _____
Deputy Clerk

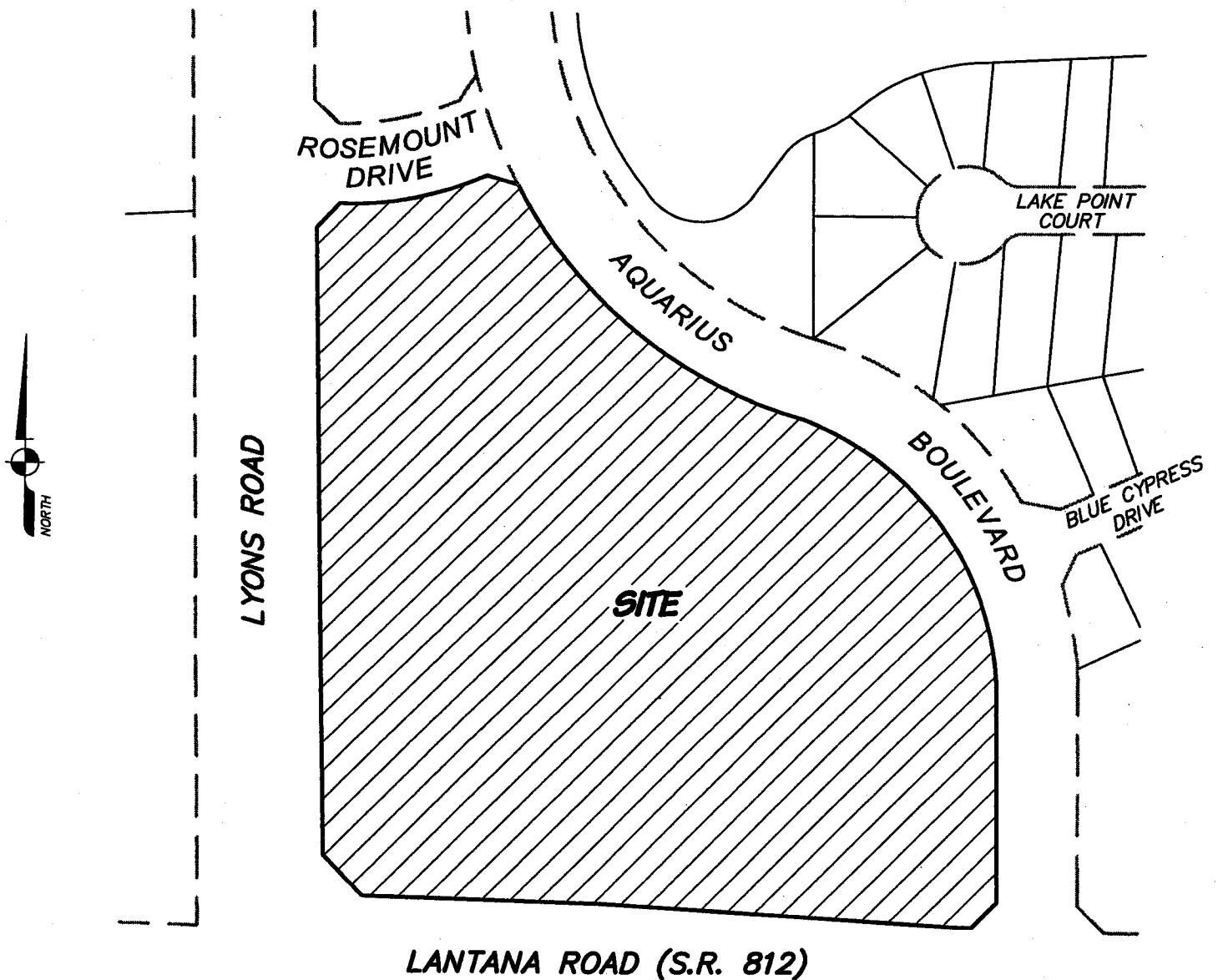
**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

BY: _____
County Attorney

**DRAINAGE EASEMENTS FOR ABANDONMENT
SKETCH AND DESCRIPTION**

EXHIBIT "2"

SHERBROOKE CENTER REPLAT, M.U.P.D.
 (PLAT BOOK 87, PAGE 56, PALM BEACH COUNTY RECORDS)



LOCATION SKETCH

NOT TO SCALE

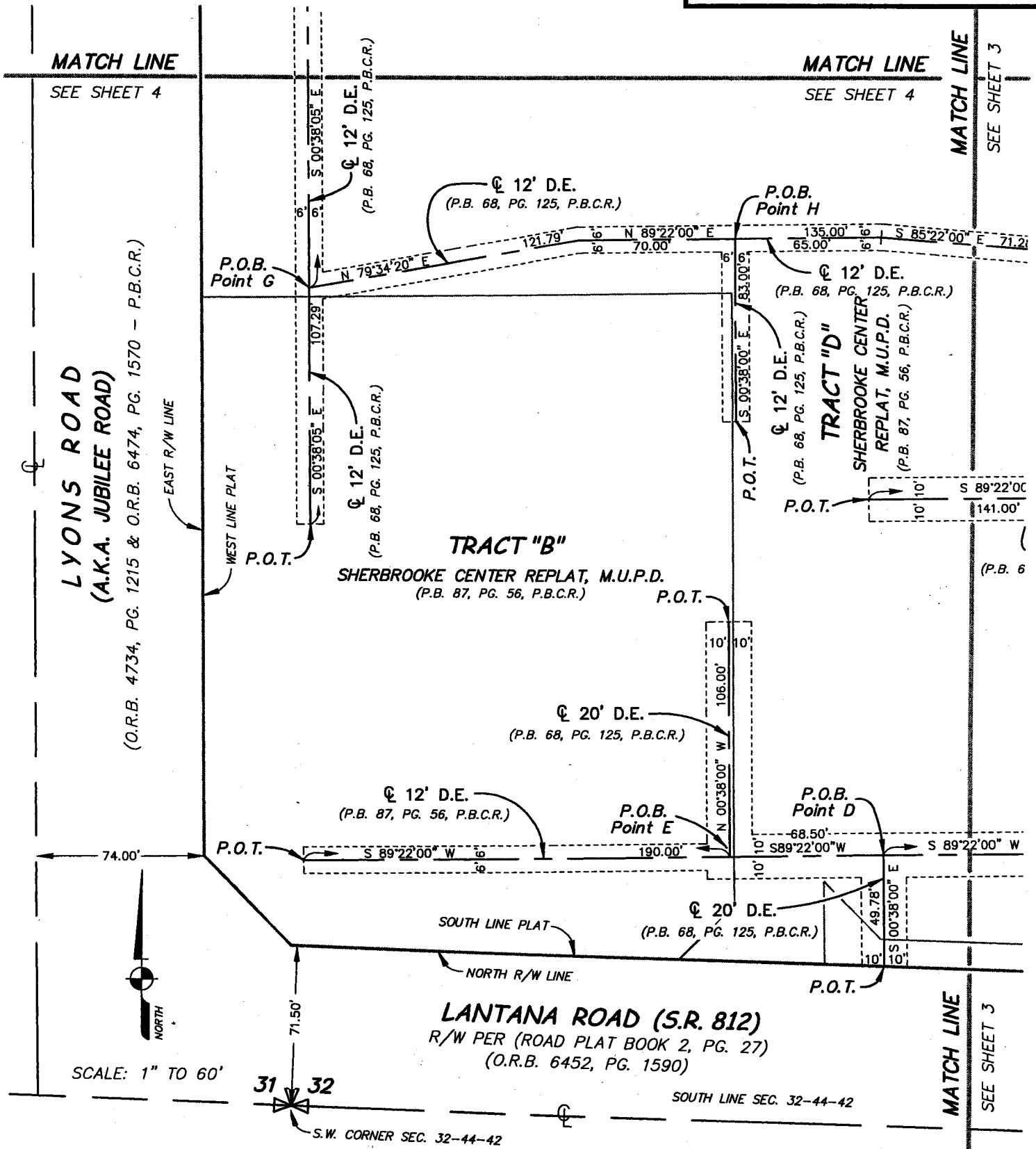
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JOB NO. 6260-17 DE
 SCALE: 1" = 60'
 DATE: 10-27-06
 DRAWN BY: K.M.C.
 SHEET: 1 OF 9

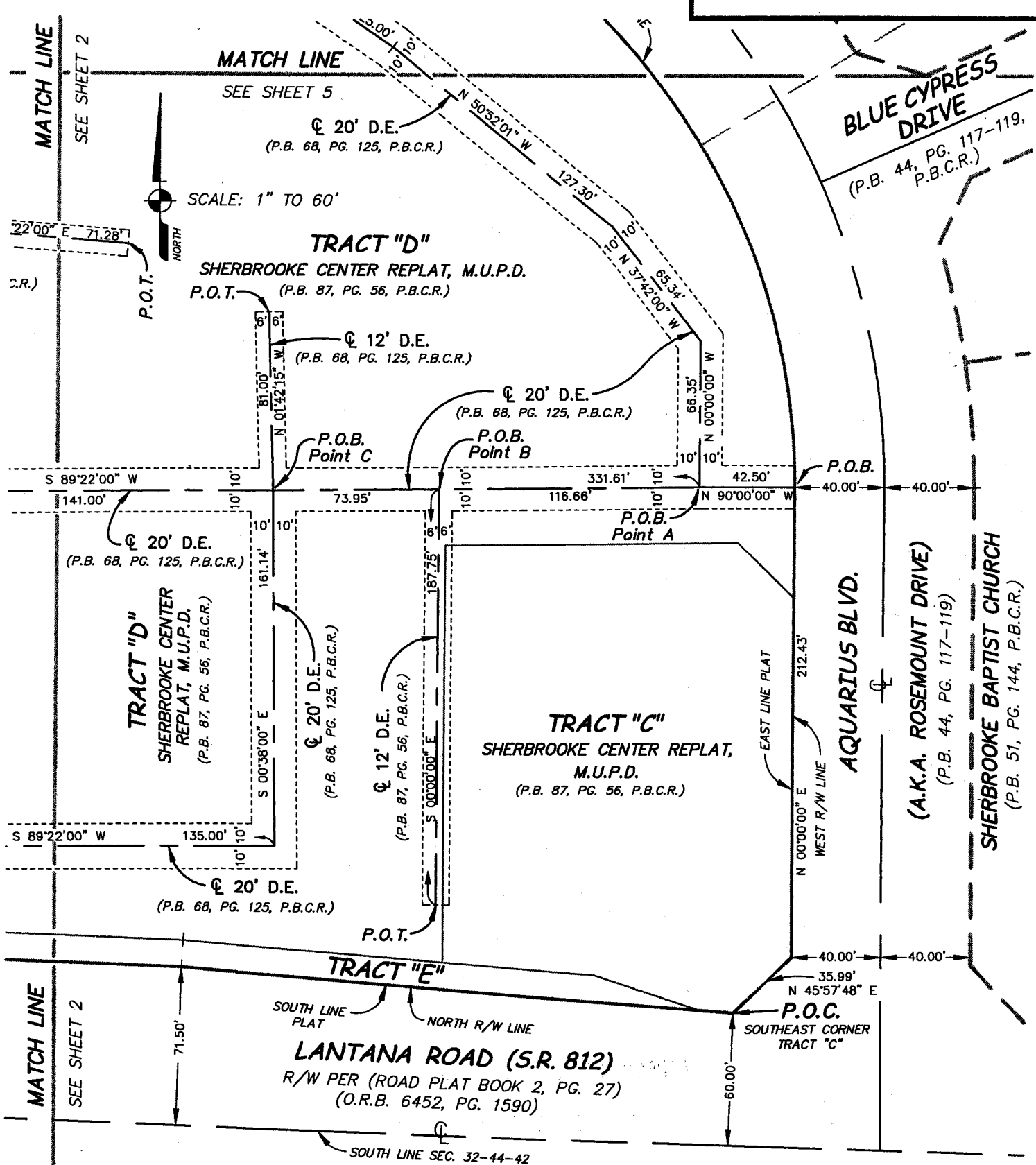
DRAINAGE EASEMENTS FOR ABANDONMENT SKETCH AND DESCRIPTION



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SHEET: 2 OF 9

DRAINAGE EASEMENTS FOR ABANDONMENT SKETCH AND DESCRIPTION



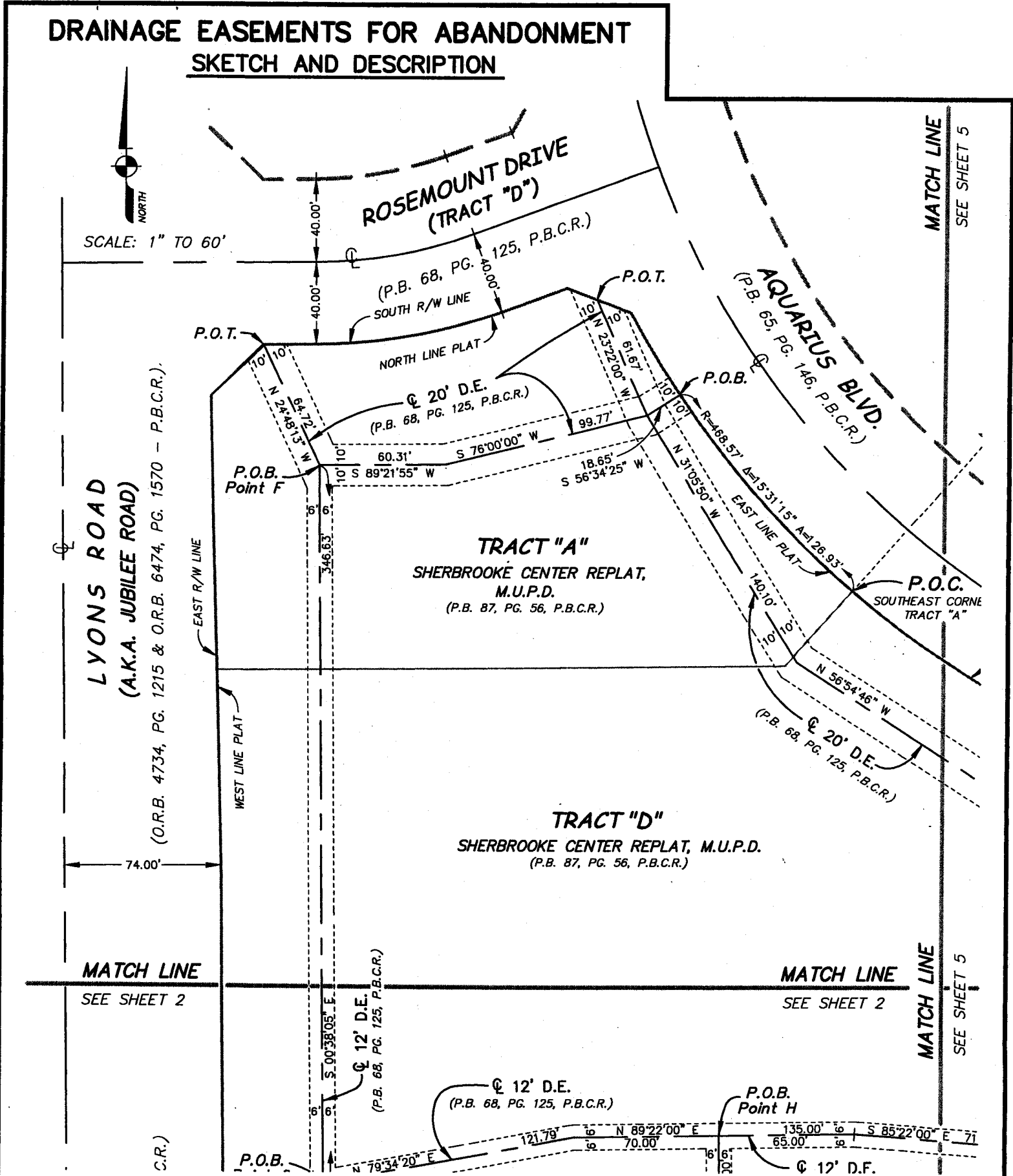
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SHEET: 3 OF 9

DRAINAGE EASEMENTS FOR ABANDONMENT SKETCH AND DESCRIPTION



SCALE: 1" TO 60'



MATCH LINE
SEE SHEET 5

MATCH LINE
SEE SHEET 5

MATCH LINE
SEE SHEET 2

MATCH LINE
SEE SHEET 2

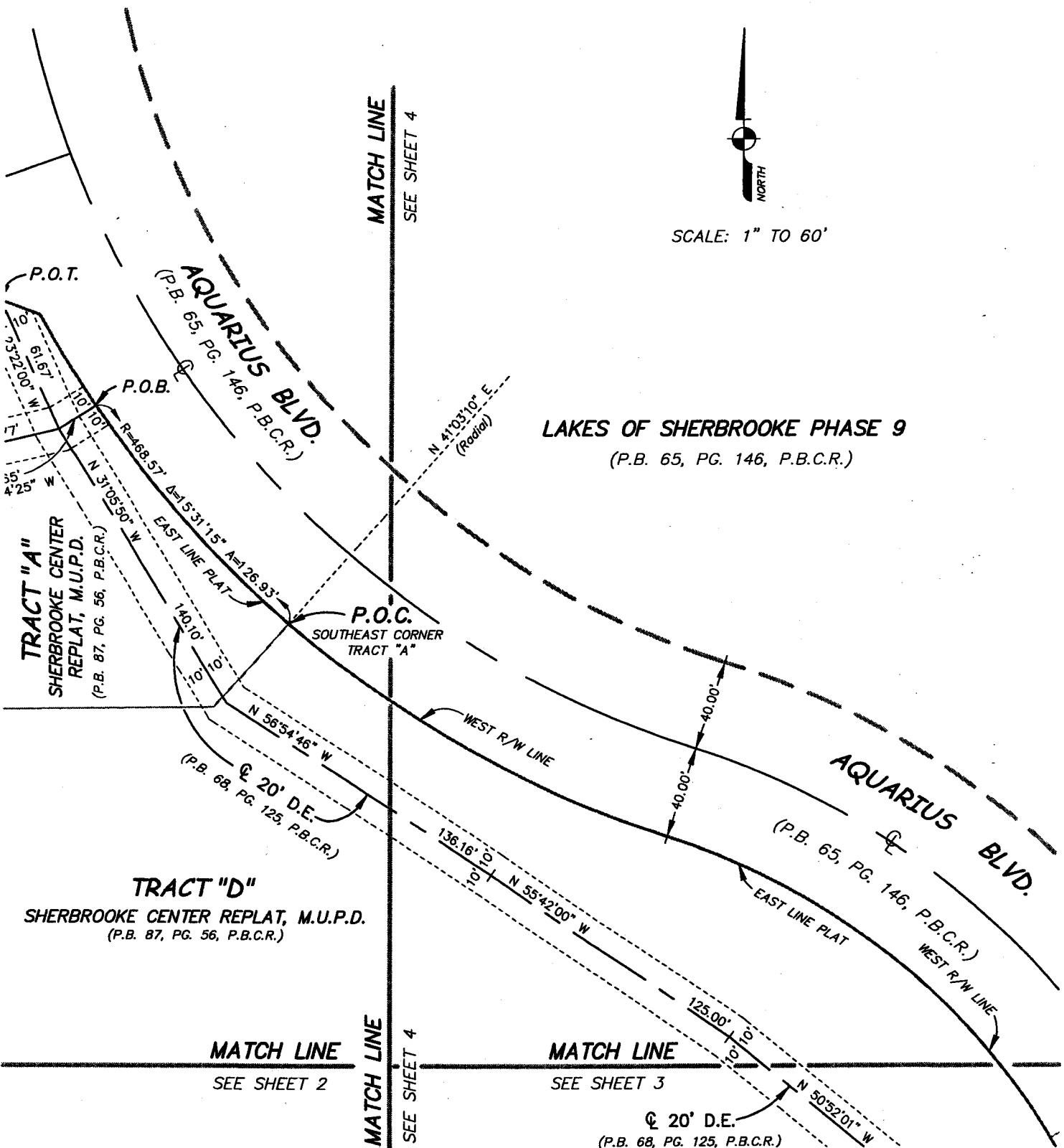
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SHEET: 4 OF: 9

DRAINAGE EASEMENTS FOR ABANDONMENT SKETCH AND DESCRIPTION



SCALE: 1" TO 60'

LAKES OF SHERBROOKE PHASE 9
(P.B. 65, PG. 146, P.B.C.R.)

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DATE: 10-27-06
DRAWN BY: K.M.C.
SHEET: 5 OF: 9

**DRAINAGE EASEMENTS FOR ABANDONMENT
SKETCH AND DESCRIPTION**

EXHIBIT "2"

LAND DESCRIPTION:

A 20 foot wide Drainage Easement created and dedicated by the plat SHERBROOKE CENTER, P.C.D., according to the plat thereof as recorded in Plat Book 68, Page 125 of the Public Records of Palm Beach County, Florida being a portion of Tracts "B", "C" and "D", SHERBROOKE CENTER REPLAT, M.U.P.D., according to the plat thereof as recorded in Plat Book 87, Page 56 of said Public Records, being 10.00 feet on each side of the following described centerline, (the side lines of said easement being extended or shortened to meet at angle points); described as follows:

COMMENCING at the southeast corner of Tract "C", according to said plat SHERBROOKE CENTER REPLAT, M.U.P.D.; thence North 45°57'48" East along the east boundary of said Tract and said plat, being coincident with the west right-of-way line of Aquarius Boulevard (also known as Rosemount Drive) as shown on said plat, a distance of 35.99 feet; thence North 00°00'00" East along said east boundary and said west right-of-way line, 212.43 feet to the POINT OF BEGINNING of said centerline; thence North 90°00'00" West, 42.50 feet to a point hereinafter referred to as Point A; thence South 89°22'00" West, 116.66 feet to a point hereinafter referred to as Point B; thence continue South 89°22'00" West, 73.95 feet to a point hereinafter referred to as Point C; thence continue South 89°22'00" West, 141.00 feet to the POINT OF TERMINATION.

TOGETHER WITH:

A 20 foot wide Drainage Easement created and dedicated by the plat SHERBROOKE CENTER, P.C.D., according to the plat thereof as recorded in Plat Book 68, Page 125 of the Public Records of Palm Beach County, Florida being a portion of Tracts "A" and "D", SHERBROOKE CENTER REPLAT, M.U.P.D., according to the plat thereof as recorded in Plat Book 87, Page 56 of said Public Records, being 10.00 feet on each side of the following described centerline, (the side lines of said easement being extended or shortened to meet at angle points); described as follows:

BEGINNING at the aforementioned Point A; thence North 00°00'00" West, 66.35 feet; thence North 37°42'00" West, 65.34 feet; thence North 50°52'01" West, 127.30 feet; thence North 55°42'00" West, 125.00 feet; thence North 56°54'46" West, 136.16 feet; thence North 31°05'50" West, 140.10 feet; thence North 23°22'00" West, 61.67 feet to the north line of said plat, being coincident with the south right-of-way line of Rosemount Drive as shown on said plat and the POINT OF TERMINATION.

TOGETHER WITH:

A 12 foot wide Drainage Easement created and dedicated by the plat SHERBROOKE CENTER REPLAT, M.U.P.D. according to the plat thereof as recorded in Plat Book 87, Page 56 of the Public Records of Palm Beach County, Florida being a portion of Tracts "C" and "D", according to said plat, being 6.00 feet on each side of the following described centerline, (the side lines of said easement being extended or shortened to meet at angle points); described as follows:

BEGINNING at the aforementioned Point B; thence South 00°00'00" East, 187.75 feet to the POINT OF TERMINATION.

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SHEET: 6 OF: 9

**DRAINAGE EASEMENTS FOR ABANDONMENT
SKETCH AND DESCRIPTION**

EXHIBIT "2"

LAND DESCRIPTION (cont.):

TOGETHER WITH:

A 12 foot wide Drainage Easement created and dedicated by the plat SHERBROOKE CENTER, P.C.D., according to the plat thereof as recorded in Plat Book 68, Page 125 of the Public Records of Palm Beach County, Florida being a portion of Tract "D", SHERBROOKE CENTER REPLAT, M.U.P.D., according to the plat thereof as recorded in Plat Book 87, Page 56 of said Public Records, being 6.00 feet on each side of the following described centerline, (the side lines of said easement being extended or shortened to meet at angle points); described as follows:

BEGINNING at the aforementioned Point C; thence North 01°42'15" West, 81.00 feet to the POINT OF TERMINATION.

TOGETHER WITH:

A 20 foot wide Drainage Easement created and dedicated by the plat SHERBROOKE CENTER, P.C.D., according to the plat thereof as recorded in Plat Book 68, Page 125 of the Public Records of Palm Beach County, Florida being a portion of Tracts "B" and "D", SHERBROOKE CENTER REPLAT, M.U.P.D., according to the plat thereof as recorded in Plat Book 87, Page 56 of said Public Records, being 10.00 feet on each side of the following described centerline, (the side lines of said easement being extended or shortened to meet at angle points); described as follows:

BEGINNING at the aforementioned Point C; thence South 00°38'00" East, 161.14 feet; thence South 89°22'00" West, 135.00 feet to a point hereinafter referred to as Point D; thence continue South 89°22'00" West, 68.50 feet to a point hereinafter referred to as Point E; thence North 00°38'00" West, 106.00 feet to the POINT OF TERMINATION.

TOGETHER WITH:

A 20 foot wide Drainage Easement created and dedicated by the plat SHERBROOKE CENTER, P.C.D., according to the plat thereof as recorded in Plat Book 68, Page 125 of the Public Records of Palm Beach County, Florida being a portion of Tracts "D" and "E", SHERBROOKE CENTER REPLAT, M.U.P.D., according to the plat thereof as recorded in Plat Book 87, Page 56 of said Public Records, being 10.00 feet on each side of the following described centerline, (the side lines of said easement being extended or shortened to meet at angle points); described as follows:

BEGINNING at the aforementioned Point D; thence South 00°38'00" East, 49.78 feet to the south line of said plat, being coincident with the north right-of-way line of Lantana Road (State Road 812) as described in Official Records Book 6452, Page 1590 of said Public Records, and the POINT OF TERMINATION.

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DRAWN BY: K.M.C.
SHEET: 7 OF: 9

**DRAINAGE EASEMENTS FOR ABANDONMENT
SKETCH AND DESCRIPTION**

EXHIBIT "2"

LAND DESCRIPTION (cont.):

TOGETHER WITH:

A 12 foot wide Drainage Easement created and dedicated by the plat SHERBROOKE CENTER REPLAT, M.U.P.D. according to the plat thereof as recorded in Plat Book 87, Page 56 of the Public Records of Palm Beach County, Florida being a portion of Tract "B", according to said plat, being 6.00 feet on each side of the following described centerline, (the side lines of said easement being extended or shortened to meet at angle points); described as follows:

BEGINNING at the aforementioned Point E; thence South 89°22'00" West, 190.00 feet to the POINT OF TERMINATION.

TOGETHER WITH:

A 20 foot wide Drainage Easement created and dedicated by the plat SHERBROOKE CENTER, P.C.D., according to the plat thereof as recorded in Plat Book 68, Page 125 of the Public Records of Palm Beach County, Florida being a portion of Tract "A", SHERBROOKE CENTER REPLAT, M.U.P.D., according to the plat thereof as recorded in Plat Book 87, Page 56 of said Public Records, being 10.00 feet on each side of the following described centerline, (the side lines of said easement being extended or shortened to meet at angle points); described as follows:

COMMENCING at the southeast corner of Tract "A", according to said plat SHERBROOKE CENTER REPLAT, M.U.P.D., being a point on the arc of a curve concave to the northeast (a radial line from said point bears North 41°03'10" East); thence along the west right-of-way line of Aquarius Boulevard (also known as Rosemount Drive) as shown on said plat and northwesterly along the arc of said curve having a radius of 468.57 feet, a central angle of 15°31'15" and an arc distance of 126.93 feet to the POINT OF BEGINNING; thence South 56°34'25" West, 18.65 feet; thence South 76°00'00" West, 99.77 feet, thence South 89°21'55" West, 60.31 feet to a point hereinafter referred to as Point F; thence North 24°48'13" West, 64.72 feet to the north line of said plat, being coincident with the south right-of-way line of Rosemount Drive as shown on said plat, and the POINT OF TERMINATION.

TOGETHER WITH:

A 12 foot wide Drainage Easement created and dedicated by the plat SHERBROOKE CENTER, P.C.D., according to the plat thereof as recorded in Plat Book 68, Page 125 of the Public Records of Palm Beach County, Florida being a portion of Tracts "A", "B" and "D", SHERBROOKE CENTER REPLAT, M.U.P.D., according to the plat thereof as recorded in Plat Book 87, Page 56 of said Public Records, being 6.00 feet on each side of the following described centerline, (the side lines of said easement being extended or shortened to meet at angle points); described as follows:

BEGINNING at the aforementioned Point F; thence South 00°38'05" East, 346.63 feet to a point hereinafter referred to as Point G; thence continue South 00°38'05" East, 107.29 feet to the POINT OF TERMINATION.

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DRAWN BY: K.M.C.
SHEET: 8 OF: 9

**DRAINAGE EASEMENTS FOR ABANDONMENT
SKETCH AND DESCRIPTION**

EXHIBIT "2"

LAND DESCRIPTION (cont.):

TOGETHER WITH:

A 12 foot wide Drainage Easement created and dedicated by the plat SHERBROOKE CENTER, P.C.D., according to the plat thereof as recorded in Plat Book 68, Page 125 of the Public Records of Palm Beach County, Florida being a portion of Tracts "B" and "D", SHERBROOKE CENTER REPLAT, M.U.P.D., according to the plat thereof as recorded in Plat Book 87, Page 56 of said Public Records, being 6.00 feet on each side of the following described centerline, (the side lines of said easement being extended or shortened to meet at angle points); described as follows:

BEGINNING at the aforementioned Point G; thence North 79°34'20" East, 121.79 feet; thence North 89°22'00" East, 70.00 feet to a point hereinafter referred to as Point H; thence continue North 89°22'00" East, 65.00 feet; thence South 85°22'00" East, 71.28 feet to the POINT OF TERMINATION.

TOGETHER WITH:

BEGINNING at the aforementioned Point H; thence South 00°38'00" East, 83.00 feet to the POINT OF TERMINATION.


NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to the plat based on the west right-of-way of Aquarius Boulevard having a bearing of North 00°00'00" East.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: A= Arc Distance, Δ= Central Angle, O.R.B.= Official Records Book, P.B.= Plat Book, P.B.C.R.= Palm Beach County Records, PG.= Page, P.O.C.= Point Of Commencement, P.O.B.= Point Of Beginning, P.O.T.= Point Of Termination, R= Radius, R/W= Right-Of-Way, SEC.= Section, S.R.= State Road, U.E.= Drainage Easement.

CERTIFICATION:

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 Minimum Technical Standards set forth in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: OCTOBER 27, 2006

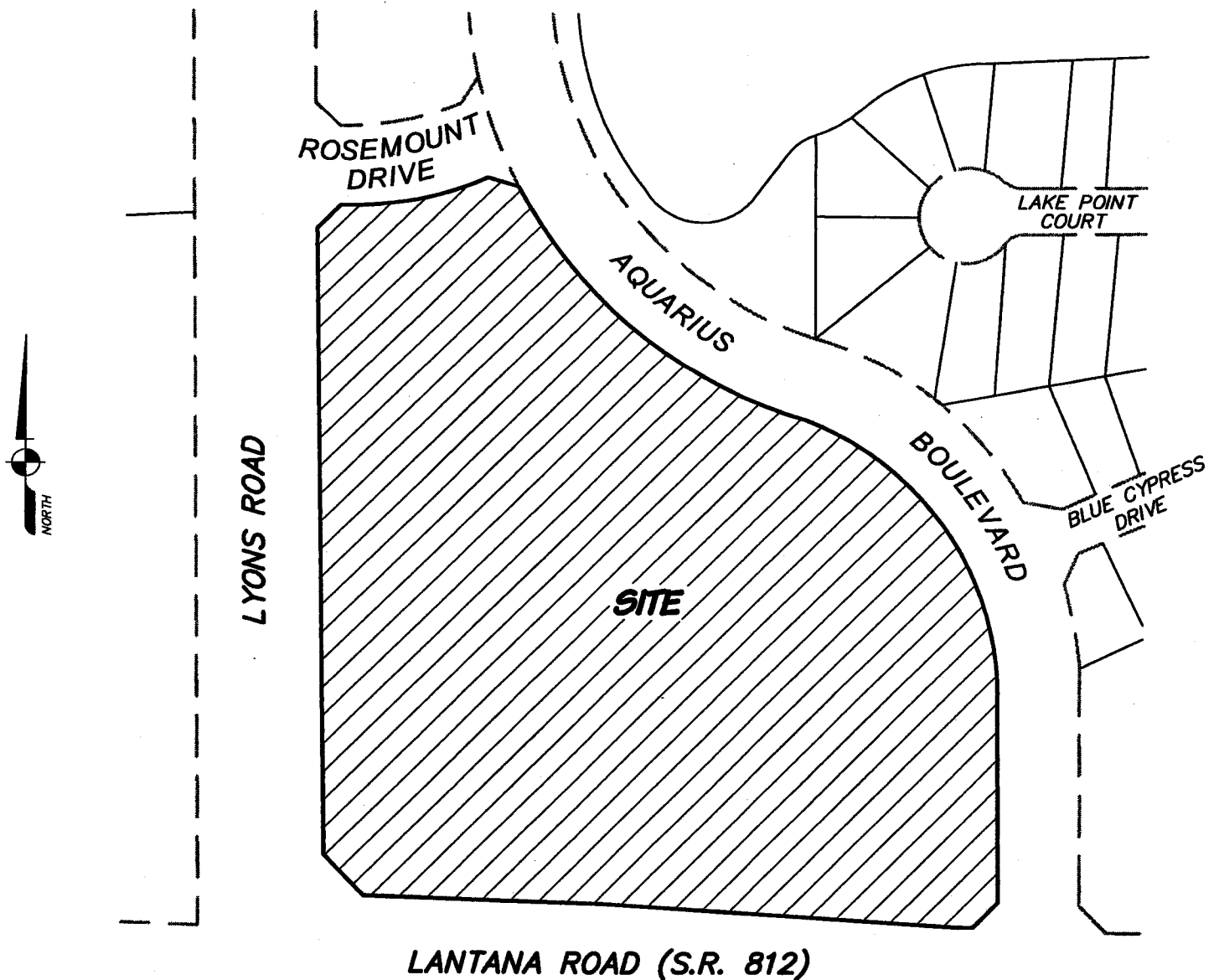

 KEITH M. CHEE-A-TOW, P.L.S.
 Florida Registration No. 5328
 AVIROM & ASSOCIATES, INC.
 L.B. No. 3300

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**UTILITY EASEMENTS FOR ABANDONMENT
SKETCH AND DESCRIPTION**

EXHIBIT "2"

SHERBROOKE CENTER REPLAT, M.U.P.D.
 (PLAT BOOK 87, PAGE 56, PALM BEACH COUNTY RECORDS)



LOCATION SKETCH

NOT TO SCALE

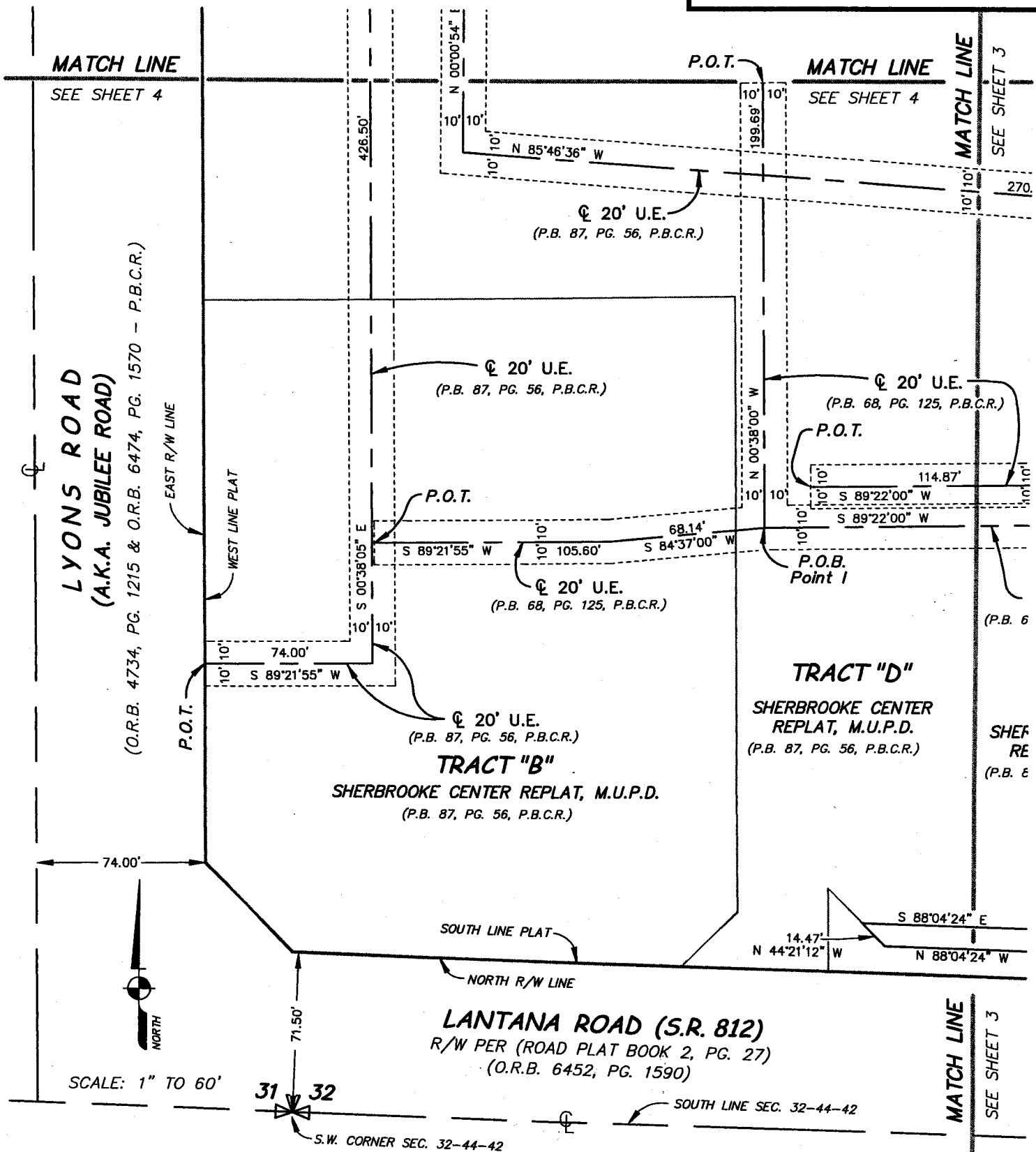
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SHEET: 1 OF: 10

**UTILITY EASEMENTS FOR ABANDONMENT
SKETCH AND DESCRIPTION**



SCALE: 1" = 60'

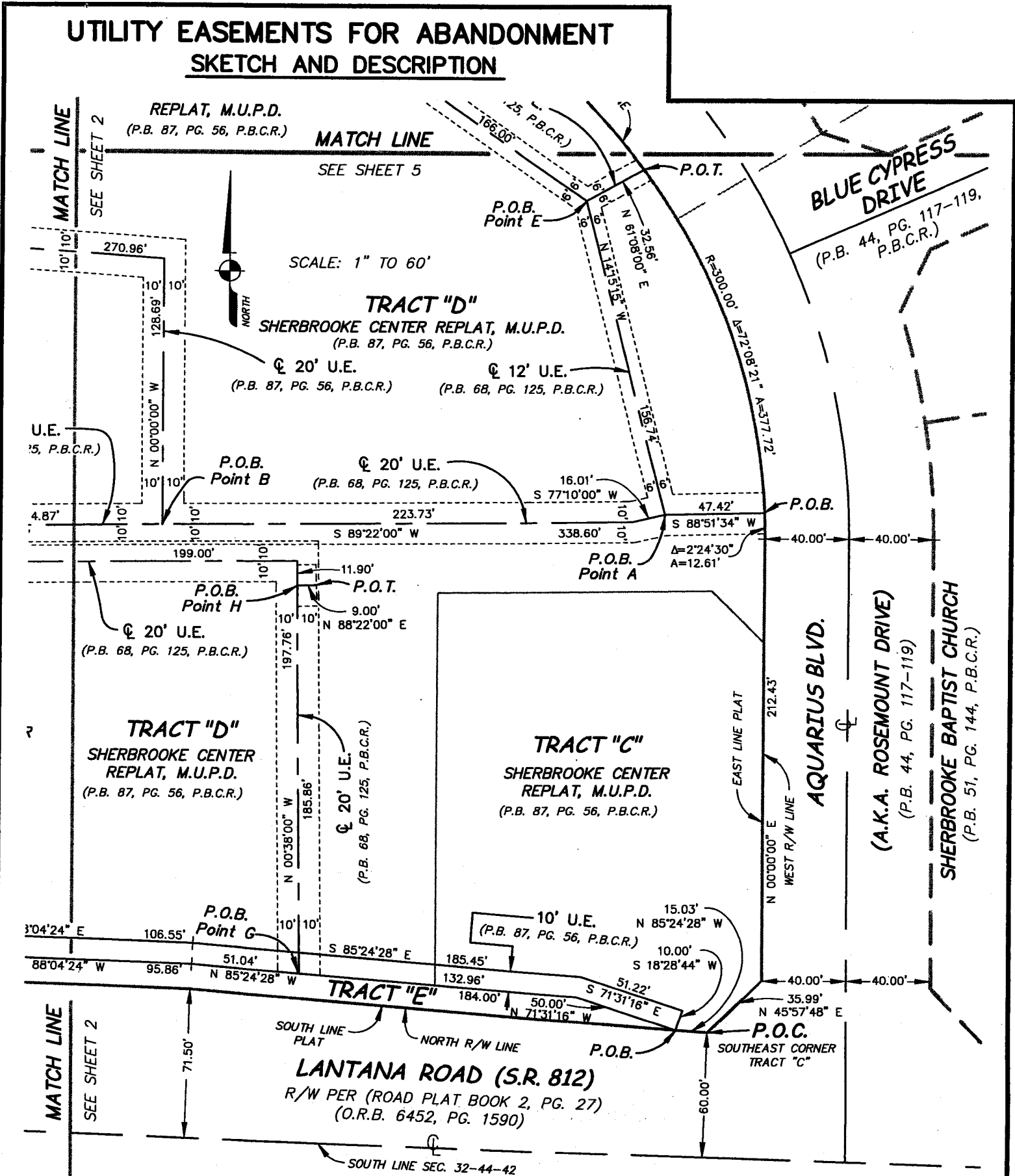


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UTILITY EASEMENTS FOR ABANDONMENT SKETCH AND DESCRIPTION



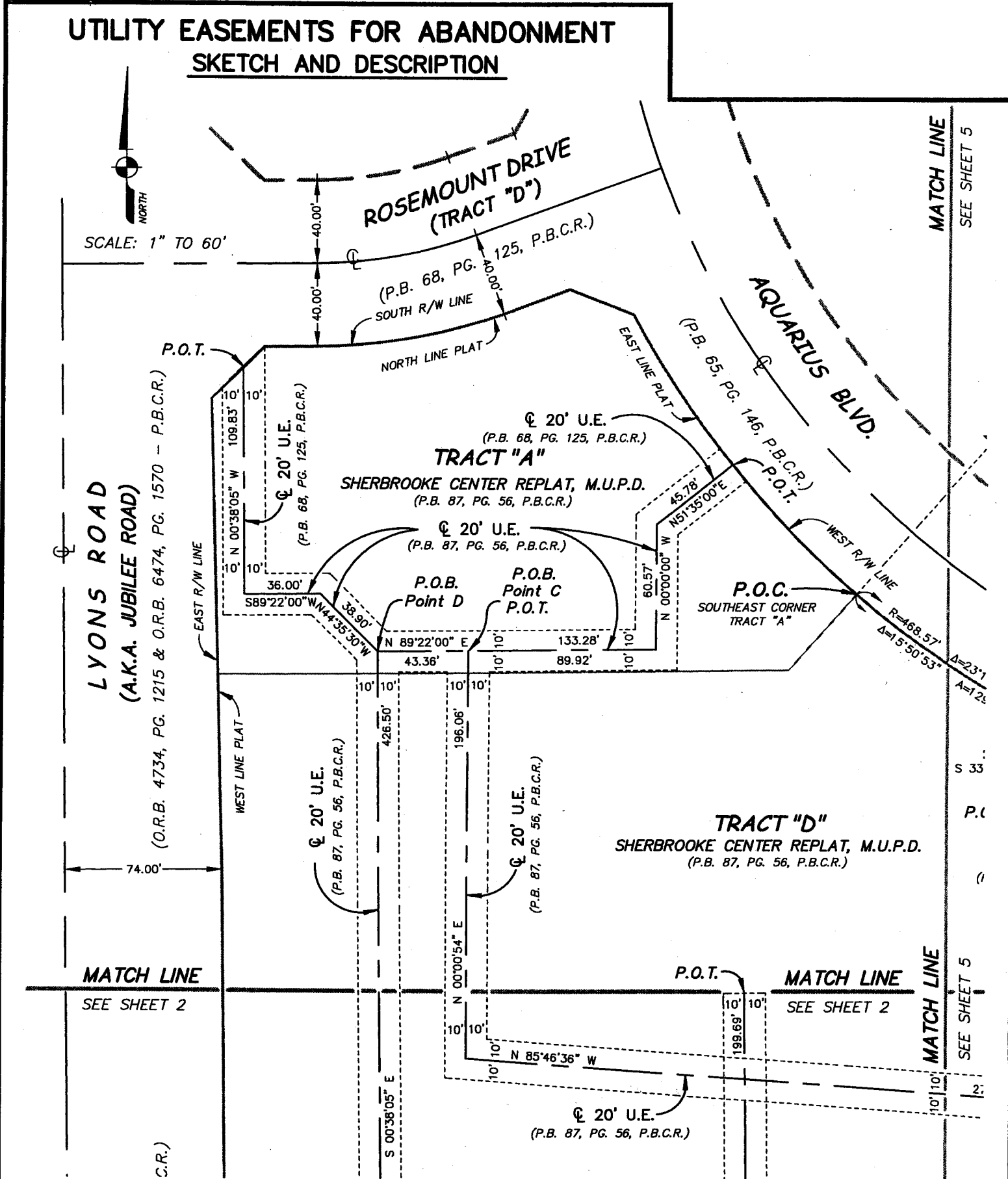
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UTILITY EASEMENTS FOR ABANDONMENT SKETCH AND DESCRIPTION



SCALE: 1" TO 60'



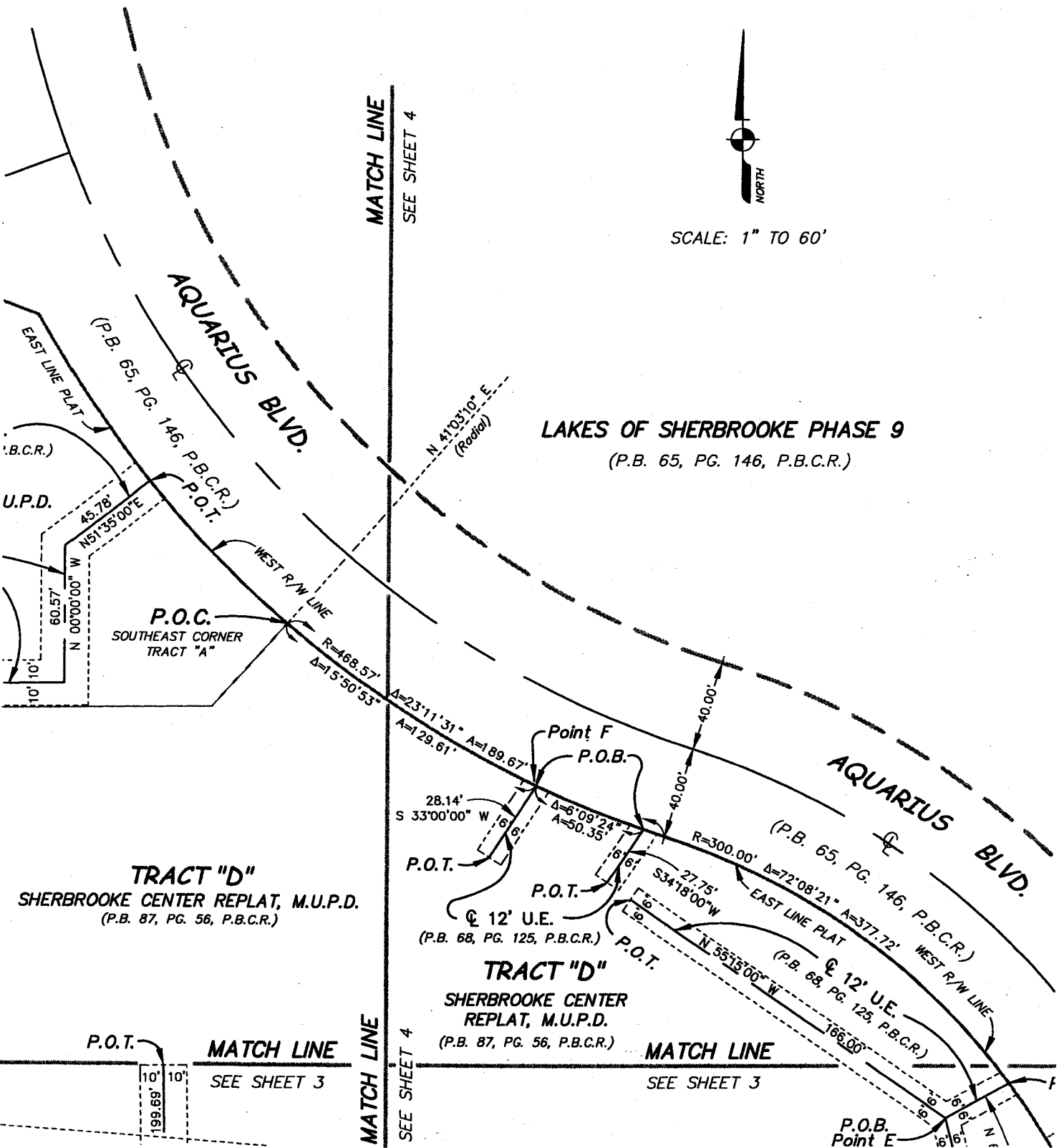
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JOB NO. 6260-17 UE
SCALE: 1" = 60'
DATE: 10-27-06
DRAWN BY: K.M.C.
SHEET: 4 OF: 10

UTILITY EASEMENTS FOR ABANDONMENT SKETCH AND DESCRIPTION



REVISIONS



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SHEET: 5 OF: 10

**UTILITY EASEMENTS FOR ABANDONMENT
SKETCH AND DESCRIPTION**

EXHIBIT "2"

LAND DESCRIPTION (cont.):

TOGETHER WITH:

A 20 foot wide Utility Easement created and dedicated by the plat *SHERBROOKE CENTER REPLAT, M.U.P.D.*, according to the plat thereof as recorded in Plat Book 87, Page 56 of the Public Records of Palm Beach County, Florida being a portion of Tracts "A", "B" and "D" of said plat, and being 10.00 feet on each side of the following described centerline, (the side lines of said easement being extended or shortened to meet at angle points); described as follows:

BEGINNING at the aforementioned Point C; thence South 89°22'00" West, 43.36 feet to a point hereinafter referred to as Point D; thence South 00°38'05" East, 426.50 feet; thence South 89°21'55" West, 74.00 feet to the west line of said plat, being coincident with the east right-of-way line of Lyons Road as described in Official Records Book 4734, Page 1215 and Official Records Book 6474, Page 1570 of said Public Records and the POINT OF TERMINATION.

TOGETHER WITH:

A 20 foot wide Utility Easement created and dedicated by the plat *SHERBROOKE CENTER REPLAT, M.U.P.D.*, according to the plat thereof as recorded in Plat Book 87, Page 56 of the Public Records of Palm Beach County, Florida being a portion of Tract "A" of said plat, and being 10.00 feet on each side of the following described centerline, (the side lines of said easement being extended or shortened to meet at angle points); described as follows:

BEGINNING at the aforementioned Point D; thence North 44°35'30" West, 38.90 feet; thence South 89°22'00" West, 36.00 feet; thence North 00°38'05" West along the centerline of a 20 foot wide Utility Easement created and dedicated by the plat *SHERBROOKE CENTER, P.C.D.*, according to the plat thereof as recorded in Plat Book 68, Page 125 of said Public Records, a distance of 109.83 feet to the north line of said plat, being coincident with the south right-of-way line of Rosemount Drive (Tract "D") as shown on said plat, and the POINT OF TERMINATION.

TOGETHER WITH:

A 12 foot wide Utility Easement created and dedicated by the plat *SHERBROOKE CENTER, P.C.D.*, according to the plat thereof as recorded in Plat Book 68, Page 125 of the Public Records of Palm Beach County, Florida being a portion of Tract "D" of the plat *SHERBROOKE CENTER REPLAT, M.U.P.D.*, according to the plat thereof as recorded in Plat Book 87, Page 56 of said Public Records, and being 6.00 feet on each side of the following described centerline, (the side lines of said easement being extended or shortened to meet at angle points); described as follows:

BEGINNING at the aforementioned Point A; thence North 14°15'15" West, 156.74 feet to a point hereinafter referred to as Point E; thence North 55°15'00" West, 166.00 feet to the POINT OF TERMINATION.

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DRAWN BY: K.M.C.

SHEET: 7 OF: 10

**UTILITY EASEMENTS FOR ABANDONMENT
SKETCH AND DESCRIPTION**

EXHIBIT "2"

LAND DESCRIPTION (cont.):

TOGETHER WITH:

A 12 foot wide Utility Easement created and dedicated by the plat SHERBROOKE CENTER, P.C.D., according to the plat thereof as recorded in Plat Book 68, Page 125 of the Public Records of Palm Beach County, Florida being a portion of Tract "D" of the plat SHERBROOKE CENTER REPLAT, M.U.P.D., according to the plat thereof as recorded in Plat Book 87, Page 56 of said Public Records, and being 6.00 feet on each side of the following described centerline, (the side lines of said easement being extended or shortened to meet at angle points); described as follows:

BEGINNING at the aforementioned Point E; thence North 61°08'00" East, 32.56 feet to the east line of said plat, being coincident with the west right-of-way line of Aquarius Boulevard as shown on said plat and the POINT OF TERMINATION.

TOGETHER WITH:

A 12 foot wide Utility Easement created and dedicated by the plat SHERBROOKE CENTER, P.C.D., according to the plat thereof as recorded in Plat Book 68, Page 125 of the Public Records of Palm Beach County, Florida being a portion of Tract "D" of the plat SHERBROOKE CENTER REPLAT, M.U.P.D., according to the plat thereof as recorded in Plat Book 87, Page 56 of said Public Records, and being 6.00 feet on each side of the following described centerline, (the side lines of said easement being extended or shortened to meet at angle points); described as follows:

COMMENCING at the southeast corner of Tract "A", according to said plat SHERBROOKE CENTER REPLAT, M.U.P.D., being a point on the arc of a curve concave to the northeast (a radial line from said point bears North 41°03'10" East); thence along the west right-of-way line of Aquarius Boulevard (also known as Rosemount Drive) as shown on said plat and southeasterly along the arc of said curve having a radius of 468.57 feet, a central angle of 15°50'53" and an arc distance of 129.61 feet to a point hereinafter referred to as Point F, being the POINT OF BEGINNING; thence South 33°00'00" West, 28.14 feet to the POINT OF TERMINATION.

TOGETHER WITH:

A 12 foot wide Utility Easement created and dedicated by the plat SHERBROOKE CENTER, P.C.D., according to the plat thereof as recorded in Plat Book 68, Page 125 of the Public Records of Palm Beach County, Florida being a portion of Tract "D" of the plat SHERBROOKE CENTER REPLAT, M.U.P.D., according to the plat thereof as recorded in Plat Book 87, Page 56 of said Public Records, and being 6.00 feet on each side of the following described centerline, (the side lines of said easement being extended or shortened to meet at angle points); described as follows:

COMMENCING at the aforementioned Point F; thence continue along the west right-of-way line of Aquarius Boulevard (also known as Rosemount Drive) as shown on said plat and southeasterly along the arc of a curve concave to the northeast having a radius of 468.57 feet, a central angle of 6°09'24" and an arc distance of 50.35 feet to the POINT OF BEGINNING; thence South 34°18'00" West, 27.75 feet to the POINT OF TERMINATION.

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SHEET: 8 OF: 10

**UTILITY EASEMENTS FOR ABANDONMENT
SKETCH AND DESCRIPTION**

EXHIBIT "2"

LAND DESCRIPTION (cont.):

TOGETHER WITH:

A 10 foot wide Utility Easement created and dedicated by the plat SHERBROOKE CENTER REPLAT, M.U.P.D., according to the plat thereof as recorded in Plat Book 87, Page 56 of said Public Records, described as follows:

COMMENCING at the southeast corner of Tract "C", according to said plat SHERBROOKE CENTER REPLAT, M.U.P.D., thence North 85°24'28" West along the south line of said plat, being coincident with the north right-of-way line of Lantana Road (State Road 812) as described in Official Records Book 6452, Page 1590 of said Public Records, a distance of 15.03 feet to the POINT OF BEGINNING; thence along the north line of Tract "E", according to said plat for the following five (5) courses and distances: North 71°31'16" West, 50.00 feet; North 85°24'28" West, 132.96 feet to a point hereinafter referred to as Point G; continue North 85°24'28" West, 51.04 feet; North 88°04'24" West, 95.86 feet; North 44°21'12" West, 14.47 feet; thence along a line 10.00 feet north of and parallel with said north line of Tract "E", for the following three (3) courses and distances: South 88°04'24" East, 106.55 feet; South 85°24'28" East, 185.45 feet; South 71°31'16" East, 51.22 feet; thence South 18°28'44" West, 10.00 feet to the POINT OF BEGINNING.

TOGETHER WITH:

A 20 foot wide Utility Easement created and dedicated by the plat SHERBROOKE CENTER, P.C.D., according to the plat thereof as recorded in Plat Book 68, Page 125 of the Public Records of Palm Beach County, Florida being a portion of Tracts "B" and "D" of the plat SHERBROOKE CENTER REPLAT, M.U.P.D., according to the plat thereof as recorded in Plat Book 87, Page 56 of said Public Records, and being 10.00 feet on each side of the following described centerline, (the side lines of said easement being extended or shortened to meet at angle points); described as follows:

BEGINNING at the aforementioned Point G; thence North 00°38'00" West, 185.86 feet to a point hereinafter referred to as Point H; thence continue North 00°38'00" West, 11.90 feet; thence South 89°22'00" West, 199.00 feet to a point hereinafter referred to as Point I; thence South 84°37'00" West, 68.14 feet; thence South 89°21'55" West, 105.60 feet to the POINT OF TERMINATION.

TOGETHER WITH:

A 20 foot wide Utility Easement created and dedicated by the plat SHERBROOKE CENTER, P.C.D., according to the plat thereof as recorded in Plat Book 68, Page 125 of the Public Records of Palm Beach County, Florida being a portion of Tracts "B" and "D" of the plat SHERBROOKE CENTER REPLAT, M.U.P.D., according to the plat thereof as recorded in Plat Book 87, Page 56 of said Public Records, and being 10.00 feet on each side of the following described centerline, (the side lines of said easement being extended or shortened to meet at angle points); described as follows:

BEGINNING at the aforementioned Point H; thence North 88°22'00" East, 9.00 feet to the POINT OF TERMINATION.

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SHEET: 9 OF: 10

**UTILITY EASEMENTS FOR ABANDONMENT
SKETCH AND DESCRIPTION**

EXHIBIT "2"

LAND DESCRIPTION (cont.):

TOGETHER WITH:

A 20 foot wide Utility Easement created and dedicated by the plat SHERBROOKE CENTER, P.C.D., according to the plat thereof as recorded in Plat Book 68, Page 125 of the Public Records of Palm Beach County, Florida being a portion of Tracts "B" and "D" of the plat SHERBROOKE CENTER REPLAT, M.U.P.D., according to the plat thereof as recorded in Plat Book 87, Page 56 of said Public Records, and being 10.00 feet on each side of the following described centerline, (the side lines of said easement being extended or shortened to meet at angle points); described as follows:

BEGINNING at the aforementioned Point I; thence North 00°38'00" West, 199.69 feet to the POINT OF TERMINATION.

NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to the plat based on the west right-of-way of Aquarius Boulevard having a bearing of North 00°00'00" East.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: A= Arc Distance, Δ= Central Angle, O.R.B.= Official Records Book, P.B.= Plat Book, P.B.C.R.= Palm Beach County Records, PG.= Page, P.O.C.= Point Of Commencement, P.O.B.= Point Of Beginning, P.O.T.= Point Of Termination, R= Radius, R/W= Right-Of-Way, SEC.= Section, S.R.= State Road, U.E.= Utility Easement.

CERTIFICATION:

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 Minimum Technical Standards set forth in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: OCTOBER 27, 2006



KEITH W. CHEE-A-TOW, P.L.S.
Florida Registration No. 5328
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

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