

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY**

Meeting Date: September 11, 2012 [ ] Consent [ ] Regular [ ] Workshop [X] 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 to abandon any public interest in that certain portion of the 50 foot strip for road, dyke and ditch purposes in Blocks 11 & 16, as shown on the plat of Palm Beach Farms Plat No. 3, as recorded in Plat Book 2, Pages 45-54; all of Tract "RW2" of the plat of Wellington View, according to the plat thereof recorded in Plat Book 102, Pages 40-47; and all of Tract "F" of the plat of Dillrun Estates according to the plat thereof recorded in Plat Book 109, Pages 9-10, all of the Public Records of Palm Beach County (County), Florida, also known as a portion of Dillman Road; reserving an ingress and egress easement over the entire area to be abandoned; reserving one utility easement over a portion of the area to be abandoned; executing two utility easements over a portion of the area to be abandoned; and reserving a drainage easement over a portion of the area to be abandoned.

**SUMMARY:** Adoption of this Resolution will allow the County to vacate its interest in that certain portion of Dillman Road to provide consistency with the previous abandonment in 2009 where Dillman Road from east of Montclair Court eastward to Whippoorwill Boulevard was abandoned. This petition site is the portion of Dillman Road from Whippoorwill Boulevard eastward to 150 feet west of Lyons Road.

District 6 (MRE)

**Background and Policy Issues:** The relinquishing of the public's interest within the eastern portion of Dillman Road will provide continuity with the private western portion of Dillman Road. It will also save the County approximately \$5,900 yearly for road maintenance expenditures, thus benefiting the public's best interest. This abandonment will also allow the existing gate and card reader system to remain as installed. An ingress and egress easement will be reserved for all property owners utilizing Dillman Road for access to their property.

(Continued on Page 3)

**Attachments:**

- 1. Location Sketch
- 2. Resolution with Legal Description and Sketch with Exhibits "A," "B," "C," "D" and "E"
- 3. Utility Easements

Recommended by: Joannell Koehn 08/01/2012  
Division Director Date

Approved by: S. J. Webb 8/9/12  
County Engineer Date

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

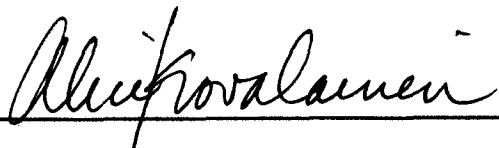
Fiscal Years	2012	2013	2014	2015	2016
Capital Expenditures	\$ -0-	-0-	-0-	-0-	-0-
Operating Costs	(\$5,900)	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
<b>NET FISCAL IMPACT</b>	<b>(\$5,900)</b>	<b>-0-</b>	<b>-0-</b>	<b>-0-</b>	<b>-0-</b>
# ADDITIONAL FTE POSITIONS (Cumulative)					

Is Item Included in Current Budget?                      Yes                          No

Budget Acct No.: Fund 1201 Dept. 360 Unit 2230 Object VAR

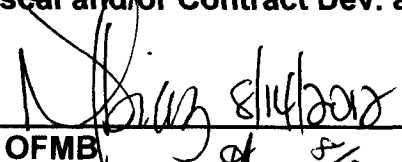
**Recommended Sources of Funds/Summary of Fiscal Impact:**

County Transportation Trust Fund  
Road Section  
Maintenance

C. Departmental Fiscal Review: 

**III. REVIEW COMMENTS**

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

  
OFMB  
8/31/12 8/15/12

Barbara Wheeler 8-17-12  
for Contract Dev. and Control

**B. Approved as to Form and Legal Sufficiency:**

This item complies with current County policies.

 08/20/12  
Assistant County Attorney

**C. Other Department Review:**

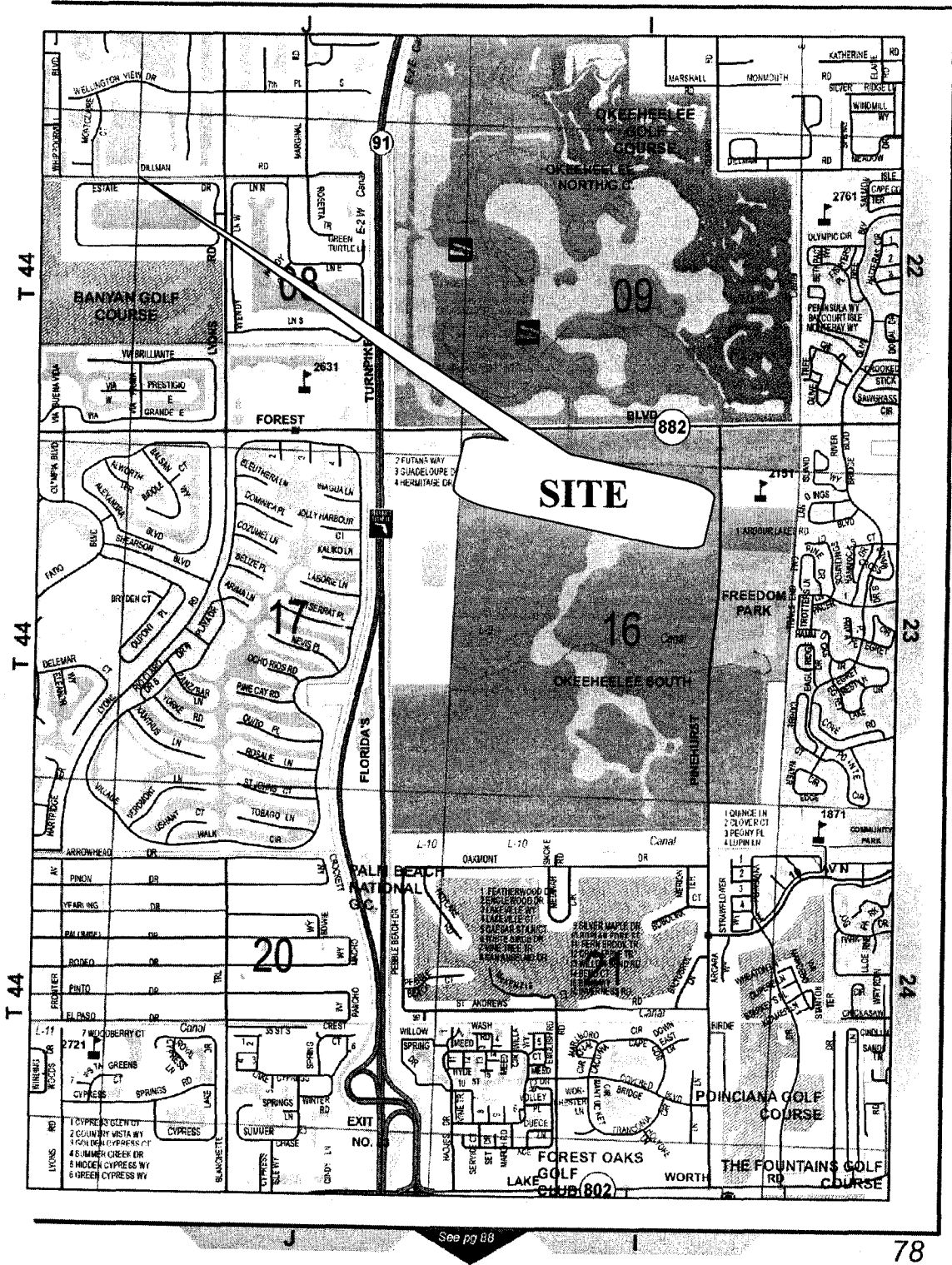
\_\_\_\_\_  
Department Director

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

**Background and Policy Issues:** (Continued from Page 1)

Utilities service providers have no objection to the vacation because replacement easements have been provided and will be recorded simultaneously with the abandonment.

**Privilege Fee Statement:** Since this application is being sponsored by the County Engineer, as provided in Palm Beach County Code Chapter 22. Article III, Road Abandonment and Plat Vacation (Ordinance 2002-034), the privilege fee does not apply.



See pg 88

# LOCATION SKETCH



Dillman Road from Whippoorwill Blvd to 150' west of the C/L of Lyons Rd

N (N.T.S.)

RESOLUTION NO. R-2012-\_\_\_\_\_

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING ANY PUBLIC INTEREST IN THAT CERTAIN PORTION OF THE 50 FOOT STRIP FOR ROAD, DYKE AND DITCH PURPOSES IN BLOCKS 11 & 16, AS SHOWN ON THE PLAT OF PALM BEACH FARMS PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54; ALL OF TRACT "RW2" OF THE PLAT OF WELLINGTON VIEW, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 102, PAGES 40-47; AND ALL OF TRACT "F" OF THE PLAT OF DILLRUN ESTATES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 109, PAGES 9-10, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ALSO KNOWN AS A PORTION OF DILLMAN ROAD; RESERVING AN INGRESS AND EGRESS EASEMENT OVER THE ENTIRE AREA TO BE ABANDONED; RESERVING ONE UTILITY EASEMENT OVER A PORTION OF THE AREA TO BE ABANDONED; EXECUTING TWO UTILITY EASEMENTS OVER A PORTION OF THE AREA TO BE ABANDONED; AND RESERVING A DRAINAGE EASEMENT OVER A PORTION OF THE AREA TO BE ABANDONED.**

**WHEREAS**, the Board of County Commissioners of Palm Beach County, Florida, (Board), pursuant to authority in Section 336.09, Florida Statutes, and as provided in Palm Beach County Code Chapter 22. Article III, Road Abandonment and Plat Vacation (Ordinance No. 2002-034), known as the Palm Beach County Right-of-Way Abandonment and Plat Vacation Ordinance, and the petition of the County Engineer, called a public hearing to be held in the County Commissioners' Chambers, at the Governmental Office Complex, West Palm Beach, Florida, on September 11, 2012, to consider and determine whether or not Palm Beach County (County) would vacate, abandon, discontinue and close, renounce and disclaim any right or interest of the public in and for that portion of Dillman Road as set forth on the sketch and legal description set forth in Exhibit A attached hereto and incorporated herein by reference; and

**WHEREAS**, in accordance with as provided in Palm Beach County Code Chapter 22. Article III, Road Abandonment and Plat Vacation (Ordinance No. 2002-034), notice of the holding of such meeting was duly published in the Palm Beach Post on August 26, 2012; and

**RESOLUTION NO. R-2012\_\_\_\_\_**

**WHEREAS**, the Board is authorized to reserve and declare an ingress and egress easement over, across, on, under and through the entire area to be abandoned as set forth on the sketch and legal description set forth in Exhibit B and incorporated herein by reference for the following parties:

All property owners within the plat of Dillrun Estates

All property owners within the plat of Wellington View

All property owners within the unrecorded plat of Whipoorwhill Lakes

Owner(s) of property with PCN 00-42-43-27-05-010-0281

Owner(s) of property with PCN 00-42-43-27-05-010-0421

Owner(s) of property with PCN 00-42-43-27-05-010-0261

Owner(s) of property with PCN 00-42-43-27-05-010-0270, and;

**WHEREAS**, the Board is authorized to reserve and declare a utility easement over that portion of Dillman Road as set forth on the sketch and legal description set forth in Exhibit C attached hereto and incorporated herein by reference for ingress and egress, construction, operation and maintenance of water and wastewater utilities upon, over and under all of the area to be abandoned as shown in Exhibit C; and

**WHEREAS**, the Board is authorized to reserve and declare a drainage easement over that portion of Dillman Road as set forth on the sketch and legal description set forth in Exhibit D attached hereto and incorporated herein by reference for installation and maintenance as well as conveyance of water; and

**WHEREAS**, the Board has the authority to execute utility easements for FPL and AT&T over a portion of the area being abandoned, as set forth on the sketch and legal description set forth in Exhibit E and incorporated herein by reference; and

**WHEREAS**, the Board did hold said hearing as advertised and determined that such action will not materially interfere with the County Road System and will not deprive any person of a reasonable means of ingress and egress from at least one County, State or Federal highway.

RESOLUTION NO. R-2012-\_\_\_\_\_

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 Board hereby reserves and declares an ingress and egress easement over, across, on, under and through the entire area to be abandoned as set forth on the sketch and legal description set forth in Exhibit B and incorporated herein by reference for the following parties:

All property owners within the plat of Dillrun Estates  
All property owners within the plat of Wellington View  
All property owners within the unrecorded plat of Whippoorwill  
Lakes  
Owner(s) of property with PCN 00-42-43-27-05-010-0281  
Owner(s) of property with PCN 00-42-43-27-05-010-0421  
Owner(s) of property with PCN 00-42-43-27-05-010-0261  
Owner(s) of property with PCN 00-42-43-27-05-010-0270

3. The Board hereby reserves and declares a non-exclusive perpetual utility easement in, over, across, on, under and through a portion of the area to be abandoned, as described in Exhibit C, for water and wastewater utilities. This easement is given for the purpose of permitting the Palm Beach County Water Utilities Department to construct, maintain, replace and operate its facilities within the abandoned area. The utility easement created hereby shall constitute an easement running with the land and shall encumber and burden the abandoned area. The utility easement shall not be extinguished by operation of law, including without limitation, the doctrines of merger or unity of title and shall inure to the benefit of the Palm Beach County Water Utilities Department.
4. The Board hereby reserves and declares a non-exclusive perpetual drainage easement in, over, across, on, under and through a portion of

**RESOLUTION NO. R-2012 \_\_\_\_\_**

the area to be abandoned, as described in Exhibit D, for drainage purposes. This easement is given for the purpose of permitting the Palm Beach County Engineering Department to construct, maintain, replace and operate drainage facilities within the abandoned area. The drainage easement shall not be extinguished by operation of law, including without limitation, the doctrines of merger or unity of title and shall inure to the benefit of the Palm Beach County Engineering Department.

5. The Board is authorized to execute utility easements over a portion of the area to be abandoned for FPL and AT&T.
6. The right-of-way is hereby abandoned and closed as a right-of-way and this Board does hereby renounce and disclaim any right or interest of the Public in and to the right-of-way, more fully described in the legal description and sketch as described as Exhibit A, attached hereto and made a part hereof.
7. 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 as provided in Palm Beach County Code Chapter 22. Article III, Road Abandonment and Plat Vacation (Ordinance 2002-034).



**RESOLUTION NO. R-2012-\_\_\_\_\_**

**III, Road Abandonment and Plat Vacation (Ordinance 2002-034).**

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:

Commissioner Shelley Vana, Chair

Commissioner Steven L. Abrams, Vice Chairman

Commissioner Karen T. Marcus

Commissioner Paulette Burdick

Commissioner Burt Aaronson

Commissioner Jess R. Santamaria

Commissioner Priscilla A. Taylor

\_\_\_\_\_ The Chair thereupon declared the Resolution duly passed and adopted this day of \_\_\_\_\_, 2012.

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

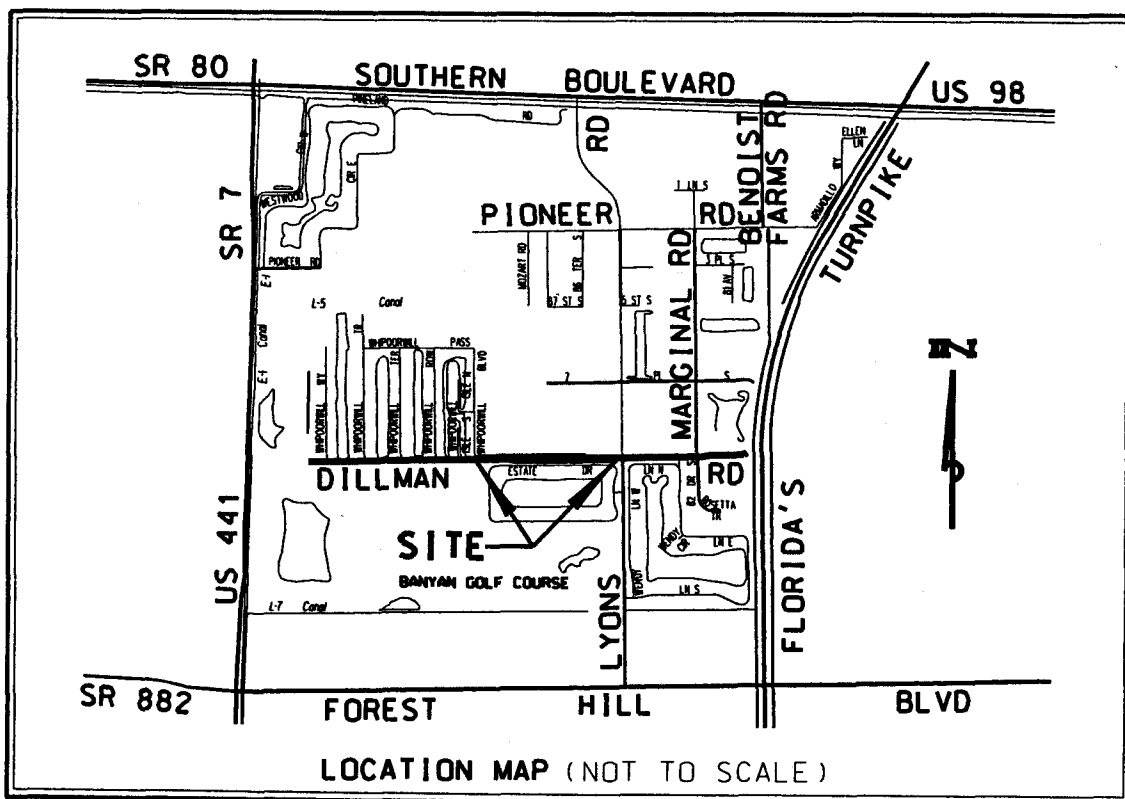
**Sharon R. Bock, Clerk & Comptroller**

BY: \_\_\_\_\_  
Deputy Clerk

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

BY: \_\_\_\_\_  
County Attorney

EXHIBIT "A"



LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE 50 FOOT STRIP FOR ROAD, DYKE AND DITCH PURPOSES IN BLOCKS 11 & 16, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45-54, AND ALL OF TRACT "RW2", OF THE PLAT OF WELLINGTON VIEW, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 102, PAGES 40-47 AND ALL OF TRACT "F" OF THE PLAT OF DILLRUN ESTATES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 109, PAGES 9-10, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 7 AND 8, TOWNSHIP 44 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS:

THE 50 FOOT ROAD, DYKE AND DITCH BOUNDED ON THE WEST BY THE SOUTHERLY EXTENSION OF THE EAST LINE OF TRACT 57, SAID BLOCK 11 AND THE NORTHERLY EXTENSION OF THE EAST LINE OF TRACT 8, SAID BLOCK 16, ON THE NORTH BY THE SOUTH LINE OF TRACTS 58 THROUGH 60, SAID BLOCK 11, ON THE EAST BY THE SOUTHERLY EXTENSION OF THE EAST LINE OF TRACT 60, SAID BLOCK 11 AND THE NORTHERLY EXTENSION OF THE EAST LINE OF TRACT 5, SAID BLOCK 16 AND ON THE SOUTH BY THE NORTH LINE OF TRACT 5 THROUGH 7 SAID BLOCK 16, LESS THE EAST 135.00 FEET THEREOF.

TOGETHER WITH

ALL OF TRACT "RW2", SAID PLAT OF WELLINGTON VIEW

ALSO TOGETHER WITH

ALL OF TRACT "F", SAID PLAT OF DILLRUN ESTATES.


PROJECT NO. 2010050.202  
SHEET 1 OF 4

PROJECT: **DILLMAN ROAD ABANDONMENT**  
WHIPPOORWILL BOULEVARD TO LYONS ROAD  
DESIGN FILE NAME: S-1-10-3151.DGN  
DRAWING NO.: S-1-10-3151

NO.	REVISION	BY	DATE
1	REVISE LENGTH	NJH	10/27/10
2	ADD TRACT 60	NJH	06/02/11

SCALE: 1" = 200'  
APPROVED: N. J. H.  
DRAWN: E. A. O.  
CHECKED: C. W. M.  
DATE: 10/04/10  
FIELD BOOK NO.: N/A

PALM BEACH COUNTY  
ENGINEERING AND PUBLIC WORKS  
**ENGINEERING SERVICES**  
2300 NORTH JOG ROAD  
WEST PALM BEACH, FL 33411



ALSO TOGETHER WITH

THE SOUTH 30.00 FEET OF TRACT 60, SAID BLOCK 11, LESS THE EAST 135 FEET THEREOF.

PARCEL BEING ABANDONED CONTAINS 167,713 SQUARE FEET OR 3.8502 ACRES MORE OR LESS.

SURVEYORS NOTES

BEARINGS ARE BASED ON A GRID (NAD 83, 1990 ADJUSTED) BEARING OF SOUTH 89°01'58" WEST ALONG THE SOUTH LINE OF TRACT RW2, SAID PLAT OF WELLINGTON VIEW (AS SHOWN ON THIS SKETCH) AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

COORDINATES SHOWN ARE GRID

DATUM = NAD 83, 1990 ADJUSTMENT

ZONE = FLORIDA EAST

LINEAR UNITS = US SURVEY FOOT

COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND.

PROJECT SCALE FACTOR = 1.0000223

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

THIS INSTRUMENT PREPARED BY NORMAN J. HOWARD, P.S.M. IN THE OFFICE OF THE COUNTY ENGINEER, VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.

IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*N Howard*

NORMAN J. HOWARD, P.S.M.  
FLORIDA CERTIFICATE #5776

9-2-11

DATE

SECTION 7, TOWNSHIP  
44 SOUTH, RANGE 42 EAST



SCALE: 1" = 200'  
THIS IS NOT A SURVEY

WELLINGTON VIEW  
PLAT BOOK 102,  
PAGES 40-47

WHIPPOORWILL BOULEVARD

TRACT LINE

EAST LINE  
OF TRACT 57,  
BLOCK 11  
(PLAT)

WEST LINE  
OF TRACT 58,  
BLOCK 11  
(PLAT)

DILLRUN ESTATES  
PLAT BOOK 109,  
PAGES 9-10

SOUTH LINE OF TRACT  
58-60, BLOCK 11  
(PLAT)

25'  
25'  
(PLAT)

$N00^{\circ}56'12''W$   
55.25'

TRACT "F"

$S45^{\circ}56'48''E$   
35.70'

PRM 10 N 847194.07  
E 921338.26  
PB 102, PG 40-47  
TRACT "RW2"  
PB 102,  
PG 40-47

$N89^{\circ}01'58''E$  634.75'

$N89^{\circ}01'58''E$  1844.99'

DILLMAN ROAD

$S89^{\circ}01'58''W$  660.02'

$S89^{\circ}01'58''W$  1845.00'

LWDD L-6 CANAL

$N00^{\circ}56'38''W$   
50.00'

50'  
ROAD, DYKE & DITCH  
PB 2, PG 45-54

50'  
ORB 2484,  
PG 943  
50'  
ROAD, DYKE & DITCH  
PB 2, PG 45-54  
ABANDONED PER ORB  
23509, PG 1439

SOUTHERLY EXTENSION  
OF THE EAST LINE OF  
TRACT 57, BLOCK 11 AND  
THE NORTHERLY EXTENSION  
OF THE EAST LINE OF  
TRACT 8, BLOCK 16  
(PLAT)

NORTH LINE OF  
TRACT 5-7, BLOCK 16  
(PLAT)

BANYAN ESTATES  
PB 31, PG 178

EAST LINE OF TRACT 8,  
SAID BLOCK 16

WEST LINE OF TRACT 7,  
SAID BLOCK 16

MATCH LINE (SEE SHEET 4 OF 4)

SECTION 8, TOWNSHIP  
44 SOUTH, RANGE 42 EAST

LEGEND

- (PLAT) = PALM BEACH FARMS COMPANY PLAT  
NO. 3 PLAT BOOK 2, PAGE 45-54
- LWDD = LAKE WORTH DRAINAGE DISTRICT
- ORB = OFFICIAL RECORD BOOK
- R/W = RIGHT OF WAY
- PB = PLAT BOOK
- PG = PAGE



SCALE: 1" = 200'

THIS IS NOT A SURVEY

WELLINGTON VIEW  
PLAT BOOK 102,  
PAGES 40-47

EAST LINE OF  
TRACT 60, BLOCK 11  
(PLAT)

35' PER  
PB 102, PG 40-47

15' PER  
PB 2, PG 45

SOUTH LINE OF TRACT  
58-60, BLOCK 11  
(PLAT)

SOUTH 30' OF TRACT  
60, BLOCK 11, LESS  
THE EAST 135'  
ORB 17555, PG 240

TRACT "RW2" PRM 9 N 847216.36  
PB 102, E 922658.09  
PG 40-47 PB 102, PG 40-47

S00°57'29"E

LESS  
EAST 135'

N89°01'58"E 1844.99'

524.99'  
524.99'

DILLMAN ROAD

S89°01'58"W 1845.00'

LWDD L-6 CANAL

50'  
ORB 2484, S00°57'54"E  
PG 943 80.00'

NORTH LINE OF THE  
TRACT 5-7, BLOCK 16  
(PLAT)

NORTHERLY EXTENSION  
OF THE EAST LINE OF  
TRACT 5, BLOCK 16

BANYAN ESTATES  
PB 31, PG 178

39' PER  
PB 31, PG 178

15' PER  
PB 2, PG 45

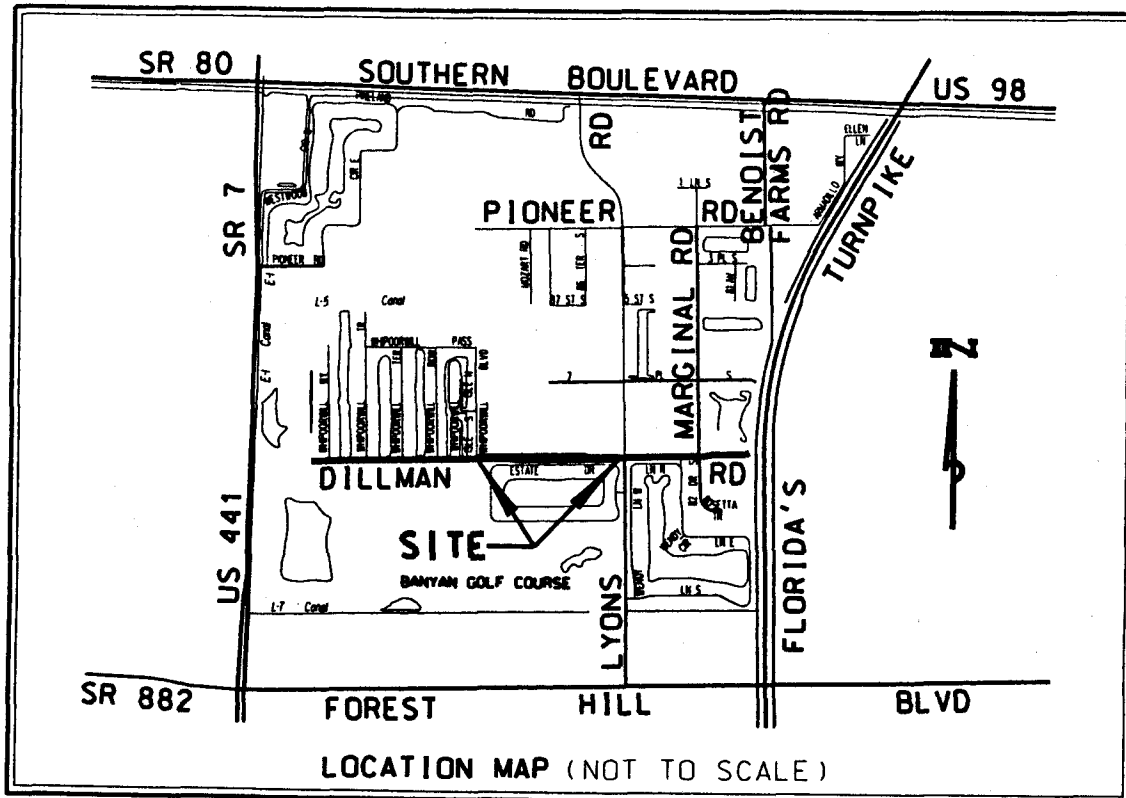
15' PER (PLAT)

EAST LINE OF  
TRACT 5, SAID  
BLOCK 16

MATCH LINE (SEE SHEET 3 OF 4)

TRACT RW  
ROAD  
LYONS

EXHIBIT "B"



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TOGETHER WITH

ALL OF TRACT "RW2", SAID PLAT OF WELLINGTON VIEW

ALSO TOGETHER WITH

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SHEET: 1  
OF: 4  
PROJECT NO.: 2010050.202

PROJECT: **DILLMAN ROAD ABANDONMENT**  
WHIPPOORWILL BOULEVARD TO LYONS ROAD  
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CHECKED: G. W. M.  
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FIELD BOOK NO.: N/A

PALM BEACH COUNTY  
ENGINEERING AND PUBLIC WORKS  
**ENGINEERING SERVICES**  
2300 NORTH JOG ROAD  
WEST PALM BEACH, FL 33411



ALSO TOGETHER WITH

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SURVEYORS NOTES

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COORDINATES SHOWN ARE GRID

DATUM = NAD 83, 1990 ADJUSTMENT

ZONE = FLORIDA EAST

LINEAR UNITS = US SURVEY FOOT

COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND.

PROJECT SCALE FACTOR = 1.0000223


GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

THIS INSTRUMENT PREPARED BY NORMAN J. HOWARD, P.S.M. IN THE OFFICE OF THE COUNTY ENGINEER, VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

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NORMAN J. HOWARD, P.S.M.  
FLORIDA CERTIFICATE #5776

9-2-11  
DATE

SECTION 7, TOWNSHIP  
44 SOUTH, RANGE 42 EAST



SCALE: 1" = 200'  
THIS IS NOT A SURVEY

WHIPPOORWILL BOULEVARD

WELLINGTON VIEW  
PLAT BOOK 102,  
PAGES 40-47

TRACT LINE

EAST LINE  
OF TRACT 57,  
BLOCK 11  
(PLAT)

WEST LINE  
OF TRACT 58,  
BLOCK 11  
(PLAT)

DILLRUN ESTATES  
PLAT BOOK 109,  
PAGES 9-10

SOUTH LINE OF TRACT  
58-60, BLOCK 11  
(PLAT)

25'  
25'  
(PLAT)

$N00^{\circ}56'12''W$   
55.25'

TRACT "F"

PRM 10 N 847194.07  
E 921338.26  
PB 102, PG 40-47  
TRACT "RW2"  
PB 102,  
PG 40-47

$S45^{\circ}56'48''E$   
35.70'

30'

$N89^{\circ}01'58''E$  634.75'

$N89^{\circ}01'58''E$  1844.99'

DILLMAN ROAD

$S89^{\circ}01'58''W$  660.02'

$S89^{\circ}01'58''W$  1845.00'

LWDD L-6 CANAL

$N00^{\circ}56'38''W$   
50.00'

50'

ROAD, DYKE & DITCH  
PB 2, PG 45-54

50'  
ORB 2484,  
PG 943

SOUTHERLY EXTENSION  
OF THE EAST LINE OF  
TRACT 57, BLOCK 11 AND  
THE NORTHERLY EXTENSION  
OF THE EAST LINE OF  
TRACT 8, BLOCK 16  
(PLAT)

NORTH LINE OF  
TRACT 5-7, BLOCK 16  
(PLAT)

50'  
ROAD, DYKE & DITCH  
PB 2, PG 45-54  
ABANDONED PER ORB  
23509, PG 1439

BANYAN ESTATES  
PB 31, PG 178

EAST LINE OF TRACT 8,  
SAID BLOCK 16

WEST LINE OF TRACT 7,  
SAID BLOCK 16

MATCH LINE (SEE SHEET 4 OF 4)



SECTION 8, TOWNSHIP  
44 SOUTH, RANGE 42 EAST

LEGEND

- (PLAT) = PALM BEACH FARMS COMPANY PLAT  
NO. 3 PLAT BOOK 2, PAGE 45-54
- LWDD = LAKE WORTH DRAINAGE DISTRICT
- ORB = OFFICIAL RECORD BOOK
- R/W = RIGHT OF WAY
- PB = PLAT BOOK
- PG = PAGE



SCALE: 1" = 200'

THIS IS NOT A SURVEY

WELLINGTON VIEW  
PLAT BOOK 102,  
PAGES 40-47

EAST LINE OF  
TRACT 60, BLOCK 11  
(PLAT)

35' PER  
PB 102, PG 40-47

15' PER  
PB 2, PG 45

SOUTH LINE OF TRACT  
58-60, BLOCK 11  
(PLAT)

SOUTH 30' OF TRACT  
60, BLOCK 11, LESS  
THE EAST 135'  
ORB 17555, PG 240

TRACT "RW2" PRM 9 N 847216.36  
PB 102, E 922658.09  
PG 40-47 PB 102, PG 40-47

LESS  
EAST 135'

S00°57'29"E

N89°01'58"E 1844.99'

524.99'

524.99'

DILLMAN ROAD

S89°01'58"W 1845.00'

LWDD L-6 CANAL

50'  
ORB 2484,  
PG 943

S00°57'54"E  
80.00'

NORTH LINE OF THE  
TRACT 5-7, BLOCK 16  
(PLAT)

NORTHERLY EXTENSION  
OF THE EAST LINE OF  
TRACT 5, BLOCK 16

BANYAN ESTATES  
PB 31, PG 178

39' PER  
PB 31, PG 178

15' PER  
PB 2, PG 45

15' PER (PLAT)

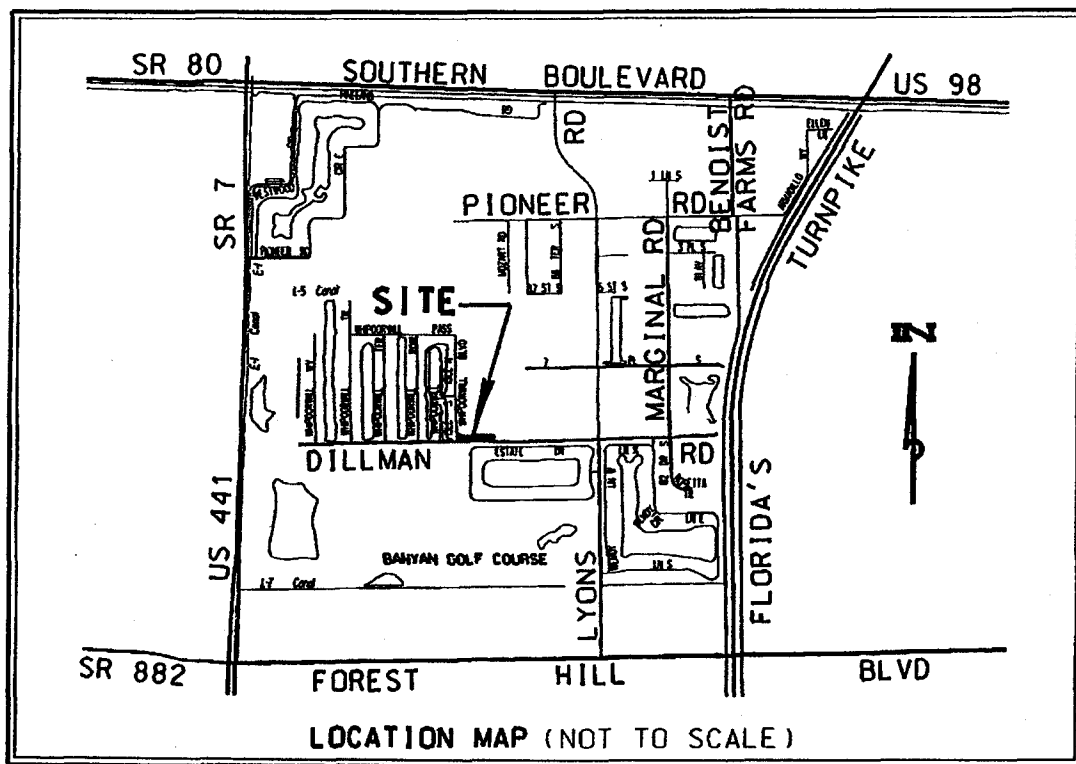
EAST LINE OF  
TRACT 5, SAID  
BLOCK 16

MATCH LINE (SEE SHEET 3 OF 4)

TRACT RW  
ROAD

LYONS

EXHIBIT "C"



LEGAL DESCRIPTION

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES BEING A PORTION OF TRACT "F" OF THE PLAT OF DILLRUN ESTATES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 109, PAGES 9-10, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 44 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS:

THE WEST 535.00 FEET OF TRACT "F", SAID PLAT OF DILLRUN ESTATES, LESS THE SOUTH 17.00 FEET.

TOGETHER WITH

THE WEST 20 FEET OF THE EAST 173.00 FEET OF TRACT "F", SAID PLAT OF DILLRUN ESTATES, LESS THE NORTH 13.00 FEET.


SAID UTILITY EASEMENT CONTAINS 7,614 SQUARE FEET OR 0.1748 ACRES MORE OR LESS.

PROJECT NO. 2010050.202  
SHEET 1  
OF 4

PROJECT: **DILLMAN ROAD  
UTILITY EASEMENT  
WHIPPOORWILL BOULEVARD  
TO LYONS ROAD**  
DESIGN FILE NAME: S-1-11-3247.DGN  
DRAWING NO.: S-1-11-3247

DATE: 8/25/11	NO. 1	REVISION	BY DATE
SCALE: 1" = 200'	APPROVED: N.J.H.	NO. COMMENTS	8/30/11
DESIGNED: E.A.O.	DATE: 8/25/11		
CHECKED: G.W.M.	FIELD BOOK NO. N/A		

PALM BEACH COUNTY  
ENGINEERING AND PUBLIC WORKS  
**ENGINEERING SERVICES**  
2300 NORTH JOG ROAD  
WEST PALM BEACH, FL 33411



SURVEYORS NOTES

BEARINGS ARE BASED ON A GRID (NAD 83, 1990 ADJUSTED) BEARING OF SOUTH 89°01'58" WEST ALONG THE SOUTH LINE OF TRACT RW2, SAID PLAT OF WELLINGTON VIEW (AS SHOWN ON THIS SKETCH) AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

COORDINATES SHOWN ARE GRID

DATUM = NAD 83, 1990 ADJUSTMENT

ZONE = FLORIDA EAST

LINEAR UNITS = US SURVEY FOOT

COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND.

PROJECT SCALE FACTOR = 1.000223

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

THIS INSTRUMENT PREPARED BY NORMAN J. HOWARD, P.S.M. IN THE OFFICE OF THE COUNTY ENGINEER, VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.

IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

  
NORMAN J. HOWARD, P.S.M.  
FLORIDA CERTIFICATE #5776

8-30-11  
DATE



SECTION 7, TOWNSHIP  
44 SOUTH, RANGE 42 EAST

SCALE: 1" = 200'  
THIS IS NOT A SURVEY

WELLINGTON VIEW  
PLAT BOOK 102,  
PAGES 40-47

WHIPPOORWILL BOULEVARD

WEST LINE OF PLAT

NORTH LINE OF  
DILLRUN ESTATES

EAST LINE OF  
DILLRUN ESTATES

WEST LINE OF  
PB 102, PGS 40-47

25'  
25'  
(PLAT)

DILLRUN ESTATES  
PLAT BOOK 109,  
PAGES 9-10

PRM 9 N 847216.36  
E 922658.09  
PB 102, PG 40-47

SOUTH LINE OF  
TRACT "RW2"  
PB 102, PGS 40-47

PRM 10 N 847194.07  
E 921338.26  
PB 102, PG 40-47

TRACT "RW2"  
PB 102,  
PG 40-47

S45°56'48"E  
35.70'

WEST 535.00'  
TRACT "F"

S00°56'38"E

N00°56'12"W  
38.25'

NORTH 13.00'  
OF TRACT "F"  
SEE: DETAIL  
SHEET 4 OF 4  
N89°01'58"E

N89°01'58"E

DILLMAN ROAD  
S89°01'58"W (BEARING BASE)

S89°01'58"W

LWDD L-6 CANAL

TRACT "F"

50'  
ORB 2484,  
PG 943

SOUTHERLY EXTENSION  
OF THE EAST LINE OF  
TRACT 57, BLOCK 11 AND  
THE NORTHERLY EXTENSION  
OF THE EAST LINE OF  
TRACT 8, BLOCK 16  
(PLAT)

50'  
ROAD, DYKE & DITCH  
PB 2, PG 45-54

50'  
ROAD, DYKE & DITCH  
PB 2, PG 45-54  
ABANDONED PER ORB  
23509, PG 1439

NORTH LINE OF  
TRACT 5-7, BLOCK 16  
(PLAT)

BANYAN ESTATES  
PB 31, PG 178

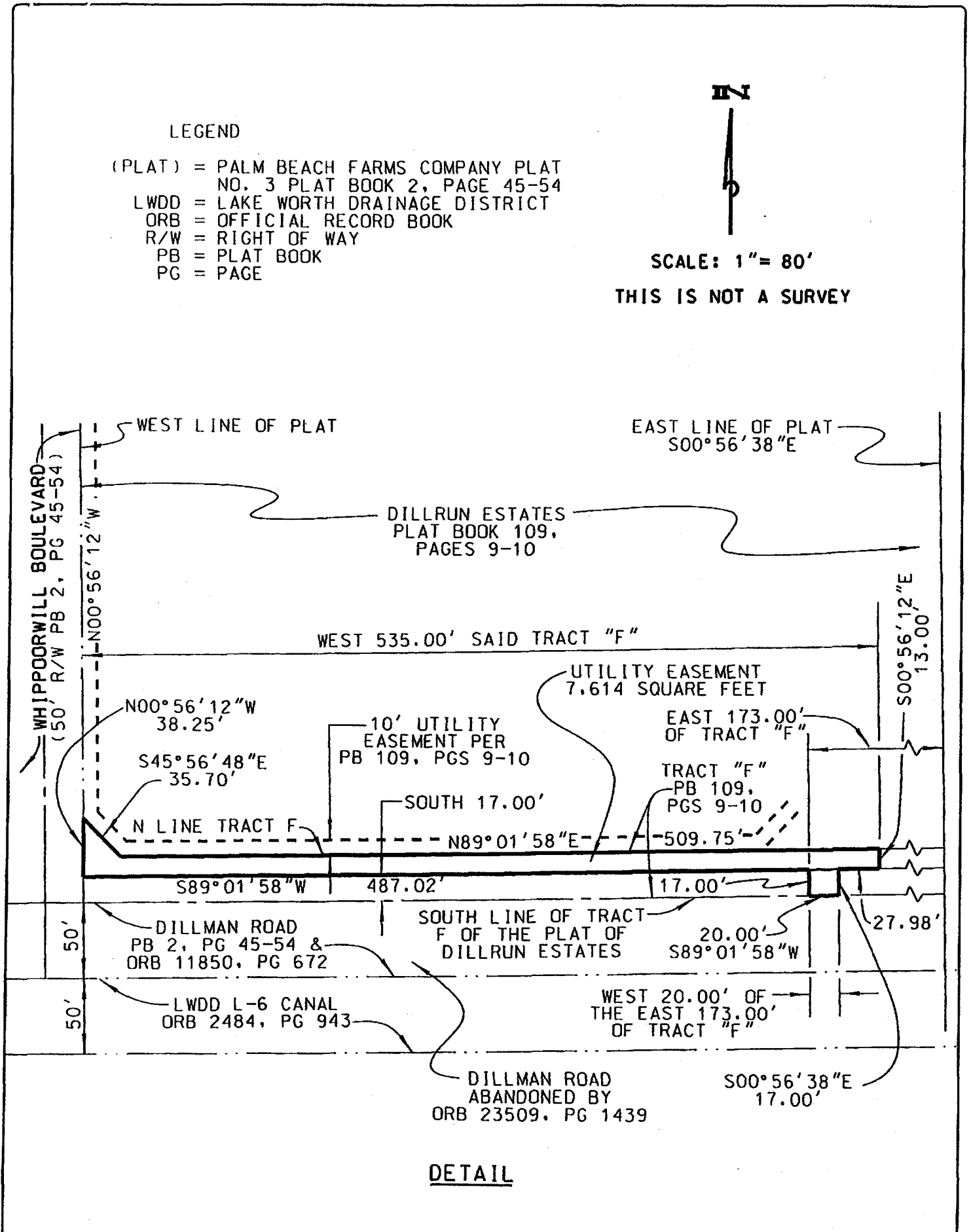
EAST LINE OF TRACT 8,  
SAID BLOCK 16

WEST LINE OF TRACT 7,  
SAID BLOCK 16

LEGEND  
 (PLAT) = PALM BEACH FARMS COMPANY PLAT  
 NO. 3 PLAT BOOK 2, PAGE 45-54  
 LWDD = LAKE WORTH DRAINAGE DISTRICT  
 ORB = OFFICIAL RECORD BOOK  
 R/W = RIGHT OF WAY  
 PB = PLAT BOOK  
 PG = PAGE

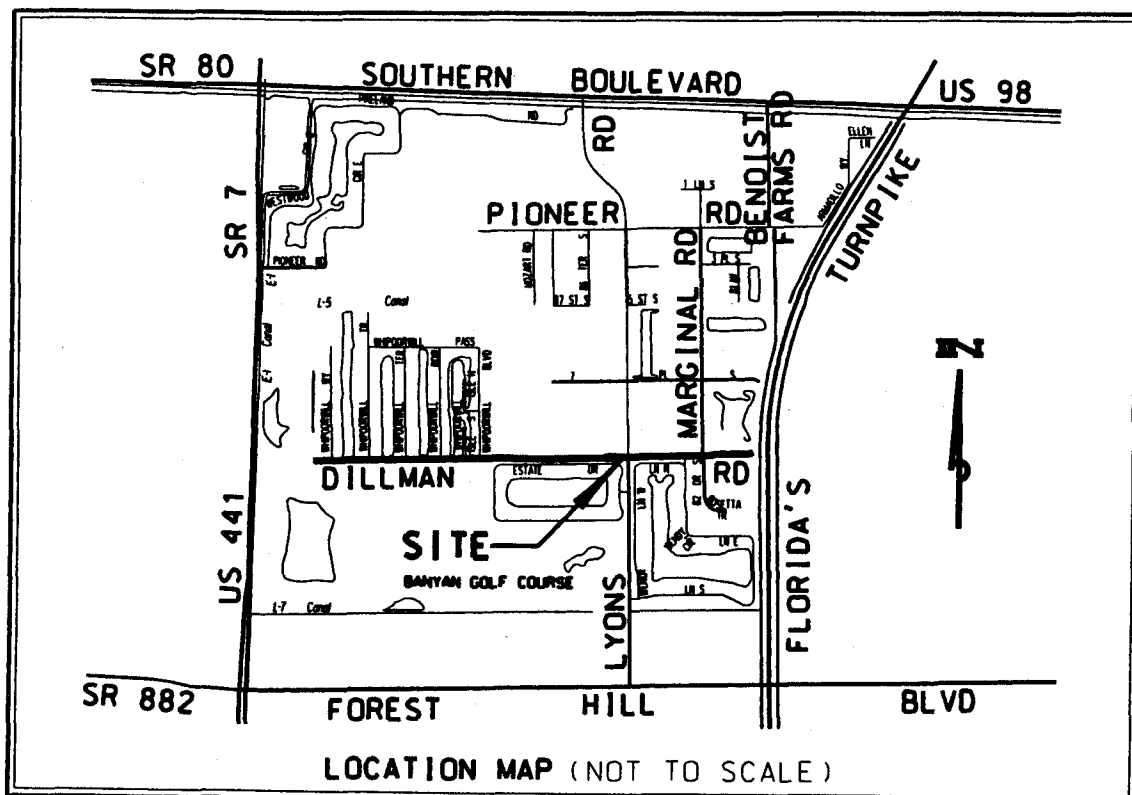


SCALE: 1" = 80'  
 THIS IS NOT A SURVEY



DETAIL

EXHIBIT "D"



LEGAL DESCRIPTION

A PARCEL OF LAND 20.00 FEET IN WIDTH FOR DRAINAGE EASEMENT PURPOSES IN TRACT 60, BLOCK 11, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45-54 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 44 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 148.00 FEET OF THE EAST 283.00 FEET OF THE NORTH 20.00 FEET OF THE SOUTH 30.00 FEET OF SAID TRACT 60, BLOCK 11.

EASEMENT CONTAINS 2,960 SQUARE FEET OR 0.0680 ACRES MORE OR LESS.

PROJECT: <b>DILLMAN ROAD 20' DRAINAGE EASEMENT</b>	DESIGN FILE NAME S-1-12-3269.DGN	DRAWING NO. S-1-12-3269	SCALE: 1" = 200' APPROVED: N.J.H. DRAWN: E.A.O. CHECKED: G.W.M. DATE: 01/05/12 FIELD BOOK NO.: N/A	NO.	REVISION	BY	DATE
	<p><b>PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ENGINEERING SERVICES</b> 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411</p>						
SHEET: 1 OF: 3 PROJECT NO.: 2010050.202							

LEGEND

(PLAT) = PALM BEACH FARMS COMPANY PLAT  
NO. 3 PLAT BOOK 2, PAGE 45-54  
LWDD = LAKE WORTH DRAINAGE DISTRICT  
ORB = OFFICIAL RECORDS BOOK  
D.E. = DRAINAGE EASEMENT  
R/W = RIGHT OF WAY  
C = CENTERLINE  
PB = PLAT BOOK  
PG = PAGE

SURVEYORS NOTES

BEARINGS ARE BASED ON A GRID (NAD 83, 1990 ADJUSTED) BEARING OF SOUTH 89°01'58" WEST ALONG THE SOUTH LINE OF TRACT RW2, SAID PLAT OF WELLINGTON VIEW (AS SHOWN ON THIS SKETCH) AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

COORDINATES SHOWN ARE GRID

DATUM = NAD 83, 1990 ADJUSTMENT

ZONE = FLORIDA EAST

LINEAR UNITS = US SURVEY FOOT

COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND.

PROJECT SCALE FACTOR = 1.0000223

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

THIS INSTRUMENT PREPARED BY NORMAN J. HOWARD, P.S.M. IN THE OFFICE OF THE COUNTY ENGINEER, VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.

IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*N Howard*

NORMAN J. HOWARD, P.S.M.  
FLORIDA CERTIFICATE #5776

1-12-12

DATE

IN



SECTION 8, TOWNSHIP  
44 SOUTH, RANGE 42 EAST

SCALE: 1" = 200'

THIS IS NOT  
A SURVEY

WELLINGTON VIEW  
PLAT BOOK 102, PAGES 40-47

EAST LINE OF  
TRACT 60, BLOCK 11  
(PLAT)

35' PER  
PB 102, PG 40-47

15' PER  
PB 2, PG 45

SOUTH LINE OF TRACT  
58-60, BLOCK 11  
(PLAT)

SOUTH 30' OF TRACT  
60, BLOCK 11 (PLAT)  
ORB 17555, PG 240

PRM 10 N 847194.07  
E 921338.26  
PB 102, PG 40

PRM 9 N 847216.36  
E 922658.09  
PB 102, PG 40-47

20' D.E.  
ORB 16736,  
PG 1296

NORTH  
20.00'

EAST 283.00'

WEST  
148.00'

N89°01'58"E

TRACT RW2/PB 102, PG 40

524.99'

DILLMAN ROAD

S89°01'58"W LWDD L-6 CANAL

525.00'

80'  
30'

50' PB 2, PG 45

SOUTHWEST CORNER  
OF TRACT 60, BLOCK 11  
(PLAT)

S00°57'54"E  
50.00'

NORTH LINE OF  
TRACT 5-7, BLOCK 16  
(PLAT)

BANYAN ESTATES  
PB 31, PG 178

39' PER  
PB 31, PG 178

15' PER  
PB 2, PG 45

15' PER (PLAT)

EAST LINE OF  
TRACT 5, SAID  
BLOCK 16

N00°57'54"W

PB 102, PG 40

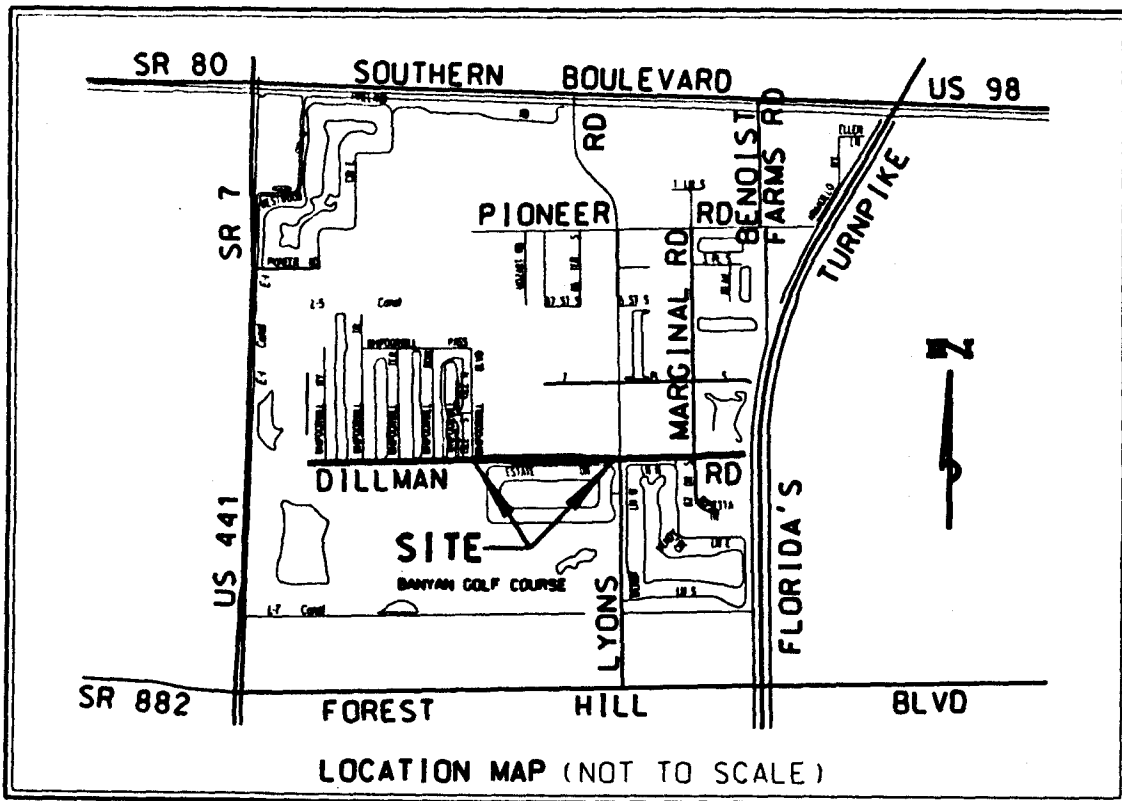
TRACT RW

ROAD

LYONS



EXHIBIT "E"



LEGAL DESCRIPTION

PARCELS OF LAND FOR UTILITY EASEMENT PURPOSES BEING A PORTION OF TRACT 60, BLOCK 11, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45-54, TRACT "RW2" OF THE PLAT OF WELLINGTON VIEW, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 102, PAGES 40-47 AND TRACT "F" OF THE PLAT OF DILLRUN ESTATES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 109, PAGES 9-10, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 7 AND 8, TOWNSHIP 44 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS:

THE NORTH 6.00 FEET OF TRACT "RW2", SAID PLAT OF WELLINGTON VIEW  
TOGETHER WITH

THE NORTH 6.00 FEET OF THE SOUTH 30.00 FEET OF TRACT "F", SAID PLAT OF DILLRUN ESTATES, LESS THE WEST 50.52 FEET THEREOF

ALSO TOGETHER WITH

THE NORTH 6.00 FEET OF THE SOUTH 30.00 FEET OF TRACT 60, SAID BLOCK 11, LESS THE EAST 135 FEET THEREOF.


PROJECT NO. 2010050.202  
SHEET 1 OF 5

PROJECT: **DILLMAN ROAD  
6' & 12'  
UTILITY EASEMENT**  
DESIGN FILE NAME: S-1-10-3154.DGN  
DRAWING NO.: S-1-10-3154

NO.	REVISION	BY	DATE
1	REVISE LENGTH	N.J.H.	10/27/10
2	REVISE EASEMENT	N.J.H.	11/11/11
3	REVISE EASEMENT	N.J.H.	01/05/12

SCALE: 1" = 200'  
APPROVED: N.J.H.  
DRAWN: E.A.O.  
CHECKED: G.W.M.M.  
DATE: 10/06/10  
FIELD BOOK NO.: N/A

**PALM BEACH COUNTY  
ENGINEERING AND PUBLIC WORKS**



**ENGINEERING SERVICES**  
2300 NORTH JOG ROAD  
WEST PALM BEACH, FL 33411

ALSO TOGETHER WITH

A 6.00 FOOT UTILITY EASEMENT LYING 3.00 FEET ON EACH SIDE OF THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "F"; THENCE NORTH  $00^{\circ}56'12''$  WEST ALONG THE WEST LINE OF SAID TRACT "F", A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH  $89^{\circ}01'58''$  EAST ALONG THE CENTERLINE OF A 6.00 FOOT WIDE EASEMENT, A DISTANCE OF 51.08 FEET TO REFERENCE POINT "A"; THENCE CONTINUE NORTH  $89^{\circ}01'58''$  EAST ALONG SAID CENTERLINE, A DISTANCE OF 36.98 FEET TO THE POINT OF TERMINUS

ALSO TOGETHER WITH

A 12.00 FOOT UTILITY EASEMENT LYING 6.00 FEET ON EACH SIDE OF THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH  $14^{\circ}07'16''$  EAST ALONG THE CENTERLINE OF A 12.00 FOOT WIDE EASEMENT, A DISTANCE OF 21.75 FEET TO THE POINT OF TERMINUS (THE SIDELINES OF SAID EASEMENT TERMINATE PARALLEL WITH THE NORTH, SOUTH & WEST LINES SAID TRACT "F").

EASEMENT CONTAINS 15,479 SQUARE FEET OR 0.3553 ACRES MORE OR LESS.

#### SURVEYORS NOTES

BEARINGS ARE BASED ON A GRID (NAD 83, 1990 ADJUSTED) BEARING OF SOUTH  $89^{\circ}01'58''$  WEST ALONG THE SOUTH LINE OF TRACT RW2, SAID PLAT OF WELLINGTON VIEW (AS SHOWN ON THIS SKETCH) AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

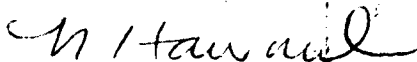
COORDINATES SHOWN ARE GRID  
DATUM = NAD 83, 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNITS = US SURVEY FOOT  
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND.  
PROJECT SCALE FACTOR = 1.0000223  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

THIS INSTRUMENT PREPARED BY NORMAN J. HOWARD, P.S.M. IN THE OFFICE OF THE COUNTY ENGINEER, VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

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I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

  
NORMAN J. HOWARD, P.S.M.  
FLORIDA CERTIFICATE #5776

1-12-12  
DATE

SECTION 7, TOWNSHIP  
44 SOUTH, RANGE 42 EAST



SCALE: 1" = 200'

THIS IS NOT  
A SURVEY

WHIPPOORWILL BOULEVARD

TRACT LINE

WELLINGTON VIEW  
PLAT BOOK 102,  
PAGES 40-47

EAST LINE  
OF TRACT 57,  
BLOCK 11  
(PLAT)

WEST LINE OF  
TRACT 58, BLOCK 11  
(PLAT)

DILLRUN ESTATES  
PLAT BOOK 109,  
PAGES 9-10

SOUTH LINE OF TRACT  
58-60, BLOCK 11  
(PLAT)

25'  
25'  
(PLAT)

NORTH LINE  
OF TRACT "F"

NORTH 6.00'  
OF THE  
SOUTH 30.00'

PRM 10 N 847194.07  
E 921338.26  
PB 102, PG 40-47

SEE DETAIL  
SHEET 5 OF 5

TRACT  
"F"

TRACT "RW2"  
PB 102,  
PG 40-47

POB

N89°01'58"E 609.49'

N89°01'58"E 1319.99'

S89°01'58"W 660.02'

DILLMAN ROAD

1320.00'

LWDD L-6 CANAL

S89°01'58"W

50' POC

N00°56'38"W  
50.00'

NORTH 6.00'  
OF TRACT "RW2"

ORB 2484,  
PG 943

50'  
ROAD, DYKE & DITCH  
PB 2, PG 45-54

50'  
ROAD, DYKE & DITCH  
PB 2, PG 45-54  
ABANDONED PER ORB  
23509, PG 1439

SOUTHERLY EXTENSION  
OF THE EAST LINE OF  
TRACT 57, BLOCK 11 AND  
THE NORTHERLY EXTENSION  
OF THE EAST LINE OF  
TRACT 8, BLOCK 16  
(PLAT)

NORTH LINE OF  
TRACT 5-7, BLOCK 16  
(PLAT)

BANYAN ESTATES  
PB 31, PG 178

EAST LINE OF TRACT 8,  
SAID BLOCK 16

WEST LINE OF TRACT 7,  
SAID BLOCK 16

MATCH LINE (SEE SHEET 4 OF 5)

SECTION 8, TOWNSHIP  
44 SOUTH, RANGE 42 EAST



SCALE: 1" = 200'

THIS IS NOT  
A SURVEY

WELLINGTON VIEW  
PLAT BOOK 102,  
PAGES 40-47

SOUTH LINE OF TRACT  
58-60, BLOCK 11  
(PLAT)

EAST LINE OF  
TRACT 60, BLOCK 11  
(PLAT)

35' PER  
PB 102, PG 40-47

15' PER  
PB 2, PG 45

TRACT "RW2"  
PB 102,  
PG 40-47

PRM 9 N 847216.36  
E 922658.09  
PB 102, PG 40-47

SOUTH 30' OF TRACT  
60, BLOCK 11 PER  
ORB 17555, PG 240

NORTH 6.00'  
OF TRACT  
"RW2"

10' UE & 5' LAE  
PER WELLINGTON  
VIEW, PLAT BOOK  
102, PAGES 40-47

NORTH 6.00'  
OF THE  
SOUTH 30.00'  
LESS  
EAST 135'

N89°01'58"E 1319.99'

524.99'

DILLMAN ROAD  
1320.00'

525.00'

S89°01'58"W

LWDD L-6 CANAL

S00°57'29"E  
30.00'

50'  
ORB 2484,  
PG 943

S00°57'54"E  
50.00'

SOUTHWEST CORNER  
OF TRACT 60, BLOCK 11

NORTH LINE OF  
TRACT 5-7, BLOCK 16  
(PLAT)

NORTHERLY EXTENSION  
OF THE EAST LINE OF  
TRACT 5, BLOCK 16

BANYAN ESTATES  
PB 31, PG 178

39' PER  
PB 31, PG 178

15' PER  
PB 2, PG 45

15' PER (PLAT)

EAST LINE OF  
TRACT 5, SAID  
BLOCK 16

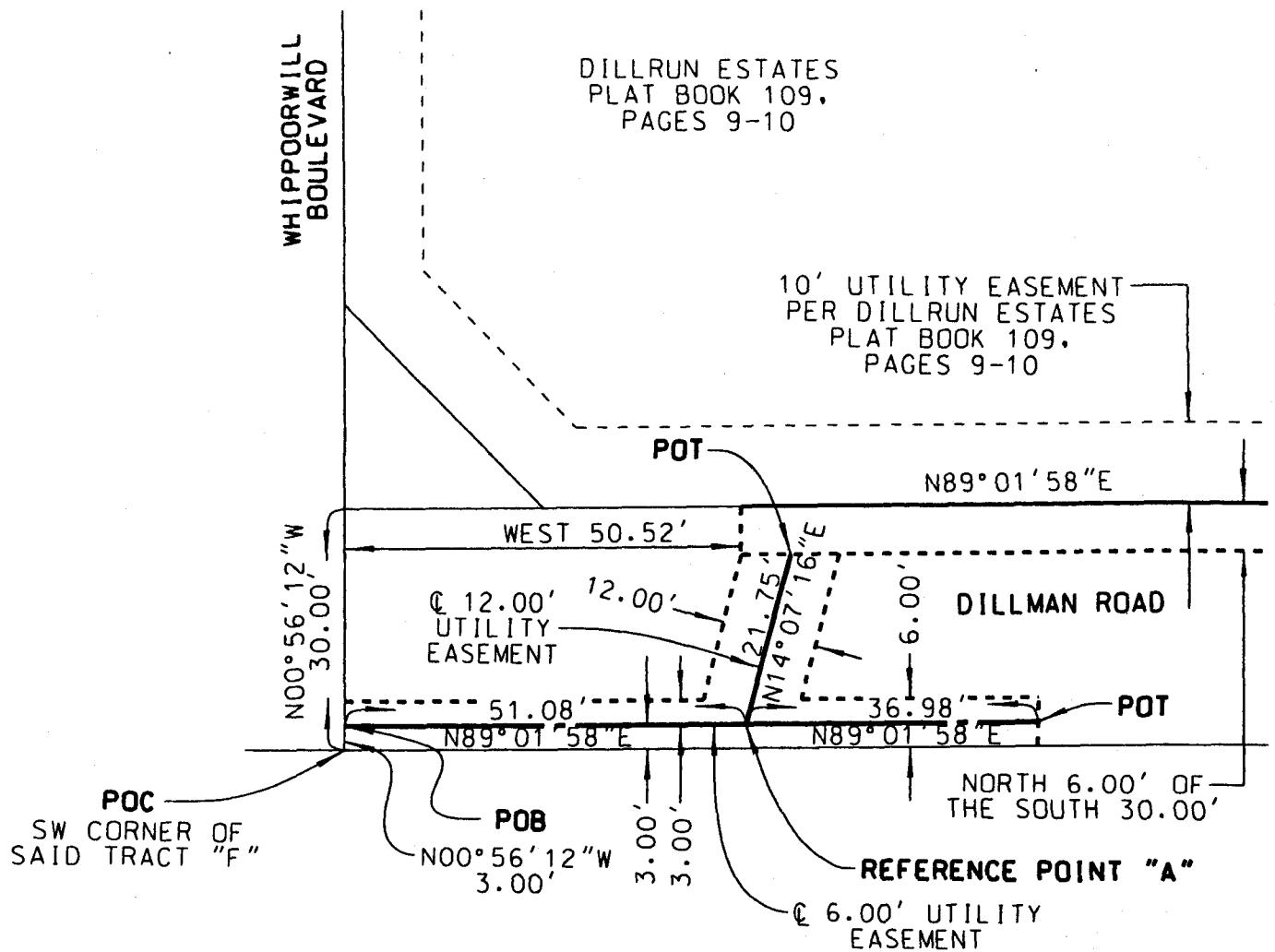
MATCH LINE (SEE SHEET 3 OF 5)

TRACT RW  
ROAD

LYONS  
ROAD

SECTION 7, TOWNSHIP  
44 SOUTH, RANGE 42 EAST

DILLRUN ESTATES  
PLAT BOOK 109,  
PAGES 9-10



DETAIL  
NOT TO SCALE

LEGEND

- (PLAT) = PALM BEACH FARMS COMPANY PLAT NO. 3 PLAT BOOK 2, PAGE 45-54
- LWDD = LAKE WORTH DRAINAGE DISTRICT
- ORB = OFFICIAL RECORDS BOOK
- LAE = LIMITED ACCESS EASEMENT
- UE = UTILITY EASEMENT
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- POT = POINT OF TERMINUS
- R/W = RIGHT OF WAY
- C = CENTERLINE
- PB = PLAT BOOK
- PG = PAGE



Return to:  
Palm Beach County Land Development Division  
P.O. Box 21229 Attn: Maureen Barber  
West Palm Beach, Florida 33416-1229

### UTILITY EASEMENT

**THIS EASEMENT** is made, granted and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2012, by Palm Beach County Board of County Commissioners (hereinafter referred to as "Grantor"), whose address is 301 South Olive Avenue, West Palm Beach, Florida, to Florida Power & Light Company (hereinafter referred to as "Grantee").

### WITNESSETH

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to the Grantee, its licensees, agents, successors, and assigns, an easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as, the size of and remove such facilities or any of them within an easement 6 feet and 12 feet in width described in **EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF**. Together with the right to permit any other person, firm or corporation to attach wires to any facilities hereunder and lay cable and conduit within the easement and to operate the same for communications purposes; the right of ingress and egress to said premises at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the easement area; to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the easement area which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the land heretofore described, over, along, under and across the roads, streets or highways adjoining or through said property.

Grantor hereby covenants with Grantee that it is lawfully seized and in possession of the real property herein described. The County desires that such easement not be extinguished by the doctrines of merger or unity of title and remain valid and in effect upon a subsequent conveyance of the Property by County.

**IN WITNESS WHEREOF**, the Grantor has hereunto set its hand and affixed its seal as of the date first above written.

ATTEST:  
SHARON R. BOCK, CLERK & COMPTROLLER

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

BY: \_\_\_\_\_  
Clerk & Comptroller (or Deputy Clerk)

BY: \_\_\_\_\_  
Shelley Vana, Chair

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

This instrument prepared by:  
Marlene R. Everitt, Assistant County Attorney  
Palm Beach County  
P.O. Box 21229  
West Palm Beach, FL 33416

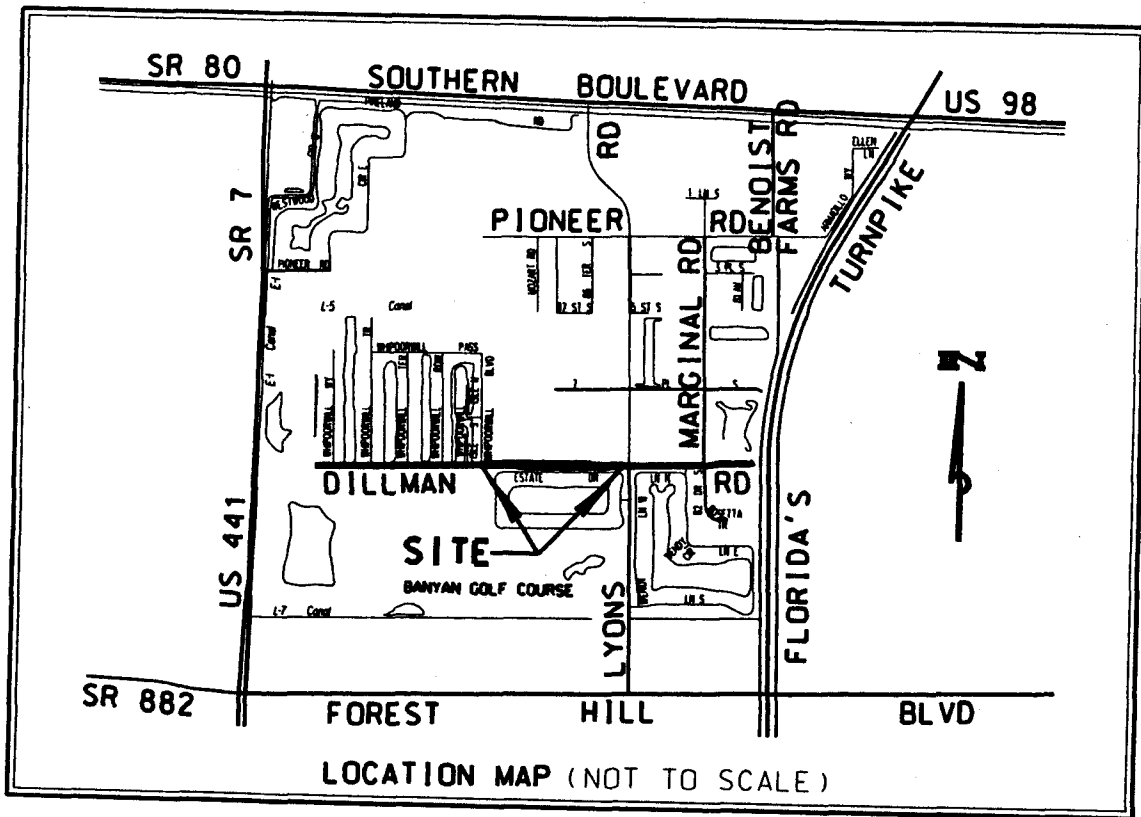
BY: \_\_\_\_\_  
Assistant County Attorney

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012 by \_\_\_\_\_ Chair, Board of County Commissioners, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.

\_\_\_\_\_  
Typed name of Acknowledger  
Deputy Clerk

EXHIBIT "A"



LEGAL DESCRIPTION

PARCELS OF LAND FOR UTILITY EASEMENT PURPOSES BEING A PORTION OF TRACT 60, BLOCK 11, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45-54, TRACT "RW2" OF THE PLAT OF WELLINGTON VIEW, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 102, PAGES 40-47 AND TRACT "F" OF THE PLAT OF DILLRUN ESTATES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 109, PAGES 9-10, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 7 AND 8, TOWNSHIP 44 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS:

THE NORTH 6.00 FEET OF TRACT "RW2", SAID PLAT OF WELLINGTON VIEW TOGETHER WITH

THE NORTH 6.00 FEET OF THE SOUTH 30.00 FEET OF TRACT "F", SAID PLAT OF DILLRUN ESTATES, LESS THE WEST 50.52 FEET THEREOF

ALSO TOGETHER WITH

THE NORTH 6.00 FEET OF THE SOUTH 30.00 FEET OF TRACT 60, SAID BLOCK 11, LESS THE EAST 135 FEET THEREOF.


PROJECT NO. 2010050.202  
SHEET: 1  
OF 5

PROJECT: **DILLMAN ROAD  
6' & 12'  
UTILITY EASEMENT**  
DESIGN FILE NAME: S-1-10-3154.DGN  
DRAWING NO.: S-1-10-3154

NO.	REVISION	BY	DATE
1	REVISE LENGTH	N.J.H.	10/27/10
2	REVISE EASEMENT	N.J.H.	11/23/11
3	REVISE EASEMENT	N.J.H.	01/05/12

SCALE: 1" = 200'  
APPROVED: N.J.H.  
DRAWN: E.A.O.  
CHECKED: G.W.M.  
DATE: 10/06/10  
FIELD BOOK NO.: N/A

PALM BEACH COUNTY  
ENGINEERING AND PUBLIC WORKS  
ENGINEERING SERVICES  
2300 NORTH JOG ROAD  
WEST PALM BEACH, FL 33411



ALSO TOGETHER WITH

A 6.00 FOOT UTILITY EASEMENT LYING 3.00 FEET ON EACH SIDE OF THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "F"; THENCE NORTH  $00^{\circ}56'12''$  WEST ALONG THE WEST LINE OF SAID TRACT "F", A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH  $89^{\circ}01'58''$  EAST ALONG THE CENTERLINE OF A 6.00 FOOT WIDE EASEMENT, A DISTANCE OF 51.08 FEET TO REFERENCE POINT "A"; THENCE CONTINUE NORTH  $89^{\circ}01'58''$  EAST ALONG SAID CENTERLINE, A DISTANCE OF 36.98 FEET TO THE POINT OF TERMINUS

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EASEMENT CONTAINS 15.479 SQUARE FEET OR 0.3553 ACRES MORE OR LESS.

#### SURVEYORS NOTES

BEARINGS ARE BASED ON A GRID (NAD 83, 1990 ADJUSTED) BEARING OF SOUTH  $89^{\circ}01'58''$  WEST ALONG THE SOUTH LINE OF TRACT RW2, SAID PLAT OF WELLINGTON VIEW (AS SHOWN ON THIS SKETCH) AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

COORDINATES SHOWN ARE GRID  
DATUM = NAD 83, 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNITS = US SURVEY FOOT  
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND.  
PROJECT SCALE FACTOR = 1.0000223  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

THIS INSTRUMENT PREPARED BY NORMAN J. HOWARD, P.S.M. IN THE OFFICE OF THE COUNTY ENGINEER, VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.

IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*N. Howard*  
NORMAN J. HOWARD, P.S.M.  
FLORIDA CERTIFICATE #5776

1-12-12  
DATE



SECTION 7. TOWNSHIP  
44 SOUTH, RANGE 42 EAST

IN



SCALE: 1" = 200'

THIS IS NOT  
A SURVEY

WHIPPOORWILL — BOULEVARD

TRACT LINE

WELLINGTON VIEW  
PLAT BOOK 102,  
PAGES 40-47

EAST LINE  
OF TRACT 57,  
BLOCK 11  
(PLAT)

WEST LINE OF  
TRACT 58, BLOCK 11  
(PLAT)

DILLRUN ESTATES  
PLAT BOOK 109,  
PAGES 9-10

SOUTH LINE OF TRACT  
58-60, BLOCK 11  
(PLAT)

25'  
25'  
(PLAT)

NORTH LINE  
OF TRACT "F"

NORTH 6.00'  
OF THE  
SOUTH 30.00'

PRM 10 N 847194.07  
E 921338.26  
PB 102, PG 40-47

TRACT "RW2"  
PB 102,  
PG 40-47

SEE DETAIL  
SHEET 5 OF 5

TRACT  
"F"

N89°01'58"E 1319.99'

POB

N89°01'58"E 609.49'

DILLMAN ROAD

S89°01'58"W 660.02'

1320.00'

LWDD L-6 CANAL

S89°01'58"W

POC

N00°56'38"W  
50.00'

NORTH 6.00'  
OF TRACT "RW2"

50'  
ORB 2484,  
PG 943

50'  
ROAD, DYKE & DITCH  
PB 2, PG 45-54

50'  
ROAD, DYKE & DITCH  
PB 2, PG 45-54  
ABANDONED PER ORB  
23509, PG 1439

SOUTHERLY EXTENSION  
OF THE EAST LINE OF  
TRACT 57, BLOCK 11 AND  
THE NORTHERLY EXTENSION  
OF THE EAST LINE OF  
TRACT 8, BLOCK 16  
(PLAT)

NORTH LINE OF  
TRACT 5-7, BLOCK 16  
(PLAT)

BANYAN ESTATES  
PB 31, PG 178

EAST LINE OF TRACT 8,  
SAID BLOCK 16

WEST LINE OF TRACT 7,  
SAID BLOCK 16

MATCH LINE (SEE SHEET 4 OF 5)

SECTION 8, TOWNSHIP  
44 SOUTH, RANGE 42 EAST



SCALE: 1" = 200'

THIS IS NOT  
A SURVEY

MATCH LINE (SEE SHEET 3 OF 5)

WELLINGTON VIEW  
PLAT BOOK 102,  
PAGES 40-47

EAST LINE OF  
TRACT 60, BLOCK 11  
(PLAT)

35' PER  
PB 102, PG 40-47

15' PER  
PB 2, PG 45

SOUTH LINE OF TRACT  
58-60, BLOCK 11  
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TRACT "RW2"  
PB 102,  
PG 40-47

PRM 9 N 847216.36  
E 922658.09  
PB 102, PG 40-47

SOUTH 30' OF TRACT  
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ORB 17555, PG 240

10' UE & 5' LAE  
PER WELLINGTON  
VIEW, PLAT BOOK  
102, PAGES 40-47

NORTH 6.00'  
OF THE  
SOUTH 30.00'  
LESS  
EAST 135'

NORTH 6.00'  
OF TRACT  
"RW2"

N89°01'58"E 1319.99'

524.99'

DILLMAN ROAD  
1320.00'

525.00'

S89°01'58"W

LWDD L-6 CANAL

S00°57'29"E  
30.00'

50'  
ORB 2484,  
PG 943

S00°57'54"E  
50.00'

SOUTHWEST CORNER  
OF TRACT 60, BLOCK 11

NORTHERLY EXTENSION  
OF THE EAST LINE OF  
TRACT 5, BLOCK 16

NORTH LINE OF  
TRACT 5-7, BLOCK 16  
(PLAT)

BANYAN ESTATES  
PB 31, PG 178

39' PER  
PB 31, PG 178

15' PER  
PB 2, PG 45

15' PER (PLAT)

EAST LINE OF  
TRACT 5, SAID  
BLOCK 16

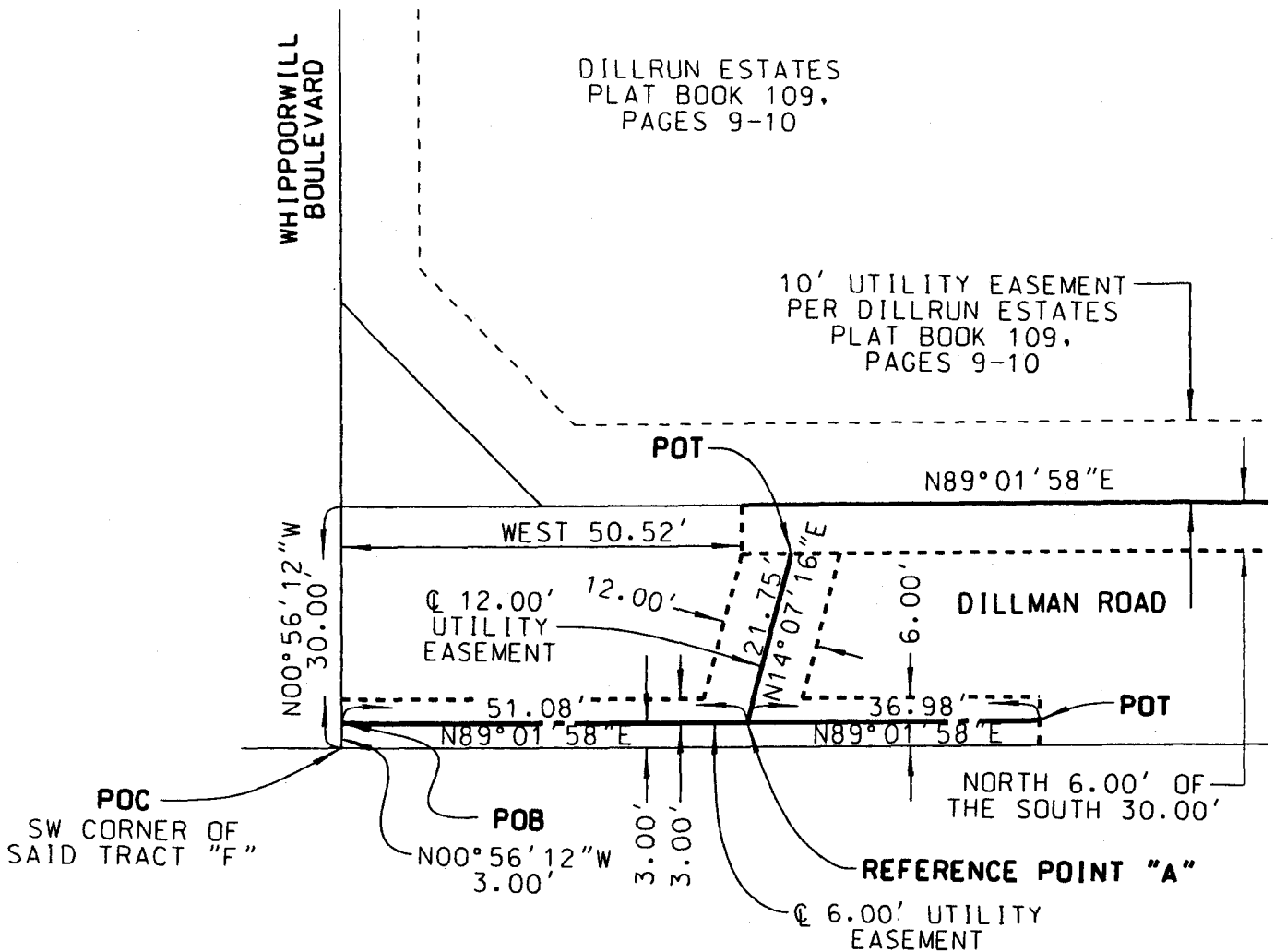
TRACT RW  
ROAD

LYONS  
ROAD

SECTION 7, TOWNSHIP  
44 SOUTH, RANGE 42 EAST

DILLRUN ESTATES  
PLAT BOOK 109,  
PAGES 9-10

10' UTILITY EASEMENT  
PER DILLRUN ESTATES  
PLAT BOOK 109,  
PAGES 9-10



DETAIL  
NOT TO SCALE

LEGEND

- (PLAT) = PALM BEACH FARMS COMPANY PLAT  
NO. 3 PLAT BOOK 2, PAGE 45-54
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- POB = POINT OF BEGINNING
- POT = POINT OF TERMINUS
- R/W = RIGHT OF WAY
- C = CENTERLINE
- PB = PLAT BOOK
- PG = PAGE



Return to:  
Palm Beach County Land Development Division  
P.O. Box 21229 Attn: Maureen Barber  
West Palm Beach, Florida 33416-1229

### UTILITY EASEMENT

**THIS EASEMENT** is made, granted and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2012, by Palm Beach County Board of County Commissioners (hereinafter referred to as "Grantor"), whose address is 301 South Olive Avenue, West Palm Beach, Florida, to BellSouth Telecommunications, Inc. d/b/a/ AT&T Florida (hereinafter referred to as "Grantee").

### WITNESSETH

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to the Grantee, its successors and assigns, an easement to construct, operate, maintain, add, and/or remove such systems of communications (including broadcast), facilities, standby generators and associated fuel supply systems as a means of providing uninterrupted service during commercial power outages, and related items as the Grantee may from time to time deem necessary in the conduct of its business upon, over, and under a portion of the land described in **EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF**. The following rights are also granted: the exclusive right to allow any other person, firm, or corporation to attach wires or lay cable or conduit or other appurtenances upon, over, and under said easement for communications (including broadcast) or electric power transmission or distribution; ingress to and egress from said easement at all times; the right, but not the obligation, to clear the easement and keep it cleared of all trees, undergrowth, or other obstructions; the right, but not the obligation, to trim and cut and keep trimmed and cut all dead, weak, leaning, or dangerous trees or limbs outside the easement which might interfere with or fall upon the lines or systems of communication of power transmission or distribution; the right to relocate said facilities, systems of communications, or related services on said lands to conform to any future highway relocation, widening, or improvements; the right to test and maintain generators and associated equipment; and the right to allow any other person, firm, or corporation to provide for fuel/energy distribution to equipment placed on the site. This is a nonexclusive easement and is subject to minimizing disruption of and restoration of road and drainage facilities by Grantee.

Grantor hereby covenants with Grantee that it is lawfully seized and in possession of the real property herein described. The County desires that such easement not be extinguished by the doctrines of merger or unity of title and remain valid and in effect upon a subsequent conveyance of the Property by County.

**IN WITNESS WHEREOF**, the Grantor has hereunto set its hand and affixed its seal as of the date first above written.

ATTEST:  
SHARON R. BOCK, CLERK & COMPTROLLER

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

BY: \_\_\_\_\_  
Clerk & Comptroller (or Deputy Clerk)

BY: \_\_\_\_\_  
Shelley Vana, Chair

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

This instrument prepared by:  
Marlene R. Everitt, Assistant County Attorney  
Palm Beach County  
P.O. Box 21229  
West Palm Beach, FL 33416

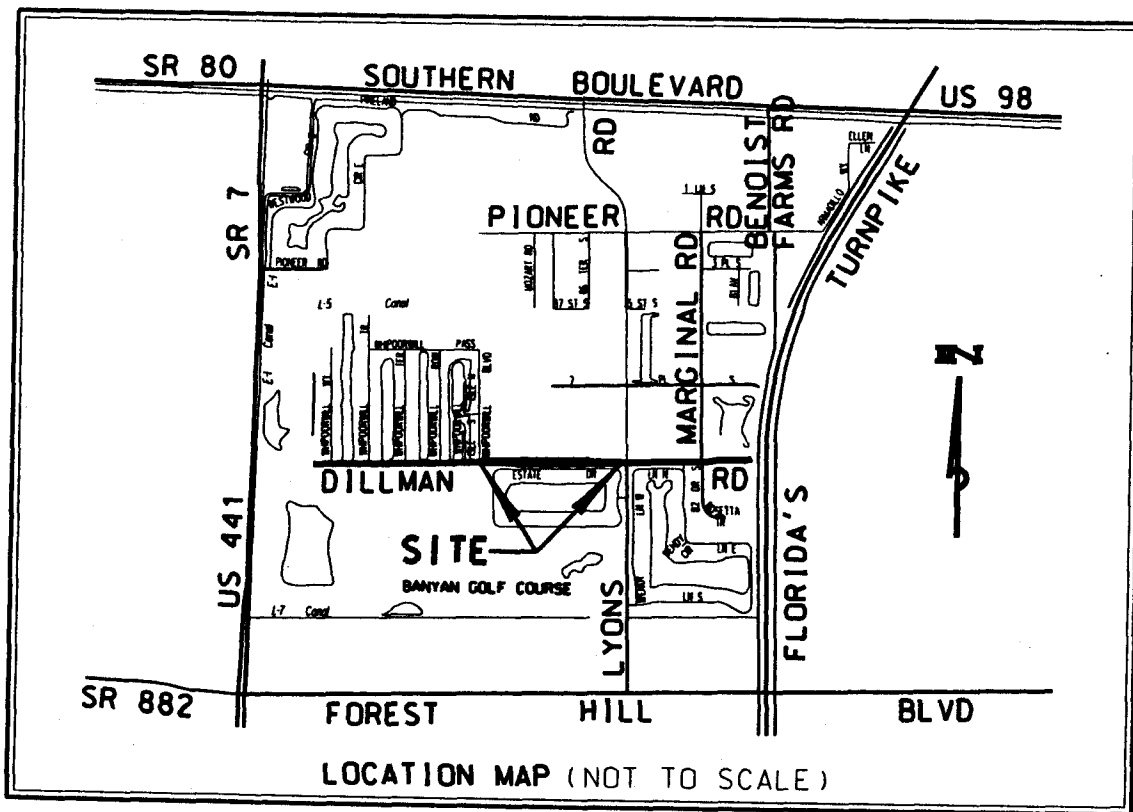
BY: \_\_\_\_\_  
Assistant County Attorney

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2012 by \_\_\_\_\_ Chair, Board of County Commissioners, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.

\_\_\_\_\_  
Typed name of Acknowledger  
Deputy Clerk

EXHIBIT "A"



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SHEET: 1  
 OF: 5  
 PROJECT NO.: 2010050.202

PROJECT:  
**DILLMAN ROAD  
 6' & 12'  
 UTILITY EASEMENT**  
 DESIGN FILE NAME: S-1-10-3154.DGN  
 DRAWING NO.: S-1-10-3154

NO.	REVISION	BY	DATE
1	REVISE LENGTH	NJH	10/27/10
2	REVISE EASEMENT	NJH	11/23/11
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SCALE: 1" = 200'  
 APPROVED: N.J.H.  
 DRAWN: E.A.O.  
 CHECKED: G.W.M.  
 DATE: 10/06/10  
 FIELD BOOK NO.: N/A

**PALM BEACH COUNTY  
 ENGINEERING AND PUBLIC WORKS**  
**ENGINEERING SERVICES**  
 2300 NORTH JOG ROAD  
 WEST PALM BEACH, FL 33411

ALSO TOGETHER WITH

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NORMAN J. HOWARD, P.S.M.  
FLORIDA CERTIFICATE #5776

1-12-12  
DATE

SECTION 7, TOWNSHIP  
44 SOUTH, RANGE 42 EAST

IN



SCALE: 1" = 200'

THIS IS NOT  
A SURVEY

WHIPPOORWILL BOULEVARD

TRACT LINE

WELLINGTON VIEW  
PLAT BOOK 102,  
PAGES 40-47

EAST LINE  
OF TRACT 57,  
BLOCK 11  
(PLAT)

WEST LINE OF  
TRACT 58, BLOCK 11  
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DILLRUN ESTATES  
PLAT BOOK 109,  
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SOUTH LINE OF TRACT  
58-60, BLOCK 11  
(PLAT)

25'  
25'  
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TRACT "RW2"  
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SEE DETAIL  
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LWDD L-6 CANAL

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NORTH 6.00'  
OF TRACT "RW2"

POC

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ORB 2484,  
PG 943

50'  
ROAD, DYKE & DITCH  
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NORTH LINE OF  
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50'  
ROAD, DYKE & DITCH  
PB 2, PG 45-54  
ABANDONED PER ORB  
23509, PG 1439

BANYAN ESTATES  
PB 31, PG 178

EAST LINE OF TRACT 8,  
SAID BLOCK 16

WEST LINE OF TRACT 7,  
SAID BLOCK 16

MATCH LINE (SEE SHEET 4 OF 5)

IN



SECTION 8, TOWNSHIP  
44 SOUTH, RANGE 42 EAST

SCALE: 1" = 200'

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39' PER  
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TRACT RW  
ROAD

LYONS  
ROAD

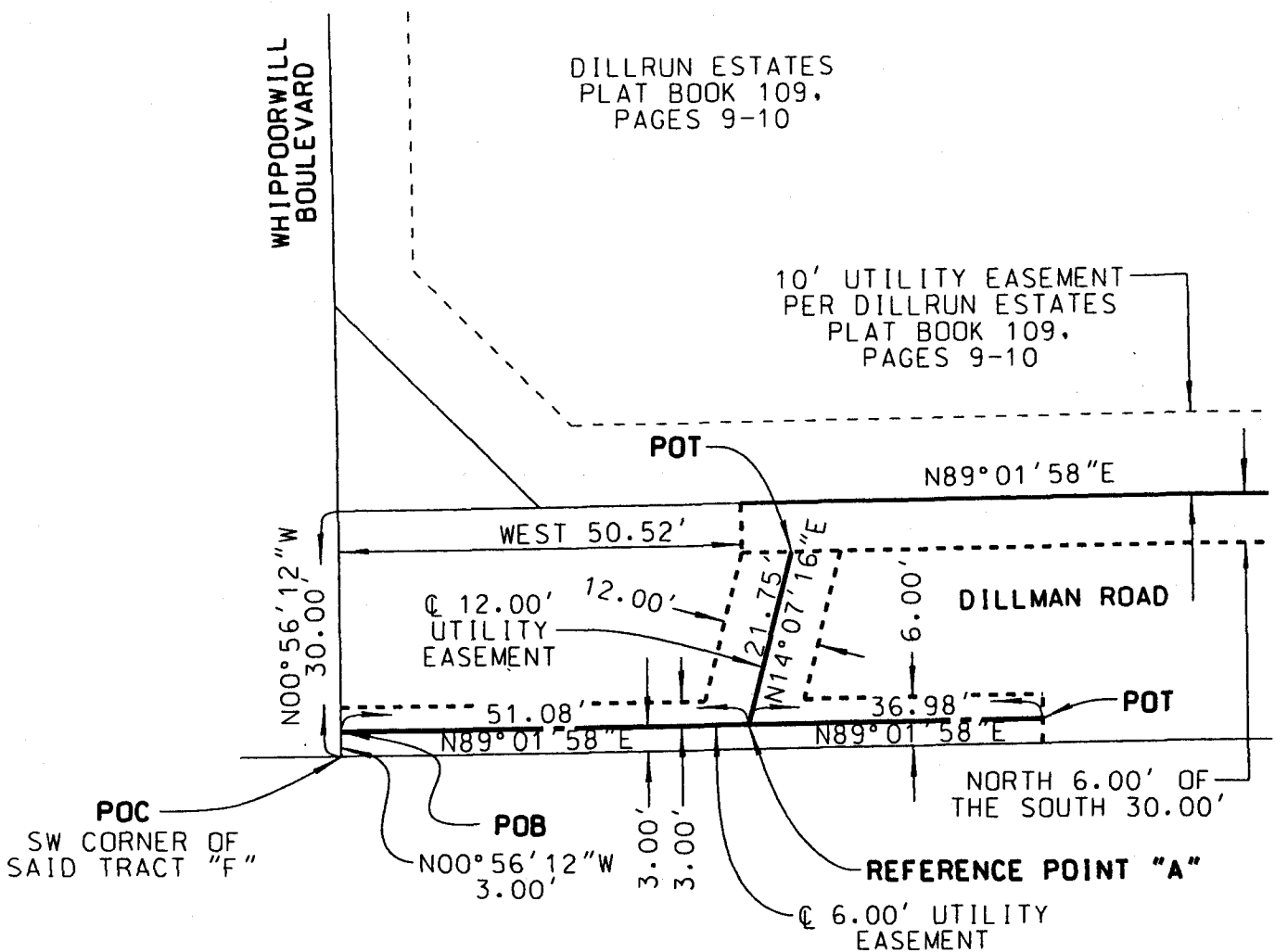


SECTION 7, TOWNSHIP  
44 SOUTH, RANGE 42 EAST

DILLRUN ESTATES  
PLAT BOOK 109,  
PAGES 9-10

WHIPPOORWILL  
BOULEVARD

10' UTILITY EASEMENT  
PER DILLRUN ESTATES  
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DETAIL  
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