



II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Table with 6 columns: Fiscal Years, 2014, 2015, 2016, 2017, 2018. Rows include Capital Expenditures, Operating Costs, External Revenues, Program Income (County), In-Kind Match (County), NET FISCAL IMPACT, # ADDITIONAL FTE POSITIONS (Cumulative).

Is Item Included in Current Budget? Yes No

Budget Acct No.: Fund\_\_ Dept.\_\_ Unit\_\_ Object Program

Recommended Sources of Funds/Summary of Fiscal Impact:

\* This item has no fiscal impact.

C. Departmental Fiscal Review: [Signature: Alici Kovalainen]

III. REVIEW COMMENTS

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

[Signatures and dates: 1/28/2014, 1/29/14, 1/29/14]

B. Approved as to Form and Legal Sufficiency:

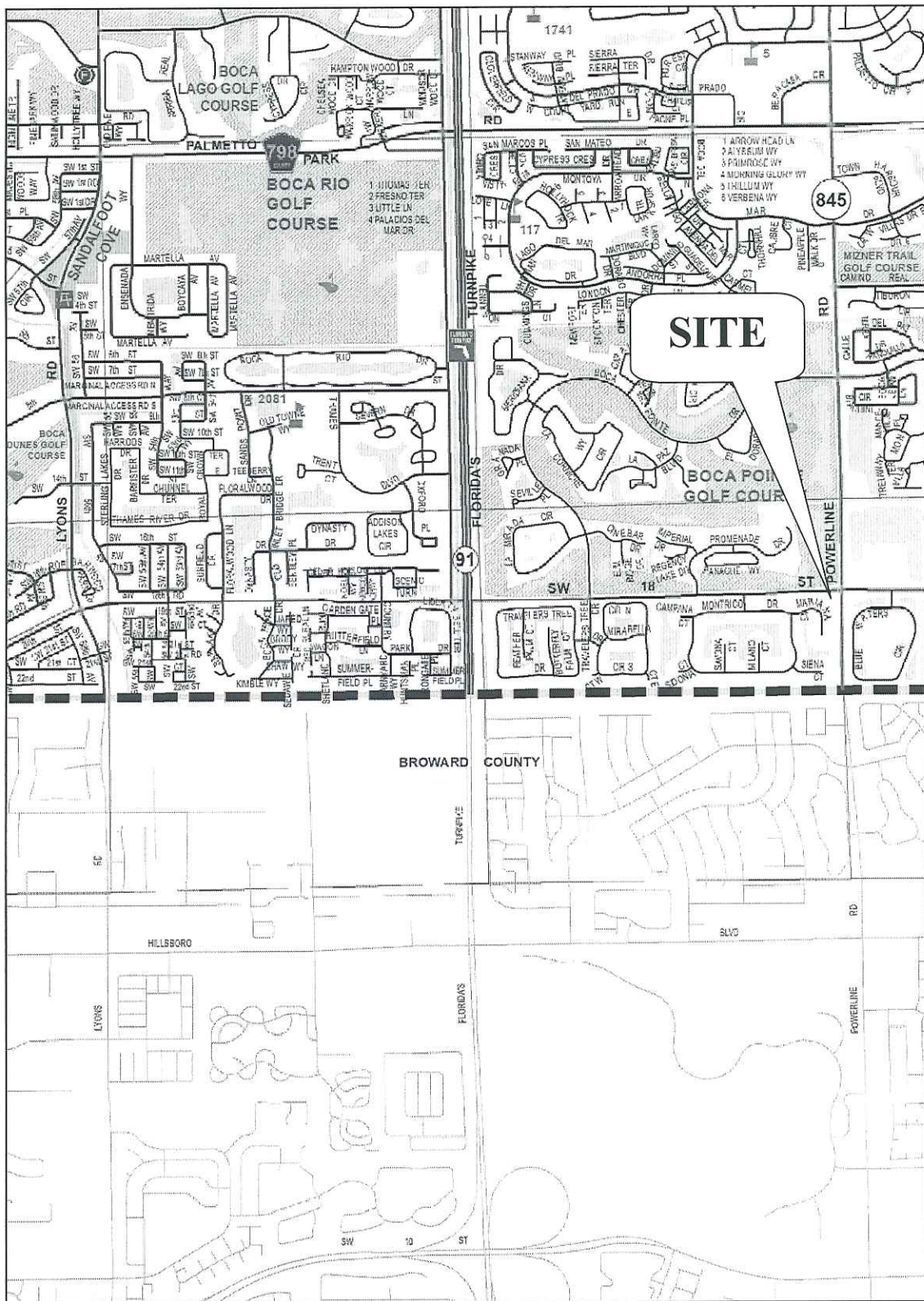
[Signature: Assistant County Attorney] 01/30/14

C. Other Department Review:

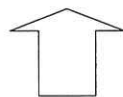
Department Director

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





# LOCATION SKETCH



N

(not to scale)

ABANDONMENT OF DRAINAGE EASEMENT WITHIN TRACT "C" ENCANTADA, PER PLAT BOOK 46, PAGE 104; UTILITY EASEMENT WITHIN TRACT X-1, BOCA POINTE NO. 1, PLAT BOOK 42, PAGE 141; AND UTILITY EASEMENTS WITHIN TRACT X-2-R AND CLUBHOUSE TRACT R, BOCA POINTE COUNTRY CLUB PUD, PER PLAT BOOK 90, PAGE 56

RESOLUTION NO. R-2014-\_\_\_\_\_

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, VACATING ALL THAT PORTION OF THAT CERTAIN 40.00 FOOT WIDE DRAINAGE EASEMENT WITHIN TRACT "C," ENCANTADA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 104; A PORTION OF THAT CERTAIN 10.00 FOOT WIDE UTILITY EASEMENT LYING WITHIN TRACT X-1, BOCA POINTE NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGES 141 THROUGH 143; ALL OF THAT CERTAIN 10.00 FOOT WIDE UTILITY EASEMENT LYING WITHIN TRACT X-2-R AND A PORTION OF THAT CERTAIN 10.00 FOOT WIDE UTILITY EASEMENT LYING WITHIN CLUBHOUSE TRACT R, BOCA POINTE COUNTRY CLUB P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGES 56 AND 57, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.**

**WHEREAS**, the Board of County Commissioners of Palm Beach County, Florida (Board), has considered the vacation pursuant to authority in Sections 177.101 and 336.09 of the Florida Statutes and as provided in Palm Beach County (County) Code Chapter 22. Article III, Road Abandonment and Plat Vacation (Ordinance No. 2002-034) for the vacation of the hereinafter described; and

**WHEREAS**, petition to vacate said easement was submitted by Boca Pointe Country Club, Inc. and Boca Pointe Community Association, Inc.; and

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

**WHEREAS**, this Board, while convened in regular session on February 4, 2014, did hold a meeting on said petition to vacate, and this Board determined that said drainage easement as shown in Exhibit A and utility easements as shown in Exhibit B are in excess of the requirements of the local utility companies; and

**WHEREAS**, this Board while convened in regular session on February 4, 2014, did hold a meeting on said Petition to abandon/vacate the drainage and utility easements shown in Exhibits A and B, and this Board determined that said abandonment/vacation conforms to Palm Beach County's Land Development Code.

**RESOLUTION NO. R-2014-\_\_\_\_\_**

**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 drainage easement is hereby vacated and closed as a public easement and this Board does hereby renounce and disclaim any right or interest of Palm Beach County and the Public in and to the easement, more fully described in the legal description and sketch as shown as Exhibit A attached hereto and made a part hereof.
3. The utility 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 as shown in Exhibit B attached hereto and made a part hereof.
4. 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 (County) Code Chapter 22. Article III, Road Abandonment and Plat Vacation (Ordinance 2002-034).

**RESOLUTION NO. R-2014-\_\_\_\_\_**

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 Priscilla A. Taylor, Mayor

Commissioner Paulette Burdick, Vice Mayor

Commissioner Hal R. Valeche

Commissioner Shelley Vana

Commissioner Steven L. Abrams

Commissioner Mary Lou Berger

Commissioner Jess R. Santamaria

The Mayor thereupon declared the Resolution duly passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

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

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

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

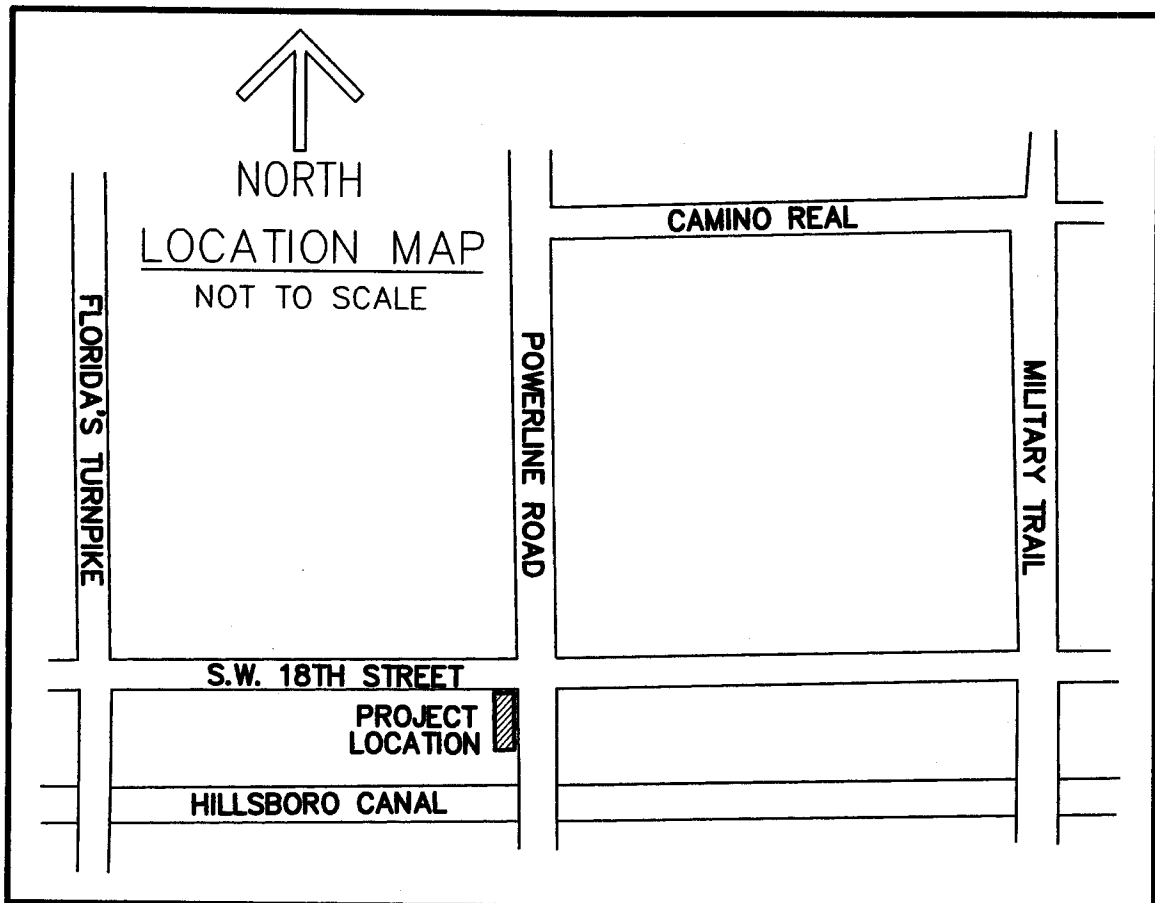
**APPROVED AS TO FORM AND LEGAL SUFFICIENCY**

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

# EXHIBIT A

Page 1 of 3

## EXHIBIT A



SHEET 1 OF 3



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING - LAND SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

**ENCANTADA  
DRAINAGE EASEMENT ABANDONMENT  
SPECIFIC PURPOSE SURVEY**

DATE 11/18/13

DRAWN BY JC

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. DE-ABAN1

# EXHIBIT A

Page 2 of 3

## EXHIBIT A

### DESCRIPTION:

ALL THAT PORTION OF THAT CERTAIN 40.00 FOOT WIDE DRAINAGE EASEMENT WITHIN TRACT "C", ENCANTADA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 104 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING DESCRIBED LANDS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT "C"; THENCE S.00°27'48"E. ALONG THE EAST LINE THEREOF, A DISTANCE OF 8.93 FEET; THENCE S.89°32'12"W., A DISTANCE OF 10.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID DRAINAGE EASEMENT AND THE POINT OF BEGINNING; THENCE S.00°27'48"E. ALONG THE EAST LINE OF SAID DRAINAGE EASEMENT, A DISTANCE OF 118.15 FEET; THENCE S.89°32'12"W., A DISTANCE OF 40.00 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID DRAINAGE EASEMENT; THENCE N.00°27'48"W. ALONG THE WEST LINE OF SAID DRAINAGE EASEMENT. A DISTANCE OF 122.69 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID DRAINAGE EASEMENT; THENCE S.83°59'15"E. ALONG THE NORTH LINE OF SAID DRAINAGE EASEMENT, A DISTANCE OF 40.26 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN SECTION 33, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. CONTAINING 4,817 SQUARE FEET, MORE LESS.

### NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF S.00°27'48"E. ALONG THE EAST LINE OF TRACT "C", ENCANTADA, AS RECORDED IN PLAT BOOK 46, PAGE 104 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
4. STATE PLANE COORDINATES AND GRID BEARINGS SHOWN HEREON ARE BASED ON VALUES PUBLISHED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, IN U.S. SURVEY FEET.
5. (PLAT) REFERS TO ENCANTADA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 104 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
6. (GRID) REFERS TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983.
7. ALL FIELD MEASURED ANGLES AND DISTANCES ARE CONSISTENT WITH THE INSTRUMENTS OF RECORD.
8. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
9. THE PURPOSE OF THIS SPECIFIC PURPOSE SURVEY IS TO DEFINE THE LIMITS OF A PORTION OF AN EXISTING DRAINAGE EASEMENT TO BE ABANDONED AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

### CERTIFICATE:

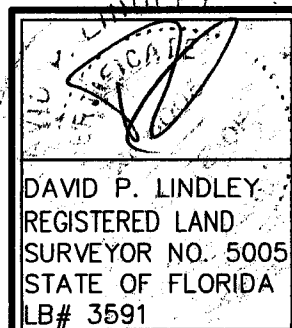
I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON NOVEMBER 18, 2013. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 2 OF 3



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452



|           |          |
|-----------|----------|
| DATE      | 11/18/13 |
| DRAWN BY  | JC       |
| F.B./ PG. | N/A      |
| SCALE     | AS SHOWN |
| JOB NO.   | DE-ABAN2 |

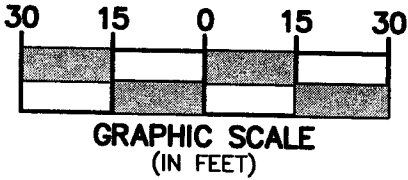
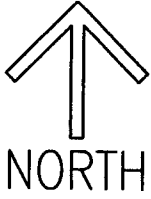
**ENCANTADA  
DRAINAGE EASEMENT ABANDONMENT  
SPECIFIC PURPOSE SURVEY**



# EXHIBIT A

Page 3 of 3

## EXHIBIT A



### S.E. 18TH STREET

N.E. CORNER OF SECTION 33  
CALCULATED POSITION  
N 725756.2890  
E 933431.3550

**POINT OF COMMENCEMENT**  
N.E. CORNER OF TRACT "C"  
ENCANTADA  
(PLAT BOOK 46, PAGE 104)  
N 727071.3231  
E 933345.0613

S00°27'48"E (PLAT)  
S00°50'25"E (GRID)  
1440.02

S89°32'12"W (PLAT)  
S89°09'35"W (GRID)  
67.00'

S00°27'48"E (PLAT)  
S00°50'25"E (GRID)  
8.93'

S89°32'12"W (PLAT)  
S89°09'35"W (GRID)  
10.00'

**POINT OF BEGINNING**  
N 727062.2483  
E 933335.1933

10' LIMITED ACCESS EASEMENT  
(PLAT BOOK 46, PAGE 104)

**TRACT "C"  
ENCANTADA**  
(PLAT BOOK 46, PAGE 104)

10' UTILITY EASEMENT  
(PLAT BOOK 46, PAGE 104)

N00°27'48"W (GRID)  
122.69'

40' DRAINAGE EASEMENT  
(PLAT BOOK 46, PAGE 104)

S00°50'25"E (GRID)  
S00°27'48"E (GRID)  
118.15'

**POWERLINE ROAD**  
EAST LINE OF TRACT "C"  
ENCANTADA  
(PLAT BOOK 46, PAGE 104)  
(BEARING BASIS S00°27'48"E)  
S00°50'25"E (GRID)

N00°27'48"W (PLAT)  
N00°50'25"W (GRID)

EAST LINE OF SECTION 33  
1316.16'

**LOT 66, BLOCK 1  
ENCANTADA**  
(PLAT BOOK 46, PAGE 104)

THE LOCATION OF THIS 10' UTILITY  
EASEMENT IS QUESTIONABLE AS THERE  
IS NOT A NORTH-SOUTH TIE ON THE  
PLAT TO DEFINE IT. THE LOCATION  
SHOWN IS IN COORELATION WITH  
A SIMILAR EASEMENT EAST OF  
POWERLINE ROAD

THERE ARE NO VISBLE ABOVE GROUND  
UTILITIES WITH THE DEFINED PROPERTY.

40' DRAINAGE EASEMENT  
(PLAT BOOK 46, PAGE 104)

S89°09'35"W (GRID)  
S89°32'12"W (GRID)  
40.00'

E. 1/4 CORNER OF SECTION 33  
CALCULATED POSITION  
N 725756.2890  
E 933431.3550

SHEET 3 OF 3



**CAULFIELD & WHEELER, INC.**

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**ENCANTADA  
DRAINAGE EASEMENT ABANDONMENT  
SPECIFIC PURPOSE SURVEY**

DATE 11/18/13

DRAWN BY JC

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. DE-ABAN2

# EXHIBIT B

Page 1 of 2

## DESCRIPTIONS:

A PORTION OF THAT CERTAIN 10.00 FOOT WIDE UTILITY EASEMENT LYING WITHIN TRACT X-1, BOCA POINTE NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGES 141 THROUGH 143 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT X-1; THENCE S.89°04'45"W. ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 208.60 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,128.24 FEET AND A CENTRAL ANGLE OF 04°29'51"; THENCE WESTERLY ALONG THE ARC OF SAID SOUTH LINE A DISTANCE OF 88.56 FEET; THENCE N.05°25'06"W., A DISTANCE OF 10.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID 10 FOOT WIDE UTILITY EASEMENT, AND THE POINT OF CURVE OF A NON TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS 1,138.24 FEET (A RADIAL LINE TO SAID POINT BEARS N.05°25'06"W.); THENCE EASTERLY ALONG THE ARC THE NORTH LINE OF SAID EASEMENT, THROUGH A CENTRAL ANGLE OF 04°29'51", A DISTANCE OF 89.35 FEET; THENCE N.89°04'45"E. ALONG THE NORTH LINE OF SAID EASEMENT, A DISTANCE OF 208.60 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT X-1; THENCE S.00°55'15"E. ALONG SAID EAST LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

ALL OF THAT CERTAIN 10.00 FOOT WIDE UTILITY EASEMENT LYING WITHIN TRACT X-2-R AND A PORTION OF THAT CERTAIN 10.00 FOOT WIDE UTILITY EASEMENT LYING WITHIN CLUBHOUSE TRACT R, BOCA POINTE COUNTRY CLUB P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGES 56 AND 57 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT X-2-R; THENCE S.00°55'15"E. ALONG THE EAST LINE THEREOF, A DISTANCE OF 10.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID 10 FOOT WIDE UTILITY EASEMENT; THENCE S.89°04'45"W. ALONG THE SOUTH LINE OF SAID EASEMENT, A DISTANCE OF 258.59 FEET; THENCE N.00°55'15"W., A DISTANCE OF 10.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID CLUBHOUSE TRACT R; THENCE N.89°04'45"E. ALONG THE NORTH LINE OF SAID CLUBHOUSE TRACT R AND TRACT X-2-R, A DISTANCE OF 258.59 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 5,562 SQUARE FEET, MORE OR LESS.

## NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.00°15'50"E. ALONG THE EAST LINE OF TRACT X-1, BOCA POINTE NO. 1, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
4. ALL FIELD MEASURED ANGLES AND DISTANCES ARE CONSISTENT WITH THE INSTRUMENTS OF RECORD.
5. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
6. THE PURPOSE OF THIS SPECIFIC PURPOSE SURVEY IS TO DEFINE THE LIMITS OF A PORTION OF AN EXISTING DRAINAGE EASEMENT TO BE ABANDONED AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

## CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON NOVEMBER 18, 2013. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 2



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING - LAND SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

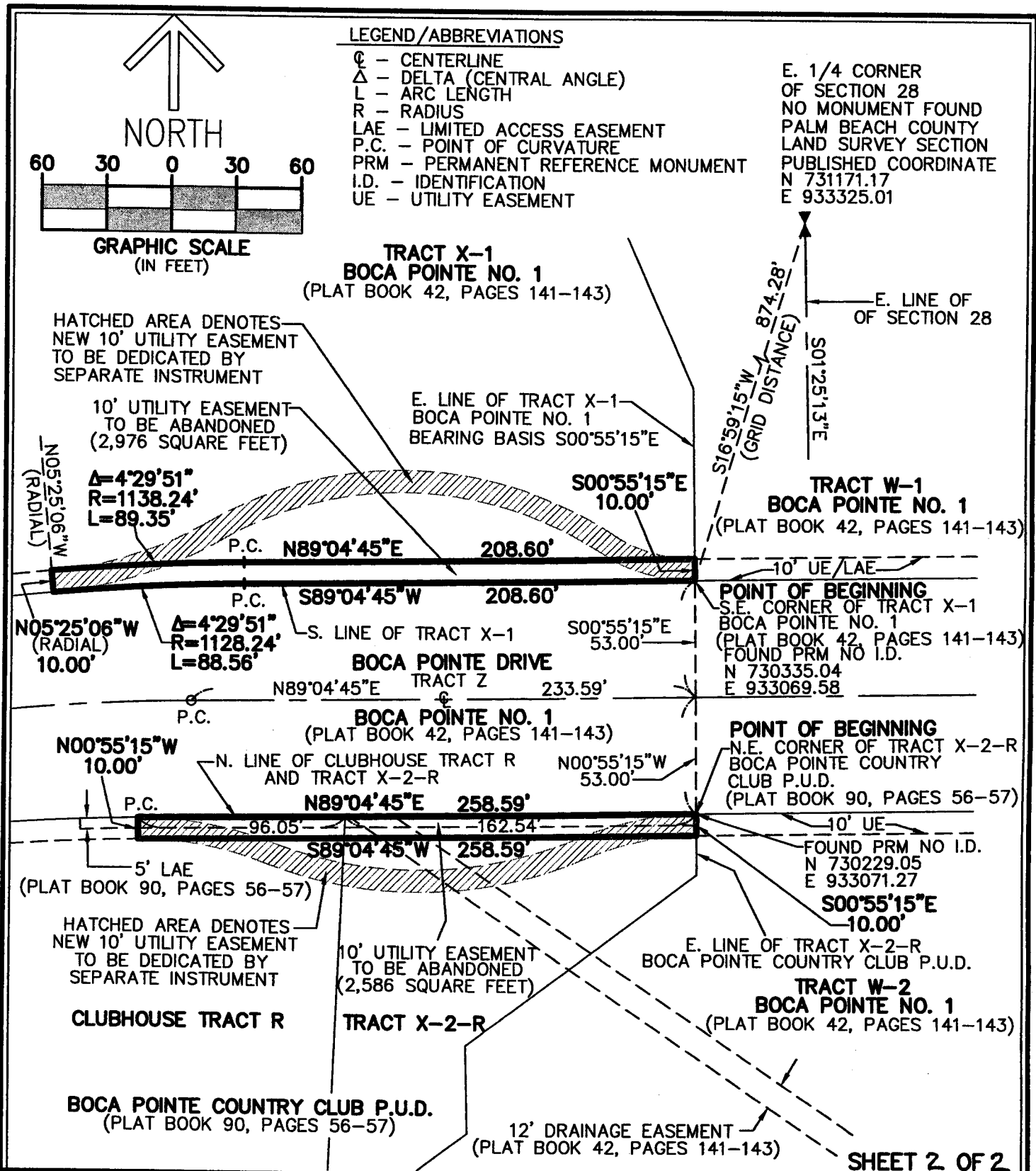
DAVID P. LINDLEY  
REGISTERED LAND  
SURVEYOR NO. 5005  
STATE OF FLORIDA  
LB# 3591

|           |          |
|-----------|----------|
| DATE      | 11/18/13 |
| DRAWN BY  | JC       |
| F.B./ PG. | N/A      |
| SCALE     | AS SHOWN |
| JOB NO.   | 6304ABAN |

**BOCA POINTE  
UTILITY EASEMENT ABANDONMENT  
SPECIFIC PURPOSE SURVEY**

# EXHIBIT B

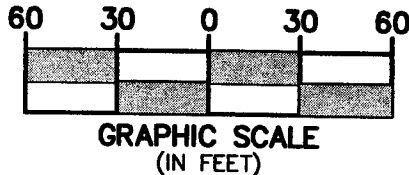
Page 2 of 2



### LEGEND / ABBREVIATIONS

- ⊘ - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- L - ARC LENGTH
- R - RADIUS
- LAE - LIMITED ACCESS EASEMENT
- P.C. - POINT OF CURVATURE
- PRM - PERMANENT REFERENCE MONUMENT
- I.D. - IDENTIFICATION
- UE - UTILITY EASEMENT

E. 1/4 CORNER OF SECTION 28  
 NO MONUMENT FOUND  
 PALM BEACH COUNTY  
 LAND SURVEY SECTION  
 PUBLISHED COORDINATE  
 N 731171.17  
 E 933325.01



**GRAPHIC SCALE**  
(IN FEET)

**TRACT X-1  
 BOCA POINTE NO. 1**  
 (PLAT BOOK 42, PAGES 141-143)

HATCHED AREA DENOTES  
 NEW 10' UTILITY EASEMENT  
 TO BE DEDICATED BY  
 SEPARATE INSTRUMENT

10' UTILITY EASEMENT  
 TO BE ABANDONED  
 (2,976 SQUARE FEET)

E. LINE OF TRACT X-1  
 BOCA POINTE NO. 1  
 BEARING BASIS S00°55'15"E

$\Delta=4^{\circ}29'51''$   
 $R=1138.24'$   
 $L=89.35'$

S00°55'15"E  
 10.00'

S16°59'15"W  
 874.28'  
 (GRID DISTANCE)

E. LINE OF SECTION 28

**TRACT W-1  
 BOCA POINTE NO. 1**  
 (PLAT BOOK 42, PAGES 141-143)

N05°25'06"W  
 10.00'

S00°55'15"E  
 10.00'

10' UE/LAE

P.C.  
 $\Delta=4^{\circ}29'51''$   
 $R=1128.24'$   
 $L=88.56'$

S. LINE OF TRACT X-1

**POINT OF BEGINNING**  
 S.E. CORNER OF TRACT X-1  
 BOCA POINTE NO. 1  
 (PLAT BOOK 42, PAGES 141-143)  
 FOUND PRM NO I.D.  
 N 730335.04  
 E 933069.58

N05°25'06"W  
 10.00'

P.C.  
 S89°04'45"W  
 208.60'

**BOCA POINTE DRIVE  
 TRACT Z**

N89°04'45"E  
 233.59'

**BOCA POINTE NO. 1**  
 (PLAT BOOK 42, PAGES 141-143)

**POINT OF BEGINNING**  
 N.E. CORNER OF TRACT X-2-R  
 BOCA POINTE COUNTRY CLUB P.U.D.  
 (PLAT BOOK 90, PAGES 56-57)

N00°55'15"W  
 10.00'

P.C.  
 N00°55'15"W  
 53.00'

N. LINE OF CLUBHOUSE TRACT R  
 AND TRACT X-2-R

P.C.  
 N89°04'45"E  
 258.59'

5' LAE  
 (PLAT BOOK 90, PAGES 56-57)

FOUND PRM NO I.D.  
 N 730229.05  
 E 933071.27

HATCHED AREA DENOTES  
 NEW 10' UTILITY EASEMENT  
 TO BE DEDICATED BY  
 SEPARATE INSTRUMENT

10' UTILITY EASEMENT  
 TO BE ABANDONED  
 (2,586 SQUARE FEET)

S00°55'15"E  
 10.00'

E. LINE OF TRACT X-2-R  
 BOCA POINTE COUNTRY CLUB P.U.D.

**CLUBHOUSE TRACT R**


**TRACT X-2-R**

**TRACT W-2  
 BOCA POINTE NO. 1**  
 (PLAT BOOK 42, PAGES 141-143)

**BOCA POINTE COUNTRY CLUB P.U.D.**  
 (PLAT BOOK 90, PAGES 56-57)

12' DRAINAGE EASEMENT  
 (PLAT BOOK 42, PAGES 141-143)

SHEET 2. OF 2.

**CAULFIELD & WHEELER, INC.**  
  
 CIVIL ENGINEERING - LAND SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

|           |          |
|-----------|----------|
| DATE      | 10/30/13 |
| DRAWN BY  | JC       |
| F.B./ PG. | N/A      |
| SCALE     | AS SHOWN |
| JOB NO.   | 6304SPS1 |

**BOCA POINTE  
 UTILITY EASEMENT ABANDONMENT  
 SPECIFIC PURPOSE SURVEY**