

Agenda Item #:

4A

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: April 21, 2015

Consent
 Workshop

Regular
 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 a portion of right-of-way known as East Grace Drive and dedicated to the public by plat of Morrison Homes, as recorded in Plat Book 23, Page 190; and adjacent ingress/egress, drainage and utility easements granted to Palm Beach County and recorded in Official Records Book 18972, Page 56; Official Records Book 22307, Page 1049; and Official Records Book 23061, Page 1205, all of the Public Records of Palm Beach County, Florida.

SUMMARY: Adoption of this resolution will eliminate the public dedications which are in conflict with future redevelopment plans for the site. The petition site is located east of Congress Avenue and south of Southern Boulevard.

District 2 (MRE)

Background and Policy Issues: The owner, Palm Beach County Department of Airports, wants to clear these encumbrances from their site to allow for development of the site. Abandoning this portion of the right-of-way will not affect access to the site.

Reviewing agencies and utility service providers have no objection to the vacation.

Privilege Fee Statement: The petition is subject to a privilege fee of \$141,046.40. The calculations are as follows:

Total square feet of Right-of-Way to be abandoned	27,432
Total square feet subject to Privilege Fee	27,432
Average sq. ft. value of parcels abutting the right of way	\$6.50
Overall value	\$178,308.00
80% of value	\$142,646.40
Less Filing Fee	- \$ 1,600.00
Total Privilege Fee	\$141,046.40

Attachments:

1. Location Sketch
2. Resolution with Exhibits 'A' and 'B'

Recommended by: Joanne M. Kella 02/27/2015
Division Director Date

Approved by: S. T. Wald 4/7/15
County Engineer Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2015	2016	2017	2018	2019
Capital Expenditures	\$ -0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	(\$141,047)	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	(\$141,047)	-0-	-0-	-0-	-0-
# ADDITIONAL FTE					
POSITIONS (Cumulative)					

Is Item Included in Current Budget? Yes No

Budget Acct No.: Fund 3500 Dept. 800 Unit 8005 Rev Src 6425

Recommended Sources of Funds/Summary of Fiscal Impact:

Transportation Improvement Fund
Abandonment Ordinance Fees

C. Departmental Fiscal Review: Alii Kovalainen

III. REVIEW COMMENTS

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

[Signature]
30 JC AND OFMB 5/8
4/7 4/7

[Signature] 4/8/15
Contract Dev. and Control
4-8-15 B. Cheek

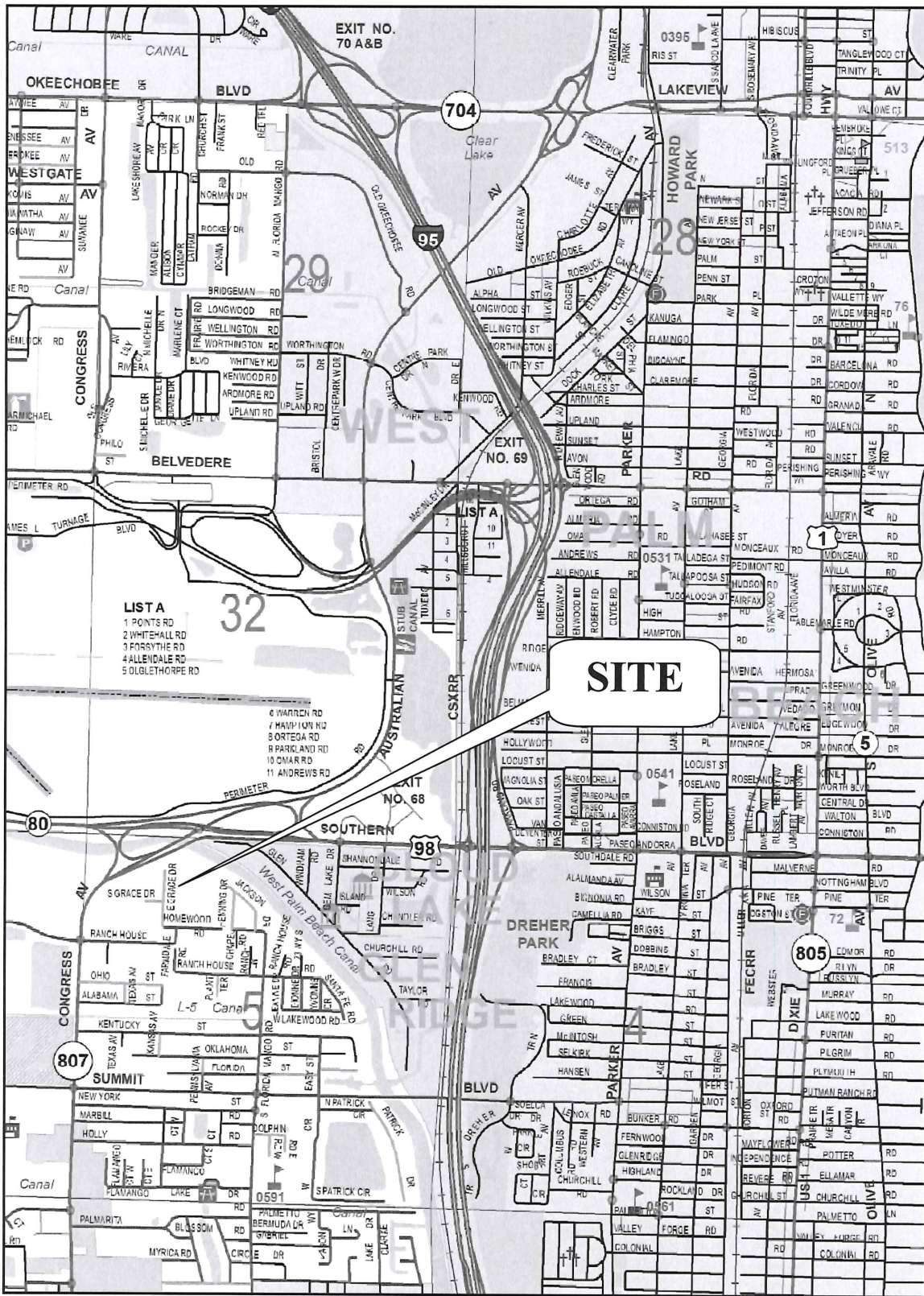
B. Approved as to Form and Legal Sufficiency:

[Signature] 4/9/15
Assistant County Attorney

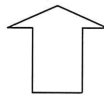
C. Other Department Review:

Department Director

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



LOCATION SKETCH



N (Not to scale)

ABANDONMENT OF A PORTION OF EAST GRACE DRIVE, MORRISON HOMES, PLAT BOOK 23, PAGE 190 AND ADJACENT INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENTS, ORB 18972 PG 56; ORB 22307 PG 1049; AND ORB 23061, PG 1205, ALL OF THE PUBLIC RECORDS, PALM BEACH COUNTY

RESOLUTION NO. R-2015-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING ANY PUBLIC INTEREST IN A PORTION OF RIGHT-OF-WAY KNOWN AS EAST GRACE DRIVE AND DEDICATED TO THE PUBLIC BY PLAT OF MORRISON HOMES, AS RECORDED IN PLAT BOOK 23, PAGE 190; AND ADJACENT INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENTS GRANTED TO PALM BEACH COUNTY AND RECORDED IN OFFICIAL RECORDS BOOK 18972, PAGE 56; OFFICIAL RECORDS BOOK 22307, PAGE 1049; AND OFFICIAL RECORDS BOOK 23061, PAGE 1205, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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 (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 Palm Beach County Department of Airports, called a public hearing to be held in the County Commissioners' Chambers, at the Governmental Office Complex, West Palm Beach, Florida, on April 21, 2015, to consider and determine whether or not the County would vacate, abandon, discontinue and close, renounce and disclaim any right or interest of the public in and for a portion of right-of-way known as East Grace Drive and dedicated to the public by plat of Morrison Homes, as recorded in Plat Book 23, Page 190, Public Records of Palm Beach County, Florida, as set forth on the sketch and legal description set forth in Exhibit A attached hereto and incorporated herein by reference, and adjacent ingress/egress, drainage and utility easements granted to Palm Beach County and recorded in Official Records Book 18972, Page 56, Official Records Book 22307, Page 1049, and Official Records Book 23061, Page 1205, all of the Public Records of Palm Beach County, Florida, as set forth on the sketch and legal description set forth in Exhibit B attached hereto and incorporated herein by reference; and

WHEREAS, as provided in County Code Chapter 22. Article III, Road Abandonment and Plat Vacation (Ordinance No. 2002-034), notice of the holding of

RESOLUTION NO. R-2015_____

such meeting was duly published in the Palm Beach Post on April 5, 2015; and

WHEREAS, this 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.

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 road right-of-way is hereby abandoned and closed as right-of-way and this Board does hereby renounce and disclaim any right or interest of the County and the Public in and to the road right-of-way, more fully described in the legal description and sketch as shown in Exhibit A attached hereto and made a part hereof.
3. The adjacent ingress/egress, drainage and utility easements are hereby abandoned and closed as easements and this Board does hereby renounce and disclaim any right or interest of the 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 County Code Chapter 22. Article III, Road Abandonment and Plat Vacation (Ordinance 2002-034).

RESOLUTION NO. R-2015-_____

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:

- District 1: Hal R. Valeche
- District 2: Paulette Burdick
- District 3: Shelley Vana
- District 4: Steven L. Abrams
- District 5: Mary Lou Berger
- District 6: Melissa McKinlay
- District 7: Priscilla A. Taylor

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2015.

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

Sharon R. Bock, Clerk & Comptroller

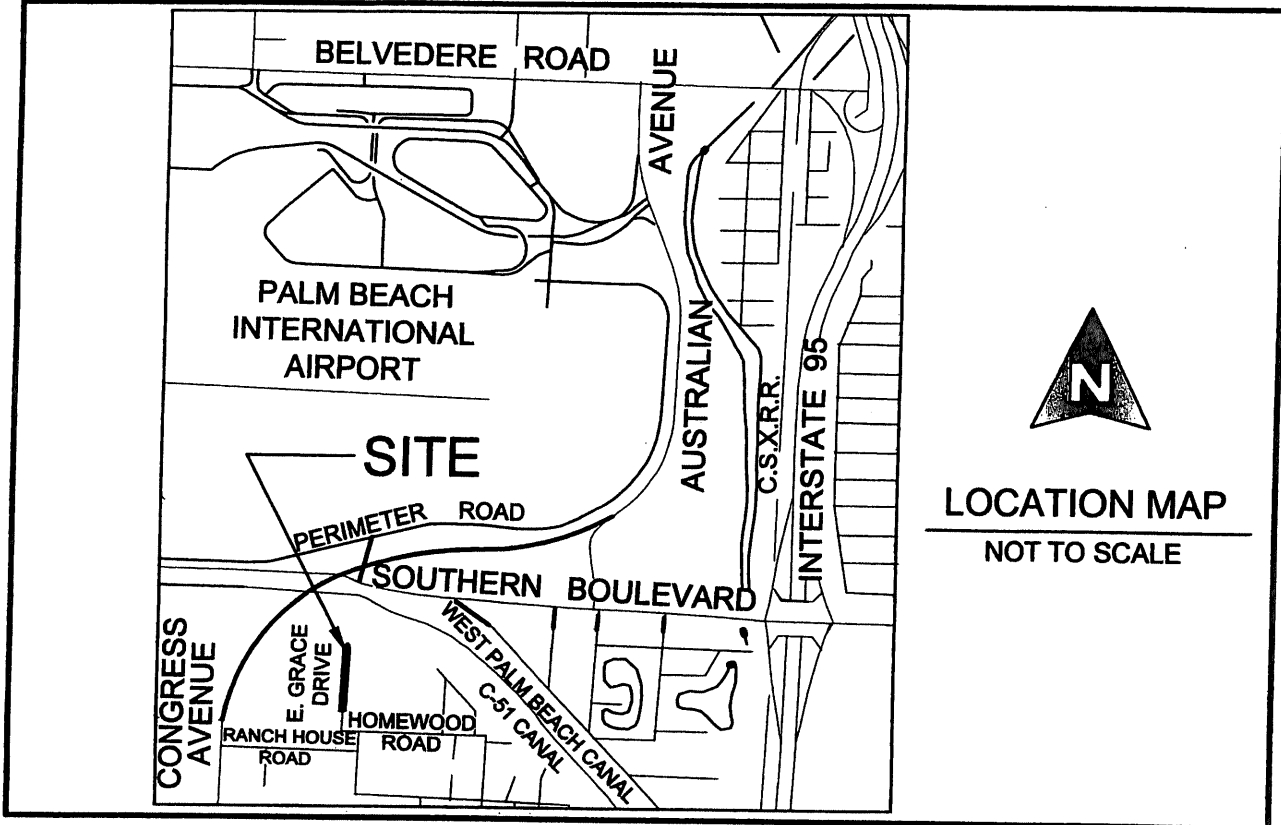
BY: _____
Deputy Clerk

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

BY: _____
County Attorney

EXHIBIT A

Page 1 of 8



LEGEND

ABBREVIATIONS

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- P.B. = PLAT BOOK
- O.R.B. = OFFICIAL RECORD BOOK
- D.B. = DEED BOOK
- R = RADIUS
- Δ = CURVE CENTRAL ANGLE
- L = ARC LENGTH
- (G.) = GRID
- P. = PLAT
- D. = DESCRIPTION
- C. = CALCULATED
- M. = MEASURED
- FH = FIRE HYDRANT
- CB = CHORD BEARING
- FPL = FLORIDA POWER AND LIGHT COMPANY
- P.B.C. = PALM BEACH COUNTY
- U.E. = UTILITY EASEMENT
- FD. = FOUND
- I.R. & C. = IRON ROD & CAP
- I.R. = IRON ROD (NO NUMBER)
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- A.E. = ACCESS EASEMENT
- I/E.E. = INGRESS/EGRESS EASEMENT

SYMBOLS

- = CENTERLINE
- = FOUND BOUNDARY CORNER AS SHOWN
- = SET 1/2" I.R. & C. STAMPED MBSA LB2438
- = FOUND NAIL OR NAIL AND DISK AS SHOWN
- = DENOTES FOUND PALM BEACH COUNTY DISK IN CONCRETE
- = FIRE HYDRANT
- = GATE VALVE
- = GUY ANCHOR
- = WOOD POWER POLE
- = FENCE AS SHOWN
- = OVERHEAD POWER LINE
- = CURVE CENTRAL ANGLE
- = UNDERGROUND WATER MAIN

MICHAEL B. SCHORAH & ASSOCIATES, INC.

1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406

EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD: N/A	DRAWN: L.C.B.	SCALE: 1"=20'
BOOK: N/A	DATE: MAR., 2014	PROJ. FILE CADDFILE
PAGE: N/A	CHECKED: J.T.G.	1614 BD RW

BOUNDARY SURVEY OF A PORTION OF EAST GRACE DRIVE RIGHT-OF-WAY

SHEET NO. 1 OF 8 JOB NO. 1614

EXHIBIT A

Page 2 of 8

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF EAST GRACE DRIVE AS SHOWN ON THE PLAT OF MORRISON HOMES, NORTH SECTION, RECORDED IN PLAT BOOK 23, PAGE 190, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 28A AS SHOWN ON SAID PLAT OF MORRISON HOMES, NORTH SECTION; THENCE NORTH 02°53'01" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID EAST GRACE DRIVE, A DISTANCE OF 497.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 165.00 FEET AND A CENTRAL ANGLE OF 26°48'23"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.20 FEET TO A POINT ON THE SOUTHEAST LIMITS OF NORTH GRACE DRIVE AS ABANDONED PER OFFICIAL RECORD BOOK 10959, PAGE 1706, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 101.93 FEET, A CENTRAL ANGLE OF 46°53'17" AND A CHORD BEARING OF SOUTH 26°19'40" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHEAST LIMITS OF THE ABANDONED NORTH GRACE DRIVE, A DISTANCE OF 83.41 FEET TO A POINT OF TANGENCY, SAID POINT BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID EAST GRACE DRIVE; THENCE SOUTH 02°53'01" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF EAST GRACE DRIVE, A DISTANCE OF 498.09 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 28A; THENCE SOUTH 88°06'11" EAST ALONG SAID NORTH LINE OF LOT 28A, A DISTANCE OF 50.01 FEET TO THE THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCELS OF LAND CONTAINS 27,432 SQUARE FEET OR 0.63 ACRES MORE OR LESS.

SURVEYORS NOTES

1. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.
2. BEARINGS AS SHOWN HEREON ARE BASED UPON THE EAST RIGHT-OF-WAY LINE OF EAST GRACE DRIVE, MORRISON HOMES AS RECORDED IN PLAT BOOK 23, PAGES 189 AND 190, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF NORTH 02°53'01" EAST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT.
3. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED BY THIS OFFICE.
4. REFER TO TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NCS-648809-MICH / CUSTOMER REF: NORTH GRACE DRIVE, EFFECTIVE DATE: JANUARY 6, 2014, AT 8:00 A.M., AS TO PARCEL G-2 OF THE AFFIDAVIT OF WAIVER (PLAT WAIVER) DESCRIBED IN OFFICIAL RECORD BOOK 24356, PAGE 1657, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

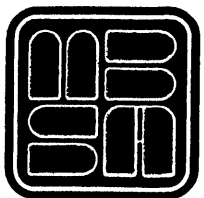
DATE OF LAST FIELD WORK: 8/15/14

SIGNATURE DATE : 12/11/2014

BY: 

LESLIE C. BISPOTT
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NUMBER 5698

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



MICHAEL B. SCHORAH & ASSOCIATES, INC.

1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406

EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-8726 LB# 2438

FIELD: N/A	DRAWN: L.C.B.	SCALE: 1"=20'
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PAGE: N/A	CHECKED: J.T.G.	1614 BD RW

BOUNDARY SURVEY OF A PORTION OF EAST GRACE DRIVE RIGHT-OF-WAY

SHEET NO. 2 OF 8

JOB NO. 1614

EXHIBIT A

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COORDINATES NOTE:

STATE PLANE 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 = 1.0000429

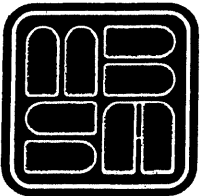
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT,
FLORIDA EAST ZONE.

BEARING ROTATION EQUATION:

$$\frac{\text{N } 03^{\circ}26'12'' \text{ E (PLAT BEARING)}}{\text{N } 02^{\circ}53'01'' \text{ E (GRID 83/90 BEARING)}} = 00^{\circ}33'11'' \text{ COUNTERCLOCKWISE ROTATION (PLAT TO GRID 83/90)}$$

EAST LINE OF MORRISON HOMES
PER PLAT BOOK 23, PAGES 189 - 190



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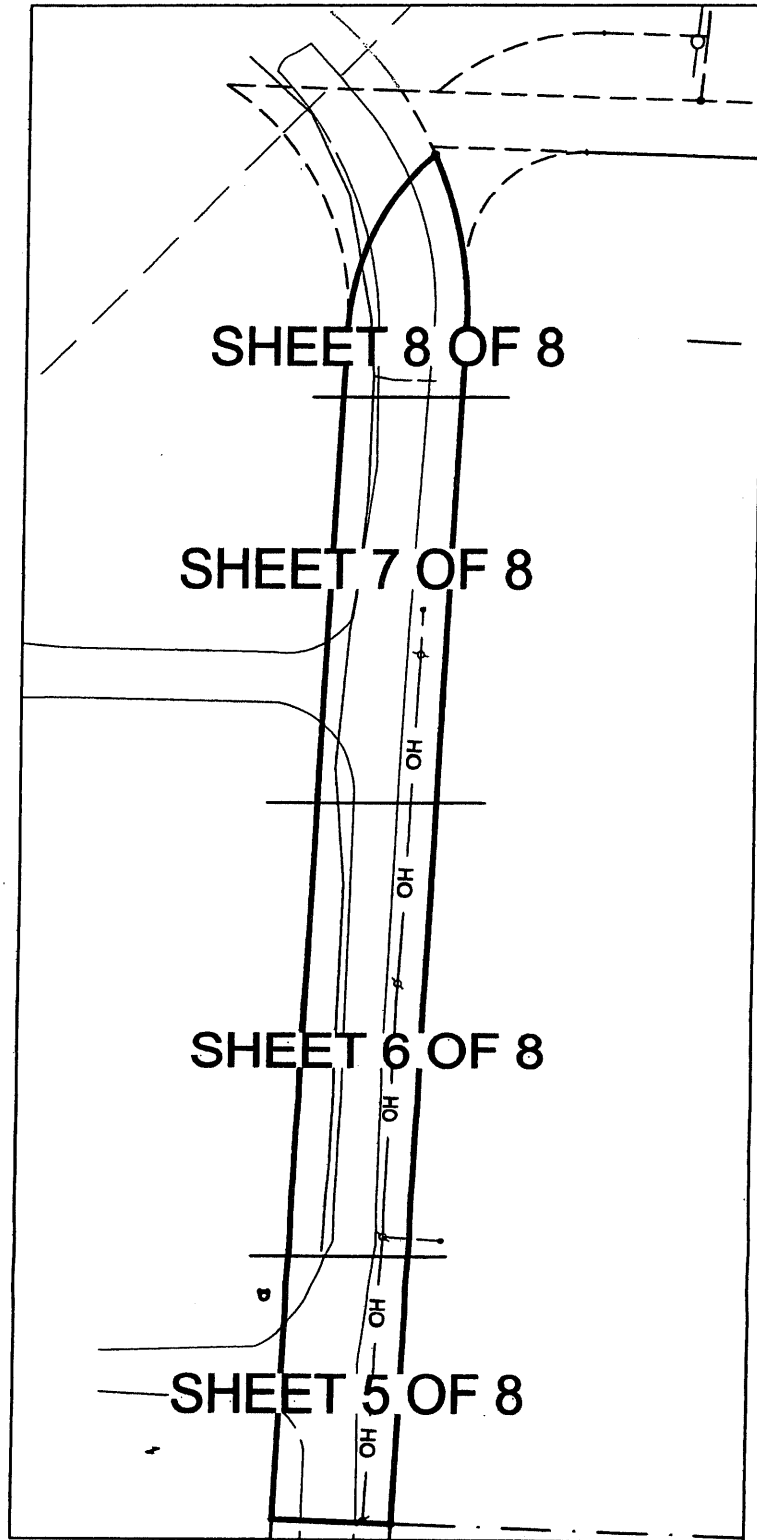
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BOUNDARY SURVEY OF A PORTION OF EAST GRACE DRIVE RIGHT-OF-WAY

SHEET NO. 3 OF 8 JOB NO. 1614

EXHIBIT A

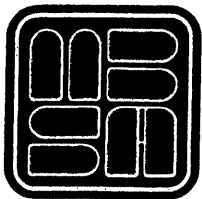
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OVERALL KEY MAP



SCALE : 1" = 80'



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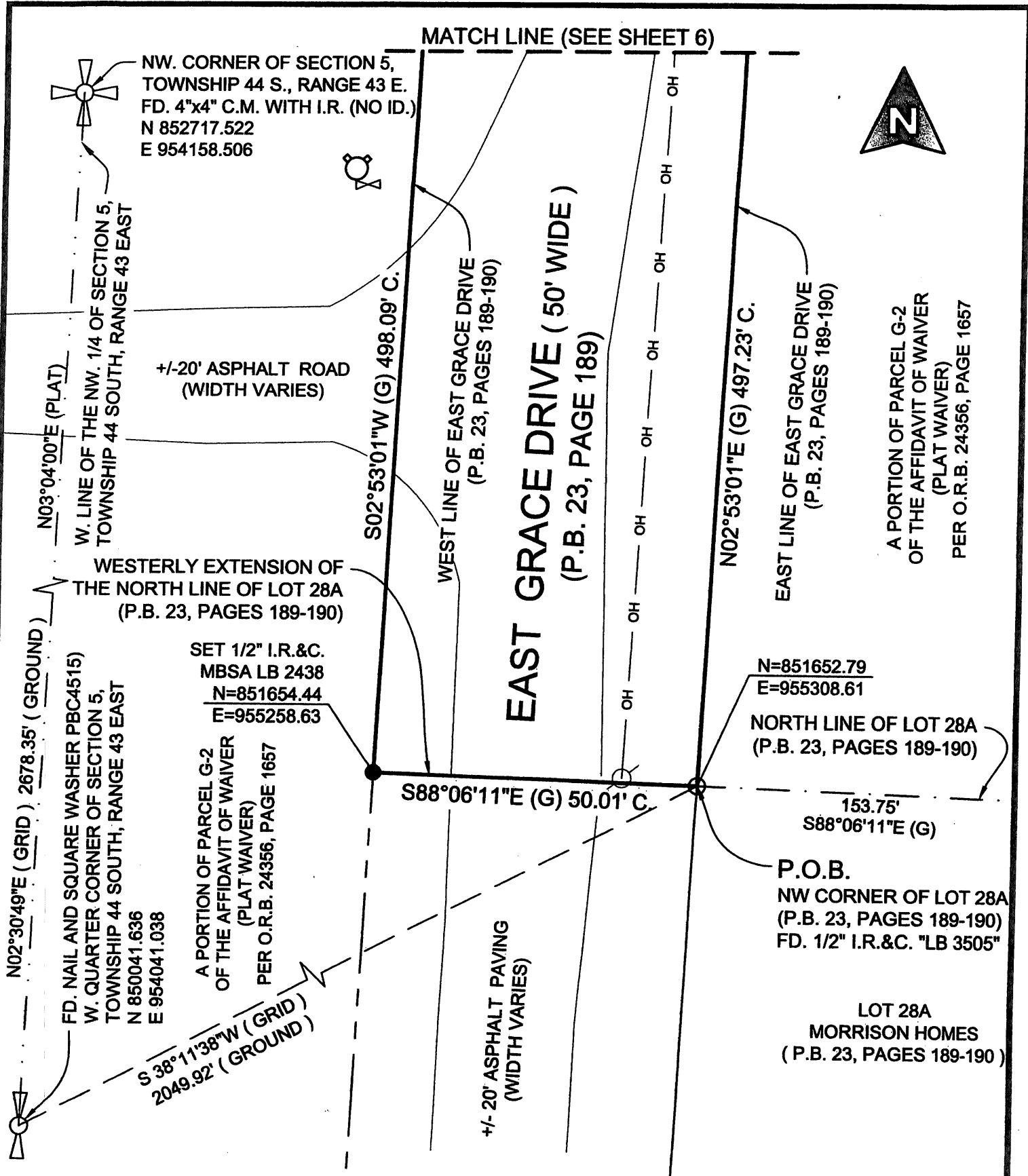
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

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**BOUNDARY SURVEY
OF A PORTION OF
EAST GRACE DRIVE RIGHT-OF-WAY**

SHEET NO. 4 OF 8 JOB NO. 1614

EXHIBIT A



A PORTION OF PARCEL G-2
OF THE AFFIDAVIT OF WAIVER
(PLAT WAIVER)
PER O.R.B. 24356, PAGE 1657

MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406 EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438		
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BOOK: N/A	DATE: MAR., 2014	PROJ. FILE CADDFILE
PAGE: N/A	CHECKED: J.T.G.	1614 BD RW

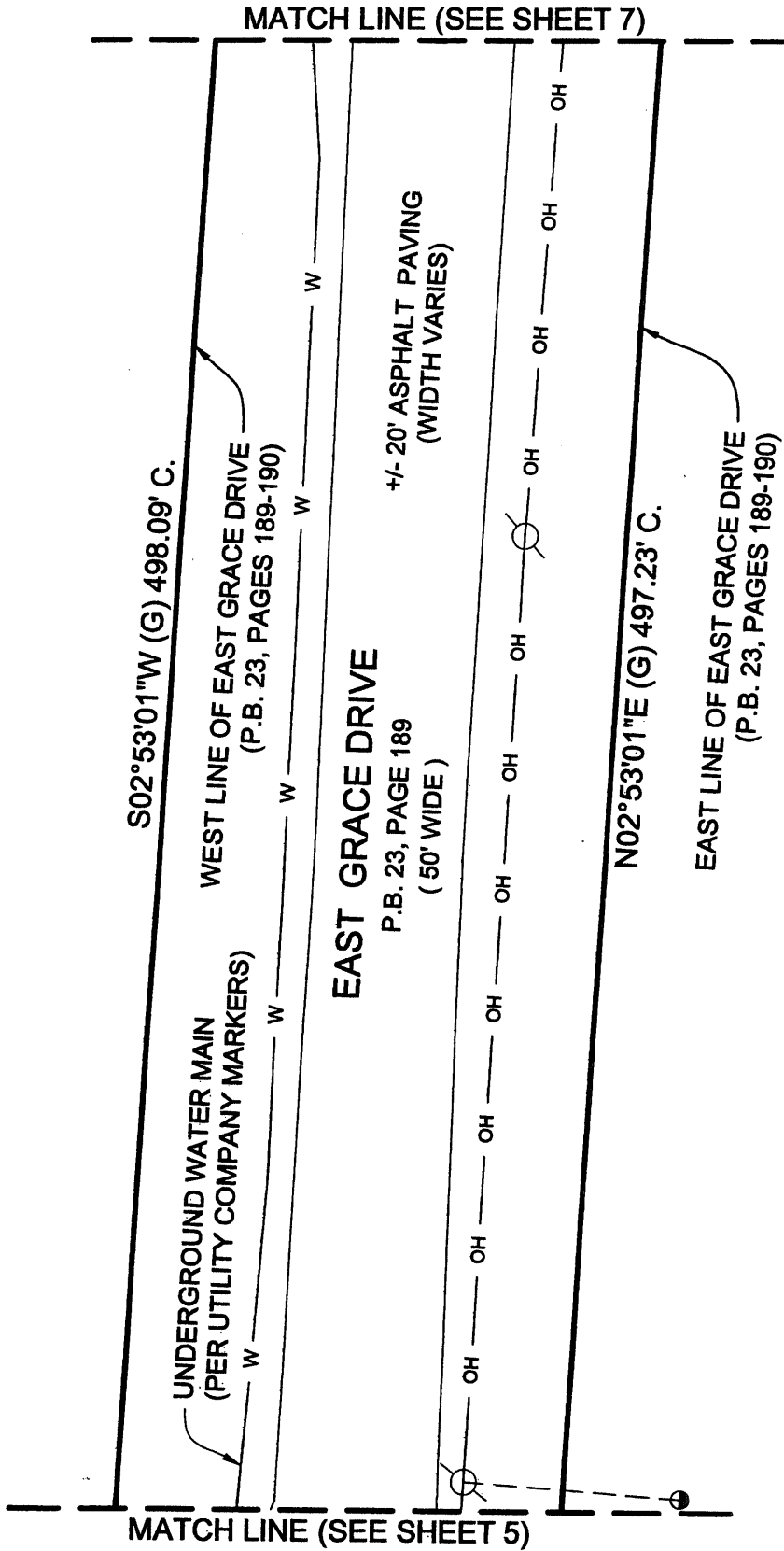
BOUNDARY SURVEY OF A PORTION OF EAST GRACE DRIVE RIGHT-OF-WAY	
SHEET NO. 5 OF 8	JOB NO. 1614

EXHIBIT A

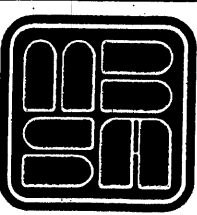
Page 6 of 8



A PORTION OF PARCEL G-2
OF THE AFFIDAVIT OF WAIVER
(PLAT WAIVER)
PER O.R.B. 24356, PAGE 1657



A PORTION OF PARCEL G-2
OF THE AFFIDAVIT OF WAIVER
(PLAT WAIVER)
PER O.R.B. 24356, PAGE 1657



**MICHAEL B. SCHORAH
& ASSOCIATES, INC.**

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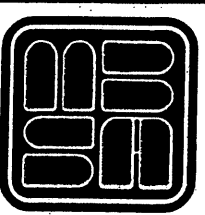
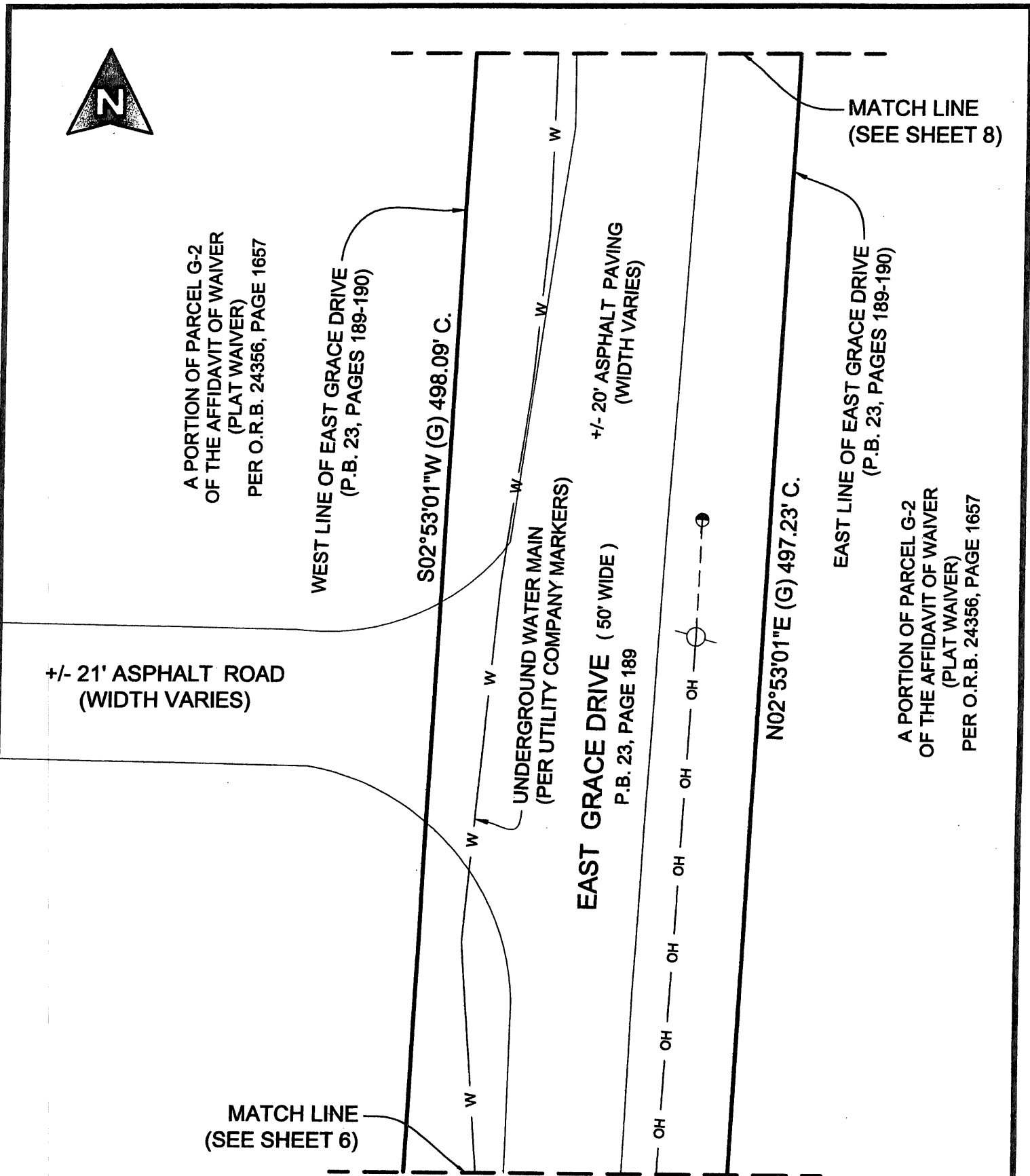
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**BOUNDARY SURVEY
OF A PORTION OF
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SHEET NO. 6 OF 8 JOB NO. 1614

EXHIBIT A

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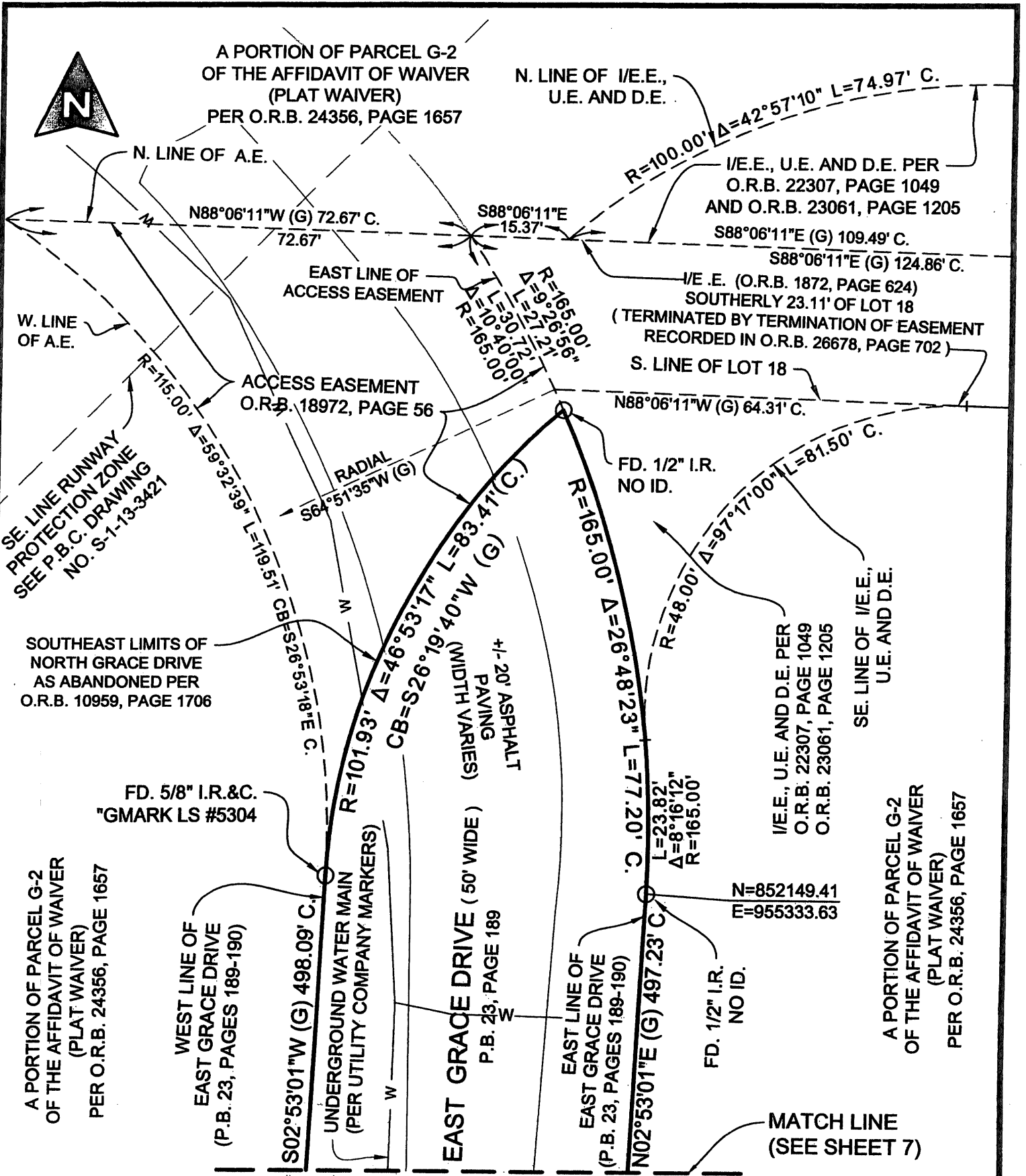
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**BOUNDARY SURVEY
OF A PORTION OF
EAST GRACE DRIVE RIGHT-OF-WAY**

SHEET NO. 7 OF 8 JOB NO. 1614

EXHIBIT A

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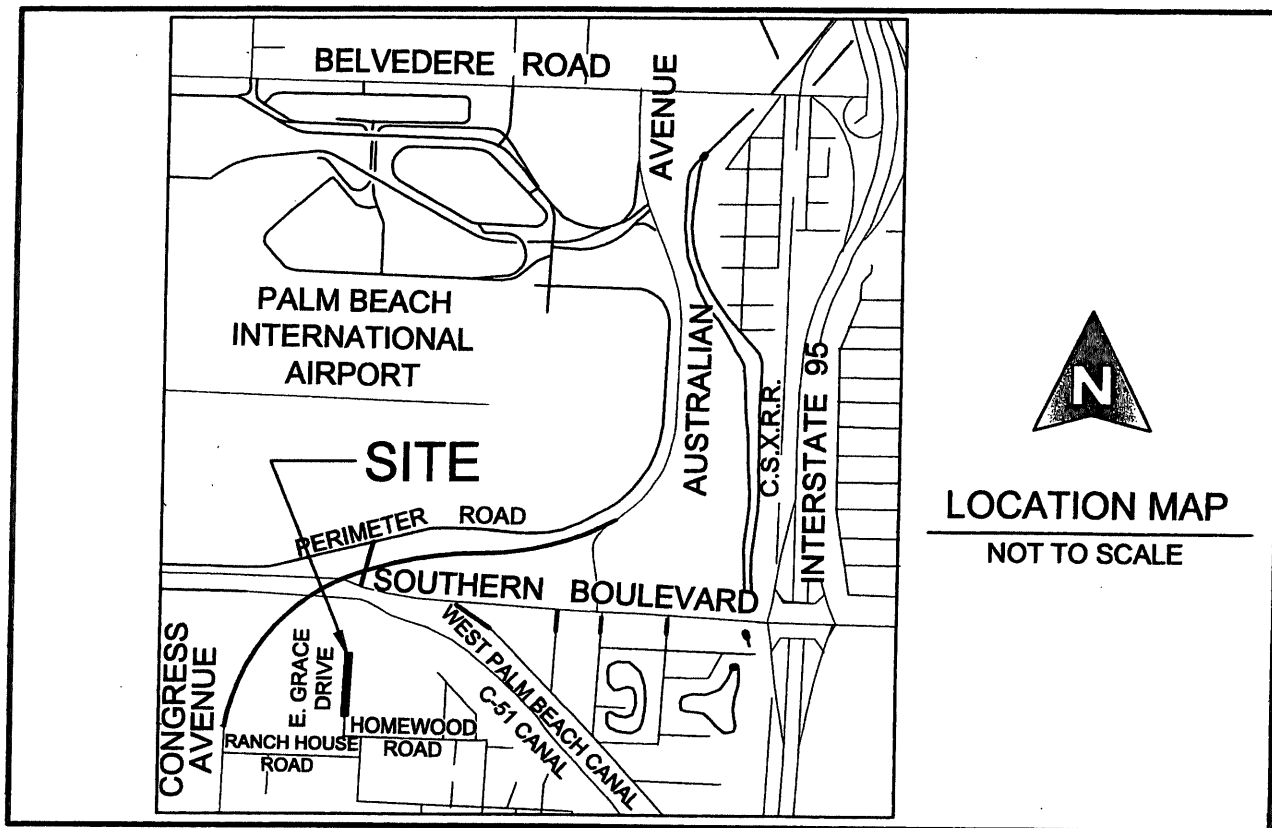
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BOUNDARY SURVEY OF A PORTION OF EAST GRACE DRIVE RIGHT-OF-WAY

SHEET NO. 8 OF 8 JOB NO. 1614

EXHIBIT B

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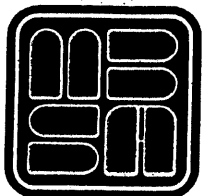
LEGEND

ABBREVIATIONS

P.O.C.	=	POINT OF COMMENCEMENT
P.O.B.	=	POINT OF BEGINNING
R/W	=	RIGHT-OF-WAY
P.B.	=	PLAT BOOK
O.R.B.	=	OFFICIAL RECORD BOOK
D.B.	=	DEED BOOK
R	=	RADIUS
Δ	=	CURVE CENTRAL ANGLE
L	=	ARC LENGTH
(G.)	=	GRID
P.	=	PLAT
D.	=	DESCRIPTION
C.	=	CALCULATED
M.	=	MEASURED
FH	=	FIRE HYDRANT
CB	=	CHORD BEARING
FPL	=	FLORIDA POWER AND LIGHT COMPANY
P.B.C.	=	PALM BEACH COUNTY
U.E.	=	UTILITY EASEMENT
FD.	=	FOUND
I.R. & C.	=	IRON ROD & CAP
I.R.	=	IRON ROD (NO NUMBER)
U.E.	=	UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
A.E.	=	ACCESS EASEMENT
I/E.E.	=	INGRESS/EGRESS EASEMENT

SYMBOLS

	=	CENTERLINE
	=	FOUND BOUNDARY CORNER AS SHOWN
	=	SET 1/2" I.R. & C. STAMPED MBSA LB2438
	=	FOUND NAIL OR NAIL AND DISK AS SHOWN
	=	DENOTES FOUND PALM BEACH COUNTY DISK IN CONCRETE
	=	FIRE HYDRANT
	=	GATE VALVE
	=	GUY ANCHOR
	=	WOOD POWER POLE
	=	FENCE AS SHOWN
	=	OVERHEAD POWER LINE
	=	CURVE CENTRAL ANGLE
	=	UNDERGROUND WATER MAIN



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EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

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PAGE: N/A	CHECKED: J.T.G.	1614 EASE

SPECIAL PURPOSE SURVEY OF ACCESS, INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENTS

SHEET NO. 1 OF 6 JOB NO. 1614

EXHIBIT B

Page 2 of 6

LEGAL DESCRIPTION

PARCEL 1

A PARCEL OF LAND BEING AN ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 18972, PAGE 56 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 3,047 SQUARE FEET OR 0.070 MORE OR LESS.

TOGETHER WITH:

PARCEL 2

A PARCEL OF LAND BEING AN INGRESS/EGRESS EASEMENT, A UTILITY EASEMENT AND A DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 22307, PAGE 1049 AND OFFICIAL RECORD BOOK 23061, PAGE 1205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 2,3887 SQUARE FEET OR 0.055 ACRES MORE OR LESS.

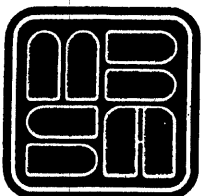
TOGETHER WITH:

PARCEL 3

A PARCEL OF LAND BEING AN INGRESS/EGRESS EASEMENT, A UTILITY EASEMENT AND A DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 22307, PAGE 1049 AND OFFICIAL RECORD BOOK 23061, PAGE 1205 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 834 SQUARE FEET OR 0.019 ACRES MORE OR LESS.

THE ABOVE DESCRIBED PARCELS OF LAND CONTAINS 6,268 SQUARE FEET OR 0.144 ACRES MORE OR LESS.



MICHAEL B. SCHORAH & ASSOCIATES, INC.

1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406

EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD: N/A	DRAWN: L.C.B.	SCALE: 1"=20'
BOOK: N/A	DATE: NOV., 2014	PROJ. FILE CADDFILE
PAGE: N/A	CHECKED: J.T.G.	1614 EASE

SPECIAL PURPOSE SURVEY OF ACCESS, INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENTS

SHEET NO. 2 OF 6

JOB NO. 1614

EXHIBIT B

Page 3 of 6

SURVEYORS NOTES

1. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.
2. BEARINGS AS SHOWN HEREON ARE BASED UPON THE EAST RIGHT-OF-WAY LINE OF EAST GRACE DRIVE, MORRISON HOMES AS RECORDED IN PLAT BOOK 23, PAGES 189 AND 190, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF NORTH 02°53'01" EAST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT.
3. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED BY THIS OFFICE.
4. THE PURPOSE OF THIS SURVEY IS TO DEPICT AND DESCRIBE THE EASEMENTS TO BE ABANDONED AND SHOW THE EXISTING UTILITIES AND OTHER IMPROVEMENTS INSIDE THESE DESCRIBED PARCELS.

COORDINATES NOTE:

STATE PLANE 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 = 1.0000429
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT,
FLORIDA EAST ZONE.

BEARING ROTATION EQUATION:

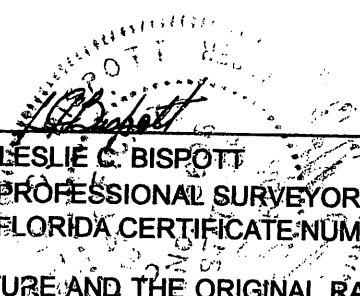
$$\frac{N\ 03^{\circ}26'12''\ E\ (\text{PLAT BEARING})}{N\ 02^{\circ}53'01''\ E\ (\text{GRID 83/90 BEARING})} = 00^{\circ}33'11''\ \text{COUNTERCLOCKWISE ROTATION} \\ (\text{PLAT TO GRID 83/90})$$

EAST LINE OF MORRISON HOMES
PER PLAT BOOK 23, PAGES 189 - 190

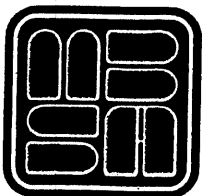
DATE OF LAST FIELD WORK: 8/15/14

SIGNATURE DATE: 12/10/2014

BY:


LESLIE C. BISPO
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NUMBER 5698

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



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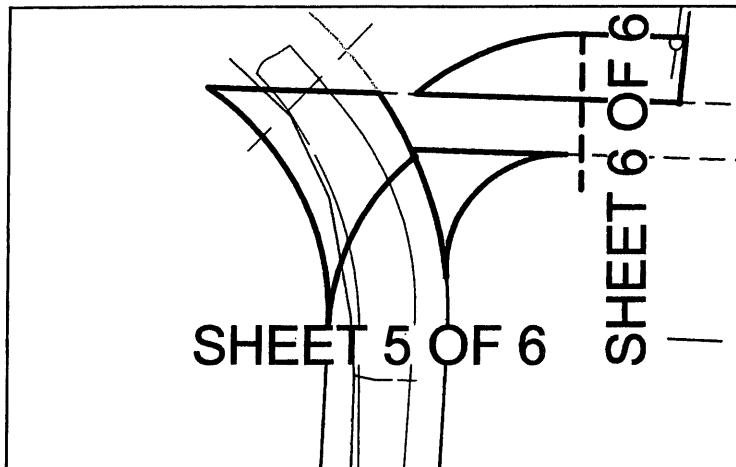
SPECIAL PURPOSE SURVEY
OF ACCESS, INGRESS/EGRESS,
DRAINAGE AND UTILITY EASEMENTS

SHEET NO. 3 OF 6

JOB NO. 1614

EXHIBIT B

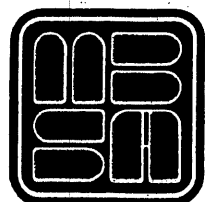
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OVERALL KEY MAP



SCALE : 1" = 80'



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CADDFILE

PAGE: N/A CHECKED: J.T.G. 1614 EASE

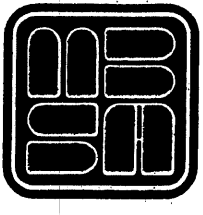
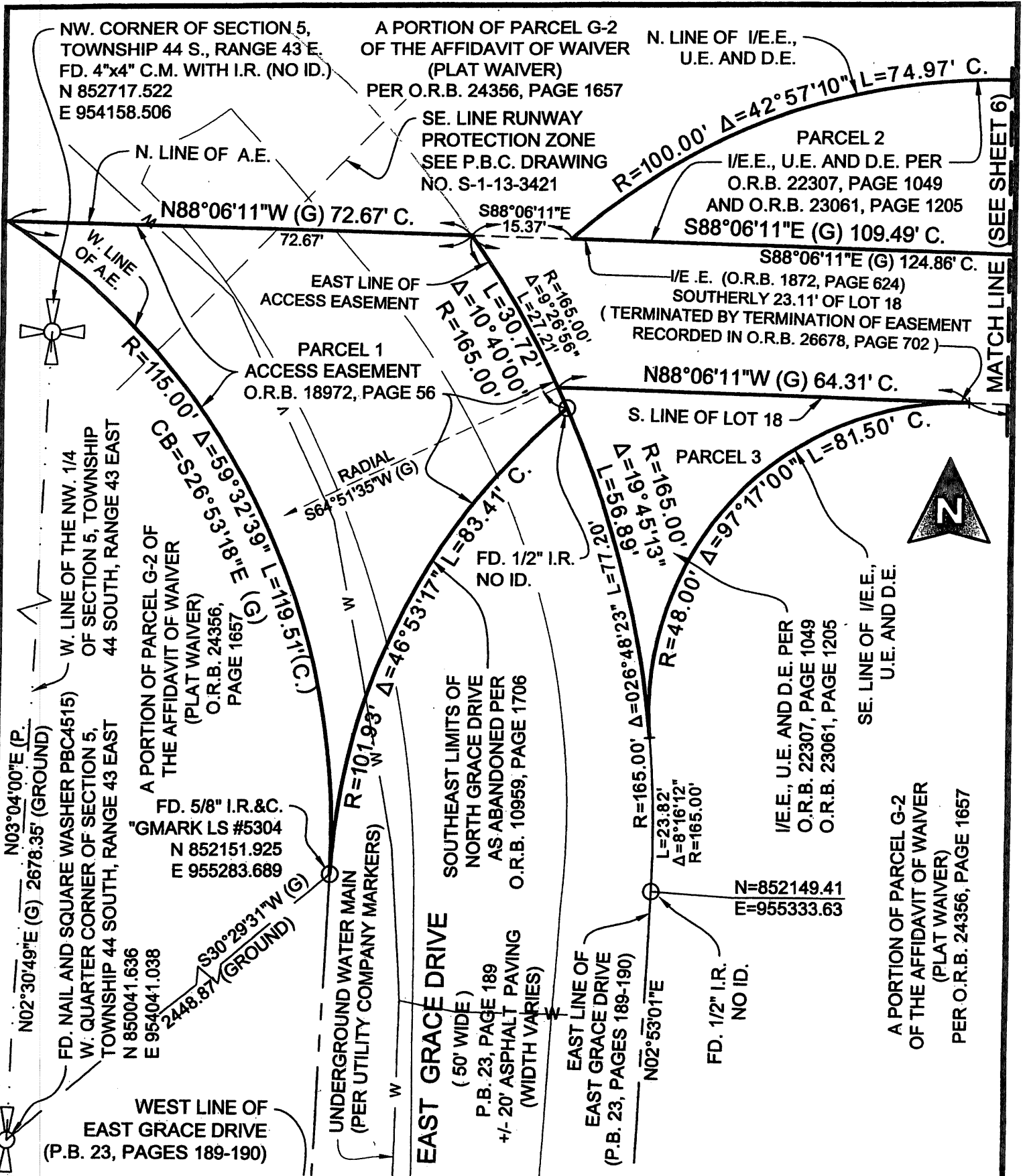
SPECIAL PURPOSE SURVEY OF ACCESS, INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENTS

SHEET NO. 4 OF 6

JOB NO. 1614

EXHIBIT B

Page 5 of 6



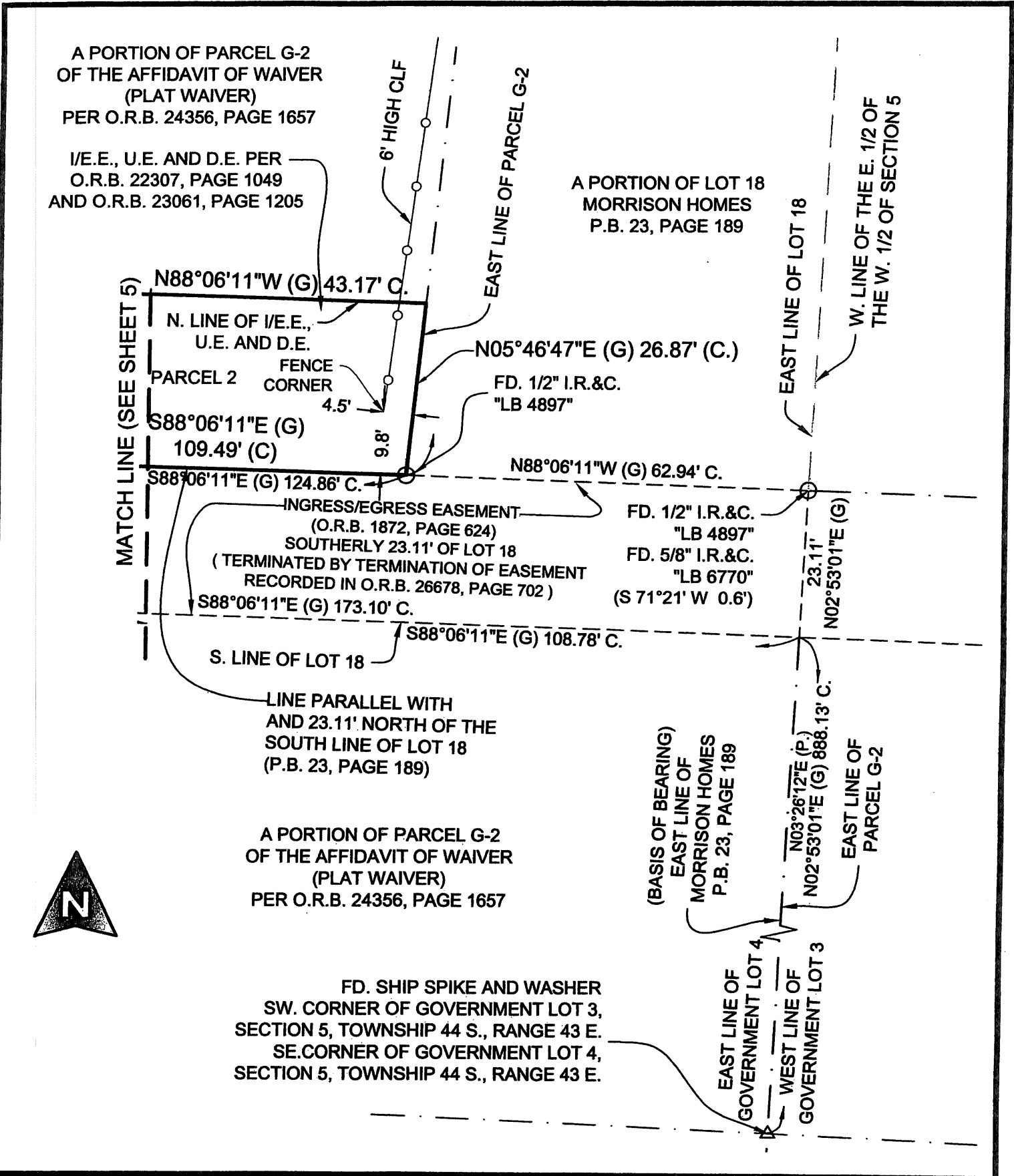
MICHAEL B. SCHORAH & ASSOCIATES, INC.
 1850 FOREST HILL BLVD., SUITE 206
 WEST PALM BEACH, FLORIDA 33406
 EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

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SPECIAL PURPOSE SURVEY OF ACCESS, INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENTS

SHEET NO. 5 OF 6 JOB NO. 1614

EXHIBIT B



	MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406 EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438			SPECIAL PURPOSE SURVEY OF ACCESS, INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENTS	
	FIELD: N/A	DRAWN: L.C.B.	SCALE: 1"=20'	SHEET NO. 6 OF 6 JOB NO. 1614	
	BOOK: N/A	DATE: NOV., 2014	PROJ. FILE CADD/FILE		
	PAGE: N/A	CHECKED: J.T.G.	1614 EASE		