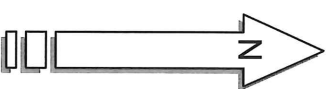


PALM MEADOWS ESTATES

LOCATION SKETCH

1 INCH = 4 MILES



RESOLUTION NO. R-2016-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING/VACATING THOSE CERTAIN 20 FOOT WIDE EASEMENTS LABELED PBCUE LYING WITHIN TRACT REC-1, PALM MEADOWS ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 120, PAGES 32-49, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

WHEREAS, the Board of County Commissioners of Palm Beach County, Florida (Board), has considered the abandonment/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 abandonment/vacation of the hereinafter described; and

WHEREAS, petition to abandon/vacate those certain 20 foot wide easements labeled PBCUE lying within Tract REC-1, Palm Meadows Estates was submitted by Standard Pacific of Florida GP; and

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

WHEREAS, this Board, while convened in regular session on June 7, 2016, did hold a meeting on said petition to abandon/vacate, and this Board determined that said 20 foot wide easements labeled PBCUE lying within tract REC-1, Palm Meadows Estates, as shown in Exhibit A, are in excess of the requirements of the local utility authority; and

WHEREAS, this Board determined that said abandonment/vacation conforms to the County's Land Development Code; and

RESOLUTION NO. R-2016-_____

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. Those certain 20 foot wide easements labeled PBCUE lying within Tract REC-1, Palm Meadows Estates, are hereby abandoned/vacated and closed as public easements and this Board does hereby renounce and disclaim any right or interest of the County and the Public in and to the portion of the easements, more fully described in the legal description and sketch as shown in Exhibit A attached hereto and made a part hereof.
3. Notice of the adoption of this Resolution shall be published once in the Palm Beach Post within thirty (30) days of the date of adoption of this Resolution as provided in Palm Beach County Code Chapter 22. Article III, Road Abandonment and Plat Vacation (Ordinance 2002-034).

RESOLUTION NO. R-2016-_____

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 Mary Lou Berger, Mayor

Commissioner Hal R. Valeche, Vice Mayor

Commissioner Paulette Burdick

Commissioner Shelley Vana

Commissioner Steven L. Abrams

Commissioner Melissa McKinlay

Commissioner Priscilla A. Taylor

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2016.

**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 5

DESCRIPTION:

ALL OF 20 FOOT WIDE PALM BEACH COUNTY EASEMENTS LYING IN TRACT REC-1, PALM MEADOWS ESTATES, AS RECORDED PLAT BOOK 120, PAGES 32 THROUGH 49 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

A 20 FOOT UTILITY EASEMENT LYING 10 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE OF 20 FOOT PALM BEACH COUNTY UTILITY EASEMENT BEING A PORTION OF TRACTS REC-1, PALM MEADOW ESTATES, AS RECORDED PLAT BOOK 120, PAGES 32 THROUGH 49 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT REC-1; THENCE, ALONG THE NORTH LINE OF SAID TRACT REC-1, SOUTH 89°55'26" EAST, A DISTANCE OF 77.13 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE OF 20 FOOT PALM BEACH COUNTY UTILITY EASEMENT;

THENCE, DEPARTING SAID NORTH LINE, SOUTH 00°42'08" EAST, A DISTANCE OF 93.64 FEET TO POINT "A"; THENCE SOUTH 89°17'52" WEST, A DISTANCE OF 25.47 FEET; THENCE SOUTH 00°31'21" EAST, A DISTANCE OF 114.13 FEET TO POINT "B"; THENCE, CONTINUE SOUTH 00°31'21" EAST, A DISTANCE OF 14.16 FEET; THENCE SOUTH 45°42'08" EAST, A DISTANCE OF 14.10 FEET TO POINT "C"; THENCE CONTINUE SOUTH 45°42'08" EAST, A DISTANCE OF 42.73 FEET; THENCE SOUTH 00°42'08" EAST, A DISTANCE OF 68.14 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE 10 FOOT UTILITY EASEMENT THAT RUNS NORTH OF AND PARALLEL WITH THE NORTH LINE OF TRACT R OF SAID PALM MEADOW ESTATES AND POINT OF TERMINUS #1;

TOGETHER WITH:

BEGINNING AT AFORESAID POINT "A"; THENCE, NORTH 89°17'52" EAST, A DISTANCE OF 278.65 FEET TO POINT OF TERMINUS #2.

TOGETHER WITH:

BEGINNING AT AFORESAID POINT "B"; THENCE, NORTH 89°28'39" EAST, A DISTANCE OF 300.00 FEET TO POINT OF TERMINUS #3.

TOGETHER WITH:

BEGINNING AT AFORESAID POINT "C"; THENCE, SOUTH 00°31'21" EAST, A DISTANCE OF 88.41 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE 10 FOOT UTILITY EASEMENT THAT RUNS NORTH OF AND PARALLEL WITH THE NORTH LINE OF TRACT R OF SAID PALM MEADOW ESTATES AND POINT OF TERMINUS #4;

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.
CONTAINING 20,117 SQUARE FEET OR 0.4618 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

SHEET 1 OF 5



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - 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
L.B. 3591

PALM MEADOWS ESTATES
PALM BEACH COUNTY UTILITY EASEMENT TO BE RELEASED
SPECIFIC PURPOSE SURVEY

DATE 1/3/16

DRAWN BY DLS

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 5770-PBCUER

EXHIBIT A

Page 2 of 5

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 AN ASSUMED PLAT BEARING OF SOUTH 89°55'26" EAST ALONG THE NORTH LINE OF TRACT REC-1, PALM MEADOWS ESTATES, AS RECORDED PLAT BOOK 120, PAGES 32 THROUGH 49 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SEE ROTATION NOTE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) ON SHEET 3.
4. COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90/98 ADJUSTMENT) IN U.S. SURVEY FEET.
5. UNLESS OTHERWISE NOTED ALL DISTANCES SHOWN ARE GROUND MEASUREMENTS.
6. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
7. THE PURPOSE OF THIS SURVEY TO SHOW THE LOCATION OF SITE IMPROVEMENTS RELATIVE TO A PROPOSED ABANDONMENT 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 PREPARED UNDER MY DIRECTION ON JANUARY 3, 2016. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 2 OF 5



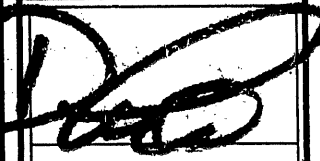
CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

**PALM MEADOWS ESTATES
PALM BEACH COUNTY UTILITY EASEMENT TO BE RELEASED
SPECIFIC PURPOSE SURVEY**


DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

DATE 1/3/16

DRAWN BY DLS

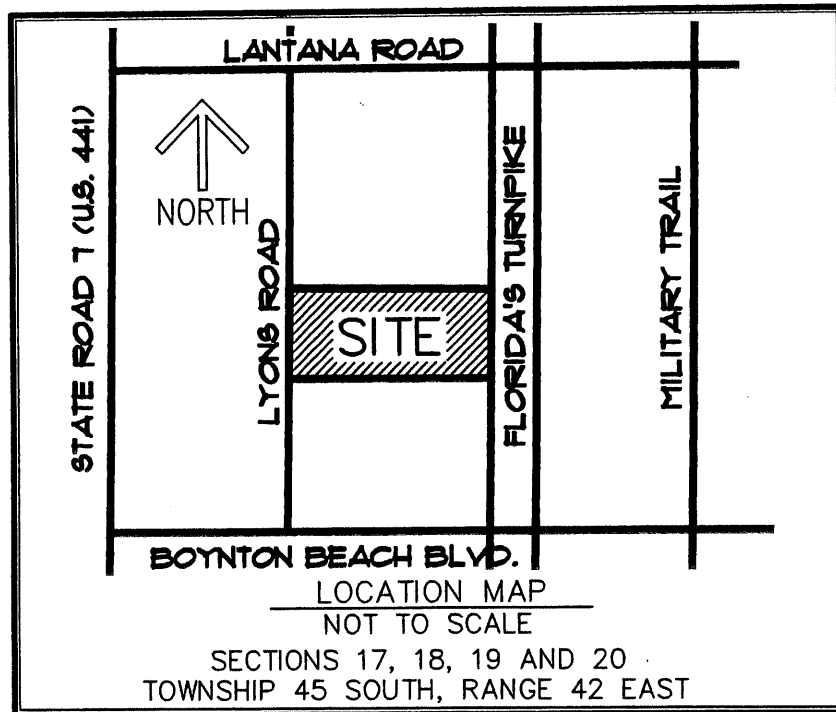
F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 5770-PBCUER

EXHIBIT A

Page 3 of 5



NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0000240
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON BASED UPON RECORD PLAT
 SEE SURVEY NOTE 3 ON SHEET 2 OF 5

$S89^{\circ}22'25''W$ (PLAT BEARING)	$00^{\circ}21'03''$ = BEARING ROTATION
$S89^{\circ}01'22''W$ (GRID BEARING)	(PLAT TO GRID) COUNTERCLOCKWISE

SHEET 3 OF 5



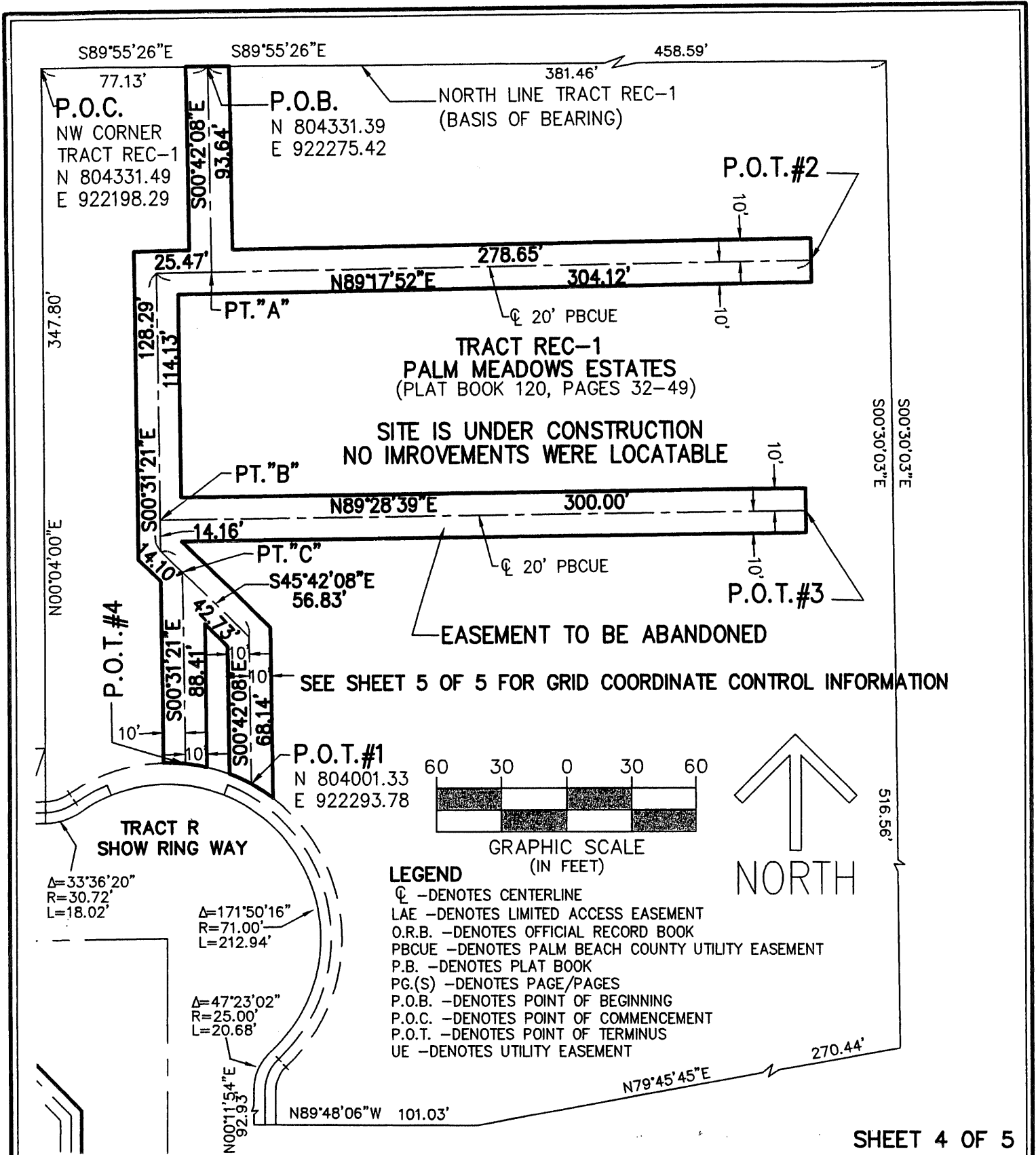
CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
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PALM MEADOWS ESTATES
PALM BEACH COUNTY UTILITY EASEMENT TO BE RELEASED
SPECIFIC PURPOSE SURVEY

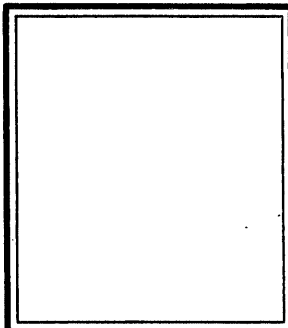
DATE	1/3/16
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	5770-PBCUER

EXHIBIT A

Page 4 of 5



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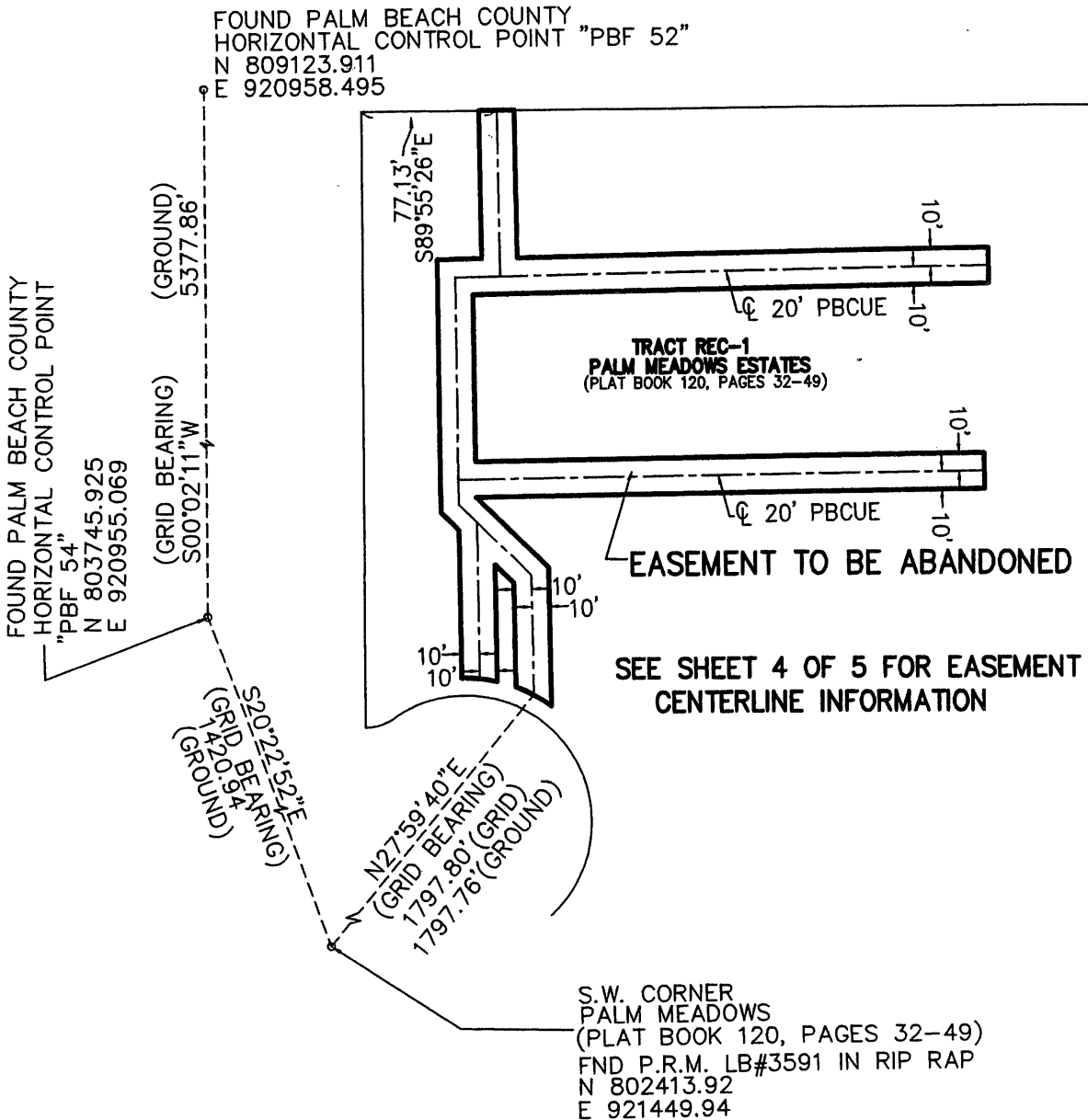


DATE	1/3/16
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	5770-PBCUER

**PALM MEADOWS ESTATES
PALM BEACH COUNTY UTILITY EASEMENT TO BE RELEASED
SPECIFIC PURPOSE SURVEY**

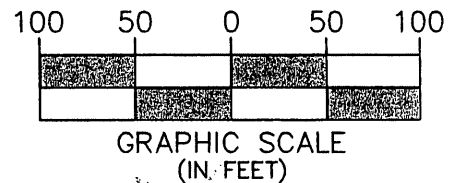
EXHIBIT A

Page 5 of 5



LEGEND

- ☉ -DENOTES CENTERLINE
- LAE -DENOTES LIMITED ACCESS EASEMENT
- O.R.B. -DENOTES OFFICIAL RECORD BOOK
- PBCUE -DENOTES PALM BEACH COUNTY UTILITY EASEMENT
- P.B. -DENOTES PLAT BOOK
- PG.(S) -DENOTES PAGE/PAGES
- P.O.B. -DENOTES POINT OF BEGINNING
- P.O.C. -DENOTES POINT OF COMMENCEMENT
- P.O.T. -DENOTES POINT OF TERMINUS
- UE -DENOTES UTILITY EASEMENT



SHEET 5 OF 5



CAULFIELD & WHEELER, INC.

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**PALM MEADOWS ESTATES
PALM BEACH COUNTY UTILITY EASEMENT TO BE RELEASED
SPECIFIC PURPOSE SURVEY**

DATE 1/3/16

DRAWN BY DLS

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 5770-PBCUER

ATTACHMENT 3



**Water Utilities Department
Engineering**
P.O. Box 16097
West Palm Beach, FL 33416-6097
(561) 493-6000
Fax: (561) 493-6113
www.pbcwater.com

■
**Palm Beach County
Board of County
Commissioners**

Mary Lou Berger, Mayor
Hal R. Valeche, Vice Mayor
Paulette Burdick
Shelley Vana
Steven L. Abrams
Melissa McKinlay
Priscilla A. Taylor

County Administrator
Verdenia C. Baker

"An Equal Opportunity
Affirmative Action Employer"

printed on sustainable
and recycled paper

February 11, 2016

Mr. David P. Lindley, P.L.S.
Caulfield & Wheeler, Inc.
7900 Glades Rd., Suite 100
Boca Raton, FL 33434

**Subject: Petition to Abandon/Vacate a portion of the Palm Beach
County Utility Easement lying within Palm Meadows
Estates, as Recorded in Plat Book 120, Pages 32 through
49 of the Public Records of Palm Beach County, FL**

Dear Mr. Lindley:

This letter is to inform you that Palm Beach County Water Utilities Department has no facilities in the portion of the above-referenced Utility Easement as described in the sketch and legal description accompanying your request, and therefore has no objection to this abandonment.

If you should have any questions concerning this matter, please do not hesitate to contact this office at (561) 493-6124.

Respectfully,

A handwritten signature in cursive script that reads "Richard Nolan".

Richard Nolan
Technical Assistant III
Engineering Section