

OLD MARSH GOLF CLUB
LOCATION SKETCH
1 INCH = 4 MILES

RESOLUTION NO. R-2016-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING/VACATING AN APPROXIMATELY 101 FOOT LONG PORTION OF A 12 FOOT WIDE UTILITY EASEMENT LYING WITHIN PARCEL "G", OLD MARSH GOLF CLUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGE 62, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.

WHEREAS, the Board of County Commissioners (Board) of Palm Beach County, Florida (County), has considered the abandonment/vacation pursuant to authority in Sections 177.101 and 336.09 of the Florida Statutes and as provided in 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 an approximately 101 foot long portion of a 12 foot wide utility easement lying within Parcel "G", Old Marsh Golf Club, was submitted by Old Marsh Golf Club, Inc.; and

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

WHEREAS, the Board, while convened in regular session on October 18, 2016, did hold a meeting on said petition to abandon/vacate, and determined that said approximately 101 foot long portion of a 12 foot wide utility easement lying within Parcel "G", Old Marsh Golf Club, as shown in Exhibit A, is in excess of the requirements of the local utility authority; and

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

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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. That certain approximately 101 foot long portion of a 12 foot wide utility easement lying within Parcel "G", Old Marsh Golf Club, is hereby abandoned/vacated and closed as a public easement and the Board does hereby renounce and disclaim any right or interest of the County and the public in and to the portion of the easement, 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 one time in the Palm Beach Post within thirty (30) days of the date of adoption as provided in Palm Beach County Code Chapter 22. Article III, Road Abandonment and Plat Vacation (Ordinance 2002-034).

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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

PETITION TO ABANDONED UTILITY EASEMENT SURVEY FOR: OLD MARSH CLUBHOUSE

LEGAL DESCRIPTION AND ENCUMBRANCES REPORT:

A PORTION OF THE PLATTED 12 FOOT UTILITY EASEMENT IN PARCEL "G", ACCORDING TO THE PLAT OF **OLD MARSH GOLF CLUB**, AS RECORDED IN PLAT BOOK 58, PAGE 62, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL "G" ACCORDING TO SAID PLAT;
 THENCE WESTERLY, ALONG THE NORTH LINE OF SAID PARCEL "G" AND THE ARC OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 822.38 FEET, A CENTRAL ANGLE OF 29°03'52" AND A CHORD BEARING OF NORTH 75°58'08" WEST, AN ARC DISTANCE OF 417.17 FEET TO A POINT;
 THENCE SOUTH 00°00'10" WEST, PARALLEL WITH THE EAST LINE OF SAID PARCEL "G" (SAID EAST LINE IS ASSUMED TO BEAR SOUTH 00°00'10" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO), A DISTANCE OF 12.00 FEET TO THE **POINT OF BEGINNING** OF THE HEREINAFTER DESCRIBED PARCEL;
 THENCE SOUTH 00°00'10" WEST A DISTANCE OF 65.53 FEET TO A POINT;
 THENCE SOUTH 14°45'14" EAST A DISTANCE OF 36.40 FEET TO A POINT;
 THENCE NORTH 89°18'49" WEST A DISTANCE OF 12.45 FEET TO A POINT;
 THENCE NORTH 14°45'14" WEST A DISTANCE OF 34.64 FEET TO A POINT;
 THENCE NORTH 00°00'10" EAST A DISTANCE OF 66.89 FEET TO A POINT ON A CURVE CONCENTRIC WITH THE PREVIOUSLY DESCRIBED NORTH LINE OF PARCEL "G", SAID CURVE HAVING A RADIUS OF 810.38 AND A CENTRAL ANGLE OF 00°50'55";
 THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 12.00 FEET TO THE **POINT OF BEGINNING**.

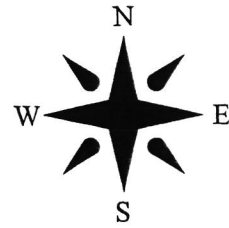
CONTAINING IN ALL 1,221 SQUARE FEET OR 0.028 ACRE, MORE OR LESS.

SHEET INDEX

SHEET No.1	LEGAL DESCRIPTION
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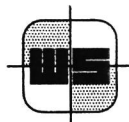
EXHIBIT 1, SHEET 1 OF 6

 <p>WALLACE SURVEYING CORP. LICENSED BUSINESS # 4589 5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551</p>	DATE: 06/08/16	DWG. No.:14-1138-3
	OFFICE: M.B.	SHEET: 1 OF 6
	C'K'D.: C.W.	REF.: 14-1138-3.DWG



VICINITY SKETCH N.T.S.

EXHIBIT 1, SHEET 2 OF 6



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

DATE: 06/08/16

DWG. No.:14-1138-3

OFFICE: M.B.

SHEET: 2 OF 6

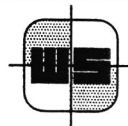
C'K'D.: C.W.

REF.: 14-1138-3.DWG

NOTES:

1. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM CERTIFICATE OF TITLE PREPARED BY ATTORNEYS' TITLE FUND SERVICE, LLC, DATED MAY 19, 2015. THIS OFFICE HAS MADE NO SEARCH OF THE PUBLIC RECORDS.
2. ELEVATIONS SHOWN HEREON, IF ANY, ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON NGVD-29. THE EXPECTED ACCURACY OF THE ELEVATIONS SHOWN HEREON IS 0.03' FOR THE HARD SURFACE ELEVATIONS AND 0.1' FOR THE SOFT SURFACE ELEVATIONS. ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
3. DESCRIPTION FURNISHED BY CLIENT OR CLIENT'S AGENT.
4. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR OR MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
5. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF WALLACE SURVEYING CORPORATION. THIS SURVEY IS NOT TRANSFERABLE BY OWNERS AFFIDAVIT OF SURVEY OR SIMILAR INSTRUMENT.
6. EXCEPT AS SHOWN, UNDERGROUND AND OVERHEAD IMPROVEMENTS ARE NOT LOCATED. UNDERGROUND FOUNDATIONS NOT LOCATED.
7. THE SURVEY SKETCH SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
8. NO RESPONSIBILITY IS ASSUMED BY THIS SURVEYOR FOR THE CONSTRUCTION OF IMPROVEMENTS, FROM BUILDING TIES SHOWN ON THIS SURVEY.
9. REVISIONS SHOWN HEREON DO NOT REPRESENT A "SURVEY UPDATE" UNLESS OTHERWISE NOTED.
10. ALL DATES SHOWN WITHIN THE REVISIONS BLOCK HEREON ARE FOR INTEROFFICE FILING USE ONLY AND IN NO WAY AFFECT THE DATE OF THE FIELD SURVEY STATED HEREIN.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
12. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
13. THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS. FENCES, HEDGES AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.

EXHIBIT 1, SHEET 3 OF 6



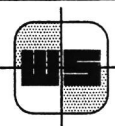
WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

DATE: 06/08/16	DWG. No.:14-1138-3
OFFICE: M.B.	SHEET: 3 OF 6
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NOTES: CONTINUED

- 14. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS +/- 0.10'.
- 15. BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON THE EAST SECTION LINE SHOWN ON SHEET 5 WHICH BEARS SOUTH 1°14'38" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 16. ZONE = FLORIDA EAST
- 17. LINEAR UNIT = US FOOT
- 18. COORDINATES SHOWN ON THE EASEMENT CORNERS ARE GRID AND ARE BASED UPON THE FLORIDA STATE PLANE COORDINATE SYSTEM ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT.
- 19. ALL DISTANCES ARE GROUND UNLESS NOTED OTHERWISE.
- 20. SCALE FACTOR = 1.000028647
- 21. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- 22. UNLESS SHOWN OTHERWISE, THE FIELD MEASURE DIRECTIONS AND DISTANCES AND THE PLAT DIRECTIONS AND DISTANCES ARE IDENTICAL.
- 23. THE ONLY UTILITY SERVICE WHICH EXISTED IN THE EASEMENT TO BE ABANDONED, FLORIDA POWER AND LIGHT, HAS BEEN RELOCATED TO THE AREA COVERED BY THE EASEMENT SUBMITTED WITH THE PETITION FOR ABANDONMENT. THAT EASEMENT WAS RECORDED IN OFFICIAL RECORDS BOOK 28173, PAGE 1692 ON MARCH 21, 2016. NO OTHER UTILITIES ARE, OR WERE EVER, LOCATED IN THE SUBJECT AREA COVERED BY THE EASEMENT TO BE ABANDONED.

EXHIBIT 1, SHEET 4 OF 6



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

DATE: 06/08/16

DWG. No.: 14-1138-3

OFFICE: M.B.

SHEET: 4 OF 6

C'K'D.: C.W.

REF.: 14-1138-3.DWG

THIS SURVEY IS MADE SPECIFICALLY AND ONLY FOR THE FOLLOWING PARTY FOR THE PURPOSE OF AN EASEMENT ABANDONMENT ON THE SURVEYED PROPERTY.

OLD MARSH CLUBHOUSE

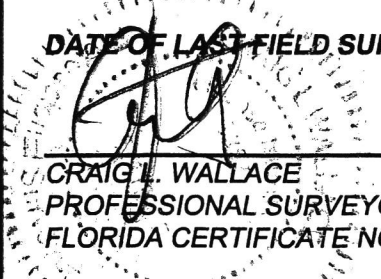
THE UNDERSIGNED SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ANY OTHER PURPOSE OR TO ANY OTHER PARTY OTHER THAN STATED ABOVE.

PROPERTY ADDRESS:
7500 OLD MARSH ROAD
PALM BEACH GARDENS, FL 33418

CERTIFICATION:

I HEREBY ATTEST THAT THE SURVEY SHOWN HEREON CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS ADOPTED IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES, EFFECTIVE SEPTEMBER 1, 1981.

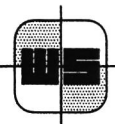
DATE OF LAST FIELD SURVEY: 6/8/2016


CRAIG L. WALLACE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3357

LEGEND

- A = ARC LENGTH
- C.B. = CHORD BEARING
- CONC. = CONCRETE
- E.O.P. = EDGE OF PAVEMENT
- F.P.L. = FLORIDA POWER AND LIGHT
- L.B. = LICENSE BOARD
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM OF 1929
- N.T.S. = NOT TO SCALE
- (P) = PLAT DATUM
- P.B. = PLAT BOOK
- P.B.C. = PALM BEACH COUNTY
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- (R) = RADIAL
- R = RADIUS
- (S) = FIELD MEASURE
- RGE. = RANGE RGE.
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.F. = SQUARE FEET
- TWP. = TOWNSHIP
- U.E. = UTILITY EASEMENT
- Ⓢ = CENTERLINE
- Δ = CENTRAL ANGLE/Delta
- = 5/8" ROD & CAP SET (LB #4569)

EXHIBIT 1, SHEET 5 OF 6



WALLACE SURVEYING

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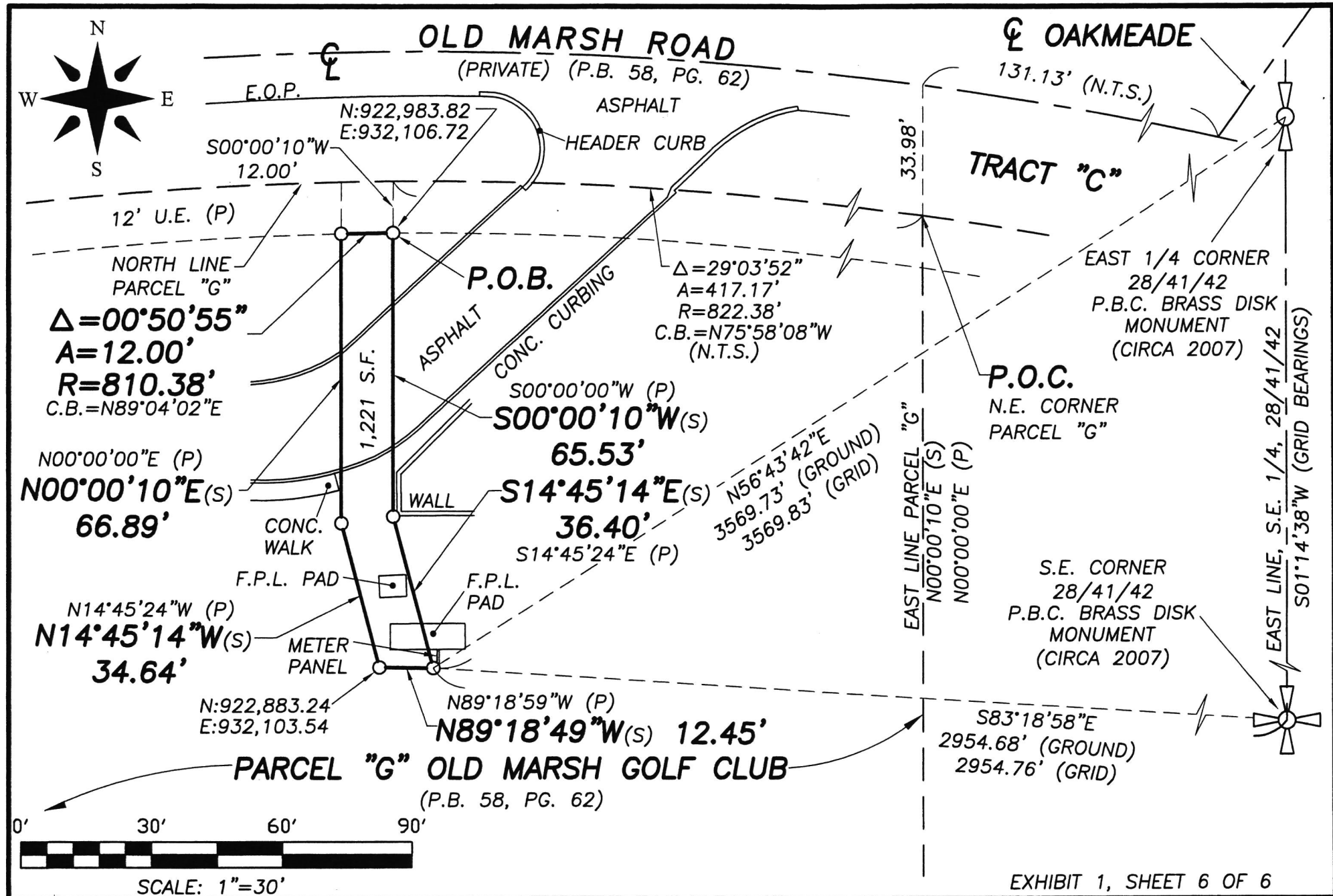


EXHIBIT 1, SHEET 6 OF 6

WALLACE SURVEYING
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