

# LOCATION SKETCH

1 INCH = 4 MILES

ABANDONMENT OF A 12 FT. WIDE UTILITY EASEMENT  
IN TRACT 1, LOGGERS RUN COMMERCIAL REPLAT,  
PLAT BOOK 49, PAGE 56,  
PUBLIC RECORDS OF PALM BEACH COUNTY

**RESOLUTION NO. R-2017-\_\_\_\_\_**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING/VACATING THE SOUTH 55 FEET OF A 12 FOOT WIDE UTILITY EASEMENT LYING WITHIN TRACT 1, LOGGERS RUN COMMERCIAL REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE 56, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.**

**WHEREAS**, the Board of County Commissioners (BCC) of Palm Beach County, Florida, 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 in Exhibit A; and

**WHEREAS**, petition to abandon/vacate the south 55 feet of a 12 foot wide utility easement lying within Tract 1, Loggers Run Commercial Replat was submitted by GPH Holdings, L.C.; and

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

**WHEREAS**, the BCC, while convened in regular session on June 20, 2017, did hold a meeting on said petition to abandon/vacate, and determined that said portion of the 12 foot wide easement lying within Tract 1, Loggers Run Commercial Replat, as shown in Exhibit A, is in excess of the requirements of the local utility authority; and

**WHEREAS**, the BCC determined that said abandonment/vacation conforms to the County's Land Development Code.

**RESOLUTION NO. R-2017-\_\_\_\_\_**

**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 portion of the 12 foot wide easement lying within Tract 1, Loggers Run Commercial Replat, is hereby abandoned/vacated and closed as a public easement and the BCC 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 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-2017-\_\_\_\_\_**

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 Paulette Burdick, Mayor

Commissioner Melissa McKinlay, Vice Mayor

Commissioner Hal R. Valeche

Commissioner Dave Kerner

Commissioner Steven L. Abrams

Commissioner Mary Lou Berger

Commissioner Mack Bernard

The Mayor thereupon declared the Resolution duly passed and adopted  
this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**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 4



**SPECIFIC PURPOSE SURVEY**

BY

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: [surveys@pulicelandsurveyors.com](mailto:surveys@pulicelandsurveyors.com) CERTIFICATE OF AUTHORIZATION LB#3870



## LEGAL DESCRIPTION: (EASEMENT TO BE ABANDONED)

A PORTION OF THE 12.00 FOOT WIDE UTILITY EASEMENT IN TRACT 1, "LOGGERS' RUN COMMERCIAL REPLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 56, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

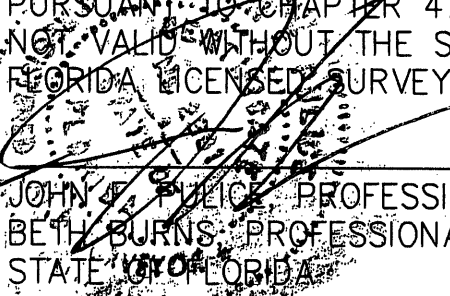
COMMENCING AT THE SOUTHWEST CORNER OF TRACT 3 OF SAID PLAT; THENCE NORTH 00°42'07" WEST ON A GRID BEARING ALONG THE WEST LINE OF SAID TRACT 3 FOR 64.58 FEET; THENCE NORTH 88°54'41" WEST 48.54 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°05'19" WEST ALONG AN EASTERLY LINE OF SAID EASEMENT 55.42 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS NORTH 00°53'51" EAST; THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1799.86 FEET AND A CENTRAL ANGLE OF 00°22'55", FOR AN ARC DISTANCE OF 12.00 FEET; THENCE NORTH 01°05'19" EAST ALONG A WESTERLY LINE OF SAID EASEMENT 55.42 FEET; THENCE SOUTH 88°54'41" EAST ALONG A NORTHERLY LINE OF SAID EASEMENT 12.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 665 SQUARE FEET, MORE OR LESS.

## CERTIFICATION

I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") NUMBER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

  
JOHN J. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136  
STATE OF FLORIDA

FILE: GPH HOLDING, LLC

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 62465

DATE: 12/29/15; REV 3/13/17

UTILITY EASEMENT VACATION

PALM BEACH COUNTY, FLORIDA

FOR: LOGGERS' RUN

SHEET 1 OF 4

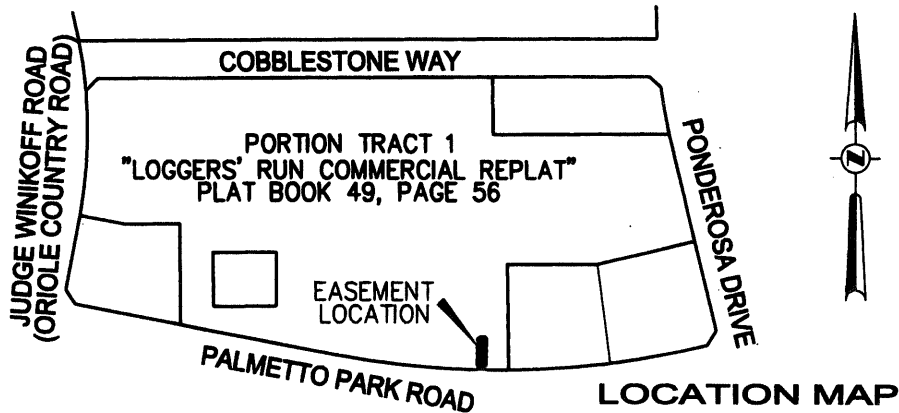
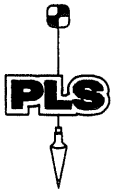
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NOT TO SCALE  
PORTION OF SECTION 26-47-41

## NOTES:

- 1) BEARINGS AND COORDINATES SHOWN HEREON ARE GRID BASED ON THE NORTH LINE OF SECTION 26-47-41, BEING  $N89^{\circ}43'56''E$ , AS DERIVED FROM PALM BEACH COUNTY HORIZONTAL CONTROL MONUMENTATION. THE BEARING BASE DATUM IS NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE, 1983 STATE PLAN TRANSVERSE MERCATOR PROJECTION.
- 2) DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
- 3) SCALE FACTOR IS 1.000013, GROUND DISTANCE TIMES SCALE FACTOR EQUALS GRID DISTANCE. LINEAR UNIT IS THE U.S. SURVEY FOOT.
- 4) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 5) THE SPECIFIC PURPOSE OF THIS SURVEY IS TO ABANDON THE PORTION OF THE PLATTED EASEMENT AS SHOWN HEREON. THIS IS NOT A BOUNDARY SURVEY. CORNERS HAVE NOT BEEN SET.
- 6) THIS SURVEY WAS PREPARED WITH BENEFIT OF CERTIFICATE OF SEARCH OWNERSHIP & ENCUMBRANCE FILE NUMBER: 6169500 REVISED, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED DECEMBER 21, 2016 AT 6:00 A.M.

FILE: GPH HOLDING, LLC

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 62465

DATE: 12/29/15; REV 3/13/17

UTILITY EASEMENT VACATION

PALM BEACH COUNTY, FLORIDA

FOR: LOGGERS' RUN

SHEET 2 OF 4

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## LEGEND:

N: NORTHING  
E: EASTING  
O.R.B. OFFICIAL RECORDS BOOK



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**GRAPHIC SCALE**

TRACT 1

1"=60' "LOGGERS' RUN COMMERCIAL REPLAT"

NW CORNER SECTION 26-47-41 PLAT BOOK 49, PAGE 56

N: 733303.5570  
E: 906635.1460

NOT FOUND

NE CORNER SECTION 26-47-41

N: 733328.2750  
E: 911921.9470

NOT FOUND

FOUND 5/8" IRON ROD (NO ID)  
0.25' N28°33'55"E

PARCEL # 00414723140010010

N89°43'56"E 2245.35'

SOUTH LINE SECTION 23-47-41  
NORTH LINE SECTION 26-47-41  
S89°43'56"W 3041.45'

**POINT OF BEGINNING**

N: 733179.8873  
E: 908889.9268

S88°54'41"E 12.00'

N: 733180.1152  
E: 908877.9290

20' UTILITY EASEMENT  
O.R.B. 28189, PAGE 575

12' UTILITY EASEMENT  
PLAT BOOK 49, PAGE 56

S01°05'19"W 55.42'

N01°05'19"E 55.42'

S01°05'19"W  
133.96'

N88°54'41"W  
48.54'

WEST LINE TRACT 3

**POINT OF COMMENCEMENT**  
SW CORNER TRACT 3

N: 733114.3898  
E: 908939.2472

64.58'  
N00°42'07"W

**PALMETTO PARK ROAD**

R=1799.86'  
CA=0°22'55"  
A=12.00'

N00°53'51"E  
(RADIAL)

FOUND 5/8" IRON ROD (NO ID)  
0.50' N31°23'51"E

FILE: GPH HOLDING, LLC

SCALE: 1"=60'

DRAWN: L.S.

ORDER NO.: 62465

DATE: 12/29/15; REV 3/13/17

UTILITY EASEMENT VACATION

PALM BEACH COUNTY, FLORIDA

FOR: LOGGERS' RUN

SHEET 3 OF 4

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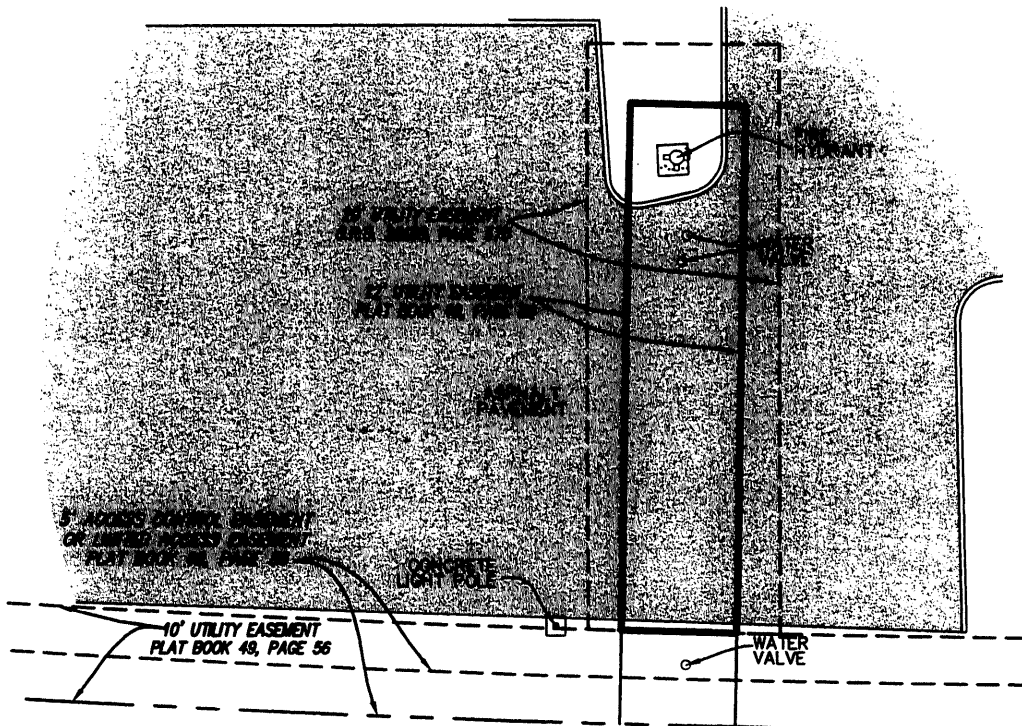
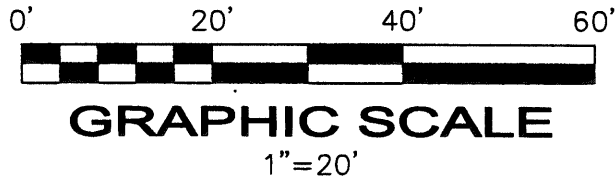
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**PALMETTO PARK ROAD**

FILE: GPH HOLDING, LLC

SCALE: 1"=20'

DRAWN: L.S.

ORDER NO.: 62465

DATE: 12/29/15; REV 3/13/17

UTILITY EASEMENT VACATION

PALM BEACH COUNTY, FLORIDA

FOR: LOGGERS' RUN

SHEET 4 OF 4

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