Agenda Item #:	4B-3
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# PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA ITEM SUMMARY

Meeting Date: June 20, 2017	[ ] Consent [ ] Workshop	[ ] Regular [X] Public Hearing
Department: Engineering and Publi Submitted By: Engineering and Publi Land Development Div	c Works	
I. EXE	CUTIVE BRIEF	
Motion and Title: Staff recommends public interest in three 12-foot wide port Parcels I and X and three 12-foot wide portions of Parcels I, IX and X, all lying v1, recorded in Plat Book 41, Page 108, I	tions of utility easements ly le portions of drainage ea within the plat of Del Mar P Public Records of Palm Be	ying within portions of asements lying within laza Sub-Division No ach County, Florida.
<b>SUMMARY:</b> Adoption of this resolut easements and drainage easements the for FR Del Mar Village (Owner) propert Road and north of Palmetto Park Road.	at are in conflict with future y. The petition site is local	redevelopment plans
Background and Policy Issues: FR I their site and has petitioned the Count easements that are in conflict with their part of the state	y to vacate portions of the	ng to further develop e utility and drainage
Reviewing agencies and utility and drain vacation. Replacement drainage eas Department's Roadway Production Dabandoned are no longer necessary.	ements were recorded	by the Engineering
Easements are exempt from the privilege County Code Chapter 22. Article III, Ro 2002-034). The Engineering Department Sunday, June 4, 2017.	ad Abandonment and Plat	Vacation (Ordinance
Attachments:  1. Location Sketch  2. Resolution with Exhibits 'A', 'B', 'C', 'I	D', 'E' and 'F' ====================================	
Recommended by: Department Dir	rector	5//8//7 Date
Approved by:Assistant Coun	/Rhrsnn nty Administrator	4/1/17 Date

f:\land\_dev\board actions\bdaction-abandonments\2017\ab34813 del mar plaza de & ue ph\ab34813 del mar plaza de & ue ph - 06-20-17-5.doc

W

#### II. FISCAL IMPACT ANALYSIS

### A. Five Year Summary of Fiscal Impact:

Fiscal Years	2017	2018	2019	2020	2021
Capital Expenditures	<u>\$ -0-</u>		0-		0-
Operating Costs	-0-				
External Revenues	-0-	-0-	-0-		
Program Income (County)	-0-	-0-	0-		<u>-0-</u>
In-Kind Match (County)	-0-	-0	0		
NET FISCAL IMPACT	\$ **	-0-	-0-		
# ADDITIONAL FTE					
POSITIONS (Cumulative)					

Is Item Included in Current Budget? Yes

Budget Account No:

Fund

Dept

Unit

Object

No

Recommended Sources of Funds/Summary of Fiscal Impact:

\*\*This item has no fiscal impact.

C. Departmental Fiscal Review: \_.

### III. REVIEW COMMENTS

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

OFMBJST 5/23

Contract Dev. and Cont

B. Approved as to Form and Legal Sufficiency:

/ Assistant County Attorney

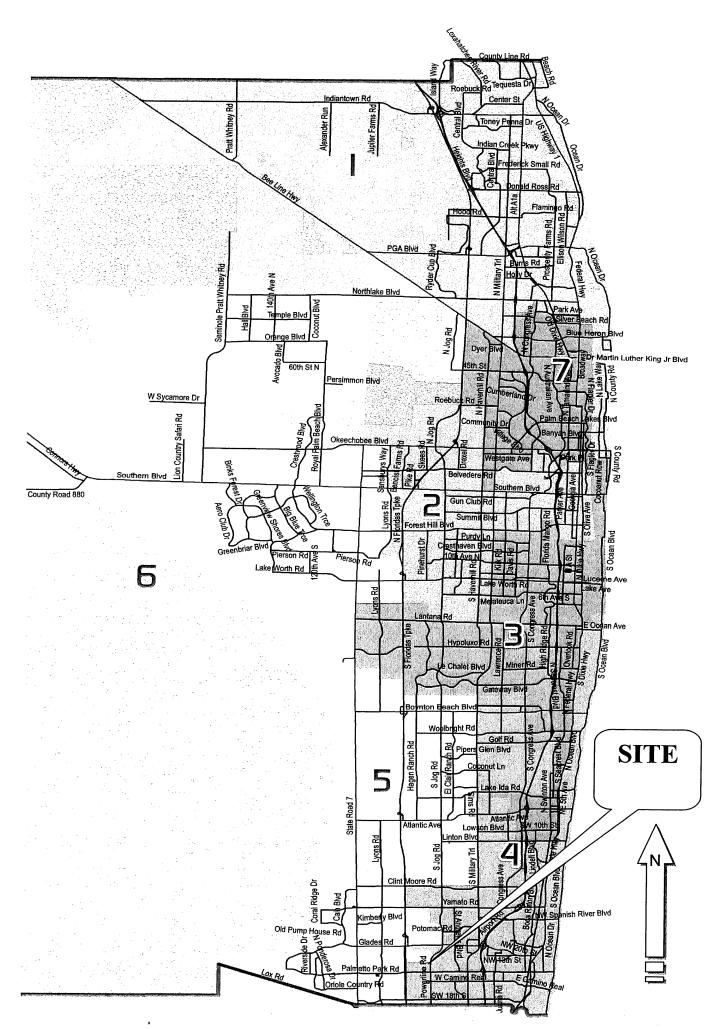
C. Other Department Review:

**Department Director** 

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

2

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**LOCATION SKETCH** 

1 INCH = 4 MILES

ABANDONMENT OF THREE PORTIONS OF UTILITY EASEMENTS AND THREE PORTIONS OF DRAINAGE EASEMENTS IN DEL MAR PLAZA SUB-DIVISION NO. 1, PLAT BOOK 41, PAGE 108, PUBLIC RECORDS OF PALM BEACH COUNTY

RESULUTION NO. R-2017-	RESOLUTION NO. R-2017-	
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RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING/VACATING THREE 12-FOOT WIDE PORTIONS OF UTILITY EASEMENTS LYING WITHIN PORTIONS OF PARCELS I AND X AND THREE 12-FOOT WIDE PORTIONS OF DRAINAGE EASEMENTS LYING WITHIN PORTIONS OF PARCELS I, IX AND X, ALL LYING WITHIN THE PLAT OF DEL MAR PLAZA SUB-DIVISION NO. 1, RECORDED IN PLAT BOOK 41, PAGE 108, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

WHEREAS, the Board of County Commissioners (BCC) of Palm Beach County, Florida, 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 FR Del Mar Village, called a public hearing to be held in the BCC's Chambers, at the Governmental Office Complex, West Palm Beach, Florida, on June 20, 2017, 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: three 12-foot wide portions of various utility easements as set forth on the sketch and legal description in Exhibits A, B and C attached hereto and incorporated herein by reference; and three 12foot wide portions of various drainage easements as set forth on the sketches and legal descriptions in Exhibits D, E and F attached hereto and incorporated herein by reference; said legal descriptions set forth on the Exhibits referred to above, attached hereto and incorporated herein by reference, all of the Public Records of Palm Beach County, Florida; 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 such meeting was duly published in the Palm Beach Post on June 4, 2017; 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 portions of the 12-foot wide utility easements lying within portions of Parcels I and X,

<b>RESOL</b>	UTION NO.	R-2017	•

Del Mar Plaza Sub-Division No. 1, as shown in Exhibits A, B and C and said portions of the 12-foot wide drainage easements lying within portions of Parcels I, IX and X, Del Mar Plaza Sub-Division No. 1, as shown in Exhibits D, E and F are in excess of the requirements of the local drainage and utility authorities; and

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

## 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 portions of utility easements and drainage easements are hereby abandoned and closed as easements and the BCC does hereby renounce and disclaim any right or interest of the County and the Public in and to the portions of the easements, more fully described in the legal descriptions and sketches as shown in Exhibits A, B, C, D, E and F 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 County Code Chapter 22. Article III, Road Abandonment and Plat Vacation (Ordinance 2002-034).

<b>RESOL</b>	UTION	NO. R	-2017-
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	The fore	going	Resolut	ion was	offered by	/ Comr	missione	er			
who	moved	its	adoptio	n. The	motion	was	seco	nded	by	Commissi	oner
			_ and, up	oon being	g put to a	vote, t	he vote	was a	s follov	vs:	
		Co	mmissio	ner Paule	ette Burdi	ck, Ma	ıyor				
		Co	mmissio	ner Melis	sa McKin	ılay, Vi	ce May	or			
		Co	mmissio	ner Hal F	R. Valeche	9					
		Co	mmissio	ner Dave	Kerner						
		Co	mmissio	ner Steve	en L. Abra	ams					
		Co	mmissio	ner Mary	Lou Berg	jer					
		Co	mmissio	ner Mack	Bernard						
	The Ma	yor th	nereupor	declare	d the Re	esolutio	on duly	passe	ed and	l adopted	this
	_day of			<u>,</u> 2017.							
Share	on R. Boo	k, Cl	erk & Co	omptrolle	er						
BY:											
	D	eputy	Clerk								
	ROVED AS LEGAL S										
BY:											
	Co	unty /	Attorney								
f:\land_d 5.doc	lev\board action	s\bdactio	on-abandonme	ents\2017\ab3	4813 del mar p	laza de & ı	ue ph\ab348	13 del mar	plaza de 8	k ue ph - 06-20-1	L7-
			•								

## EXHIBIT A

Page 1 of 3

#### SPECIFIC PURPOSE SURVEY ABANDONMENT OF UTILITY EASEMENT

A PORTION OF PARCEL 'X' (P.B. 41, PGS. 108-110, P.B.C.R.)

#### LAND DESCRIPTION:

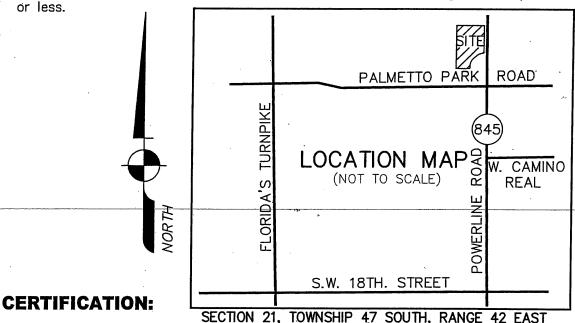
PALM BEACH COUNTY, FLORIDA

A PORTION OF PARCEL X, DEL MAR PLAZA SUB-DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, AT PAGE 108, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL X; THENCE SOUTH 00'29'33" EAST ALONG THE WEST LINE OF SAID PLAT, FOR 502.00 FEET; THENCE NORTH 89'30'27" EAST, FOR 46.00 FEET A POINT ON THE EAST LINE OF A 36.00 FOOT WIDE DRAINAGE EASEMENT AS SHOWN ON SAID PLAT AND THE POINT OF BEGINNING OF A 12.00 FOOT WIDE UTILITY EASEMENT AS SHOWN ON SAID PLAT LYING 6.00 FEET ON EACH SIDE OF AND ADJACENT TO THE FOLLOWING DESCRIBED CENTERLINE; THENCE CONTINUE NORTH 89'30'27" EAST, FOR 119.50 FEET TO THE POINT OF TERMINATION.

EASEMENT LINES ARE LENGTHENED OR SHORTENED TO PROVIDE A CONTIGUOUS 12.00 FOOT WIDE EASEMENT.

Said lands being in Palm Beach County, Florida and containing 1,434 square feet (0.0329 acres) more



I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

	TID MILLOOL I	
SHEETS	1 THROUGH 3	

REVISIONS	AVIROM & ASSOCIATES, INC.
REVISED PER COMMENTS 01/25/20	17 50 S.W. 2nd AVENUE, SUITE 102
REVISED PER COMMENTS 03/08/20	17 BOCA RATON, FLORIDA 33432
	TEL. (561) 392-2594, FAX (561) 394-7125
	MMM AVIROMSLIRVEY com

'ENUE, SUITE 102 FLORIDA 33432 4, FAX (561) 394-7125 .AVIROMSURVEY.com

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	JOB #:	8207-11A
i	SCALE:	
	DATE:	11/08/2016
	BY:	W.R.E.
	CHECKE	D: J.T.D.
	F.B	PG
'	SHEET:	1 OF 3

JOHN T. DOOGAN, P≇.S. Florida Registration No. 4409 AVIRON & ASSOCIATES, INC.

L.B. No

## **EXHIBIT A**

Page 2 of 3

## SPECIFIC PURPOSE SURVEY ABANDONMENT OF UTILITY EASEMENT

A PORTION OF PARCEL 'X'
(P.B. 41, PGS. 108-110, P.B.C.R.)
PALM BEACH COUNTY, FLORIDA

### **SURVEYOR'S NOTES:**

- Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Lands shown hereon were not abstracted by Avirom & Associates, Inc. for easements, rights—of—way, ownership or other instruments of records. Instruments of record are per File NCS-583105-DC72, issued by First American Insurance Company, update September 20, 2016. Property shown hereon is subject to agreements, covenants, easements, restrictions and other the Title matters contained in Commitment. Easements, where applicable are shown on the survey. (see SUMMARY TABLE)
- 3. The land description shown hereon was prepared by the Surveyor.
- 4. Bearings shown hereon are assumed and relative to said plat, based on the east line of Section 21, Township 47 South, Range 42 East, having a bearing of S00'29'33"E.
- 5. The coordinate values shown hereon are state plane coordinates (Transverse Mercator Projection), Florida east zone, North American Datum (NAD) 1983, (1990 adjustment). control measurements meet or exceed closure for suburban: linear: 1 foot in 7,500 feet horizontally and were verified through a redundancy of measurements. all distances are ground distances in U.S. survey feet unless otherwise noted.
- 6. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
- This is a Specific Purpose Survey. The purpose of this survey is to depict the horizontal location of the utility easement to be abandoned.
- 8. Abbreviation Legend: F.B. = Field Book; L.B. = Licensed Business; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.O.T. = Point of Termination.

#### SUMMARY TABLE FOR:

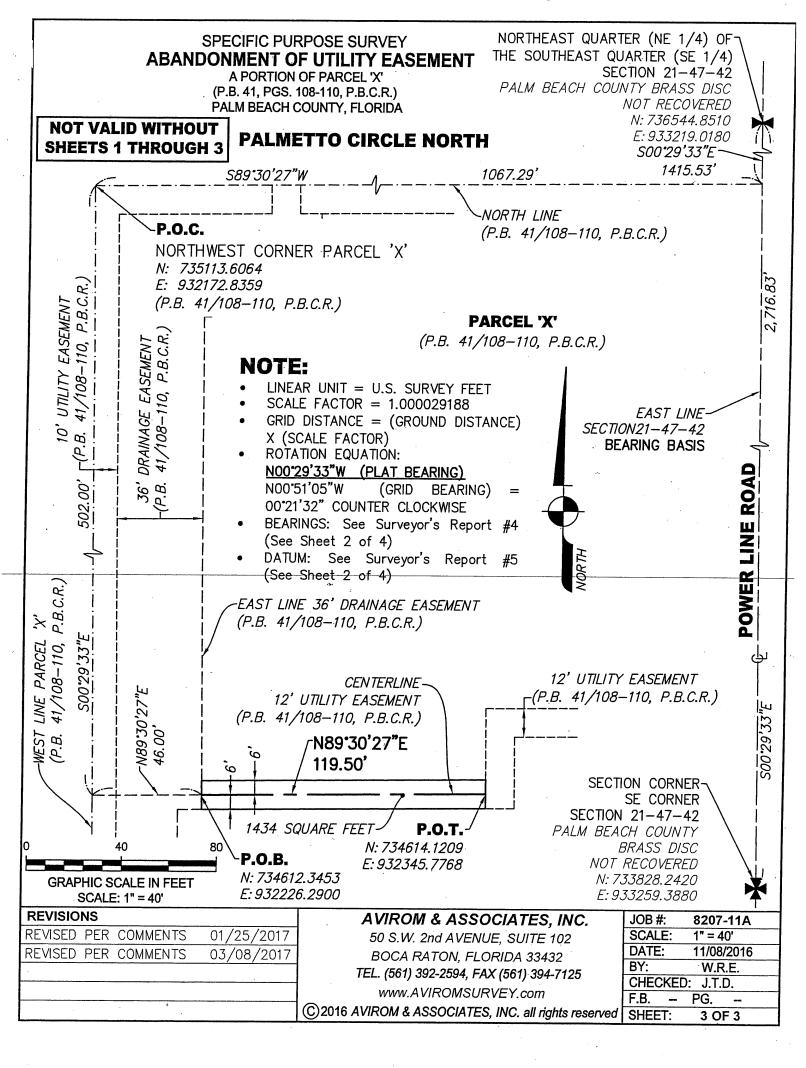
SCHEDULE B-II - EXCEPTIONS OF TITLE FILE NO. NCS-583105-DC72 (SEE SURVEYOR'S REPORT #2)

TILL NO. NC3-363103-D	C/Z (SEE	SURVETURS REPURT #2)
EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
9. P.B. 41/108	YES	SHOWN
10. P.B. 30/127 O.R.B. 2484/1646 O.R.B. 3619/1958 O.R.B. 3454/187	YES YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
11. O.R.B. 3453/331	YES	NOT PLOTTABLE
12. O.R.B. 3472/1323 O.R.B. 4565/236 O.R.B. 7146/1076	YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
13. O.R.B. 3534/1671 O.R.B. 3703/1125 O.R.B. 3703/1095 O.R.B. 3703/1105	YES YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
14. O.R.B. 3536/1141 O.R.B. 3688/1803 O.R.B. 6502/1048 O.R.B. 21124/1241	YES YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
15. O.R.B. 3536/1146 O.R.B. 3769/1417 O.R.B. 4146/492	YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
16. O.R.B. 3637/1132	YES	SHOWN
17. O.R.B. 3697/568 O.R.B. 3697/569	YES YES	NOT PLOTTABLE NOT PLOTTABLE
18. O.R.B. 4105/762	YES	SHOWN
19. O.R.B. 6368/830	YES	NOT PLOTTABLE
20. O.R.B. 7000/1334	YES	NOT PLOTTABLE
21. O.R.B. 7278/722	YES	SHOWN
22. O.R.B. 8282/198 O.R.B. 11804/592 O.R.B. 12091/202 O.R.B. 22172/18	YES YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE SHOWN
23. O.R.B. 10562/1446	YES	NOT PLOTTABLE
24. O.R.B. 11855/752 O.R.B. 11804/592 O.R.B. 12091/202	YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
25. O.R.B. 17010/1859 O.R.B. 19809/600	YES YES	NOT PLOTTABLE NOT PLOTTABLE
26. O.R.B. 3534/1661 O.R.B. 3703/1115 O.R.B. 23115/646	YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
27. O.R.B. 3534/1686 O.R.B. 3703/1106	YES YES	SHOWN SHOWN
28. O.R.B. 25452/988	YES	NOT PLOTTABLE

REVISIONS		AVIROM & ASSOCIATES, INC.	JOB #:	8207-11A
REVISED PER COMMENTS	01/25/2017	50 S.W. 2nd AVENUE, SUITE 102	SCALE:	_
REVISED PER COMMENTS	03/08/2017	BOCA RATON, FLORIDA 33432	DATE:	11/08/2016
		TEL (561) 302-2504 EAY (561) 304 7125	BY:	W.R.E.
		www.AVIROMSURVEY.com	CHECKE	
			F.B	PG
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## **EXHIBIT A**

Page 3 of 3



Page 1 of 4

NOT VALID WITHOUT SHEETS 1 THROUGH 4

## SPECIFIC PURPOSE SURVEY ABANDONMENT OF UTILITY EASEMENT

A PORTION OF PARCEL "I" (P.B. 41, PGS. 108-110, P.B.C.R.) PALM BEACH COUNTY, FLORIDA

#### LAND DESCRIPTION:

A PORTION OF PARCEL I, DEL MAR PLAZA SUB-DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, AT PAGE 108, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PLAT; THENCE SOUTH 00°29'33" EAST ALONG THE WEST LINE OF SAID PLAT, FOR 312.80 FEET; THENCE NORTH 89°30'27" EAST, FOR 377.79 FEET TO THE POINT OF BEGINNING OF A 12.00 FOOT WIDE UTILITY EASEMENT AS SHOWN ON SAID PLAT LYING 6.00 FEET EACH SIDE OF AND ADJACENT TO THE FOLLOWING DESCRIBED CENTERLINE; THENCE NORTH 00°29'33" WEST, FOR 52.80 FEET TO A POINT HEREINAFTER KNOWN AS POINT A; THENCE CONTINUE NORTH 00°29'33" WEST, FOR 40.00 FEET TO A POINT HEREINAFTER KNOWN AS POINT B; THENCE CONTINUE NORTH 00°29'33" WEST, FOR 40.00 FEET TO A POINT HEREINAFTER KNOWN AS POINT C; THENCE CONTINUE NORTH 00°29'33" WEST, FOR 40.00 FEET TO A POINT HEREINAFTER KNOWN AS POINT D; THENCE CONTINUE NORTH 00°29'33" WEST, FOR 6.00 FEET TO A POINT OF TERMINATION.

A PORTION OF PARCEL I, DEL MAR PLAZA SUB-DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, AT PAGE 108, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SAID POINT A AND THE BEGINNING OF A 12.00 FOOT WIDE UTILITY EASEMENT AS SHOWN ON SAID PLAT LYING 6.00 FEET EACH SIDE OF AND ADJACENT TO THE FOLLOWING DESCRIBED CENTERLINE; THENCE SOUTH 89'30'27" WEST, FOR 18.70 FEET TO A POINT OF TERMINATION.

A PORTION OF PARCEL I, DEL MAR PLAZA SUB-DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, AT PAGE 108, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

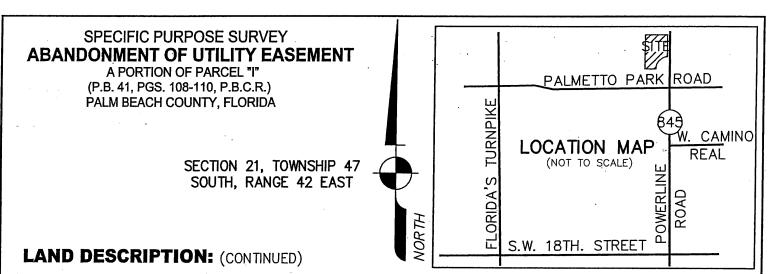
BEGINNING AT SAID POINT B AND THE BEGINNING OF A 12.00 FOOT WIDE UTILITY EASEMENT AS SHOWN ON SAID PLAT LYING 6.00 FEET EACH SIDE OF AND ADJACENT TO THE FOLLOWING DESCRIBED CENTERLINE; THENCE SOUTH 89'30'27" WEST, FOR 18.70 FEET TO A POINT OF TERMINATION.

A PORTION OF PARCEL I, DEL MAR PLAZA SUB-DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, AT PAGE 108, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SAID POINT B AND THE BEGINNING OF A 12.00 FOOT WIDE UTILITY EASEMENT AS SHOWN ON SAID PLAT LYING 6.00 FEET EACH SIDE OF AND ADJACENT TO THE FOLLOWING DESCRIBED CENTERLINE; THENCE NORTH 89'30'27" EAST, FOR 43.00 FEET TO A POINT OF TERMINATION.

REVISIONS	AVIROM & ASSOCIATES, INC.	JOB#:	8207-11B
REVISED PER COMMENTS01/25/20	7 50 S.W. 2nd AVENUE, SUITE 102	SCALE:	
REVISED PER COMMENTS 03/08/2		DATE:	11/08/2016
	TFL (561) 392-2594 FAY (561) 394-7125	BY:	W.R.E.
2	www.AVIROMSURVEY.com	CHECKE	D: J.T.D.
		F.B. —	PG
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Page 2 of 4



A PORTION OF PARCEL I, DEL MAR PLAZA SUB-DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, AT PAGE 108, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SAID POINT C AND THE BEGINNING OF A 12.00 FOOT WIDE UTILITY EASEMENT AS SHOWN ON SAID PLAT LYING 6.00 FEET SIDE OF AND ADJACENT TO THE FOLLOWING DESCRIBED CENTERLINE; THENCE SOUTH 89'30'27" WEST, FOR 18.70 FEET TO A POINT OF TERMINATION.

A PORTION OF PARCELS I AND X, DEL MAR PLAZA SUB-DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, AT PAGE 108, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SAID POINT D AND THE BEGINNING OF A 12.00 FOOT WIDE UTILITY EASEMENT AS SHOWN ON SAID PLAT LYING 6.00 FEET EACH SIDE OF AND ADJACENT TO THE FOLLOWING DESCRIBED CENTERLINE; THENCE SOUTH 89°30'27" WEST, FOR 18.70 FEET TO A POINT OF TERMINATION.

EASEMENT LINES ARE LENGTHENED OR SHORTENED TO PROVIDE A CONTIGUOUS 12.00 FOOT WIDE EASEMENT.

Said lands being in Palm Beach County, Florida and containing 3,198 square feet (0.0734 acres) more or less.

#### **CERTIFICATION:**

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J—17.050 through 5J—17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date:

REVISIONS

NOT VALID WITHOUT SHEETS 1 THROUGH 4

L.B. No. 3700 AVIROM & ASSOCIATES, INC.

50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 TEL. (561) 392-2594, FAX (561) 394-7125

www.AVIROMSURVEY.com

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SCALE: -DATE: 11/08/2016
BY: W.R.E.
CHECKED: J.T.D.
F.B. -- PG. --

2 OF 4

JOHN T. DOOGAN, OF L.S.

Florido Registration No. 4499 AVIRON & ASSOCHATES N.C.

REVISED PER COMMENTS 01/25/2017
REVISED PER COMMENTS 03/08/2017

Page 3 of 4

## SPECIFIC PURPOSE SURVEY ABANDONMENT OF UTILITY EASEMENT

A PORTION OF PARCEL "I" (P.B. 41, PGS. 108-110, P.B.C.R.)
PALM BEACH COUNTY, FLORIDA

## **SURVEYOR'S NOTES:**

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

- 2. Lands shown hereon were not abstracted by Avirom & Associates, Inc. for easements, rights—of—way, ownership or other instruments of records. Instruments of record are per File No. NCS—583105—DC72, issued by First American Title Insurance Company, update September 20, 2016. Property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment. Easements, where applicable are shown on the survey. (see SUMMARY TABLE)
- The land description shown hereon was prepared by the Surveyor.
- 4. Bearings shown hereon are assumed and relative to said plat, based on the east line of Section 21, Township 47 South, Range 42 East, having a bearing of S00'29'33"E.
- 5. The coordinate values shown hereon are state plane coordinates (Transverse Mercator Projection), Florida east zone, North American Datum (NAD) 1983, (1990 adjustment). control measurements meet or exceed closure for suburban: linear: 1 foot in 7,500 feet horizontally and were verified through a redundancy of measurements. all distances are ground distances in U.S. survey feet unless otherwise noted.
- 6. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
- 7. This is a Specific Purpose Survey. The purpose of this survey is to depict the horizontal location of the utility easement to be abandoned.
- 8. Abbreviation Legend: F.B. = Field Book; L.B. = Licensed Business; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.O.T. = Point of Termination.

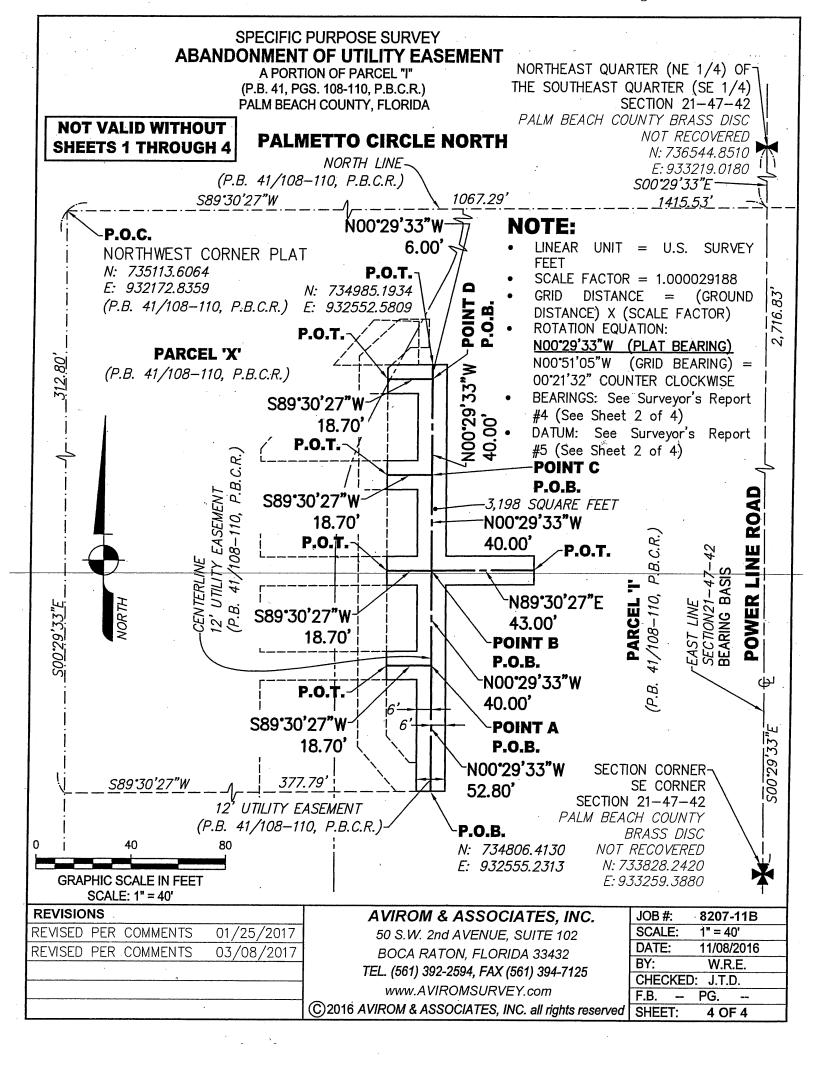
#### SUMMARY TABLE FOR:

SCHEDULE B-II - EXCEPTIONS OF TITLE
FILE NO. NCS-583105-DC72 (SEE SURVEYOR'S REPORT #2)

FILE NO. NCS-583105-D	C72 (SE	E SURVEYOR'S REPORT #2
EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERT	,
9. P.B. 41/108	YES	SHOWN
10. P.B. 30/127 O.R.B. 2484/1646 O.R.B. 3619/1958 O.R.B. 3454/187	YES YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
11. O.R.B. 3453/331	YES	NOT PLOTTABLE
12. O.R.B. 3472/1323 O.R.B. 4565/236 O.R.B. 7146/1076	YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
13. O.R.B. 3534/1671 O.R.B. 3703/1125 O.R.B. 3703/1095 O.R.B. 3703/1105	YES YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
14. O.R.B. 3536/1141 O.R.B. 3688/1803 O.R.B. 6502/1048 O.R.B. 21124/1241	YES YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
15. O.R.B. 3536/1146 O.R.B. 3769/1417 O.R.B. 4146/492	YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
16. O.R.B. 3637/1132	YES	SHOWN
17. O.R.B. 3697/568 O.R.B. 3697/569	YES YES	NOT PLOTTABLE NOT PLOTTABLE
18. O.R.B. 4105/762	YES	SHOWN
19. O.R.B. 6368/830	YES	NOT PLOTTABLE
20. O.R.B. 7000/1334	YES	NOT PLOTTABLE
21. O.R.B. 7278/722	YES	SHOWN
22. O.R.B. 8282/198 O.R.B. 11804/592 O.R.B. 12091/202 O.R.B. 22172/18	YES YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE SHOWN
23. O.R.B. 10562/1446	YES	NOT PLOTTABLE
24. O.R.B. 11855/752 O.R.B. 11804/592 O.R.B. 12091/202	YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
25. O.R.B. 17010/1859 O.R.B. 19809/600	YES YES	NOT PLOTTABLE NOT PLOTTABLE
26. O.R.B. 3534/1661 O.R.B. 3703/1115 O.R.B. 23115/646	YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
27. O.R.B. 3534/1686 O.R.B. 3703/1106	YES YES	SHOWN SHOWN
28. O.R.B. 25452/988	YES	NOT PLOTTABLE

REVISIONS	AVIROM & ASSOCIATES, INC.	JOB#: 8207-11B
REVISED PER COMMENTS 01/25/2017		SCALE: -
REVISED PER COMMENTS 03/08/2017		DATE: 11/08/2016
9	TEL (561) 302-2504 FAY (561) 304 7125	BY: W.R.E.
	www.AVIROMSURVEY.com	CHECKED: J.T.D.
		F.B PG
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Page 4 of 4



Page 1 of 7

## SPECIFIC PURPOSE SURVEY ABANDONMENT OF UTILITY EASEMENT

A PORTION OF PARCELS 'I' AND 'X' (P.B. 41, PGS. 108-110, P.B.C.R.)
PALM BEACH COUNTY, FLORIDA

NOT VALID WITHOUT SHEETS 1 THROUGH 7

#### LAND DESCRIPTION:

A portion of Parcels 'l' and 'X', DEL MAR PLAZA SUB-DIVISION NO. 1, according to the Plat thereof, as recorded in Plat Book 41, Pages 108 through 110 of the Public Records Of Palm Beach County, Florida, being described as follows:

A 12.00 foot strip of land being 6.00 feet on each side of the following described centerline.

Commence at the northwest corner of said Parcel 'X'; thence S00°29'33"E, along the west line of said Plat, a distance of 118.00 feet to a point hereinafter referred to as Point 'A'; thence N89°30'27"E, 46.00 feet to a point on the east line of a 36.00 foot wide drainage easement as shown on said Plat, also being the Point Of Beginning of said centerline; thence N89°30'27"E, 20.00 feet to the Point Of Termination of said centerline.

#### TOGETHER WITH:

A 12.00 foot strip of land being 6.00 feet on each side of the following described centerline.

Commence at the aforementioned Point 'A'; thence S00°29'33"E, along the west line of said Plat, a distance of 120.00 feet to a point hereinafter referred to as Point 'B'; thence N89°30'27"E, 46.00 feet to a point on the east line of said 36.00 foot wide drainage easement, also being the Point Of Beginning of said centerline; thence continue N89°30'27"E, 20.00 feet to the Point Of Termination of said centerline.

#### TOGETHER WITH:

A  $12.0\dot{0}$  foot strip of land being 6.00 feet on each side of the following described centerline.

Commence at the aforementioned Point 'B'; thence S00°29'33"E, along the west line of said Plat, a distance of 45.00 feet to a point hereinafter referred to as Point 'C'; thence N89°30'27"E, 46.00 feet to a point on the east line of said 36.00 foot wide drainage easement, point also being the Point Of Beginning of said centerline; thence continue N89°30'27"E, 20.00 feet to the Point Of Termination of said centerline.

#### TOGETHER WITH:

A 12.00 foot strip of land being 6.00 feet on each side of the following described centerline.

Commence at the aforementioned Point 'C'; thence S00°29'33"E, along the west line of said Plat, a distance of 33.45 feet to a point hereinafter referred to as Point 'D'; thence continue S00°29'33"E, along the west line of said Plat, a distance of 21.55 feet; thence N89°30'27"E, 46.00 feet to a point on the east line of said 36.00 foot wide drainage easement, also being the Point Of Beginning of said centerline; thence continue N89°30'27"E, 20.00 feet to the Point Of Termination of said centerline.

REVISIONS		AVIROM & ASSOCIATES, INC.	JOB #:	8207-11G
REVISED PER COMMENTS	01/25/2017	50 S.W. 2nd AVENUE, SUITE 102	SCALE:	_
REVISED PER COMMENTS	03/08/2017	4	DATE:	11/29/2016
REVISED PER COMMENTS	03/23/2017	TEL (561) 302-2504 EAY (561) 204 7125	BY:	W.R.E.
THE VISEB I EIN COMMENTS	00/20/2017	·	CHECKE	D: J.T.D.
,		www.AVIROMSURVEY.com	F.B. —	PG
•		© 2016 AVIROM & ASSOCIATES, INC. all rights reserved	SHEET:	1 OF 7

Page 2 of 7

## SPECIFIC PURPOSE SURVEY ABANDONMENT OF UTILITY EASEMENT

A PORTION OF PARCELS 'I' AND 'X' (P.B. 41, PGS. 108-110, P.B.C.R.) PALM BEACH COUNTY, FLORIDA

## LAND DESCRIPTION: (Continued)

TOGETHER WITH:

A 12.00 foot strip of land being 6.00 feet on each side of the following described centerline.

Commence at the aforementioned Point 'D'; thence N89°30'27"E, 160.01 feet to the Point Of Beginning of said centerline; thence continue N89°30'27"E, 140.00 feet; thence N00°29'33"W, 56.45 feet to a point hereinafter referred to as Point 'E'; thence continue N00°29'33"W, 40.00 feet to a point hereinafter referred to as Point 'F'; thence continue N00°29'33"W, 40.00 feet to a point hereinafter referred to as Point 'G'; thence continue N00°29'33"W, 13.55 feet; thence N40°41'05"E, 20.24 feet to a point hereinafter referred to as Point 'H', also being the Point Of Termination of said centerline.

#### TOGETHER WITH:

A 12.00 foot strip of land being 6.00 feet on each side of the following described centerline.

Begin at the aforementioned Point 'E'; thence S89'30'27"W, 37.22 feet to the Point Of Termination of said centerline.

#### TOGETHER WITH:

A 12.00 foot strip of land being 6.00 feet on each side of the following described centerline.

Begin at the aforementioned Point 'E'; thence N89°30'27"E, 47.08 feet to the Point Of Termination of said centerline.

#### TOGETHER WITH:

A 12.00 foot strip of land being 6.00 feet on each side of the following described centerline.

Begin at the aforementioned Point 'F'; thence S89'30'27"W, 37.22 feet to the Point Of Termination of said centerline.

#### TOGETHER WITH:

A 12.00 foot strip of land being 6.00 feet on each side of the following described centerline.

Begin at the aforementioned Point 'F'; thence N89°30'27"E, 47.08 feet to the Point Of Termination of said centerline.

REVISIONS		AVIROM & ASSOCIATES, INC.	JOB#:	8207-11G
REVISED PER COMMENTS	01/25/2017	50 S.W. 2nd AVENUE, SUITE 102	SCALE:	_
REVISED PER COMMENTS	03/08/2017	BOCA RATON, FLORIDA 33432	DATE:	11/29/2016
REVISED PER COMMENTS	03/23/2017	,	BY:	W.R.E.
THE VISED I ETC COMMENTS	03/23/2017		CHECKED	): J.T.D.
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Page 3 of 7

## SPECIFIC PURPOSE SURVEY ABANDONMENT OF UTILITY EASEMENT

A PORTION OF PARCELS 'I' AND 'X' (P.B. 41, PGS. 108-110, P.B.C.R.) PALM BEACH COUNTY, FLORIDA

### LAND DESCRIPTION: (Continued)

#### TOGETHER WITH:

A 12.00 foot strip of land being 6.00 feet on each side of the following described centerline.

Begin at the aforementioned Point 'G'; thence S89°30'27"W, 37.22 feet to the Point Of Termination of said centerline.

#### TOGETHER WITH:

A 12.00 foot strip of land being 6.00 feet on each side of the following described centerline.

Begin at the the aforementioned Point 'G'; thence N89°30'27"E, 47.08 feet to the Point Of Termination of said centerline.

#### TOGETHER WITH:

A 12.00 foot strip of land being 6.00 feet on each side of the following described centerline.

Commence at the aforementioned Point 'H'; thence N40°41'05"E, along the centerline of a 12 foot wide utility easement as shown on said Plat, a distance of 14.90 feet to a point hereinafter referred to as Point 'I'; thence continue N40°41'05"E, along said centerline of 12' wide utility easement, a distance of 41.44 feet; thence N88°00'11"W, 7.69 feet to the Point Of Beginning of said centerline; thence continue N88°00'11"W, 80.04 feet to the Point Of Termination of said centerline.

#### TOGETHER WITH:

A 12.00 foot strip of land being 6.00 feet on each side of the following described centerline.

Commence at the aforementioned Point 1', thence S89°30'27"W, 7.97 feet to the Point Of Beginning of said centerline; thence continue S89°30'27"W, 52.39 feet to the Point Of Termination of said centerline.

#### TOGETHER WITH:

A 12.00 foot strip of land being 6.00 feet on each side of the following described centerline.

Commence at the aforementioned Point 1'; thence N89°30'27"E, 7.97 feet to the Point Of Beginning of said centerline; thence continue N89°30'27"E, 15.97 feet to the Point Of Termination of said centerline.

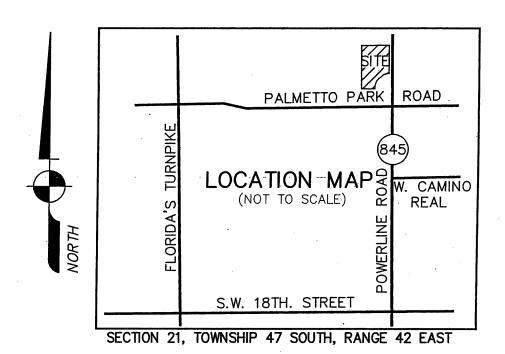
Said lands being in Palm Beach County, Florida and containing a total of 9,066 square feet (0.2081 acres) more or less.

REVISIONS		AVIROM & ASSOCIATES, INC.	JOB #: 8207-11G
REVISED PER COMMENTS	01/25/2017	50 S.W. 2nd AVENUE, SUITE 102	SCALE: -
REVISED PER COMMENTS	03/08/2017	4	DATE: 11/29/2016
REVISED PER COMMENTS	03/23/2017	TEL (564) 202 2504 EAV (564) 204 7425	BY: W.R.E.
INEVISED FER COMMENTS	03/23/2017		CHECKED: J.T.D.
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Page 4 of 7

## SPECIFIC PURPOSE SURVEY ABANDONMENT OF UTILITY EASEMENT

A PORTION OF PARCELS 'I' AND 'X' (P.B. 41, PGS. 108-110, P.B.C.R.) PALM BEACH COUNTY, FLORIDA



#### **CERTIFICATION:**

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17,050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes

Date:

NOT VALID WITHOUT SHEETS 1 THROUGH 7

Florida Registration No. 440
AVIROM & ASSOCIATES INC.
L.B. No. 3300
AVIROM & ASSOCIATES, INC. 820

50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 TEL. (561) 392-2594, FAX (561) 394-7125 www.AVIROMSURVEY.com

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BY: W.R.E.

CHECKED: J.T.D.

F.B. — PG. —

SHEET: 4 OF 7

JOHN T. DOOGAN P.L.S.

<b>REVISIO</b>	NS		
REVISED	PER	COMMENTS	01/25/2017
REVISED	PER	COMMENTS	03/08/2017
REVISED	PER	COMMENTS	03/23/2017

Page 5 of 7

## SPECIFIC PURPOSE SURVEY ABANDONMENT OF UTILITY EASEMENT

A PORTION OF PARCELS 'I' AND 'X' (P.B. 41, PGS. 108-110, P.B.C.R.) PALM BEACH COUNTY, FLORIDA

### **SURVEYOR'S NOTES:**

 Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

2. Lands shown hereon were not abstracted by Avirom & Associates, Inc. for easements, rights—of—way, ownership or other instruments of records. Instruments of record are per File No. NCS—583105—DC72, issued by First American Title Insurance Company, update September 20, 2016. Property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in—the—Title Commitment. Easements, where applicable are shown on the survey. (see SUMMARY TABLE)

The land description shown hereon was prepared by the Surveyor.

 Bearings shown hereon are assumed and relative to said plat, based on the east line of Section 21, Township 47 South, Range 42 East, having a bearing of S00°29'33"E.

5. The coordinate values shown hereon are state plane coordinates (Transverse Mercator Projection), Florida east zone, North American Datum (NAD) 1983, (1990 adjustment). control measurements meet or exceed closure for suburban: linear: 1 foot in 7,500 feet horizontally and were verified through a redundancy of measurements. all distances are ground distances in U.S. survey feet unless otherwise noted.

6. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.

 This is a Specific Purpose Survey. The purpose of this survey is to depict the horizontal location of the utility easement to be abandoned.

8. Abbreviation Legend: F.B. = Field Book; L.B. = Licensed Business; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; P.G. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.O.T. = Point of Termination.

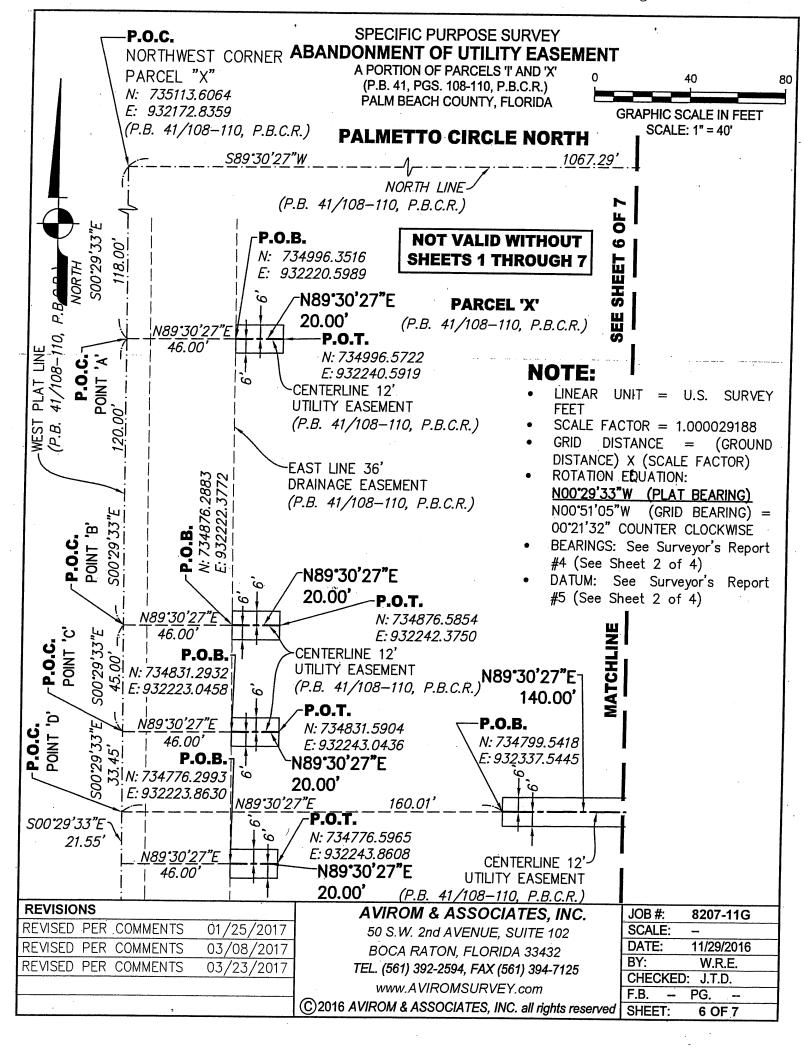
#### SUMMARY TABLE FOR:

SCHEDULE B-II - EXCEPTIONS OF TITLE FILE NO. NCS-583105-DC72 (SEE SURVEYOR'S REPORT #2)

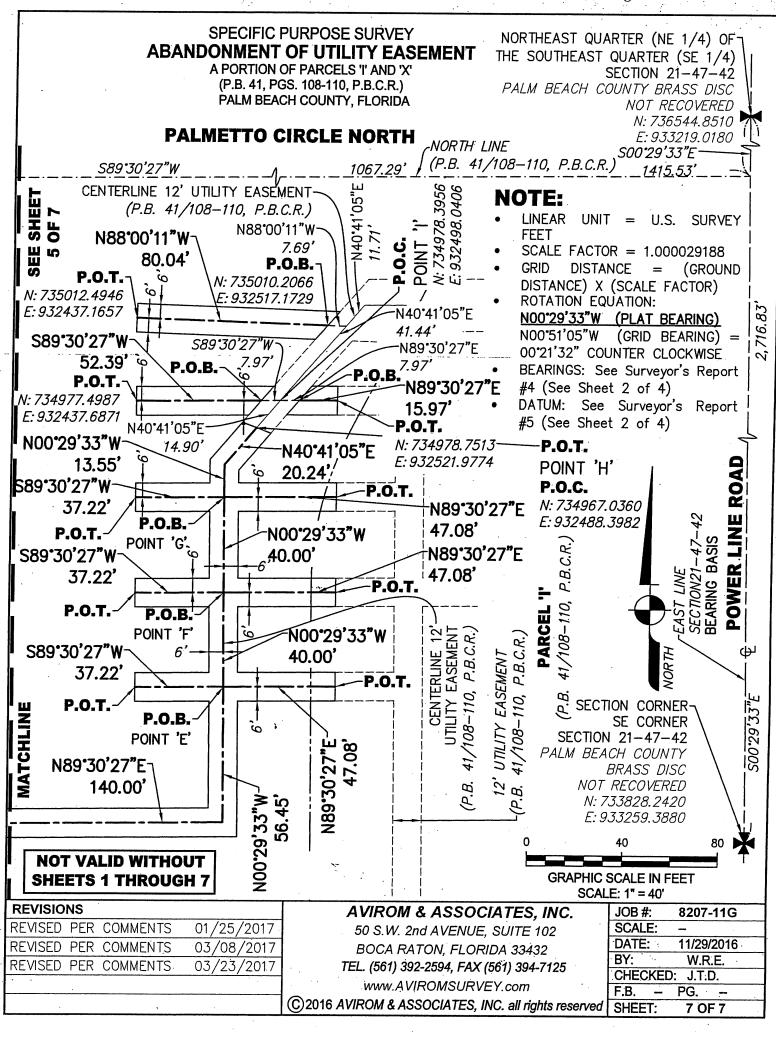
FILE NO. NCS-585105-D	C/2 (SEE	SURVETOR, S REPORT #2)
EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
9. P.B. 41/108	YES	SHOWN
10. P.B. 30/127 O.R.B. 2484/1646 O.R.B. 3619/1958 O.R.B. 3454/187	YES YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
11. O.R.B. 3453/331	YES	NOT PLOTTABLE
12. O.R.B. 3472/1323 O.R.B. 4565/236 O.R.B. 7146/1076	YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
13. O.R.B. 3534/1671 O.R.B. 3703/1125 O.R.B. 3703/1095 O.R.B. 3703/1105	YES YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
14. O.R.B. 3536/1141 O.R.B. 3688/1803 O.R.B. 6502/1048 O.R.B. 21124/1241	YES YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
15. O.R.B. 3536/1146 O.R.B. 3769/1417 O.R.B. 4146/492	YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
16. O.R.B. 3637/1132	YES	SHOWN
17. O.R.B. 3697/568 O.R.B. 3697/569	YES YES	NOT PLOTTABLE NOT PLOTTABLE
18. O.R.B. 4105/762	YES	SHOWN
19. O.R.B. 6368/830	YES	NOT PLOTTABLE
20. O.R.B. 7000/1334	YES	NOT PLOTTABLE .
21. O.R.B. 7278/722	YES	SHOWN
22. O.R.B. 8282/198 O.R.B. 11804/592 O.R.B. 12091/202 O.R.B. 22172/18	YES YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE SHOWN
23. O.R.B. 10562/1446	YES	NOT PLOTTABLE
24. O.R.B. 11855/752 O.R.B. 11804/592 O.R.B. 12091/202	YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
25. O.R.B. 17010/1859 O.R.B. 19809/600	YES YES	NOT PLOTTABLE NOT PLOTTABLE
26. O.R.B. 3534/1661 O.R.B. 3703/1115 O.R.B. 23115/646	YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
27. O.R.B. 3534/1686 O.R.B. 3703/1106	YES YES	SHOWN SHOWN
28. O.R.B. 25452/988	YES	NOT PLOTTABLE

REVISIONS		AVIROM & ASSOCIATES, INC.	JOB #:	8207-11G
REVISED PER COMMENTS	01/25/2017	50 S.W. 2nd AVENUE, SUITE 102	SCALE:	
REVISED PER COMMENTS	03/08/2017	BOCA RATON, FLORIDA 33432	DATE:	11/29/2016
REVISED PER COMMENTS	03/23/2017	TEL. (561) 392-2594, FAX (561) 394-7125	BY:	W.R.E.
THE VISED I EN COMMENTS	00/20/2017	, , , , , ,	CHECKE	D: J.T.D.
,		www.AVIROMSURVEY.com	F.B	PG
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Page 6 of 7



Page 7 of 7



## **EXHIBIT D**

Page 1 of 3

## SPECIFIC PURPOSE SURVEY ABANDONMENT OF DRAINAGE EASEMENT

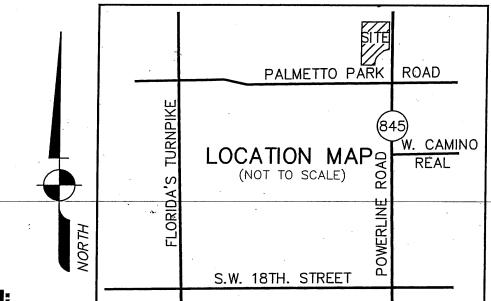
A PORTION OF PARCEL "I" (P.B. 41, PGS. 108-110, P.B.C.R.) PALM BEACH COUNTY, FLORIDA

## LAND DESCRIPTION:

A PORTION OF PARCEL I, DEL MAR PLAZA SUB-DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 108, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL X AS SHOWN ON SAID PLAT; THENCE SOUTH 00°29'33" EAST ALONG THE WEST LINE OF SAID PLAT, FOR 164.36 FEET; THENCE NORTH 89°30'27" EAST, FOR 376.88 FEET TO THE POINT ON THE WESTERLY LINE OF THAT CERTAIN 12.00 FOOT WIDE DRAINAGE EASEMENT AS SHOWN ON SAID PLAT AND TO THE POINT OF BEGINNING; THENCE NORTH 18°23'46" EAST ALONG SAID EASEMENT LINE, FOR 13.87 FEET; THENCE NORTH 89°35'38" EAST, FOR 12.68 FEET TO A POINT ON THE EASTERLY LINE OF SAID EASEMENT; THENCE SOUTH 18°23'46" WEST ALONG SAID EASEMENT LINE, FOR 53.20 FEET; THENCE NORTH 00°24'22" WEST, FOR 37.23 FEET TO THE POINT OF BEGINNING.

Said lands being in Palm Beach County, Florida and containing 402 square feet (0.0092 acres) more or



**CERTIFICATION:** 

SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J—17.050 through 5J—17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

NOT VALID WITHOUT SHEETS 1 THROUGH 3 JOHN T. BOOGAN, P.L.S. Florida Registration No. 4409 AVROM & ASSOCIATES INC. L.B. No. 3300

IOB#:

SCALE:

DATE:

8207-11D

11/08/2016

REVISIO	NS		
REVISED	PER	COMMENTS	01/25/2017
REVISED	PER	COMMENTS	03/08/2017

AVIROM & ASSOCIATES, INC.
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
TEL. (561) 392-2594, FAX (561) 394-7125
www.AVIROMSURVEY.com

TEL. (561) 392-2594, FAX (561) 394-7125	BY:	W.R.E.
	CHECKED	): J.T.D.
		PG
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## **EXHIBIT D**

Page 2 of 3

## SPECIFIC PURPOSE SURVEY ABANDONMENT OF DRAINAGE EASEMENT

A PORTION OF PARCEL "I" (P.B. 41, PGS. 108-110, P.B.C.R.)
PALM BEACH COUNTY, FLORIDA

## SUMMARY TABLE FOR:

SCHEDULE B-II - EXCEPTIONS OF TITLE
FILE NO. NCS-583105-DC72 (SEE SURVEYOR'S REPORT A

## **SURVEYOR'S NOTES:**

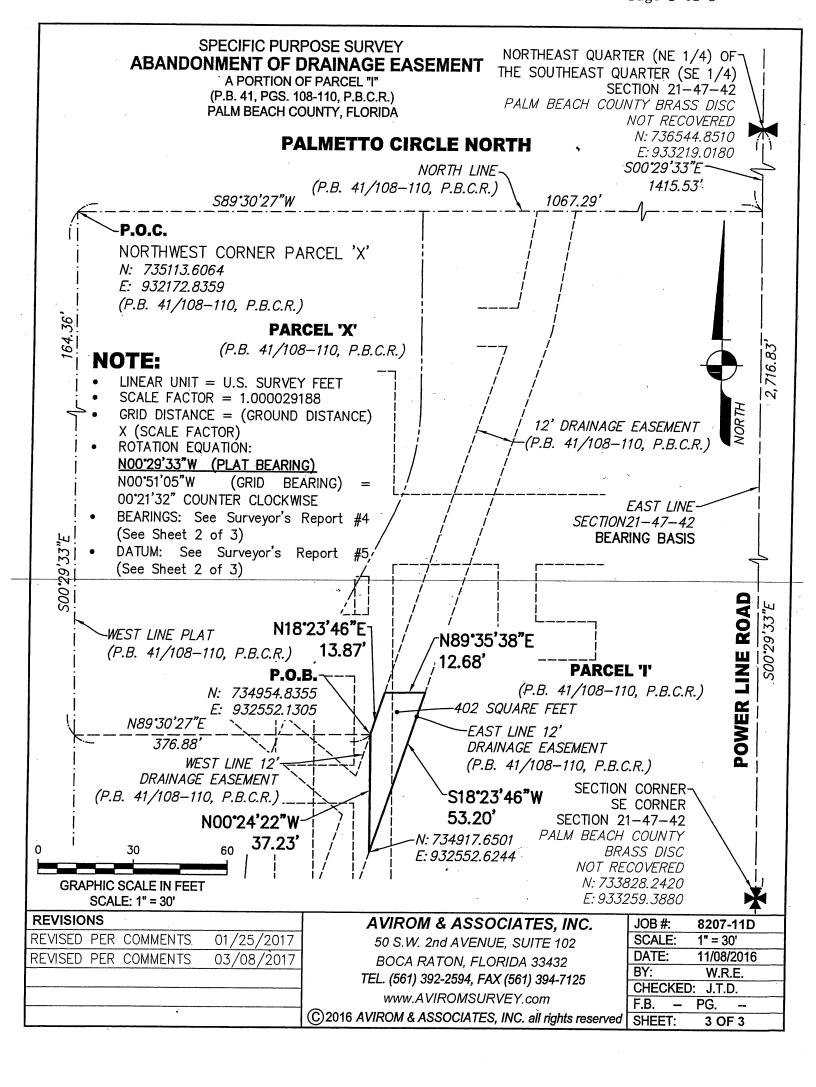
- 1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- 2. Lands shown hereon were not abstracted by Avirom & Associates, Inc. for easements, rights—of—way, ownership or other instruments of records. Instruments of record are per File No. NCS—583105—DC72, issued by First American Title Insurance Company, update September 20, 2016. Property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment. Easements, where applicable are shown on the survey. (see SUMMARY TABLE)
- 3. The land description shown hereon was prepared by the Surveyor.
- 4. Bearings shown hereon are assumed and relative to said plat, based on the east line of Section 21, Township 47 South, Range 42 East, having a bearing of S00'29'33"E.
- 5. The coordinate values shown hereon are state plane coordinates (Transverse Mercator Projection), Florida east zone, North American Datum (NAD) 1983, (1990 adjustment). control measurements meet or exceed closure for suburban: linear: 1 foot in 7,500 feet horizontally and were verified through a redundancy of measurements. all distances are ground distances in U.S. survey feet unless otherwise noted.
- 6. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
- This is a Specific Purpose Survey. The purpose of this survey is to depict the horizontal location of the drainage easement to be abandoned.
- 8. Abbreviation Legend: F.B. = Field Book; L.B. = Licensed Business; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement.

AFFECTES   SHOWN	FILE NO. NCS-583105-D	C72 (SEE	SURVEYOR'S REPORT #2)
10. P.B. 30/127		SUBJECT	
O.R.B. 2484/1646 O.R.B. 3619/1958 O.R.B. 3454/187 O.R.B. 3454/187 O.R.B. 3454/187  11. O.R.B. 3453/331  12. O.R.B. 3472/1323 O.R.B. 4565/236 O.R.B. 7146/1076 O.R.B. 3703/1125 O.R.B. 3703/1125 O.R.B. 3703/1125 O.R.B. 3703/1105  13. O.R.B. 3534/1671 O.R.B. 3703/1105  14. O.R.B. 3536/1141 O.R.B. 3688/1803 O.R.B. 6502/1048 O.R.B. 21124/1241 O.R.B. 3536/1146 O.R.B. 3703/1132  15. O.R.B. 3536/1146 O.R.B. 3637/3132  16. O.R.B. 3637/568 O.R.B. 3697/568 O.R.B. 3697/569 VES NOT PLOTTABLE O.R.B. 3697/569 VES NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE O.R.B. 3688/830 VES NOT PLOTTABLE O.R.B. 1804/592 VES NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE O.R.B. 11804/592 O.R.B. 12091/202 O.R.B. 12091/202 O.R.B. 12091/202 O.R.B. 11804/592 O.R.B. 11909/202 O.R.B. 3703/1115 O.R.B. 3703/1115 O.R.B. 3703/1115 O.R.B. 3703/1115 O.R.B. 3703/1115 O.R.B. 3703/1116		YES	
12. O.R.B. 3472/1323 O.R.B. 4565/236 O.R.B. 4565/236 O.R.B. 7146/1076 YES NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE O.R.B. 3534/1671 O.R.B. 3703/1125 YES NOT PLOTTABLE NOT PLOTTABLE O.R.B. 3703/1105 YES NOT PLOTTABLE NOT PLOTT	0.R.B. 2484/1646 0.R.B. 3619/1958	YES YES	NOT PLOTTABLE NOT PLOTTABLE
O.R.B. 4565/236 O.R.B. 7146/1076 O.R.B. 3534/1671 O.R.B. 3534/1671 O.R.B. 3703/1125 O.R.B. 3703/1105 O.R.B. 3703/1105 O.R.B. 3703/1105 O.R.B. 3703/1105 O.R.B. 3703/1105 O.R.B. 3703/1105  14. O.R.B. 3536/1141 O.R.B. 3688/1803 O.R.B. 6502/1048 O.R.B. 21124/1241 O.R.B. 3536/1146 O.R.B. 3536/1146 O.R.B. 3769/1417 O.R.B. 3769/1417 O.R.B. 3697/568 O.R.B. 3697/568 O.R.B. 3697/569 O.R.B. 3697/569 VES NOT PLOTTABLE O.R.B. 3697/569 VES NOT PLOTTABLE NOT PLOTTABLE O.R.B. 3697/569 VES SHOWN  17. O.R.B. 3697/569 VES NOT PLOTTABLE O.R.B. 4105/762 VES SHOWN  19. O.R.B. 6368/830 VES NOT PLOTTABLE O.R.B. 7278/722 VES SHOWN  20. O.R.B. 7278/722 VES SHOWN  21. O.R.B. 12091/202 O.R.B. 12091/202 VES NOT PLOTTABLE O.R.B. 11804/592 O.R.B. 12091/202 VES NOT PLOTTABLE O.R.B. 11804/592	11. O.R.B. 3453/331	YES	NOT PLOTTABLE
O.R.B. 3703/1125 O.R.B. 3703/1095 O.R.B. 3703/1095 O.R.B. 3703/1105  14. O.R.B. 3536/1141 O.R.B. 3536/1141 O.R.B. 3536/1141 O.R.B. 3688/1803 O.R.B. 6502/1048 O.R.B. 21124/1241  15. O.R.B. 3769/1417 O.R.B. 3769/1417 O.R.B. 4146/492  16. O.R.B. 3637/1132  17. O.R.B. 3697/568 O.R.B. 3697/569  18. O.R.B. 4105/762  19. O.R.B. 6368/830  19. O.R.B. 6368/830  19. O.R.B. 7278/722  10. O.R.B. 7278/722  11. O.R.B. 11804/592 O.R.B. 12091/202 O.R.B. 12091/202 O.R.B. 12091/202 O.R.B. 11804/592 O.R.B. 11804/592 O.R.B. 11804/592 O.R.B. 12091/202 O.R.B. 12091/202 O.R.B. 12091/202 O.R.B. 11804/592 O.R.B. 11804/592 O.R.B. 11804/592 O.R.B. 11804/592 O.R.B. 12091/202 O.R.B. 12091/202 O.R.B. 12091/202 O.R.B. 11804/592 O.R.B. 11804/592 O.R.B. 11804/592 O.R.B. 11804/592 O.R.B. 12091/202 O.R.B. 12091/202 O.R.B. 11804/592 O.R.B. 12091/202 VES NOT PLOTTABLE  25. O.R.B. 11804/592 O.R.B. 12091/202 VES NOT PLOTTABLE VES NOT PLOTTABLE O.R.B. 19809/600 VES NOT PLOTTABLE O.R.B. 3703/1115 O.R.B. 3703/1115 O.R.B. 3703/1106 VES SHOWN  27. O.R.B. 3534/1686 O.R.B. 3703/1106 VES SHOWN	0.R.B. 4565/236 0.R.B. 7146/1076	YES	NOT PLOTTABLE
O.R.B. 3688/1803 O.R.B. 6502/1048 O.R.B. 21124/1241  15. O.R.B. 3769/1417 O.R.B. 3769/1417 O.R.B. 4146/492  16. O.R.B. 3637/1132  17. O.R.B. 3697/568 O.R.B. 3697/569 O.R.B. 3697/569  18. O.R.B. 4105/762  19. O.R.B. 6368/830  19. O.R.B. 6368/830  20. O.R.B. 7000/1334  21. O.R.B. 7278/722  22. O.R.B. 2822/198 O.R.B. 11804/592 O.R.B. 12091/202 O.R.B. 22172/18  23. O.R.B. 10562/1446  24. O.R.B. 11855/752 O.R.B. 11804/592 O.R.B. 118	0.R.B. 3703/1125 0.R.B. 3703/1095 0.R.B. 3703/1105	YES YES	NOT PLOTTABLE NOT PLOTTABLE
O.R.B. 3769/1417 O.R.B. 4146/492  16. O.R.B. 3637/1132  17. O.R.B. 3697/568 O.R.B. 3697/569  18. O.R.B. 4105/762  19. O.R.B. 6368/830  20. O.R.B. 7000/1334  21. O.R.B. 7278/722  22. O.R.B. 8282/198 O.R.B. 11804/592 O.R.B. 12091/202 O.R.B. 22172/18  23. O.R.B. 10562/1446  24. O.R.B. 11855/752 O.R.B. 11804/592 O.R.B. 11804/592 O.R.B. 11804/592 O.R.B. 11804/592 O.R.B. 22172/18  25. O.R.B. 11855/752 O.R.B. 11804/592 O.R.B. 11804/592 O.R.B. 11804/592 O.R.B. 11804/592 O.R.B. 23115/646  26. O.R.B. 3534/1661 O.R.B. 3703/1115 O.R.B. 3534/1686 O.R.B. 3534/1686 O.R.B. 3703/1106  27. O.R.B. 3534/1686 O.R.B. 3703/1106  28. NOT PLOTTABLE VES NOT PLOTTABLE	O.R.B. 3688/1803 O.R.B. 6502/1048	YES YES	NOT PLOTTABLE NOT PLOTTABLE
17. O.R.B. 3697/568 O.R.B. 3697/569 YES NOT PLOTTABLE NOT PLOTTABLE  18. O.R.B. 4105/762 YES SHOWN  19. O.R.B. 6368/830 YES NOT PLOTTABLE  20. O.R.B. 7000/1334 YES NOT PLOTTABLE  21. O.R.B. 7278/722 YES SHOWN  22. O.R.B. 8282/198 O.R.B. 11804/592 YES NOT PLOTTABLE  O.R.B. 12091/202 YES NOT PLOTTABLE  O.R.B. 22172/18 YES NOT PLOTTABLE  23. O.R.B. 10562/1446 YES NOT PLOTTABLE  24. O.R.B. 11855/752 YES NOT PLOTTABLE  O.R.B. 11804/592 YES NOT PLOTTABLE  24. O.R.B. 11855/752 YES NOT PLOTTABLE  O.R.B. 11804/592 YES NOT PLOTTABLE  O.R.B. 12091/202 YES NOT PLOTTABLE  25. O.R.B. 17010/1859 YES NOT PLOTTABLE  O.R.B. 3703/1115 YES NOT PLOTTABLE  O.R.B. 3703/1115 YES NOT PLOTTABLE  O.R.B. 3703/1115 YES NOT PLOTTABLE  O.R.B. 3703/1106 YES SHOWN  O.R.B. 3703/1106 YES SHOWN  SHOWN	O.R.B. 3769/1417	YES	NOT PLOTTABLE
O.R.B.         3697/569         YES         NOT PLOTTABLE           18.         O.R.B.         4105/762         YES         SHOWN           19.         O.R.B.         6368/830         YES         NOT PLOTTABLE           20.         O.R.B.         7200/1334         YES         NOT PLOTTABLE           21.         O.R.B.         7278/722         YES         SHOWN           22.         O.R.B.         8282/198         YES         NOT PLOTTABLE           O.R.B.         11804/592         YES         NOT PLOTTABLE           O.R.B.         12091/202         YES         NOT PLOTTABLE           23.         O.R.B.         11855/752         YES         NOT PLOTTABLE           24.         O.R.B.         11804/592         YES         NOT PLOTTABLE           25.         O.R.B.         17010/1859         YES         NOT PLOTTABLE           25.         O.R.B.         17010/1859         YES         NOT PLOTTABLE           26.         O.R.B.         3534/1661         YES         NOT PLOTTABLE           26.         O.R.B.         3703/1115         YES         NOT PLOTTABLE           27.         O.R.B.         3534/1686         YES         SHOWN		YES	SHOWN
19. O.R.B. 6368/830  20. O.R.B. 7000/1334  21. O.R.B. 7278/722  22. O.R.B. 8282/198     O.R.B. 11804/592     O.R.B. 12091/202     O.R.B. 22172/18  23. O.R.B. 10562/1446  24. O.R.B. 11855/752     O.R.B. 11804/592     O.R.B. 11804/592     O.R.B. 11804/592     O.R.B. 10562/1446  25. O.R.B. 11855/752     O.R.B. 12091/202     O.R.B. 12091/202  26. O.R.B. 3534/1661     O.R.B. 3703/1115     O.R.B. 23115/646  27. O.R.B. 3534/1686     O.R.B. 3703/1106  28. NOT PLOTTABLE	17. O.R.B. 3697/568 O.R.B. 3697/569		
20.         O.R.B.         7000/1334         YES         NOT PLOTTABLE           21.         O.R.B.         7278/722         YES         SHOWN           22.         O.R.B.         8282/198         YES         NOT PLOTTABLE           O.R.B.         11804/592         YES         NOT PLOTTABLE           O.R.B.         12091/202         YES         NOT PLOTTABLE           O.R.B.         22172/18         YES         NOT PLOTTABLE           23.         O.R.B.         10562/1446         YES         NOT PLOTTABLE           24.         O.R.B.         11855/752         YES         NOT PLOTTABLE           O.R.B.         11804/592         YES         NOT PLOTTABLE           O.R.B.         12091/202         YES         NOT PLOTTABLE           25.         O.R.B.         17010/1859         YES         NOT PLOTTABLE           O.R.B.         19809/600         YES         NOT PLOTTABLE           26.         O.R.B.         3534/1661         YES         NOT PLOTTABLE           O.R.B.         23115/646         YES         NOT PLOTTABLE           NOT PLOTTABLE         NOT PLOTTABLE         NOT PLOTTABLE	18. O.R.B. 4105/762	YES	SHOWN
21.         O.R.B.         7278/722         YES         SHOWN           22.         O.R.B.         8282/198         YES         NOT PLOTTABLE           O.R.B.         11804/592         YES         NOT PLOTTABLE           O.R.B.         12091/202         YES         NOT PLOTTABLE           O.R.B.         22172/18         YES         NOT PLOTTABLE           23.         O.R.B.         10562/1446         YES         NOT PLOTTABLE           24.         O.R.B.         11855/752         YES         NOT PLOTTABLE           O.R.B.         11804/592         YES         NOT PLOTTABLE           O.R.B.         12091/202         YES         NOT PLOTTABLE           25.         O.R.B.         17010/1859         YES         NOT PLOTTABLE           O.R.B.         19809/600         YES         NOT PLOTTABLE           26.         O.R.B.         3534/1661         YES         NOT PLOTTABLE           O.R.B.         23115/646         YES         NOT PLOTTABLE           NOT PLOTTABLE         NOT PLOTTABLE           NOT PLOTTABLE         NOT PLOTTABLE           O.R.B.         3703/1115         YES         NOT PLOTTABLE           O.R.B.         3534/1686 <td>19. O.R.B. 6368/830</td> <td>YES</td> <td>NOT PLOTTABLE</td>	19. O.R.B. 6368/830	YES	NOT PLOTTABLE
22. O.R.B. 8282/198 O.R.B. 11804/592 O.R.B. 12091/202 O.R.B. 22172/18  23. O.R.B. 10562/1446  24. O.R.B. 11855/752 O.R.B. 11804/592 O.R.B. 11804/592 O.R.B. 11804/592 O.R.B. 11804/592 O.R.B. 11804/592 O.R.B. 12091/202  25. O.R.B. 17010/1859 O.R.B. 19809/600  26. O.R.B. 3534/1661 O.R.B. 3703/1115 O.R.B. 23115/646  27. O.R.B. 3534/1686 O.R.B. 3703/1106  28. NOT PLOTTABLE	20. O.R.B. 7000/1334	YES	NOT PLOTTABLE
O.R.B. 11804/592 YES NOT PLOTTABLE NOT PLOTTABLE SHOWN  23. O.R.B. 10562/1446 YES NOT PLOTTABLE  24. O.R.B. 11855/752 YES NOT PLOTTABLE  24. O.R.B. 11804/592 YES NOT PLOTTABLE  25. O.R.B. 12091/202 YES NOT PLOTTABLE  26. O.R.B. 3534/1661 YES NOT PLOTTABLE  27. O.R.B. 3534/1686 YES NOT PLOTTABLE  28. O.R.B. 3534/1686 YES NOT PLOTTABLE  29. O.R.B. 3534/1686 YES NOT PLOTTABLE  20. O.R.B. 3534/1686 YES SHOWN  O.R.B. 3703/1106 YES SHOWN  O.R.B. 3703/1106 YES SHOWN  O.R.B. 3703/1106 YES SHOWN	21. O.R.B. 7278/722	YES	SHOWN
24. O.R.B. 11855/752	0.R.B. 11804/592 0.R.B. 12091/202	YES YES	NOT PLOTTABLE NOT PLOTTABLE
0.R.B. 11804/592 YES NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE  25. 0.R.B. 17010/1859 YES NOT PLOTTABLE NOT PLOTTABLE  26. 0.R.B. 3534/1661 YES NOT PLOTTABLE  0.R.B. 3703/1115 YES NOT PLOTTABLE  27. 0.R.B. 3534/1686 YES SHOWN SHOWN	23. O.R.B. 10562/1446	YES	NOT PLOTTABLE
O.R.B. 19809/600 YES NOT PLOTTABLE  26. O.R.B. 3534/1661 YES NOT PLOTTABLE O.R.B. 3703/1115 YES NOT PLOTTABLE O.R.B. 23115/646 YES NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE SHOWN O.R.B. 3534/1686 YES SHOWN O.R.B. 3703/1106 YES SHOWN SHOWN	O.R.B. 11804/592	YES	NOT PLOTTABLE
0.R.B. 3703/1115 YES NOT PLOTTABLE 0.R.B. 23115/646 YES NOT PLOTTABLE  27. 0.R.B. 3534/1686 YES SHOWN 0.R.B. 3703/1106 YES SHOWN			NOT PLOTTABLE NOT PLOTTABLE
0.R.B. 3703/1106 YES SHOWN	0.R.B. 3703/1115	YES	NOT PLOTTABLE
28. O.R.B. 25452/988 YES NOT PLOTTABLE	O.R.B. 3703/1106		SHOWN
	28. O.R.B. 25452/988	YES	NOT PLOTTABLE

REVISIONS	•	AVIROM & ASSOCIATES, INC.	JOB #:	8207-11D
REVISED PER COMMENTS	01/25/2017		SCALE:	
REVISED PER COMMENTS	03/08/2017	BOCA RATON, FLORIDA 33432	DATE:	11/08/2016
·		TEL (561) 302-2504 EAY (561) 304-7125	BY:	W.R.E.
	- Advantable of the second	www.AVIROMSURVEY.com	CHECKE	
1		© 2016 AVIROM & ASSOCIATES, INC. all rights reserved	F.B SHEET:	PG 2 OF 3

## EXHIBIT D

Page 3 of 3



Page 1 of 3

### SPECIFIC PURPOSE SURVEY ABANDONMENT OF DRAINAGE EASEMENT

A PORTION OF PARCEL 'I' (P.B. 41, PGS. 108-110, P.B.C.R.)

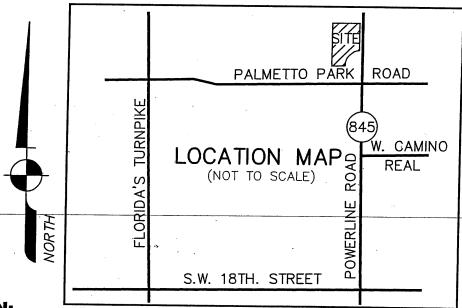
## LAND DESCRIPTION:

PALM BEACH COUNTY, FLORIDA

A PORTION OF PARCEL I, DEL MAR PLAZA SUB-DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 108, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL X AS SHOWN ON SAID PLAT; THENCE SOUTH 00'29'33" EAST ALONG THE WEST LINE OF SAID PLAT, FOR 580.99 FEET; THENCE NORTH 89'30'27" EAST, FOR 390.46 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN 12.00 WIDE DRAINAGE EASEMENT AS SHOWN ON SAID PLAT AND TO THE POINT OF BEGINNING; THENCE NORTH 57'45'27" EAST ALONG THE NORTHERLY LINE OF SAID EASEMENT, FOR 8.95 FEET; THENCE SOUTH 00'18'49" WEST, FOR 16.63 FEET TO THE WESTERLY LINE OF SAID EASEMENT; THENCE NORTH 32"14'33" WEST ALONG SAID WESTERLY LINE, FOR 14.02 FEET TO THE POINT OF BEGINNING.

Said lands being in Palm Beach County, Florida and containing 63 square feet (0.0014 acres) more or less.



**CERTIFICATION:** 

SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 51-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

**NOT VALID WITHOUT** SHEETS 1 THROUGH 3

JOHN T. DOOGAN, P.L.S. Florida Registration No. 4409 AVIROM & ASSOCIATES, INC.

MILEO

L.B. No. 3300 .....

REVISIO	NS		
REVISED	PER	COMMENTS	01/25/2017
REVISED	PER	COMMENTS	03/08/2017
		-	

AVIROM & ASSOCIATES, INC. 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 TEL. (561) 392-2594, FAX (561) 394-7125 www.AVIROMSURVEY.com

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JOB #:	8207-11E
SCALE:	-
DATE:	11/08/2016
BY:	W.R.E.
CHECKE	D: J.T.D.
F.B	PG
SHEET:	1 OF 3

Page 2 of 3

## SPECIFIC PURPOSE SURVEY ABANDONMENT OF DRAINAGE EASEMENT

A PORTION OF PARCEL 'I' (P.B. 41, PGS. 108-110, P.B.C.R.) PALM BEACH COUNTY, FLORIDA

### **SURVEYOR'S NOTES:**

 Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

- 2. Lands shown hereon were not abstracted by Avirom & Associates, Inc. for easements, rights—of—way, ownership or other instruments of records. Instruments of record are per File No. NCS—583105—DC72, issued by First American Title Insurance Company, update September 20, 2016. Property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment. Easements, where applicable are shown on the survey. (see SUMMARY TABLE)
- 3. The land description shown hereon was prepared by the Surveyor.
- 4. Bearings shown hereon are assumed and relative to said plat, based on the east line of Section 21, Township 47 South, Range 42 East, having a bearing of S00°29'33"E.
- 5. The coordinate values shown hereon are state plane coordinates (Transverse Mercator Projection), Florida east zone, North American Datum (NAD) 1983, (1990 adjustment). control measurements meet or exceed closure for suburban: linear: 1 foot in 7,500 feet horizontally and were verified through a redundancy of measurements. all distances are ground distances in U.S. survey feet unless otherwise noted.
- 6. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
- 7. This is a Specific Purpose Survey. The purpose of this survey is to depict the horizontal location of the drainage easement to be abandoned.
- 8. Abbreviation Legend: F.B. = Field Book; L.B. = Licensed Business; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; P.C. = Point Of Curvature; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement.

### SUMMARY TABLE FOR:

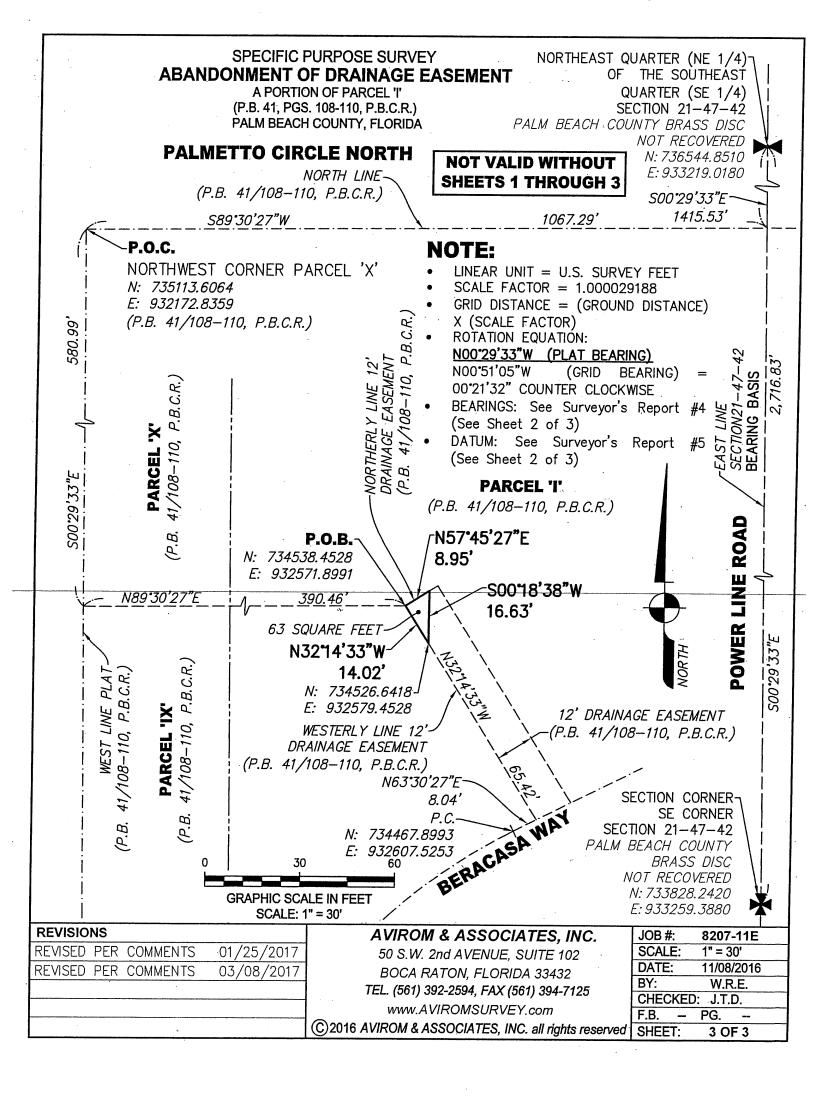
SCHEDULE B-II - EXCEPTIONS OF TITLE
FILE NO. NCS-583105-DC72 (SEE SURVEYOR'S REPORT #2)

FILE NO. NCS-583105-D	C72 (SEE	SURVEYOR'S REPORT #2)
EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
9. P.B. 41/108	YES	SHOWN
10. P.B. 30/127 O.R.B. 2484/1646 O.R.B. 3619/1958 O.R.B. 3454/187	YES YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
11. O.R.B. 3453/331	YES	NOT PLOTTABLE
12. O.R.B. 3472/1323 O.R.B. 4565/236 O.R.B. 7146/1076	YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
13. O.R.B. 3534/1671 O.R.B. 3703/1125 O.R.B. 3703/1095 O.R.B. 3703/1105	YES YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
14. O.R.B. 3536/1141 O.R.B. 3688/1803 O.R.B. 6502/1048 O.R.B. 21124/1241	YES YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
15. O.R.B. 3536/1146 O.R.B. 3769/1417 O.R.B. 4146/492	YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
16. O.R.B. 3637/1132	YES	SHOWN
17. O.R.B. 3697/568 O.R.B. 3697/569	YES YES	NOT PLOTTABLE NOT PLOTTABLE
18. O.R.B. 4105/762	YES	SHOWN
19. O.R.B. 6368/830	YES	NOT PLOTTABLE
20. O.R.B. 7000/1334	YES	NOT PLOTTABLE
21. O.R.B. 7278/722	YES	SHOWN
22. O.R.B. 8282/198 O.R.B. 11804/592 O.R.B. 12091/202 O.R.B. 22172/18	YES YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE SHOWN
23. O.R.B. 10562/1446	YES	NOT PLOTTABLE
24. O.R.B. 11855/752 O.R.B. 11804/592 O.R.B. 12091/202	YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
25. O.R.B. 17010/1859 O.R.B. 19809/600	YES YES	NOT PLOTTABLE NOT PLOTTABLE
26. O.R.B. 3534/1661 O.R.B. 3703/1115 O.R.B. 23115/646	YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
27. O.R.B. 3534/1686 O.R.B. 3703/1106	YES YES	SHOWN SHOWN
28. O.R.B. 25452/988	YES	NOT PLOTTABLE

REVISIONS		AVIROM & ASSOCIATES, INC.	JOB #:	8207-11E
REVISED PER COMMENTS	01/25/2017	50 S.W. 2nd AVENUE, SUITE 102	SCALE:	
REVISED PER COMMENTS	03/08/2017	BOCA RATON, FLORIDA 33432	DATE:	11/08/2016
		TEL (561) 302-2504 EAY (561) 304-7125	BY:	W.R.E.
		www.AVIROMSURVEY.com	CHECKE	D: J.T.D.
			F.B. —	PG
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## **EXHIBIT E**

Page 3 of 3



Page 1 of 4

#### SPECIFIC PURPOSE SURVEY ABANDONMENT OF DRAINAGE EASEMENT

A PORTION OF PARCELS "I", "IX" & "X" (P.B. 41, PGS. 108-110, P.B.C.R.)

## **LAND DESCRIPTION:**

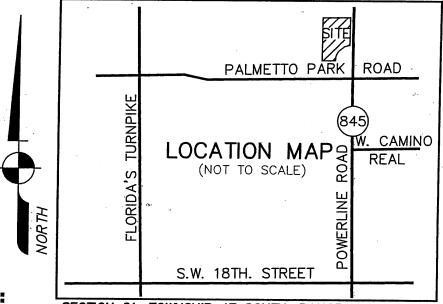
PALM BEACH COUNTY, FLORIDA

A PORTION OF PARCELS I, IX AND X, DEL MAR PLAZA SUB-DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, AT PAGE 108, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL X; THENCE SOUTH 00°29'33" EAST ALONG THE WEST LINE OF SAID PLAT, FOR 400.23 FEET; THENCE NORTH 89°30'27" EAST, FOR 337.50 FEET TO THE POINT OF BEGINNING OF A PORTION OF A 12.00 FOOT WIDE DRAINAGE EASEMENT AS SHOWN ON SAID PLAT LYING 6.00 FEET EACH SIDE OF AND ADJACENT TO THE FOLLOWING DESCRIBED CENTERLINE; THENCE SOUTH 00°29'33" EAST, FOR 66.39 FEET; THENCE SOUTH 11"16'33" WEST, FOR 12.26 FEET; THENCE SOUTH 00°29'33" EAST, FOR 190.14 FEET TO THE POINT OF TERMINATION.

EASEMENT LINES ARE LENGTHENED OR SHORTENED TO PROVIDE A CONTIGUOUS 12.00 FOOT WIDE EASEMENT.

Said lands being in Palm Beach County, Florida and containing 3,222 square feet (0.0740 acres) more



**CERTIFICATION:** 

SECTION 21, TOWNSHIP 47 SOUTH, RANGE 42 EAST

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027. Florida Statutes.

Date:

**NOT VALID WITHOUT** SHEETS 1 THROUGH 4

REVISED PER COMMENTS

REVISIO	NS		
REVISED	PER	COMMENTS	01/25/2017
REVISED	PER	COMMENTS	03/21/2017

03/23/2017

AVIROM & ASSOCIATES. INC.

50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 TEL. (561) 392-2594, FAX (561) 394-7125 www.AVIROMSURVEY.com

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L.B. No. 3300	
TES, INC.	JOB#01518207-11F
JITE 102	SCALE
33432	DATE: 11/29/2016
) <b>394-7125</b>	BY: W.R.E.
•	CHECKED: J.T.D.
com	F.B PG
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JOHN T. DOGGAN, P.L.S.

Florida Registration No. 4409 AVIROM & ASSOCIATES, INC.

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## SPECIFIC PURPOSE SURVEY ABANDONMENT OF DRAINAGE EASEMENT

A PORTION OF PARCELS "I", "IX" & "X" (P.B. 41, PGS. 108-110, P.B.C.R.) PALM BEACH COUNTY, FLORIDA

#### **SURVEYOR'S NOTES:**

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

2. Lands shown hereon were not abstracted by Avirom & Associates, Inc. for easements, rights—of—way, ownership or other instruments of records. Instruments of record are per File No. NCS—583105—DC72, issued by First American Title Insurance Company, update September 20, 2016. Property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment. Easements, where applicable are shown on the survey. (see SUMMARY TABLE)

 The land description shown hereon was prepared by the Surveyor.

 Bearings shown hereon are assumed and relative to said plat, based on the east line of Section 21, Township 47 South, Range 42 East, having a bearing of S00°29'33"E.

- The coordinate values shown hereon are state plane coordinates (Transverse Mercator Projection), Florida east zone, North American Datum (NAD) 1983, (1990 adjustment). control measurements meet or exceed closure for suburban: linear: 1 foot in 7,500 feet horizontally and were verified through a redundancy of measurements. all distances are ground distances in U.S. survey feet unless otherwise noted.
- 6. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.

 This is a Specific Purpose Survey. The purpose of this survey is to depict the horizontal location of the drainage easement to be abandoned.

8. Abbreviation Legend: F.B. = Field Book; L.B. = Licensed Business; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.O.T. = Point of Termination.

### SUMMARY TABLE FOR:

SCHEDULE B-II - EXCEPTIONS OF TITLE FILE NO. NCS-583105-DC72 (SEE SURVEYOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
9. P.B. 41/108	YES	SHOWN
10. P.B. 30/127 O.R.B. 2484/1646 O.R.B. 3619/1958 O.R.B. 3454/187	YES YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
11. O.R.B. 3453/331	YES	NOT PLOTTABLE
12. O.R.B. 3472/1323 O.R.B. 4565/236 O.R.B. 7146/1076	YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
13. O.R.B. 3534/1671 O.R.B. 3703/1125 O.R.B. 3703/1095 O.R.B. 3703/1105	YES YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
14. O.R.B. 3536/1141 O.R.B. 3688/1803 O.R.B. 6502/1048 O.R.B. 21124/1241	YES YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
15. O.R.B. 3536/1146 O.R.B. 3769/1417 O.R.B. 4146/492	YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
16. O.R.B. 3637/1132	YES	SHOWN
17. O.R.B. 3697/568 O.R.B. 3697/569	YES YES	NOT PLOTTABLE NOT PLOTTABLE
18. O.R.B. 4105/762	YES	SHOWN
19. O.R.B. 6368/830	YES	NOT PLOTTABLE
20. O.R.B. 7000/1334	YES	NOT PLOTTABLE
21. O.R.B. 7278/722	YES	SHOWN
22. O.R.B. 8282/198 O.R.B. 11804/592 O.R.B. 12091/202 O.R.B. 22172/18	YES YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE SHOWN
23. O.R.B. 10562/1446	YES	NOT PLOTTABLE
24. O.R.B. 11855/752 O.R.B. 11804/592 O.R.B. 12091/202	YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
25. O.R.B. 17010/1859 O.R.B. 19809/600	YES YES	NOT PLOTTABLE NOT PLOTTABLE
26. O.R.B. 3534/1661 O.R.B. 3703/1115 O.R.B. 23115/646	YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
27. O.R.B. 3534/1686 O.R.B. 3703/1106	YES YES	SHOWN SHOWN
28. O.R.B. 25452/988	YES	NOT PLOTTABLE

## NOT VALID WITHOUT SHEETS 1 THROUGH 4

REVISIO	NS		
REVISED	PER	COMMENTS	01/25/2017
REVISED	PER	COMMENTS	03/21/2017
REVISED	PER	COMMENTS	03/23/2017

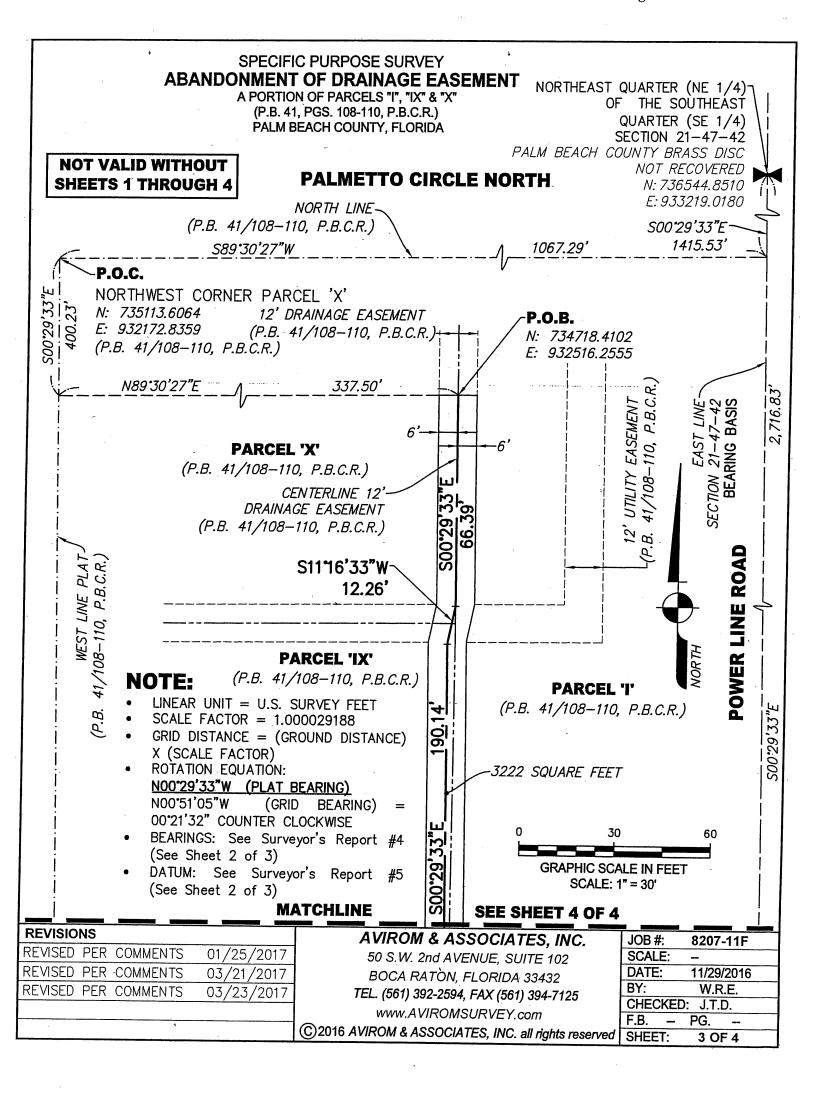
AVIROM & ASSOCIATES, INC.

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SHEET:

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#### SPECIFIC PURPOSE SURVEY ABANDONMENT OF DRAINAGE EASEMENT A PORTION OF PARCELS "I", "IX" & "X" (P.B. 41, PGS. 108-110, P.B.C.R.) PALM BEACH COUNTY, FLORIDA MATCHLINE **SEE SHEET 3 OF 4** 3222 SQUARE FEET 9 CENTERLINE 12'-DRAINAGE EASEMENT PARCEL 'I' (P.B. 41/108-110, P.B.C.R.) (P.B. 41/108-110, P.B.C.R.) **PARCEL 'IX'** (P.B. 41/108-110, P.B.C.R.) 12' DRAINAGE EASEMENT (P.B. 41/108-110, P.B.C.R.) P.O.T. **GRAPHIC SCALE IN FEET** SCALE: 1" = 30' N: 734449.8690 E: 932517.6057 NOTE: LINEAR UNIT = U.S. SURVEY FEET SCALE FACTOR = 1.000029188GRID DISTANCE = (GROUND DISTANCE) X (SCALE FACTOR) ROTATION EQUATION: N00°29'33"W (PLAT BEARING) N00'51'05"W (GRID BEARING) 00'21'32" COUNTER CLOCKWISE BEARINGS: See Surveyor's Report #4 (See Sheet 2 of 3) DATUM: See Surveyor's Report SECTION CORNER-(See Sheet 2 of 3) SE CORNER SECTION 21-47-42 PALM BEACH COUNTY BRASS DISC NOT RECOVERED **NOT VALID WITHOUT** N: 733828.2420 **SHEETS 1 THROUGH 4** E: 933259.3880 **REVISIONS** AVIROM & ASSOCIATES, INC. JOB #: 8207-11F REVISED PER COMMENTS 01/25/2017 SCALE 50 S.W. 2nd AVENUE, SUITE 102 REVISED PER COMMENTS 03/21/2017 DATE: 11/29/2016 BOCA RATON, FLORIDA 33432 BY: W.R.E. REVISED PER COMMENTS 03/23/2017 TEL. (561) 392-2594, FAX (561) 394-7125 CHECKED: J.T.D. www.AVIROMSURVEY.com F.B. PG. © 2016 AVIROM & ASSOCIATES, INC. all rights reserved