

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date: November 21, 2017 ☐ **Consent** ☐ **Regular**
☐ **Workshop** ☒ **Public Hearing**

Department: Engineering and Public Works
Submitted By: Engineering and Public Works
Submitted For: Land Development Division

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to adopt: a resolution to abandon any public interest in all of that certain 10 foot wide access easement lying within Recreation Tract "C"; a drainage easement, ingress and egress rights of Recreation Tract "C"; Preservation/Conservation (P.C.) Area #3 and P.C. Area #4, all lying within the Replat of Boca Lago, recorded in Plat Book 31, Pages 62 through 71, public records of Palm Beach County, Florida.


SUMMARY: Adoption of this resolution will eliminate the public dedications that are in conflict with future development plans by the Pulte Home Corporation. The petition site is located west of Lyons Road, south of Glades Road and north of Palmetto Park Road. District 5 (LBH)

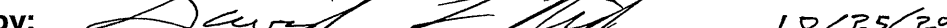
Background and Policy Issues: Pulte wants to clear these encumbrances to allow for further development of their site. Abandoning the access easement, drainage easement, ingress and egress rights, and the P.C. areas will not affect access to the site or any other property along Lyons Road. A drainage easement will be reserved with the abandonment of Vista Del Lago and a new P.C. area of similar size to P.C. Area 3 & P.C. Area 4 will be recorded with the new plat of Boca Lago PUD Replat No. 1 by Pulte.

Reviewing agencies and utility service providers have all approved these abandonments. Easements and non-public rights-of-way land like the preservation tracts are exempt from the privilege fee requirement as provided in Palm Beach County Code Chapter 22. Article III, Road Abandonment and Plat Vacation Ordinance 2002-034. The Engineering Department advertised this petition for a public hearing on Sunday, November 5, 2017.

Attachments:

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

cc Recommended by:  10/25/2017
Department Director Date

Approved by:  11/8/17
Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2018	2019	2020	2021	2022
Capital Expenditures	\$ -0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	\$ **	-0-	-0-	-0-	-0-
# ADDITIONAL FTE					
POSITIONS (Cumulative)					

Is Item Included in Current Budget? Yes No
Does this item include the use of federal funds? Yes No

Budget Acct No.: Fund__ Dept.__ Unit__ Object
Program

Recommended Sources of Funds/Summary of Fiscal Impact:

**This item has no fiscal impact. Easements are exempt from the privilege fee requirement.

C. Departmental Fiscal Review: Aluikovalainen

III. REVIEW COMMENTS

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

JP 10/26/17
KP 10/26 AK 10/26 OFMB

Dr. J. Jankari 11/1/17
Contract Dev. and Control

B. Approved as to Form
and Legal Sufficiency:

11/8/2017 J. Blumenthal
Assistant County Attorney

C. Other Department Review:

Department Director

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



ABANDONMENT OF AN ACCESS EASEMENT, A DRAINAGE
EASEMENT AND INGRESS & EGRESS RIGHTS, ALL BEING A
PORTION OF RECREATION TRACT "C", AND P.C. AREAS 3 & 4,
ALL OF THE REPLAT OF BOCA LAGO, PLAT BOOK 31, PAGE
62, PUBLIC RECORDS OF PALM BEACH COUNTY

RESOLUTION NO. R-2017_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING ANY PUBLIC INTEREST IN ALL OF THAT CERTAIN 10 FOOT WIDE ACCESS EASEMENT LYING WITHIN RECREATION TRACT "C"; A DRAINAGE EASEMENT, INGRESS AND EGRESS RIGHTS OF RECREATION TRACT "C"; AND PRESERVATION/ CONSERVATION AREA #3 AND PRESERVATION/CONSERVATION AREA #4, ALL LYING WITHIN THE REPLAT OF BOCA LAGO, AS RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71, ALL OF THE PUBLIC RECORDS OF 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 (Ordinance), and the petition of the Pulte Home Corporation, called a public hearing to be held in the BCC's Chambers, at the Governmental Office Complex, West Palm Beach, Florida, on November 21, 2017, to consider and determine whether the County would vacate, abandon, discontinue and close, renounce and disclaim any right or interest of the public in and for the 10 foot wide access easement lying within Recreation Tract "C", Replat of Boca Lago, Plat Book 31, Pages 62 through 71, as set forth on the sketch and legal description set forth in Exhibit A attached hereto and incorporated herein by reference; a drainage easement and ingress and egress rights, being a portion of Recreation Tract "C", Replat of Boca Lago, Plat Book 31, Pages 62 through 71, as set forth on the sketch and legal description set forth in Exhibit B attached hereto and incorporated herein by reference; and Preservation/Conservation (P.C.) Area #3 and P.C. Area #4, Replat of Boca Lago, as recorded in Plat Book 31, Pages 62 through 71, as set forth on the sketch and legal description set forth in Exhibit C attached hereto and incorporated herein by reference, all of the Public Records of Palm Beach County, Florida; and

WHEREAS, as provided in the Ordinance, notice of the holding of such meeting was duly published in the Palm Beach Post on November 5, 2017; and

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

WHEREAS, the BCC, while convened in regular session on November 21, 2017, did hold a meeting on said petition to abandon, and determined that said 10 foot wide access easement lying within Recreation Tract "C", a drainage easement and ingress and egress rights, being a portion of Recreation Tract "C", and P.C. Area #3 and P.C. Area #4 as shown in Exhibits A, B and C are in excess of the requirements of the Ordinance; and

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

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 10 foot wide access easement is hereby abandoned and closed as an easement and the BCC does hereby renounce and disclaim any right or interest of the County and the Public in and to the easement, more fully described in the legal description and sketch as shown in Exhibit A, attached hereto and made a part hereof.
3. The drainage easement and ingress and egress rights are hereby abandoned and closed as easements and ingress and egress rights and the BCC does hereby renounce and disclaim any right or interest of the County and the Public in and to the easements and rights, more fully described in the legal description and sketch as shown in Exhibit B, attached hereto and made a part hereof.
4. P.C. Area #3 and P.C. Area #4 are hereby abandoned and closed as preservation/conservation areas and the BCC does hereby renounce and disclaim any right or interest of the County and the Public in and to the preservation/conservation areas, more fully described in the legal description and sketch as shown in Exhibit C, attached hereto and made a part hereof.
5. 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).

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 Hal R. Valeche
Commissioner Paulette Burdick
Commissioner Dave M. Kerner
Commissioner Steven L. Abrams
Commissioner Mary Lou Berger
Commissioner Melissa McKinlay
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

DESCRIPTION:

ALL OF THAT CERTAIN 10 FOOT WIDE ACCESS EASEMENT LYING WITHIN RECREATION TRACT "C", REPLAT OF BOCA LAGO (P.B.30, PP.244-253), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF P.C. AREA #3 OF SAID REPLAT OF BOCA LAGO; THENCE N.62°02'16"W. ALONG THE NORTHEAST LINE OF SAID P.C. AREA #3, A DISTANCE OF 6.89 FEET; THENCE N.71°23'05"E., A DISTANCE OF 107.88 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID RECREATION TRACT "C; THENCE S.59°20'00"E. ALONG SAID EAST LINE, A DISTANCE OF 6.60 FEET; THENCE S.30°31'00"E. ALONG SAID EAST LINE, A DISTANCE OF 5.11 FEET; THENCE S.71°23'05"W., A DISTANCE OF 101.48 FEET; THENCE S.37°28'50"E., A DISTANCE OF 80.07 FEET TO THE NORTHEAST CORNER OF P.C. AREA #4 OF SAID REPLAT OF BOCA LAGO; THENCE S.76°25'00"W. ALONG THE NORTH LINE OF SAID P.C. AREA #4, A DISTANCE OF 10.94 FEET; THENCE N.37°28'50"W., A DISTANCE OF 86.60 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID P.C. AREA #3; THENCE S.88°55'09"E. ALONG THE SOUTH LINE OF SAID P.C. AREA #3, A DISTANCE OF 6.35 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 1,901 SQUARE FEET/0.0436 ACRES, MORE OR LESS
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.


NOTES:

- 1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- 2. LANDS SHOWN HEREON WERE ABSTRACTED BY CHICAGO TITLE INSURANCE COMPANY ORDER NUMBERS. 5258051 AND 6266499 DATED FEBRUARY 17, 2017 AT 11:00 PM., REVISED MARCH 15, 2017.
- 3. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF S88°55'09"E ALONG THE SOUTH LINE OF P.C. AREA #3, REPLAT OF BOCA LAGO.
- 4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
- 5. THIS IS A GRAPHIC DEPICTION OF THE LANDS DESCRIBED HEREON, AND NOT A SURVEY.
- 6. P.C. DENOTES PERMANENT CONSERVATION.
- 5. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO DELINEATE THE LANDS DESCRIBED HEREON.

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 MAY 5, 2017. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY 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.

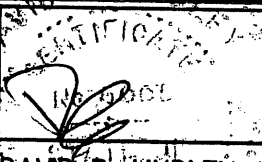
SHEET 1 OF 3



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

REPLAT OF BOCA LAGO
EXISTING 10 FOOT ACCESS EASEMENT
SPECIFIC PURPOSE SURVEY FOR ABANDONMENT

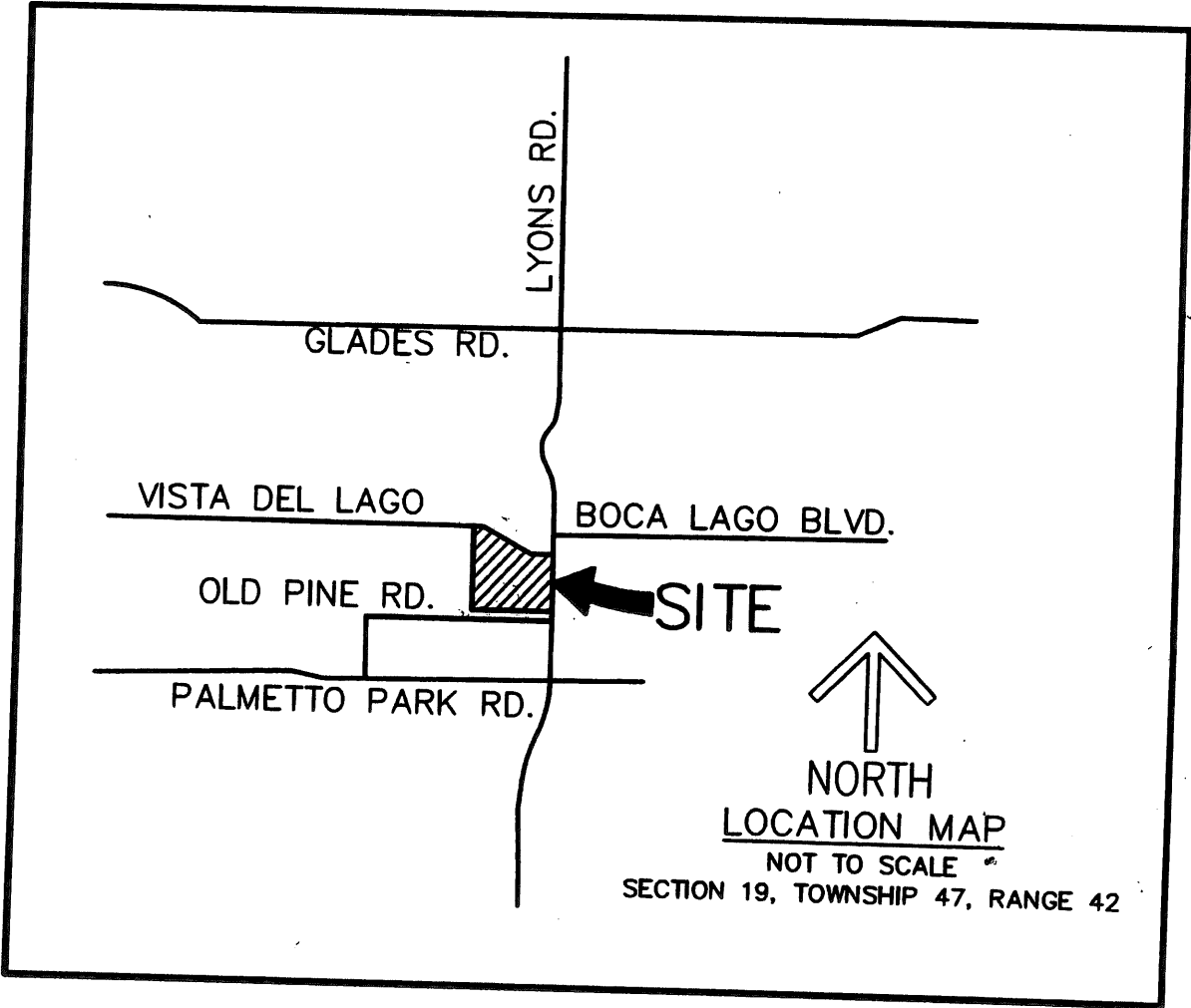


DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB# 3591

DATE	5/5/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211-AE

EXHIBIT A

Page 2 of 3



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 = 1.0000227
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
COORDINATES SHOWN MEET OR EXCEED THE LOCAL
ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC
CONTROL SURVEY.

S88°55'09"E (PLAT BEARING)
S89°20'09"E (GRID BEARING)
SOUTH LINE OF P.C. AREA #3

00°25'00" = BEARING ROTATION
(PLAT TO GRID)
COUNTERCLOCKWISE

CAULFIELD & WHEELER, INC.

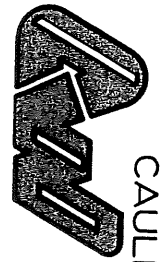
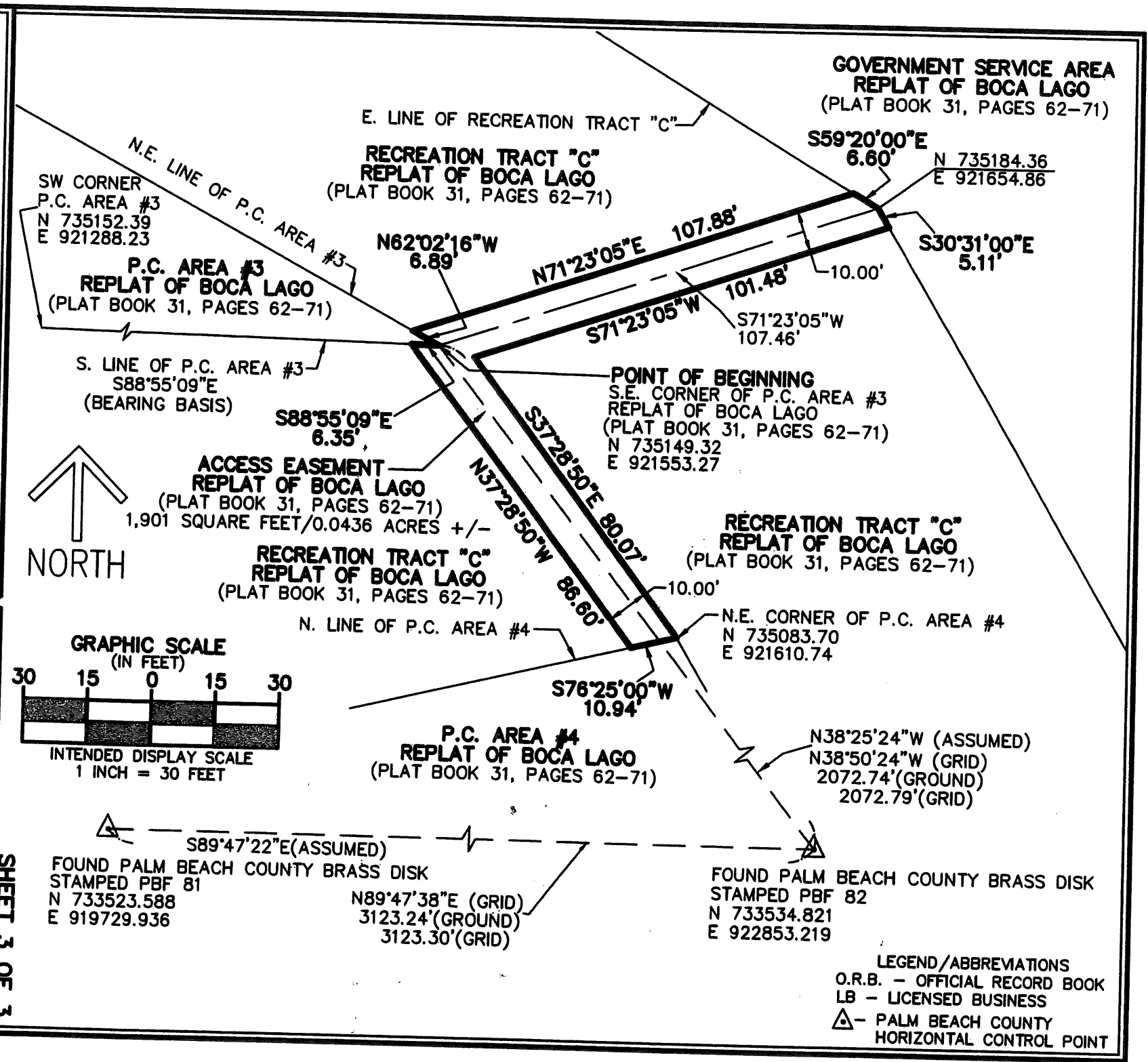


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REPLAT OF BOCA LAGO
EXISTING 10 FOOT ACCESS EASEMENT
SPECIFIC PURPOSE SURVEY FOR ABANDONMENT

SHEET 2 OF 3

DATE	5/5/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211-AE



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REPLAT OF BOCA LAGO
EXISTING 10 FOOT ACCESS EASEMENT
SPECIFIC PURPOSE SURVEY FOR ABANDONMENT

SHEET 3 OF 3

DATE	5/5/17
DRAWN BY	JC
F.B./PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211-AE

LEGEND/ABBREVIATIONS
O.R.B. - OFFICIAL RECORD BOOK
LB - LICENSED BUSINESS
△ - PALM BEACH COUNTY
HORIZONTAL CONTROL POINT

EXHIBIT B

Page 1 of 6

DESCRIPTION:

A PORTION OF RECREATION TRACT "C", REPLAT OF BOCA LAGO (P.B. 30, PP. 244-253), AS RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF RECREATION TRACT "C" OF SAID REPLAT OF BOCA LAGO (P.B. 30, PP. 244-253); THENCE, ALONG THE SOUTH LINE OF SAID RECREATION TRACT "C", NORTH 90°00'00" WEST, A DISTANCE OF 961.00 FEET; THENCE, DEPARTING SAID SOUTH LINE, ALONG THE WEST LINE OF SAID RECREATION TRACT "C", NORTH 00°00'00" EAST, A DISTANCE OF 675.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF P.C. AREA #4 OF SAID REPLAT OF BOCA LAGO (P.B. 30, PP. 244-253); THENCE, ALONG SAID SOUTH LINE AND THE EAST, NORTH AND WEST LINES OF SAID P.C. AREA #4 THE FOLLOWING EIGHT (8) COURSES, SOUTH 90°00'00" EAST, A DISTANCE OF 23.39 FEET; THENCE NORTH 57°20'00" EAST, A DISTANCE OF 174.10 FEET; THENCE NORTH 02°33'00" EAST, A DISTANCE OF 60.03 FEET; THENCE NORTH 31°21'00" WEST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 76°25'00" WEST, A DISTANCE OF 301.50 FEET; THENCE SOUTH 23°05'00" EAST, A DISTANCE OF 43.00 FEET; THENCE SOUTH 29°28'00" WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 24.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID RECREATION TRACT "C"; THENCE, ALONG SAID SOUTH LINE, NORTH 90°00'00" WEST, A DISTANCE OF 85.00 FEET; THENCE, DEPARTING SAID SOUTH LINE, NORTH 24°59'34" WEST, A DISTANCE OF 34.25 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 95.50 FEET FROM WHICH A RADIAL LINE BEARS NORTH 50°29'10" WEST; THENCE SOUTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 230°59'11", A DISTANCE OF 385.01 FEET; THENCE NORTH 24°59'34" WEST, A DISTANCE OF 75.57 FEET; THENCE NORTH 43°49'55" EAST, A DISTANCE OF 345.45 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 73.68 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF GOVERNMENT SERVICE AREA OF SAID REPLAT OF BOCA LAGO (P.B. 30, PP. 244-253); THENCE, ALONG SAID WEST LINE THE FOLLOWING FOUR (4) COURSES, SOUTH 59°20'00" EAST, A DISTANCE OF 418.36 FEET; THENCE SOUTH 30°31'00" EAST, A DISTANCE OF 225.00 FEET; THENCE SOUTH 38°24'00" EAST, A DISTANCE OF 465.00 FEET; THENCE SOUTH 68°57'00" EAST, A DISTANCE OF 437.25 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF AFORESAID RECREATION TRACT "C"; THENCE, ALONG SAID EAST LINE, SOUTH 00°00'00" EAST, A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING.

LESS:

P.C. AREA #3 OF REPLAT OF BOCA LAGO (P.B. 30, PP. 244-253), AS RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 741,425 SQUARE FEET/17.021 ACRES MORE OR LESS.

SAID LANDS LYING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE ABSTRACTED BY CHICAGO TITLE INSURANCE COMPANY ORDER NUMBERS. 5258051 AND 6266499 DATED FEBRUARY 17, 2017 AT 11:00 PM., REVISED MARCH 15, 2017.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF WEST (NORTH 90°00'00" WEST) ALONG THE SOUTH LINE OF RECREATION TRACT "C", REPLAT OF BOCA LAGO (P.B. 30, PP. 244-253), AS RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. EASEMENTS SHOWN HEREON ARE AS RECORDED ON THE REPLAT OF BOCA LAGO (P.B. 30, PP. 244-253), AS RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS SHOWN OTHERWISE.
6. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO DELINEATE THE LANDS DESCRIBED HEREON.

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 MAY 5, 2017. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY 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 1 OF 6



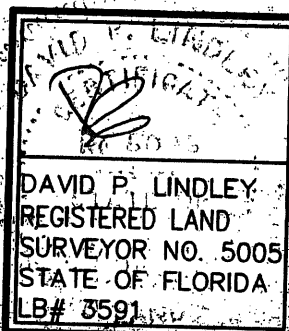
CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING

7900 GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

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

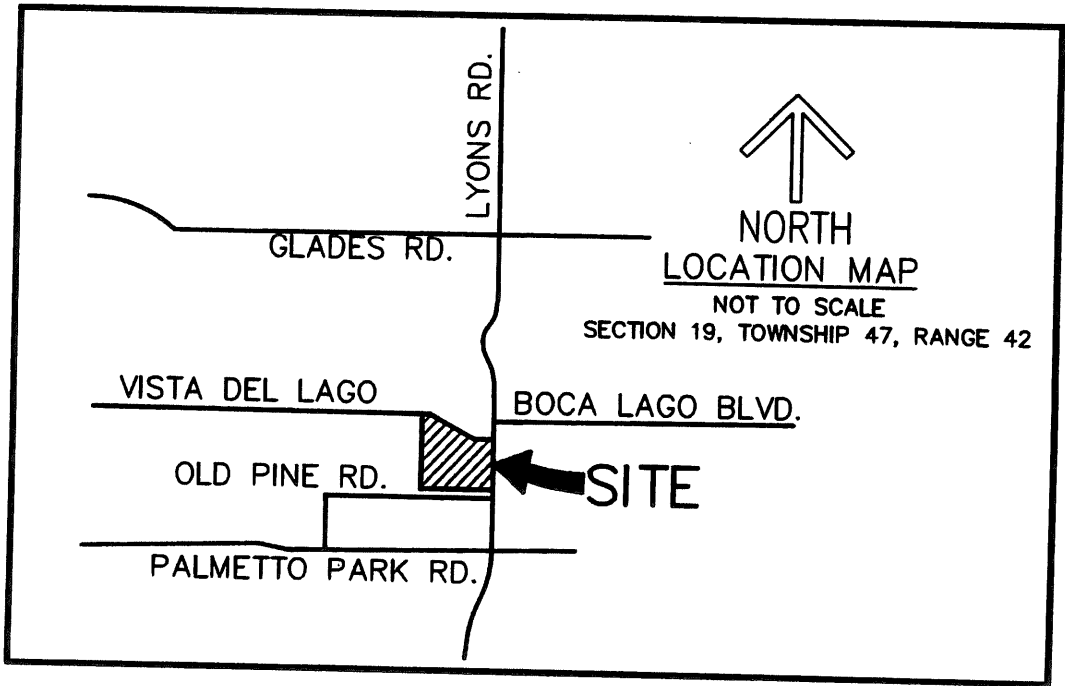


DATE	5/5/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211PBCDE-ABON

PALM BEACH COUNTY DRAINAGE EASEMENT
AND INGRESS AND EGRESS RIGHTS ABANDONMENT
WITHIN A PORTION OF RECREATION TRACT C
SPECIFIC PURPOSE SURVEY

EXHIBIT B

Page 2 of 6



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 = 1.0000227
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
COORDINATES SHOWN MEET OR EXCEED THE LOCAL
ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC
CONTROL SURVEY.

WEST (PLAT BEARING) 00°25'00" = BEARING ROTATION
S89°35'00"W (GRID BEARING) (PLAT TO GRID)
SOUTH LINE OF VISTA DEL LAGO COUNTERCLOCKWISE

LEGEND/ABBREVIATIONS

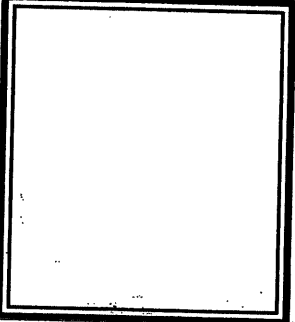
- Δ - DELTA (CENTRAL ANGLE)
- L - ARC LENGTH
- R - RADIUS
- ℄ - CENTERLINE
- LB - LICENSED BUSINESS
- O.R.B. - OFFICIAL RECORD BOOK
(PLAT) REPLAT OF BOCA LAGO (P.B. 30, PP. 244-253),
AS RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
- P.C. PERMANENT CONSERVATION
- P.O.B. - POINT OF BEGINNING
- ◆ - PALM BEACH COUNTY
HORIZONTAL CONTROL POINT

SHEET 2 OF 6



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

PALM BEACH COUNTY DRAINAGE EASEMENT
AND INGRESS AND EGRESS RIGHTS ABANDONMENT
WITHIN A PORTION OF RECREATION TRACT C
SPECIFIC PURPOSE SURVEY



DATE	5/5/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211PBCDE-ABDON

EXHIBIT B

Page 3 of 6

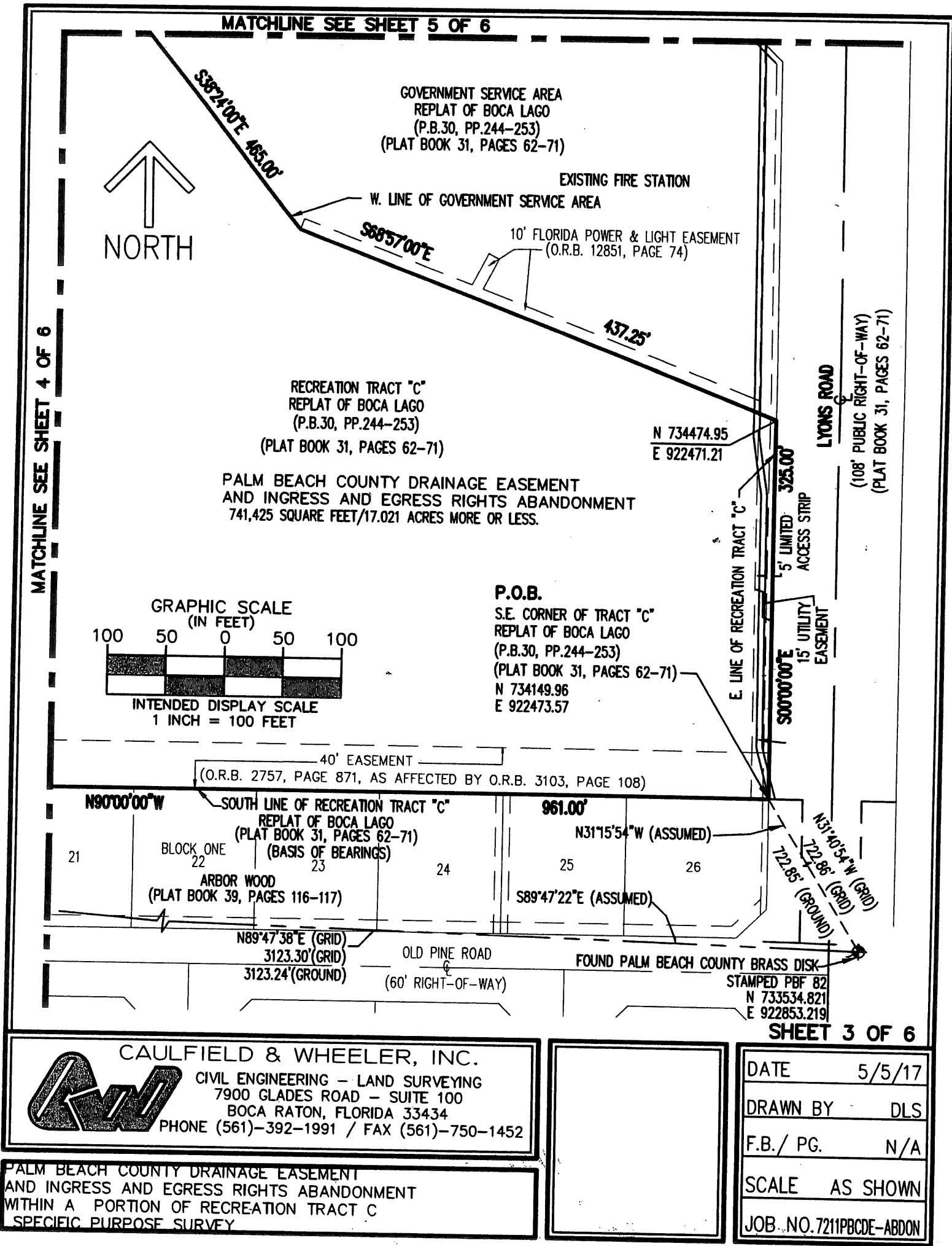


EXHIBIT B

Page 4 of 6

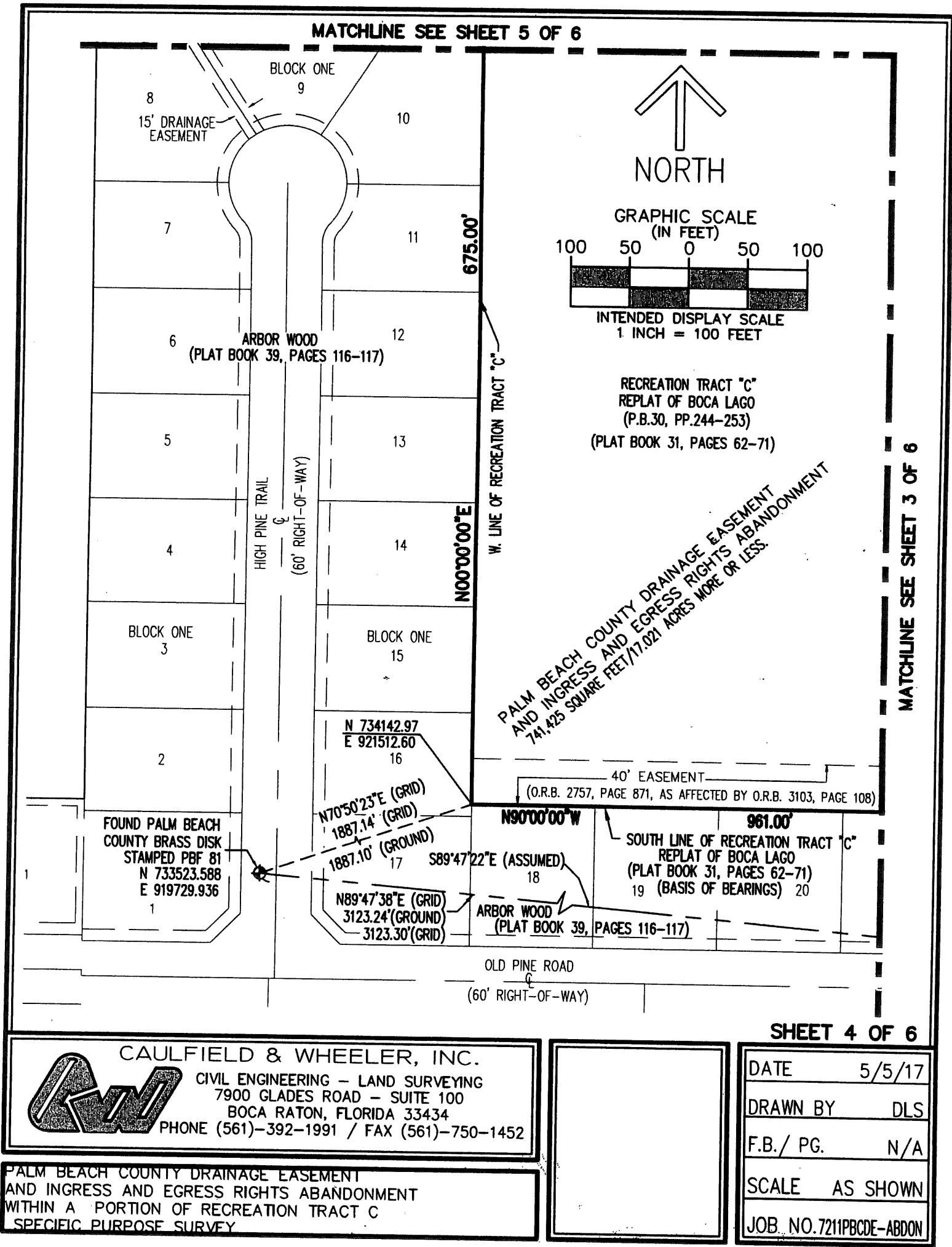
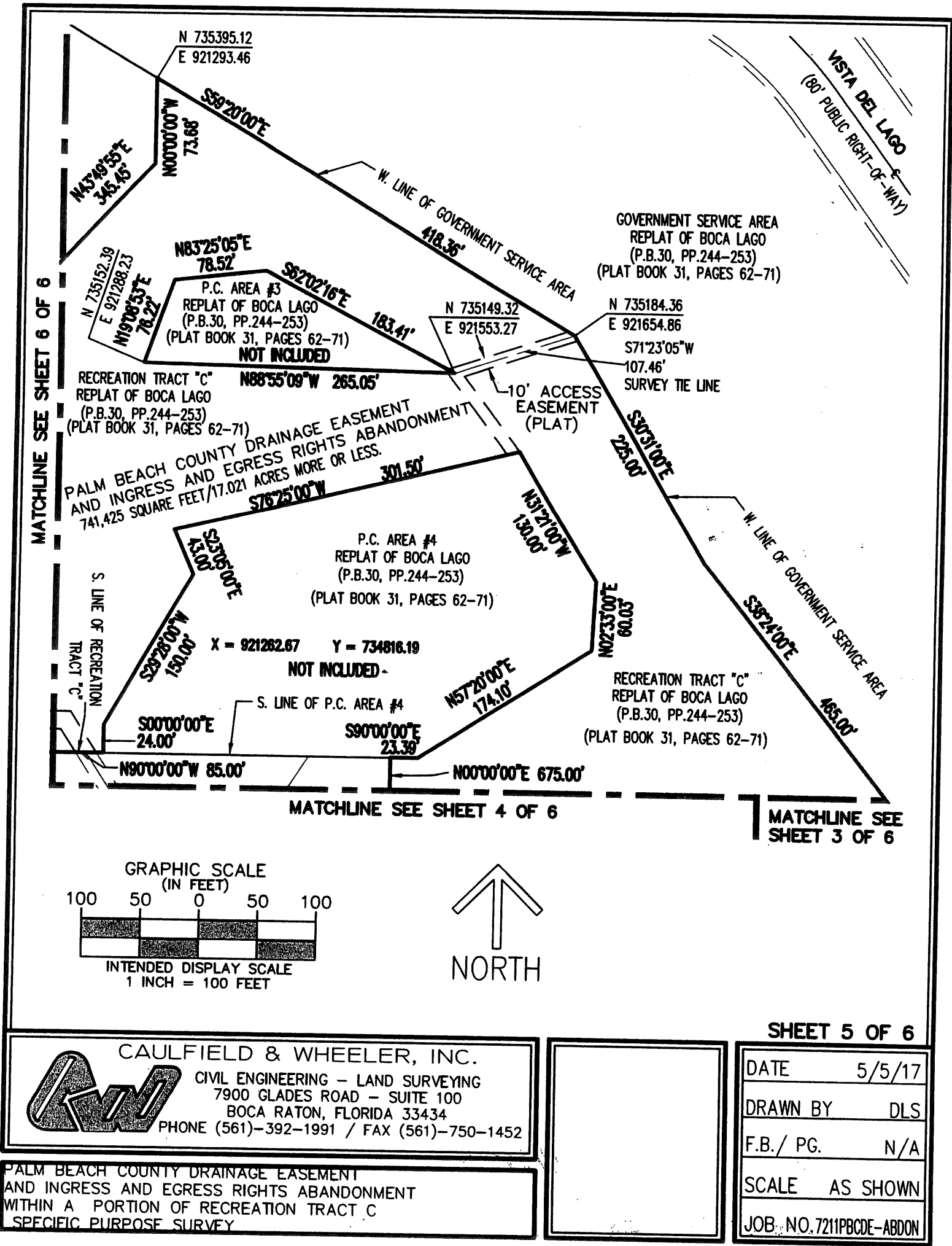


EXHIBIT B

Page 5 of 6



SHEET 5 OF 6



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING

7900 GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

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PALM BEACH COUNTY DRAINAGE EASEMENT
AND INGRESS AND EGRESS RIGHTS ABANDONMENT
WITHIN A PORTION OF RECREATION TRACT C
SPECIFIC PURPOSE SURVEY

DATE 5/5/17

DRAWN BY DLS

F.B./ PG. N/A

SCALE AS SHOWN

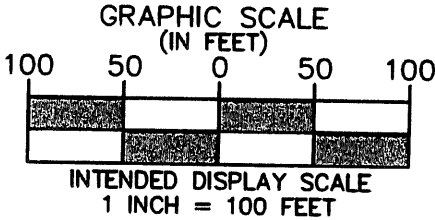
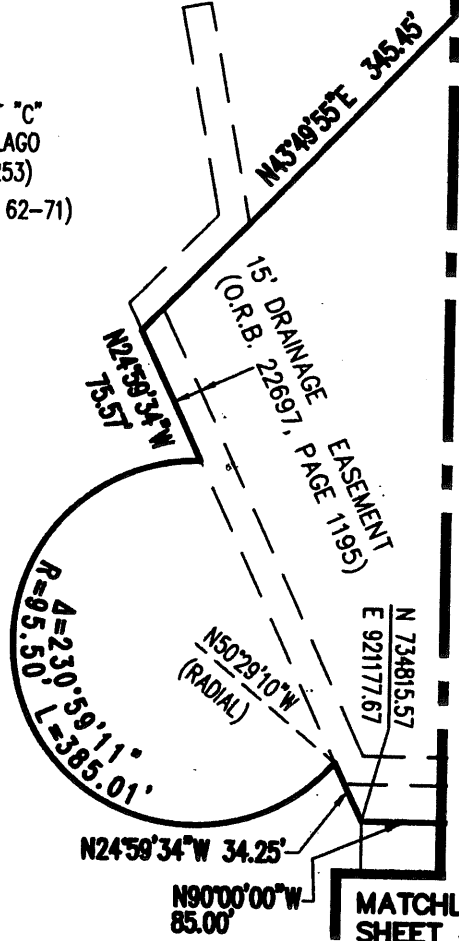
JOB NO. 7211PBCDE-ABDON

EXHIBIT B

Page 6 of 6

HOUSING TRACT #2
REPLAT OF BOCA LAGO
(P.B.30, PP.244-253)
(PLAT BOOK 31, PAGES 62-71)

RECREATION TRACT "C"
REPLAT OF BOCA LAGO
(P.B.30, PP.244-253)
(PLAT BOOK 31, PAGES 62-71)



SHEET 6 OF 6



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

PALM BEACH COUNTY DRAINAGE EASEMENT
AND INGRESS AND EGRESS RIGHTS ABANDONMENT
WITHIN A PORTION OF RECREATION TRACT C
SPECIFIC PURPOSE SURVEY

DATE	5/5/17
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB. NO.	7211PBCDE-ABDON

DESCRIPTION: TO BE ABANDONED

P.C. AREA #3 AND P.C. AREA #4, REPLAT OF BOCA LAGO (P.B.30, PP.244-253), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

P.C. #3 CONTAINS 13,687 SQUARE FEET/0.314 ACRES, MORE OR LESS.
P.C. #4 CONTAINS 77,874 SQUARE FEET/1.788 ACRES, MORE OR LESS.

CONTAINING A TOTAL OF 91,561 SQUARE FEET/2.102 ACRES MORE OR LESS.
SAID LANDS LYING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

NOTES:

- 1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- 2. LANDS SHOWN HEREON WERE ABSTRACTED BY CHICAGO TITLE INSURANCE COMPANY ORDER NUMBERS. 5258051 AND 6266499 DATED FEBRUARY 17, 2017 AT 11:00 PM., REVISED MARCH 15, 2017.
- 3. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF WEST ALONG THE SOUTH LINE OF P.C. AREA #4, REPLAT OF BOCA LAGO.
- 4. THE "LAND DESCRIPTION" HEREON WAS PROVIDED BY THE CLIENT.
- 5. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO DELINEATE THE LANDS DESCRIBED HEREON.

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 MAY 5, 2017. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY 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.

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 = 1.0000227
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
COORDINATES SHOWN MEET OR EXCEED THE LOCAL
ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC
CONTROL SURVEY.


WEST (PLAT BEARING) 00°25'00" = BEARING ROTATION
S89°35'00"W (GRID BEARING) (PLAT TO GRID)
SOUTH LINE OF P.C. AREA #4 COUNTERCLOCKWISE

SHEET 1 OF 3



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SPECIFIC PURPOSE SURVEY FOR ABANDONMENT

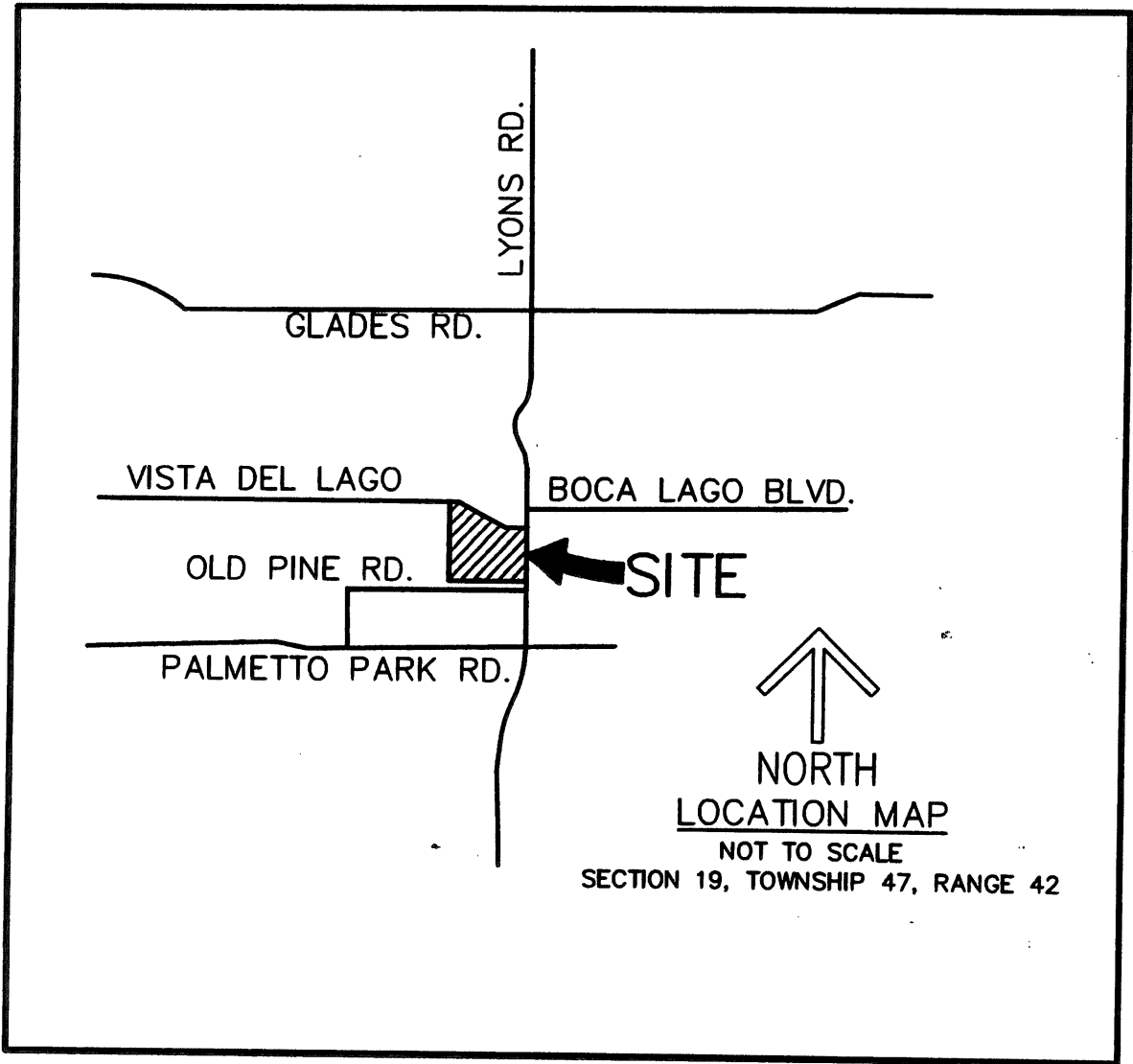


DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB# 3591


DATE	5/5/17
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7211SPS-A

EXHIBIT C

Page 2 of 3



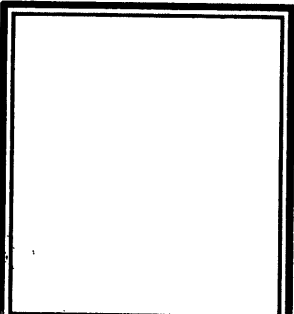
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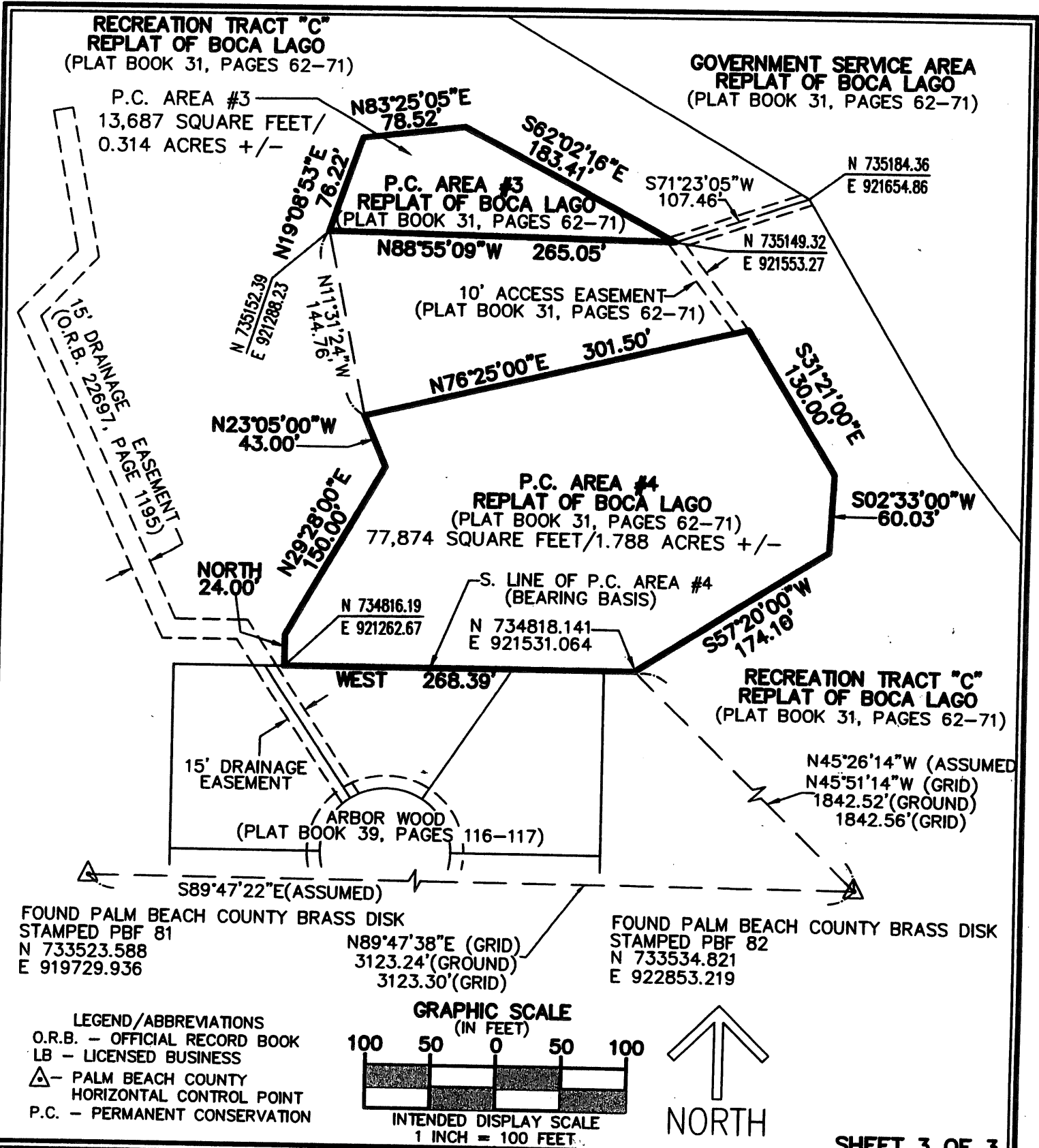
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