

LOCATION SKETCH

1 INCH = 4 MILES

ABANDONMENT OF A PORTION OF TWO UTILITY EASEMENTS IN DEL MAR PLAZA SUB-DIVISION NO. 1, PLAT BOOK 41, PAGE 108, PUBLIC RECORDS OF PALM BEACH COUNTY

RESOLUTION NO. R-2018-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING A PORTION OF A 12-FOOT UTILITY EASEMENT LYING WITHIN PARCEL I AND A PORTION OF A 15-FOOT UTILITY EASEMENT LYING WITHIN PARCEL X, PLAT OF DEL MAR PLAZA SUB-DIVISION NO. 1, AS RECORDED IN PLAT BOOK 41, PAGE 108, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

WHEREAS, the Board of County Commissioners (BCC) of Palm Beach County, Florida, has considered the abandonment pursuant to authority in Sections 177.101 and 336.09 of the Florida Statutes and as provided in Palm Beach County (County) Code Chapter 22. Article III, Road Abandonment and Plat Vacation Ordinance (Ordinance) for the abandonment/vacation of the utility easements hereinafter described in **Exhibits A and B**; and

WHEREAS, petition to abandon a portion of a 12-foot utility easement lying within Parcel I and a portion of a 15-foot utility easement lying within Parcel X per the plat of Del Mar Plaza Sub-Division No. 1, recorded in Plat Book 41, Page 108, was submitted by FRIT Florida, Incorporated; and

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

WHEREAS, the BCC, while convened in regular session on February 6, 2018 did hold a meeting on said petition to abandon a portion of the 12-foot utility easement and a portion of the 15-foot utility easement as shown in **Exhibits A and B**; and

WHEREAS, the BCC determined that said abandonment conforms to the Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are hereby reaffirmed and ratified.
2. The portion of a 12-foot utility easement lying within Parcel I and the portion of a 15-foot utility easement lying within Parcel X recorded in Plat Book 41, Page 108 of the Public Records of Palm Beach County, Florida, are hereby abandoned and closed as public utility easements, and the BCC does hereby renounce and disclaim any right or interest of the County and the Public in and to the easements, more fully described in the legal description and sketch as shown in **Exhibits A and B** 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 the Ordinance.

(Remainder of page left intentionally blank)

RESOLUTION NO. R-2018-_____

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 Melissa McKinlay, Mayor
- Commissioner Mack Bernard, Vice Mayor
- Commissioner Hal R. Valeche
- Commissioner Paulette Burdick
- Commissioner Dave Kerner
- Commissioner Steven L. Abrams
- Commissioner Mary Lou Berger

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2018.

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: _____
Yelizaveta B. Herman,
Assistant County Attorney

EXHIBIT A

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:

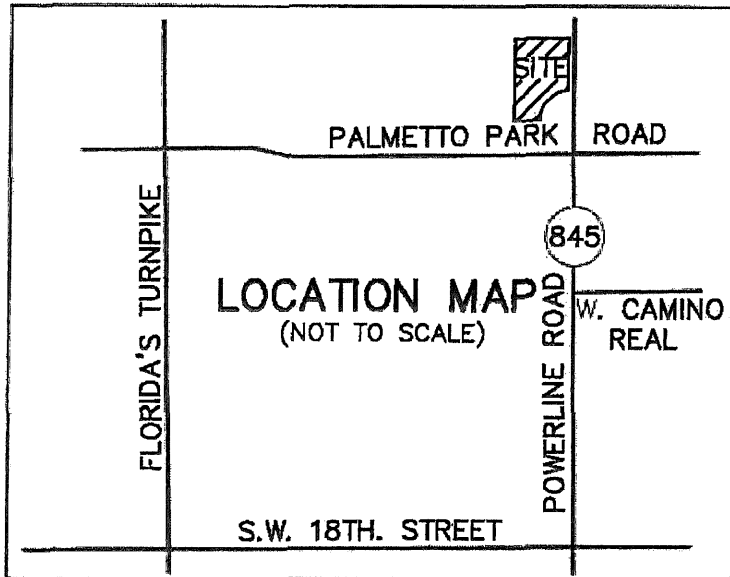
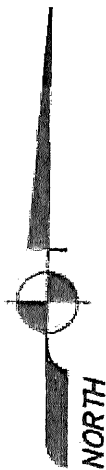
A portion of Parcel "I", DEL MAR PLAZA SUB-DIVISION NO. 1, according to the Plat thereof as recorded in Plat Book 41, Page 108 through 110, of the Public Records of Palm Beach County, Florida, being described as follows:

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

Commence at the northeast corner of said Parcel "I"; thence S89°30'27"W along the north line of said Parcel "I", 119.71 feet to a point on the centerline of an existing 12 foot utility easement per said Plat; thence S00°29'33"E along said centerline of an existing 12 foot utility easement, 111.00 feet to the Point of Beginning of said centerline; thence continue S00°29'33"E, 34.00 feet to the Point Of Termination of said centerline.

Sidelines of said description will extend or shorten to form a continuous strip of land.

Said lands being in Palm Beach County, Florida and containing 408 square feet 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 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 9/18/2017

John T. Duggan
JOHN T. DUGGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

**NOT VALID WITHOUT
SHEETS 1 THROUGH 3**

REVISIONS		AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com	JOB # AV-18209-111 SCALE: - DATE: 09/15/2017 BY: W.R.E. CHECKED: J.T.D. F.B. - PG. - SHEET: 1 OF 3
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EXHIBIT A

**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)
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 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)

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. 2484/1848 O.R.B. 3619/1858 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. 4585/236 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. 3703/1096 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. 3697/588 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. 12081/202 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. 12081/202	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 3**

REVISIONS



**AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING**

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

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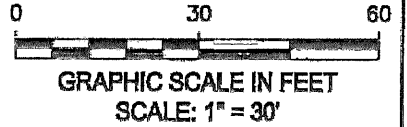
JOB #:	8209-111
SCALE:	-
DATE:	09/15/2017
BY:	W.R.E.
CHECKED:	J.T.D.
F.B. - PG.	- -
SHEET:	2 OF 3

EXHIBIT A

NOT VALID WITHOUT SHEETS 1 THROUGH 3

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



NOTE:

- LINEAR UNIT = U.S. SURVEY FEET
- SCALE FACTOR = 1.000029188
- GRID DISTANCE = (GROUND DISTANCE) X (SCALE FACTOR)
- ROTATION EQUATION:
 $000^{\circ}29'33''\text{W}$ (PLAT BEARING)
 $000^{\circ}51'05''\text{W}$ (GRID BEARING) =
 $00^{\circ}21'32''$ COUNTER CLOCKWISE
- BEARINGS: See Surveyor's Report #4 (See Sheet 2 of 4)
- DATUM: See Surveyor's Report #5 (See Sheet 2 of 4)

NORTHEAST QUARTER (NE 1/4) OF
THE SOUTHEAST QUARTER (SE 1/4)
SECTION 21-47-42
PALM BEACH COUNTY BRASS DISC
NOT RECOVERED
N: 736544.8510
E: 933219.0180

PALMETTO CIRCLE NORTH

NORTH LINE PARCEL "I" $S89^{\circ}30'27''\text{W}$ 276.02'
(P.B. 41/108-110, P.B.C.R.)

$S00^{\circ}29'33''\text{E}$
1415.53'

$S89^{\circ}30'27''\text{W}$

119.71'

2,716.83'

P.O.C.

NORTHEAST CORNER PARCEL "I"
N: 735125.3643
E: 932964.0617
(P.B. 41/108-110, P.B.C.R.)

PARCEL "I"

(P.B. 41/108-110, P.B.C.R.)

12' UTILITY EASEMENT
(P.B. 41/108-110, P.B.C.R.)

CENTERLINE
EXISTING 12'
UTILITY EASEMENT

$S00^{\circ}29'33''\text{E}$
111.00'

13' UTILITY EASEMENT
(P.B. 41/108-110, P.B.C.R.)

12' UTILITY EASEMENT
(P.B. 41/108-110, P.B.C.R.)

EAST LINE
SECTION 21-47-42
BEARING BASIS

POWER LINE ROAD

$S00^{\circ}29'33''\text{E}$

22' UTILITY EASEMENT
(P.B. 41/108-110, P.B.C.R.)

P.O.B.
N: 735012.5945
E: 932846.0108

CENTERLINE
12' UTILITY EASEMENT
(P.B. 41/108-110, P.B.C.R.)

6.0'

$S00^{\circ}29'33''\text{E}$
34.00'

12' FPL EASEMENT
(O.R.B. 3637/1132, P.B.C.R.)

12' UTILITY EASEMENT
(P.B. 41/108-110, P.B.C.R.)

408 SQUARE FEET

P.O.T.

N: 734978.5973
E: 932846.5160

SECTION CORNER
SE CORNER
SECTION 21-47-42
PALM BEACH COUNTY
BRASS DISC
NOT RECOVERED
N: 733828.2420
E: 933259.3880

REVISIONS



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JOB #:	8209-11 I
SCALE:	1" = 30'
DATE:	09/15/2017
BY:	W.R.E.
CHECKED:	J.T.D.
F.B.:	- PG. -
SHEET:	3 OF 3

EXHIBIT B

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

LAND DESCRIPTION:

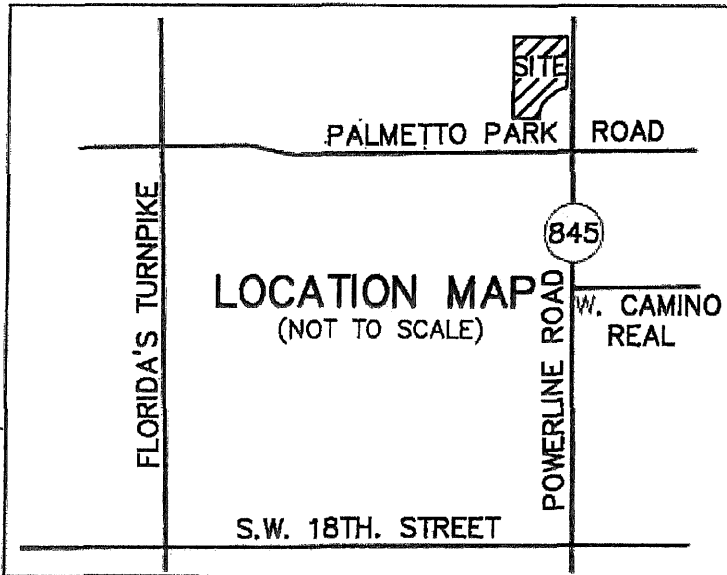
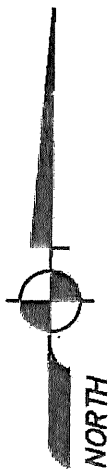
A portion of Parcel X, DEL MAR PLAZA SUB-DIVISION NO. 1, according to the Plat thereof, as recorded in Plat Book 41, at Page 108, of the Public Records of Palm Beach County, Florida, and being more particularly described as follows:

A 15.00 foot wide utility easement lying 7.50 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, 458.00 feet; thence N89°30'27"E, 46.00 feet to a point on the east line of a 36.00 foot 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.

Sidelines of said description will extend or shorten to form a continuous strip of land.

Said lands being in Palm Beach County, Florida and containing 300 square feet 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 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 01/18/2017

[Signature]
JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

**NOT VALID WITHOUT
SHEETS 1 THROUGH 3**


REVISIONS <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	 <p>AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com ©2017 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.</p>	JOB #: 8207-11H SCALE: - DATE: 08/15/2017 BY: W.R.E. CHECKED: J.T.D. F.B. - PG. - SHEET: 1 OF 3
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EXHIBIT B

**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:

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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 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)

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. 2484/1848 O.R.B. 3619/1958 O.R.B. 3434/187	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. 4565/238 O.R.B. 7146/1078	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. 8502/1048 O.R.B. 21124/1241	YES YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
15. O.R.B. 3538/1148 O.R.B. 3789/1417 O.R.B. 4146/482	YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
16. O.R.B. 3637/1132	YES	SHOWN
17. O.R.B. 3897/568 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. 10562/1448	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. 19808/800	YES YES	NOT PLOTTABLE NOT PLOTTABLE
26. O.R.B. 3534/1861 O.R.B. 3703/1115 O.R.B. 23115/846	YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
27. O.R.B. 3534/1886 O.R.B. 3703/1106	YES YES	SHOWN SHOWN
28. O.R.B. 25452/988	YES	NOT PLOTTABLE

**NOT VALID WITHOUT
SHEETS 1 THROUGH 3**

REVISIONS



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SURVEYING & MAPPING**

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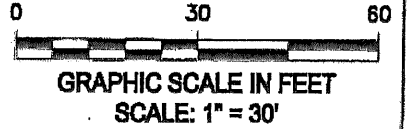
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JOB #: **8207-11H**
SCALE: -
DATE: **09/15/2017**
BY: **W.R.E.**
CHECKED: **J.T.D.**
F.B. - PG. -
SHEET: **2 OF 3**

EXHIBIT B

SPECIFIC PURPOSE SURVEY ABANDONMENT OF UTILITY EASEMENT

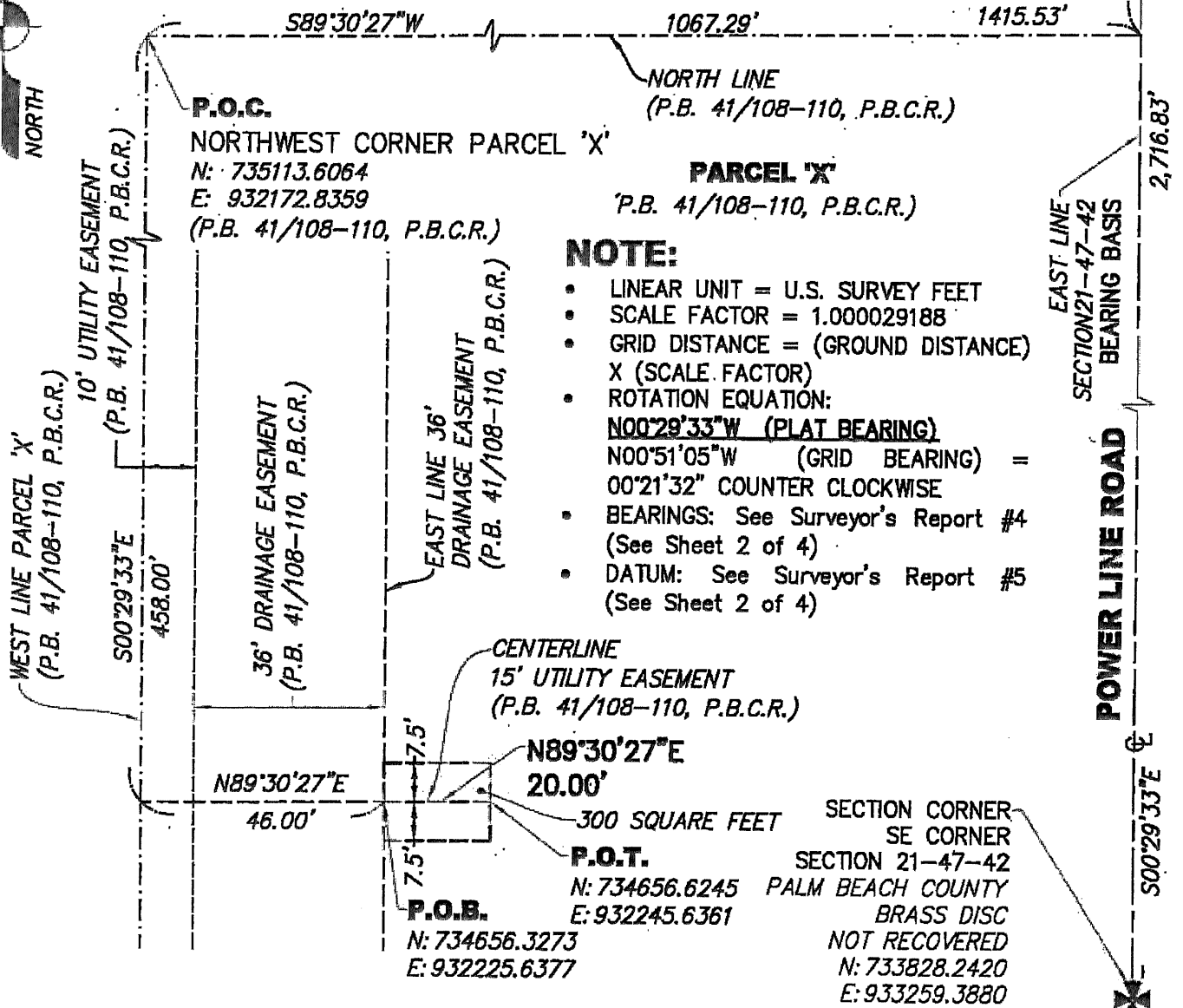
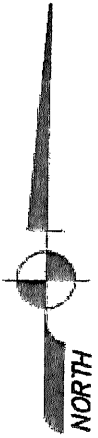
A PORTION OF PARCEL 'X'
(P.B. 41, PGS. 108-110, P.B.C.R.)
PALM BEACH COUNTY, FLORIDA



**NOT VALID WITHOUT
SHEETS 1 THROUGH 3**

NORTHEAST QUARTER (NE 1/4) OF
THE SOUTHEAST QUARTER (SE 1/4)
SECTION 21-47-42
PALM BEACH COUNTY BRASS DISC
NOT RECOVERED
N: 736544.8510
E: 933219.0180
S00°29'33"E
1415.53'

PALMETTO CIRCLE NORTH



REVISIONS

NO.	DATE	DESCRIPTION



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JOB #:	8207-11H
SCALE:	1" = 30'
DATE:	09/15/2017
BY:	W.R.E.
CHECKED:	J.T.D.
F.B. - PG.	-
SHEET:	3 OF 3