

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date: October 16, 2018 **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 abandoning any public interest in a 15 foot wide by approximately 1,265 foot long portion of the unimproved right-of-way (ROW) of Polo Road, lying north of the Lake Worth Drainage District (LWDD) L-14 Canal and south of 47th Place South; and a 30 foot wide by approximately 2,247 foot long portion of the unimproved ROW of 47th Place South, lying east of Polo Road and west of the LWDD E-2W Canal (Abandonment Site) as shown on the plat of Palm Beach Farms Co. Plat No. 3, Plat Book 2, Pages 45-54, Public Records of Palm Beach County (County).

SUMMARY: Adoption of this resolution will eliminate the public dedication that is in conflict with future redevelopment plans by DiVosta Homes, L.P. (Petitioner). The abandonment site is located east of Lyons Road and approximately ¼ mile south of Lake Worth Road. District 6 (LBH).


Background and Policy Issues: The petitioner has requested the County clear this encumbrance to allow for development of the site. They have provided an executed ingress and egress easement (Easement) to ensure that abandoning this portion of unimproved ROW will not affect access to the abandonment site or any other property along Polo Road and 47th Place South. This executed easement will be held in escrow by the County until either the petitioner re-plats the surrounding area to provide alternate access so that the easement is no longer required, or decides against re-platting for future redevelopment at which time the easement would be recorded in the public records. The Engineering Department advertised this public hearing on Sunday, September 30, 2018.


All reviewing agencies and utility service providers have approved this abandonment.

Privilege Fee Statement: In accordance with County Code Chapter 22, Article III, Road Abandonment and Plat Vacation, Ordinance No. 2002-034, no privilege fee is due because the petitioner is conveying more ROW for Polo Road and 47th Place South than the area that is being abandoned. The calculations are as follows:

Total sq. ft. of ROW for Petition Site	85,707 square feet
Less ROW for Polo Road and 47 th Place South	176,734 square feet
Subtotal:	-91,027 square feet
Total Privilege Fee Due	-0-

- Attachments:**
 1. Location Sketch
 2. Resolution with Exhibit 'A'

Recommended by:  _____ 18 SEP 2018
Department Director **Date**

Approved By:  _____ 9/28/18
Assistant County Administrator **Date**

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2019	2020	2021	2022	2023
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 **X**

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

Recommended Sources of Funds/Summary of Fiscal Impact:

**This item has no fiscal impact.

C. Departmental Fiscal Review: _____ *Aliu Kivolaunen*

III. REVIEW COMMENTS

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

[Signature] *9/12/18*
OFMB
9/9/18
com 9/11/18

[Signature] *9/21/18*
Contract Dev. and Control
9/24/18 [Signature]

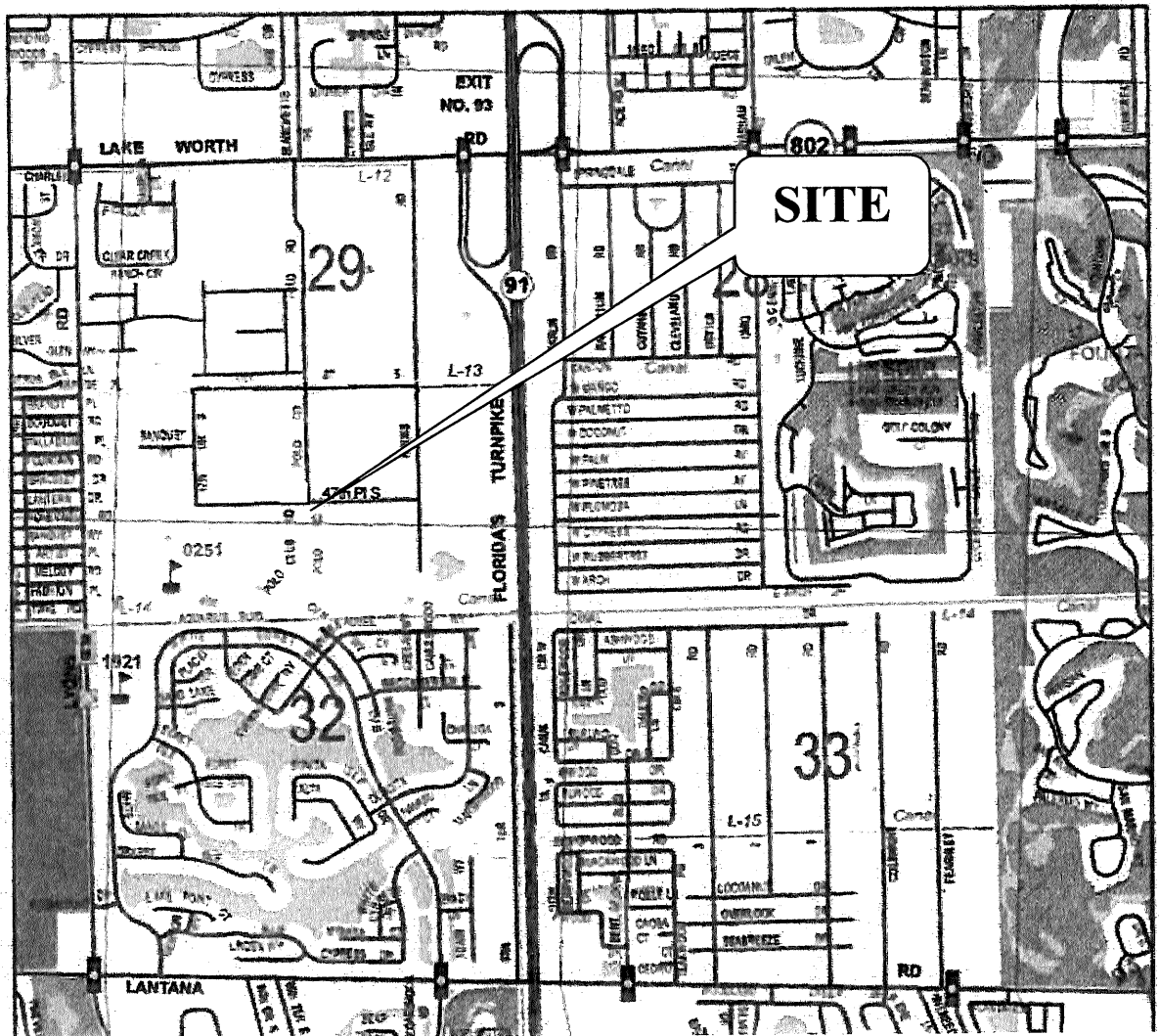
B. Approved as to Form and Legal Sufficiency:

[Signature] *9/27/2018*
Assistant County Attorney

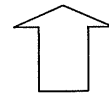
C. Other Department Review:

Department Director

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



LOCATION SKETCH



N (Not to scale)

ABANDONMENT OF A 15 FOOT WIDE BY APPROXIMATELY 1,265 FOOT LONG PORTION OF THE UNIMPROVED RIGHT-OF-WAY OF POLO ROAD, LYING NORTH OF THE LAKE WORTH DRAINAGE DISTRICT (LWDD) L-14 CANAL AND SOUTH OF 47TH PLACE SOUTH; AND A 30 FOOT WIDE BY APPROXIMATELY 2,247 FOOT LONG PORTION OF THE UNIMPROVED RIGHT-OF-WAY OF 47TH PLACE SOUTH, LYING EAST OF POLO ROAD AND WEST OF THE LWDD E-2W CANAL, AS SHOWN ON THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45-54, PUBLIC RECORDS, PALM BEACH COUNTY

RESOLUTION NO. R-2018-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING ANY PUBLIC INTEREST IN A 15 FOOT WIDE BY APPROXIMATELY 1,265 FOOT LONG PORTION OF THE UNIMPROVED RIGHT-OF-WAY OF POLO ROAD, LYING NORTH OF THE LAKE WORTH DRAINAGE DISTRICT (LWDD) L-14 CANAL AND SOUTH OF 47TH PLACE SOUTH; AND A 30 FOOT WIDE BY APPROXIMATELY 2,247 FOOT LONG PORTION OF THE UNIMPROVED RIGHT-OF-WAY OF 47TH PLACE SOUTH, LYING EAST OF POLO ROAD AND WEST OF THE LWDD E-2W CANAL AS SHOWN ON THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2, PAGES 45-54, PUBLIC RECORDS OF PALM BEACH COUNTY.

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 the Palm Beach County (County) Code Chapter 22, Article III, Road Abandonment and Plat Vacation Ordinance No. 2002-034, known as the County Right-of-Way Abandonment and Plat Vacation Ordinance (Ordinance), and the petition of DiVosta Homes, L.P. called a public hearing to be held in the County Commissioners' Chambers, at the Governmental Office Complex, 301 North Olive Avenue, West Palm Beach, Florida, on October 16, 2018, to consider and determine whether Palm Beach County would vacate, abandon, discontinue and close, renounce and disclaim any right or interest of the public in and for that portion of Polo Road and that portion of 47th Place South as set forth on the sketch and legal description in **Exhibit A**; and

WHEREAS, in accordance with the Ordinance, notice of the holding of such meeting was duly published in the Palm Beach Post on September 30, 2018; and

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

WHEREAS, the BCC held said hearing as advertised and determined that such action will not materially interfere with the County Road System and will not deprive any person of a reasonable means of ingress and egress from at least one County, State or Federal highway.

RESOLUTION NO. R-2018-_____

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 right-of-way is hereby abandoned and closed and the BCC does hereby renounce and disclaim any right or interest of the County and the Public in and to the right-of-way, more fully described in the legal description and sketch attached hereto as **Exhibit A** and made a part hereof.
3. Notice of the adoption of this Resolution shall be published one time in the Palm Beach Post within thirty (30) days of the date of adoption of this Resolution in accordance with Section 336.10 Florida Statutes and 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 M. 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

DESCRIPTION: RIGHT-OF-WAY ABANDONMENT NO. 1

THE EAST 15 FEET OF A PORTION OF THAT CERTAIN 30 FOOT WIDE RIGHT-OF-WAY LYING WEST OF AND ADJACENT TO TRACTS 52 AND 61, BLOCK 28, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND EAST OF ANDALUCIA PUD PLAT 1, AS RECORDED IN PLAT BOOK 122, PAGES 193 THROUGH 199 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING NORTH OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-14, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 52; THENCE S.00°56'30"E. ALONG THE WEST LINE OF SAID TRACT 52, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING; THENCE S.00°56'30"E. ALONG THE WEST LINE OF SAID TRACTS 52 AND 61, A DISTANCE OF 1219.99 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID LAKE WORTH DRAINAGE DISTRICT CANAL L-14; THENCE S.89°03'30"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET TO THE CENTERLINE OF AFORESAID 30 FOOT WIDE RIGHT-OF-WAY; THENCE N.00°56'30"W. ALONG SAID CENTERLINE, A DISTANCE OF 1219.99 FEET; THENCE N.89°03'30"E., A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

LANDS SITUATE IN SECTION 32, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA PALM BEACH COUNTY, FLORIDA.

CONTAINING 18,300 SQUARE FEET/0.4201 ACRES MORE OR LESS.


NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE ABSTRACTED BY FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FIRST AMERICAN FILE NUMBER: 2037-4005615, DATED: MAY 21, 2018 AND THERE ARE NO PLOTTABLE EXCEPTIONS.
3. BEARINGS ARE RELATIVE TO A GRID BEARING OF S.87°34'57"W. ALONG THE LINE BETWEEN PALM BEACH COUNTY ENGINEERING DEPARTMENT HORIZONTAL CONTROL POINTS "SUMMER AND "NASSAU", BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90/98 ADJUSTMENT). COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90/98 ADJUSTMENT) IN U.S. SURVEY FEET.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR
5. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO DELINEATE IMPROVEMENTS WITHIN THE HEREON DESCRIBED PROPERTY.


CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON MARCH 1, 2018. I FURTHER CERTIFY THAT THIS SPECIFIC PRUPOSE 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 7



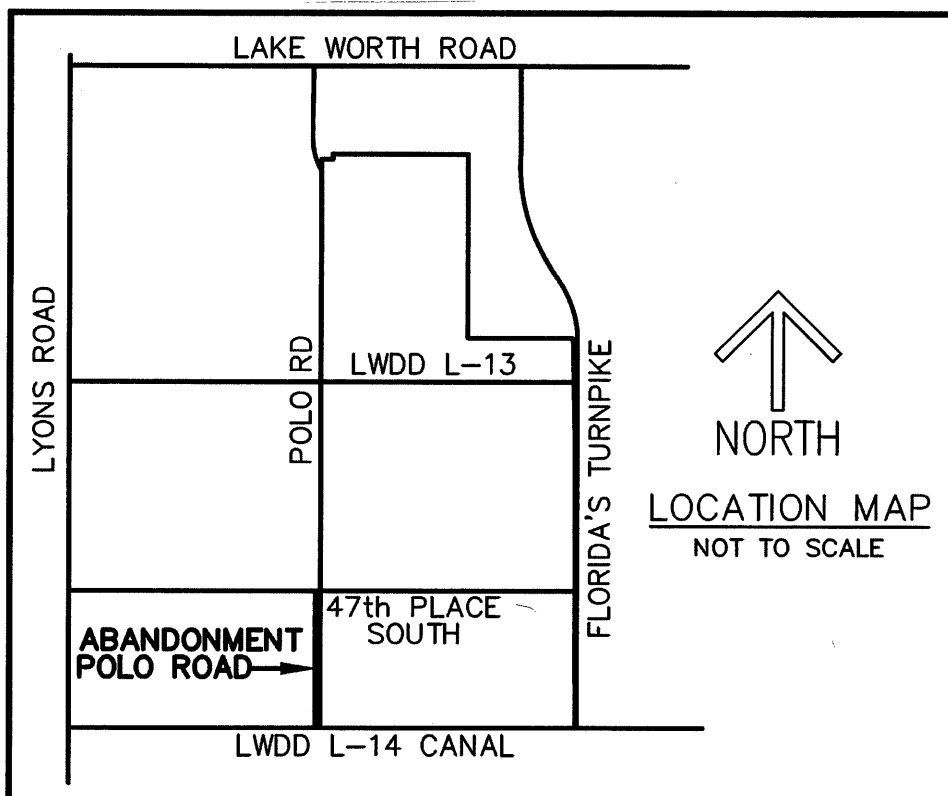
CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452



DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 L.B. 3591

DATE	6/20/18
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6956aban6sur

**GULFSTREAM POLO PROPERTIES PUD
 RIGHT-OF-WAY ABANDONMENT POLO ROAD
 BOUNDARY SURVEY**



NOTES
COORDINATES, BEARINGS AND DISTANCES

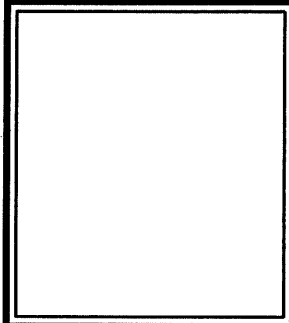
COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0000236
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

LEGEND ABBREVIATIONS

- | | |
|---------------------------------|---|
| ⊙ - CENTERLINE | LB - LICENSED BUSINESS |
| Δ - DELTA (CENTRAL ANGLE) | L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT |
| CLF - CHAIN LINK FENCE | O.R.B. - OFFICIAL RECORD BOOK |
| CMP - CORRUGATED METAL PIPE | OE - OVERHEAD ELECTRIC |
| CONC - CONCRETE | PRM - PERMANENT REFERENCE MONUMENT |
| FIRC - FOUND IRON ROD WITH CAP | R - RADIUS |
| FPL - FLORIDA POWER & LIGHT CO. | RCP - REINFORCED CONCRETE PIPE |
| IP - IRON PIPE | SBT - SOUTHERN BELL TELEPHONE |
| L - ARC LENGTH | SIRC - SET IRON ROD WITH CAP |
| | WPP - WOOD POWER POLE |
| | (WC) - WITNESS CORNER |

SHEET 2 OF 7

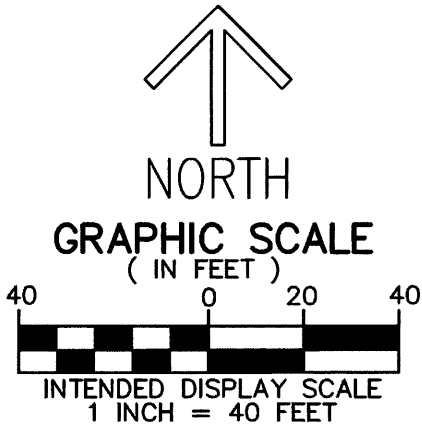
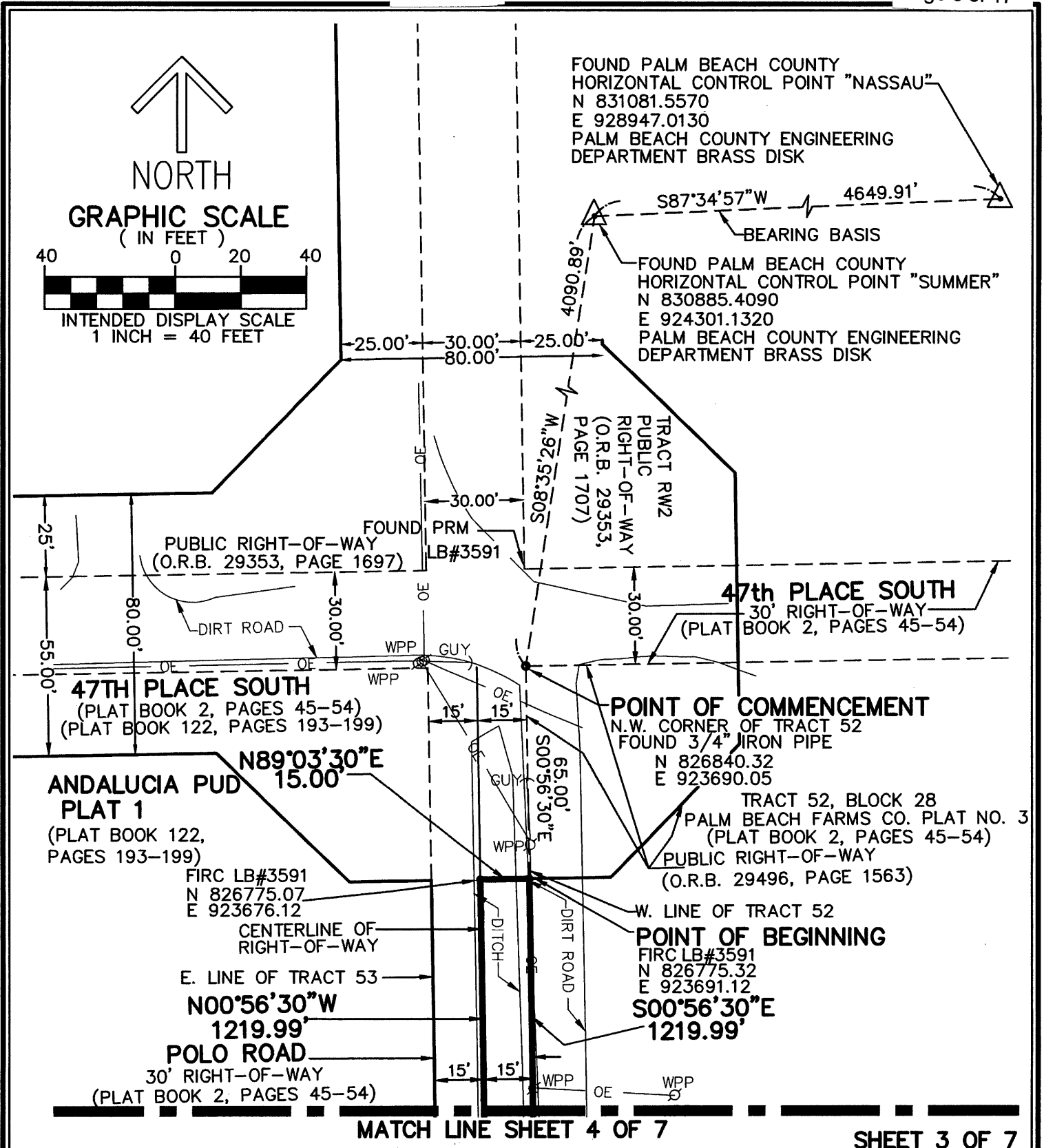
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DATE	6/20/18
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6956aban6sur

GULFSTREAM POLO PROPERTIES PUD
RIGHT-OF-WAY ABANDONMENT POLO ROAD
BOUNDARY SURVEY

EXHIBIT A



FOUND PALM BEACH COUNTY
HORIZONTAL CONTROL POINT "NASSAU"
N 831081.5570
E 928947.0130
PALM BEACH COUNTY ENGINEERING
DEPARTMENT BRASS DISK

S87°34'57"W 4649.91'
BEARING BASIS

FOUND PALM BEACH COUNTY
HORIZONTAL CONTROL POINT "SUMMER"
N 830885.4090
E 924301.1320
PALM BEACH COUNTY ENGINEERING
DEPARTMENT BRASS DISK

**ANDALUCIA PUD
PLAT 1**
(PLAT BOOK 122,
PAGES 193-199)

**N89°03'30"E
15.00'**

FIRC LB#3591
N 826775.07
E 923676.12

CENTERLINE OF
RIGHT-OF-WAY

E. LINE OF TRACT 53

**N00°56'30"W
1219.99'**

POLO ROAD
30' RIGHT-OF-WAY
(PLAT BOOK 2, PAGES 45-54)

POINT OF COMMENCEMENT
N.W. CORNER OF TRACT 52
FOUND 3/4" IRON PIPE
N 826840.32
E 923690.05

TRACT 52, BLOCK 28
PALM BEACH FARMS CO. PLAT NO. 3
(PLAT BOOK 2, PAGES 45-54)

POINT OF BEGINNING
FIRC LB#3591
N 826775.32
E 923691.12

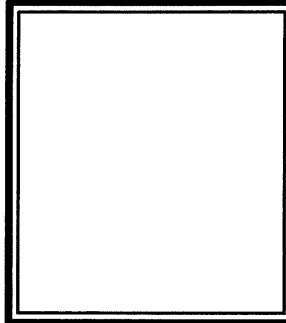
**S00°56'30"E
1219.99'**

W. LINE OF TRACT 52

MATCH LINE SHEET 4 OF 7

SHEET 3 OF 7

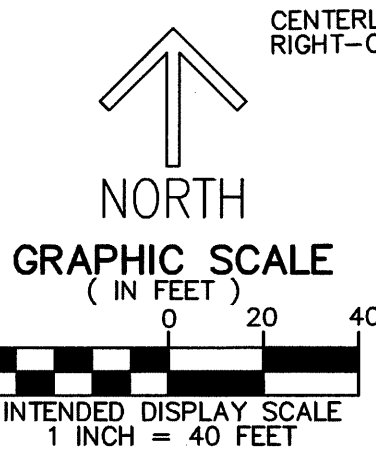
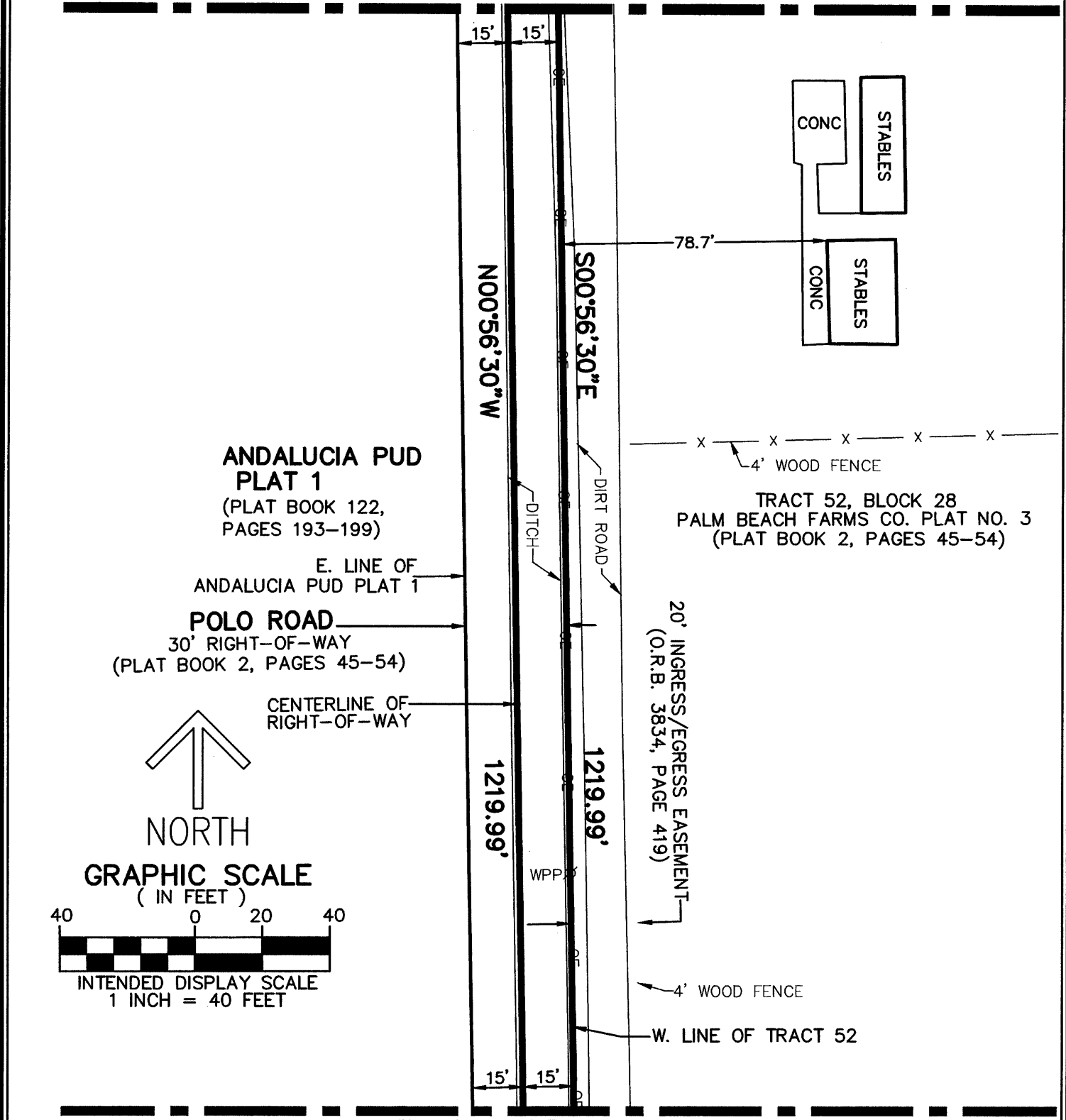
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	6/20/18
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6956aban6sur

**GULFSTREAM POLO PROPERTIES PUD
RIGHT-OF-WAY ABANDONMENT POLO ROAD
BOUNDARY SURVEY**

MATCH LINE SHEET 3 OF 7

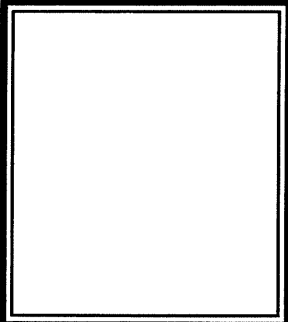


MATCH LINE SHEET 5 OF 7

SHEET 4 OF 7

CAULFIELD & WHEELER, INC.
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LANDSCAPE ARCHITECTURE - SURVEYING
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GULFSTREAM POLO PROPERTIES PUD
RIGHT-OF-WAY ABANDONMENT POLO ROAD
BOUNDARY SURVEY



DATE	6/20/18
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6956aban6sur

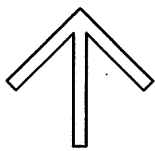
MATCH LINE SHEET 4 OF 7

ANDALUCIA PUD
PLAT 1
(PLAT BOOK 122,
PAGES 193-199)

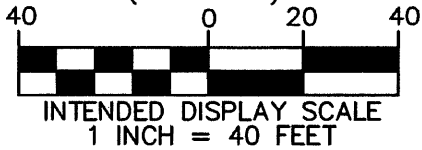
E. LINE OF
ANDALUCIA PUD PLAT 1

CENTERLINE OF
RIGHT-OF-WAY

POLO ROAD
30' RIGHT-OF-WAY
(PLAT BOOK 2, PAGES 45-54)



NORTH
GRAPHIC SCALE
(IN FEET)



N00°56'30"W

1219.99'

S00°56'30"E

1219.99'

W. LINE OF TRACT 52

4' WOOD FENCE

TRACT 52, BLOCK 28
PALM BEACH FARMS CO. PLAT NO. 3
(PLAT BOOK 2, PAGES 45-54)

DITCH

DIRT ROAD

20' INGRESS/EGRESS EASEMENT
(O.R.B. 3834, PAGE 419)

4' WOOD FENCE

WPP

WPP

GUY

DIRT ROAD

TRACT 61, BLOCK 28
PALM BEACH FARMS CO. PLAT NO. 3
(PLAT BOOK 2, PAGES 45-54)

W. LINE OF TRACT 61

4' WOOD FENCE

MATCH LINE SHEET 6 OF 7

SHEET 5 OF 7



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GULFSTREAM POLO PROPERTIES PUD
RIGHT-OF-WAY ABANDONMENT POLO ROAD
BOUNDARY SURVEY

DATE 6/20/18

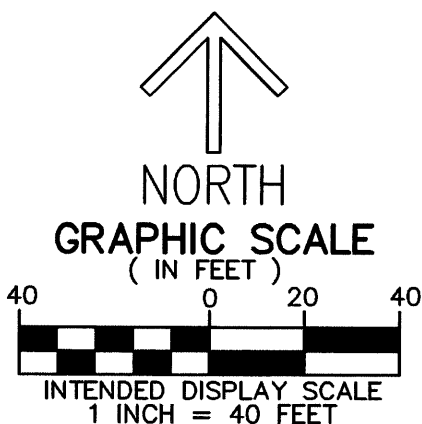
DRAWN BY JC

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO.6956aban6sur

MATCH LINE SHEET 5 OF 7



**ANDALUCIA PUD
PLAT 1**
(PLAT BOOK 122,
PAGES 193-199)

E. LINE OF
ANDALUCIA PUD PLAT 1

CENTERLINE OF
RIGHT-OF-WAY

POLO ROAD
30' RIGHT-OF-WAY
(PLAT BOOK 2, PAGES 45-54)

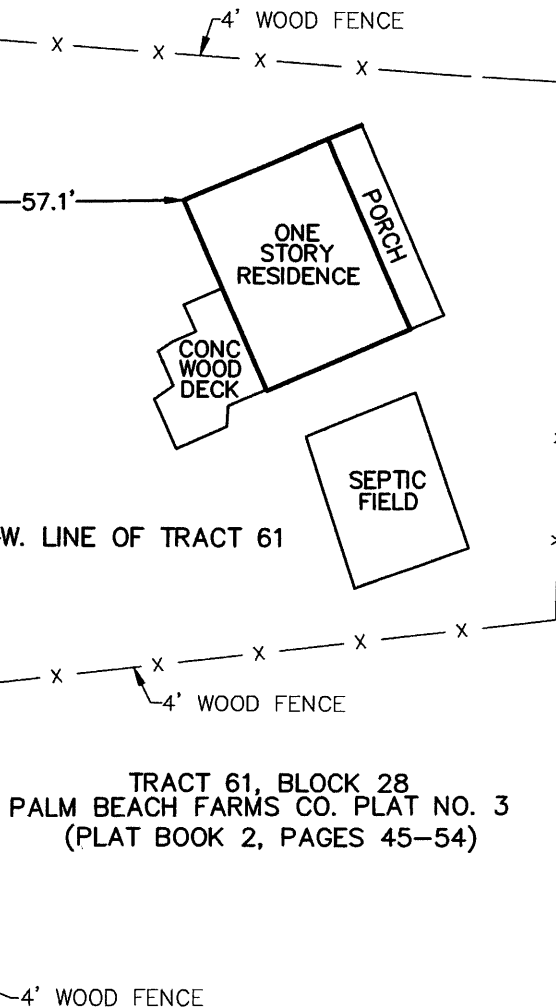
N00°56'30"W

1219.99'

15' 15'

S00°56'30"E

1219.99'



MATCH LINE SHEET 7 OF 7

SHEET 6 OF 7



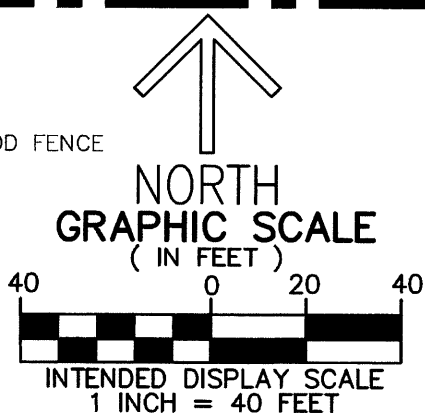
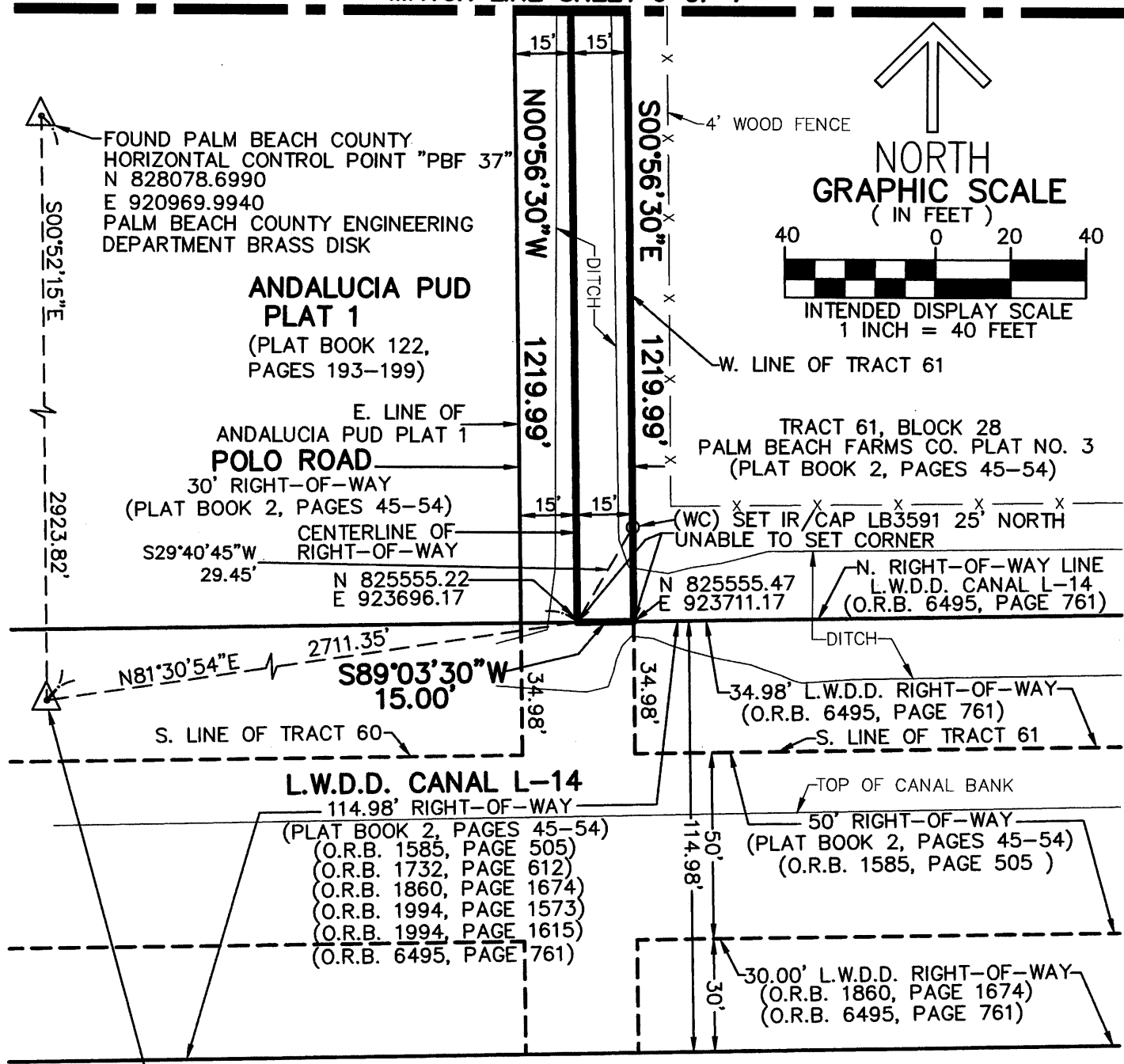
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**GULFSTREAM POLO PROPERTIES PUD
RIGHT-OF-WAY ABANDONMENT POLO ROAD
BOUNDARY SURVEY**

DATE	6/20/18
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6956aban6sur

MATCH LINE SHEET 6 OF 7



FOUND PALM BEACH COUNTY
 HORIZONTAL CONTROL POINT "PBF 37"
 N 828078.6990
 E 920969.9940
 PALM BEACH COUNTY ENGINEERING
 DEPARTMENT BRASS DISK

**ANDALUCIA PUD
 PLAT 1**
 (PLAT BOOK 122,
 PAGES 193-199)

E. LINE OF
 ANDALUCIA PUD PLAT 1
POLO ROAD
 30' RIGHT-OF-WAY
 (PLAT BOOK 2, PAGES 45-54)
 CENTERLINE OF
 RIGHT-OF-WAY
 S29°40'45"W
 29.45'

TRACT 61, BLOCK 28
 PALM BEACH FARMS CO. PLAT NO. 3
 (PLAT BOOK 2, PAGES 45-54)

N 825555.22
 E 923696.17
 N81°30'54"E
 2711.35'
 S89°03'30"W
 15.00'

(WC) SET IR/CAP LB3591 25' NORTH
 UNABLE TO SET CORNER

N. RIGHT-OF-WAY LINE
 L.W.D.D. CANAL L-14
 (O.R.B. 6495, PAGE 761)

L.W.D.D. CANAL L-14
 114.98' RIGHT-OF-WAY
 (PLAT BOOK 2, PAGES 45-54)
 (O.R.B. 1585, PAGE 505)
 (O.R.B. 1732, PAGE 612)
 (O.R.B. 1860, PAGE 1674)
 (O.R.B. 1994, PAGE 1573)
 (O.R.B. 1994, PAGE 1615)
 (O.R.B. 6495, PAGE 761)

34.98' L.W.D.D. RIGHT-OF-WAY
 (O.R.B. 6495, PAGE 761)

50' RIGHT-OF-WAY
 (PLAT BOOK 2, PAGES 45-54)
 (O.R.B. 1585, PAGE 505)

30.00' L.W.D.D. RIGHT-OF-WAY
 (O.R.B. 1860, PAGE 1674)
 (O.R.B. 6495, PAGE 761)

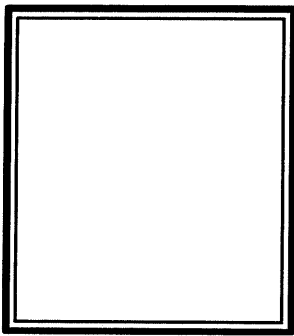
FOUND PALM BEACH COUNTY
 HORIZONTAL CONTROL POINT "PBF 38"
 N 825155.1480
 E 921014.4380
 PALM BEACH COUNTY ENGINEERING
 DEPARTMENT BRASS DISK

LAKES OF LANTANA
 PHASE 2-B
 (PLAT BOOK 37, PAGES 45-48)

SHEET 7 OF 7

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

**GULFSTREAM POLO PROPERTIES PUD
 RIGHT-OF-WAY ABANDONMENT NO. 1
 BOUNDARY SURVEY**



DATE	6/20/18
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6956aban6sur

DESCRIPTION: RIGHT-OF-WAY ABANDONMENT NO. 2

A PORTION OF THAT CERTAIN 30 FOOT WIDE RIGHT-OF-WAY LYING BETWEEN TRACTS 49 THROUGH 52, BLOCK 28, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND FIELDS AT GULFSTREAM POLO PUD-PLAT ONE, AS RECORDED IN PLAT BOOK 123, PAGES 80 THROUGH 95 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WEST OF THE LAKE WORTH DRAINAGE DISTRICT CANAL E-2W, AS RECORDED IN OFFICIAL RECORD BOOK 319, PAGE 275 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID FIELDS AT GULFSTREAM POLO PUD-PLAT ONE; THENCE N.89°03'30"E. ALONG THE SOUTH LINE OF SAID FIELDS AT GULFSTREAM POLO PUD-PLAT ONE, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING; THENCE N.89°03'30"E. ALONG THE SOUTH LINE OF SAID FIELDS AT GULFSTREAM POLO PUD-PLAT ONE, A DISTANCE OF 2246.90 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID LAKE WORTH DRAINAGE DISTRICT CANAL E-2W AND THE SOUTHEAST CORNER OF SAID FIELDS AT GULFSTREAM POLO PUD-PLAT ONE; THENCE S.00°58'26"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET; THENCE S.89°03'30"W. ALONG THE NORTH LINE OF SAID TRACTS 49 THROUGH 52, A DISTANCE OF 2246.92 FEET TO THE NORTHWEST CORNER OF SAID TRACT 52; THENCE N.00°56'30"W., A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

LANDS SITUATE IN SECTION 32, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA PALM BEACH COUNTY, FLORIDA.

CONTAINING 67,407 SQUARE FEET/1.5475 ACRES MORE OR LESS.


NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE ABSTRACTED BY FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FAST FILE NUMBER 2037-4005640, DATED: MAY 10, 2018 AND THERE ARE NO PLOTTABLE EXCEPTIONS.
3. BEARINGS ARE RELATIVE TO A GRID BEARING OF S.87°34'57"W. ALONG THE SOUTH LINE OF FIELDS AT GULFSTREAM POLO PUD - PLAT ONE, AS RECORDED IN PLAT BOOK 123, PAGES 80 THROUGH 95 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO DELINEATE IMPROVEMENTS WITHIN THE HEREON DESCRIBED PROPERTY.

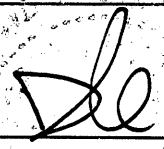
CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON MARCH 1, 2018. I FURTHER CERTIFY THAT THIS SPECIFIC PRUPOSE 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 9



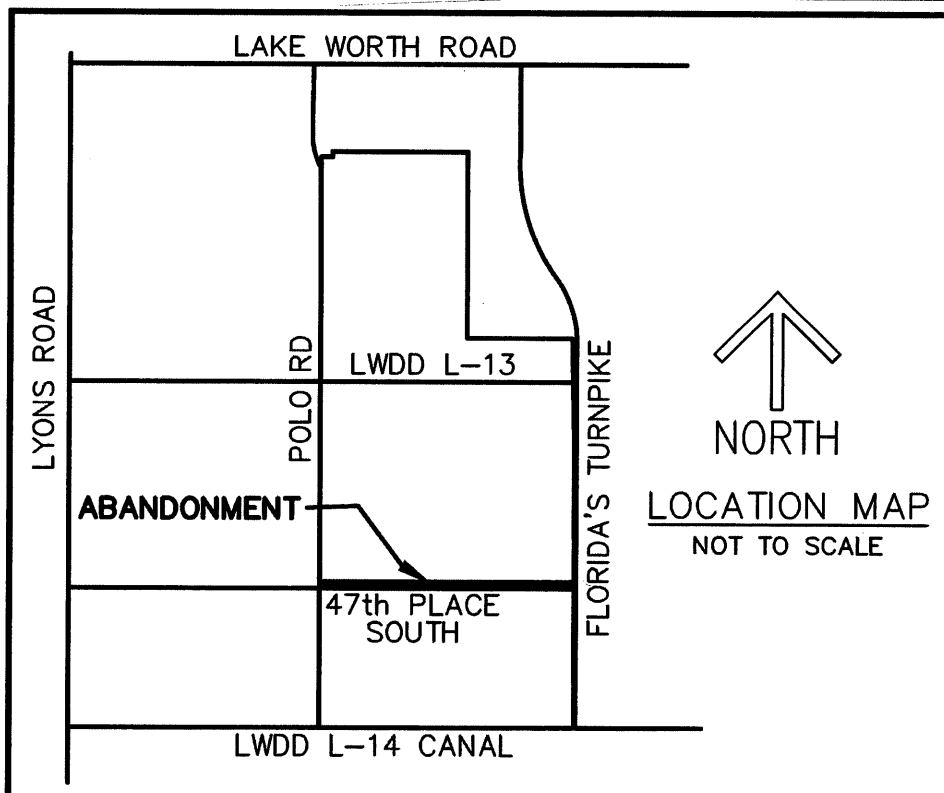
CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452



DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 L.B. 3591

DATE	5/22/18
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6956aban6sur

**GULFSTREAM POLO PROPERTIES PUD
 RIGHT-OF-WAY ABANDONMENT 47TH PLACE SOUTH
 BOUNDARY SURVEY**



NOTES
COORDINATES, BEARINGS AND DISTANCES

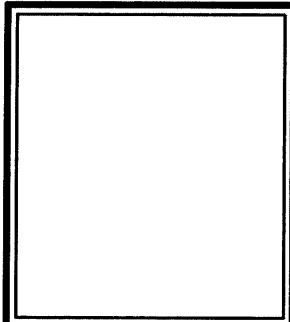
COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.0000236
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

LEGEND ABBREVIATIONS

- ☉ - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- CLF - CHAIN LINK FENCE
- CMP - CORRUGATED METAL PIPE
- CONC - CONCRETE
- FIRC - FOUND IRON ROD WITH CAP
- FPL - FLORIDA POWER & LIGHT CO.
- IP - IRON PIPE
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
- O.R.B. - OFFICIAL RECORD BOOK
- OE - OVERHEAD ELECTRIC
- PRM - PERMANENT REFERENCE MONUMENT
- R - RADIUS
- RCP - REINFORCED CONCRETE PIPE
- SBT - SOUTHERN BELL TELEPHONE
- SIRC - SET IRON ROD WITH CAP
- WPP - WOOD POWER POLE
- (WC) - WITNESS CORNER

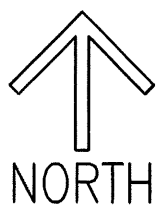
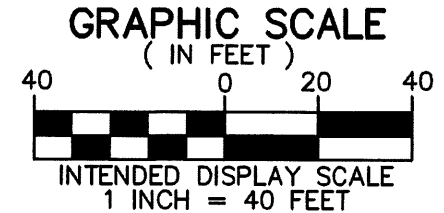
SHEET 1A OF 9

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DATE	5/22/18
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6956aban6sur

GULFSTREAM POLO PROPERTIES PUD
RIGHT-OF-WAY ABANDONMENT 47TH PLACE SOUTH
BOUNDARY SURVEY



TRACT 44, BLOCK 28
PALM BEACH FARMS CO. PLAT NO. 3
(PLAT BOOK 2, PAGES 45-54)

NORTH RIGHT-OF-WAY LINE
(O.R.B. 29353, PAGE 1697)

PUBLIC RIGHT-OF-WAY
(O.R.B. 29353, PAGE 1697)

TRACT "RW-1"
PUBLIC RIGHT-OF-WAY
(PLAT BOOK 122,
PAGES 193-199)

FIELDS AT GULFSTREAM POLO PUD-PLAT ONE
(PLAT BOOK 123, PAGES 80-95)

POINT OF COMMENCEMENT
S.W. CORNER FIELDS AT GULFSTREAM
POLO PUD - PLAT ONE
FOUND PRM LB3591
N 826870.32
E 923689.56

POINT OF BEGINNING
N 826871.38 FOUND PRM
E 923754.55 LB3591
S.LINE FIELDS AT GULFSTREAM
POLO PUD-PLAT ONE
N89°03'30"E

47TH PLACE SOUTH
(PLAT BOOK 2, PAGES 45-54)

FIRC LB#3591
N 826841.38
E 923755.04

2246.92'
N. LINE OF TRACT 52

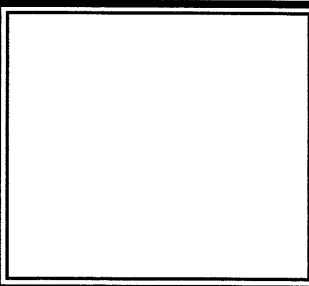
TRACT 52, BLOCK 28
PALM BEACH FARMS CO. PLAT NO. 3
(PLAT BOOK 2, PAGES 45-54)

PUBLIC RIGHT-OF-WAY
(O.R.B. 29496, PAGE 1563)



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GULFSTREAM POLO PROPERTIES PUD
RIGHT-OF-WAY ABANDONMENT 47TH PLACE SOUTH
BOUNDARY SURVEY



SHEET 2 OF 9

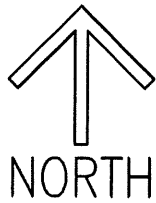
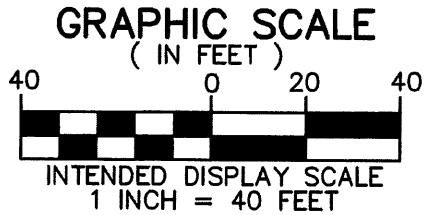
DATE	5/22/18
DRAWN BY	JC
F.B. / PG.	N/A
SCALE	AS SHOWN
JOB NO.	69956dbom6sur

MATCH LINE SHEET 3 OF 9

EXHIBIT A

PAGE 10 OF 17

MATCH LINE SHEET 4 OF 9



FIELDS AT GULFSTREAM POLO PUD-PLAT ONE
(PLAT BOOK 123, PAGES 80-95)

S. LINE FIELDS AT GULFSTREAM
POLO PUD-PLAT ONE

N89°03'30"E 2246.90'

47TH PLACE SOUTH

30' RIGHT-OF-WAY
(PLAT BOOK 2, PAGES 45-54)

DIRT ROAD

S89°03'30"W

N. LINE OF TRACT 52

2246.92'

4' WOOD FENCE

4' WOOD FENCE

TRACT 52, BLOCK 28
PALM BEACH FARMS CO. PLAT NO. 3
(PLAT BOOK 2, PAGES 45-54)

MATCH LINE SHEET 2 OF 9

SHEET 3 OF 9



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING

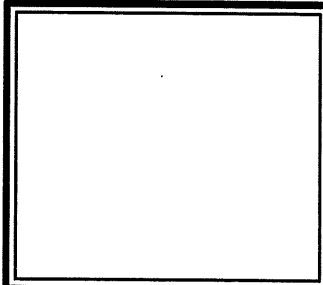
LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

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

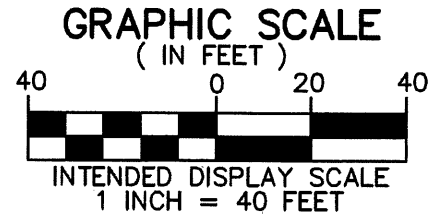
GULFSTREAM POLO PROPERTIES PUD
RIGHT-OF-WAY ABANDONMENT 47TH PLACE SOUTH
BOUNDARY SURVEY



DATE	5/22/18
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	69956dbn6sur

4' CLF
5' CLF

MATCH LINE SHEET 5 OF 9



FIELDS AT GULFSTREAM POLO PUD-PLAT ONE
(PLAT BOOK 123, PAGES 80-95)

S. LINE FIELDS AT GULFSTREAM
POLO PUD-PLAT ONE.

N89°03'30"E

2246.90'

47TH PLACE SOUTH

30' RIGHT-OF-WAY
(PLAT BOOK 2, PAGES 45-54)

DIRT ROAD

30'

30'

S89°03'30"W

2246.92'

N. LINE OF TRACT 52

N. LINE OF TRACT 51

4' WOOD FENCE

4' WOOD FENCE

TRACT 52, BLOCK 28
PALM BEACH FARMS CO. PLAT NO. 3
(PLAT BOOK 2, PAGES 45-54)

TRACT 51, BLOCK 28
PALM BEACH FARMS CO. PLAT NO. 3
(PLAT BOOK 2, PAGES 45-54)

MATCH LINE SHEET 3 OF 9

SHEET 4 OF 9



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GULFSTREAM POLO PROPERTIES PUD
RIGHT-OF-WAY ABANDONMENT 47TH PLACE SOUTH
BOUNDARY SURVEY

DATE	5/22/18
DRAWN BY	JC
F.B. / PG.	N/A
SCALE	AS SHOWN
JOB NO.	6956dban6sur

GULFSTREAM POLO PROPERTIES PUD
 RIGHT-OF-WAY ABANDONMENT 47TH PLACE SOUTH
 BOUNDARY SURVEY

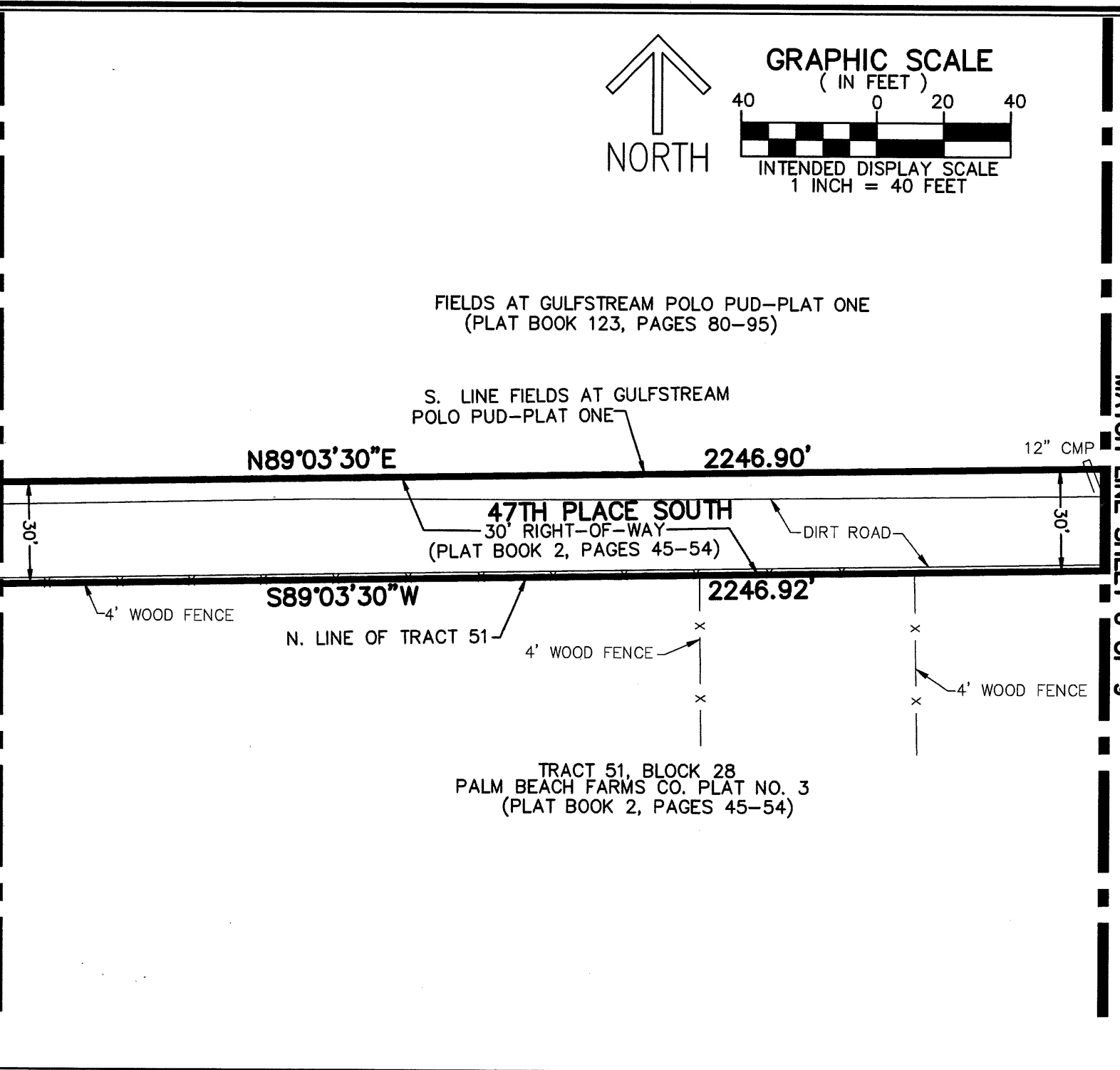
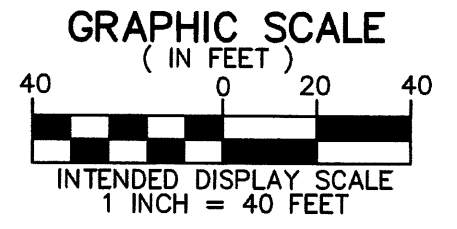
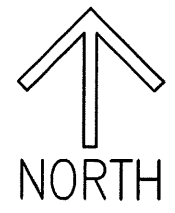


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DATE	5/22/18
DRAWN BY	JC
F.B. / PG.	N/A
SCALE	AS SHOWN
JOB NO.	6956dban6sur

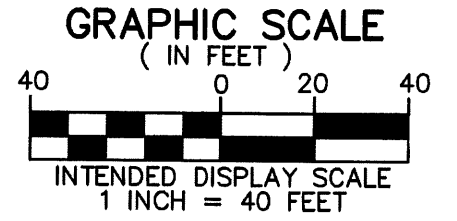
MATCH LINE SHEET 4 OF 9

SHEET 5 OF 9



TRACT 51, BLOCK 28
 PALM BEACH FARMS CO. PLAT NO. 3
 (PLAT BOOK 2, PAGES 45-54)

MATCH LINE SHEET 6 OF 9



FIELDS AT GULFSTREAM POLO PUD-PLAT ONE
(PLAT BOOK 123, PAGES 80-95)
S. LINE FIELDS AT GULFSTREAM
POLO PUD-PLAT ONE

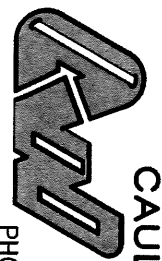
MATCH LINE SHEET 5 OF 9

SHEET 6 OF 9

MATCH LINE SHEET 7 OF 9

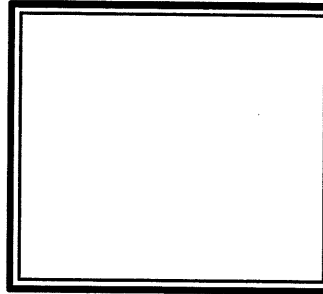
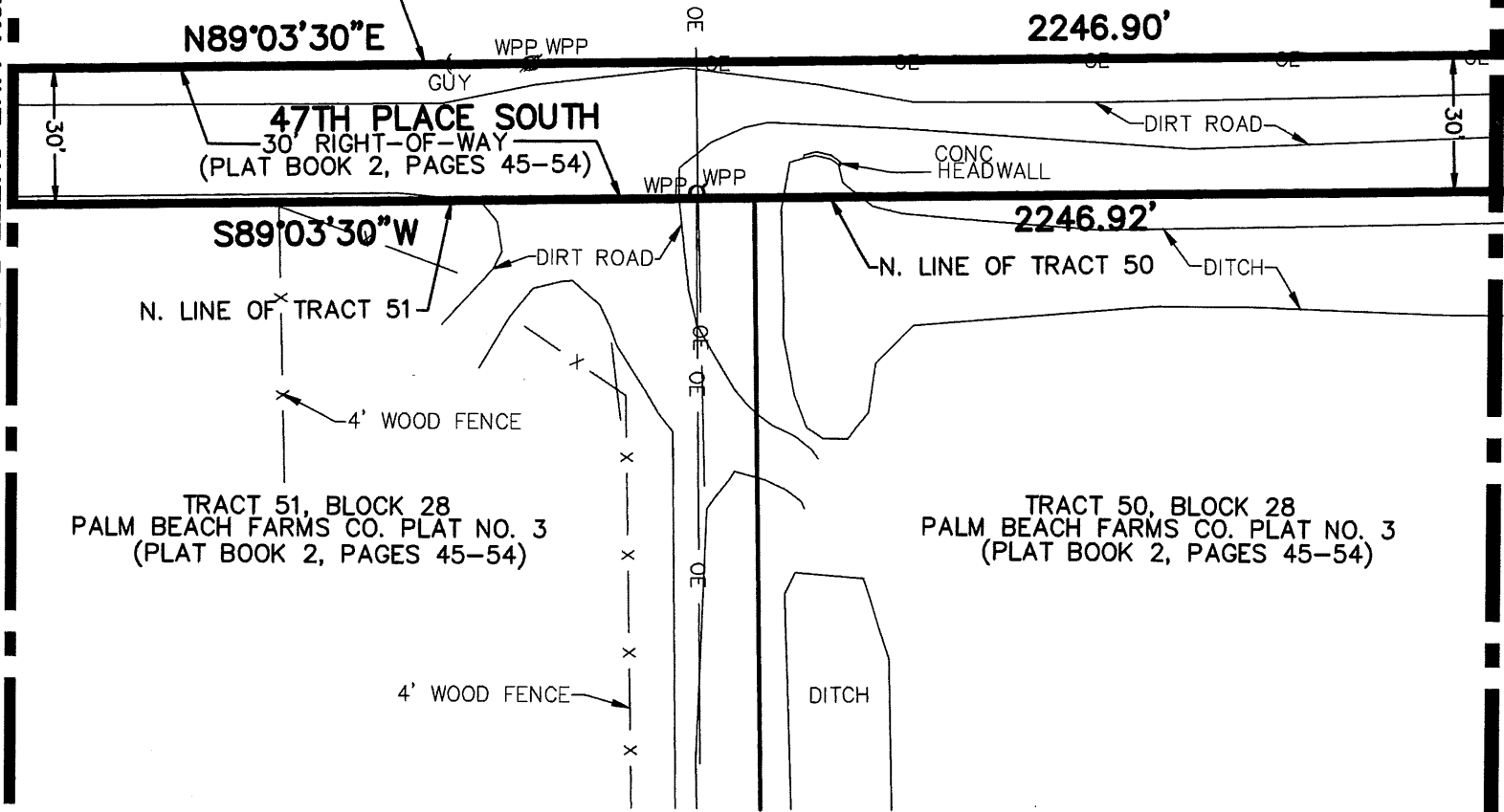
Exhibit A

Page 14 of 17



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GULFSTREAM POLO PROPERTIES PUD
RIGHT-OF-WAY ABANDONMENT 47TH PLACE SOUTH
BOUNDARY SURVEY



DATE	5/22/18
DRAWN BY	JC
F.B. / PG.	N/A
SCALE	AS SHOWN
JOB NO.	6956dban6sur

MATCH LINE SHEET 8 OF 9



FIELDS AT GULFSTREAM POLO PUD-PLAT ONE
(PLAT BOOK 123, PAGES 80-95)

S. LINE FIELDS AT GULFSTREAM
POLO PUD-PLAT ONE

N89°03'30"E

2246.90'

47TH PLACE SOUTH
30' RIGHT-OF-WAY
(PLAT BOOK 2, PAGES 45-54)

S89°03'30"W

2246.92'

N. LINE OF TRACT 50

TRACT 50, BLOCK 28
PALM BEACH FARMS CO. PLAT NO. 3
(PLAT BOOK 2, PAGES 45-54)

MATCH LINE SHEET 6 OF 9

SHEET 7 OF 9

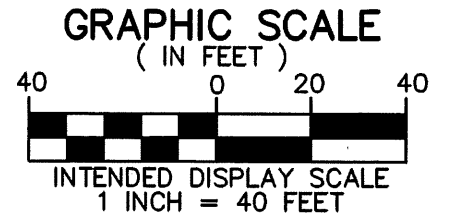


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**GULFSTREAM POLO PROPERTIES PUD
RIGHT-OF-WAY ABANDONMENT 47TH PLACE SOUTH
BOUNDARY SURVEY**

DATE	5/22/18
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6956aban6sur



FIELDS AT GULFSTREAM POLO PUD-PLAT ONE
(PLAT BOOK 123, PAGES 80-95)

S. LINE FIELDS AT GULFSTREAM
POLO PUD-PLAT ONE

2246.90'

N89°03'30"E

47TH PLACE SOUTH
30' RIGHT-OF-WAY
(PLAT BOOK 2, PAGES 45-54)

S89°03'30"W

2246.92'

N. LINE OF TRACT 50

N. LINE OF TRACT 49

TRACT 50, BLOCK 28
PALM BEACH FARMS CO. PLAT NO. 3
(PLAT BOOK 2, PAGES 45-54)

TRACT 49, BLOCK 28
PALM BEACH FARMS CO. PLAT NO. 3
(PLAT BOOK 2, PAGES 45-54)

MATCH LINE SHEET 7 OF 9

SHEET 8 OF 9

MATCH LINE SHEET 9 OF 9

EXHIBIT A

Page 16 of 17



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GULFSTREAM POLO PROPERTIES PUD
RIGHT-OF-WAY ABANDONMENT 47TH PLACE SOUTH
BOUNDARY SURVEY

DATE 5/22/18

DRAWN BY JC

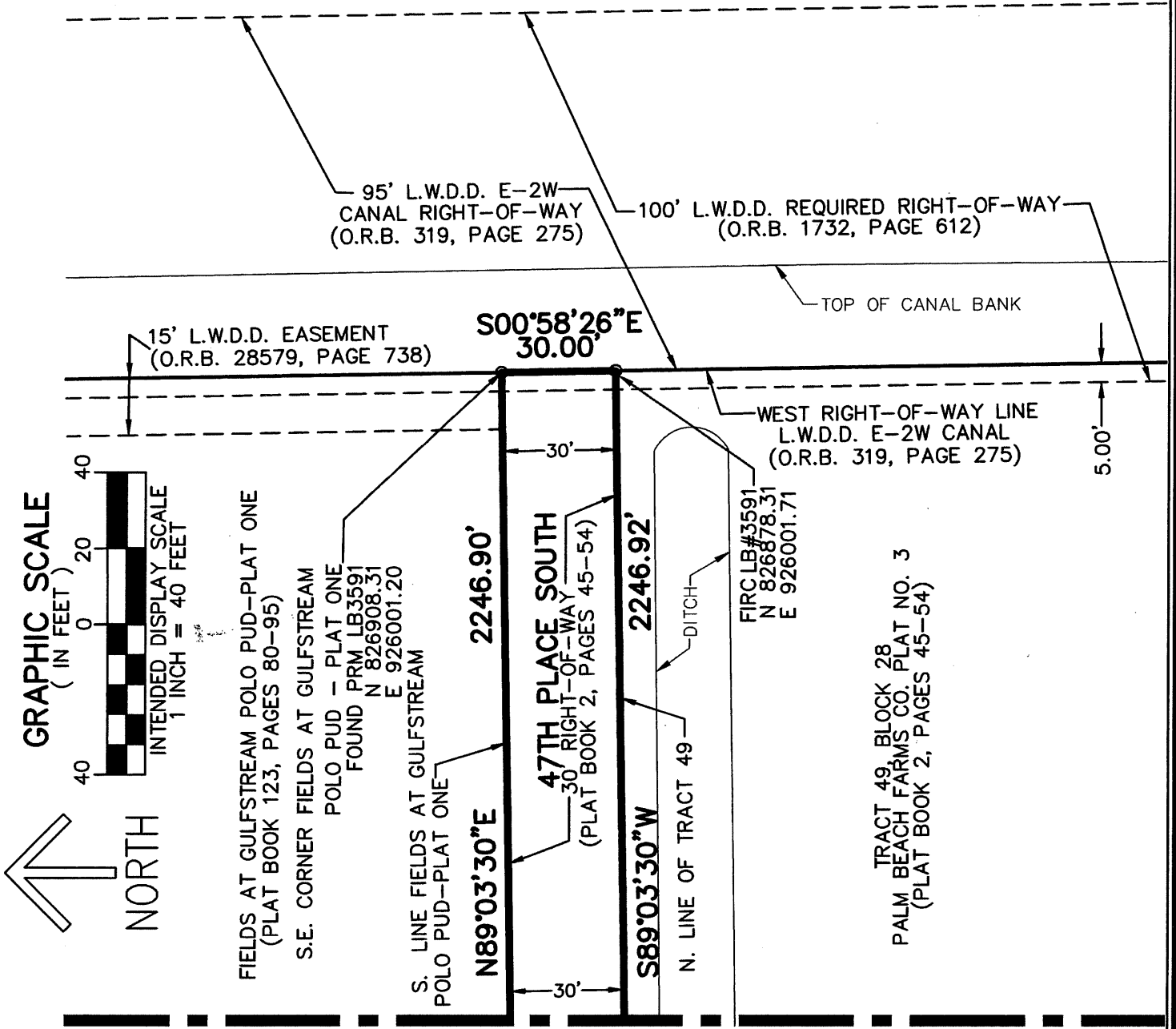
F.B. / PG. N/A

SCALE AS SHOWN

JOB NO.6956dbcm6sur

FLORIDA'S TURNPIKE

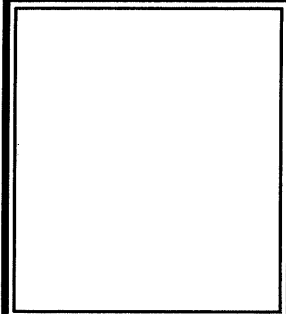
RIGHT-OF-WAY WIDTH VARIES
 STATION 2342+94.41 TO STATION 2451+34.54
 CONTRACT NO. 3.2 & 3.3
 (ROAD PLAT BOOK 11, PAGES 54-59)



SHEET 9 OF 9

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**GULFSTREAM POLO PROPERTIES PUD
 RIGHT-OF-WAY ABANDONMENT 47TH PLACE SOUTH
 BOUNDARY SURVEY**



DATE	5/22/18
DRAWN BY	JC
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	6956aban6sur