

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

## **AGENDA ITEM SUMMARY**

**Meeting Date:** December 17, 2019      ☐ **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 portion of the 25-foot platted right-of-way (ROW) lying east of and being contiguous with the east line of Tract 1, Block 4, Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Pages 45-54 and lying southeast of the Florida Turnpike ROW per State of Florida Department of Transportation ROW Map FPID 406112-1 and lying north of the easterly extension of the south line of Tract 1, Block 4, of said plat and lying within a portion of those lands as described in Official Records Book (ORB) 14548, page 531; a 25-foot platted ROW lying east of Tracts 12, 13 and a portion of Tracts 7 and 20, Block 4, Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Pages 45-54, said ROW also being a portion of those lands as described in that certain warranty deed recorded in ORB 3435, page 631; a portion of the 30-foot platted ROW lying within Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Pages 45-54, said portion of ROW being all of those lands as described in that certain quit claim deed recorded in ORB 22268, page 1067 and as shown lying within the southerly 25 feet of that certain Affidavit of Waiver as recorded in ORB 23676, Page 239; and all of the 12-foot utility easement running along the north line of Tract E of the Plat of Cam Estates as recorded in Plat Book 32, Page 128 (Abandonment Sites), all of the Public Records, Palm Beach County (County).

**SUMMARY:** Adoption of the Resolution will eliminate the public dedications that are in conflict with future redevelopment plans by the County for the Facilities Development and Operations Department (Petitioner). The abandonment sites are located east of Jog Road and north of Belvedere Road. All reviewing agencies and utility companies have approved this abandonment. The Engineering Department has determined that the abandonment sites are surplus and serve no present or future public purpose. District 2 (YBH).

**Background and Policy Issues:** The petitioner is requesting to clear the ROW encumbrances prior to the final platting of the County Water Treatment Plant No. 8. The abandonment of the utility easement will allow the County Parks and Recreation Department to utilize Tract E of the Plat of Cam Estates for pedestrian access to a proposed recreation area to the west of the Tract E site. The Engineering Department advertised this public hearing on Sunday, December 1, 2019.

**Privilege Fee Statement:** In accordance with County Code Chapter 22, Article III, Road Abandonment and Plat Vacation, Ordinance No. 2002-034, applications by the County are exempt from the privilege fee.

**Attachments:**

1. Location Sketch
2. Resolution with Exhibits 'A' - 'D'

Recommended by: YBH David Z. [Signature] 11/13/19  
County Engineer Date

Approved By:  11/25/19  
Assistant County Administrator Date



II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2020	2021	2022	2023	2024
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 Account No:

Fund Dept Unit Object

Recommended Sources of Funds/Summary of Fiscal Impact:

\*\*This item has no fiscal impact. The abandonment site is not subject to a privilege fee as applications sponsored by the County are exempt.

C. Departmental Fiscal Review: Alukhovdunen

III. REVIEW COMMENTS

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

Peter J. Brown 11/15/19  
OFMB 11/14/19  
Dr. J. Jacobus 11/20/19  
Contract Dev. and Control 11/19/19

B. Approved as to Form and Legal Sufficiency:

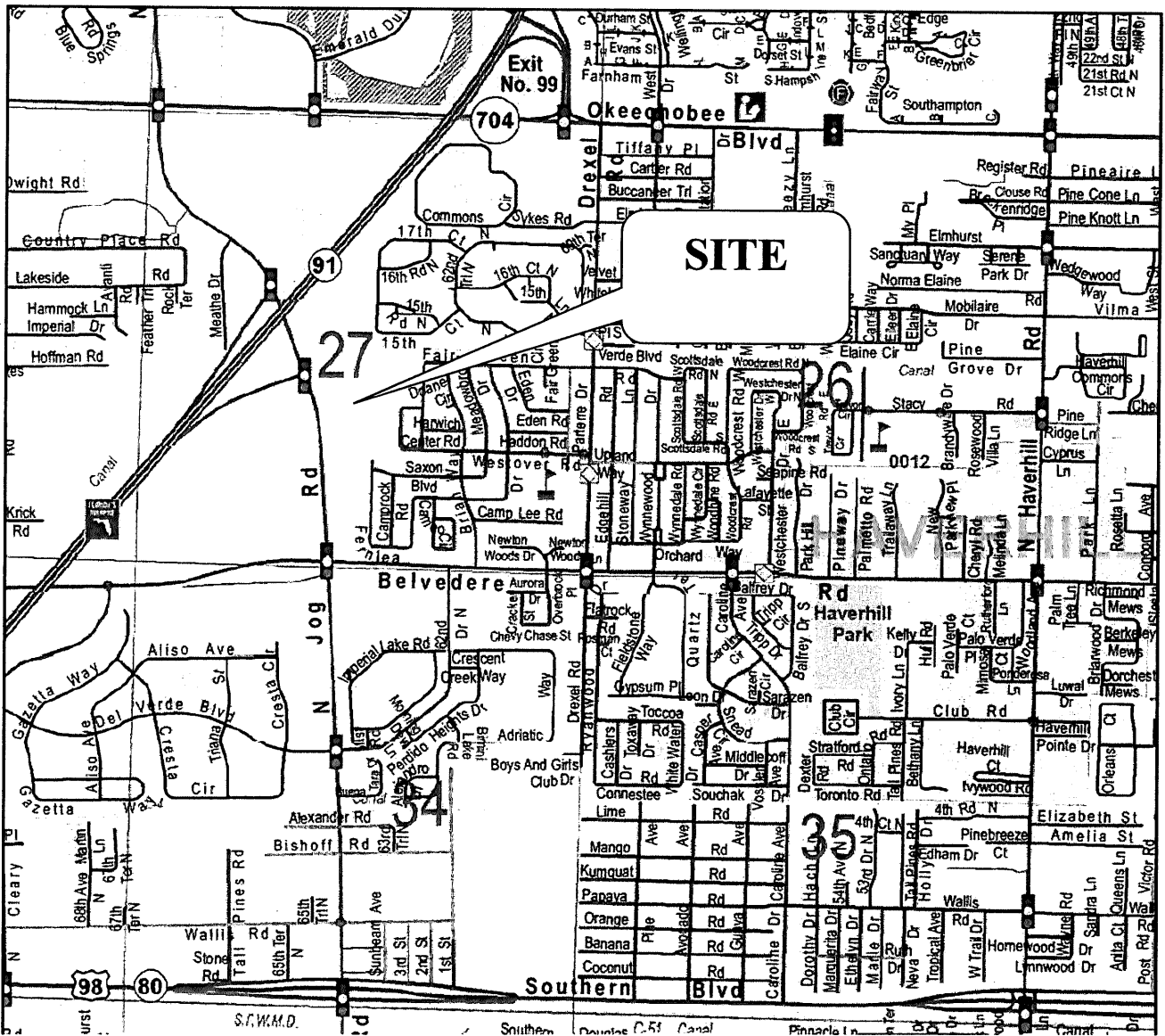
MB Herman 11/22/19  
Assistant County Attorney

C. Other Department Review:

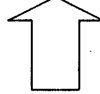
\_\_\_\_\_  
Department Director

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





LOCATION SKETCH



(Not to scale)

A PORTION OF THE 25-FOOT PLATTED RIGHT-OF-WAY (ROW) LYING EAST OF AND BEING CONTIGUOUS WITH THE EAST LINE OF TRACT 1, BLOCK 4, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54 AND LYING SOUTHEAST OF THE FLORIDA TURNPIKE ROW PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROW MAP FPID 406112-1 AND LYING NORTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF TRACT 1, BLOCK 4, OF SAID PLAT AND LYING WITHIN A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 14548, PAGE 531; A 25-FOOT PLATTED ROW LYING EAST OF TRACTS 12, 13 AND A PORTION OF TRACTS 7 AND 20, BLOCK 4, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, SAID ROW ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN ORB 3435, PAGE 631; A PORTION OF THE 30-FOOT PLATTED ROW LYING WITHIN PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, SAID PORTION OF ROW BEING ALL OF THOSE LANDS AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN ORB 22268, PAGE 1067 AND AS SHOWN LYING WITHIN THE SOUTHERLY 25 FEET OF THAT CERTAIN AFFIDAVIT OF WAIVER AS RECORDED IN ORB 23676, PAGE 239; AND ALL OF THE 12-FOOT UTILITY EASEMENT RUNNING ALONG THE NORTH LINE OF TRACT E OF THE PLAT OF CAM ESTATES AS RECORDED IN PLAT BOOK 32, PAGE 128, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY



**RESOLUTION NO. R-2019-\_\_\_\_\_**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING ANY PUBLIC INTEREST IN A PORTION OF THE 25-FOOT PLATTED RIGHT-OF-WAY (ROW) LYING EAST OF AND BEING CONTIGUOUS WITH THE EAST LINE OF TRACT 1, BLOCK 4, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54 AND LYING SOUTHEAST OF THE FLORIDA TURNPIKE ROW PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROW MAP FPID 406112-1 AND LYING NORTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF TRACT 1, BLOCK 4, OF SAID PLAT AND LYING WITHIN A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 14548, PAGE 531; A 25-FOOT PLATTED ROW LYING EAST OF TRACTS 12, 13 AND A PORTION OF TRACTS 7 AND 20, BLOCK 4, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, SAID ROW ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN ORB 3435, PAGE 631; A PORTION OF THE 30-FOOT PLATTED ROW LYING WITHIN PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, SAID PORTION OF ROW BEING ALL OF THOSE LANDS AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN ORB 22268, PAGE 1067 AND AS SHOWN LYING WITHIN THE SOUTHERLY 25 FEET OF THAT CERTAIN AFFIDAVIT OF WAIVER AS RECORDED IN ORB 23676, PAGE 239; AND ALL OF THE 12-FOOT UTILITY EASEMENT RUNNING ALONG THE NORTH LINE OF TRACT E OF THE PLAT OF CAM ESTATES AS RECORDED IN PLAT BOOK 32, PAGE 128, ALL OF THE 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 the County 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 December 17, 2019, to consider and determine whether the County would vacate, abandon, discontinue and close, renounce and disclaim any right or interest of the County and the public in a portion of the 25-foot platted ROW lying east of and being contiguous with the east line of Tract



**RESOLUTION NO. R-2019-\_\_\_\_\_**

1, Block 4, Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Pages 45-54 and lying southeast of the Florida Turnpike ROW per State of Florida Department of Transportation ROW Map FPID 406112-1 and lying north of the easterly extension of the south line of Tract 1, Block 4, of said plat and lying within a portion of those lands as described in ORB 14548, page 531; a 25-foot platted ROW lying east of Tracts 12, 13 and a portion of Tracts 7 and 20, Block 4, Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Pages 45-54, said ROW also being a portion of those lands as described in that certain warranty deed recorded in ORB 3435, page 631; a portion of the 30-foot platted ROW lying within Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Pages 45-54, said portion of ROW being all of those lands as described in that certain quit claim deed recorded in ORB 22268, page 1067 and as shown lying within the southerly 25 feet of that certain Affidavit of Waiver as recorded in ORB 23676, Page 239; and all of the 12-foot utility easement running along the north line of Tract E of the Plat of Cam Estates as recorded in Plat Book 32, Page 128, all of the Public Records of Palm Beach County, as shown in **Exhibits A, B, C, and D**; and

**WHEREAS**, in accordance with the Ordinance, notice of the holding of such meeting was duly published in the Palm Beach Post on December 1, 2019; 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.

**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.



**RESOLUTION NO. R-2019-\_\_\_\_\_**

2. The portions of ROW and all of the utility easement are hereby abandoned and closed and the BCC does hereby renounce and disclaim any and all right or interest of the County and the Public in and to the portions of the 25-foot ROWs; a portion of the 30-foot ROW; and all of the utility easement, as shown in **Exhibits A, B, C, and D**, attached hereto 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-2019-\_\_\_\_\_**

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, District 1
- Commissioner Gregg K. Weiss, District 2
- Commissioner Dave M. Kerner, District 3
- Commissioner Robert S. Weinroth, District 4
- Commissioner Mary Lou Berger, District 5
- Commissioner Melissa McKinlay, District 6
- Commissioner Mack Bernard, District 7

The Mayor thereupon declared the Resolution duly passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**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:** YBH  
Yelizaveta B. Herman,  
Assistant County Attorney



EXHIBIT "A"

LEGAL DESCRIPTION

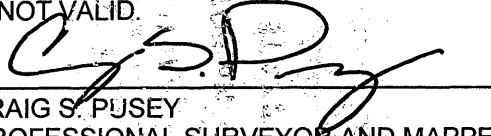
A DESCRIPTION OF A PORTION OF THE 25 FOOT PLATTED RIGHT-OF-WAY LYING EAST OF AND BEING CONTIGUOUS WITH THE EAST LINE OF TRACT 1, BLOCK 4, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING SOUTHEAST OF THE FLORIDA TURNPIKE (STATE ROAD 91) RIGHT-OF-WAY PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FPID 406112-1 AND LYING NORTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF TRACT 1, BLOCK 4, OF SAID PLAT AND LYING WITHIN A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 14548, PAGE 531, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN A PORTION OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE SOUTH 01°47'03" WEST ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 27, A DISTANCE OF 1280.84 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID FLORIDA TURNPIKE; THENCE SOUTH 40°38'55" WEST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 161.10 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED RIGHT-OF-WAY; THENCE SOUTH 01°36'36" WEST ALONG THE EAST LINE OF SAID 25 FOOT PLATTED RIGHT-OF-WAY LINE, A DISTANCE OF 136.65 FEET TO THE SOUTH LINE OF THE EASTERLY EXTENSION OF TRACT 1, BLOCK 4, OF SAID PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, OF SAID PALM BEACH COUNTY PUBLIC RECORDS; THENCE SOUTH 89°10'01" WEST ALONG SAID EASTERLY EXTENSION OF TRACT 1, A DISTANCE OF 25.02 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT 1; THENCE NORTH 01°36'36" EAST ALONG EAST LINE OF SAID TRACT 1, A DISTANCE OF 106.89 FEET TO SAID SOUTHEASTERLY TURNPIKE RIGHT-OF-WAY LINE; THENCE NORTH 40°38'55" EAST ALONG SAID TURNPIKE RIGHT-OF-WAY LINE, A DISTANCE OF 39.69 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 0.069 ACRES (3044.2 SQ. FEET) MORE OR LESS.

THE SPECIFIC PURPOSE SURVEY PROVIDED HEREON MEETS THE REQUIREMENTS AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17.050-.052 FLORIDA ADMINISTRATIVE CODE AND THE STANDARDS OF PRACTICE PURSUANT TO CHAPTER 472 FLORIDA STATUTES.

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DATE OF SIGNATURE: 8/28/19   
CRAIG S. PUSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5019

DATE OF LAST FIELD WORK: 10/9/18

REV. PER PBC COMMENTS RAB 7/30/19


	<b>MICHAEL B. SCHORAH &amp; ASSOCIATES, INC.</b> 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438			<b>SPECIFIC PURPOSE SURVEY PALM BEACH FARMS COMPANY PLAT NO. 3 RIGHT-OF-WAY ABANDONMENT LYING IN SECTION 27/43/42</b>	
	FIELD: N/A	DRAWN: R.A.B.	SCALE: 1"=60'		
	BOOK: N/A	DATE: FEB. 2019	CADDFILE: 1718 S1 PBF ROW ABANDONMENT		
	PAGE: N/A	CHECKED: C.S.P.		SHEET NO. 1 OF 4	JOB NO. 1718



EXHIBIT "A"

SURVEYOR'S NOTE:

1. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.
2. BEARINGS AS SHOWN HEREON ARE BASED UPON THE NORTH - SOUTH QUARTER SECTION LINE OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, HAVING A GRID BEARING OF SOUTH 01°47'03" WEST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT.
3. NO UNDERGROUND UTILITIES OR BURIED IMPROVEMENTS WERE LOCATED BY THIS OFFICE.
4. THIS SURVEY WAS BASED UPON AND LIES COMPLETELY WITHIN THE BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY THIS OFFICE IN FILE NO. 1718 FOR PBC WUD WATER TREATMENT PLANT NO. 8 DATED 3/8/19.
5. THE LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT AND REFLECTS THOSE LANDS AS DESCRIBED IN THE CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 201808001, DATED JULY 26, 2018. (O.R.B. 3435, PAGE 631)
6. THE DIMENSIONS AS SHOWN HEREON ARE DESCRIBED AND CALCULATED UNLESS OTHERWISE NOTED.
7. PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AND "AE" (EL. = 15.7 NAVD 88) PER FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NO. 120192 0559 F, (MAP NUMBER 12099C0559F) MAP EFFECTIVE DATE: OCTOBER 5, 2017
8. UPON REVIEW OF THE TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY FILE NO. 201808001, EFFECTIVE DATE: 7/26/18 AT 8:00 AM, IT IS THE OPINION OF THIS OFFICE TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT ALL EASEMENTS AFFECTING THIS RIGHT-OF-WAY FROM SAID COMMITMENT ARE SHOWN HEREON.
9. THE EXPECTED ACCURACY MEETS OR EXCEEDS THE COMMERCIAL / HIGH RISK LINEAR CLOSURE OF 1 FOOT IN 10,000 FEET.
10. COORDINATE NOTES:  
  
STATE PLANE COORDINATES SHOWN ARE GRID DATUM, NAD 83, 1990 ADJUSTMENT, TRANSVERSE MERCATOR PROJECTION FLORIDA EAST ZONE,  
LINEAR UNIT = US SURVEY FEET  
ALL DISTANCES ARE GROUND (UNLESS OTHERWISE SHOWN)  
SCALE FACTOR = 1.0000307  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARING ROTATION EQUATION - NONE
11. R/W ABANDONMENT COORDINATES:  
  
POINT 1 (P.O.B.) N 862429.15, E 935480.51  
POINT 2 (SE. R/W CORNER) N 862292.55, E 935476.68



MICHAEL B. SCHORAH & ASSOCIATES, INC.  
1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

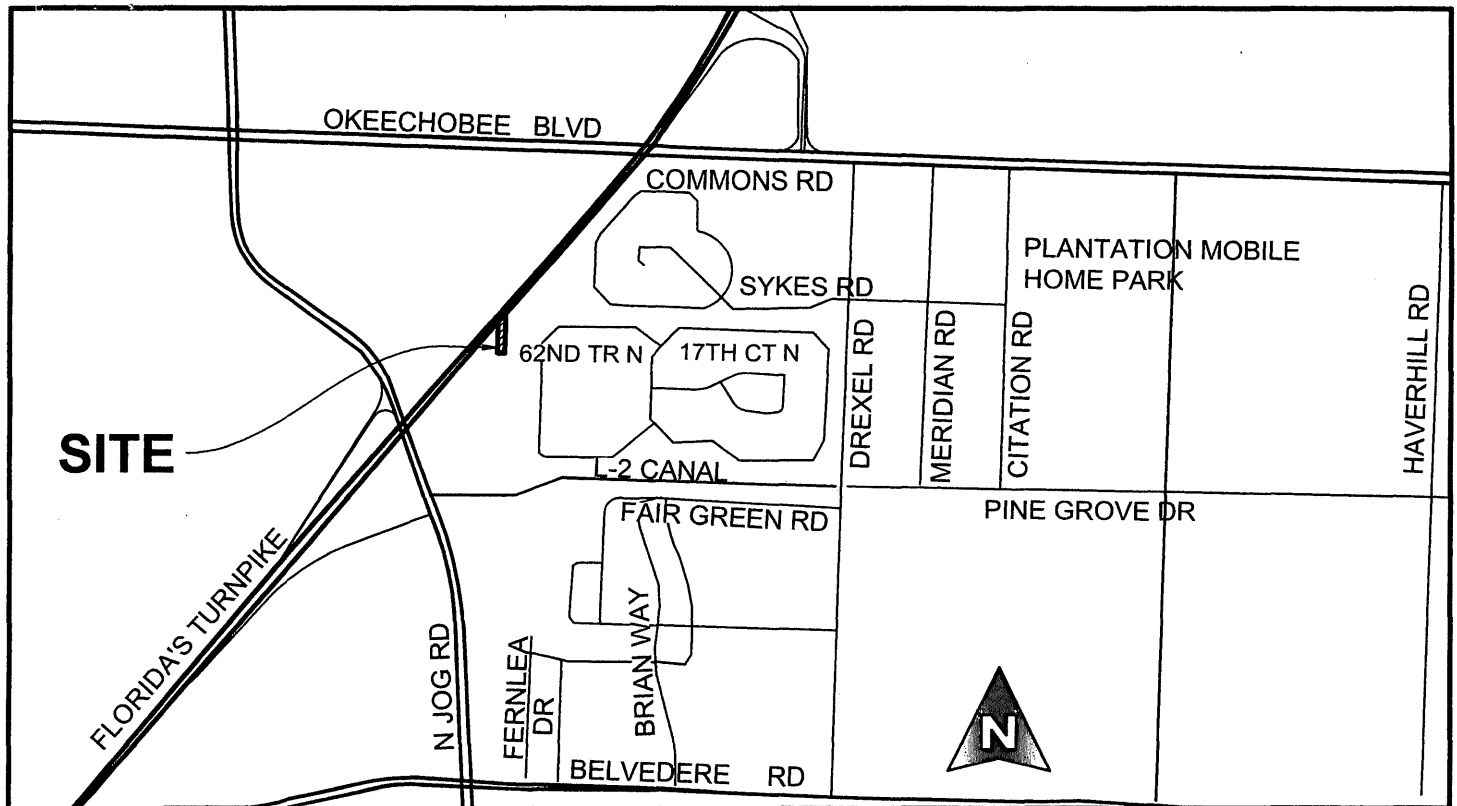
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BOOK:	N/A	DATE:	FEB. 2019	CADDFILE:	1718 S1 PBF ROW
PAGE:	N/A	CHECKED:	C.S.P.	ABANDONMENT	

SPECIFIC PURPOSE SURVEY  
PALM BEACH FARMS COMPANY  
PLAT NO. 3 RIGHT-OF-WAY  
ABANDONMENT  
LYING IN SECTION 27/43/42

SHEET NO.	2 OF 4	JOB NO.	1718
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## EXHIBIT "A"



## LOCATION MAP

NOT TO SCALE

## LEGEND

P.O.C.	=	POINT OF COMMENCEMENT
P.O.B.	=	POINT OF BEGINNING
P.B. FARMS	=	PALM BEACH FARMS
R/W	=	RIGHT-OF-WAY
P.B.	=	PLAT BOOK
O.R.B.	=	OFFICIAL RECORDS BOOK
PG.(S)	=	PAGE(S)
PBC	=	PALM BEACH COUNTY
LWDD	=	LAKE WORTH DRAINAGE DISTRICT
CONC.	=	CONCRETE
D	=	DESCRIPTION
C	=	CALCULATED
M	=	MEASURED
C&M	=	CALCULATED AND MEASURED
EP	=	EDGE OF PAVING
TOB	=	TOP OF BANK
TOE	=	TOE OF SLOPE
PBF	=	PALM BEACH FARMS
RCP	=	REINFORCED CONCRETE PIPE
CMP	=	CORRUGATED METAL PIPE
DESC.	=	DESCRIBED
CO.	=	COMPANY
TYP.	=	TYPICAL
PCN	=	PROPERTY CONTROL NUMBER



## MICHAEL B. SCHORAH &amp; ASSOCIATES, INC.

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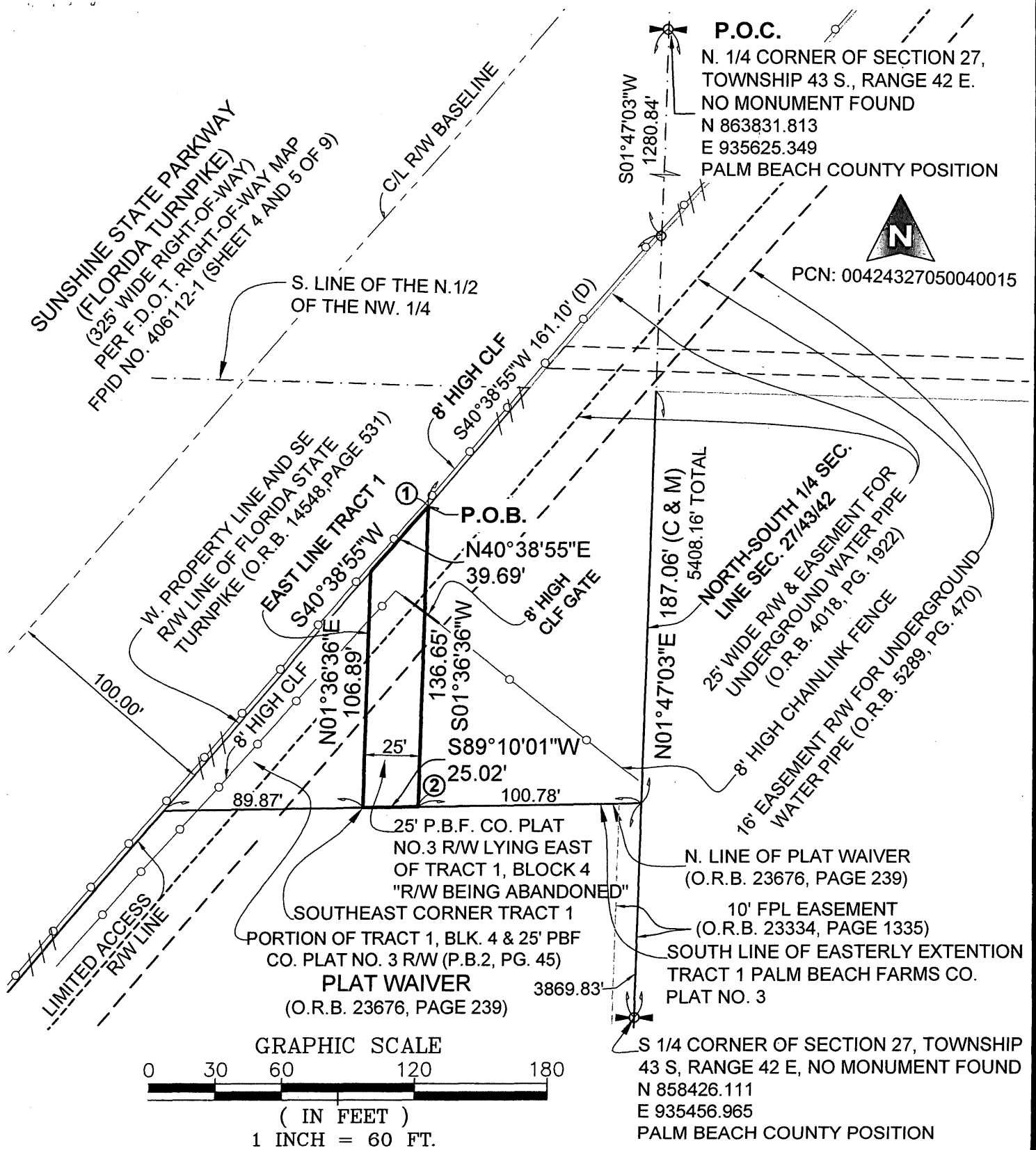
FIELD:	N/A	DRAWN:	R.A.B.	SCALE:	1"=60'
BOOK:	N/A	DATE:	FEB. 2019	CADDFILE:	1718_S1 PBF ROW
PAGE:	N/A	CHECKED:	C.S.P.	ABANDONMENT	

**SPECIFIC PURPOSE SURVEY**  
**PALM BEACH FARMS COMPANY**  
**PLAT NO. 3 RIGHT-OF-WAY**  
**ABANDONMENT**  
**LYING IN SECTION 27/43/42**

SHEET NO. 3 OF 4 JOB NO. 1718



# EXHIBIT "A"



**MICHAEL B. SCHORAH & ASSOCIATES, INC.**  
1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

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**SPECIFIC PURPOSE SURVEY**  
**PALM BEACH FARMS COMPANY**  
**PLAT NO. 3 RIGHT-OF-WAY**  
**ABANDONMENT**  
**LYING IN SECTION 27/43/42**

SHEET NO. 4 OF 4	JOB NO. 1718
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EXHIBIT "B"

LEGAL DESCRIPTION

A DESCRIPTION OF A 25 FOOT PLATTED RIGHT-OF-WAY LYING EAST OF TRACTS 12, 13 AND A PORTION OF TRACTS 7 AND 20, BLOCK 4, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID RIGHT-OF-WAY ALSO BEING A PORTION OF THOSE LANDS AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 3435, PAGE 631, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST; SAID RIGHT-OF-WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;


COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 01°47'03" EAST ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 27, A DISTANCE OF 147.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BELVEDERE ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 6678, PAGE 1377, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°18'15" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 89.36 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED RIGHT-OF-WAY; THENCE NORTH 88°18'15" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET; THENCE NORTH 01°36'36" EAST ALONG WEST LINE OF SAID 25 FOOT RIGHT-OF-WAY ALSO BEING THE EAST LINE OF TRACTS 12,13 AND A PORTION OF TRACTS 7 AND 20, BLOCK 4, OF SAID PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, A DISTANCE OF 2292.15 FEET TO A POINT ON THE SOUTH LINE OF THOSE LANDS AS CONVEYED TO LAKE WORTH DRAINAGE DISTRICT IN OFFICIAL RECORD BOOK 22268, PAGE 1071, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°14'35" EAST ALONG THE SOUTH LINE OF SAID LANDS CONVEYED TO LAKE WORTH DRAINAGE DISTRICT, A DISTANCE OF 25.02 FEET; THENCE SOUTH 01°36'36" WEST ALONG THE EAST LINE OF SAID 25 FOOT PALM BEACH FARMS COMPANY PLAT NO. 3 RIGHT-OF-WAY, A DISTANCE OF 2293.22 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 1.316 ACRES (57,314 SQ. FEET) MORE OR LESS.

THE SPECIFIC PURPOSE SURVEY PROVIDED HEREON MEETS THE REQUIREMENTS AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17.050-.052 FLORIDA ADMINISTRATIVE CODE AND THE STANDARDS OF PRACTICE PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DATE OF SIGNATURE: 8/29/19

  
CRAIG S. PUSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5019

DATE OF LAST FIELD WORK: 10/9/18



MICHAEL B. SCHORAH & ASSOCIATES, INC.

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TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD:	N/A	DRAWN:	R.A.B.	SCALE:	1"=60'
BOOK:	N/A	DATE:	JANUARY, 2019	CADDFILE:	1718_PBF_ROW
PAGE:	N/A	CHECKED:	C.S.P.	ABANDONMENT	

SPECIFIC PURPOSE SURVEY  
PALM BEACH FARMS COMPANY  
PLAT NO. 3 RIGHT-OF-WAY  
ABANDONMENT  
LYING IN SECTION 27/43/42

SHEET NO. 1 OF 9 JOB NO. 1718



EXHIBIT "B"

SURVEYOR'S NOTE:

- 1. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.
- 2. BEARINGS AS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHWEST ONE QUARTER (SW1/4) OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, HAVING A GRID BEARING OF NORTH 01°47'03" EAST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT.
- 3. NO UNDERGROUND UTILITIES OR BURIED IMPROVEMENTS WERE LOCATED BY THIS OFFICE.
- 4. THIS SURVEY WAS BASED UPON AND LIES COMPLETELY WITHIN THE BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY THIS OFFICE IN FILE NO. 1718 FOR PBC WUD WATER TREATMENT PLANT NO. 8 DATED 3/8/19.
- 5. THE LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT AND REFLECTS A PORTION OF THOSE LANDS AS DESCRIBED IN THE CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 201808001, DATED JULY 26, 2018. (O.R.B. 3435, PAGE 631)
- 6. THE DIMENSIONS AS SHOWN HEREON ARE DESCRIBED AND CALCULATED UNLESS OTHERWISE NOTED.
- 7. PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AND "AE" (EL. = 15.7 NAVD 88) PER FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NO. 120192 0559 F, (MAP NUMBER 12099C0559F) MAP EFFECTIVE DATE: OCTOBER 5, 2017
- 8. UPON REVIEW OF THE TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY FILE NO. 201808001, EFFECTIVE DATE: 7/26/18 AT 8:00 AM, IT IS THE OPINION OF THIS OFFICE TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT ALL EASEMENTS AFFECTING THIS RIGHT-OF-WAY FROM SAID COMMITMENT ARE SHOWN HEREON.
- 9. THE EXPECTED ACCURACY MEETS OR EXCEEDS THE COMMERCIAL / HIGH RISK LINEAR CLOSURE OF 1 FOOT IN 10,000 FEET.
- 10. COORDINATE NOTES:

STATE PLANE COORDINATES SHOWN ARE GRID DATUM, NAD 83, 1990 ADJUSTMENT, TRANSVERSE MERCATOR PROJECTION FLORIDA EAST ZONE,  
LINEAR UNIT = US SURVEY FEET  
ALL DISTANCES ARE GROUND (UNLESS OTHERWISE SHOWN)  
SCALE FACTOR = 1.0000307  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
ROTATION EQUATION DEED TO GRID (C) COUNTER CLOCKWISE (-) 0°00'01"



**MICHAEL B. SCHORAH & ASSOCIATES, INC.**  
1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

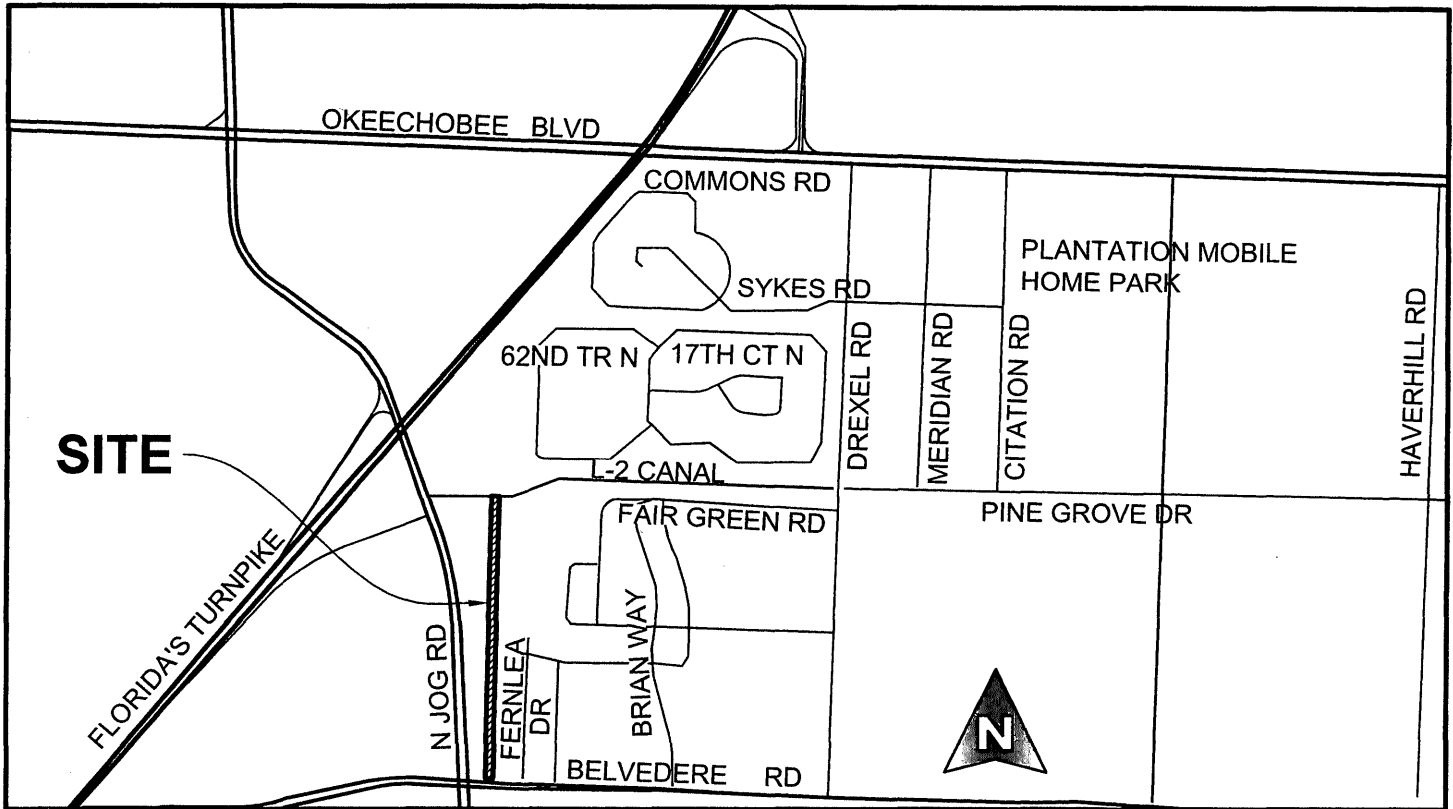
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BOOK:	N/A	DATE:	JANUARY, 2019	CADDFILE:	1718_PBF ROW
PAGE:	N/A	CHECKED:	C.S.P.	ABANDONMENT	

**SPECIFIC PURPOSE SURVEY  
PALM BEACH FARMS COMPANY  
PLAT NO. 3 RIGHT-OF-WAY  
ABANDONMENT  
LYING IN SECTION 27/43/42**

SHEET NO.	2 OF 9	JOB NO.	1718
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# EXHIBIT "B"



## LOCATION MAP

NOT TO SCALE

## LEGEND

P.O.C.	=	POINT OF COMMENCEMENT
P.O.B.	=	POINT OF BEGINNING
P.B. FARMS	=	PALM BEACH FARMS
R/W	=	RIGHT-OF-WAY
P.B.	=	PLAT BOOK
O.R.B.	=	OFFICIAL RECORDS BOOK
PG.(S)	=	PAGE(S)
PBC	=	PALM BEACH COUNTY
LWDD	=	LAKE WORTH DRAINAGE DISTRICT
CONC.	=	CONCRETE
D	=	DESCRIPTION
C	=	CALCULATED
M	=	MEASURED
C&M	=	CALCULATED AND MEASURED
EP	=	EDGE OF PAVING
TOB	=	TOP OF BANK
TOE	=	TOE OF SLOPE
PBF	=	PALM BEACH FARMS
RCP	=	REINFORCED CONCRETE PIPE
CMP	=	CORRUGATED METAL PIPE
DESC.	=	DESCRIBED
CO.	=	COMPANY
TYP.	=	TYPICAL
PCN	=	PROPERTY CONTROL NUMBER



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FIELD:	N/A	DRAWN:	R.A.B.	SCALE:	1"=60'
BOOK:	N/A	DATE:	JANUARY, 2019	CADDFILE:	1718_PBF ROW
PAGE:	N/A	CHECKED:	C.S.P.	ABANDONMENT	

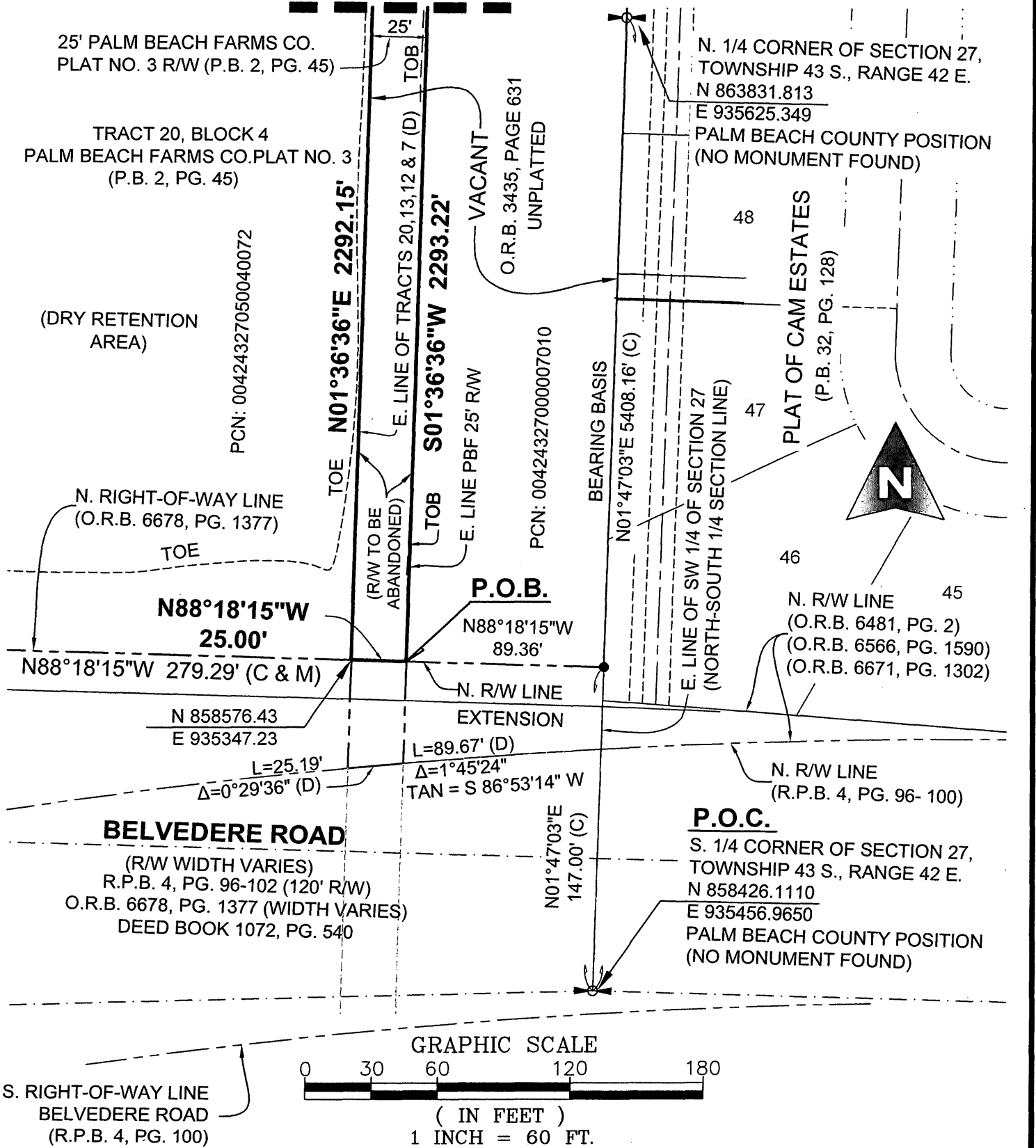
**SPECIFIC PURPOSE SURVEY**  
**PALM BEACH FARMS COMPANY**  
**PLAT NO. 3 RIGHT-OF-WAY**  
**ABANDONMENT**  
**LYING IN SECTION 27/43/42**

SHEET NO. 3 OF 9 JOB NO. 1718



EXHIBIT "B"

MATCH TO SHEET 5



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FIELD:	N/A	DRAWN:	R.A.B.	SCALE:	1"=60'
BOOK:	N/A	DATE:	JANUARY, 2019	CADDFILE:	1718_PBF ROW ABANDONMENT
PAGE:	N/A	CHECKED:	C.S.P.		

**SPECIFIC PURPOSE SURVEY**  
**PALM BEACH FARMS COMPANY**  
**PLAT NO. 3 RIGHT-OF-WAY**  
**ABANDONMENT**  
**LYING IN SECTION 27/43/42**

SHEET NO.	4 OF 9	JOB NO.	1718
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EXHIBIT "B"

MATCH TO SHEET 6

25' PALM BEACH FARMS CO.  
PLAT NO. 3 R/W (P.B. 2, PG. 45)



TRACT 13, BLOCK 4  
PALM BEACH FARMS CO. PLAT NO. 3  
(P.B. 2, PG. 45)

PCN: 00424327050040072

(DRY RETENTION  
AREA)

N01°36'36"E 2292.15'

O.R.B. 3435, PAGE 631

(R/W TO BE  
ABANDONED)

S01°36'36"W 2293.22'

VACANT

O.R.B. 3435, PAGE 631  
UNPLATTED

PCN: 00424327000007010

55

54

53

52

51

50

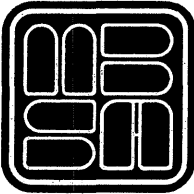
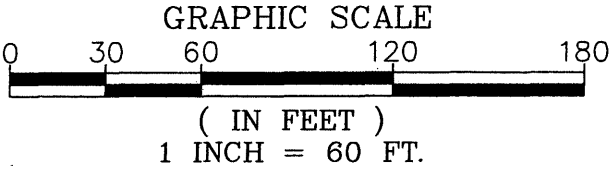
PLAT OF CAM ESTATES  
(P.B. 32, PG. 128)

FERNLEA DRIVE

S. LINE TRACT 13  
N. LINE TRACT 20

TRACT 20, BLOCK 4  
PALM BEACH FARMS  
CO. PLAT NO. 3  
(P.B. 2, PG. 45)

MATCH TO SHEET 4



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FIELD:	N/A	DRAWN:	R.A.B.	SCALE:	1"=60'
BOOK:	N/A	DATE:	JANUARY, 2019	CADDFILE:	1718_PBF_ROW
PAGE:	N/A	CHECKED:	C.S.P.	ABANDONMENT	

SPECIFIC PURPOSE SURVEY  
PALM BEACH FARMS COMPANY  
PLAT NO. 3 RIGHT-OF-WAY  
ABANDONMENT  
LYING IN SECTION 27/43/42

SHEET NO. 5 OF 9 JOB NO. 1718



EXHIBIT "B"

MATCH TO SHEET 7

TRACT 12, BLOCK 4  
PALM BEACH FARMS CO. PLAT NO. 3  
(P.B. 2, PG. 45)

VACANT

30' PALM BEACH FARMS CO.  
PLAT NO. 3 R/W DEDICATION  
WAS REMOVED AND  
TERMINATED BASED UPON  
THE RESULT OF THE SUIT  
WEST PENINSULAR TITLE  
COMPANY vs PALM BEACH  
COUNTY (O.R.B. 11687, PG. 1584)

S. LINE  
TRACT 12

N. LINE  
TRACT 13

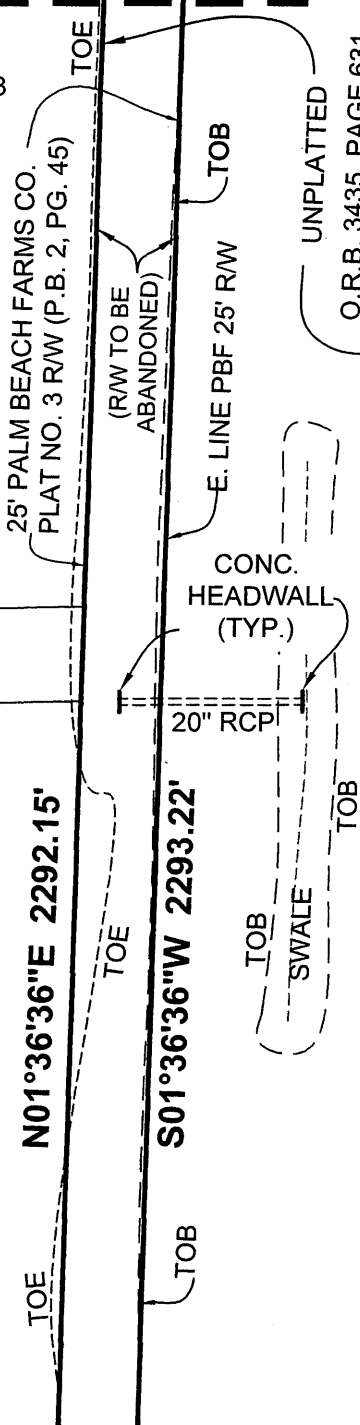
(DRY RETENTION  
AREA)

TRACT 13, BLOCK 4  
PALM BEACH FARMS CO. PLAT NO. 3  
(P.B. 2, PG. 45)

PCN: 00424327050040072

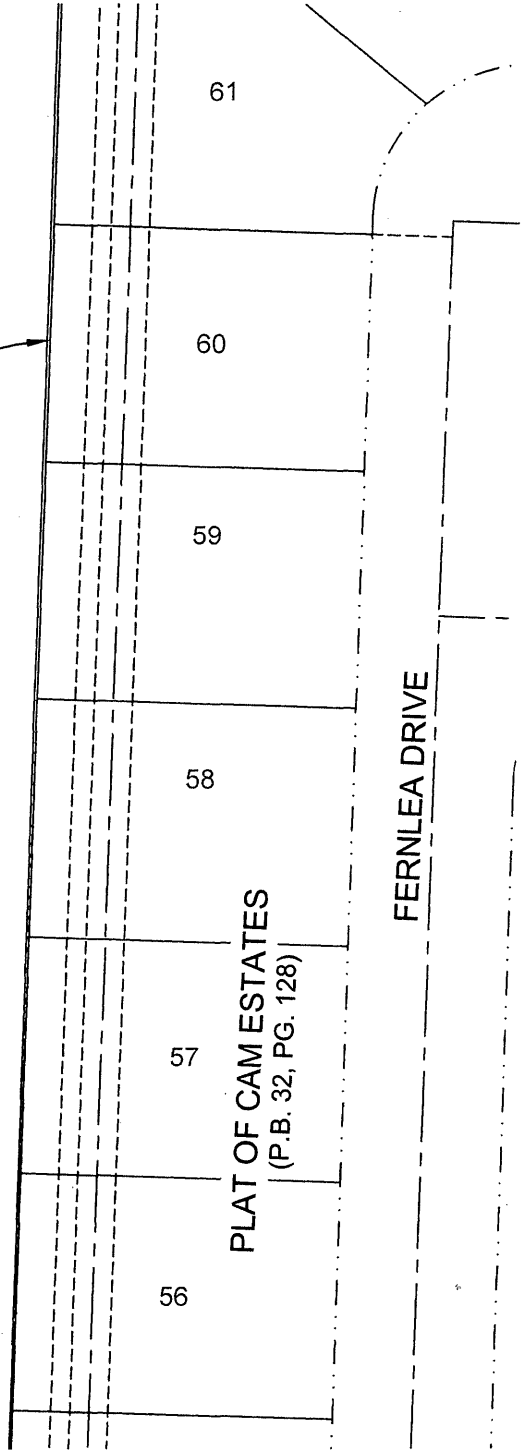


MATCH TO SHEET 5



O.R.B. 3435, PAGE 631

PCN: 00424327000007010



GRAPHIC SCALE



( IN FEET )  
1 INCH = 60 FT.



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BOOK:	N/A	DATE:	JANUARY, 2019	CADDFILE:	1718 PBF ROW
PAGE:	N/A	CHECKED:	C.S.P.	ABANDONMENT	

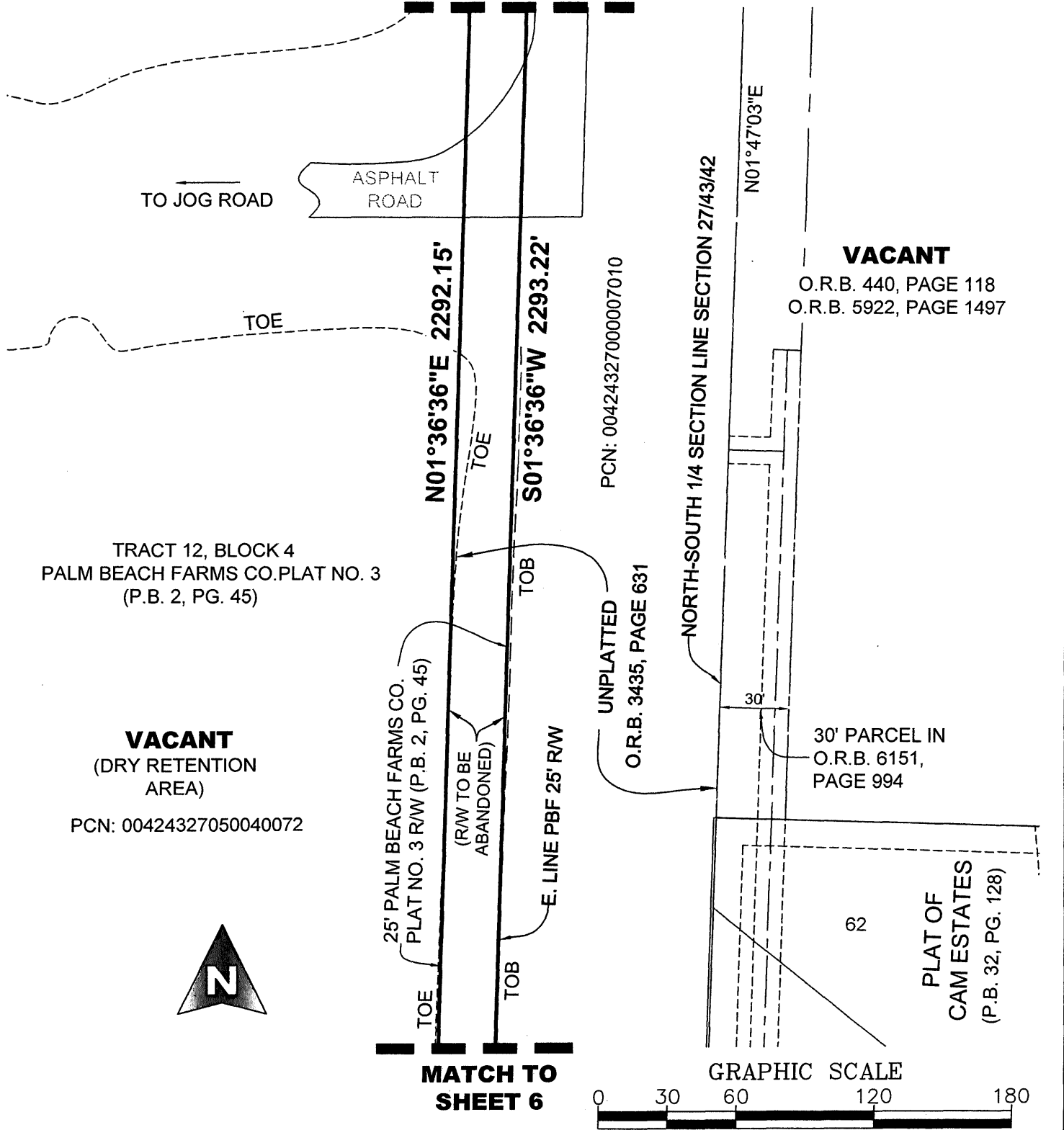
SPECIFIC PURPOSE SURVEY  
PALM BEACH FARMS COMPANY  
PLAT NO. 3 RIGHT-OF-WAY  
ABANDONMENT  
LYING IN SECTION 27/43/42

SHEET NO. 6 OF 9 JOB NO. 1718



EXHIBIT "B"

MATCH TO SHEET 8



**MICHAEL B. SCHORAH & ASSOCIATES, INC.**

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FIELD:	N/A	DRAWN:	R.A.B.	SCALE:	1"=60'
BOOK:	N/A	DATE:	JANUARY, 2019	CADDFILE:	1718_PBF ROW
PAGE:	N/A	CHECKED:	C.S.P.	ABANDONMENT	

**SPECIFIC PURPOSE SURVEY  
PALM BEACH FARMS COMPANY  
PLAT NO. 3 RIGHT-OF-WAY  
ABANDONMENT  
LYING IN SECTION 27/43/42**

SHEET NO. 7 OF 9 JOB NO. 1718



EXHIBIT "B"

MATCH TO SHEET 9



TRACT 7, BLOCK 4  
PALM BEACH FARMS CO. PLAT NO. 3  
(P.B. 2, PG. 45 &  
O.R.B. 6678, PAGE 1389)

PCN: 00424327050040072

**VACANT**  
(DRY RETENTION  
AREA)

TOE  
N01°36'36"E 2292.15'  
25' R/W DEED TO PBC  
(O.R.B. 3435, PAGE 631)  
EAST LINE TRACTS (R/W TO BE  
20, 13, 12 & 7 (D) ABANDONED)  
TOE

S01°36'36"W 2293.22'

ASPHALT ROAD

EP  
E. LINE PBF 25' R/W

UNPLATTED  
O.R.B. 3435, PAGE 631

PCN: 00424327000007010

NORTH-SOUTH 1/4 SECTION LINE SECTION 27/43/42

30'  
N01°47'03"E

30' PARCEL IN  
O.R.B. 6151,  
PAGE 994

**VACANT**  
O.R.B. 440, PAGE 118  
O.R.B. 5922, PAGE 1497

MATCH TO  
SHEET 7

GRAPHIC SCALE



( IN FEET )  
1 INCH = 60 FT.



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FIELD:	N/A	DRAWN:	R.A.B.	SCALE:	1"=60'
BOOK:	N/A	DATE:	JANUARY, 2019	CADDFILE:	1718 PBF ROW
PAGE:	N/A	CHECKED:	C.S.P.	ABANDONMENT	

**SPECIFIC PURPOSE SURVEY  
PALM BEACH FARMS COMPANY  
PLAT NO. 3 RIGHT-OF-WAY  
ABANDONMENT  
LYING IN SECTION 27/43/42**

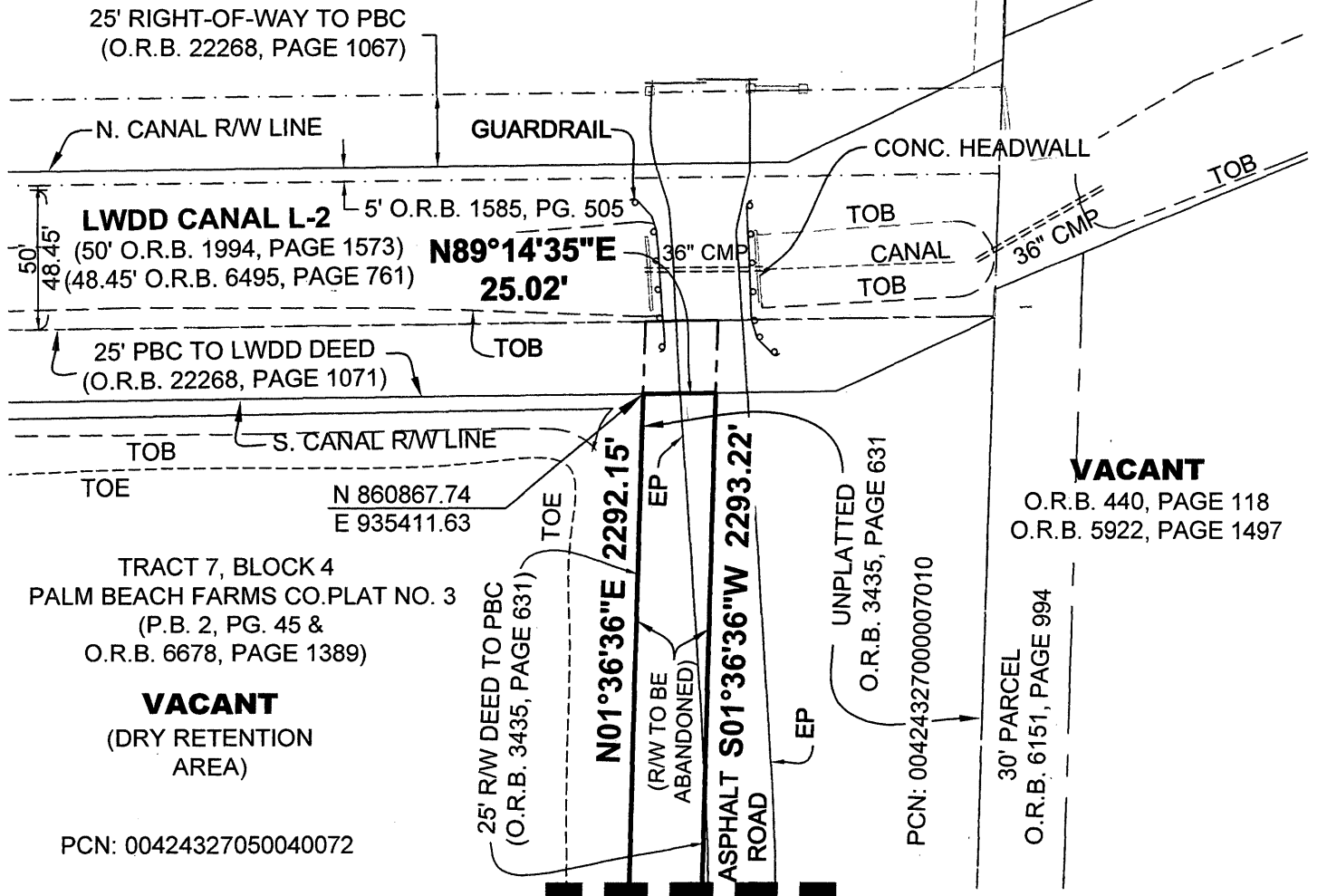
SHEET NO. 8 OF 9 JOB NO. 1718



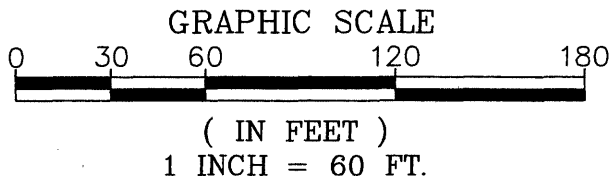
EXHIBIT "B"



EXISTING PBC WATER UTILITIES SITE  
(AFFIDAVIT OF WAIVER O.R.B. 23676, PAGE 239)



MATCH TO  
SHEET 8



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BOOK:	N/A	DATE:	JANUARY, 2019	CADDFILE:	1718_PBF ROW
PAGE:	N/A	CHECKED:	C.S.P.	ABANDONMENT	

**SPECIFIC PURPOSE SURVEY  
PALM BEACH FARMS COMPANY  
PLAT NO. 3 RIGHT-OF-WAY  
ABANDONMENT  
LYING IN SECTION 27/43/42**

SHEET NO. 9 OF 9 JOB NO. 1718



EXHIBIT "C"

LEGAL DESCRIPTION

A DESCRIPTION OF A PORTION OF THE 30 FOOT PLATTED RIGHT-OF-WAY LYING WITHIN, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID PORTION OF RIGHT-OF-WAY ALSO BEING ALL OF THOSE LANDS AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 22268, PAGE 1067, AND AS SHOWN LYING WITHIN THE SOUTHERLY 25 FEET OF THAT CERTAIN AFFIDAVIT OF WAIVER AS RECORDED IN OFFICIAL RECORDS BOOK 23676, PAGE 239, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST; SAID RIGHT-OF-WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;


COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 01°47'03" EAST ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 27, A DISTANCE OF 2559.10 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-2, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1732, PAGE 612 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 64°32'28" WEST DEPARTING SAID SECTION LINE AND BEING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-2, A DISTANCE OF 23.06 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED RIGHT-OF-WAY; THENCE CONTINUE SOUTH 64°32'28" WEST ALONG SAID LAKE WORTH DRAINAGE DISTRICT L-2 CANAL RIGHT-OF-WAY AND THE SOUTHERLY LINE OF THOSE LANDS AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED AS RECORDED IN OFFICIAL RECORDS BOOK 22268, PAGE 1067, OF SAID PALM BEACH COUNTY PUBLIC RECORDS, DISTANCE OF 59.82 FEET; THENCE SOUTH 89°14'35" WEST ALONG SAID CANAL RIGHT-OF-WAY AND SAID DEED LINE, A DISTANCE OF 637.78 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF JOG ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 6440, PAGE 501 AND OFFICIAL RECORDS BOOK 19310, PAGE 1237 OF SAID PALM BEACH COUNTY PUBLIC RECORDS; (THE PRECEDING 3 COURSES ALSO BEING ALONG THE SOUTHERLY LINE OF THAT AFFIDAVIT OF WAIVER AS RECORDED IN OFFICIAL RECORDS BOOK 23676, PAGE 239) THENCE NORTH 16°46'36" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 26.01 FEET; THENCE NORTH 89°14'35" EAST ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED AS RECORDED IN OFFICIAL RECORDS BOOK 22268, PAGE 1067 AND SAID LINE BEING 25 FEET NORTH OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID LAKE WORTH DRAINAGE DISTRICT CANAL L-2 RIGHT-OF- WAY, A DISTANCE OF 699.31 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 0.384 ACRES (16,713.6 SQ. FEET) MORE OR LESS.

THE SPECIFIC PURPOSE SURVEY PROVIDED HEREON MEETS THE REQUIREMENTS AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17.050-.052 FLORIDA ADMINISTRATIVE CODE AND THE STANDARDS OF PRACTICE PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DATE OF SIGNATURE: 8/28/19

  
CRAIG S. PUSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5019

DATE OF LAST FIELD WORK: 10/9/18

REV. PER PBC COMMENTS RAB 7/30/19



**MICHAEL B. SCHORAH & ASSOCIATES, INC.**  
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FIELD:	N/A	DRAWN:	R.A.B.	SCALE:	1"=60'
BOOK:	N/A	DATE:	FEB., 2019	CADD FILE:	1718_25' PBF ROW
PAGE:	N/A	CHECKED:	C.S.P.	ABANDONMENT	

**SPECIFIC PURPOSE SURVEY**  
**PALM BEACH FARMS COMPANY**  
**PLAT NO. 3 RIGHT-OF-WAY**  
**ABANDONMENT**  
**LYING IN SECTION 27/43/42**

SHEET NO.	1 OF 5	JOB NO.	1718
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**EXHIBIT "C"**

**SURVEYOR'S NOTE:**

- 1. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.
- 2. BEARINGS AS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE SOUTHWEST ONE QUARTER (SW1/4) OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, HAVING A GRID BEARING OF NORTH 01°47'03" EAST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83, 1990 ADJUSTMENT.
- 3. NO UNDERGROUND UTILITIES OR BURIED IMPROVEMENTS WERE LOCATED BY THIS OFFICE.
- 4. THIS SURVEY WAS BASED UPON AND LIES COMPLETELY WITHIN THE BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY THIS OFFICE IN FILE NO. 1718 FOR PBC WUD WATER TREATMENT PLANT NO. 8 DATED 3/8/19. FOUND MONUMENTS WERE SHOWN ALONG THE SOUTHERN BOUNDARY CONFIRMING THE POSITION OF THE AFFIDAVIT OF WAIVER IN O.R.B. 23676, PAGE 239 AND FOR THE STATED 25' RIGHT-OF-WAY AS RECITED IN THE QUIT CLAIMED TO PALM BEACH COUNTY IN O.R.B. 22268, PAGE 1067, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 5. THE LEGAL DESCRIPTION WAS DERIVED FROM THOSE LANDS AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED AS RECORDED IN OFFICIAL RECORDS BOOK 22268, PAGE 1067 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 6. THE DIMENSIONS AS SHOWN HEREON ARE DESCRIBED AND MEASURED UNLESS OTHERWISE NOTED.
- 7. PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AND "AE" (EL. = 15.7 NAVD 88) PER FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NO. 120192 0559 F, (MAP NUMBER 12099C0559F) MAP EFFECTIVE DATE: OCTOBER 5, 2017
- 8. UPON REVIEW OF THE TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY FILE NO. 201808001, EFFECTIVE DATE: 7/26/18 AT 8:00 AM, IT IS THE OPINION OF THIS OFFICE TO THE BEST OF OUR KNOWLEDGE AND BELIEF THAT ALL EASEMENTS AFFECTING THIS RIGHT-OF-WAY FROM SAID COMMITMENT ARE SHOWN HEREON.
- 9. THE EXPECTED ACCURACY MEETS OR EXCEEDS THE COMMERCIAL / HIGH RISK LINEAR CLOSURE OF 1 FOOT IN 10,000 FEET.
- 10. THE PURPOSE OF THIS 25' CORRIDOR RIGHT-OF-WAY ABANDONMENT IS TO REMOVE ANY INTERPRETATION OR MISINTERPRETATION OF THE LOCATION OF THE PALM BEACH FARMS COMPANY PLAT NO. 3 RIGHT-OF-WAY AS STATED IN THE QUIT CLAIM DEED CONVEYED TO PALM BEACH COUNTY FROM LAKE WORTH DRAINAGE DISTRICT IN OFFICIAL RECORD BOOK 22268, PAGE 1067, AND AS FURTHER SHOWN IN THAT AFFIDAVIT OF WAIVER IN OFFICIAL RECORD BOOK 23676, PAGE 239, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**11. COORDINATE NOTES:**

STATE PLANE COORDINATES SHOWN ARE GRID DATUM, NAD 83, 1990 ADJUSTMENT, TRANSVERSE MERCATOR PROJECTION FLORIDA EAST ZONE,  
LINEAR UNIT = US SURVEY FEET  
ALL DISTANCES ARE GROUND (UNLESS OTHERWISE SHOWN)  
SCALE FACTOR = 1.0000307  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
ROTATION EQUATION DEED TO GRID (C) COUNTER CLOCKWISE (-) 0°00'09" JOG RD. R/W



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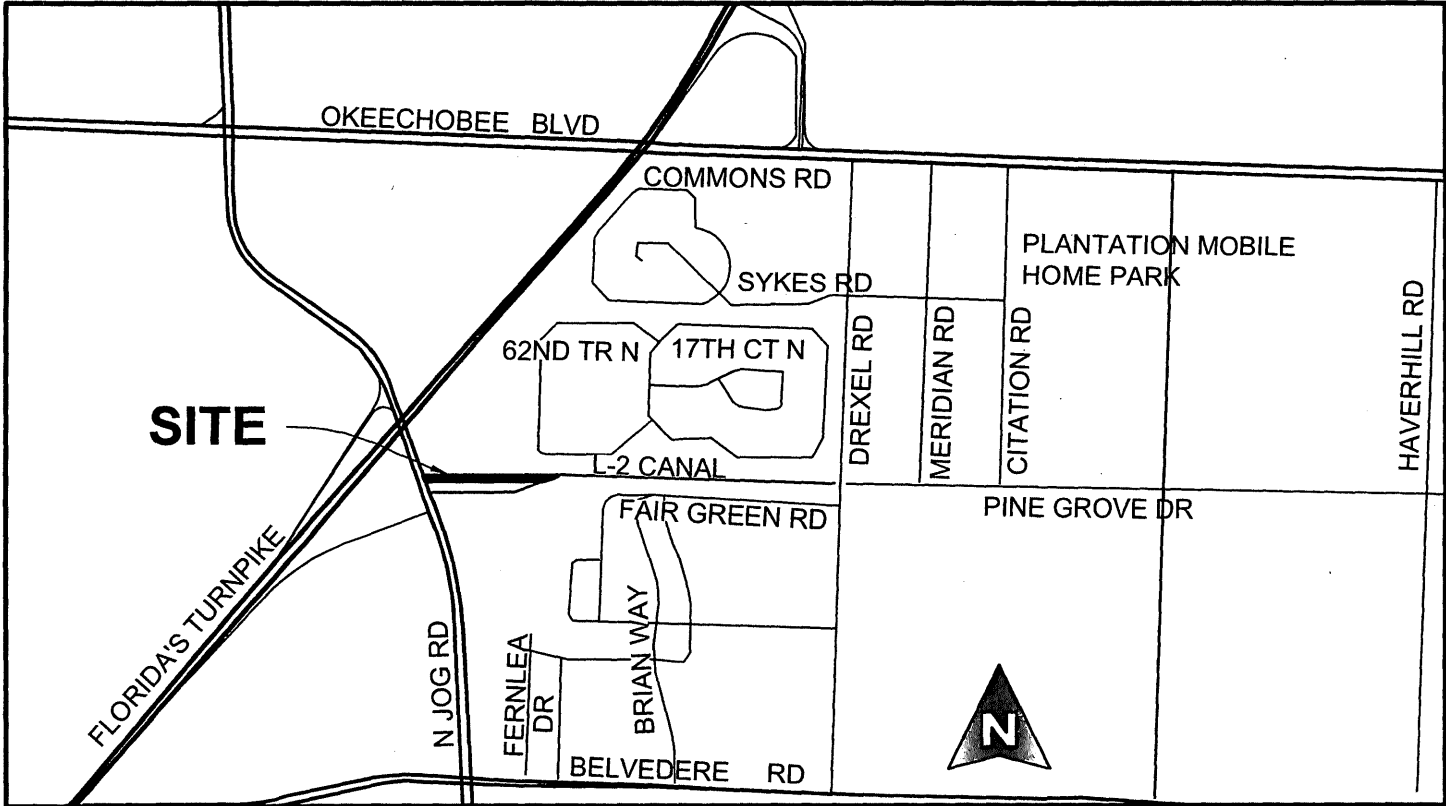
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BOOK:	N/A	DATE:	FEB., 2019	CADDFILE:	1718_25' PBF ROW
PAGE:	N/A	CHECKED:	C.S.P.	ABANDONMENT	

**SPECIFIC PURPOSE SURVEY**  
**PALM BEACH FARMS COMPANY**  
**PLAT NO. 3 RIGHT-OF-WAY**  
**ABANDONMENT**  
**LYING IN SECTION 27/43/42**

SHEET NO.	2 OF 5	JOB NO.	1718
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EXHIBIT "C"



LOCATION MAP

NOT TO SCALE

LEGEND

P.O.C.	=	POINT OF COMMENCEMENT
P.O.B.	=	POINT OF BEGINNING
P.B. FARMS	=	PALM BEACH FARMS
R/W	=	RIGHT-OF-WAY
P.B.	=	PLAT BOOK
O.R.B.	=	OFFICIAL RECORDS BOOK
PG.(S)	=	PAGE(S)
PBC	=	PALM BEACH COUNTY
LWDD	=	LAKE WORTH DRAINAGE DISTRICT
CONC.	=	CONCRETE
D	=	DESCRIPTION
C	=	CALCULATED
M	=	MEASURED
C&M	=	CALCULATED AND MEASURED
EP	=	EDGE OF PAVING
TOB	=	TOP OF BANK
TOE	=	TOE OF SLOPE
PBF	=	PALM BEACH FARMS
RCP	=	REINFORCED CONCRETE PIPE
CMP	=	CORRUGATED METAL PIPE
DESC.	=	DESCRIBED
CO.	=	COMPANY
TYP.	=	TYPICAL
PCN	=	PROPERTY CONTROL NUMBER



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WEST PALM BEACH, FLORIDA 33406  
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD:	N/A	DRAWN:	R.A.B.	SCALE:	1"=60'
BOOK:	N/A	DATE:	FEB., 2019	CADDFILE:	1718_25' PBF ROW
PAGE:	N/A	CHECKED:	C.S.P.	ABANDONMENT	

SPECIFIC PURPOSE SURVEY  
PALM BEACH FARMS COMPANY  
PLAT NO. 3 RIGHT-OF-WAY  
ABANDONMENT  
LYING IN SECTION 27/43/42

SHEET NO. 3 OF 5 JOB NO. 1718



EXHIBIT "C"



AFFIDAVIT OF  
PLAT WAIVER  
(O.R.B. 23676, PAGE 239)

N. R/W LINE OF LWDD CANAL  
AND S. BOUNDARY OF PLAT WAIVER  
PER O.R.B. 22268, PG. 1067 &  
O.R.B. 23676, PG. 239

N89°14'35"E  
699.31'

30' PALM BEACH FARMS CO. R/W  
(P.B. 2, PAGE 45) PER DEED

637.78'  
S89°14'35"W

LWDD CANAL L-2

50' R/W RESERVATION  
(O.R.B. 1994, PAGE 1573)

S. CANAL R/W LINE PER  
O.R.B. 22268, PG. 1071

5' O.R.B. 1585, PG. 505

VACANT  
(DRY RETENTION  
AREA)

PCN: 00424327050040072

STATE PLANE COORDINATES:

- ① N 860974.137  
E 935515.825  
② N 860964.899  
E 934816.559

GRAPHIC SCALE



( IN FEET )  
1 INCH = 60 FT.



MICHAEL B. SCHORAH & ASSOCIATES, INC.

1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406

TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD:	N/A	DRAWN:	R.A.B.	SCALE:	1"=60'
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PAGE:	N/A	CHECKED:	C.S.P.	ABANDONMENT	

SPECIFIC PURPOSE SURVEY  
PALM BEACH FARMS COMPANY  
PLAT NO. 3 RIGHT-OF-WAY  
ABANDONMENT  
LYING IN SECTION 27/43/42

SHEET NO. 4 OF 5 JOB NO. 1718

MATCH TO SHEET 5



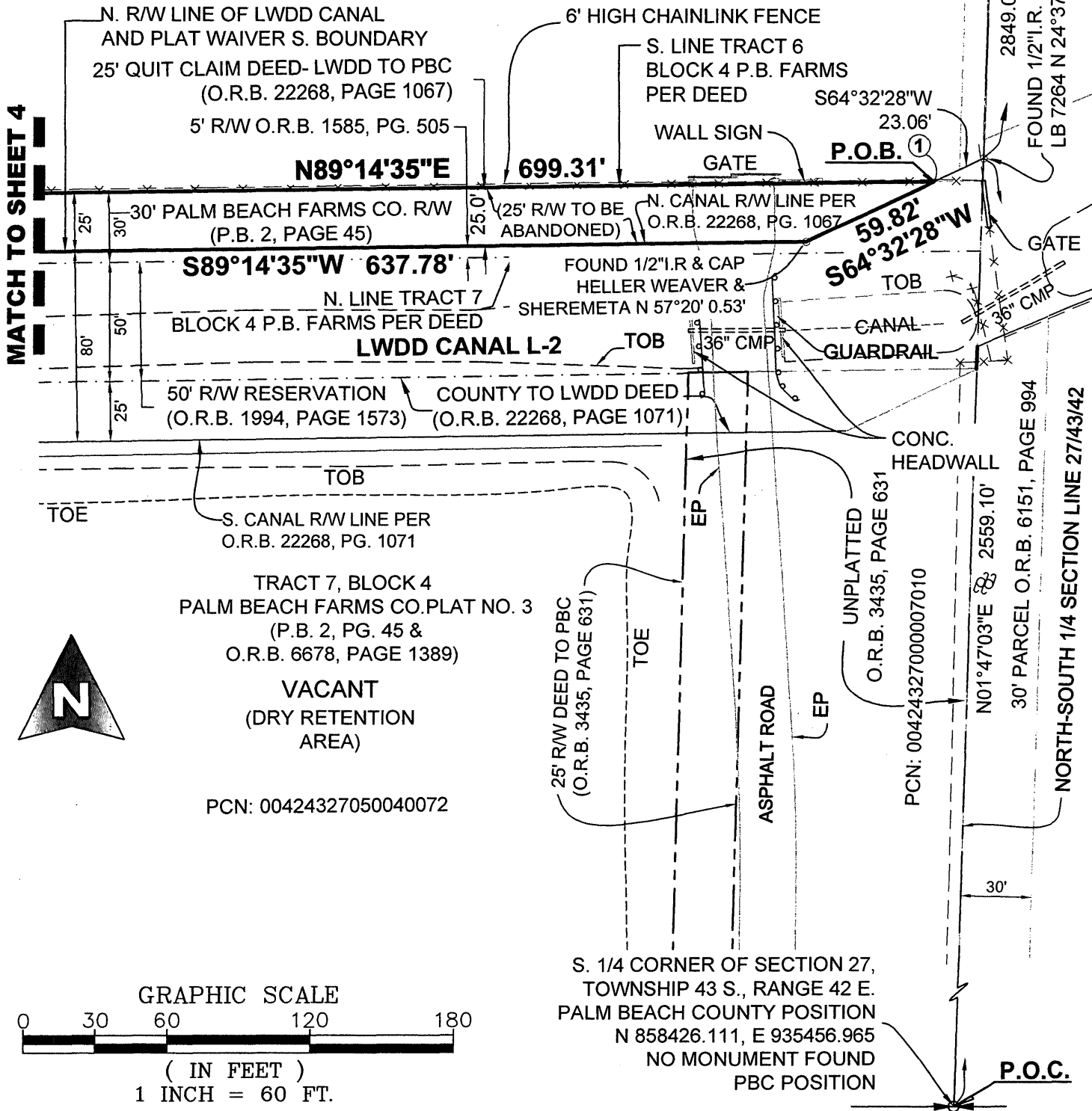
EXHIBIT "C"

PLAT WAIVER

(O.R.B. 23676, PAGE 239)

EXISTING PBC WATER UTILITIES SITE  
(AFFIDAVIT OF WAIVER O.R.B. 23676, PAGE 239)

N 1/4 CORNER SECTION 27,  
TOWNSHIP 43 S, RANGE 42 E  
N863831.813, E935625.349  
PBC POSITION  
NO MONUMENT FOUND



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FIELD: N/A	DRAWN: R.A.B.	SCALE: 1"=60'
BOOK: N/A	DATE: FEB., 2019	CADDFILE: 1718 25' PBF ROW ABANDONMENT
PAGE: N/A	CHECKED: C.S.P.	

**SPECIFIC PURPOSE SURVEY  
PALM BEACH FARMS COMPANY  
PLAT NO. 3 RIGHT-OF-WAY  
ABANDONMENT  
LYING IN SECTION 27/43/42**

SHEET NO. 5 OF 5	JOB NO. 1718
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EXHIBIT D

ABANDONMENT OF 12' UTILITY EASEMENT

ALL OF THE 12.00 FOOT UTILITY EASEMENT RUNNING ALONG THE NORTH LINE OF TRACT "E" OF THE PLAT OF CAM ESTATES AS RECORDED IN PLAT BOOK 32, PAGE 128 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S REPORT

THIS IS A SPECIFIC PURPOSE SURVEY TO ABANDON THE 12' UTILITY EASEMENT ALONG THE NORTH LINE OF TRACT E OF THE PLAT OF CAM ESTATES AS RECORDED IN PLAT BOOK 32, PAGE 128, LOCATED IN A PORTION OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. NO BOUNDARY CORNERS HAVE BEEN SET.

THIS IS NOT A "BOUNDARY SURVEY" OR "GEODETIC CONTROL SURVEY" AS DEFINED BY FLORIDA ADMINISTRATIVE CODE 5J-17.052(4)(A).

BEARINGS ARE BASED ON AN ASSUMED BEARING OF SOUTH 89°49'10" WEST ALONG THE EAST/WEST QUARTER SECTION LINE OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST AS SHOWN ON THIS SURVEY AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

BEARING ROTATION EQUATION ALONG THE EAST/WEST QUARTER SECTION LINE IS AS FOLLOWS: SOUTH 89°49'10" EAST (ASSUMED PLAT BEARING) ROTATED CLOCKWISE 01°42'03" WILL YIELD A GRID BEARING OF NORTH 88°28'47" WEST (NAD 83/90 GRID) ALONG SAID LINE.

THIS INSTRUMENT PREPARED BY GLENN W. MARK, P.L.S. IN THE OFFICE OF THE COUNTY ENGINEER, VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.

IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.

I HAVE REVIEWED THE CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT - FILE NO: 201807003, WITH AN EFFECTIVE DATE OF JUNE 20, 2018 @ 08:00 AM, AND ALL SURVEY RELATED ENCUMBRANCES IDENTIFIED IN THE POLICIES SCHEDULE B - SECTION II ARE SHOWN ON THIS SURVEY AND/OR ARE NOTED BELOW.

4. LOT DIMENSIONS, EASEMENTS AND DEDICATION PER PLAT OF CAM ESTATES RECORDED IN PLAT BOOK 32, PAGE 128. (PLOTTED)

5. SOUTHERN BELL EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 541, PAGE 791. (NOT APPLICABLE TO THIS SPECIFIC PURPOSE SURVEY)

6. UTILITY EASEMENT WITH FLORIDA UTILITIES INC. RECORDED IN OFFICIAL RECORDS BOOK 2967, PAGE 1079. (NOT APPLICABLE TO THIS SPECIFIC PURPOSE SURVEY. LOCATED IN LOTS 61 & 62 CAM ESTATES PB.32, PG.128)

7. RESERVATIONS IN FAVOR OF EVERGLADES DRAINAGE DISTRICT RECORDED IN DEED BOOK 703, PAGE 198. (NOT APPLICABLE TO THIS SPECIFIC PURPOSE SURVEY)

8. DRAINAGE EASEMENT GRANTED PALM BEACH COUNTY RECORDED IN OFFICIAL RECORDS BOOK 1658, PAGE 899 AND IN OFFICIAL RECORDS BOOK 1785, PAGE 758. (NOT APPLICABLE TO THIS SPECIFIC PURPOSE SURVEY)

9. EASEMENT GRANTED TO FPL RECORDED IN OFFICIAL RECORDS BOOK 1740, PAGE 968. (NOT APPLICABLE TO THIS SPECIFIC PURPOSE SURVEY)


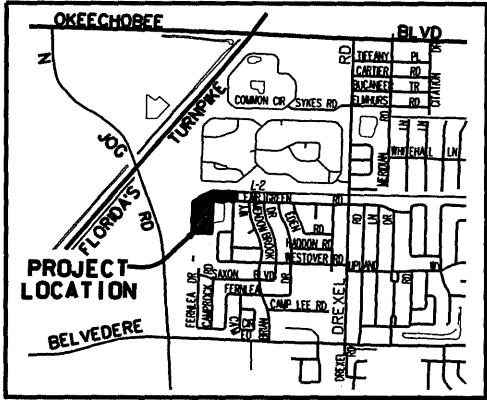
PROJECT NO. 2019011-04	SHEET 4	PROJECT: ABANDONMENT OF 12' U.E. WITHIN TRACT "E" PLAT OF CAM ESTATES SPECIFIC PURPOSE SURVEY		DATE DRAWN: 03/06/19 CHECKED: GWM APPROVED: GWM SCALE: 1" = 50'	NO.	REVISION	BY	DATE		PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ROADWAY PRODUCTION 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411
		DESIGN FILE NAME S-1-19-3967.DGN	DRAWING NO. S-1-19-3967							



EXHIBIT D

SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST



- LEGEND
- ORB = OFFICIAL RECORD BOOK
  - INV = INVERT
  - EL = ELEVATION
  - FM = FORCE MAIN
  - PB = PLAT BOOK
  - PG = PAGE
  - R/W = RIGHT OF WAY
  - CONC. = CONCRETE
  - CMP = CORRUGATED METAL PIPE
  - PCN = PARCEL CONTROL NUMBER
  - EOW = EDGE OF WATER
  - TOB = TOP OF BANK
  - EOP = EDGE OF PAVEMENT
  - PP = WOOD POWER POLE
  - = VARIOUS TREES
  - ☼ = CABBAGE PALM TREES

10. RIGHT-OF-WAY OF LAKE WORTH DRAINAGE DISTRICT L-2 CANAL WHICH MAY BE SHOWN IN OFFICIAL RECORDS BOOK 1732, PAGE 612, OFFICIAL RECORDS BOOK 1994, PAGE 1573, OFFICIAL RECORDS BOOK 3435, PAGE 631 AND OFFICIAL RECORDS BOOK 6495, PAGE 761. (PLOTTED)

NOTE: PUBLIC CONSTRUCTION BOND RECORDED IN OFFICIAL RECORDS BOOK 28666, PAGE 1424.

NOTE: ALL RECORDING REFERENCES CONTAINED HEREIN ARE IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SEE SUPPORTING TOPOGRAPHIC SURVEY S-3-18-3944 ON FILE IN THE OFFICE OF THE COUNTY ENGINEER.

ELEVATIONS ARE BASED ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD 1988). ESTABLISHED FROM AN EXISTING PUBLISHED PALM BEACH COUNTY BENCHMARK SET BY ANOTHER SURVEYOR IN THIS OFFICE.

FIELD WORK FOR THIS PROJECT IS LOCATED IN FIELD BOOK 1254D, PAGES 76-79 AND FIELD BOOK 1254E, PAGES 1 - 5, DATED 07/13/2018. INSTRUMENTS USED WERE THE TRIMBLE R8 GPS UNIT 1, TOPCON ES AND THE WILD NA2 LEVEL.

FIELD WORK COMPLETED ON 09/05/2018.

LAND IS CURRENTLY VACANT AND DOES NOT CONTAIN ANY VISIBLE ABOVE OR BELOW GROUND UTILITIES. A 48" RCP CUTS ACROSS THE EASEMENT AND IS COVERED BY AN EXISTING DRAINAGE EASEMENT AS SHOWN ON THIS SURVEY.

NO WETLAND DETERMINATIONS OR DELINEATIONS WERE CONDUCTED BY THIS SURVEY.

NATIVE TREES WITH A DBH OF 4" OR GREATER HAVE BEEN LOCATED AND ARE SHOWN ON THIS SURVEY AT THE CLIENTS REQUEST.

UNDERGROUND FOUNDATIONS AND UTILITIES MAY BE PRESENT. NO UNDERGROUND LOCATES WERE DONE OR REQUESTED BY THE CLIENT.

THE BOUNDARY LINES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT BASED ON ANY FIELD SURVEY OR VERIFICATION. THIS IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE USED TO DETERMINE BOUNDARY LINES. SEE BOUNDARY SURVEY PREPARED BY SCHORAH & ASSOCIATES, INC. FILE NO. 1718, DATED SEPTEMBER 2018 FOR ADDITIONAL INFORMATION.



EXHIBIT D

FILE NAMES ARE 2018011-07.PRJ, 2018011-07.REF, 2018011-07 NOTES.DOCX AND S-3-18-3944.DGN

THE INTENDED PLOT SCALE OF THIS DRAWING IS 1"= 50' ON 8.5"X 11" PAPER.

ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.

COORDINATES SHOWN ARE GRID.

DATUM = NAD 83, 1990 ADJUSTMENT

ZONE = FLORIDA EAST.

LINEAR UNITS = US SURVEY FOOT.

COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.

ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.

PROJECT SCALE FACTOR = 1.000030718

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.

SITE BENCHMARKS ARE SHOWN AND NOTED ON THE MAP SHEET OF THIS DRAWING. ALL ARE BASED ON A CLOSED BENCH RUN FROM AN EXISTING PALM BEACH COUNTY BENCHMARK PREVIOUSLY ESTABLISHED BY ANOTHER SURVEYOR IN THIS OFFICE.

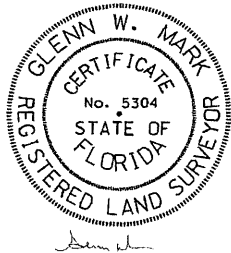
PROJECT BENCHMARKS

MCCUNE 15.05' (NAVD 88)

TO REACH THE STATION, PROCEED TO ITS LOCATION JUST SOUTH OF THE INTERSECTION OF JOG ROAD AND BELVEDERE ROAD ON THE EAST SIDE. THE STATION IS A BRASS DISK SET IN THE CENTER OF A CONCRETE DRAINAGE HEADWALL AND STAMPED "MCCUNE PBC BM". THE STATION IS LOCATED 84 FEET NORTHEAST OF A CONCRETE POWER POLE WITH LIGHT, 39.8 FEET EAST-SOUTHEAST OF A WOODEN POWER POLE, 40 FEET EAST OF THE EAST EDGE OF PAVEMENT OF JOG ROAD AND 238 FEET SOUTH OF THE SOUTH EDGE OF PAVEMENT OF BELVEDERE ROAD.

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

I HEREBY CERTIFY THAT THE SPECIFIC PURPOSE SURVEY SHOWN HEREON MEETS THE FLORIDA STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17-.050-.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.



Digitally signed by Glenn W Mark  
DN: c=US, o=PALM BEACH COUNTY,  
ou=PALM BEACH COUNTY, cn=Glenn W  
Mark,  
0.9.2342.19200300.100.1.1=A0109800000  
0163AC129A3C0000457F  
Date: 2019.05.16 10:48:55 -04'00'

GLENN W. MARK, P.L.S.  
FLORIDA CERTIFICATE #5304

DATE



