



**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 easements are exempt.

C. Departmental Fiscal Review: Alice Kovalainen

**III. REVIEW COMMENTS**

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

[Signature] 1/9/2020  
 OFMB 1/19

[Signature] 1/10/2020  
 Contract Dev. and Control 1/19/2020 TD

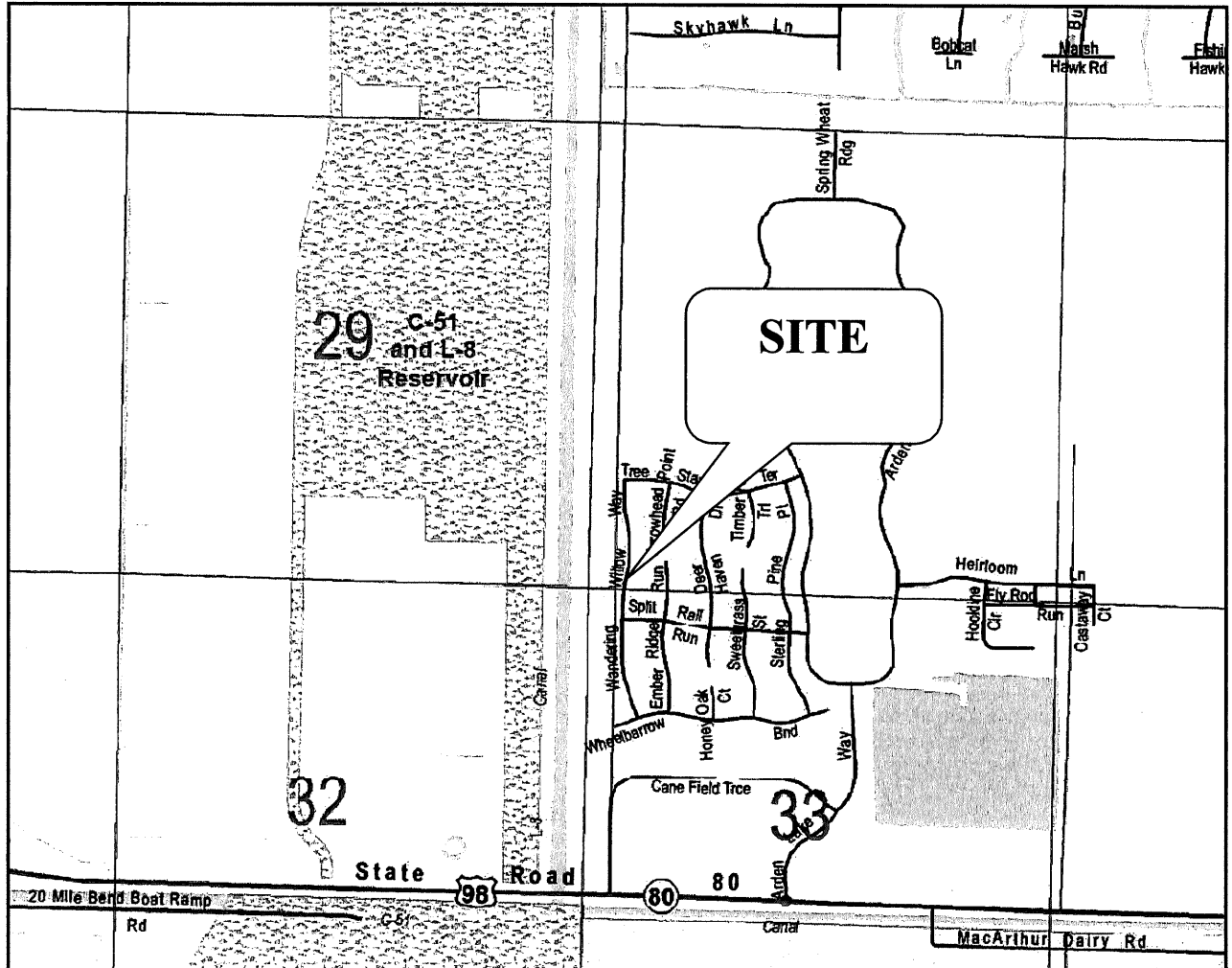
**B. Approved as to Form and Legal Sufficiency:**

[Signature] 1/14/2020  
 Assistant County Attorney

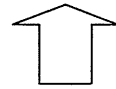
**C. Other Department Review:**

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

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



LOCATION SKETCH



N (Not to scale)

A 15 FOOT WIDE DRAINAGE EASEMENT BEING THE NORTH 7.50 FEET OF LOT 407 AND THE SOUTH 7.50 FEET OF LOT 408; AND A 15 FOOT WIDE DRAINAGE EASEMENT BEING THE NORTH 7.50 FEET OF LOT 413 AND THE SOUTH 7.50 FEET OF LOT 414, AS SHOWN ON THE PLAT OF ARDEN P.U.D. POD A WEST AND POD B WEST, RECORDED IN PLAT BOOK 122, PAGES 136 THROUGH 148, INCLUSIVELY, THE PUBLIC RECORDS OF PALM BEACH COUNTY.

RESOLUTION NO. R-2020-\_\_\_\_\_

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING ANY PUBLIC INTEREST IN A 15 FOOT WIDE DRAINAGE EASEMENT BEING THE NORTH 7.50 FEET OF LOT 407 AND THE SOUTH 7.50 FEET OF LOT 408; AND A 15 FOOT WIDE DRAINAGE EASEMENT BEING THE NORTH 7.50 FEET OF LOT 413 AND THE SOUTH 7.50 FEET OF LOT 414, AS SHOWN ON THE PLAT OF ARDEN P.U.D. POD A WEST AND POD B WEST, RECORDED IN PLAT BOOK 122, PAGES 136 THROUGH 148, INCLUSIVELY, 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 Lennar Homes, LLC 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 February 11, 2020, 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 15 foot wide drainage easement being the north 7.50 feet of Lot 407 and the south 7.50 feet of Lot 408; and a 15 foot wide drainage easement being the north 7.50 feet of Lot 413 and the south 7.50 feet of Lot 414, as shown on the plat of Arden P.U.D. Pod A West and Pod B West, as recorded in Plat Book 122, Pages 136 through 148, inclusive, as shown in **Exhibit A** and **Exhibit B**; and

**WHEREAS**, in accordance with the Ordinance, notice of the holding of such meeting was duly published in the Palm Beach Post on January 26, 2020; and

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

**WHEREAS**, 12 foot replacement drainage easements are sufficient for the existing underground facilities in accordance with Uniform Land Development Code Article 11.E.4.G.3; and

**RESOLUTION NO. R-2020-\_\_\_\_\_**

**WHEREAS**, the BCC held said hearing as advertised and determined that the two 15 foot wide drainage easements are in excess of the requirements and such action will not materially interfere with drainage of the County road system.

**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. A 15 foot wide drainage easement being the north 7.50 feet of Lot 407 and the south 7.50 feet of Lot 408; and a 15 foot wide drainage easement being the north 7.50 feet of Lot 413 and the south 7.50 feet of Lot 414, as shown on the plat of Arden P.U.D. Pod A West and Pod B West, recorded in Plat Book 122, Pages 136 through 148, inclusively, are 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 drainage easements more fully described in the legal descriptions and sketches as shown in **Exhibit A** and **Exhibit B**, 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-2020-\_\_\_\_\_**

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 Dave M. Kerner, Mayor

Commissioner Robert S. Weinroth, Vice Mayor

Commissioner Hal R. Valeche

Commissioner Gregg K. Weiss

Commissioner Mary Lou Berger

Commissioner Melissa McKinlay

Commissioner Mack Bernard


The Mayor thereupon declared the Resolution duly passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

**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

**LEGAL DESCRIPTION**

A 15 FOOT WIDE DRAINAGE EASEMENT BEING THE NORTH 7.50 FEET OF LOT 407 AND THE SOUTH 7.50 FEET OF LOT 408, AS SHOWN ON THE PLAT OF ARDEN P.U.D. POD A WEST AND POD B WEST, AS RECORDED IN PLAT BOOK 122, PAGES 136 THROUGH 148, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID EASEMENT LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.

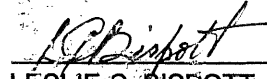
CONTAINING 2608 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.

THE SPECIFIC PURPOSE SURVEY PROVIDED HEREON MEETS THE REQUIREMENTS AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE AND THE STANDARDS OF PRACTICE PURSUANT TO CHAPTER 472 FLORIDA STATUTES.


DATE OF LAST FIELD WORK 6/19/19

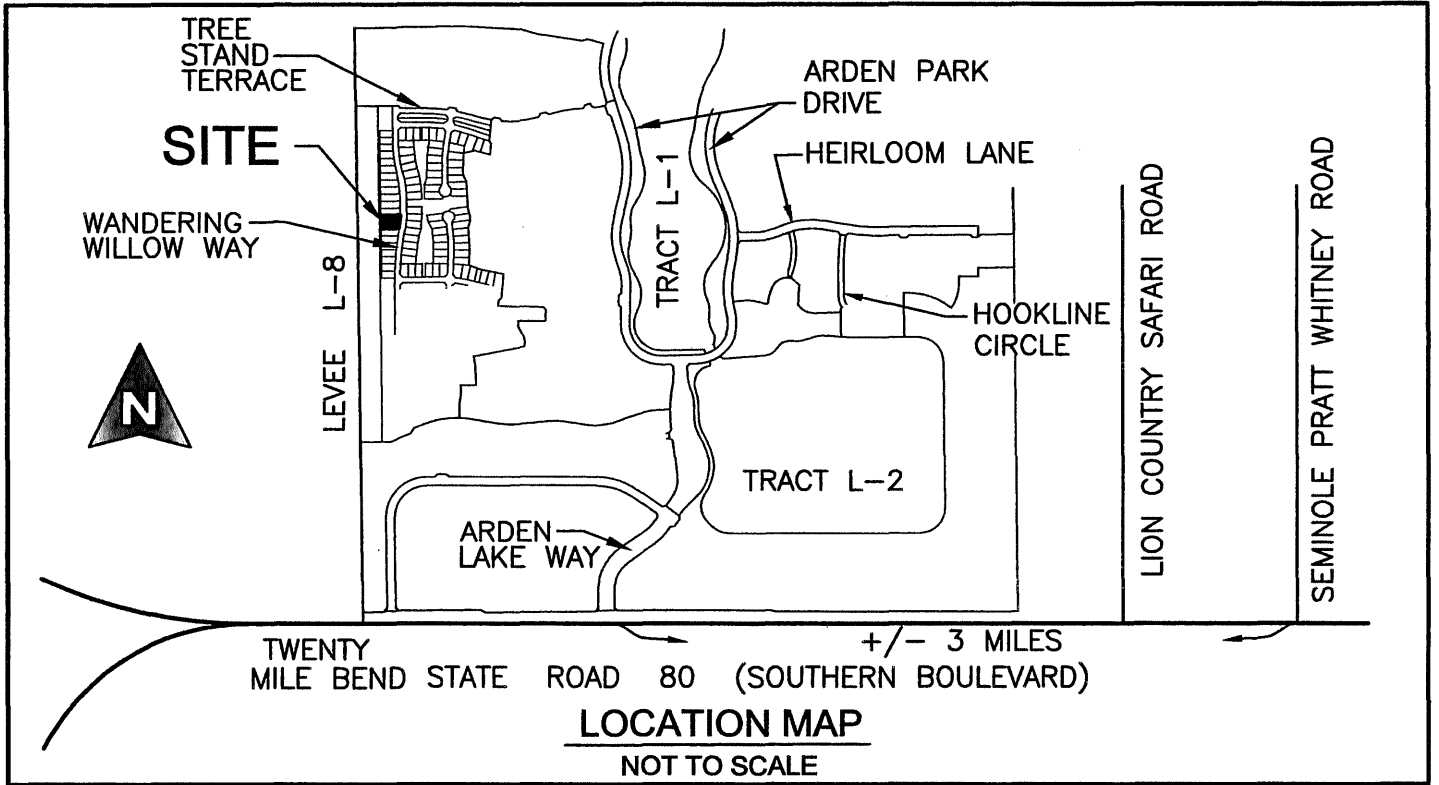
UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DATE OF SIGNATURE: 1/3/2020

  
 \_\_\_\_\_  
 LESLIE C. BISPOTT  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 5698

10/7/19 REVISED PER PALM BEACH COUNTY COMMENTS LETTER DATED OCTOBER 1, 2019

|  |  |                  |                         |   |  |
|--|--|------------------|-------------------------|---|--|
|  | <b>MICHAEL B. SCHORAH &amp; ASSOCIATES, INC.</b><br>1850 FOREST HILL BLVD., SUITE 206<br>WEST PALM BEACH, FLORIDA 33406<br>EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438 |                  |                         | <b>SPECIFIC PURPOSE SURVEY</b><br><b>15' DRAINAGE EASEMENT</b><br><b>LOTS 407 - 408, ARDEN P.U.D.</b><br><b>POD A WEST AND POD B WEST</b><br><b>(PETITION TO ABANDON/VACATE A 15' D.E.)</b> |  |
|  | FIELD: N/A   | DRAWN: R.A.B.    | SCALE: 1" = 30'         | SHEET NO. 1 OF 4      JOB NO. 1627  |  |
|  | BOOK: N/A  | DATE: JUNE, 2019 | CADDFILE: 1627 407-408_ |   |  |
|  | PAGE: N/A  | CHECKED: L.C.B.  | DE ABANDON              |   |  |



**SURVEYORS NOTES**

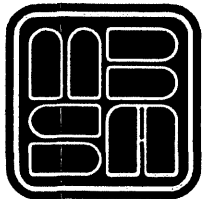
1. THE BEARINGS SHOWN HEREON ARE GRID (NAD 83, 1990 ADJUSTMENT) AND ARE REFERENCED TO A BEARING OF NORTH 01°17'43" EAST BETWEEN PALM BEACH COUNTY CONTROL "LEVEE\_1" AND PALM BEACH COUNTY CONTROL "LEVEE\_2" AS SHOWN HEREON.
2. NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
3. ALL TRACTS, LOTS AND EASEMENTS SHOWN HEREON ARE BASED ON THE PLAT OF ARDEN P.U.D. POD A WEST AND POD B WEST (P.B. 122, PGS. 136 - 148), UNLESS OTHERWISE SHOWN.

**COORDINATES NOTE:**

STATE PLANE 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, PROJECT SCALE FACTOR = 0.99999219, GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE, BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

**LEGEND**

|                            |                              |                                |
|----------------------------|------------------------------|--------------------------------|
| P.B. = PLAT BOOK           | D.E. = DRAINAGE EASEMENT     | RCP = REINFORCED CONCRETE PIPE |
| P.B.C. = PALM BEACH COUNTY | U.E. = UTILITY EASEMENT      | C.B. = CATCH BASIN             |
| C.M. = CONCRETE MONUMENT   | I.R. & C. = IRON ROD AND CAP | IMP. = IMPROVEMENTS            |
| FD. = FOUND                | R = RADIUS                   |                                |
| PGS. = PAGES               | Δ = CURVE CENTRAL ANGLE      |                                |
| PC = POINT OF CURVATURE    | L = ARC LENGTH               |                                |
| PT = POINT OF TANGENCY     | ℄ = CENTERLINE               |                                |



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

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

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

|            |                  |                        |
|------------|------------------|------------------------|
| FIELD: N/A | DRAWN: R.A.B.    | SCALE: 1" = 30'        |
| BOOK: N/A  | DATE: JUNE, 2019 | CADDFILE: 1627 407-408 |
| PAGE: N/A  | CHECKED: L.C.B.  | DE ABANDON             |

**SPECIFIC PURPOSE SURVEY**  
**15' DRAINAGE EASEMENT**  
**LOTS 407 - 408, ARDEN P.U.D.**  
**POD A WEST AND POD B WEST**  
**(PETITION TO ABANDON/VACATE A 15' D.E.)**

SHEET NO. 2 OF 4      JOB NO. 1627



**TITLE REVIEW**

BASED UPON OUR REVIEW OF THE TITLE SEARCH OF THE UPDATED OWNER'S POLICY NO. 5011412-2571895 (SCHEDULE B, FILE NO.: 2038-2571895) FROM FEBRUARY 6, 2019 AT 2:29 P.M., THROUGH OCTOBER 8, 2019 AT 8:00 A.M. BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 1062-4521997.

THE FOLLOWING EXCEPTION THAT AFFECTS SUBJECT EASEMENT IS AS FOLLOWS:

RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF ARDEN P.U.D. POD A WEST AND POD B WEST, AS RECORDED IN PLAT BOOK 122, PAGE(S) 136, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). **(EXCEPTION 8) AFFECTS AS SHOWN.**



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

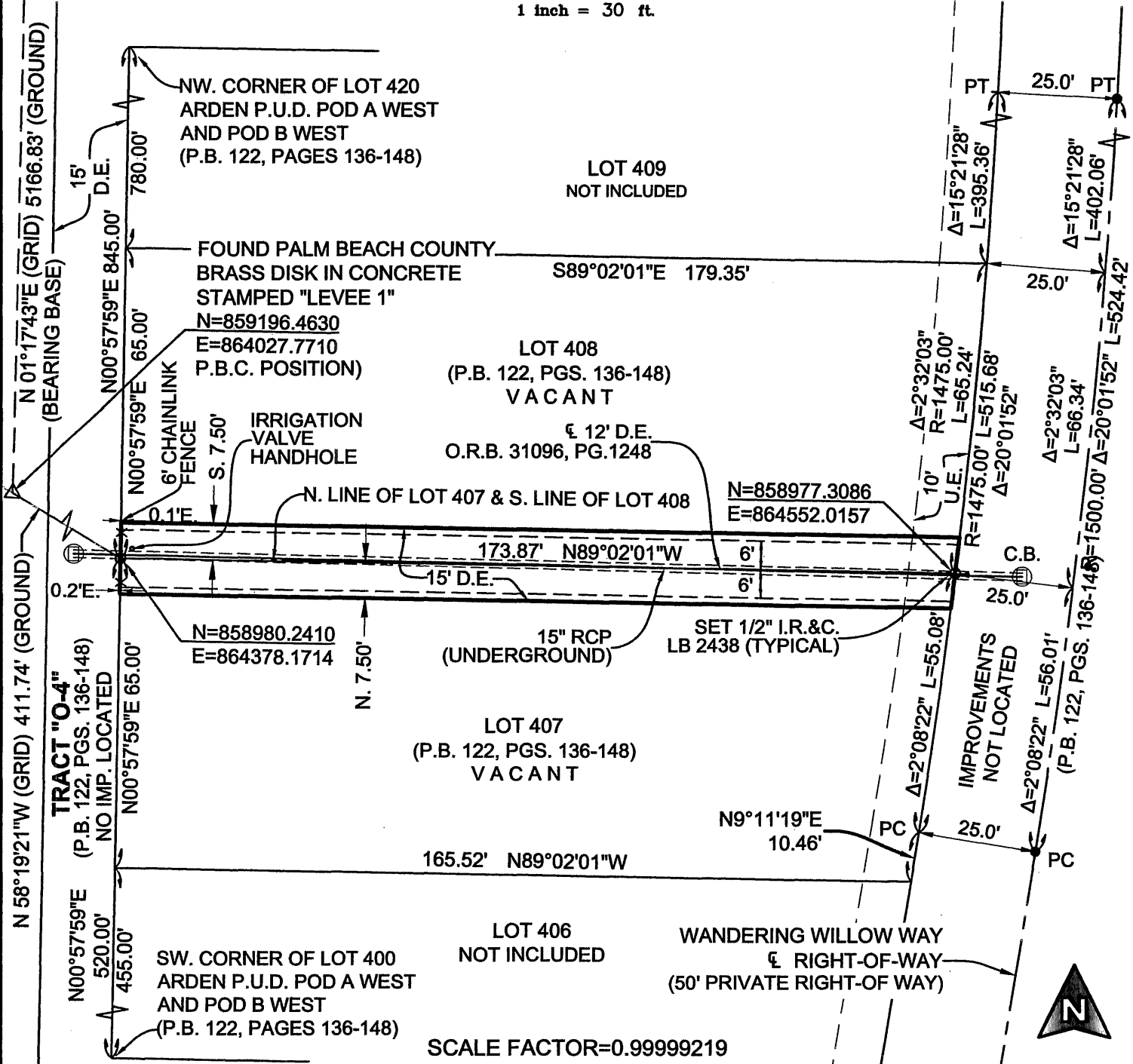
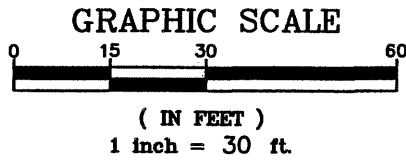
1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406

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

|            |                  |                            |
|------------|------------------|----------------------------|
| FIELD: N/A | DRAWN: R.A.B.    | SCALE: 1" = 30'            |
| BOOK: N/A  | DATE: JUNE, 2019 | CADDFILE:<br>1627 407-408_ |
| PAGE: N/A  | CHECKED: L.C.B.  | DE ABANDON                 |

|   |              |
|---|--------------|
| <b>SPECIFIC PURPOSE SURVEY<br/>15' DRAINAGE EASEMENT<br/>LOTS 407 - 408, ARDEN P.U.D.<br/>POD A WEST AND POD B WEST<br/>(PETITION TO ABANDON/VACATE A 15' D.E.)</b> |              |
| SHEET NO. 3 OF 4  | JOB NO. 1627 |

N=864361.9330  
 E=864144.5690  
 "LEVEE\_2" (NOT FOUND)  
 (P.B.C. POSITION)



SECTION 28, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA



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

|            |                  |                        |
|------------|------------------|------------------------|
| FIELD: N/A | DRAWN: R.A.B.    | SCALE: 1" = 30'        |
| BOOK: N/A  | DATE: JUNE, 2019 | CADDFILE: 1627 407-408 |
| PAGE: N/A  | CHECKED: L.C.B.  | DE ABANDON             |

**SPECIFIC PURPOSE SURVEY**  
**15' DRAINAGE EASEMENT**  
**LOTS 407 - 408, ARDEN P.U.D.**  
**POD A WEST AND POD B WEST**  
**(PETITION TO ABANDON/VACATE A 15' D.E.)**

SHEET NO. 4 OF 4      JOB NO. 1627

**LEGAL DESCRIPTION**

A 15 FOOT WIDE DRAINAGE EASEMENT BEING THE NORTH 7.50 FEET OF LOT 413 AND THE SOUTH 7.50 FEET OF LOT 414, AS SHOWN ON THE PLAT OF ARDEN P.U.D. POD A WEST AND POD B WEST, AS RECORDED IN PLAT BOOK 122, PAGES 136 THROUGH 148, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID EASEMENT LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 2453 SQUARE FEET OR 0.06 ACRES, 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 FLORIDA ADMINISTRATIVE CODE AND THE STANDARDS OF PRACTICE PURSUANT TO CHAPTER 472 FLORIDA STATUTES.

DATE OF LAST FIELD WORK 6/19/19

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: 1/3/2020

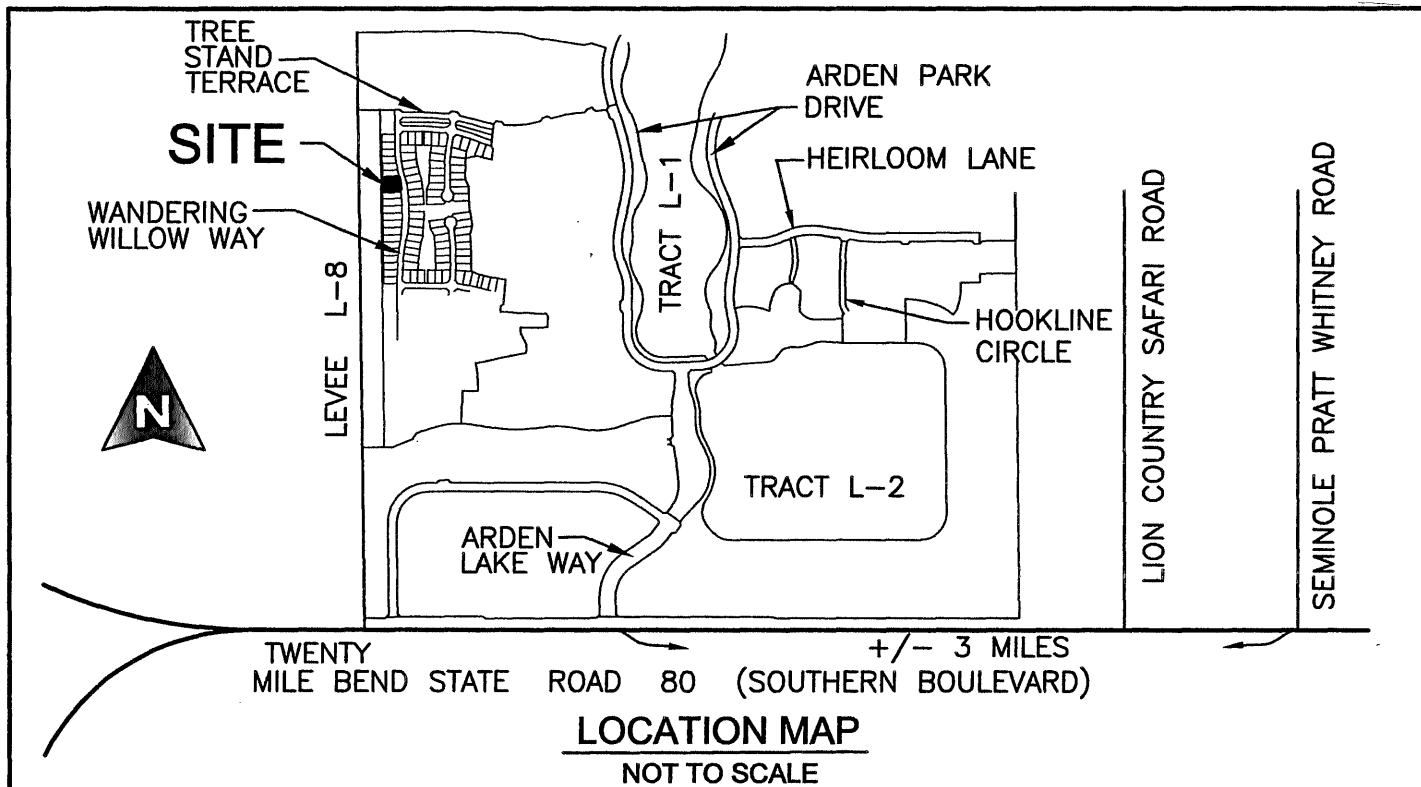
*L. C. Bispo*  
 \_\_\_\_\_  
 LESLIE C. BISPOTT  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 5698

10/7/19 REVISED PER PALM BEACH COUNTY COMMENTS LETTER DATED OCTOBER 1, 2019



|   |                     |                              |
|---|---------------------|------------------------------|
| <b>MICHAEL B. SCHORAH &amp; ASSOCIATES, INC.</b>                    |                     |                              |
| 1850 FOREST HILL BLVD., SUITE 206<br>WEST PALM BEACH, FLORIDA 33406 |                     |                              |
| EB# 2438  | TEL. (561) 968-0080 | FAX. (561) 642-9726 LB# 2438 |
| FIELD: N/A  | DRAWN: R.A.B.       | SCALE: 1" = 30'              |
| BOOK: N/A   | DATE: JUNE, 2019    | CADDFILE:<br>1627 413-414    |
| PAGE: N/A   | CHECKED: L.C.B.     | DE ABANDON                   |

|  |              |
|--|--------------|
| <b>SPECIFIC PURPOSE SURVEY</b>                 |              |
| <b>15' DRAINAGE EASEMENT</b>                   |              |
| <b>LOTS 413 - 414, ARDEN P.U.D.</b>            |              |
| <b>POD A WEST AND POD B WEST</b>               |              |
| <b>(PETITION TO ABANDON/VACATE A 15' D.E.)</b> |              |
| SHEET NO. 1 OF 4                               | JOB NO. 1627 |



**SURVEYORS NOTES**

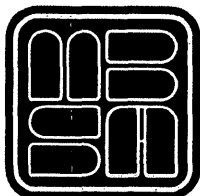
1. THE BEARINGS SHOWN HEREON ARE GRID (NAD 83, 1990 ADJUSTMENT) AND ARE REFERENCED TO A BEARING OF NORTH 01°17'43" EAST BETWEEN PALM BEACH COUNTY CONTROL "LEVEE\_1" AND PALM BEACH COUNTY CONTROL "LEVEE\_2" AS SHOWN HEREON.
2. NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
3. ALL TRACTS, LOTS AND EASEMENTS SHOWN HEREON ARE BASED ON THE PLAT OF ARDEN P.U.D. POD A WEST AND POD B WEST (P.B. 122, PGS. 136 - 148), UNLESS OTHERWISE SHOWN.

**COORDINATES NOTE:**

STATE PLANE 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, PROJECT SCALE FACTOR = 0.99999219, GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE, BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

**LEGEND**

|                            |                              |                                |
|----------------------------|------------------------------|--------------------------------|
| P.B. = PLAT BOOK           | D.E. = DRAINAGE EASEMENT     | RCP = REINFORCED CONCRETE PIPE |
| P.B.C. = PALM BEACH COUNTY | U.E. = UTILITY EASEMENT      | C.B. = CATCH BASIN             |
| C.M. = CONCRETE MONUMENT   | I.R. & C. = IRON ROD AND CAP | IMP. = IMPROVEMENTS            |
| FD. = FOUND                | R = RADIUS                   |                                |
| PGS. = PAGES               | Δ = CURVE CENTRAL ANGLE      |                                |
| PC = POINT OF CURVATURE    | L = ARC LENGTH               |                                |
| PT = POINT OF TANGENCY     | ℄ = CENTERLINE               |                                |



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

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

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

|            |                  |                        |
|------------|------------------|------------------------|
| FIELD: N/A | DRAWN: R.A.B.    | SCALE: 1" = 30'        |
| BOOK: N/A  | DATE: JUNE, 2019 | CADDFILE: 1627 413-414 |
| PAGE: N/A  | CHECKED: L.C.B.  | DE ABANDON             |

**SPECIFIC PURPOSE SURVEY  
15' DRAINAGE EASEMENT  
LOTS 413 - 414, ARDEN P.U.D.  
POD A WEST AND POD B WEST  
(PETITION TO ABANDON/VACATE A 15' D.E.)**

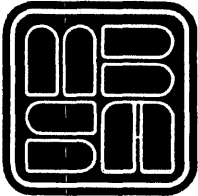
SHEET NO. 2 OF 4      JOB NO. 1627

**TITLE REVIEW**

BASED UPON OUR REVIEW OF THE TITLE SEARCH OF THE UPDATED OWNER'S POLICY NO. 5011412-2571895 (SCHEDULE B, FILE NO.: 2038-2571895) FROM FEBRUARY 6, 2019 AT 2:29 P.M., THROUGH OCTOBER 8, 2019 AT 8:00 A.M. BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 1062-4521997.

THE FOLLOWING EXCEPTION THAT AFFECTS SUBJECT EASEMENT IS AS FOLLOWS:

RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF ARDEN P.U.D. POD A WEST AND POD B WEST, AS RECORDED IN PLAT BOOK 122, PAGE(S) 136, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). **(EXCEPTION 8) AFFECTS AS SHOWN.**



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

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

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

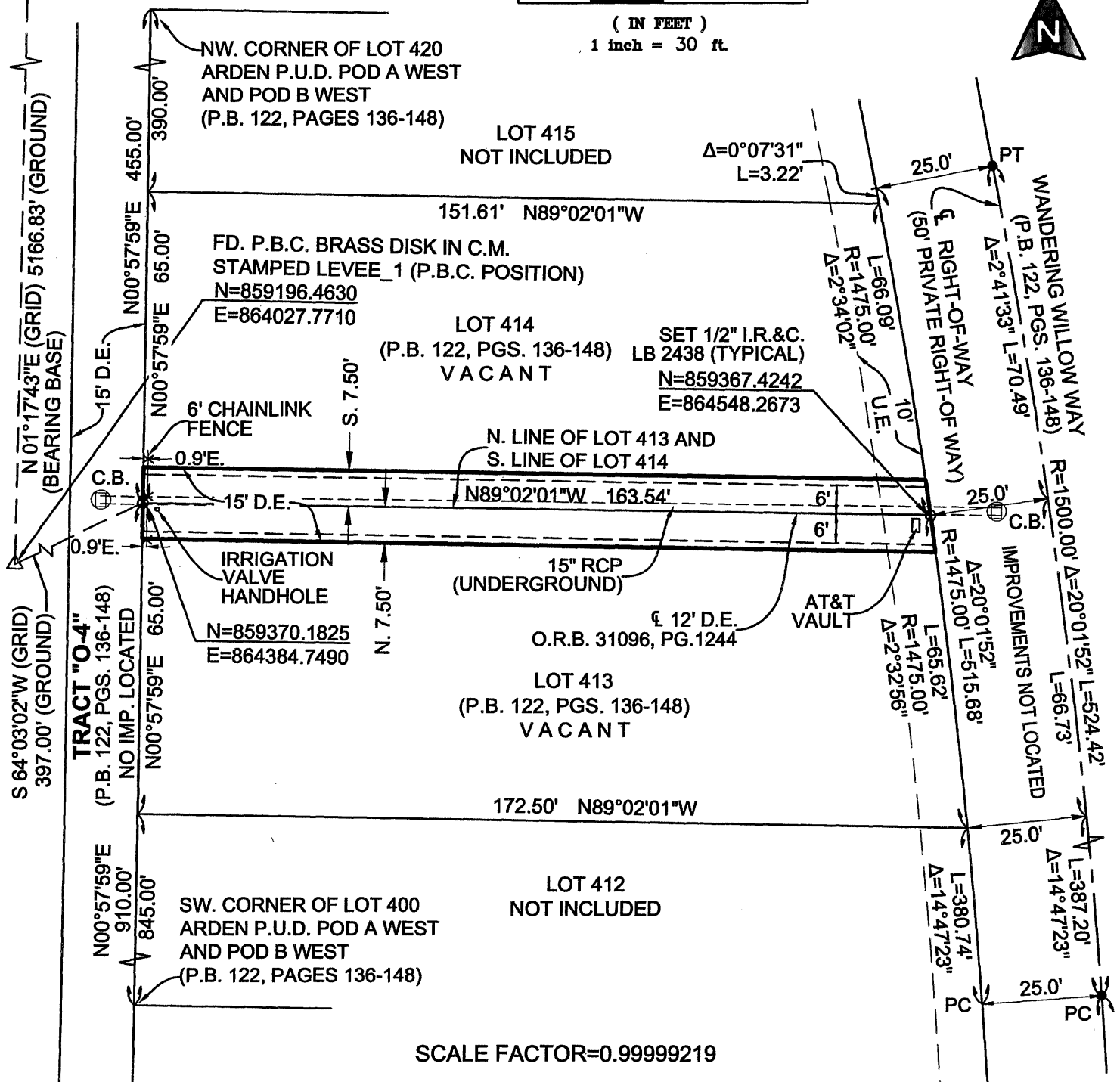
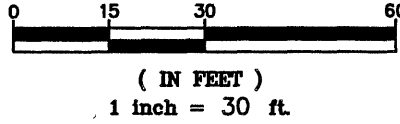
|            |                  |                            |
|------------|------------------|----------------------------|
| FIELD: N/A | DRAWN: R.A.B.    | SCALE: 1" = 30'            |
| BOOK: N/A  | DATE: JUNE, 2019 | CADDFILE:<br>1627 413-414_ |
| PAGE: N/A  | CHECKED: L.C.B.  | DE ABANDON                 |

**SPECIFIC PURPOSE SURVEY  
15' DRAINAGE EASEMENT  
LOTS 413 - 414, ARDEN P.U.D.  
POD A WEST AND POD B WEST  
(PETITION TO ABANDON/VACATE A 15' D.E.)**

SHEET NO. 3 OF 4      JOB NO. 1627

N=864361.9330  
 E=864144.5690  
 "LEVEE\_2" (NOT FOUND)  
 (P.B.C. POSITION)

GRAPHIC SCALE



SCALE FACTOR=0.99999219

SECTION 28, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA



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

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

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

|            |                  |                                    |
|------------|------------------|------------------------------------|
| FIELD: N/A | DRAWN: R.A.B.    | SCALE: 1" = 30'                    |
| BOOK: N/A  | DATE: JUNE, 2019 | CADDFILE: 1627 413-414_ DE ABANDON |
| PAGE: N/A  | CHECKED: L.C.B.  |                                    |

**SPECIFIC PURPOSE SURVEY  
 15' DRAINAGE EASEMENT  
 LOTS 413 - 414, ARDEN P.U.D.  
 POD A WEST AND POD B WEST  
 (PETITION TO ABANDON/VACATE A 15' D.E.)**

SHEET NO. 4 OF 4 JOB NO. 1627