

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: May 5, 2020 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 two portions of a 10-foot wide utility easement, lying within Parcel A, as shown on the plat of Villages of Windsor Plat Three (Abandonment Site), according to the plat thereof, as recorded in Plat Book 98, Pages 131 through 138, lying in Section 8, Township 45 South, Range 42 East, of the Public Records of Palm Beach County (County).

SUMMARY: Adoption of this Resolution will eliminate the public dedication that is in conflict with future development by Civic Hypoluxo Holding, LLC (Petitioner). All reviewing agencies and utility service providers have approved this abandonment and it serves no present or future public purpose. The abandonment site is located east of Lyons Road and south of Hypoluxo Road. District 3 (YBH)

Background and Justification: The petitioner has requested the County clear this encumbrance to allow the dedication of right-of-way, free of encumbrances, for new right-turn lanes for the south approach on Lyons Road and the west approach on Hypoluxo Road. This abandonment is required under Engineering Condition 22 in Resolution R2019-0172. The utility easement will be relocated to an alternative site within the 290-bed congregate living facility development under Zoning Control Number 1996-081.

Easements are exempt from the privilege fee requirement as provided in Palm Beach County Code of Ordinances Chapter 22, Article III, Road Abandonment and Plat Vacation, Ordinance 2002-034.

Attachments:

1. Location Sketch
2. Resolution with Exhibit 'A'

| | | | |
|------------------------|--|--|--------------------------------|
| Recommended by: | <i>[Signature]</i> <small>YBH/TEL</small> | <i>[Signature]</i> County Engineer | <i>4/7/2020</i> Date |
| Approved by: | <i>[Signature]</i> | Assistant County Administrator | <i>4/14/20</i> 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 easements are exempt.

C. Departmental Fiscal Review: *Alicia Kovalainen*

III. REVIEW COMMENTS

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

[Signature] 4/8/2020
 OFMB 8/4/7

[Signature] 4/14/2020
 Contract Dev. and Control 4-14-2020 TW

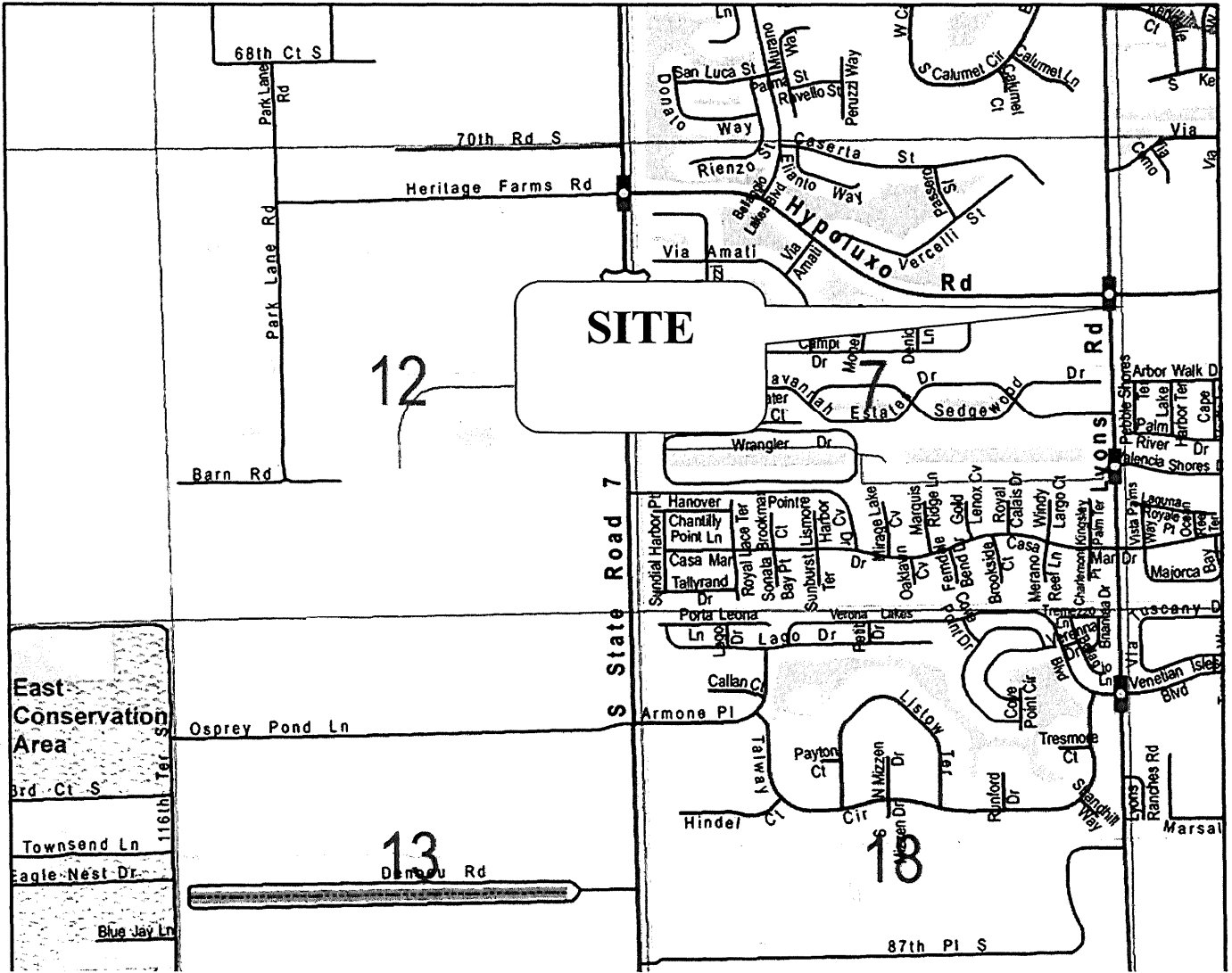
B. Approved as to Form and Legal Sufficiency:

Yelizaveta B. Herman 04.01.2020
 Assistant County Attorney

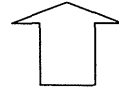
C. Other Department Review:

 Department Director

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



LOCATION SKETCH



N (Not to scale)

TWO PORTIONS OF A 10-FOOT WIDE UTILITY EASEMENT, LYING WITHIN PARCEL A, AS SHOWN ON THE PLAT OF VILLAGES OF WINDSOR PLAT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGES 131 THROUGH 138, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.

RESOLUTION NO. R2020-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING ANY PUBLIC INTEREST IN TWO PORTIONS OF THE 10-FOOT WIDE UTILITY EASEMENT AS SHOWN ON THE PLAT OF VILLAGES OF WINDSOR PLAT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGES 131 THROUGH 138, LYING IN SECTION 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, 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, has considered the abandonment pursuant to authority in Sections 177.101 and 336.09 of the Florida Statutes and as provided in Palm Beach County (County) Code Chapter 22. Article III, Road Abandonment and Plat Vacation Ordinance (Ordinance) for the abandonment/vacation of two portions of the 10-foot wide utility easement as shown on the plat of Villages of Windsor Plat Three, according to the plat thereof, as recorded in Plat Book 98, Pages 131 through 138, lying in Section 8, Township 45 South, Range 42 East, of the Public Records of Palm Beach County, as shown in **Exhibit A** (Utility Easement); and

WHEREAS, a petition to abandon the two portions of the Utility Easement was submitted by Civic Hypoluxo Holding, LLC; and

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

WHEREAS, the BCC, while convened in regular session on May 5, 2020 did hold a meeting on said petition to abandon the two portions of the Utility Easement; and

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

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

1. The foregoing recitals are hereby reaffirmed and ratified.
2. Two portions of the 10-foot wide utility easement as shown on the plat of Villages of Windsor Plat Three, according to the plat thereof, as recorded in Plat Book 98, Pages 131 through 138, lying in Section 8, Township 45 South, Range 42 East, of the Public Records of Palm Beach County, are hereby abandoned and closed as a public utility easement, and the BCC does hereby renounce and disclaim any right or interest of the County and the Public in and to the two portions of the easement, more fully described in the legal description and sketch as shown in **Exhibit A** attached hereto and made a part hereof.
3. Notice of the adoption of this Resolution shall be published once in the Palm Beach Post within thirty (30) days of the date of adoption of this Resolution as provided in the Ordinance.

(Remainder of page left intentionally blank)

RESOLUTION NO. R2020-_____

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 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: /s/ Yelizaveta B. Herman
Yelizaveta B. Herman,
Assistant County Attorney

DESCRIPTION:

A PORTION OF PARCEL A, VILLAGES OF WINDSOR PLAT THREE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGES 131 THROUGH 138, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT OF BEGINNING #1, BEING THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE, ALONG THE WEST LINE OF SAID PARCEL A, N00°58'10"W, A DISTANCE OF 116.83 FEET; THENCE, CONTINUING ALONG THE WEST LINE OF SAID PARCEL A, N02°48'24"E, A DISTANCE OF 196.70 FEET TO POINT "A"; THENCE, DEPARTING SAID WEST LINE OF PARCEL A, S37°49'05"E, A DISTANCE OF 15.36 FEET; THENCE S02°48'24"W, A DISTANCE OF 184.72 FEET; THENCE S00°58'10"E, A DISTANCE OF 97.18 FEET; THENCE S12°07'27"W, A DISTANCE OF 19.83 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL A; THENCE ALONG THE SOUTH LINE OF SAID PARCEL A, S89°00'19"W, A DISTANCE OF 5.51 FEET TO POINT OF BEGINNING #1.

CONTAINING 3,030 SQUARE FEET OR 0.0696 ACRES.

TOGETHER WITH:

COMMENCING AT AFORESAID POINT "A"; THENCE, ALONG THE WEST LINE OF SAID PARCEL A, N02°48'24"E, A DISTANCE OF 53.84 FEET; THENCE, CONTINUING ALONG SAID WEST LINE OF SAID PARCEL A, N00°58'10"W, A DISTANCE OF 10.68 FEET TO POINT OF BEGINNING #2; THENCE, CONTINUING ALONG THE WEST LINE SAID PARCEL A, N00°58'10"W, A DISTANCE OF 289.32 FEET; THENCE N44°01'50"E, A DISTANCE OF 56.57 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID PARCEL A; THENCE ALONG THE NORTH LINE OF SAID PARCEL A THE FOLLOWING THREE (3) COURSES, N89°01'50"E, A DISTANCE OF 289.00 FEET; THENCE, N87°46'13"E, A DISTANCE OF 250.06 FEET; THENCE N89°01'50"E, A DISTANCE OF 272.74 FEET; THENCE, DEPARTING SAID NORTH LINE, S87°45'31"W, A DISTANCE OF 319.49 FEET; THENCE S49°23'47"W, A DISTANCE OF 6.34 FEET; THENCE S87°46'13"W, A DISTANCE OF 198.39 FEET; THENCE S89°01'50"W, A DISTANCE OF 167.90 FEET; THENCE N77°28'40"W, A DISTANCE OF 32.15 FEET; THENCE S89°01'50"W, A DISTANCE OF 88.45 FEET; THENCE S44°01'50"W, A DISTANCE OF 56.57 FEET; THENCE S00°58'10"E, A DISTANCE OF 280.00 FEET; THENCE S11°26'17"W, A DISTANCE OF 6.98 FEET TO POINT OF BEGINNING #2.

CONTAINING 5,816 SQUARE FEET OR 0.1335 ACRES.

SAID LANDS SITUATE IN SECTION 8, TOWNSHIP 45S, RANGE 42E, PALM BEACH COUNTY, FLORIDA.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS OF WAY OF RECORD.

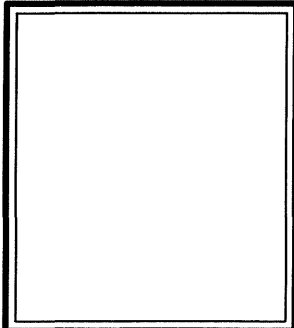
NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED AND SEALED BY THE FLORIDA REGISTERED LAND SURVEYOR.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE, BEARING OF S89°00'19"W ALONG THE SOUTH LINE OF PARCEL A, VILLAGES OF WINDSOR PLAT THREE, AS RECORDED IN PLAT BOOK 98, PAGES 131 THROUGH 138 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.
3. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.
5. RECORDING INFORMATION SHOWN HEREON IS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

NOTES CONTINUED ON SHEET 2

SHEET 1 OF 6

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



| | |
|-----------|----------------|
| DATE | 02/20/20 |
| DRAWN BY | DLS |
| F.B./ PG. | NONE |
| SCALE | NONE |
| JOB NO. | 7216SURueaban2 |

**VILLAGES OF WINDSOR
PORTION OF 10' UTILITY EASEMENT ABANDONMENT
SPECIFIC PURPOSE SURVEY**

NOTES: CONTINUED

6. LANDS SHOWN HEREON WERE ABSTRACTED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 6645093, DATED 11/28/17@ 8:00AM, UPDATED APRIL 26, 2019 AT 8:01 AM, ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.

TITLE EXCEPTIONS:

- 6. RESTRICTIONS, COVENANTS, CONDITIONS, DEDICATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF VILLAGES OF WINDSOR PLAT THREE, RECORDED IN PLAT BOOK 98, PAGE 131, AS AFFECTED BY AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 22818, PAGE 579, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **AFFECTS AS SHOWN**
- 7. RESERVATIONS IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT RECORDED IN DEED BOOK 642, PAGE 73. **DOES NOT AFFECT**
- 8. ANY AND ALL RIGHT, TITLE OR INTEREST OF THE LAKE WORTH DRAINAGE DISTRICT, CLAIMED, RESERVED, OR NOW IN USE, BY VIRTUE OF RESERVATIONS CONTAINED IN VARIOUS DEEDS, THE PLATS ATTACHED TO THE AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 1732, PAGE 612, OR PURSUANT TO CHANCERY CASE NO. 407, AND AS CONTAINED IN THE INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761, AND DESCRIBED IN AFFIDAVITS IN OFFICIAL RECORDS BOOK 6495, PAGE 1165; OFFICIAL RECORDS BOOK 6495, PAGE 1545 AND OFFICIAL RECORDS BOOK 6495, PAGE 1554, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. **DOES NOT AFFECT**
- 9. RESERVATION OF EASEMENT(S) RECORDED IN OFFICIAL RECORDS BOOK 3202, PAGE 1077 AND CORRECTIVE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3283, PAGE 1864, AS AFFECTED BY AGREEMENT TO RELEASE RESERVED EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 6128, PAGE 1028. **NO LONGER AFFECTS THE SURVEYED PROPERTY**
- 10. STANDARD POTABLE WATER AND WASTEWATER DEVELOPMENT AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 9536, PAGE 48, TOGETHER WITH: OFFICIAL RECORDS BOOK 11929, PAGE 1421 AND OFFICIAL RECORDS BOOK 13035, PAGE 1519. **AFFECTS NOT PLOTTED**
- 11. DECLARATION OF RESTRICTIONS RECORDED AUGUST 2, 2000 IN OFFICIAL RECORDS BOOK 11929, PAGE 1411. **DOES NOT AFFECT**
- 12. PALM BEACH COUNTY RIGHT-OF-WAY LANDSCAPE MAINTENANCE, REMOVAL AND INDEMNIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 13802, PAGE 703. **AFFECTS NOT PLOTTED**
- 13. GRANT OF ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 14197, PAGE 1643. **DOES NOT AFFECT**
- 14. DECLARATION OF RESTRICTIVE COVENANT REGARDING SCHOOL IMPACT FEE RECORDED IN OFFICIAL RECORDS BOOK 14197, PAGE 1671. **DOES NOT AFFECT**
- 15. DECLARATION OF AGE RESTRICTIVE COVENANT FOR TRAFFIC PERFORMANCE STANDARDS RECORDED IN OFFICIAL RECORDS BOOK 14197, PAGE 1680. **DOES NOT AFFECT**
- 16. UTILITY EASEMENT TO PALM BEACH COUNTY RECORDED JUNE 2, 2003 IN OFFICIAL RECORDS BOOK 15305, PAGE 1454. **AFFECTS AS SHOWN**
- 17. UTILITY EASEMENT TO PALM BEACH COUNTY RECORDED JUNE 2, 2003 IN OFFICIAL RECORDS BOOK 15305, PAGE 1458. **AFFECTS AS SHOWN**
- 18. EASEMENT DEED GRANTED TO LAKE WORTH DRAINAGE DISTRICT RECORDED JUNE 13, 2003 IN OFFICIAL RECORDS BOOK 15373, PAGE 1358. **AFFECTS AS SHOWN**
- 19. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, EASEMENTS, OPTIONS, LIENS, AND OTHER MATTERS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ISOLA BELLA AT VILLAGES OF WINDSOR RECORDED IN OFFICIAL RECORDS BOOK 16323, PAGE 171, AND ANY AMENDMENTS THERETO, AS AMENDED IN OFFICIAL RECORDS BOOK 16323 PAGE 171 **AFFECTS NOT PLOTTED**
- 20. STANDARD POTABLE WATER AND WASTEWATER DEVELOPMENT AGREEMENT RECORDED JUNE 8, 2010 IN OFFICIAL RECORDS BOOK 23887, PAGE 805. **AFFECTS NOT PLOTTED**
- 21. GRANT OF EASEMENT TO COMCAST OF FLORIDA/GEORGIA, LLC, RECORDED APRIL 3, 2012 IN OFFICIAL RECORDS BOOK 25111, PAGE 1303. **AFFECTS NOT PLOTTED**
- 22. RESERVATIONS CONTAINED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 28479, PAGE 1175. **UNKNOWN HOW IT AFFECTS THE SURVEYED PROPERTY, LIES ADJACENT TO THE PROPERTY**
- 23. RIGHT OF WAY FOR LYONS ROAD AS NOW ESTABLISHED, LAID OUT AND IN USE. **IS ADJACENT AS SHOWN**
- 24. RIGHT OF WAY FOR HYPOLUXO ROAD AS NOT ESTABLISHED, LAID OUT AND IN USE. **IS ADJACENT AS SHOWN**

SHEET 2 OF 6



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

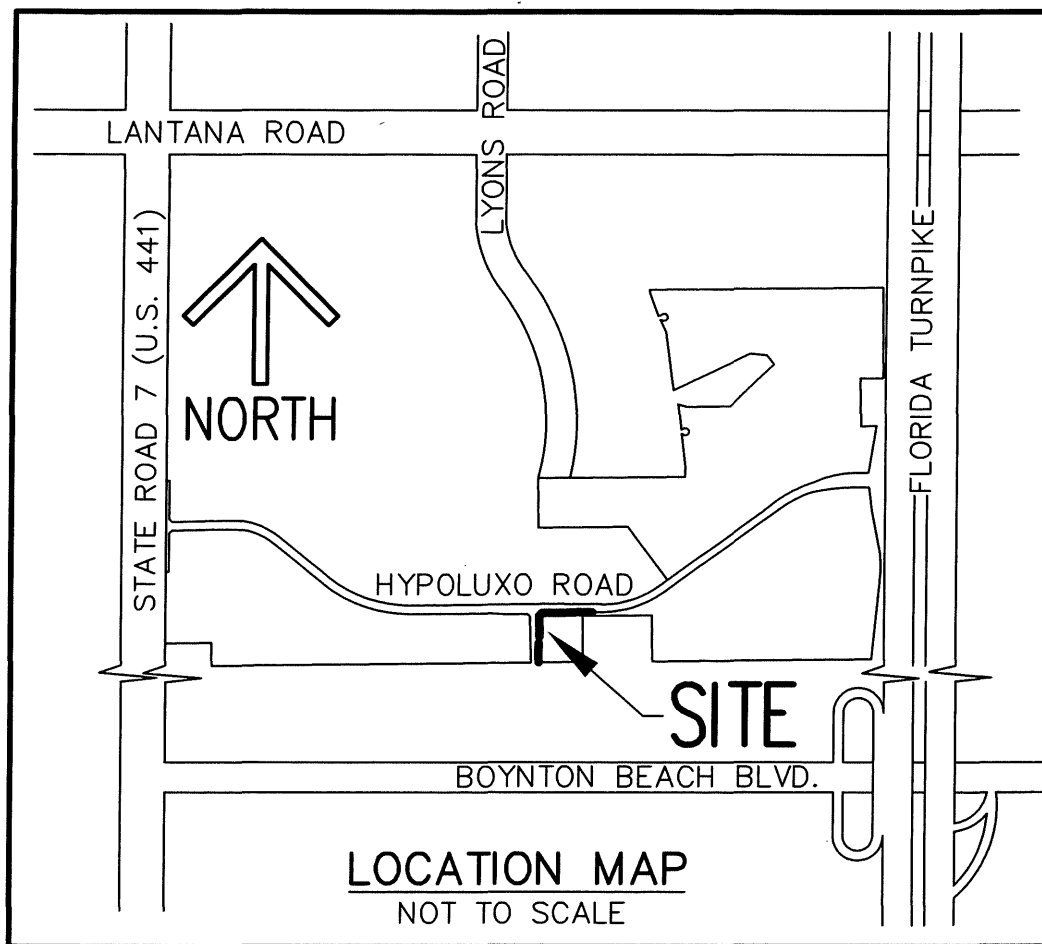
David Lindley

Digitally signed by David Lindley
 DN: c=US, st=Florida, l=Boca Raton, ou=Surveying, o=Caulfield & Wheeler, Inc., cn=David Lindley,
 email=Dave@cwiasoc.com
 Date: 2020.02.21 10:21:15 -05'00'

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

| | |
|-----------|----------------|
| DATE | 02/20/20 |
| DRAWN BY | DLS |
| F.B./ PG. | NONE |
| SCALE | NONE |
| JOB NO. | 7216SURueaban2 |

**VILLAGES OF WINDSOR
 PORTION OF 10' UTILITY EASEMENT ABANDONMENT
 SPECIFIC PURPOSE SURVEY**



NOTES
COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (90 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED
 SCALE FACTOR = 1.0000195
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (90 ADJUSTMENT), FLORIDA EAST ZONE.

| | |
|--------------------------------------|--|
| $S89^{\circ}24'35''W$ (PLAT BEARING) | $00^{\circ}24'16''$ = BEARING ROTATION |
| $S89^{\circ}00'19''W$ (GRID BEARING) | (PLAT TO GRID) |
| SOUTH LINE THIS SURVEY | COUNTERCLOCKWISE |

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON FEBRUARY 20, 2020. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 3 OF 6

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

David Lindley
Digitally signed by David Lindley
 DN: c=US, st=Florida, l=Boca Raton, ou=Surveying, o=Caulfield & Wheeler, Inc., cn=David Lindley,
 email=Dave@cwissoc.com
 Date: 2020.02.21 10:21:38 -0500

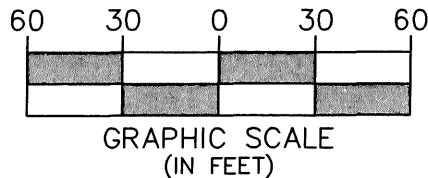
DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 L.B. 3591

| | |
|-----------|----------------|
| DATE | 02/20/20 |
| DRAWN BY | DLS |
| F.B./ PG. | NONE |
| SCALE | NONE |
| JOB NO. | 7216SURueaban2 |

VILLAGES OF WINDSOR
PORTION OF 10' UTILITY EASEMENT ABANDONMENT
SPECIFIC PURPOSE SURVEY

MATCHLINE SEE SHEET 5 OF 6

AREA OF ABANDONMENT



POB#2

N 812282.69
E 921318.66

S11°26'17"W
6.98'

WEST LINE OF PARCEL A

71.5'

71.5'

10.68'

N00°58'10"W

53.84'

N02°48'24"E

POINT "A"

N 812218.2395
E 921316.2021

S37°49'05"E 15.36'

10' U.E.
20' LBE

60' LAE OPENING

(ORB 10031, PAGE 686)
(ORB 9745, PAGE 1413)

LYONS ROAD
(PUBLIC RIGHT-OF-WAY WIDTH VARIES)

30'

N02°48'24"E

30'

S02°48'24"W

184.72'

196.70'

5' LAE

AREA OF ABANDONMENT

AREA OF ABANDONMENT

PARCEL A

VILLAGES OF WINDSOR PLAT THREE
(PLAT BOOK 98, PAGES 131-138)

WEST LINE OF PARCEL A

N 812021.77
E 921306.57

55'

55'

97.18'

S00°58'10"E

116.83'

N00°58'10"W

S12°07'27"W 19.83'

S89°00'19"W 5.51'

SOUTH LINE OF PARCEL A

(BASIS OF BEARINGS)

S89°00'19"W 631.83'

10' LWDD EASEMENT
(ORB 15373, PAGE 1358)

20' LBE

POB#1

SW CORNER PARCEL A
N 811904.96 E 921308.55

PALM BEACH FARMS COMPANY PLAT NO. 3
30' PUBLIC RIGHT-OF-WAY
(PLAT BOOK 2, PAGES 45-54)
(O.R.B. 1585, PAGE 505)

LWDD L-19 CANAL
85.00' RIGHT-OF-WAY

LEGEND:

- CL - CENTERLINE
- DE - DRAINAGE EASEMENT
- B.E. - BUFFER EASEMENT
- LBE - LANDSCAPE BUFFER EASEMENT
- LAE - LIMITED ACCESS EASEMENT
- LME - LAKE MAINTENANCE EASEMENT
- O.R.B. - OFFICIAL RECORD BOOK
- PBCUE - PALM BEACH COUNTY UTILITY EASEMENT
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- U.E. - UTILITY EASEMENT
- E - EASTING
(WHEN USED WITH COORDINATES)
- N - NORTHING
(WHEN USED WITH COORDINATES)
- PRM - DENOTES FOUND PERMANENT REFERENCE MONUMENT 4"x 4"x 24" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "C&W PRM LB3591"

UTILITY PAINT MARKING LEGEND

- CATV - ORANGE UTILITY PAINT
- D - GREEN "STORM" UTILITY PAINT
- PBT - ORANGE "PBT" UTILITY PAINT (TRAFFIC)
- FM - GREEN "FORCE MAIN" UTILITY PAINT
- FPL - RED "ELECTRIC" UTILITY PAINT
- BLUE UTILITY PAINT

SHEET 4 OF 6



CAULFIELD & WHEELER, INC.

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

VILLAGES OF WINDSOR
PORTION OF 10' UTILITY EASEMENT ABANDONMENT
SPECIFIC PURPOSE SURVEY

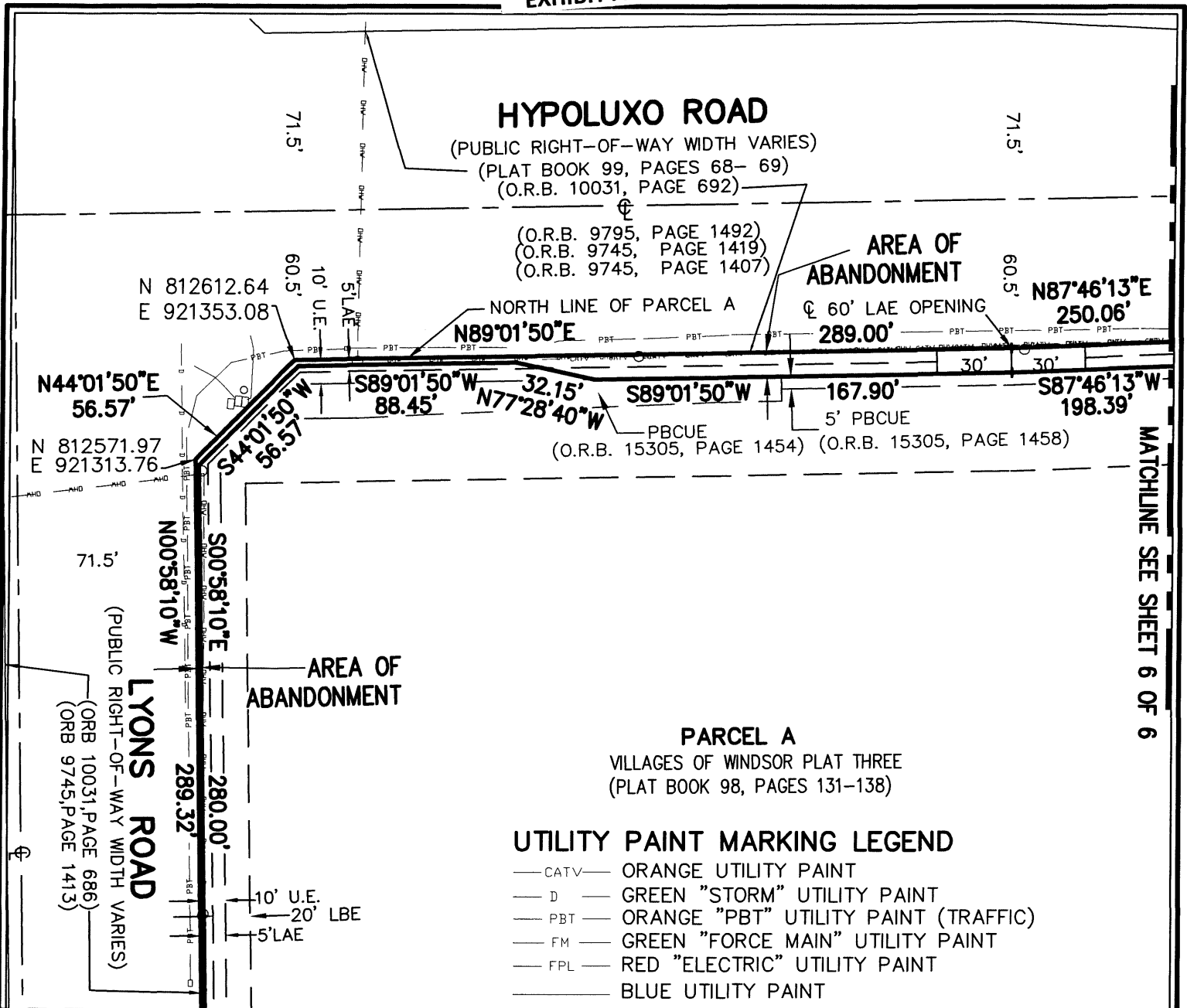
DATE 02/20/20

DRAWN BY DLS

F.B./ PG. NONE

SCALE 1"=60'

JOB NO. 7216SURueaban2



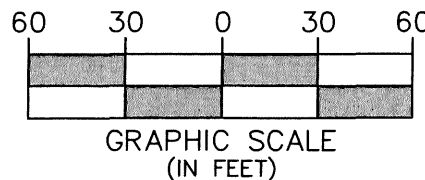
MATCHLINE SEE SHEET 6 OF 6

UTILITY PAINT MARKING LEGEND

- CATV — ORANGE UTILITY PAINT
- D — GREEN "STORM" UTILITY PAINT
- PBT — ORANGE "PBT" UTILITY PAINT (TRAFFIC)
- FM — GREEN "FORCE MAIN" UTILITY PAINT
- FPL — RED "ELECTRIC" UTILITY PAINT
- — — BLUE UTILITY PAINT

LEGEND: MATCHLINE SEE SHEET 4 OF 6

- ⊕ — CENTERLINE
- DE — DRAINAGE EASEMENT
- B.E. — BUFFER EASEMENT
- LBE — LANDSCAPE BUFFER EASEMENT
- LAE — LIMITED ACCESS EASEMENT
- LME — LAKE MAINTENANCE EASEMENT
- O.R.B. — OFFICIAL RECORD BOOK
- PBCUE — PALM BEACH COUNTY UTILITY EASEMENT
- POB — POINT OF BEGINNING
- POC — POINT OF COMMENCEMENT
- U.E. — UTILITY EASEMENT
- E — EASTING (WHEN USED WITH COORDINATES)
- N — NORTHING (WHEN USED WITH COORDINATES)

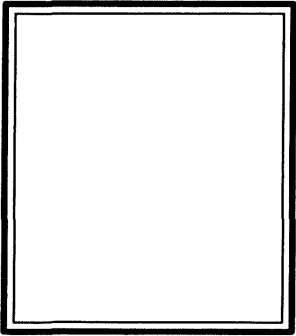


SHEET 5 OF 6



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

**VILLAGES OF WINDSOR
 PORTION OF 10' UTILITY EASEMENT ABANDONMENT
 SPECIFIC PURPOSE SURVEY**



| | |
|-----------|----------------|
| DATE | 02/20/20 |
| DRAWN BY | DLS |
| F.B./ PG. | NONE |
| SCALE | 1"=60' |
| JOB NO. | 7216SURueaban2 |

HYPOLUXO ROAD

(PUBLIC RIGHT-OF-WAY WIDTH VARIES)
(PLAT BOOK 99, PAGES 68- 69)
(O.R.B. 10031, PAGE 692)

NORTH RIGHT-OF-WAY LINE
(PLAT BOOK 99, PAGES 68- 69)

(O.R.B. 9795, PAGE 1492)
(O.R.B. 9745, PAGE 1419)
(O.R.B. 9745, PAGE 1407)

N 812631.87
E 922164.61

NORTH LINE OF PARCEL A

50' LBE
N87°46'13"E

250.06'

N89°01'50"E

272.74'

S87°46'13"W

198.39' AREA OF
ABANDONMENT

6.34'
S49°23'47"W

10' U.E.
5' LAE

S87°45'31"W

319.49'

PARCEL A

VILLAGES OF WINDSOR PLAT THREE
(PLAT BOOK 98, PAGES 131-138)

50' LBE

MATCHLINE SEE SHEET 5 OF 6

5' PBCUE
(O.R.B. 15305, PAGE 1458)

N89°01'05"E 990.00'

ACCESS EASEMENT
(O.R.B. 14197, PAGE 1643)

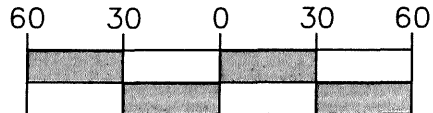
20' DE
(O.R.B. 13591, PAGE 1184)

10.00'
20' LBE



PARCEL A
VILLAGES OF WINDSOR PLAT THREE
(PLAT BOOK 98, PAGES 131-138)

TRACT 44
BLOCK 42
PALM BEACH FARMS COMPANY PLAT NO. 3
(PLAT BOOK 2, PAGES 45-54)



GRAPHIC SCALE
(IN FEET)

LEGEND:

- ⊕ - CENTERLINE
- DE - DRAINAGE EASEMENT
- B.E. - BUFFER EASEMENT
- LBE - LANDSCAPE BUFFER EASEMENT
- LAE - LIMITED ACCESS EASEMENT
- LME - LAKE MAINTENANCE EASEMENT
- O.R.B. - OFFICIAL RECORD BOOK
- PBCUE - PALM BEACH COUNTY UTILITY EASEMENT
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- U.E. - UTILITY EASEMENT

UTILITY PAINT MARKING LEGEND

- CATV — ORANGE UTILITY PAINT
- D — GREEN "STORM" UTILITY PAINT
- PBT — ORANGE "PBT" UTILITY PAINT (TRAFFIC)
- FM — GREEN "FORCE MAIN" UTILITY PAINT
- FPL — RED "ELECTRIC" UTILITY PAINT
- BLUE UTILITY PAINT

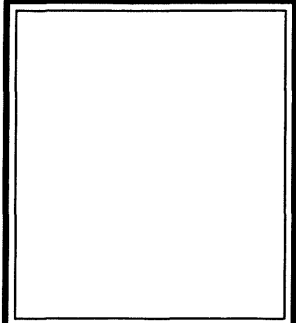
E - EASTING (WHEN USED WITH COORDINATES)
N - NORTHING (WHEN USED WITH COORDINATES)

SHEET 6 OF 6



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