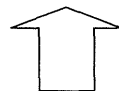


LOCATION SKETCH



N (Not to scale)

A PORTION OF THE 10-FOOT WIDE UTILITY EASEMENT, LYING IN PARCEL B, AS SHOWN ON THE PLAT OF TOWN COMMONS PUD/MUPD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGES 6 THROUGH 11, 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 A PORTION OF THE 10-FOOT WIDE UTILITY EASEMENT, LYING IN PARCEL B, AS SHOWN ON THE PLAT OF TOWN COMMONS PUD/MUPD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGES 6 THROUGH 11, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.

WHEREAS, the Board of County Commissioners (BCC) of Palm Beach County, Florida, pursuant to authority in Sections 336.09 and 177.101, Florida Statutes, and as provided in Palm Beach County (County) Code Chapter 22. Article III, Road Abandonment and Plat Vacation Ordinance (Ordinance), has considered the abandonment/vacation of any public interest in a portion of the 10-foot wide utility easement, lying in Parcel B, as shown on the plat of Town Commons PUD/MUPD, according to the plat thereof, as recorded in Plat Book 118, Pages 6 through 11, of the Public Records of Palm Beach County, as shown in **Exhibit A** (Utility Easement); and

WHEREAS, a petition to abandon any public interest in the Utility Easement was submitted by Town Common Shoppes , 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 August 25, 2020 did hold a meeting on said petition to abandon 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. Any and all public interest in the portion of the 10-foot wide utility easement, lying in Parcel B, as shown on the plat of Town Commons PUD/MUPD, according to the plat thereof, as recorded in Plat Book 118, Pages 6 through 11, of the Public Records of Palm Beach County, is 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 Utility Easement, more fully described in the legal description and sketch as shown in **Exhibit A** attached hereto and made a part hereof.

(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

EXHIBIT A

PALM BEACH COUNTY
PROJECT NO. 1993074--(MRT 2020-011)
EXHIBIT "A"

DESCRIPTION:

A PORTION OF PARCEL B, TOWN COMMONS PUD/MUPD, LYING IN SECTION 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 118, PAGES 6 THROUGH 11 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL B; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID PARCEL B, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF HYPOLUXO ROAD, AS SHOWN ON SAID TOWN COMMONS PUD/MUPD PLAT, ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N26°22'52"W, HAVING A RADIUS OF 1370.00 FEET, A CENTRAL ANGLE OF 5°46'44", AN ARC DISTANCE OF 138.18 FEET TO THE POINT OF BEGINNING;
THENCE, CONTINUING ALONG THE SAID SOUTH LINE OF PARCEL B, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1370.00 FEET, A CENTRAL ANGLE OF 10°27'15", AN ARC DISTANCE OF 249.97 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID PARCEL B ALSO BEING THE EAST RIGHT-OF-WAY LINE OF TRACT "A", TOWN COMMONS - PLAT ONE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 99, PAGES 68 AND 69 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO KNOWN AS TOWN COMMONS DRIVE; THENCE, ALONG SAID WEST LINE OF PARCEL B AND EAST RIGHT-OF-WAY LINE, N53°45'23"W, A DISTANCE OF 16.64 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE LYING 12.00 FEET NORTH OF AND PARALLEL WITH THE SAID SOUTH LINE OF PARCEL B; THENCE, DEPARTING SAID WEST LINE OF PARCEL B AND EAST RIGHT-OF-WAY LINE, ALONG SAID PARALLEL CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N09°39'50"W, HAVING A RADIUS OF 1358.00 FEET, A CENTRAL ANGLE OF 0°35'04", AN ARC DISTANCE OF 13.86 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE EXISTING 10 FOOT UTILITY EASEMENT RUNNING ALONG THE SOUTH LINE OF SAID PARCEL B; THENCE, DEPARTING SAID PARALLEL LINE, ALONG THE NORTH LINE OF SAID 10 FOOT UTILITY EASEMENT, S53°45'23"E, A DISTANCE OF 2.76 FEET; THENCE, CONTINUING ALONG SAID NORTH LINE OF 10 FOOT UTILITY EASEMENT, ALONG A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS POINT BEARS N10°19'42"W, HAVING A RADIUS OF 1360.00 FEET, A CENTRAL ANGLE OF 8°33'00", AN ARC DISTANCE OF 202.95 FEET; THENCE, DEPARTING SAID NORTH LINE OF 10 FOOT UTILITY EASEMENT, N83°56'31"E, A DISTANCE OF 42.27 FEET TO THE POINT THE POINT OF BEGINNING.

CONTAINING 2,366 SQUARE FEET OR 0.543 ACRES, MORE OR LESS.

NOTES:

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF THE FLORIDA REGISTERED LAND SURVEYOR.
2. BEARINGS ARE RELATIVE TO A RECORD BEARING OF N53°45'23"W ALONG THE SOUTHWEST BOUNDARY LINE AS MONUMENTED AND SHOWN ON PARCEL B, TOWN COMMONS PUD/MUPD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGES 6 THROUGH 11 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
3. THE "LAND DESCRIPTIONS" HEREON WERE PREPARED BY THE SURVEYOR.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.
5. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 389327, DATED: MARCH 10, 2020, HAS BEEN REVIEWED BY THIS OFFICE, AND ALL ENCUMBRANCES THAT AFFECT THE PROPERTY ARE SHOWN OR NOTED HEREON. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS OFFICE. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RESTRICTIONS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR AND ARE NOT SHOWN ON THIS SURVEY.
6. RECORDING INFORMATION SHOWN HEREON IS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
7. SEE SOURCE BOUNDARY SURVEY BY CAULFIELD & WHEELER, JOB 4393-4-LD, DATED MAY 14, 2020 FOR B2 EXCEPTIONS AND IMPROVEMENTS


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 MARCH 31, 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 SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

CERTIFIED TO:

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SHEET 1 OF 4



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

Digitally signed by David Lindley
DN: cn=US, st=FL, l=Boca Raton, o=Caulfield & Wheeler, Inc., ou=Survey, c=David Lindley, email=dave@civiasoc.com
Date: 2020.05.29 09:38:26 -0400

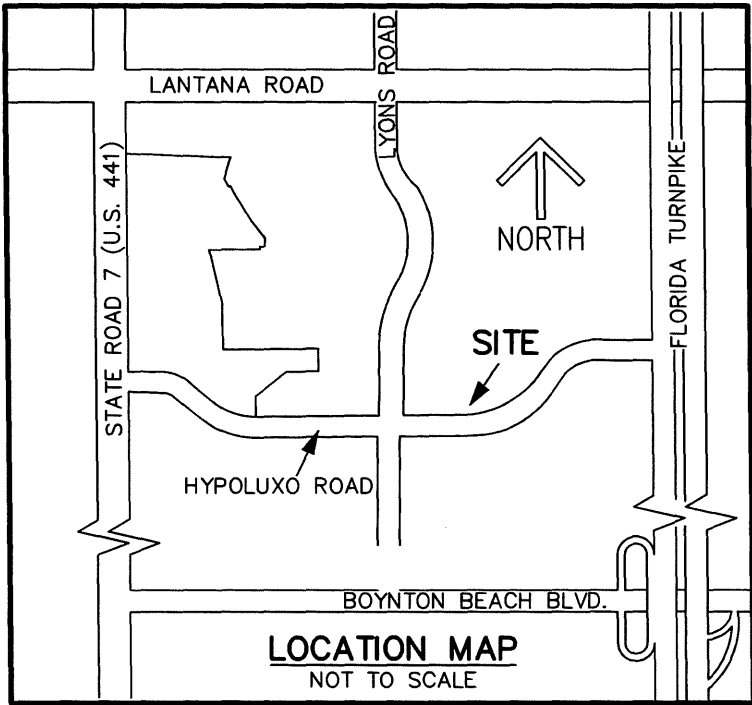
David Lindley

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

DATE	03/31/20
DRAWN BY	DLS
F.B./ PG.	NONE
SCALE	NONE
JOB NO.	4393 UEAB2

TOWN COMMONS MUPD PARCEL B
PORTION OF 10' UTILITY EASEMENT BEING ABANDONED
SPECIFIC PURPOSE SURVEY

EXHIBIT A



PALM BEACH COUNTY
PROJECT NO. 1993074-(MRT 2020-011)
EXHIBIT "A"

LEGEND/ABBREVIATIONS

- ⊙ - CENTERLINE
- Δ - DELTA (CENTRAL ANGLE)
- RB - RADIAL BEARING
- E - EASTING (WHEN USED WITH COORDINATES)
- FPL - FLORIDA POWER & LIGHT COMPANY
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- N - NORTHING (WHEN USED WITH COORDINATES)
- O.R.B. - OFFICIAL RECORD BOOK
- (P) - PLAT
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PUD - PLANNED UNIT DEVELOPMENT
- R - RADIUS

NOTES
COORDINATES, BEARINGS AND DISTANCES

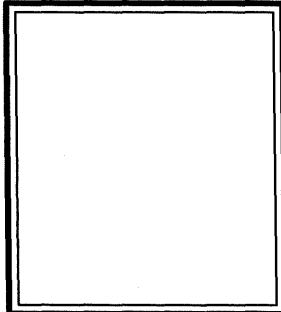
COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND, UNLESS NOTED OTHERWISE
SCALE FACTOR = 1.0000221
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990
ADJUSTMENT, FLORIDA EAST ZONE.

N53°45'23"W (PLAT BEARING) 00°24'06" = BEARING ROTATION
N54°09'29"W (GRID BEARING) (PLAT TO GRID)
SOUTHWEST BOUNDARY LINE PARCEL B COUNTERCLOCKWISE
BASIS OF BEARINGS THIS SURVEY

SHEET 2 OF 4



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

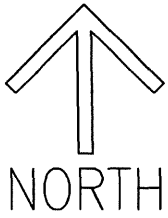


DATE	03/31/20
DRAWN BY	DLS
F.B./ PG.	NONE
SCALE	NONE
JOB NO.	4393 UEAB2

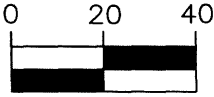
**TOWN COMMONS MUPD PARCEL B
PORTION OF 10' UTILITY EASEMENT BEING ABANDONED
SPECIFIC PURPOSE SURVEY**

EXHIBIT A

PALM BEACH COUNTY
PROJECT NO. 1993074--(MRT 2020-011)
EXHIBIT "A"



GRAPHIC SCALE



(IN FEET)

1 INCH = 40 FEET

MATCHLINE SEE SHEET 4

EAST LINE OF PARCEL B

PARCEL B
TOWN COMMONS PUD/MUPD
(PLAT BOOK 118, PAGES 6-11)

PCN: 00424508110020000

SE CORNER
PARCEL B

POC
N 812889.67
E 922809.89

TRACT L

10' U.E. (PLAT)

RB=N20°39'09"W

POB
N 812833.73

E 922683.61

R=1370.00'

Δ=5°46'44"

L=138.18'

5' L.A.E.

HYPOLUXO ROAD
(PUBLIC RIGHT-OF-WAY WIDTH VARIES)
(PLAT BOOK 99, PAGES 68- 69)

RB=N10°19'42"W
Δ=8°33'00"
R=1360.00' L=202.95'

10' UTILITY EASEMENT
R=1370.00' Δ=10°27'15" L=249.97'

HYPOLUXO ROAD
(O.R.B. 10031, PAGE 692)
(O.R.B. 9795, PAGE 1492)

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

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

SHEET 3 OF 4

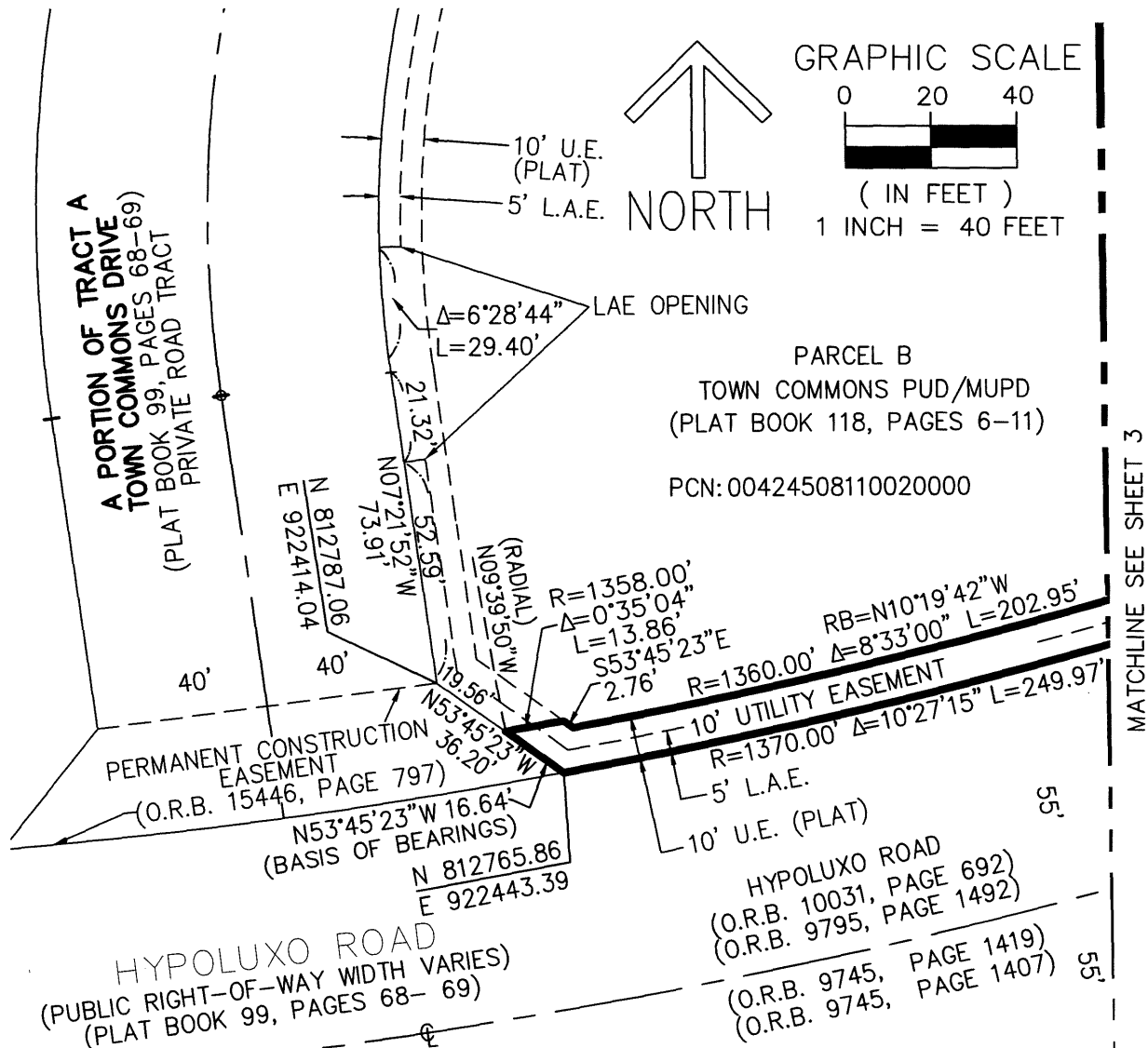


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TOWN COMMONS MUPD PARCEL B
PORTION OF 10' UTILITY EASEMENT BEING ABANDONED
SPECIFIC PURPOSE SURVEY

DATE	03/31/20
DRAWN BY	DLS
F.B./ PG.	NONE
SCALE	1"=40'
JOB NO.	4393 TL

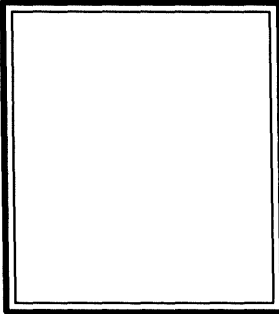
PALM BEACH COUNTY
 PROJECT NO. 1993074-(MRT 2020-011)
 EXHIBIT "A"



SHEET 4 OF 4

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**TOWN COMMONS MUPD PARCEL B
 PORTION OF 10' UTILITY EASEMENT BEING ABANDONED
 SPECIFIC PURPOSE SURVEY**



DATE	03/31/20
DRAWN BY	DLS
F.B./ PG.	NONE
SCALE	1"=40'
JOB NO.	4393 UEAB2