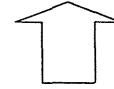


## LOCATION SKETCH



N (Not to scale)

A PORTION OF THE 6-FOOT WIDE UTILITY EASEMENT LYING IN THE WEST SIX (6) FEET OF THE EAST 100 FEET OF THE WEST 230 FEET OF THE NORTH 145 FEET OF THE SOUTH 3,202 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA (ALSO KNOWN AS LOT 24E OF THE UNRECORDED PLAT OF PALM BEACH PARK SUBDIVISION JOHN ADAIR JR & ASSOC. 8-22-1960); AND A PORTION OF THE 6-FOOT WIDE UTILITY EASEMENT LYING IN THE EAST SIX (6) FEET OF THE WEST 130 FEET OF THE NORTH 145 FEET OF THE SOUTH 3,202 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 41 EAST (ALSO KNOWN AS LOT 23E OF THE UNRECORDED PLAT OF PALM BEACH PARK SUBDIVISION JOHN ADAIR JR & ASSOC. 8-22-1960) AND AS DESCRIBED ON THE WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 29702, PAGES 265-268.

RESOLUTION NO. R2020-\_\_\_\_\_

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING ANY PUBLIC INTEREST IN A PORTION OF THE 6-FOOT WIDE UTILITY EASEMENT LYING IN THE WEST SIX (6) FEET OF THE EAST 100 FEET OF THE WEST 230 FEET OF THE NORTH 145 FEET OF THE SOUTH 3,202 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA (ALSO KNOWN AS LOT 24E OF THE UNRECORDED PLAT OF PALM BEACH PARK SUBDIVISION JOHN ADAIR JR & ASSOC. 8-22-1960); AND IN A PORTION OF THE 6-FOOT WIDE UTILITY EASEMENT LYING IN THE EAST SIX (6) FEET OF THE WEST 130 FEET OF THE NORTH 145 FEET OF THE SOUTH 3,202 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 41 EAST (ALSO KNOWN AS LOT 23E OF THE UNRECORDED PLAT OF PALM BEACH PARK SUBDIVISION JOHN ADAIR JR & ASSOC. 8-22-1960) AND AS DESCRIBED ON THE WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 29702, PAGES 265-268 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 6-foot wide utility easement lying in the west six (6) feet of the east 100 feet of the west 230 feet of the north 145 feet of the south 3,202 feet of the east 1/2 of the west 1/2 of the west 1/2 of Section 1, Township 45 south, Range 41 east, Palm Beach County, Florida (also known as Lot 24E of the unrecorded plat of Palm Beach Park Subdivision John Adair Jr & Assoc. 8-22-1960); and in a portion of the 6-foot wide utility easement lying in the east six (6) feet of the west 130 feet of the north 145 feet of the south 3,202 feet of the east 1/2 of the west 1/2 of the west 1/2 of Section 1, Township 45 south, Range 41 east (also known as Lot 23E of the unrecorded plat of Palm Beach Park Subdivision John Adair Jr & Assoc. 8-22-1960) and as described on the Warranty Deed recorded in Official Record Book

29702, Pages 265-268 (Utility Easements), of the Public Records of Palm Beach County, as shown in **Exhibit A**; and

**WHEREAS**, a petition to abandon any public interest in the Utility Easements was submitted by Elisangela and Paulo Dias; 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 October 6, 2020 did hold a meeting on said petition to abandon the Utility Easements; 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 a portion of the 6-foot wide utility easement lying in the west six (6) feet of the east 100 feet of the west 230 feet of the north 145 feet of the south 3,202 feet of the east 1/2 of the west 1/2 of the west 1/2 of Section 1, Township 45 south, Range 41 east, Palm Beach County, Florida (also known as Lot 24E of the unrecorded plat of Palm Beach Park Subdivision John Adair Jr & Assoc. 8-22-1960); and in a portion of the 6-foot wide utility easement lying in the east six (6) feet of the west 130 feet of the north 145 feet of the south 3,202 feet of the east 1/2 of the west 1/2 of the west 1/2 of Section 1, Township 45 south, Range 41 east (also known as Lot 23E of the unrecorded plat of Palm Beach Park Subdivision John Adair Jr & Assoc. 8-22-1960) and as described on the Warranty Deed recorded in Official Record Book 29702, Pages 265-268, of the Public Records of Palm Beach County, is hereby abandoned and closed as public utility easements, and the BCC does hereby renounce and disclaim any right or interest of the County and the Public in and to the Utility Easements, more fully described in the legal description and sketch as shown in **Exhibit A** attached hereto and made a part hereof.

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

Project C-16482	Sheet
Date 11-05-2018	1 OF 3
Scale 1"=30'	

### LEGAL DESCRIPTION

A PORTION OF THE WEST 6.00 FEET OF THE EAST 100 FEET OF THE WEST 230 FEET OF THE NORTH 145 FEET OF THE SOUTH 3,202 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA (ALSO KNOWN AS LOT 23E OF THE UNRECORDED PLAT OF PALM BEACH PARK SUBDIVISION JOHN ADAIR JR & ASSOC. 8-22-1960); AND A PORTION OF THE EAST 6.00 FEET THE WEST 130 FEET OF THE NORTH 145 FEET OF THE SOUTH 3,202 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 41 EAST (ALSO KNOWN AS LOT 24E OF THE UNRECORDED PLAT OF PALM BEACH PARK SUBDIVISION JOHN ADAIR JR & ASSOC. 8-22-1960), PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 41 EAST, RUN NORTH 89°21'09" EAST, ALONG THE NORTH LINE AFOREMENTIONED SECTION 1, DISTANCE OF 669.27 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 1, THENCE SOUTH 00°47'44" EAST, ALONG SAID WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF SECTION 1, A DISTANCE OF 2,370.19 TO A POINT ON THE NORTH LINE OF THE SOUTH 3,202.00 FEET OF SECTION 1; THENCE RUN NORTH 89°11'22" EAST, ALONG THE NORTH LINE OF THE SOUTH 3,202.00 FEET, A DISTANCE OF 130.00 FEET; THENCE RUN SOUTH 00°47'44" EAST, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°11'22" EAST, A DISTANCE OF 6.00 FEET; THENCE RUN SOUTH 00°47'44" EAST, A DISTANCE OF 109.00 FEET; THENCE RUN SOUTH 89°11'22" WEST, A DISTANCE OF 12.00 FEET; THENCE RUN NORTH 00°47'44" WEST, A DISTANCE OF 109.00 FEET; THENCE RUN NORTH 89°11'22" EAST, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,308 SQUARE FEET OR 0.03 ACRES MORE OR LESS.

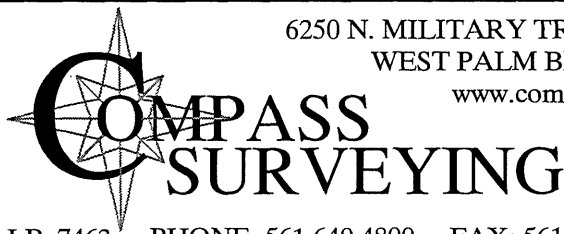
### NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE ABSTRACTED BY: COMMONWEALTH LAND TITLE INSURANCE COMPANY, POLICY NUMBER: BB622005019 DATED: MAY 04, 2020 @ 12:00A.M. ALL POLICY AND TITLE SEARCH ITEMS HAVE BEEN ABSTRACTED AND ALL THAT APPLY ARE SHOWN HEREON.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 00°48'36" WEST ALONG THE WEST LINE OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 41 EAST, RELATIVE TO THE STATE PLAN COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
4. THE COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90/98 ADJUSTMENT) IN U.S. SURVEY FEET.
5. THE LEGAL DESCRIPTION HEREON WAS PREPARED BY THE SURVEYOR.
6. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO DELINEATE THE UTILITY EASEMENT TO BE ABANDONED WITHIN THE SUBJECT PROPERTY.
7. ON THE DATE OF THIS SURVEY THERE WERE NO IMPROVEMENTS WITHIN THE HEREON DESCRIBED PROPERTY.

### REVISIONS:

1. REVIEWED TITLE COMMITMENT : 12-23-2019
2. ADDRESSED COMMENTS : 01-30-2020
3. REVIEWED TITLE COMMITMENT : 06-16-2020
4. ADDRESSED COMMENTS : 06-29-2020
5. ADDRESSED COMMENTS : 07-13-2020

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF 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 SEPTEMBER 10, 2018. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 F.A.C., ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.



6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
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LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

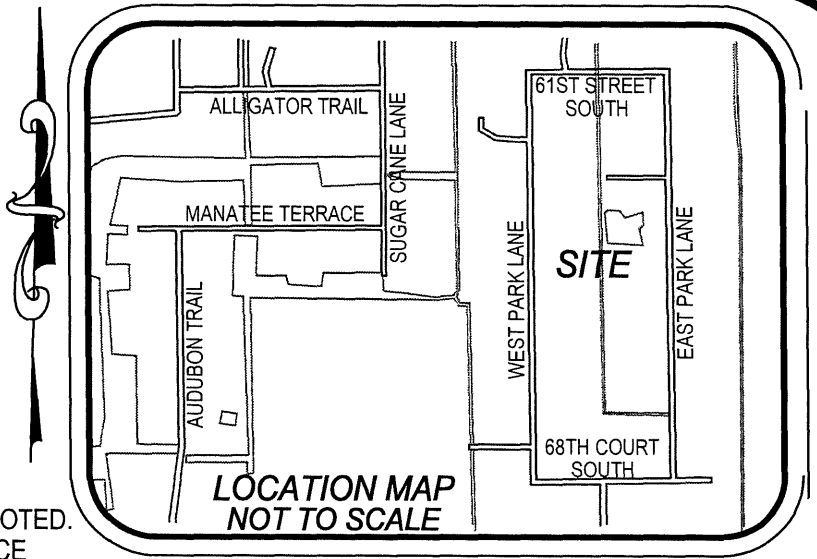
**Kenneth J. Osborne PSM #6415**

SPECIFIC PURPOSE SURVEY  
"UTILITY EASEMENT ABANDONMENT"

THIS DRAWING IS NOT FULL AND COMPLETE WITHOUT ALL OF ITS ACCOMPANYING PAGES.

Project C-16482	Sheet 2 OF 3
Date 11-05-2018	
Scale 1"=30'	

- STATE PLANE DATA -  
 COORDINATES SHOWN ARE GRID DATUM  
 DATUM = NAD 93, 1990 ADJUSTMENT  
 ZONE = FLORIDA EAST,  
 TRANSVERSE MERCATOR PROJECTION  
 LINEAR UNIT = U.S. SURVEY FOOT  
 COORDINATE SYSTEM = 1983 STATE PLANE  
 SCALE FACTOR = 1.0000156  
 ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE



I have reviewed COMMONWEALTH LAND TITLE INSURANCE COMPANY'S  
 COMMITMENT FOR TITLE INSURANCE  
 Policy Number: BB622005019 Dated: MAY 4, 2020 @ 12:00AM  
 All policy and title search items have been abstracted  
 and all that apply are shown hereon

ITEM#	O.R.B.	PG.	CONVEYANCE	STATUS
3	659	86	EASEMENT	DOES NOT AFFECT - NOT PLOTTED
4	1732	612	L.W.D.D.	NOT PLOTTABLE
4	6495	761	L.W.D.D.	NOT PLOTTABLE
4	6495	1165	L.W.D.D.	NOT PLOTTABLE
4	6495	1545	L.W.D.D.	NOT PLOTTABLE
4	6495	1554	L.W.D.D.	UNREADABLE - NOT PLOTTED

L.W.D.D. = DENOTES LAKE WORTH DRAINAGE DISTRICT

**LEGEND**

A/C	AIR CONDITIONER	P.O.B.	POINT OF BEGINNING
B.F.P.	BACKFLOW PREVENTER	P.O.C.	POINT OF COMMENCEMENT
C.B.S.	CONCRETE BLOCK STRUCTURE	PSM	PROFESSIONAL SURVEYOR AND MAPPER
EL.	ELEVATION	P.R.M.	PERMANENT REFERENCE MONUMENT
F.F.	FINISHED FLOOR	PG.	PAGE
I.D.	IDENTIFICATION	P.B.	PLAT BOOK
L	LENGTH	PK	PARKER KYLON NAIL
L.B.	LICENSED BUSINESS	R	RADIUS
M	MEASURED	TAN	TANGENT
N.T.S.	NOT TO SCALE	T.B.M.	TEMPORARY BENCH MARK
N&D	NAIL & DISC	☐	CENTERLINE
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	&	AND
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM	#	NUMBER
O.R.B.	OFFICIAL RECORDS BOOK	Δ	DELTA OR CENTRAL ANGLE
P.B.	PLAT BOOK	■	CONCRETE

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SPECIFIC PURPOSE SURVEY  
 "UTILITY EASEMENT ABANDONMENT"

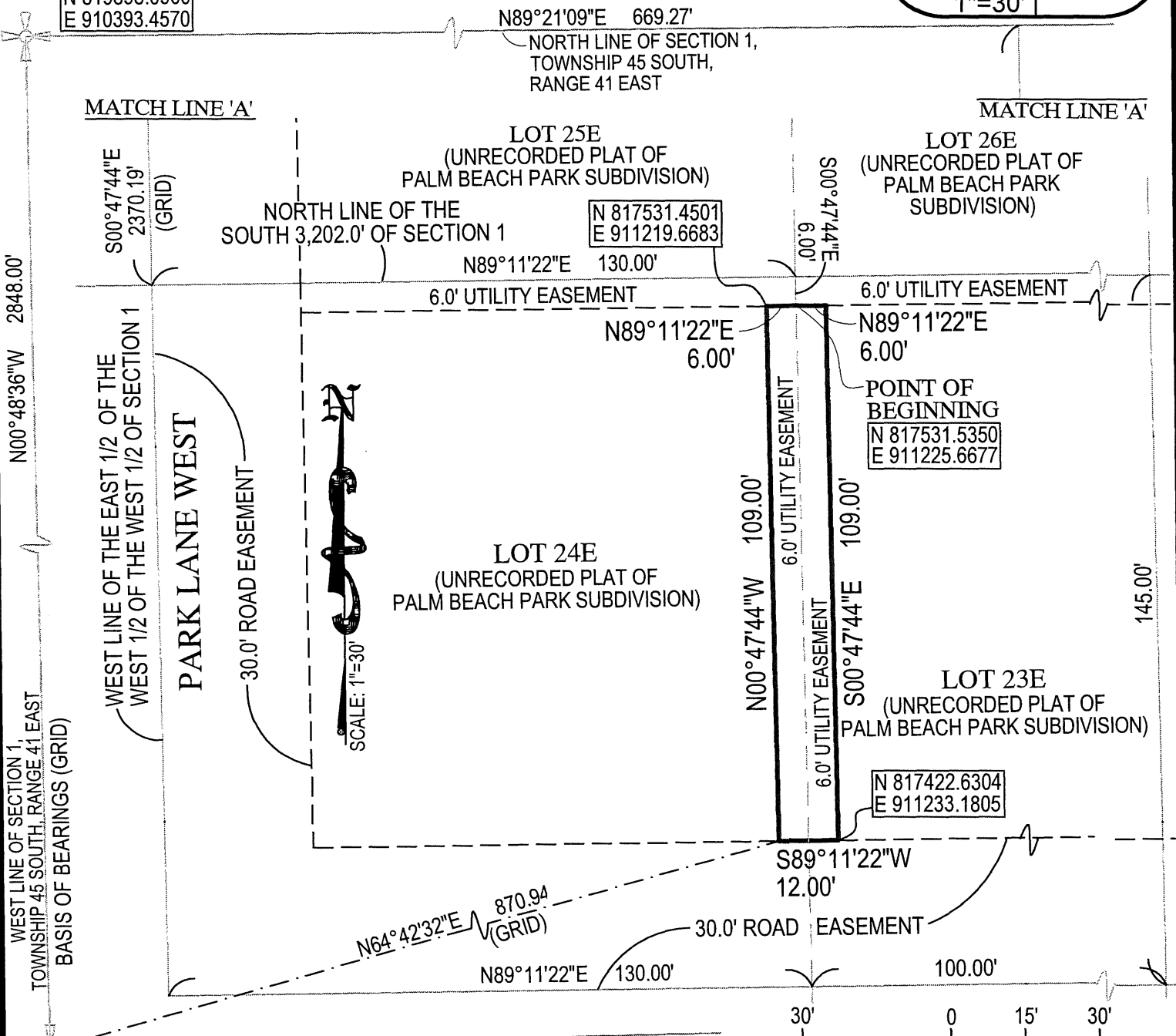
THIS DRAWING IS NOT FULL AND COMPLETE WITHOUT ALL OF ITS ACCOMPANYING PAGES.



POINT OF COMMENCEMENT  
NORTHWEST CORNER OF SECTION 1,  
TOWNSHIP 45 SOUTH, RANGE 41 EAST  
- FOUND 5/8" IRON ROD/CAP

N 819898.0900  
E 910393.4570

Project C-16482	Sheet 3 OF 3
Date 11-05-2018	
Scale 1"=30'	



WEST LINE OF SECTION 1,  
TOWNSHIP 45 SOUTH, RANGE 41 EAST  
BASIS OF BEARINGS (GRID)

N00°48'36"W 2848.00'

WEST LINE OF SECTION 1,  
TOWNSHIP 45 SOUTH, RANGE 41 EAST  
BASIS OF BEARINGS (GRID)

N00°47'44"E 2370.19'

(GRID)

WEST LINE OF THE EAST 1/2 OF THE  
WEST 1/2 OF THE WEST 1/2 OF SECTION 1

30.0' ROAD EASEMENT

PARK LANE WEST

SCALE: 1"=30'

N89°21'09"E 669.27'

NORTH LINE OF SECTION 1,  
TOWNSHIP 45 SOUTH,  
RANGE 41 EAST

MATCH LINE 'A'

LOT 25E  
(UNRECORDED PLAT OF  
PALM BEACH PARK SUBDIVISION)

NORTH LINE OF THE  
SOUTH 3,202.0' OF SECTION 1

N 817531.4501  
E 911219.6683

N89°11'22"E 130.00'

6.0' UTILITY EASEMENT

LOT 26E  
(UNRECORDED PLAT OF  
PALM BEACH PARK  
SUBDIVISION)

MATCH LINE 'A'

S00°47'44"E 6.00'

6.0' UTILITY EASEMENT

6.0' UTILITY EASEMENT

N89°11'22"E 6.00'

POINT OF  
BEGINNING  
N 817531.5350  
E 911225.6677

LOT 24E  
(UNRECORDED PLAT OF  
PALM BEACH PARK SUBDIVISION)

N00°47'44"W 109.00'

6.0' UTILITY EASEMENT

6.0' UTILITY EASEMENT

N89°11'22"E 6.00'

145.00'

LOT 23E  
(UNRECORDED PLAT OF  
PALM BEACH PARK SUBDIVISION)

N 817422.6304  
E 911233.1805

S00°47'44"E 109.00'

6.0' UTILITY EASEMENT

6.0' UTILITY EASEMENT

S89°11'22"W 12.00'

30.0' ROAD EASEMENT

N64°42'32"E 870.94'

(GRID)

N89°11'22"E 130.00'

100.00'

30' 0 15' 30'

GRAPHIC SCALE (In Feet)  
1 inch = 30 ft.

WEST 1/4 CORNER OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 41 EAST  
- FOUND 5/8" IRON ROD/CAP  
N 817050.3790 E 910433.7210

**COMPASS SURVEYING**  
6250 N. MILITARY TRAIL, SUITE 102  
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SPECIFIC PURPOSE SURVEY  
"UTILITY EASEMENT ABANDONMENT"

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