

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**AGENDA ITEM SUMMARY**

**Meeting Date:** February 9, 2021      **Consent [X]**      **Regular [ ]**  
    **Public Hearing [ ]**

**Department:** Water Utilities Department

**I. EXECUTIVE BRIEF**

**Motion and Title:** Staff recommends motion to approve: **A)** Partial Release of Utility Easement for that easement recorded in the Official Records of Palm Beach County, ORB 25684, Page 1587; **B)** Partial Release of Utility Easement for that easement recorded in the Official Records of Palm Beach County, ORB 25684, Page 1587; **C)** Partial Release of Utility Easement for that easement recorded in the Official Records of Palm Beach County, ORB 24069, Page 225.

**Summary:** Palm Beach County Water Utilities Department (PBCWUD) is seeking the release of the County's interest in the utility easements recorded in the Official Records of Palm Beach County as noted above. Two Property Owners now own the property encumbered by the easement recorded in ORB 25684, Page 1587 therefore two (2) Partial Release of Utility Easements are required. The Property Owners are requesting release of the portion of the easement that is no longer associated with any public potable water, reclaimed water and wastewater facilities. As a result of site development for Sherbrooke Center, these portions of the existing utility easements are no longer required. PBCWUD has determined that the release of these easements will not affect existing or new public potable water, reclaimed water and wastewater facilities and therefore recommends approval of the release. District 3 (MJ)

**Background and Justification:** The utility easements listed above were granted/reserved to the County for public potable water, reclaimed water and wastewater facilities associated with property identified by PCN 00-42-44-31-05-001-0010 and PCN 00-42-44-31-05-001-0020 on November 7, 2012 and PCN 00-42-44-31-05-001-0020 on June 1, 2010.

**Attachments:**

- 1. Location Map
- 2. Two (2) Original Partial Release of Utility Easement for ORB 25684, Page 1587
- 3. Two (2) Original Partial Release of Utility Easement for ORB 25684, Page 1587
- 4. Two (2) Original Partial Release of Utility Easement for ORB 24069, Page 225

Recommended By: Jim Stebb      1-13-2021  
    Department Director      Date

Approved By: [Signature]      1/26/2021  
    Assistant County Administrator      Date

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2021	2022	2023	2024	2025
Capital Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Operating Costs	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
External Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Program Income (County)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
In-Kind Match County	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>NET FISCAL IMPACT</b>	0	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

**Budget Account No.: Fund                      Dept                      Unit                      Object**

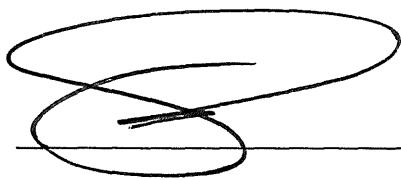
Is Item Included in Current Budget?                      Yes                       No

Does this item include the use of federal funds?                      Yes                       No

Reporting Category N/A

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

No Fiscal Impact.



**C. Department Fiscal Review:** \_\_\_\_\_

**III. REVIEW COMMENTS**

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

*Lara Mante* 1/14/21  
 OFMB BR 1/13

*Dr. J. Jackson* 1/25/21  
 Contract Development and Control  
 1-25-21 TW

**B. Legal Sufficiency:**

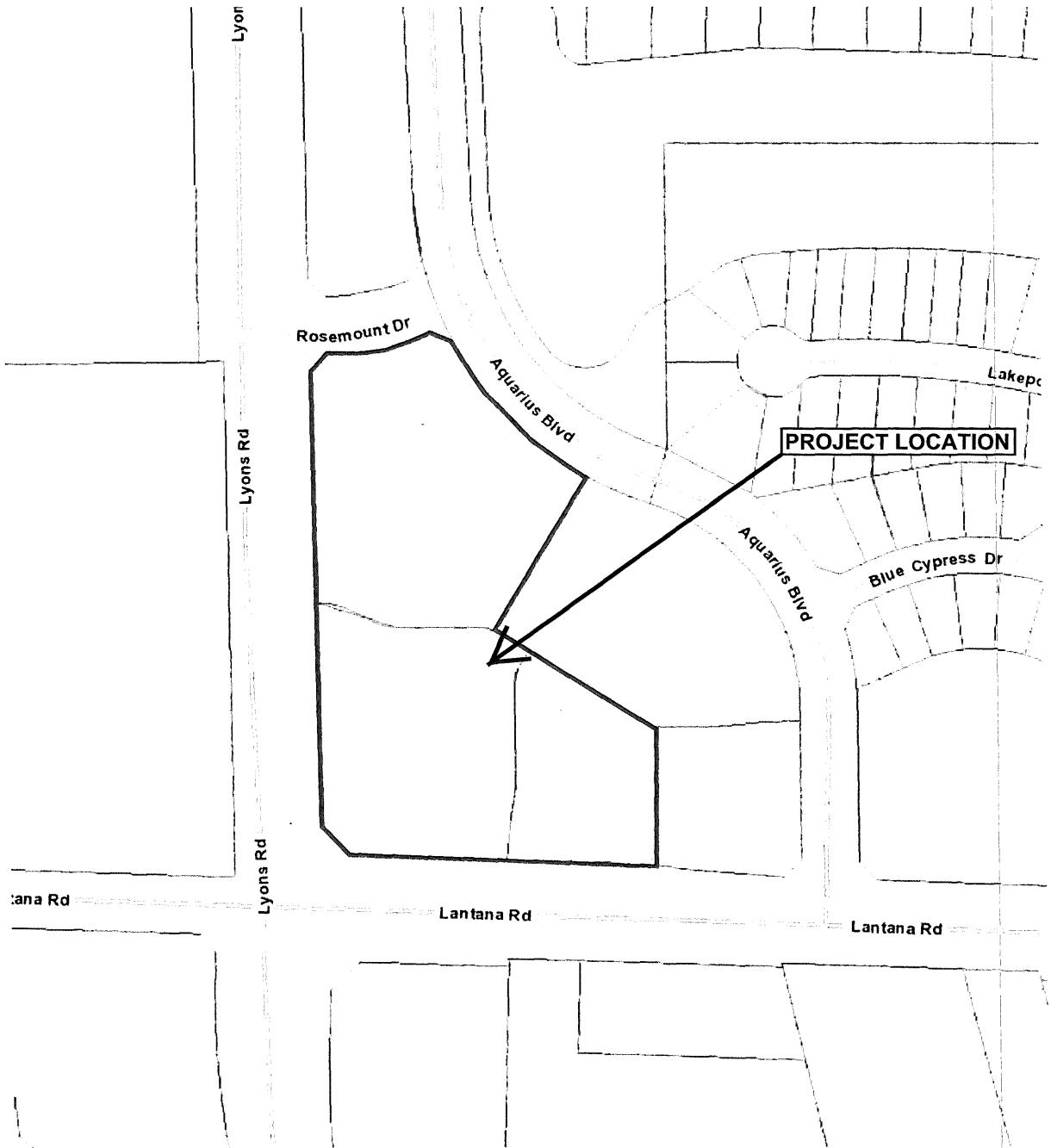
*Delene C. Skrip for Michael Jones*  
 Assistant County Attorney

**C. Other Department Review:**

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

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

ATTACHMENT 1  
Location Map



Prepared by and return to:  
Palm Beach County Water Utilities Department  
Attn: Plan Review  
8100 Forest Hill Blvd  
West Palm Beach, Florida 33413

**PARTIAL RELEASE OF UTILITY EASEMENT**

**THIS PARTIAL RELEASE OF UTILITY EASEMENT**, executed this \_\_\_\_ day of \_\_\_\_\_, 2021, by Palm Beach County, a political subdivision of the State of Florida, first party, c/o Palm Beach County Water Utilities Department, 8100 Forest Hill Blvd, West Palm Beach, Florida 33413, to Concept Real Property Holdings III, LLLP. whose address is 720 SW 2<sup>nd</sup> Avenue, Suite 105, Gainesville, Florida 32601 second party:

**WITNESSETH:**

THAT the first party, for and in consideration of the sum of \$10.00 (Ten Dollars) in hand paid by the second party, the receipt of which is hereby acknowledged, wishes to terminate, renounce, and release a portion of that UTILITY EASEMENT recorded in Official Records Book 25684, Page 1587, Public Records of Palm Beach County, Florida.

THEREBY, the first party hereby releases any and all of its rights, title, and interest in that portion of the UTILITY EASEMENT as shown in the sketch and legal description attached hereto and incorporated herein as Exhibit "A."

**IN WITNESS WHEREOF** the first party has caused this PARTIAL RELEASE OF UTILITY EASEMENT to be executed as of the day and year first written above.

ATTEST:

\_\_\_\_\_  
Joseph Abruzzo,  
Clerk of the Circuit Court & Comptroller

PALM BEACH COUNTY, FLORIDA,  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

By: \_\_\_\_\_  
Deputy Clerk

*DK*  
By: \_\_\_\_\_  
Dave Kerner, Mayor *DK*

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

By: \_\_\_\_\_  
County Attorney

**UTILITY EASEMENT VACATION  
CONCEPT REAL PROPERTY HOLDINGS III LLLP  
SHERBROOKE CENTER**

**LEGAL DESCRIPTION**

A STRIP OF LAND LYING WITHIN PARCEL "A", SHERBROOKE CENTER REPLAT NO. 3 M.U.P.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 110, PAGE 86, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE MOST WESTERLY NORTHWEST CORNER OF SAID PARCEL "A; THENCE SOUTH 02°02'04" EAST, ALONG THE WEST LINE OF SAID PARCEL "A", AND THE EAST RIGHT-OF-WAY LINE OF LYONS ROAD A DISTANCE OF 228.01 FEET; THENCE CONTINUING ALONG THE SAID WEST LINE, SOUTH 01°01'45" EAST A DISTANCE OF 97.17 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, AT WHICH A RADIAL LINE BEARS SOUTH 00°58'09" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 112.50 FEET AND A CENTRAL ANGLE OF 34°11'01", AN ARC DISTANCE OF 67.12 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 87.50 FEET AND A CENTRAL ANGLE OF 33°36'32", AN ARC DISTANCE OF 51.33 FEET; THENCE NORTH 89°36'20" EAST, A DISTANCE OF 116.99 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 37.50 FEET AND A CENTRAL ANGLE OF 31°09'55", AN ARC DISTANCE OF 20.40 FEET; THENCE SOUTH 59°13'45" EAST, A DISTANCE OF 53.11 FEET; THENCE SOUTH 30°46'15" WEST, A DISTANCE OF 26.72 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 42.95 FEET AND A CENTRAL ANGLE OF 31°09'55", AN ARC DISTANCE OF 23.36 FEET; THENCE SOUTH 00°23'40" EAST, A DISTANCE OF 5.23 FEET TO **THE POINT OF BEGINNING**; THENCE SOUTH 45°25'36" EAST, A DISTANCE OF 6.01 FEET; THENCE SOUTH 00°23'40" EAST, A DISTANCE OF 22.29 FEET; THENCE SOUTH 45°25'36" EAST, A DISTANCE OF 11.74 FEET; THENCE NORTH 89°34'24" EAST, A DISTANCE OF 146.20 FEET; THENCE SOUTH 00°25'36" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°34'24" WEST, A DISTANCE OF 154.49 FEET; THENCE NORTH 45°25'36" WEST, A DISTANCE OF 6.05 FEET; THENCE NORTH 00°23'40" WEST, A DISTANCE OF 50.56 FEET TO **THE POINT OF BEGINNING**;

CONTAINING 3,340 SQUARE FEET, MORE OR LESS.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

**NOTES:**

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF LYONS ROAD HAVING A GRID BEARING OF S02°02'04"E AS SHOWN ON SHEET 2 OF 2. BEARINGS ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (EAST) AND HAVE BEEN ROTATED 00°23'40" COUNTERCLOCKWISE FROM THE RECORDED PLAT BEARINGS.

**ABBREVIATIONS:**

A	= ARC LENGTH	P.B.	= PLAT BOOK
D	= DELTA (CENTRAL ANGLE)	PG.	= PAGE
O.R.B.	= OFFICIAL RECORDS BOOK	R	= RADIUS
P.O.B.	= POINT OF BEGINNING	RW	= RIGHT-OF-WAY
P.O.C.	= POINT OF COMMENCEMENT	U.E.	= UTILITY EASEMENT

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

DANIEL C. LAAR  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS5118



**HSQ GROUP, INC.**  
Engineers • Planners • Surveyors  
1001 Yamato Rd., Suite 105  
Boca Raton, Florida 33431 • 561.392.0221  
CA26258 • LB7924

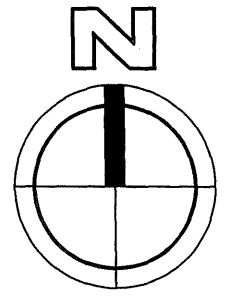
PROJECT: **SHERBROOKE CENTER**

PROJECT NO.: 180447

DATE: 9/23/20

SHEET 1 OF 2

# EXHIBIT "A"



ROSEMONT DRIVE

P.O.C.

MOST WESTERLY  
NORTHWEST CORNER  
PARCEL "A"

PORTION OF PARCEL "A"  
SHERBROOKE CENTER REPLAT NO. 3, M.U.P.D.  
(P.B. 110, PG. 86)

(REFERENCE O.R.B. 30705, PG. 209)

OWNER:  
SAFSTOR LYONS LLC

PCN: 00424431050010020

NOTE: BEARINGS ARE BASED ON FLORIDA STATE PLANE COORDINATE  
SYSTEM (EAST) AND HAVE BEEN ROTATED 00°23'40"  
COUNTERCLOCKWISE FROM THE RECORDED PLAT BEARINGS.

(BASIS OF BEARINGS)

RADIUS BEARS S00°58'09"E

LYONS RD.

W. LINE PARCEL "A"  
& E. R/W LINE

S02°02'04"E  
228.01'

S01°01'45"E  
97.17'

L=51.33'  
R=87.50'  
D=33°36'32"  
N89°36'20"E  
116.99'

L=67.12'  
R=112.50'  
D=34°11'01"

A=20.40'  
R=37.50'  
D=31°09'55"

A=23.36'  
R=42.95'  
D=31°09'55"

S00°23'40"E  
5.23'

S45°25'36"E  
6.01'

S00°23'40"E  
22.29'

N00°23'40"W  
50.56'

N45°25'36"W  
6.05'

S59°13'45"E  
53.11'

S30°46'15"W  
26.72'

S00°25'36"E  
20.00'

N89°34'24"E  
146.20'

S89°34'24"W  
154.49'

OWNER:  
LYONS & LANTANA GAS LLC  
WALGREEN CO REAL ESTATE TAX DEPT  
PCN: 00424431050010030

OWNER:  
LYONS RETAIL INC  
PCN: 00424431050010010

**A PORTION OF UTILITY EASEMENT TO BE VACATED**  
(REFERENCE O.R.B. 25684, PG. 1587)  
OWNER:  
CONCEPT REAL PROPERTY HOLDINGS III. LLLP  
PCN: 0042443105001....(O.R.B. 31580, PG. 1129)

LEGEND:  
⊕ CENTERLINE

ADD EXHIBIT LABEL	10/12/20	DCL	TAE	N/A
VACATE EASEMENT CONCEPT REAL PROPERTY	09/23/20	DCL	TAE	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT:	SHERBROOKE CENTER		SCALE: 1" = 50'	
PROJECT NO.:	180447		SHEET 2 OF 2	

Prepared by and return to:  
Palm Beach County Water Utilities Department  
Attn: Plan Review  
8100 Forest Hill Blvd  
West Palm Beach, Florida 33413

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**WITNESSETH:**

THAT the first party, for and in consideration of the sum of \$10.00 (Ten Dollars) in hand paid by the second party, the receipt of which is hereby acknowledged, wishes to terminate, renounce, and release a portion of that UTILITY EASEMENT recorded in Official Records Book 25684, Page 1587, Public Records of Palm Beach County, Florida.

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\_\_\_\_\_  
Joseph Abruzzo,  
Clerk of the Circuit Court & Comptroller

PALM BEACH COUNTY, FLORIDA,  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

By: \_\_\_\_\_  
Deputy Clerk

*DK*  
By: \_\_\_\_\_  
Dave Kerner, Mayor

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

By: \_\_\_\_\_  
County Attorney

UTILITY EASEMENT VACATION  
SAFSTOR LYONS LLC  
SHERBROOKE CENTER

EXHIBIT A

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CONTAINING 50 SQUARE FEET, MORE OR LESS.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

**NOTES:**

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DANIEL C. LAAK  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS5118



**HSQ GROUP, INC.**  
Engineers • Planners • Surveyors  
1001 Yamato Rd., Suite 105  
Boca Raton, Florida 33431 • 561.392.0221  
CA26258 • LB7924

PROJECT: **SHERBROOKE CENTER**

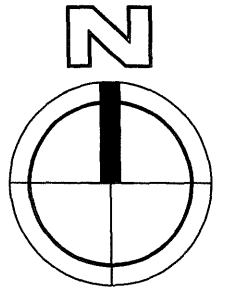
PROJECT NO.: 180447

DATE: 9/23/20

SHEET 1 OF 2



# EXHIBIT "B"



ROSEMONT DRIVE

(BASIS OF BEARINGS)

P.O.C.

MOST WESTERLY  
NORTHWEST CORNER  
PARCEL "A"

PORTION OF PARCEL "A"  
SHERBROOKE CENTER REPLAT NO. 3, M.U.P.D.  
(P.B. 110, PG. 86)

(REFERENCE O.R.B. 30705, PG. 209)

OWNER:  
SAFSTOR LYONS LLC

PCN: 00424431050010020

S02°02'04"E  
228.01'

S01°01'45"E  
97.17'

L=51.33'  
R=87.50'  
D=33°36'32"

S89°36'20"W  
20.00'

S01°00'45"E  
2.52'

N01°00'45"W  
2.74'

L=67.12'  
R=112.50'  
D=34°11'01"

N89°36'20"E  
101.07'

**A PORTION OF UTILITY EASEMENT TO BE VACATED**  
(REFERENCE O.R.B. 25684, PG. 1587)

P.O.B.

N89°36'20"E  
15.92'

OWNER:  
LYONS RETAIL INC

PCN: 00424431050010010

RADIUS BEARS S00°58'09"E

LYONS RD.

W. LINE PARCEL "A"  
& E. R/W LINE

OWNER:  
LYONS & LANTANA GAS LLC  
WALGREEN CO REAL ESTATE TAX DEPT

PCN: 00424431050010030

L=4.09'  
R=37.50'  
D=6°14'46"

OWNER:  
CONCEPT REAL PROPERTY HOLDINGS III. LLLP

PCN: 0042443105001....(O.R.B. 31580, PG. 1129)

NOTE: BEARINGS ARE BASED ON FLORIDA STATE PLANE COORDINATE  
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LEGEND:

⊕ CENTERLINE

ADD EXHIBIT LABEL	10/12/20	DCL	TAE	N/A
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REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT:	<b>SHERBROOKE CENTER</b>			SCALE: 1" = 50'
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Prepared by and return to:  
Palm Beach County Water Utilities Department  
Attn: Plan Review  
8100 Forest Hill Blvd  
West Palm Beach, Florida 33413

**PARTIAL RELEASE OF UTILITY EASEMENT**

**THIS PARTIAL RELEASE OF UTILITY EASEMENT**, executed this \_\_\_\_ day of \_\_\_\_\_, 2021, by Palm Beach County, a political subdivision of the State of Florida, first party, c/o Palm Beach County Water Utilities Department, 8100 Forest Hill Blvd, West Palm Beach, Florida 33413, to Lyons & Lantana Gas, LLC whose address is 7806 Charney Lane, Boca Raton, Florida 33496 second party:

**WITNESSETH:**

THAT the first party, for and in consideration of the sum of \$10.00 (Ten Dollars) in hand paid by the second party, the receipt of which is hereby acknowledged, wishes to terminate, renounce, and release a portion of that UTILITY EASEMENT recorded in Official Records Book 24069, Page 225, Public Records of Palm Beach County, Florida.

THEREBY, the first party hereby releases any and all of its rights, title, and interest in that portion of the UTILITY EASEMENT as shown in the sketch and legal description attached hereto and incorporated herein as Exhibit "A."

**IN WITNESS WHEREOF** the first party has caused this PARTIAL RELEASE OF UTILITY EASEMENT to be executed as of the day and year first written above.

ATTEST:

\_\_\_\_\_  
Joseph Abruzzo,  
Clerk of the Circuit Court & Comptroller

PALM BEACH COUNTY, FLORIDA,  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

By: \_\_\_\_\_  
Deputy Clerk

<sup>dkm</sup>  
By: \_\_\_\_\_  
Dave Kerner, Mayor *JK*

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

By: \_\_\_\_\_  
County Attorney

**UTILITY EASEMENT VACATION  
LYONS & LANTANA GAS LLC  
SHERBROOKE CENTER**

**LEGAL DESCRIPTION**

A STRIP OF LAND LYING WITHIN PARCEL "A", **SHERBROOKE CENTER REPLAT NO. 3** M.U.P.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 110, PAGE 86, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE MOST WESTERLY NORTHWEST CORNER OF SAID PARCEL "A; THENCE SOUTH 02°02'04" EAST, ALONG THE WEST LINE OF SAID PARCEL "A", AND THE EAST RIGHT-OF-WAY LINE OF LYONS ROAD A DISTANCE OF 228.01 FEET; THENCE CONTINUING ALONG THE SAID WEST LINE, SOUTH 01°01'45" EAST A DISTANCE OF 97.17 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, AT WHICH A RADIAL LINE BEARS SOUTH 00°58'09" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 112.50 FEET AND A CENTRAL ANGLE OF 34°11'01", AN ARC DISTANCE OF 67.12 FEET TO A POINT OF REVERSE CURVATURE; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 87.50 FEET AND A CENTRAL ANGLE OF 33°36'32", AN ARC DISTANCE OF 51.33 FEET; THENCE NORTH 89°36'20" EAST, A DISTANCE OF 101.07 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 89°36'20" EAST, A DISTANCE OF 15.92 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 37.50 FEET AND A CENTRAL ANGLE OF 06°14'46", A DISTANCE OF 4.09 FEET; THENCE SOUTH 01°00'45" EAST, A DISTANCE OF 67.14 FEET; THENCE SOUTH 45°25'36" EAST, A DISTANCE OF 10.19 FEET; THENCE NORTH 89°34'24" EAST, A DISTANCE OF 24.13 FEET; THENCE SOUTH 45°25'36" EAST, A DISTANCE OF 12.27 FEET; THENCE SOUTH 00°23'40" EAST, A DISTANCE OF 50.56 FEET; THENCE NORTH 45°25'36" WEST, A DISTANCE OF 22.25 FEET; THENCE NORTH 00°23'40" WEST, A DISTANCE OF 22.27 FEET; THENCE NORTH 45°25'36" WEST, A DISTANCE OF 1.71 FEET; THENCE SOUTH 89°34'24" WEST, A DISTANCE OF 24.13 FEET; THENCE NORTH 45°25'36" WEST, A DISTANCE OF 26.64 FEET; THENCE NORTH 01°00'45" WEST, A DISTANCE OF 75.76 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 3,000 SQUARE FEET, MORE OR LESS.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

**NOTES:**

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF LYONS ROAD HAVING A GRID BEARING OF S02°02'04"E AS SHOWN ON SHEET 2 OF 2. BEARINGS ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM (EAST) AND HAVE BEEN ROTATED 00°23'40" COUNTERCLOCKWISE FROM THE RECORDED PLAT BEARINGS.

**ABBREVIATIONS:**

A	= ARC LENGTH	P.B.	= PLAT BOOK
D	= DELTA (CENTRAL ANGLE)	PG.	= PAGE
O.R.B.	= OFFICIAL RECORDS BOOK	R	= RADIUS
P.O.B.	= POINT OF BEGINNING	R/W	= RIGHT-OF-WAY
P.O.C.	= POINT OF COMMENCEMENT	U.E.	= UTILITY EASEMENT

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

\_\_\_\_\_  
 DANIEL C. LAAK  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NO. LS5118



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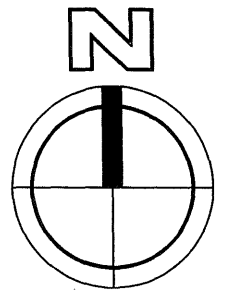
PROJECT: **SHERBROOKE CENTER**

PROJECT NO.: 180447

DATE: 9/23/20

SHEET 1 OF 2

# EXHIBIT "A"



ROSEMONT DRIVE

P.O.C.

MOST WESTERLY  
NORTHWEST CORNER  
PARCEL "A"

PORTION OF PARCEL "A"  
SHERBROOKE CENTER REPLAT NO. 3, M.U.P.D.  
(P.B. 110, PG. 86)

(REFERENCE O.R.B. 30705, PG. 209)

OWNER:  
SAFSTOR LYONS LLC

PCN: 00424431050010020

(BASIS OF BEARINGS)

S02°02'04"E  
228.01'

S01°01'45"E  
97.17'

L=51.33'  
R=87.50'  
D=33°36'32"

N89°36'20"E

L=4.09'  
R=37.50'  
D=6°14'46"

L=67.12'  
R=112.50'  
D=34°11'01"

P.O.B.

**A PORTION OF UTILITY EASEMENT TO BE VACATED**  
(REFERENCE O.R.B. 24069, PG. 225)

OWNER:  
LYONS RETAIL INC

PCN: 00424431050010010

RADIUS BEARS S00°58'09"E

N01°00'45"W  
75.76'

S01°00'45"E  
67.14'

S45°25'36"E  
10.19'

N89°34'24"E  
24.13'

N45°25'36"W  
26.64'

S45°25'36"E  
12.27'

S89°34'24"W  
24.13'

S00°23'40"E  
50.56'

N45°25'36"W  
1.71'

N00°23'40"W  
22.27'

N45°25'36"W  
22.25'

OWNER:  
CONCEPT REAL PROPERTY HOLDINGS III. LLLP

PCN: 0042443105001....(O.R.B. 31580, PG. 1129)

LYONS RD.

W. LINE PARCEL "A"  
& E. R/W LINE

OWNER:  
LYONS & LANTANA GAS LLC  
WALGREEN CO REAL ESTATE TAX DEPT

PCN: 00424431050010030

NOTE: BEARINGS ARE BASED ON FLORIDA STATE PLANE COORDINATE  
SYSTEM (EAST) AND HAVE BEEN ROTATED 00°23'40"  
COUNTERCLOCKWISE FROM THE RECORDED PLAT BEARINGS.

LEGEND:  
☉ CENTERLINE

ADD EXHIBIT LABEL	10/12/20	DCL	TAE	N/A
VACATE EASEMENT LYONS & LANTANA GAS LLC	09/23/20	DCL	TAE	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT: <b>SHERBROOKE CENTER</b>	SCALE: 1" = 50'			
PROJECT NO.: 180447	SHEET 2 OF 2			