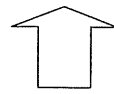


# LOCATION SKETCH



N (Not to scale)

A PORTION OF THE ROAD, DYKE AND DITCH RESERVATION LYING IN BLOCK 76, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY; AND BEING A PORTION OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

RESOLUTION NO. R2021-\_\_\_\_\_

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING ANY PUBLIC INTEREST IN A PORTION OF THE ROAD, DYKE AND DITCH RESERVATION, LYING IN BLOCK 76, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY; AND BEING A PORTION OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA**

**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 the Palm Beach County (County) Code Chapter 22, Article III, Road Abandonment and Plat Vacation Ordinance (Ordinance), and the petition of the City of Boca Raton, a Municipal Corporation of the State of Florida, called a public hearing to be held in the County Commissioners' Chambers, at the Robert Weisman Governmental Office Complex, 301 North Olive Avenue, West Palm Beach, Florida, on April 20, 2021, to consider and determine whether Palm Beach County would vacate, abandon, discontinue and close, renounce and disclaim any right or interest of the County and the public in a portion of the Road, Dyke and Ditch Reservation lying in Block 76, Palm Beach Farms Co. Plat No. 3, according to the plat thereof, as recorded in Plat Book 2, Pages 45 through 54; and being a portion of Section 17, Township 47 South, Range 42 East, Palm Beach County, Florida, as shown in **Exhibit A**; and

**WHEREAS**, in accordance with the Ordinance, notice of the holding of such meeting was duly published in the Palm Beach Post on April 4, 2021; and

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

**WHEREAS**, the BCC held said hearing as advertised and determined that such action will not materially interfere with the County road system and will not deprive any person of a reasonable means of ingress and egress from at least one County, State or Federal highway.

**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.

RESOLUTION NO. R2021-\_\_\_\_\_

2. A portion of the Road, Dyke and Ditch Reservation, lying in Block 76, Palm Beach Farms Co. Plat No. 3, according to the plat thereof, as recorded in Plat Book 2, Pages 45 through 54; and being a portion of Section 17, Township 47 South, Range 42 East is 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 this Road, Dyke and Ditch Reservation, 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 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. R2021-\_\_\_\_\_

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 Maria G. Marino

Commissioner Gregg K. Weiss

Commissioner Maria Sachs

Commissioner Melissa McKinlay

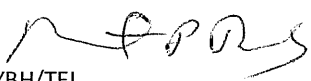
Commissioner Mack Bernard

The Mayor thereupon declared the Resolution duly passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

PALM BEACH COUNTY, A POLITICAL  
SUBDIVISION OF THE STATE OF  
FLORIDA, BY AND THROUGH ITS  
BOARD OF COUNTY COMMISSIONERS

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT &  
COMPTROLLER

BY:  YBH/TEL \_\_\_\_\_

Yelizaveta B. Herman,  
Assistant County Attorney

BY: \_\_\_\_\_

Deputy Clerk

EXHIBIT A



DESCRIPTION

BEING A PORTION OF A ROAD, DYKE AND DITCH RESERVATION, LYING IN BLOCK 76, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND BEING A PORTION OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHEAST CORNER OF SAID BLOCK 76; THENCE SOUTH 00°54'13" EAST, ALONG THE EAST LINE OF SAID BLOCK 76, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID EAST LINE, SOUTH 00°54'13" EAST, A DISTANCE OF 30.00 FEET; SOUTH 89°37'44" WEST ALONG THE NORTH LINE OF THAT ROAD, DYKE AND DITCH RESERVATION, ABANDONED ACCORDING TO OFFICIAL RECORDS BOOK 3520, PAGE 28, SAID PUBLIC RECORDS, A DISTANCE OF 19.95 FEET; THENCE NORTH 00°57'40" WEST ALONG THE EAST LINE OF TRACT 1, BLOCK 76, OF SAID PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 30.00 FEET; THENCE NORTH 89°37'44" EAST ALONG THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 19.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 599 SQUARE FEET OR 0.014 ACRES, MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN HEREON, MEETS THOSE STANDARDS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES. THIS SURVEY OR COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR AN ELECTRONIC SIGNATURE/SEAL IN DIGITAL FORMAT OF A FLORIDA SURVEYOR AND MAPPER.

PERRY C. WHITE  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 4213

DATE: 10/20/20  
REV: 01/21/21

BOUNDARY SURVEY CITY OF BOCA RATON GOLF COURSE ROAD, DYKE AND DITCH ABANDONMENT	SCALE: NONE	SHEET 1 OF 5
	REVIEWED: PW	DRAWN: BEJ
	DATE: 10/20/20	DRAWING No: <b>D0278AB01</b>

Perry  
White

Digitally signed by Perry White  
DN: c=US, st=Florida, l=Lake Worth, o=Sand & Hills Surveying, Inc., cn=Perry White, email=white@sand-hills.com  
Date: 2021.02.18 15:08:47 -05'00'



**SURVEYOR'S REPORT:**

1. THIS SKETCH OF BOUNDARY SURVEY IS PREPARED FOR PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND IS NOT ASSIGNABLE.
2. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE/SEAL IN A DIGITAL FORMAT OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. THIS SKETCH IS THE PROPERTY OF SAND & HILLS SURVEYING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF SAND & HILLS SURVEYING, INC.
5. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
6. BOUNDARY DIMENSIONS SHOWN ARE PER DESCRIPTION AND FIELD MEASUREMENT UNLESS OTHERWISE NOTED.
7. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID, FLORIDA EAST ZONE, THE LINE FORMED BETWEEN PALM BEACH COUNTY HORIZONTAL CONTROL MONUMENTS STAMPED "PBF 77" AND "PBF 78" HAVING A GRID BEARING OF SOUTH 89°37'56" WEST, WITH ALL BEARINGS SHOWN HEREON BEING RELATIVE THERETO.
8. DESCRIPTION WAS PREPARED BY THE SURVEYOR.
9. ALL RECORDED INSTRUMENTS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
10. THERE ARE NO EXISTING UTILITY EASEMENTS ENCUMBERING THE SUBJECT PARCEL. THERE IS NO O.R.B. & PG. REFERENCED TO THE ROAD, DYKE & DITCH RESERVATION, THE RESERVATION WAS DEDICATED BY PLAT AS NOTED ON SHEET 5.
11. A PORTION OF THE SUBJECT PARCEL IS ENCUMBERED BY AN EXISTING CANAL (SEE SHEET 5). NO OTHER VISIBLE IMPROVEMENT ENCUMBER THE SUBJECT PARCEL.
12. **CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE: DECEMBER 6, 2019 AT 11:00 P.M., REVISED DECEMBER 17, 2019, ORDER NUMBER 6152183. THE FOLLOWING EXCEPTIONS, NUMBERED AS THEY APPEAR IN SAID COMMITMENT, ENCUMBER THE SUBJECT PARCEL UNLESS OTHERWISE NOTED.**

5. ROAD RIGHTS OF WAY SET FORTH ON THE PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 3 RECORDED IN PLAT BOOK 2, PAGE 45, AS AFFECTED BY RESOLUTION NO. R-81-481 OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY RECORDED IN OFFICIAL RECORDS BOOK 3520, PAGE 28. **(PLOTTED)**

6. EASEMENT DEED GRANTED TO THE LAKE WORTH DRAINAGE DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 3578, PAGE 1452. **(PLOTTED)**

**LEGEND:**

- B.E. - BUFFER EASEMENT
- E - EASTING
- L.A.E. - LIMITED ACCESS EASEMENT
- L.B. - LICENSED BUSINESS
- N - NORTHING
- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- P.O.B. - POINT OF BEGINNING
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- N.T.I. - NON-TANGENT INTERSECTION
- R.B. - RADIAL BEARING
- P.R.C. - POINT OF REVERSE CURVATURE
- - SET 5/8" IRON ROD & CAP L.B. #7741
- L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT EASEMENT
- IRC - IRON ROD WITH CAP

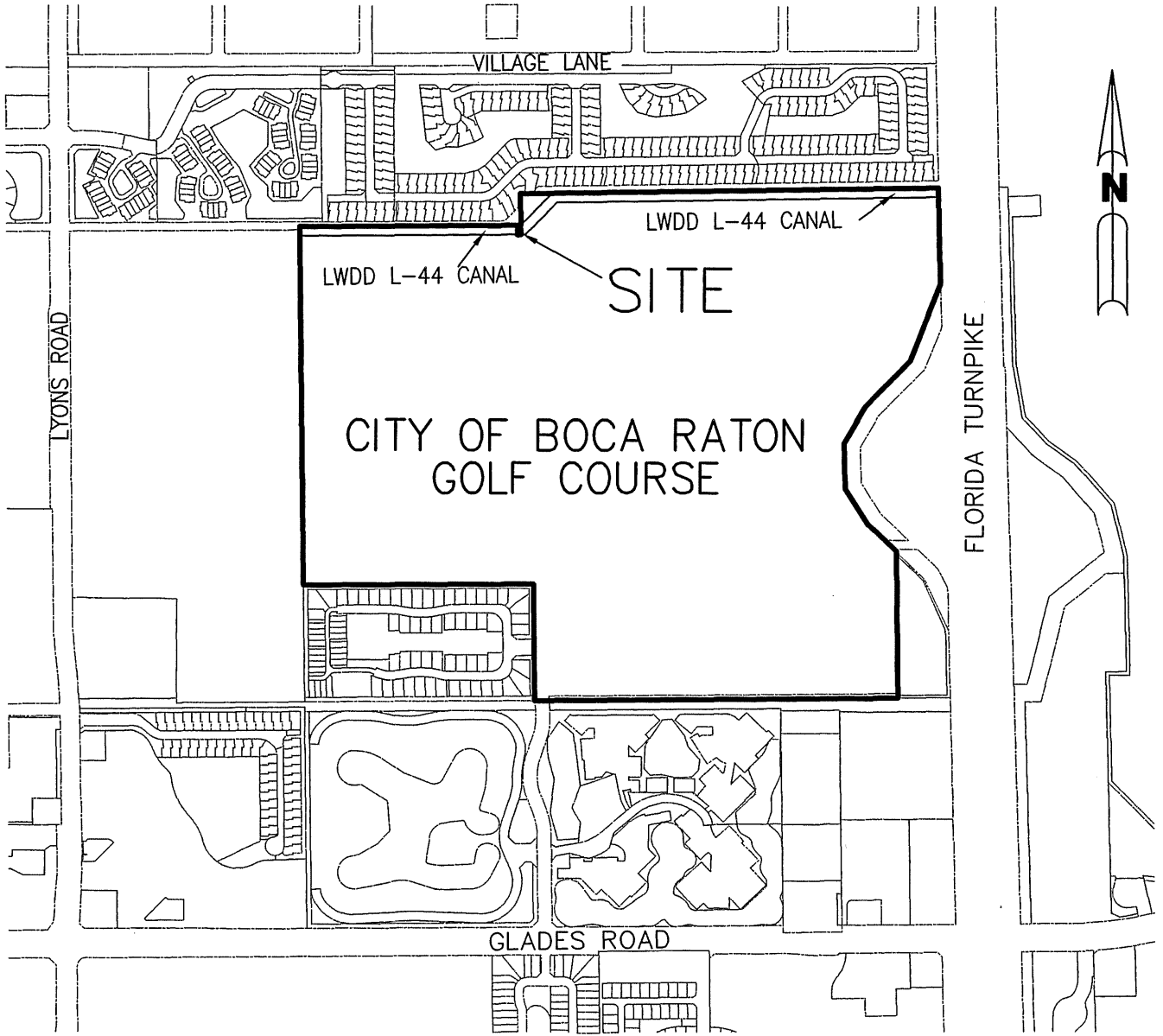
**LEGEND:**

- PG(S). - PAGE(S)
- P.O.C. - POINT OF COMMENCEMENT
- R/W - RIGHT OF WAY
- U.E. - UTILITY EASEMENT
- PCN - PALM BEACH COUNTY PROPERTY CONTROL NUMBER

BOUNDARY SURVEY CITY OF BOCA RATON GOLF COURSE ROAD, DYKE AND DITCH ABANDONMENT	SCALE: NONE	SHEET 2 OF 5
	REVIEWED: PW	DRAWN: BEJ
	DATE: 10/20/20	DRAWING No: <b>D0278AB01</b>



EXHIBIT A



BOUNDARY SURVEY CITY OF BOCA RATON GOLF COURSE ROAD, DYKE AND DITCH ABANDONMENT	SCALE: NONE	SHEET 3 OF 5
	REVIEWED: PW	DRAWN: BEJ
	DATE: 10/20/20	DRAWING No: <b>D0278AB01</b>

8461 LAKE WORTH ROAD, SUITE 410	LAKE WORTH, FL 33467	Tel: 561-209-6048	L.B. NUMBER 7741
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EXHIBIT A



FOUND BRASS DISK IN  
CONCRETE - PALM BEACH  
COUNTY CONTROL POINT  
"PBF 77"  
N 745270.7160  
E 925058.1550

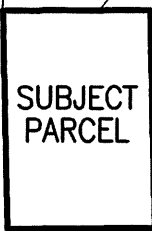
BASIS OF BEARINGS  
S89°37'56"W  
2213.73' (GRID)  
2213.68' (GROUND)

FOUND BRASS DISK IN  
CONCRETE - PALM BEACH  
COUNTY CONTROL POINT  
"PBF 78"  
N 745284.9220  
E 927271.8390

N 744295.776  
E 925026.152

S01°52'46"W  
975.50' (GRID)  
975.48' (GROUND)

N00°57'40"W  
30.00'



N89°37'44"E  
19.98'

N 744265.907  
E 925046.601

S89°37'44"W  
19.95'

N27°50'03"W  
5774.73' (GRID)  
5774.59' (GROUND)

FOUND BRASS DISK IN CONCRETE  
- PALM BEACH COUNTY CONTROL  
POINT "SSP RAD"  
N 739159.2650  
E 927742.9100

S04°19'17"W  
2743.96' (GRID)  
2743.89' (GROUND)

FOUND BRASS DISK IN  
CONCRETE - PALM BEACH  
COUNTY CONTROL POINT  
"HAVEN"  
N 736423.1020  
E 927536.1540

**NOTES:**

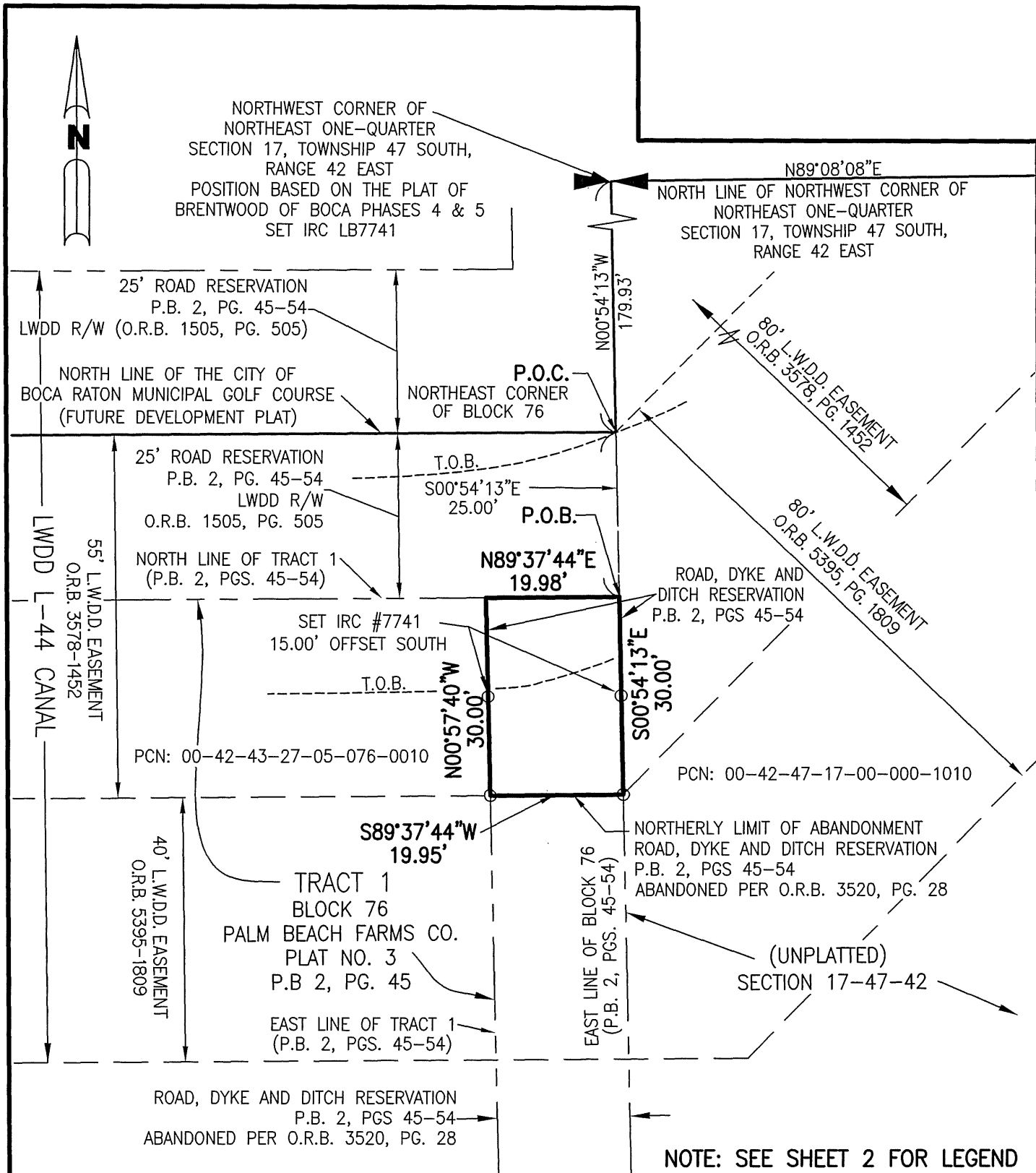
COORDINATES SHOWN ARE GRID COORDINATES  
DATUM = NAD 83 (1990 ADJUSTMENT)  
ZONE = FLORIDA EAST ZONE  
LINEAR UNIT = U.S. SURVEY FEET  
COORDINATE SYSTEM = 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)  
SCALE FACTOR = 1.00002408  
PLAT BEARING = GRID BEARING  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

HORIZONTAL CONTROL TIES  
NOT TO SCALE



BOUNDARY SURVEY CITY OF BOCA RATON GOLF COURSE ROAD, DYKE AND DITCH ABANDONMENT	SCALE: NONE	SHEET 4 OF 5
	REVIEWED: PW	DRAWN: BEJ
	DATE: 10/20/20	DRAWING No: <b>D0278AB01</b>

EXHIBIT A



NOTE: SEE SHEET 2 FOR LEGEND



BOUNDARY SURVEY CITY OF BOCA RATON GOLF COURSE ROAD, DYKE AND DITCH ABANDONMENT	SCALE: 1" = 20'	SHEET 5 OF 5
	REVIEWED: PW	DRAWN: BEJ
	DATE: 10/20/20	DRAWING No: <b>D0278AB01</b>