

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: January 4, 2022

Consent [X] Regular []
Public Hearing []

Department: Water Utilities Department

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: Partial Release of Utility Easement for that easement recorded in the Official Records of Palm Beach County, ORB 14331 Page 0611.

Summary: Palm Beach County Water Utilities Department (PBCWUD) is seeking the release of the County's interest in a utility easement recorded in the Official Records of Palm Beach County as noted above and located at 4530 Lantana Road, Lake Worth. The Property Owner is requesting release of the portion of the easement that is no longer associated with any public potable water, wastewater and reclaimed water facilities. PBCWUD has determined that this portion of the easement is no longer required. PBCWUD has determined that the release of the easement will not affect existing or new public potable water, wastewater and reclaimed water facilities and therefore recommends approval of the release. (PBCWUD Project No. 18-563) District 3 (MJ)

Background and Justification: The utility easement listed above was granted/reserved to the County for public potable water, wastewater and reclaimed water facilities associated with property identified by PCN 00-42-44-37-02-001-0030 on October 29, 2002.

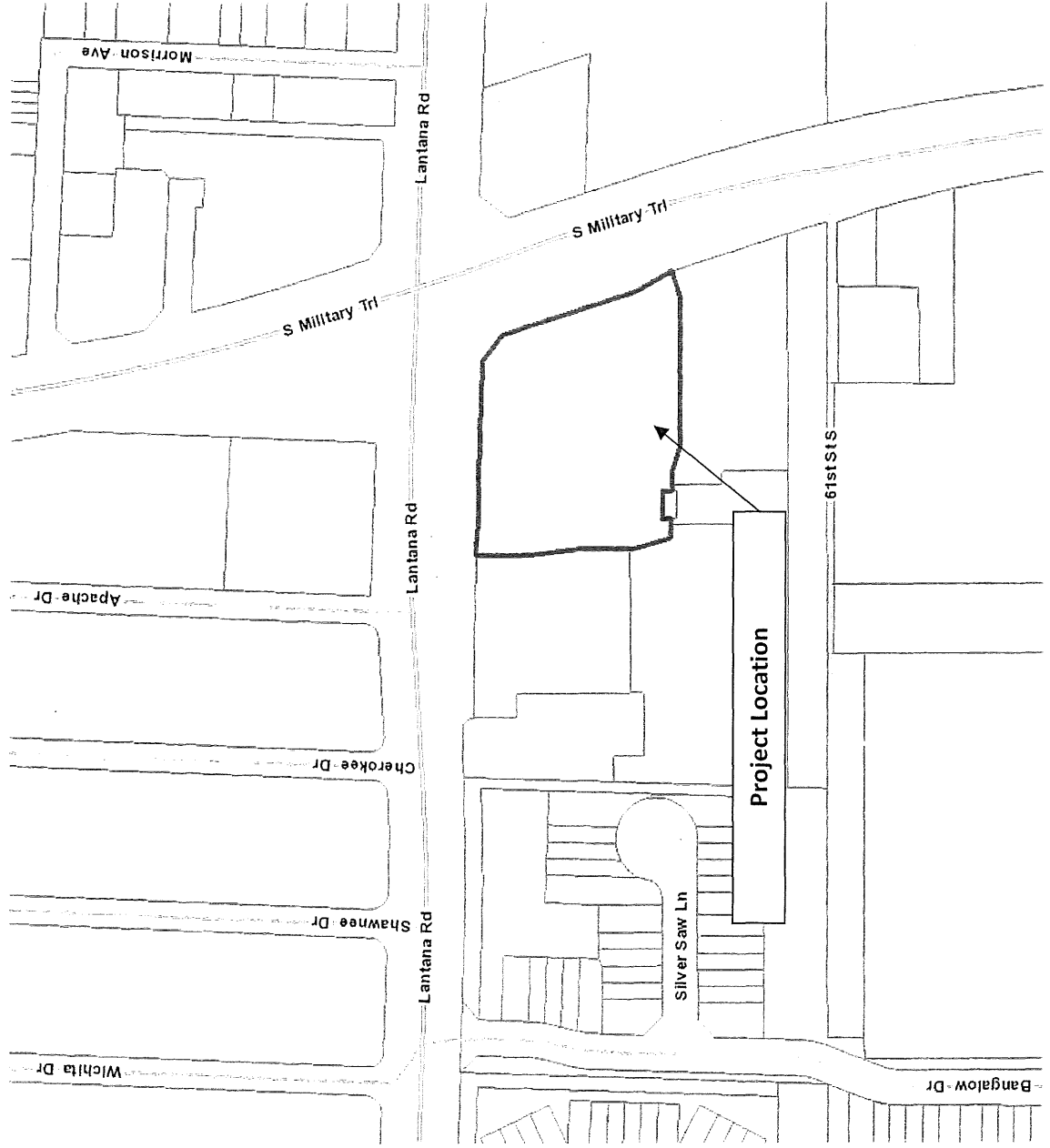
Attachments:

1. Location Map
2. Two (2) Original Partial Release of Utility Easement for ORB 14331 Page 0611

Recommended By: Ali Bayat 11/30/21
Department Director Date

Approved By: Zel J. Blum 12/17/2021
Assistant County Administrator Date

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 _____, 2022, 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 Military Trail Realty, LLC, whose address is 13024 Ballantyne Corp. Pl., Suite 500, Charlotte, North Carolina 28277, 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 14331, Page 0611, 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

Jim By: _____
A13 Robert S. Weinroth, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

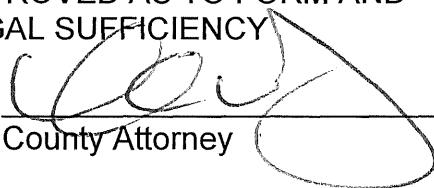
By: 
County Attorney

EXHIBIT "A"

DESCRIPTION

BEING A PORTION THAT UTILITY EASEMENT PER OFFICIAL RECORDS BOOK 11692, PAGE 898, AND OFFICIAL RECORDS BOOK 14331, PAGE 611, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", "MILITARY AND LANTANA M.U.P.D. - PLAT NO. 1", PLAT BOOK 85, PAGE 3, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; RUN THENCE NORTH 89°26'46" EAST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 615.13 FEET; THENCE NORTH 00°33'14" WEST, (DEPARTING FROM SAID SOUTH LINE), A DISTANCE OF 212.42 FEET TO A POINT ON THE WEST LINE OF SAID UTILITY EASEMENT, SAID POINT ALSO BEING THE POINT OF BEGINNING; NORTH 01°21'44" WEST, ALONG SAID WEST LINE, A DISTANCE OF 12.42 FEET TO A POINT ON THE NORTH LINE OF SAID UTILITY EASEMENT; THENCE NORTH 88°38'16" EAST, ALONG SAID NORTH LINE, (DEPARTING FROM SAID WEST LINE), A DISTANCE OF 20.00 FEET TO A POINT ON THE EAST LINE OF SAID UTILITY EASEMENT; THENCE SOUTH 01°21'44" EAST, ALONG SAID EAST LINE, (DEPARTING FROM SAID NORTH LINE), A DISTANCE OF 12.65 FEET; THENCE NORTH 35°55'34" WEST, (DEPARTING FROM SAID EAST LINE), A DISTANCE OF 11.54 FEET; THENCE SOUTH 54°04'26" WEST, A DISTANCE OF 16.34 FEET TO A POINT ON THE WEST LINE OF SAID UTILITY EASEMENT, SAID POINT ALSO BEING THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA. CONTAINING 157 SQUARE FEET, MORE OR LESS.

NOTES

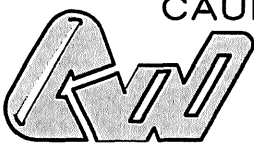
1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH THE SIGNATURE AND THE ORIGINAL SURVEYOR'S SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N89°26'47"E ALONG THE NORTH LINE OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90/98 ADJUSTMENT).
4. 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 "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.

CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON SEPTEMBER 4, 2021. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION 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.


CAUFLANT2_SK07.DWG

SHEET 1 OF 3



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

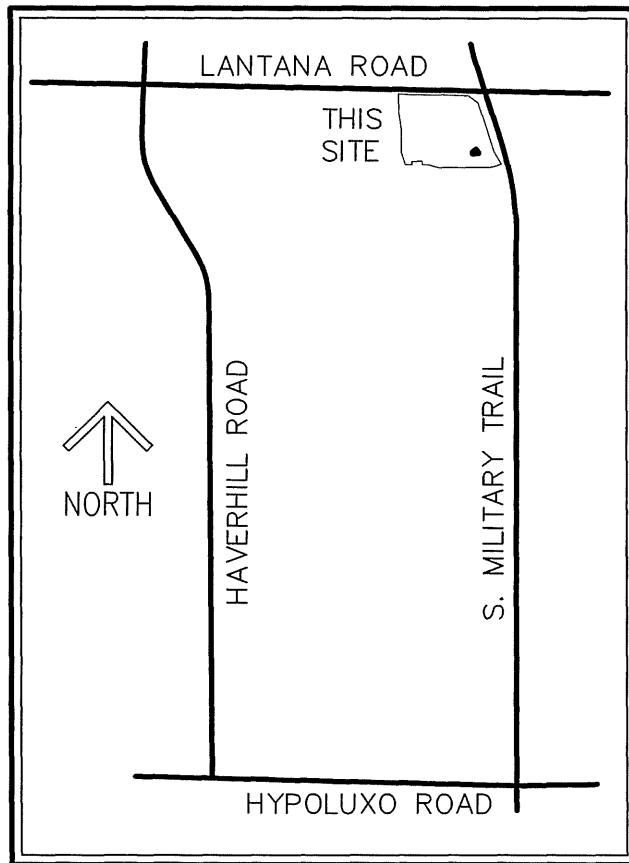
**MILITARY AND LANTANA M.U.P.D. - PLAT NO. 1
 UTILITY EASEMENT ABANDONMENT**



JEFFREY R. WAGNER
 CERTIFICATE
 N 5302
 JEFFREY R. WAGNER
 REGISTERED LAND
 SURVEYOR - NO. 5302
 STATE OF FLORIDA
 L.B. 359

DATE	SEP 2021
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	N/A
JOB NO.	3714

EXHIBIT "A"



LOCATION MAP
(NOT TO SCALE)

NOTES: COORDINATES, BEARINGS, AND DISTANCES

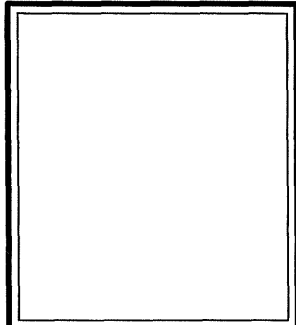
COORDINATES SHOWN ARE GRID
 DATUM = NAD 83 (90 ADJUSTMENT)
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
 SCALE FACTOR = 1.0000374
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (90 ADJUSTMENT), FLORIDA EAST ZONE.

SHEET 2 OF 3



CAULFIELD & WHEELER, INC.
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**MILITARY AND LANTANA M.U.P.D. - PLAT NO. 1
 UTILITY EASEMENT ABANDONMENT**

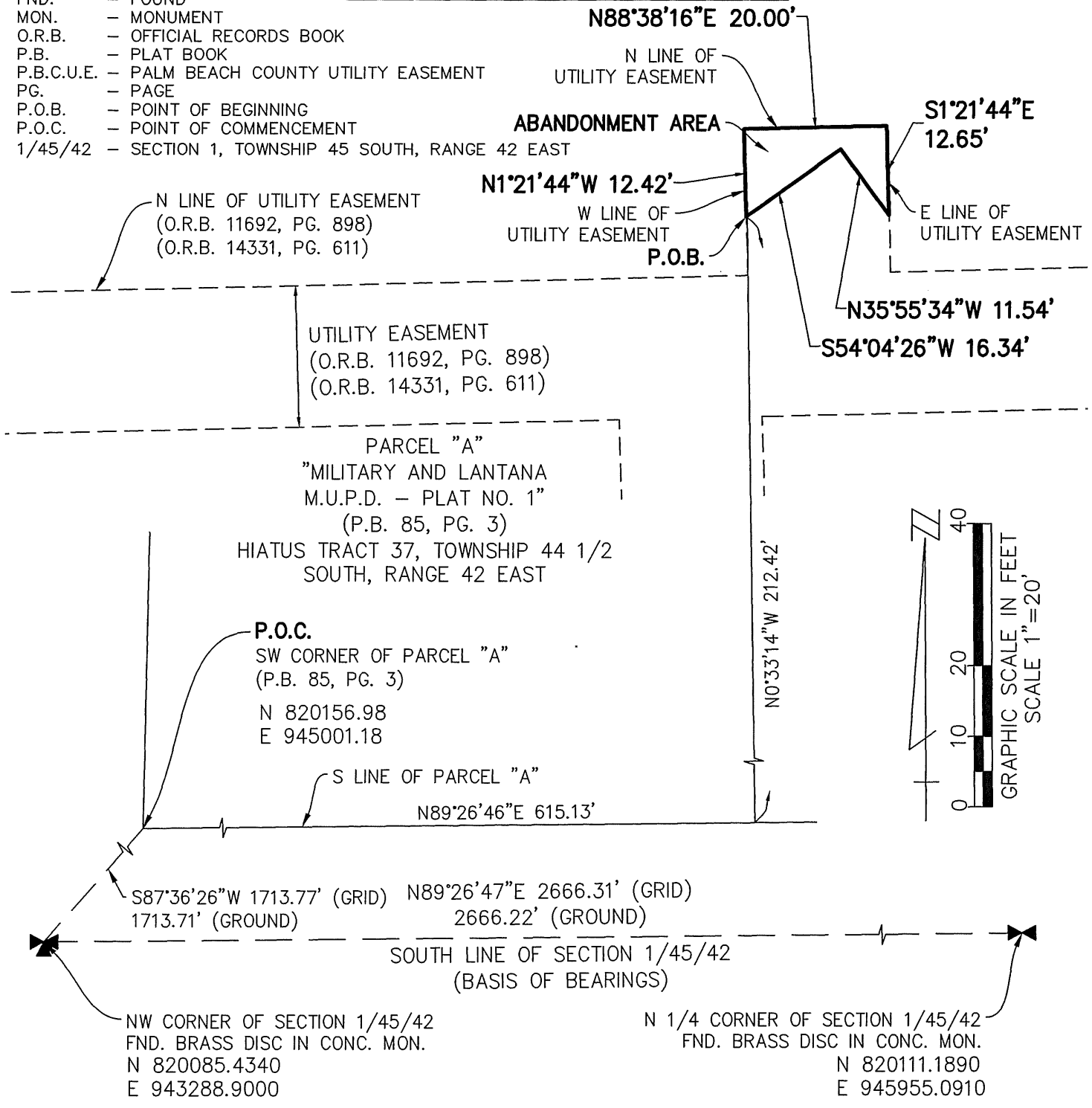


DATE	SEP 2021
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	N/A
JOB NO.	3714

LEGEND

- CONC. - CONCRETE
- FND. - FOUND
- MON. - MONUMENT
- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- P.B.C.U.E. - PALM BEACH COUNTY UTILITY EASEMENT
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- 1/45/42 - SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST

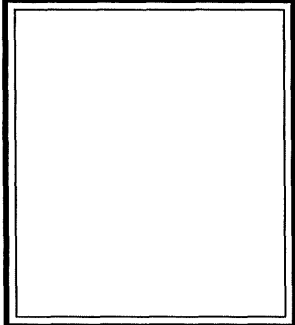
EASEMENTS OF RECORD NOT SHOWN
HEREON FOR CLARITY



SHEET 3 OF 3

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
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**MILITARY AND LANTANA M.U.P.D. - PLAT NO. 1
UTILITY EASEMENT ABANDONMENT**



DATE	SEP 2021
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=20'
JOB NO.	3714