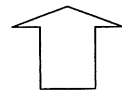


# LOCATION SKETCH



N (Not to scale)

BEING A PORTION OF THAT 50-FOOT DRAINAGE EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 6136, PAGE 315, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

RESOLUTION NO. R2022-\_\_\_\_\_

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING ANY PUBLIC INTEREST IN A PORTION OF THAT 50-FOOT DRAINAGE EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 6136, PAGE 315, PUBLIC RECORDS OF 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 Prosperity Village Development, LLC, 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 May 17, 2022, 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 that 50-foot drainage easement as described in Official Record Book 6136, Page 315 (Drainage Easement), Public Records of Palm Beach County, Florida, as shown in **Exhibit A**; and

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

**WHEREAS**, in accordance with the Ordinance, notice of the holding of such meeting was duly published in the Palm Beach Post on May 1, 2022; and

**WHEREAS**, the BCC while convened in regular session on May 17, 2022 did hold a meeting on said petition to abandon the Drainage Easement; and

**WHEREAS**, the BCC determined that said petition conforms to the Ordinance;

**WHEREAS**, the BCC held said hearing as advertised and determined that the Drainage Easement is in excess of the requirements and will not materially interfere with drainage of the County Road System; and

**RESOLUTION NO. R2022-\_\_\_\_\_**

**WHEREAS**, a drainage easement covering existing drainage facilities was recorded in Official Record Book 33349, Pages 1340-1347, to serve as a replacement easement for the abandoned Drainage Easement.

**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. A portion of that 50-foot drainage easement as described in Official Record Book 6136, Page 315 is hereby abandoned and closed as a public drainage easement and the BCC does hereby renounce and disclaim any right or interest of the County and the public in and to the Drainage Easement, 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. R2022-\_\_\_\_\_**

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 Robert S. Weinroth, Mayor
- Commissioner Gregg K. Weiss, Vice Mayor
- Commissioner Maria G. Marino
- Commissioner Dave Kerner
- Commissioner Maria Sachs
- Commissioner Melissa McKinlay
- Commissioner Mack Bernard

The Mayor thereupon declared the Resolution duly passed and adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

**SPECIFIC PURPOSE SURVEY  
ABANDONMENT OF DRAINAGE EASEMENT**

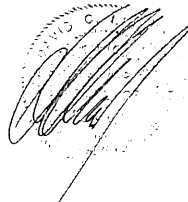
**LEGAL DESCRIPTION:**

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER, OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY FLORIDA, BEING A PORTION OF THAT 50 FOOT DRAINAGE EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 6136, PAGE 315, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8; THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, SOUTH 02°06'08" WEST, A DISTANCE OF 314.48 FEET TO THE NORTHEAST CORNER OF PARCEL 2 AS DESCRIBED IN OFFICIAL RECORD BOOK 32670, PAGE 1151, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE OF THE NORTHEAST QUARTER, OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, SOUTH 02°06'08" WEST, A DISTANCE OF 352.83 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8; THENCE ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER, OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, NORTH 88°12'05" WEST, A DISTANCE OF 50.00 FEET TO A POINT 50.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE AFORESAID EAST LINE OF THE NORTHEAST QUARTER, OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8; THENCE PARALLEL TO SAID EAST LINE OF THE NORTHEAST QUARTER, OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, NORTH 02°06'08" EAST, A DISTANCE OF 355.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE ALONG THE NORTH LINE OF SAID PARCEL 2, SOUTH 85°42'52" EAST, A DISTANCE OF 50.04 FEET TO THE POINT OF BEGINNING.

© COPYRIGHT 2021 BY LIDBERG LAND SURVEYING, INC. THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.

LIDBERG LAND SURVEYING, INC.



Digitally signed by David C Lidberg  
DN: c=US, o=LIDBERG LAND SURVEYING, ou=A01410C000001761A803 A4F000DD94, cn=David C Lidberg  
Date: 2022.01.13 15:29:42 -05'00'

DATE OF SURVEY: APRIL 10, 2021

BY: DAVID C. LIDBERG  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE No. 3613

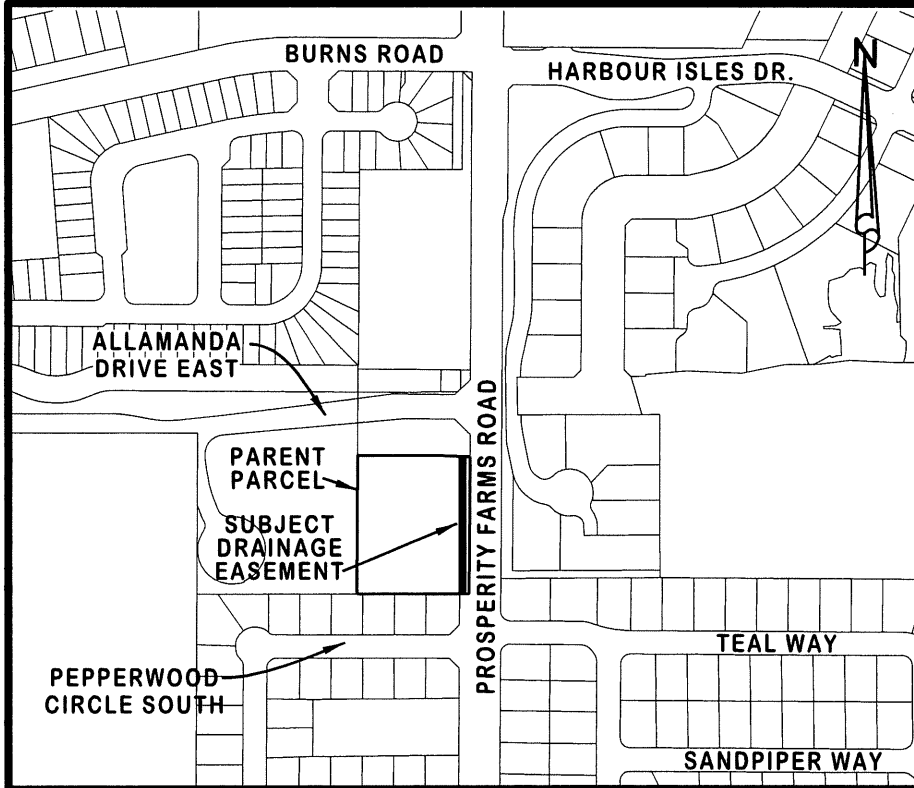
01/12/2022	ADDRESSED PBC SURVEY COMMENTS - *21-025-410A	E.C.
10/21/2021	ADDRESSED PBC SURVEY COMMENTS - *21-025-410	K.B.

**LIDBERG LAND SURVEYING, Inc.**  
**LB4431** 675 West Indiantown Road, Suite 200,  
 Jupiter, Florida 33458 TEL. 561-746-8454

CAD. K:\UST \ 084243 \ \ 21-025 \ 21-025-101A \ 21-025-101A.DGN			
REF.			
FLD. K.F.	FB.	PG.	JOB 21-025-101A
OFF. R.J.W.	786	4,5	DATE 04/10/2021
CKD. D.C.L.	SHEET 1	OF 8	DWG. A21-025

EXHIBIT A

**SPECIFIC PURPOSE SURVEY  
ABANDONMENT OF DRAINAGE EASEMENT**



**LOCATION SKETCH**

**ABBREVIATIONS**

- GRND = GROUND
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.G. = PAGE
- N.E. = NORTHEAST
- N.W. = NORTHWEST
- S.E. = SOUTHEAST
- S.W. = SOUTHWEST

**LIDBERG LAND SURVEYING, INC.**

**LB4431** 675 West Indiantown Road, Suite 200,  
Jupiter, Florida 33458 TEL. 561-746-8454

CAD. K:\UST \ 084243 \ \ 21-025 \ 21-025-101A \ 21-025-101A.DGN			
REF.			
FLD. K.F.	FB. PG.	JOB 21-025-101A	
OFF. R.J.W.	786 4,5	DATE 04/10/2021	
CKD. D.C.L.	SHEET 2 OF 8	DWG. A21-025	



**SPECIFIC PURPOSE SURVEY  
ABANDONMENT OF DRAINAGE EASEMENT**

**SURVEYOR'S REPORT:**

1. THIS SPECIFIC PURPOSE SURVEY CONFORMS TO THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND IS FOR THE PARTIAL ABANDONMENT OF A 50 FOOT DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 6136, PAGE 315, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. LEGAL DESCRIPTION PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; AMERICAN LAND TITLE ASSOCIATION COMMITMENT.
3. BEARINGS AND COORDINATES SHOWN HEREON ARE STATE PLANE GRID BEARINGS AND COORDINATES AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT AND ARE RELATIVE TO THE LINE BETWEEN THE TWO PUBLISHED PALM BEACH COUNTY CONTROL POINTS "195-BURNS" AND "LIGHTHOUSE-ANCHORAGE". SAID LINE BEARS SOUTH 65°18'05" EAST.
4. TOTAL AREA = 0.406 ACRES OR 17,696 SQUARE FEET MORE OR LESS.
5. EASEMENTS AND/OR RESTRICTIONS SHOWN HEREON ARE BASED ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; AMERICAN LAND TITLE ASSOCIATION COMMITMENT No. 1055287, DATED MARCH 30, 2021 @ 11:00 PM.
6. ALL FIELD MEASURED CONTROL MEASUREMENTS EXCEEDED AN ACCURACY OF 1' IN 7,500'.
7. THE SUBJECT PARCEL OF LAND "DRAINAGE EASEMENT TO BE ABANDONED" IS CURRENTLY VACANT AND THERE IS NO EVIDENCE OF ANY EXISTING UTILITIES FOUND THEREIN.

**SURVEY POSITION AND ORIENTATION NOTES:**

DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.  
 DATUM = NORTH AMERICAN DATUM OF 1983 (NAD83), 1990 ADJUSTMENT  
 ZONE = FLORIDA EAST  
 LINEAR UNITS = US SURVEY FOOT  
 SCALE FACTOR = 1.000045982  
 GROUND DISTANCES X SCALE FACTOR = GRID DISTANCE



**LIDBERG LAND  
SURVEYING, INC.**  
 LB4431 675 West Indiantown Road, Suite 200,  
 Jupiter, Florida 33458 TEL. 561-746-8454

CAD. K:\UST \ 084243 \ \ 21-025 \ 21-025-101A \ 21-025-101A.DGN			
REF.			
FLD. K.F.	FB.	PG.	JOB 21-025-101A
OFF. R.J.W.	786	4,5	DATE 04/10/2021
CKD. D.C.L.	SHEET 3	OF 8	DWG. A21-025

**EXHIBIT A**

**SPECIFIC PURPOSE SURVEY  
ABANDONMENT OF DRAINAGE EASEMENT**

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
American Land Title Association Commitment  
SCHEDULE B - SECTION II**

**Commitment Number: 1055287 - Dated: March 30, 2021 @ 11:00 PM**

(A)	●	(C)	1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
(A)	●	(C)	2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2021 AND SUBSEQUENT YEARS. B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND. D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.
(A)	●	(C)	3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS.
(A)	●	(C)	4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, F.S., IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY. (AS TO ALL PARCELS)
(A)	●	(C)	5. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. (AS TO ALL PARCELS)
●	(B)	(C)	6. DRAINAGE EASEMENT TO PALM BEACH COUNTY REGARDING NON-EXCLUSIVE DRAINAGE EASEMENT CONTAINED IN INSTRUMENT RECORDED JULY 20, 1989, UNDER O.R. BOOK 6136, PAGE 315, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (SPECIFIC AS TO PARCEL2)
●	(B)	(C)	7. EASEMENT TO SEACOAST UTILITY AUTHORITY REGARDING ACCESS TO INSTALL, OPERATE, MAINTAIN AND SERVICE SEWER LINES CONTAINED IN INSTRUMENT RECORDED JANUARY 12, 1996, UNDER O.R. BOOK 9082, PAGE 362, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (SPECIFIC AS TO PARCEL4)
(A)	(B)	●	8. RESOLUTION FIXING SETBACK REQUIREMENTS RECORDED IN DEED BOOK 1150, PAGE 659, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO ALL PARCELS) <i>(SURVEY NOTE: SITE FALLS WITHIN VILLAGE OF NPB THEREFORE SETBACKS DO NOT APPLY)</i>
(A)	(B)	●	9. LICENSE FOR WATER PIPE LINES ON RIGHT-OF-WAY OF PROSPERITY FARMS ROAD TO NORTH PALM BEACH UTILITIES, INC. RECORDED IN O.R. BOOK 266, PAGE 475 AND O.R. BOOK 504, PAGE 676, AS AFFECTED BY QUIT CLAIM DEED RECORDED IN O.R. BOOK 1885, PAGE 42, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO ALL PARCELS) <i>(SURVEY NOTE: DOCUMENTS REFERENCE PROSPERITY FARMS RD AND PUBLIC ROAD BUT BROCKWAY PLAN NOT ATTACHED. ASSUMED FALLS WITHIN R/W PROSPERITY FARMS RD AND DOES NOT AFFECT)</i>

(A) AS SHOWN HEREON (B) AFFECTS PROPERTY, BUT UNABLE TO PLOT (C) DOES NOT AFFECT THE PROPERTY

**LIDBERG LAND SURVEYING, INC.**  
**LB4431** 675 West Indiantown Road, Suite 200,  
 Jupiter, Florida 33458 TEL. 561-746-8454

CAD. K:\UST \ 084243 \ \ 21-025 \ 21-025-101A \ 21-025-101A.DGN			
REF.			
FLD. K.F.	FB. PG.	JOB 21-025-101A	
OFF. R.J.W.	786 4,5	DATE 04/10/2021	
CKD. D.C.L.	SHEET 4 OF 8	DWG. A21-025	

**EXHIBIT A**

**SPECIFIC PURPOSE SURVEY  
ABANDONMENT OF DRAINAGE EASEMENT**

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
American Land Title Association Commitment  
SCHEDULE B - SECTION II**

**Commitment Number: 1055287 - Dated: March 30, 2021 @ 11:00 PM**

Ⓐ	●	Ⓒ	10. INTERLOCAL AGREEMENT BETWEEN PALM BEACH COUNTY AND SEACOAST UTILITY AUTHORITY RECORDED IN O.R. BOOK 19366, PAGE 1232, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO ALL PARCELS)
Ⓐ	●	Ⓒ	11. QUIT CLAIM DEED TO CITY OF PALM BEACH GARDENS, FLORIDA REGARDING WATER, SEWER AND NATURAL GAS LINES RECORDED IN O.R. BOOK 1373, PAGE 414, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO ALL PARCELS)
Ⓐ	●	Ⓒ	12. NOTICE OF LIEN RIGHTS BY SEACOAST UTILITY AUTHORITY RECORDED IN O.R. BOOK 22953, PAGE 1631, NOTICE OF INTEREST RECORDED IN O.R. BOOK 26779, PAGE 403, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (AS TO ALL PARCELS)
Ⓐ	●	Ⓒ	13. FOR INFORMATIONAL PURPOSES ONLY: PARCELS 1, 3 AND 4 HAVE ACCESS VIA PARCEL 2. ANY CONVEYANCE AS TO PARCELS 1, 3 AND/OR 4 WITHOUT PARCEL 2, WOULD CREATE A LACK OF ACCESS TO THOSE PARCELS.
Ⓐ	Ⓑ	●	14. COMMITMENT EXCEPTION #3 IS HEREBY DELETED IN ITS ENTIRETY.

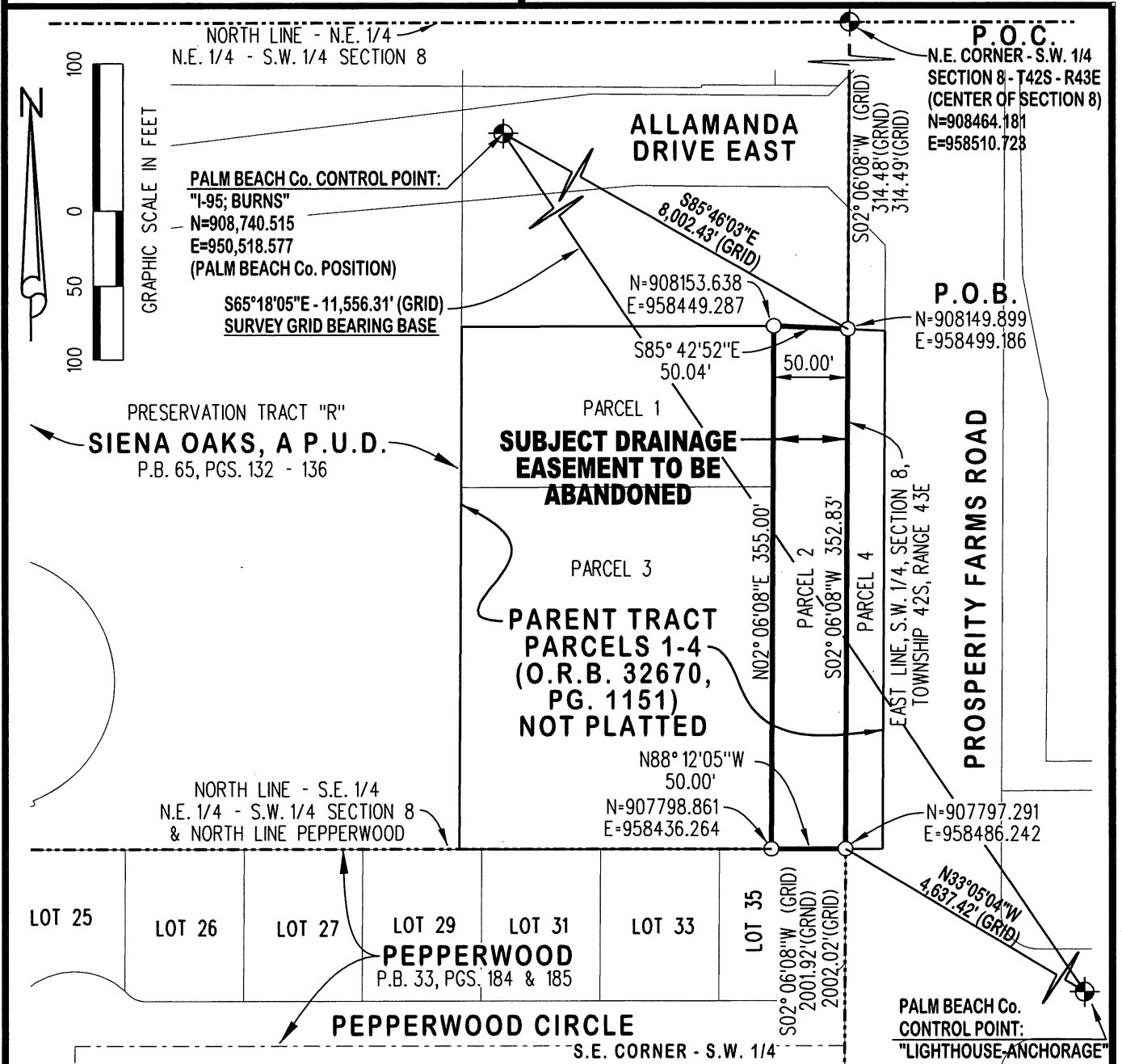
Ⓐ AS SHOWN HEREON    Ⓑ AFFECTS PROPERTY, BUT UNABLE TO PLOT    Ⓒ DOES NOT AFFECT THE PROPERTY



**LB4431** 675 West Indiantown Road, Suite 200,  
Jupiter, Florida 33458 TEL. 561-746-8454

CAD. K:\UST \ 084243 \ \ 21-025 \ 21-025-101A \ 21-025-101A.DGN			
REF. -			
FLD. K.F.	FB.	PG.	JOB 21-025-101A
OFF. R.J.W.	786	4,5	DATE 04/10/2021
CKD. D.C.L.	SHEET 5	OF 8	DWG. A21-025

**SPECIFIC PURPOSE SURVEY  
ABANDONMENT OF DRAINAGE EASEMENT**

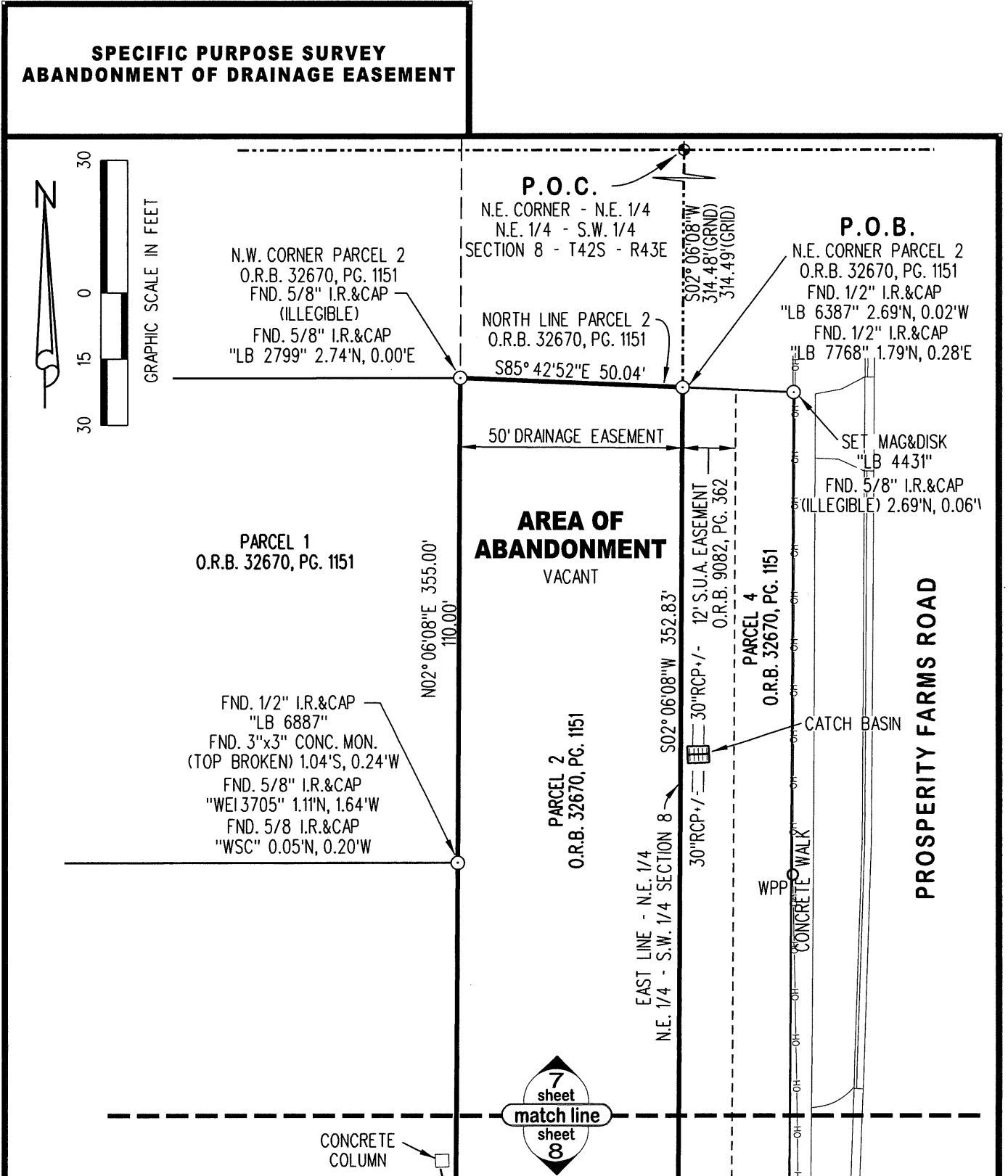


**OVERALL CONTROL SHEET  
STATE PLANE GRID TIES TO SUBJECT  
DRAINAGE EASEMENT TO BE ABANDONED**

**LIDBERG LAND SURVEYING, INC.**  
LB4431 675 West Indiantown Road, Suite 200,  
Jupiter, Florida 33458 TEL. 561-746-8454

CAD. K:\UST \ 084243 \ \ 21-025 \ 21-025-101A \ 21-025-101A.DGN			
REF.			
FLD. K.F.	FB.	PG.	JOB 21-025-101A
OFF. R.J.W.	786	4,5	DATE 04/10/2021
CKD. D.C.L.	SHEET 6	OF 8	DWG. A21-025

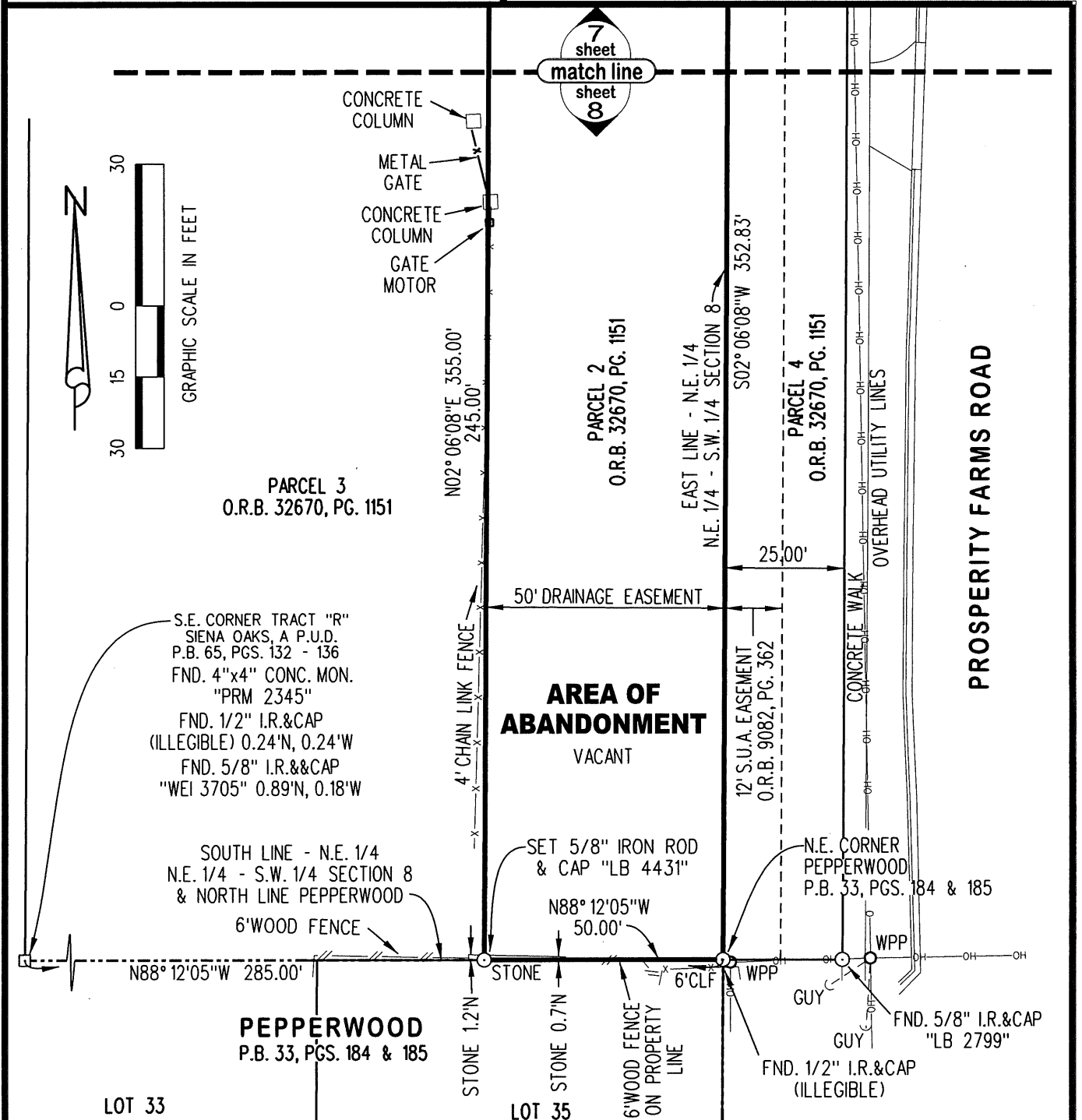
EXHIBIT A



**LIDBERG LAND SURVEYING, INC.**  
LB4431 675 West Indiantown Road, Suite 200,  
Jupiter, Florida 33458 TEL. 561-746-8454

CAD. K:\UST \ 084243 \ \ 21-025 \ 21-025-101A \ 21-025-101A.DGN			
REF.			
FLD. K.F.	FB. PG.	JOB 21-025-101A	
OFF. R.J.W.	786 4,5	DATE 04/10/2021	
CKD. D.C.L.	SHEET 7 OF 8	DWG. A21-025	

**SPECIFIC PURPOSE SURVEY  
ABANDONMENT OF DRAINAGE EASEMENT**



**LIDBERG LAND SURVEYING, INC.**  
LB4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

CAD. K:\UST \ 084243 \ \ 21-025 \ 21-025-101A \ 21-025-101A.DGN			
REF.			
FLD.	K.F.	FB.	PG.
OFF.	R.J.W.	786	4,5
CKD.	D.C.L.	SHEET 8	OF 8
		JOB	21-025-101A
		DATE	04/10/2021
		DWG.	A21-025