

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: August 23, 2022

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 7724, Page 0818 and ORB 7722, Page 0370; and **B)** Partial Release of Utility Easement for that easement recorded in the Official Records of Palm Beach County, ORB 7722, Page 0370 and ORB 7724, Page 0818.

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 and located at 6275 Lantana Road, Lake Worth. The Property Owner is requesting release of the portions of the easement that are no longer associated with any public potable water, wastewater and reclaimed water facilities. As a result of site development for Lee Square, these portions of the existing utility easements are no longer required. PBCWUD has determined that these portions of the easements are 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. 21-500) District 3 (MWJ)

Background and Justification: The utility easements listed above were granted/reserved to the County for public potable water, wastewater and reclaimed water facilities associated with property identified by PCN 00-42-44-34-38-001-0010 on November 11, 1992 and November 16, 1992. The two easements describe identical parcels that were granted by two different grantors on two different dates.

Attachments:

1. Location Map
2. Two (2) Original Partial Release of Utility Easement for ORB 7724 Page 0818 and ORB 7722 Page 0370
3. Two (2) Original Partial Release of Utility Easement for ORB 7722 Page 0370 and ORB 7724 Page 0818

Recommended By: Ali Bayat 8/16/22
Department Director Date

Approved By: Neil J. Glavin 8/19/2022
Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2022	2023	2024	2025	2026
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>
NET FISCAL IMPACT	0	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	<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: Joony Banton GE

III. REVIEW COMMENTS

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

Review Jackson 7/28/22
Lisa M. White 7/28/22
 OFMB ~~7/28/22~~

Ar. S. Jacob 8/5/22
 Contract Development and Control

B. Legal Sufficiency:

[Signature] ~~[Signature]~~ 8/17/22
 Assistant County Attorney

C. Other Department Review:

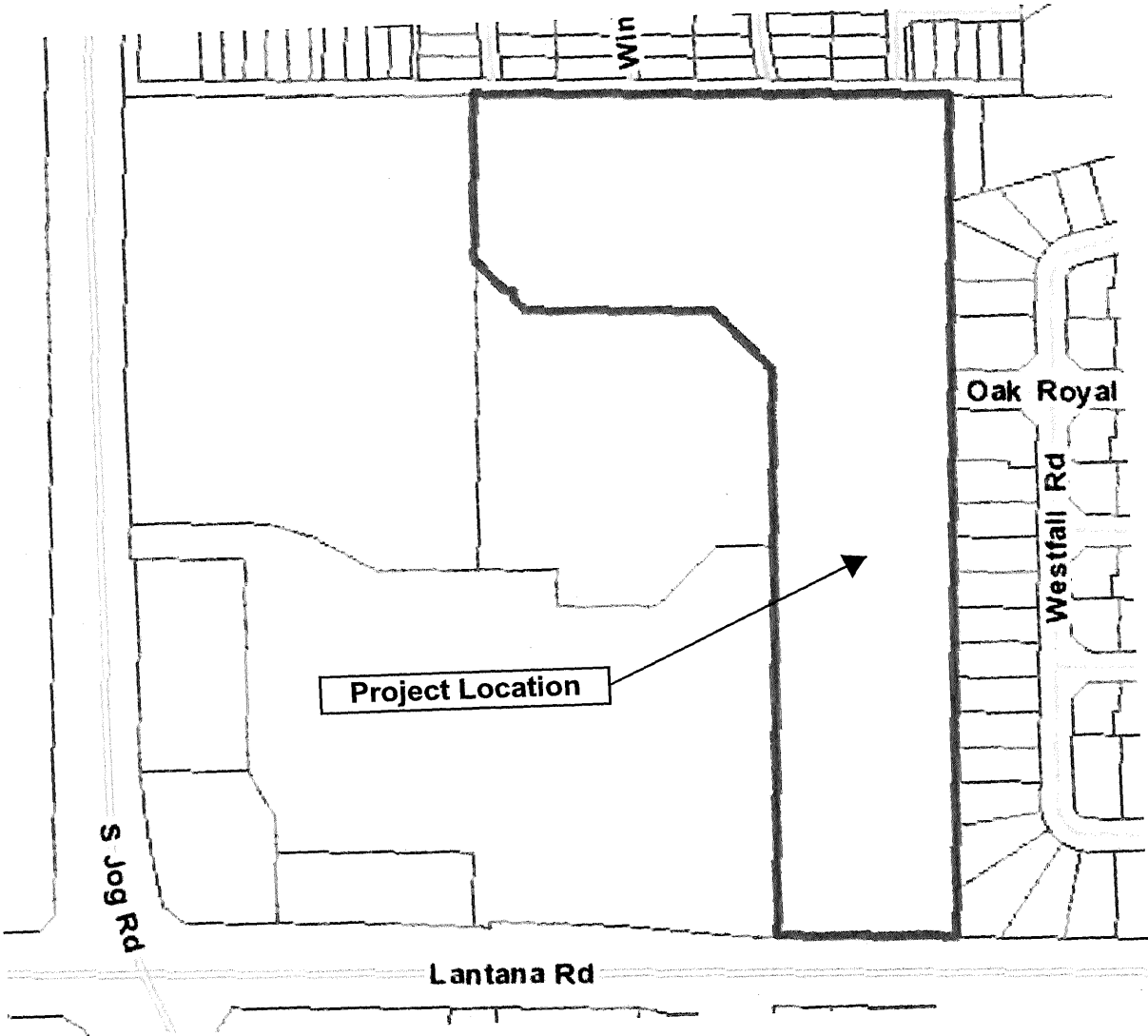
 Department Director

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

ATTACHMENT 1

Location Map

PBCWUD PROJECT NO. 21-500



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 Spilan Parcel, LLC, whose address is 6305 Airline Drive, Metairie, Louisiana 70003, 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 7724, Page 0818, 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

By: _____
RSW
AB
Robert S. Weinroth, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: _____
County Attorney

EXHIBIT "A"

DESCRIPTION:


A 6 FOOT BY 247 FOOT PORTION OF THE UTILITY EASEMENT RECORDED IN OFFICIAL RECORD BOOK 7724 AT PAGE 818 AND OFFICIAL RECORD BOOK 7722 AT PAGE 370 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN A PORTION OF TRACT "A", OF THE PLAT OF LEE SQUARE AS RECORDED IN PLAT BOOK 68, PAGES 186 AND 187, OF SAID PUBLIC RECORDS; LYING IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE, ALONG THE EAST LINE OF SAID TRACT "A", SOUTH 01°35'31" WEST, A DISTANCE OF 458.76 FEET TO THE NORTHEAST CORNER OF THE 6 FOOT BY 247 FOOT PORTION OF SAID UTILITY EASEMENT AND THE POINT OF BEGINNING; THENCE, CONTINUING ALONG THE EAST LINE OF SAID TRACT "A" AND THE EAST LINE OF SAID 6 FOOT BY 247 FOOT PORTION OF SAID UTILITY EASEMENT, SOUTH 01°35'31" WEST, A DISTANCE OF 6.00 FEET TO THE SOUTHEAST CORNER OF SAID 6 FOOT BY 247 FOOT PORTION OF SAID UTILITY EASEMENT; THENCE, DEPARTING SAID EAST LINE OF SAID TRACT "A", ALONG THE SOUTH LINE OF SAID 6 FOOT BY 247 FOOT SECTION OF SAID UTILITY EASEMENT, NORTH 88°24'29" WEST, A DISTANCE OF 247.00 FEET TO THE SOUTHWEST CORNER OF SAID 6 FOOT BY 247 FOOT PORTION OF SAID UTILITY EASEMENT; THENCE, ALONG THE WEST LINE OF SAID 6 FOOT BY 247 FOOT PORTION OF SAID UTILITY EASEMENT, NORTH 01°35'31" EAST, A DISTANCE OF 6.00 FEET TO THE NORTHWEST CORNER OF SAID 6 FOOT BY 247 FOOT PORTION OF SAID UTILITY EASEMENT; THENCE, ALONG THE NORTH LINE OF SAID 6 FOOT BY 247 FOOT PORTION OF SAID UTILITY EASEMENT, SOUTH 88°24'29" EAST, A DISTANCE OF 247.00 FEET TO THE POINT OF BEGINNING.

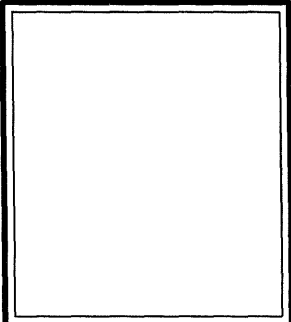
SAID LANDS BEING LYING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 1,482 SQUARE FEET OR 0.0340 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

SHEET 1 OF 4



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



DATE	3-14-2022
DRAWN BY	DLS
F.B./ PG.	NONE
SCALE	NONE
JOB NO.	8533 EA1

**PARTIAL UTILITY EASEMENT
 ABANDONMENT 1 LEE SQUARE
 SKETCH OF DESCRIPTION**

EXHIBIT "A"

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 STATED OTHERWISE
SCALE FACTOR = 1.000023609
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 (90 ADJUSTMENT), FLORIDA EAST ZONE.

LEGEND/ABBREVIATIONS

- CL - CENTER LINE
- Δ - DELTA (CENTRAL ANGLE)
- B.E. - BUFFER EASEMENT
- D.E. - DRAINAGE EASEMENT
- ESMT - EASEMENT
- FPL - FLORIDA POWER & LIGHT
- GRND - GROUND
- L - ARC LENGTH
- LB - LICENSED BUSINESS
- ORB. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- P.B.C.R. - PALM BEACH COUNTY RECORDS
- PBCO - PALM BEACH COUNTY
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PGS - PAGE(S)
- PG. - PAGE
- R - RADIUS
- R/W - RIGHT-OF-WAY
- RGE - RANGE
- SEC - SECTION
- TWP - TOWNSHIP

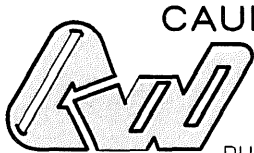
NOTES:

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD. "THIS SKETCH AND LEGAL DESCRIPTION HAS BEEN PREPARED WITHOUT A REVIEW OF THE TITLE POLICY OR OWNERSHIP AND ENCUMBRANCE REPORT; AND IT IS POSSIBLE THAT THERE ARE EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, IN PARTICULAR OTHER EASEMENTS OF RECORD THAT MAY BE IN CONFLICT WITH THE GRANTING OF THIS EASEMENT".
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S88°32'18"E ALONG SOUTH LINE OF SE 1/4 OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT). THE ROTATION FROM GRID TO RECORD PLAT BEARINGS OF CLOCKWISE 0°00'09".
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.
6. RECORDING INFORMATION SHOWN HEREON IS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFICATE:

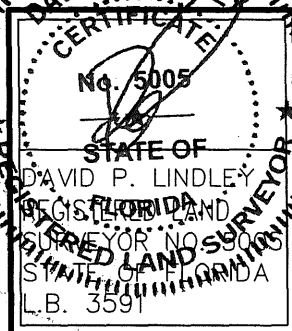
I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 14, 2022. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 72.027.

SHEET 2 OF 4



CAULFIELD & WHEELER, INC.

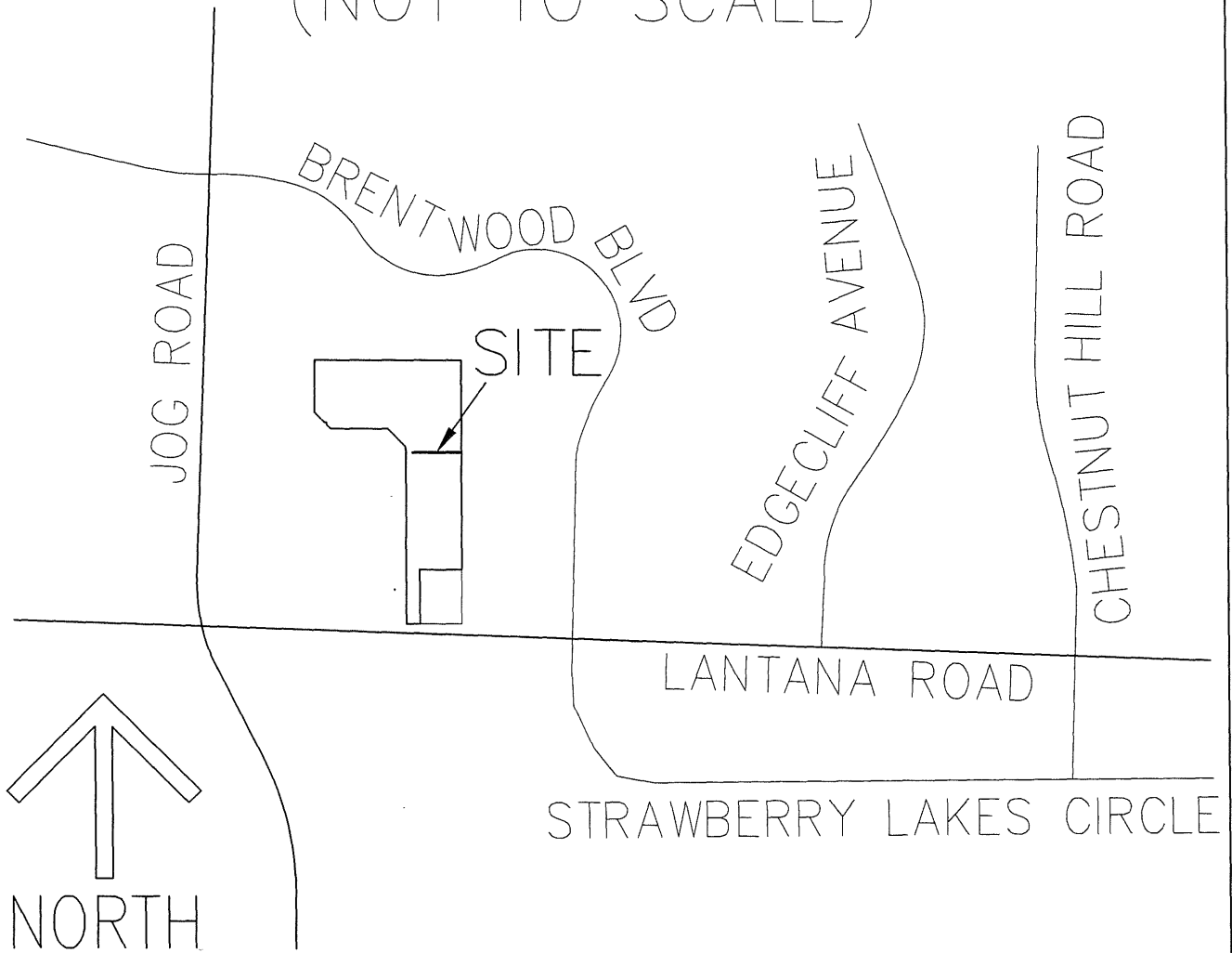
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



PARTIAL UTILITY EASEMENT
ABANDONMENT 1 LEE SQUARE
SKETCH OF DESCRIPTION

DATE	3-14-2022
DRAWN BY	DLS
F.B./ PG.	NONE
SCALE	NONE
JOB NO.	8533 EA1

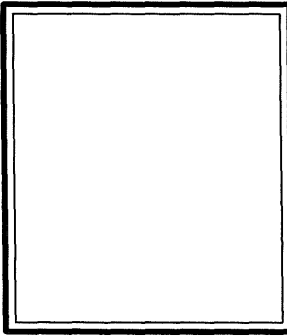
LOCATION MAP (NOT TO SCALE)



SHEET 3 OF 4

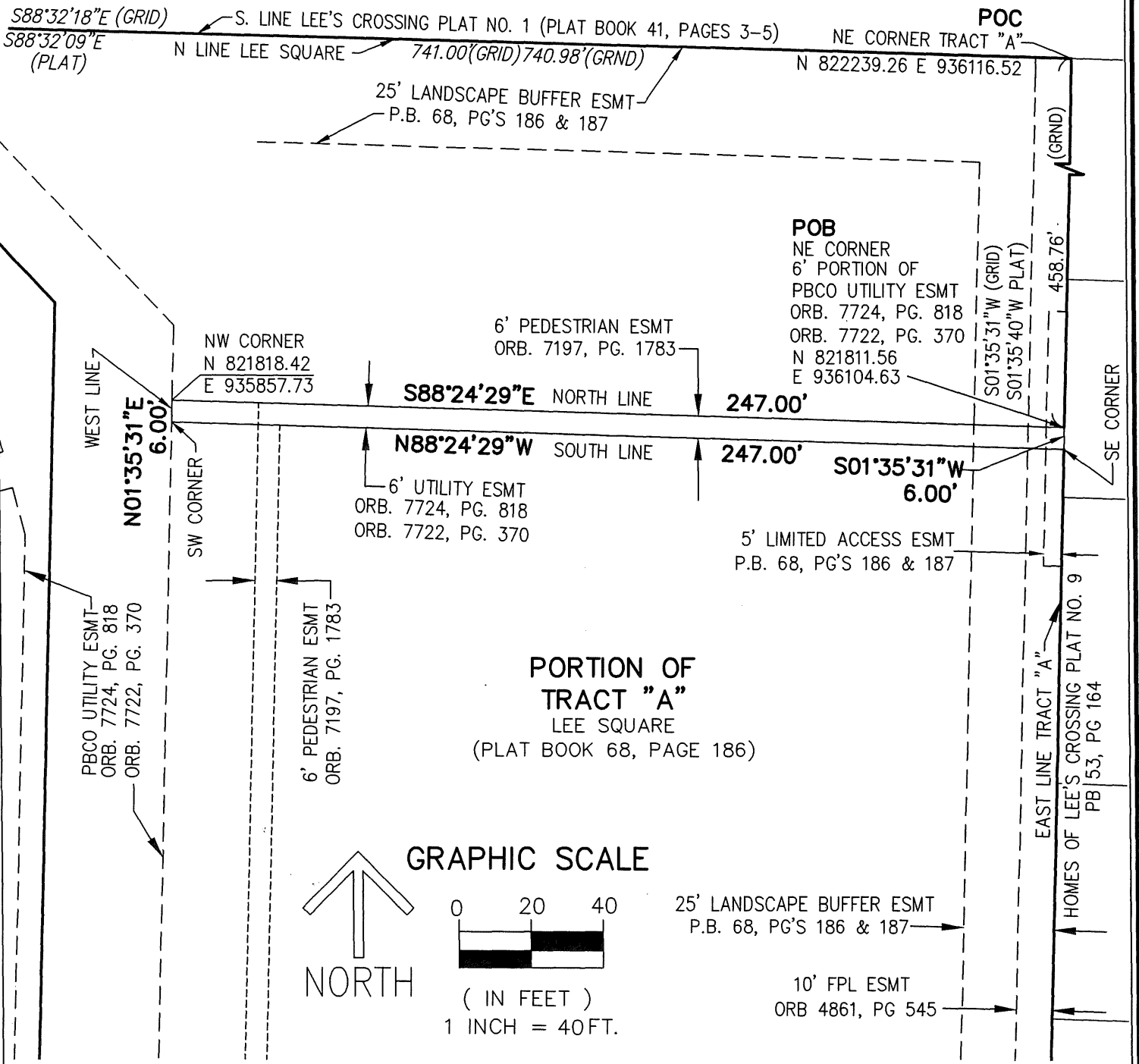
CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

**PARTIAL UTILITY EASEMENT
ABANDONMENT 1 LEE SQUARE
SKETCH OF DESCRIPTION**

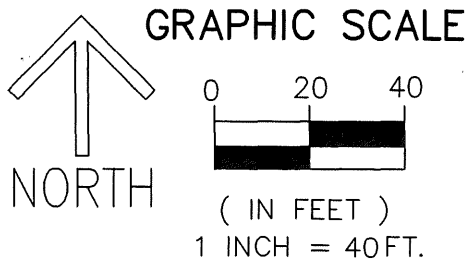


DATE	3-14-2022
DRAWN BY	DLS
F.B./ PG.	NONE
SCALE	NONE
JOB NO.	8533 EA1

EXHIBIT "A"



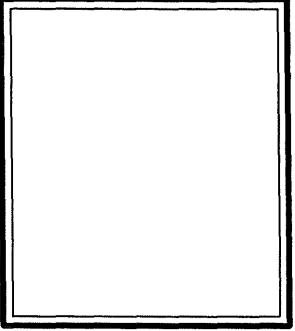
PORTION OF TRACT "A"
 LEE SQUARE
 (PLAT BOOK 68, PAGE 186)



SHEET 4 OF 4

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

**PARTIAL UTILITY EASEMENT
 ABANDONMENT 1 LEE SQUARE
 SKETCH OF DESCRIPTION**



DATE	3-14-2022
DRAWN BY	DLS
F.B./ PG.	NONE
SCALE	NONE
JOB NO.	8533 EA1

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 Spilan Parcel, LLC, whose address is 6305 Airline Drive, Metairie, Louisiana 70003, 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 7722, Page 0370, 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

By: _____
gm
AB
Robert S. Weinroth, Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: _____
County Attorney

EXHIBIT "A"

DESCRIPTION:


A PORTION OF THE PALM BEACH COUNTY UTILITY EASEMENT RECORDED IN OFFICIAL RECORD BOOK 7724 AT PAGE 818 AND OFFICIAL RECORD BOOK 7722 AT PAGE 370 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN A PORTION OF TRACT "A", OF THE PLAT OF LEE SQUARE AS RECORDED IN PLAT BOOK 68, PAGES 186 AND 187, OF SAID PUBLIC RECORDS; LYING IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE, ALONG THE NORTH LINE OF SAID TRACT "A", NORTH 88°32'18" WEST, A DISTANCE OF 398.70 FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 01°27'42" WEST, A DISTANCE OF 276.27 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY LINE OF THE SAID PALM BEACH COUNTY UTILITY EASEMENT AND THE POINT OF BEGINNING; THENCE, ALONG SAID NORTHEASTERLY LINE THE FOLLOWING THREE COURSES, NORTH 46°35'31" EAST, A DISTANCE OF 30.63 FEET; THENCE SOUTH 43°24'29" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 46°35'31" WEST, A DISTANCE OF 37.50 FEET; THENCE, DEPARTING SAID NORTHEASTERLY LINE, NORTH 30°35'31" WEST, A DISTANCE OF 30.78 FEET TO THE POINT OF BEGINNING.

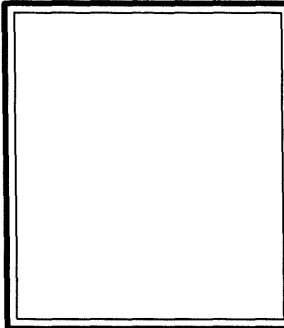
SAID LANDS BEING SITUATED IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 1,022 SQUARE FEET OR 0.0235 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

SHEET 1 OF 4



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



DATE	5-17-2021
DRAWN BY	DLS
F.B./ PG.	NONE
SCALE	NONE
JOB NO.	8533 EA2R

**PARCIAL UTILITY EASEMENT
 ABANDONMENT 2 LEE SQUARE
 SKETCH OF DESCRIPTION**

EXHIBIT "A"

**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 STATED OTHERWISE
 SCALE FACTOR = 1.000023609
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 (90 ADJUSTMENT), FLORIDA EAST ZONE.

LEGEND/ABBREVIATIONS

CL - CENTER LINE	P.B.C.R. - PALM BEACH COUNTY RECORDS
Δ - DELTA (CENTRAL ANGLE)	PBCO - PALM BEACH COUNTY
B.E. - BUFFER EASEMENT	POB - POINT OF BEGINNING
D.E. - DRAINAGE EASEMENT	POC - POINT OF COMMENCEMENT
ESMT - EASEMENT	PGS - PAGE(S)
FPL - FLORIDA POWER & LIGHT	PG. - PAGE
GRND - GROUND	R - RADIUS
L - ARC LENGTH	R/W - RIGHT-OF-WAY
LB - LICENSED BUSINESS	RGE - RANGE
ORB. - OFFICIAL RECORD BOOK	SEC - SECTION
P.B. - PLAT BOOK	TWP - TOWNSHIP


NOTES:

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD. "THIS SKETCH AND LEGAL DESCRIPTION HAS BEEN PREPARED WITHOUT A REVIEW OF THE TITLE POLICY OR OWNERSHIP AND ENCUMBRANCE REPORT; AND IT IS POSSIBLE THAT THERE ARE EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, IN PARTICULAR OTHER EASEMENTS OF RECORD THAT MAY BE IN CONFLICT WITH THE GRANTING OF THIS EASEMENT".
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S88°32'18"E ALONG SOUTH LINE OF SE 1/4 OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT). THE ROTATION FROM GRID TO RECORD PLAT BEARINGS OF CLOCKWISE 0°00'09".
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.
6. RECORDING INFORMATION SHOWN HEREON IS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

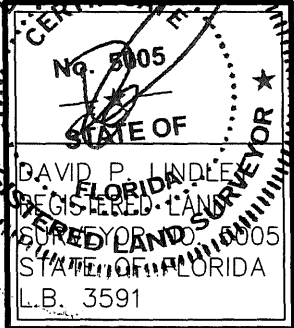
CERTIFICATE:

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 MAY 7, 2021. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTE 72.027.

SHEET 2 OF 4



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

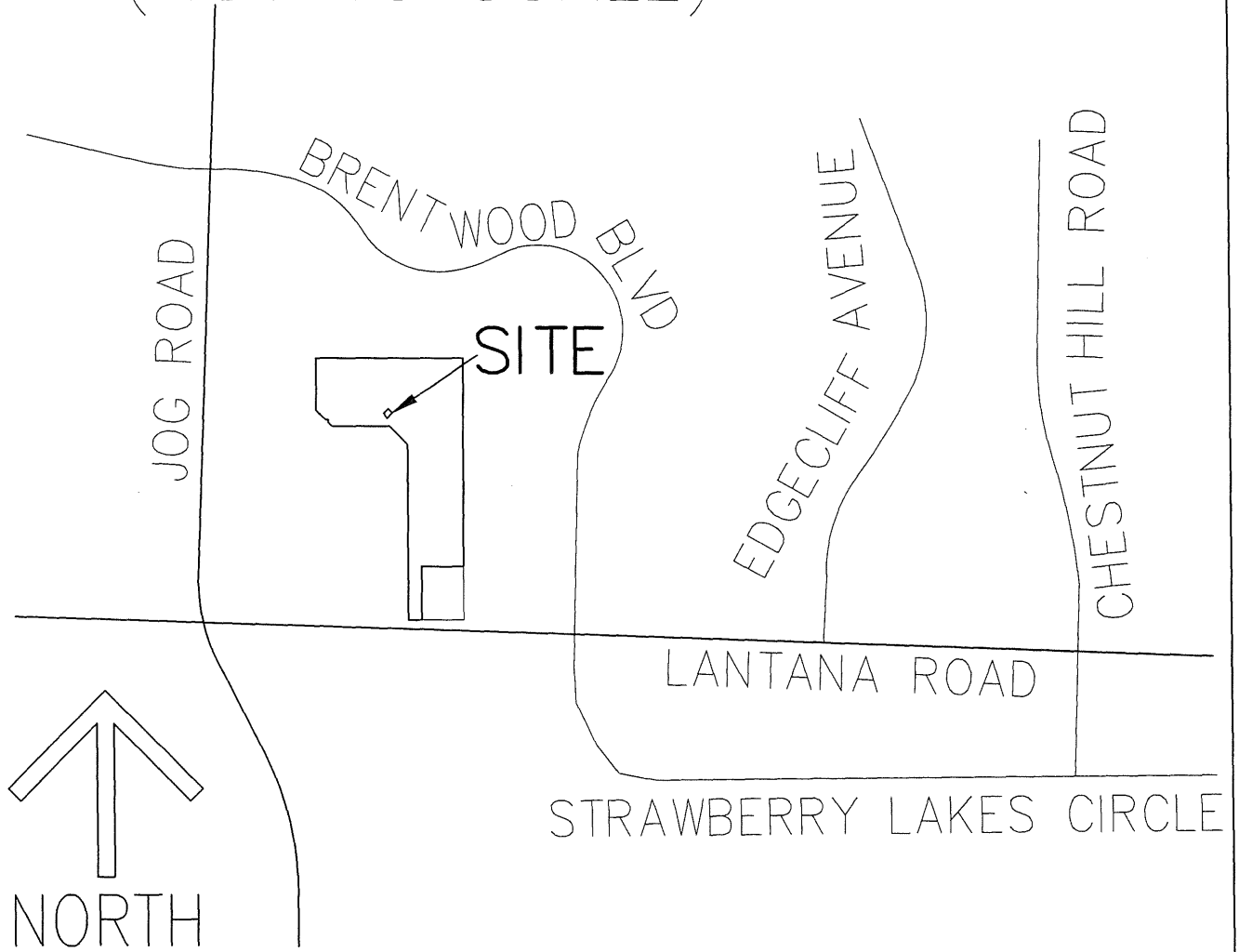


No. 5005
 STATE OF FLORIDA
 REGISTERED LAND SURVEYOR
 DAVID P. LINDEE
 L.B. 3591

DATE	5-17-2021
DRAWN BY	DLS
F.B./ PG.	NONE
SCALE	NONE
JOB NO.	8533 EA2R

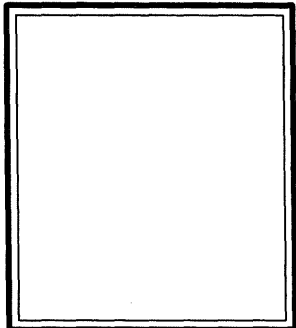
**PARCIAL UTILITY EASEMENT
 ABANDONMENT 2 LEE SQUARE
 SKETCH OF DESCRIPTION**

LOCATION MAP (NOT TO SCALE)



SHEET 3 OF 4

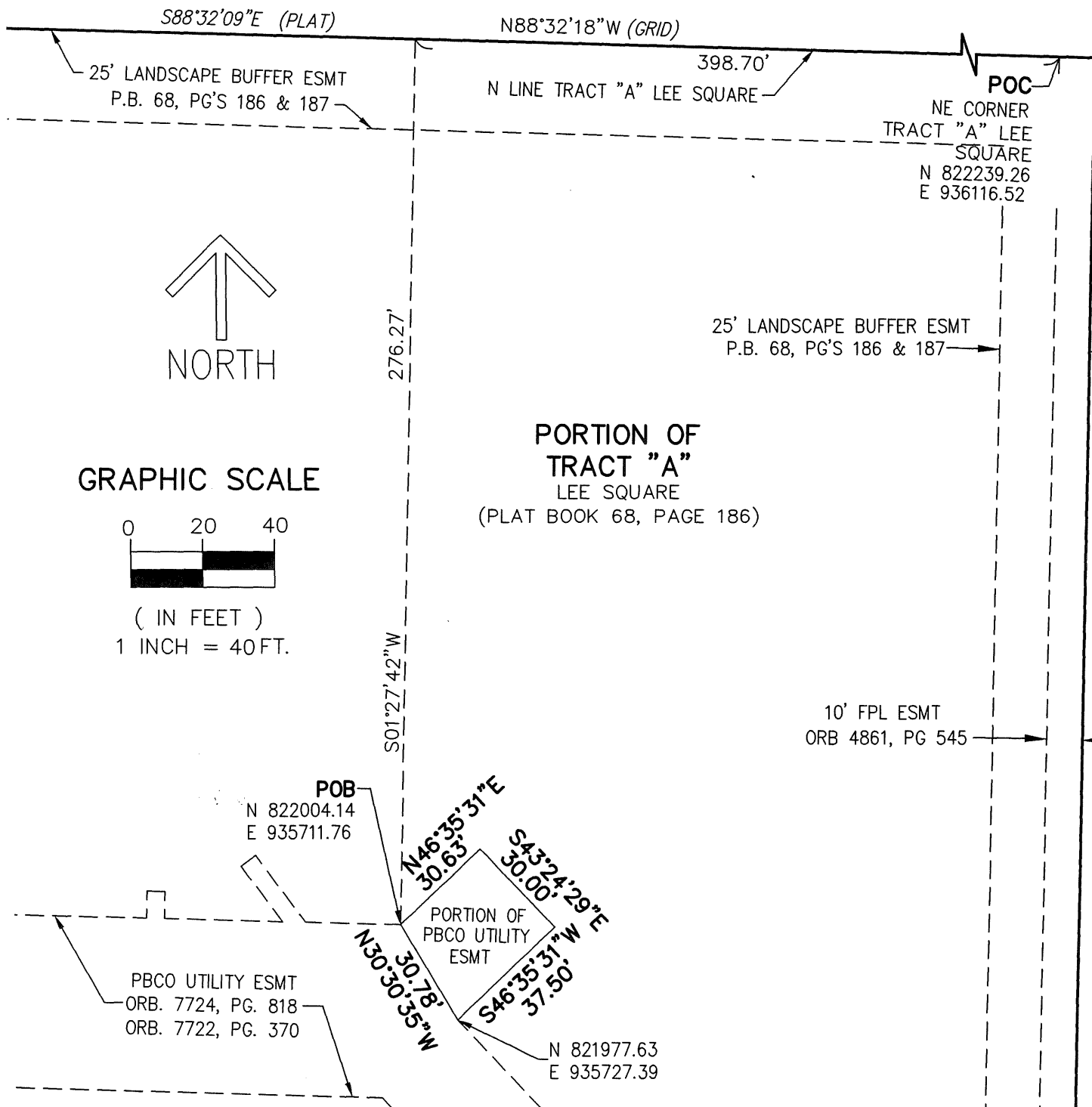
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



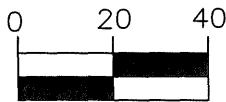
DATE	5-17-2021
DRAWN BY	DLS
F.B./ PG.	NONE
SCALE	NONE
JOB NO.	8533 EA2R

**PARCIAL UTILITY EASEMENT
ABANDONMENT 2 LEE SQUARE
SKETCH OF DESCRIPTION**

EXHIBIT "A"



GRAPHIC SCALE

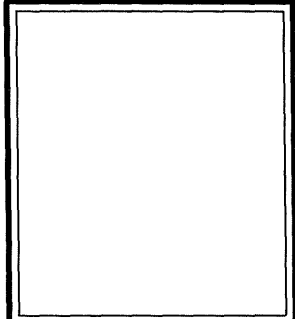


(IN FEET)
1 INCH = 40 FT.

SHEET 4 OF 4

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

**PARCIAL UTILITY EASEMENT
 ABANDONMENT 2 LEE SQUARE
 SKETCH OF DESCRIPTION**



DATE	5-17-2021
DRAWN BY	DLS
F.B./ PG.	NONE
SCALE	NONE
JOB NO.	8533 EA2R