

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

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Meeting Date: August 19, 2025                      Consent [X]                      Regular [ ]  
   Public Hearing [ ]

Department: Water Utilities Department

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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 34441 Page 1.

**Summary:** Palm Beach County Water Utilities Department (PBCWUD) is seeking the release of the County's interest in the utility easement recorded in the Official Records of Palm Beach County as noted above and located at 6615 Waterfront Xing, Greenacres, Florida 33467. The Property Owner requested release of the portions of the identified easement that are no longer associated with any public potable water, reclaimed water and wastewater facilities. As a result of site development for Blue Lake Owner, LLC, these portions of the existing identified utility easement are no longer required. PBCWUD has determined that these portions of the easement are no longer required. PBCWUD has determined that the release of the easement will not affect existing or new public potable water, reclaimed water and wastewater facilities and therefore recommends approval of the release. (PBCWUD Project No. 19-588) District 3 (MWJ)

**Background and Justification:** The utility easement listed above was granted/reserved to the County for public potable water and wastewater facilities associated with property identified by PCN 00-42-44-27-38-001-0000 on July 19, 2023.

**Attachments:**

- 1. Location Map
- 2. Two (2) Original Partial Release of Utility Easement for ORB 34441 Page 1

Recommended By: Ali Bayat                      7/17/25  
   Department Director                      Date

Approved By: [Signature]                      8/2/25  
   Assistant County Administrator                      Date

## II. FISCAL IMPACT ANALYSIS

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

Fiscal Years	2025	2026	2027	2028	2029
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
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Is this item Included in Current Budget? Yes \_\_\_\_\_ No x

Is this item using Federal Funds? Yes \_\_\_\_\_ No  x

Is this item using State Funds? Yes \_\_\_\_\_ No  x

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**  
No Fiscal Impact

Asset Number	Parcel No.	Type	PCN Number	Parcel Description	Total
n/a			0-42-44-27-38-001-0000	6615 Waterfront Xing	

R. DiRienzo, n.g., FAMO, OFAMOB 2/16/25

**C. Department Fiscal Review:**


### III. REVIEW COMMENTS

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

*Lisa M. Harlow*  
OFMB  
MD 1/21

Brenda Snack  
Contract Development and Control

**B. Legal Sufficiency:**

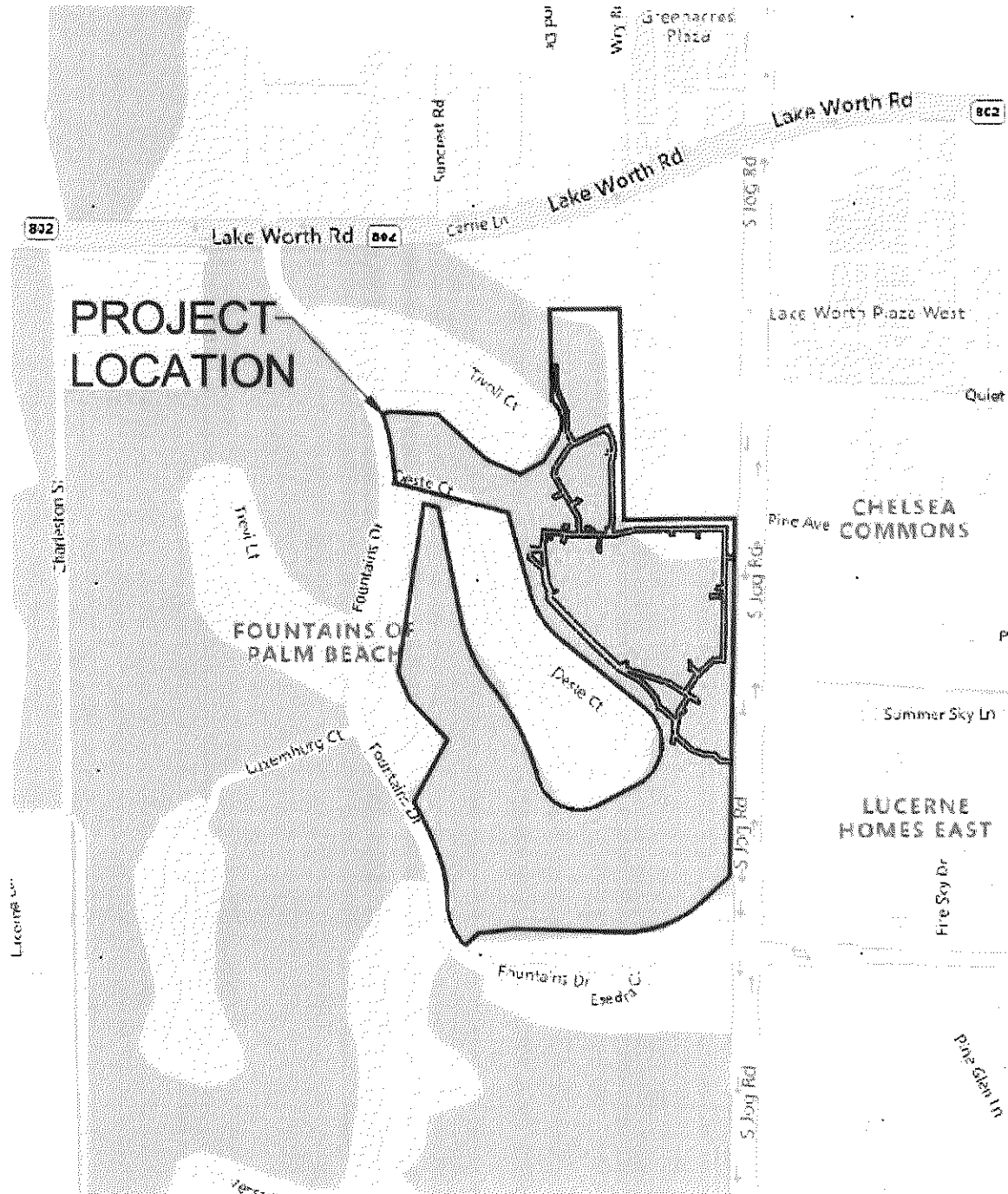
 7/24/25  
Assistant County Attorney

**C. Other Department Review:**

Department Director

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

## PBCWUD PROJECT NO. 19-588



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

**RELEASE OF UTILITY EASEMENT**

**THIS PARTIAL RELEASE OF UTILITY EASEMENT**, executed this 19<sup>th</sup> day of AUGUST, 2025, by Palm Beach County, a political subdivision of the State of Florida, first party, c/o Water Utilities Department, 8100 Forest Hill Blvd, West Palm Beach, Florida 33413, to Blue Lake Owner, LLC, whose address is 6615 Waterfront Xing, Greenacres, FL 33467 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 34441 Page 1, 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 AND COMPTROLLER  
PALM BEACH COUNTY

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

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

VC  
By: \_\_\_\_\_  
Maria G. Marino, Mayor

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

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

DESCRIPTION:

BEING A PORTION OF THE PALM BEACH COUNTY WATER UTILITIES EASEMENT, AS RECORDED IN OFFICIAL BOOKS 34441, PAGE 1 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN A PORTION OF PARCEL A, TRACT W5 AND TRACT L4, ALTIS LAKE PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGES 197 THROUGH 203 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AB #1 (SEE SHEET 6)

COMMENCING AT THE NORTHEAST INTERIOR CORNER OF SAID PARCEL A, TRACT W5 AND TRACT L4, ALTIS LAKE PUD, AS RECORDED IN PLAT BOOK 132, PAGES 197 THROUGH 203, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT 18, BLOCK 30, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54; THENCE S59°40'49"W, A DISTANCE OF 79.96 FEET TO THE POINT OF BEGINNING #1; THENCE N89°03'58"W, A DISTANCE OF 12.16 FEET; THENCE N00°56'02"E, A DISTANCE OF 2.59; THENCE S89°03'58"E, ALONG THE SOUTHERLY LINE OF SAID EASEMENT, A DISTANCE OF 9.63 FEET; THENCE N08°36'21"E, ALONG THE NORTHEASTERLY LINE OF SAID EASEMENT, A DISTANCE OF 5.08 FEET; THENCE S89°03'58"E, A DISTANCE OF 1.86 FEET; THENCE S00°56'02"W, A DISTANCE OF 7.63 FEET TO THE POINT OF BEGINNING #1.

CONTAINING 42.60 SQUARE FEET OR 0.0009 ACRES, MORE OR LESS.

AB #2 (SEE SHEET 6)

TOGETHER WITH:

COMMENCING AT THE NORTHEAST INTERIOR CORNER OF SAID PARCEL A, THE AFOREMENTIONED POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT 18; THENCE S45°49'02", A DISTANCE OF 154.28 FEET TO POINT OF BEGINNING #2, THENCE S00°12'55"E, ALONG THE EASTERLY LINE OF SAID EASEMENT, A DISTANCE OF 15.00 FEET, THENCE S89°47'05"W, A DISTANCE OF 1.50 FEET TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT "A"; THENCE N00°12'55"W, A DISTANCE OF 15.00 FEET; THENCE A DISTANCE OF 89°47'05"E, A DISTANCE OF 1.50 FEET TO POINT OF BEGINNING #2.

CONTAINING 22.50 SQUARE FEET OR 0.0005 ACRES, MORE OR LESS.

AB #3 (SEE SHEET 11)

TOGETHER WITH:

COMMENCING AT AFORESAID REFERENCE POINT "A"; THENCE S04°10'33"W, A DISTANCE OF 448.95 FEET TO POINT OF BEGINNING #3; THENCE S46°13'41"E, ALONG THE NORTHWESTERLY LINE ALONG SAID EASEMENT, A DISTANCE OF 6.91 FEET TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT "B"; THENCE S43°46'19"W, A DISTANCE OF 0.87 FEET; THENCE N46°13'41"W, A DISTANCE OF 6.91 FEET, THENCE N43°46'19"E, A DISTANCE OF 0.87 FEET TO POINT OF BEGINNING #3.

CONTAINING 6.03 SQUARE FEET OR 0.0001 ACRES, MORE OR LESS.

AB #4 (SEE SHEET 11)


TOGETHER WITH:

COMMENCING AT AFORESAID REFERENCE POINT "B"; THENCE S46°13'41"E, A DISTANCE OF 47.13 FEET TO POINT OF BEGINNING #4; THENCE THENCE S46°13'41"E, ALONG THE NORTHWESTERLY LINE

TO BE CONTINUED ON SHEET 2

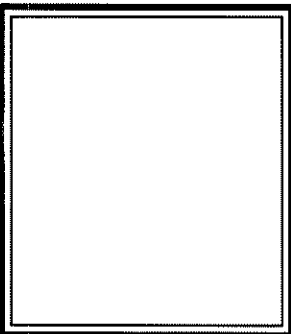
THIS IS NOT A SURVEY

SHEET 1 OF 14



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

ALTIS LAKE PUD  
PALM BEACH COUNTY WATER UTILITY EASEMENT ABANDONMENT  
SKETCH AND DESCRIPTION



DATE	05-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8833-PBCWUD

DESCRIPTION: (CONTINUED)

OF SAID EASEMENT, A DISTANCE OF 6.91 FEET TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT "C"; THENCE S43°46'19"W, A DISTANCE OF 1.75 FEET; THENCE N46°13'41"W, A DISTANCE OF 6.91 FEET, THENCE N43°46'19"E, A DISTANCE OF 1.75 FEET TO POINT OF BEGINNING #4.

CONTAINING 12.10 SQUARE FEET OR 0.0003 ACRES, MORE OR LESS.

AB #5 (SEE SHEET 11)

TOGETHER WITH:

COMMENCING AT AFORESAID REFERENCE POINT "C"; THENCE S46°13'41"E, A DISTANCE OF 48.54 FEET TO POINT OF BEGINNING #5; THENCE THENCE S46°13'41"E, ALONG THE NORTHWESTERLY LINE ALONG OF SAID EASEMENT, A DISTANCE OF 6.80 FEET TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT "D"; THENCE S43°46'19"W, A DISTANCE OF 1.00 FEET; THENCE N46°13'41"W, A DISTANCE OF 6.80 FEET, THENCE N43°46'19"E, A DISTANCE OF 1.00 FEET TO POINT OF BEGINNING #5.

CONTAINING 6.80 SQUARE FEET OR 0.0001 ACRES, MORE OR LESS.

AB #6 (SEE SHEET 11)

TOGETHER WITH:

COMMENCING AT AFORESAID REFERENCE POINT "D" THENCE S46°13'41"E, A DISTANCE OF 48.52 FEET TO POINT OF BEGINNING #6; THENCE THENCE S46°13'41"E, ALONG THE NORTHWESTERLY LINE ALONG OF SAID EASEMENT, A DISTANCE OF 7.96 FEET; THENCE S43°46'19"W, A DISTANCE OF 0.76 FEET; THENCE N46°13'41"W, A DISTANCE OF 7.96 FEET, THENCE N43°46'19"E, A DISTANCE OF 0.76 FEET TO POINT OF BEGINNING #6.

CONTAINING 6.09 SQUARE FEET OR 0.0001 ACRES, MORE OR LESS.


TOTAL CONTAINING 96.12 SQUARE FEET OR 0.0022 ACRES, MORE OR LESS

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND 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 01, 2025. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

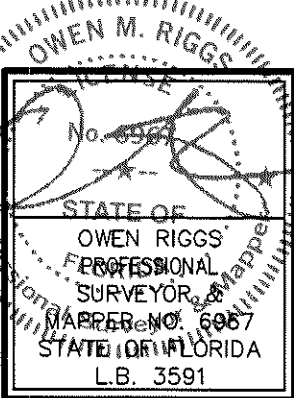
THIS IS NOT A SURVEY

SHEET 2 OF 14



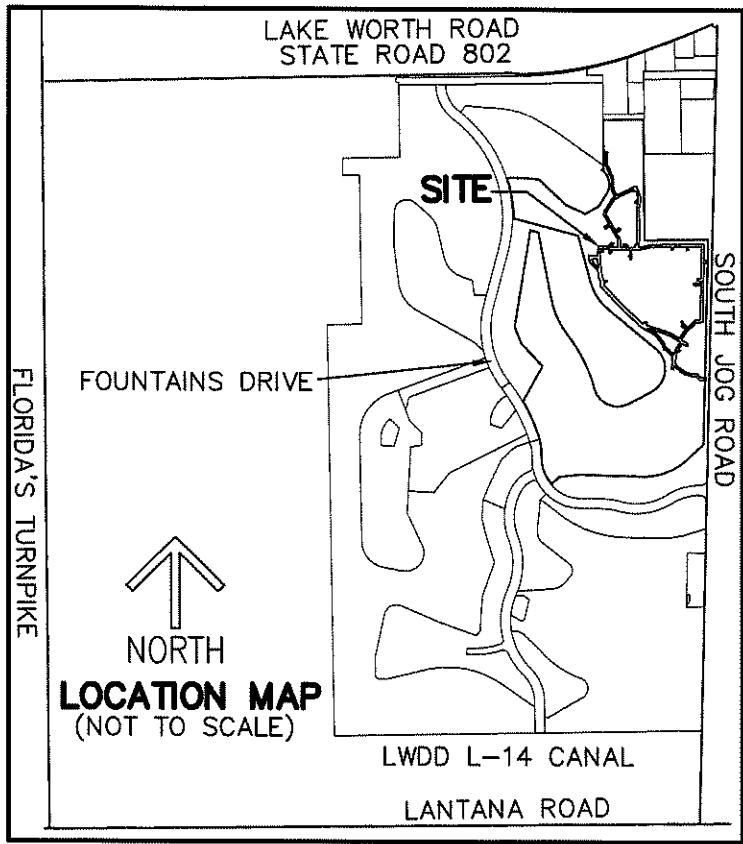
CAULFIELD & WHEELER, INC.  
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LANDSCAPE ARCHITECTURE – SURVEYING  
7900 GLADES ROAD – SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)–392–1991 / FAX (561)–750–1452

ALTIS LAKE PUD  
PALM BEACH COUNTY WATER UTILITY EASEMENT ABANDONMENT  
SKETCH AND DESCRIPTION



OWEN M. RIGGS  
No. 6967  
STATE OF FLORIDA  
PROFESSIONAL SURVEYOR  
MAPPER NO. 6967  
STATE OF FLORIDA  
L.B. 3591

DATE	05-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8833-PBCWUD



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 = 1.0000295  
GROUND DISTANCE X SCALE FACTOR = GRID  
DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
NAD 83 (1990 ADJUSTMENT), FLORIDA EAST  
ZONE.

LEGEND/ABBREVIATIONS:


- |                                  |                                |  |
|----------------------------------|--------------------------------|--|
| ■ - PERMANENT REFERENCE MONUMENT | O.R.B. - OFFICIAL RECORDS BOOK | ESMT. - EASEMENT                           |
| P.O.B. - POINT OF BEGINNING      | PDE - PUBLIC DRAINAGE EASEMENT | PBCUE - PALM BEACH COUNTY UTILITY EASEMENT |
| P.O.C. - POINT OF COMMENCEMENT   | UE - UTILITY EASEMENT          | P.B. - PLAT BOOK                           |
| LME - LAKE MAINTENANCE EASEMENT  | FPL - FLORIDA POWER & LIGHT    | L.B. - LICENSED BUSINESS                   |
| PG(S). - PAGE(S)                 | REF. PT. - REFERENCE POINT     | AB - ABANDONMENT                           |
| D.B. - DEED BOOK                 |                                |  |

SURVEYOR'S 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. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N88°41'09"E, ALONG THE NORTH LINE OF PARCEL A, ALTIS LAKE PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGES 197 THROUGH 203 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
5. THE "LAND DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

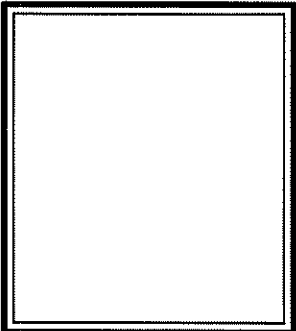
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SHEET 3 OF 14



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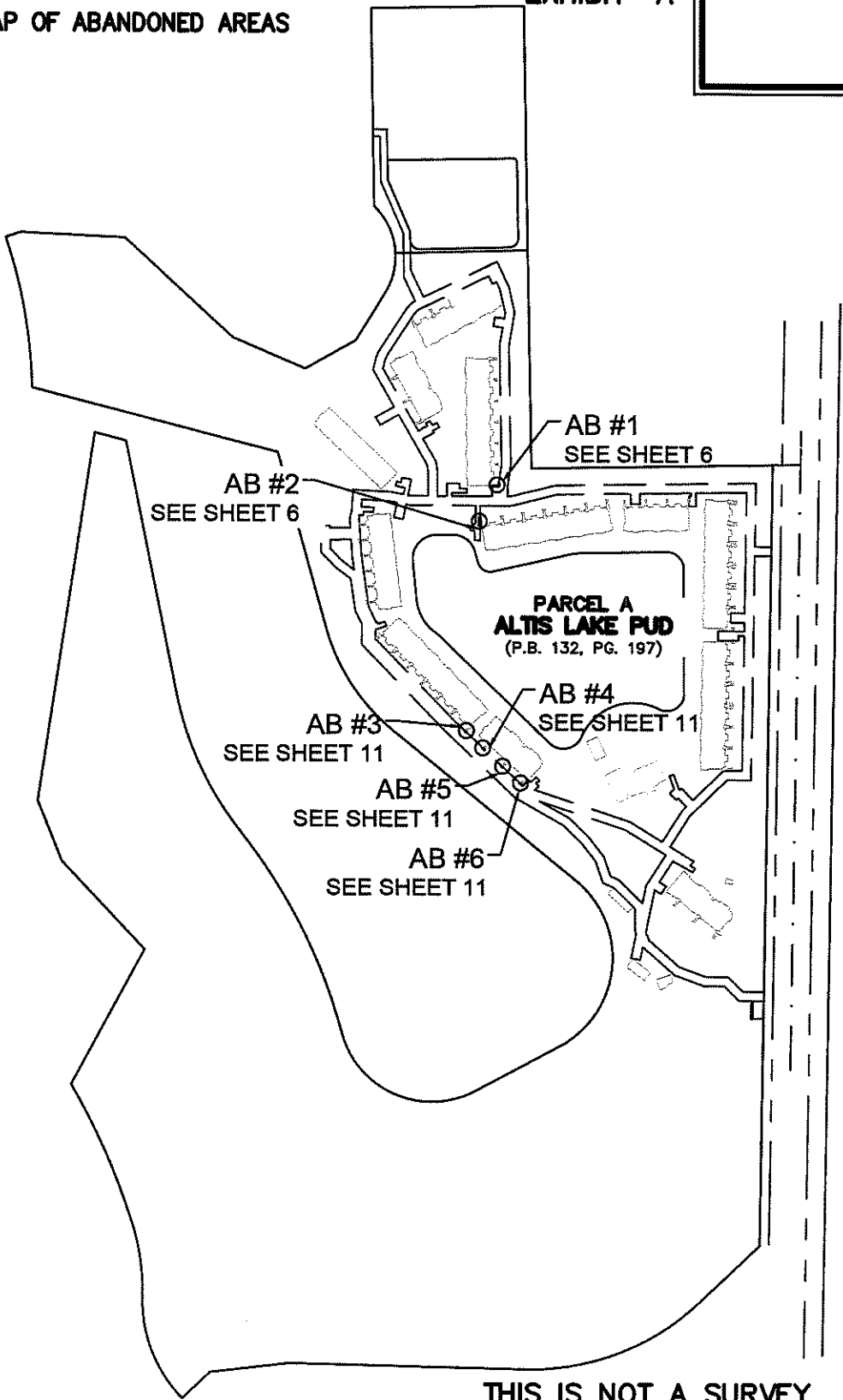
ALTIS LAKE PUD  
PALM BEACH COUNTY WATER UTILITY EASEMENT ABANDONMENT  
SKETCH AND DESCRIPTION



DATE	05-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8833-PBCWUD

LOCATION MAP OF ABANDONED AREAS

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 4 OF 14



CAULFIELD & WHEELER, INC.  
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PHONE (561)-392-1991 / FAX (561)-750-1452

ALTIS LAKE PUD  
PALM BEACH COUNTY WATER UTILITY EASEMENT ABANDONMENT  
SKETCH AND DESCRIPTION

DATE	05-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	8833-PBCWUD



TRACT 18, BLOCK 30  
THE PALM BEACH FARMS  
CO. PLAT NO. 3

(P.B. 2, PGS. 45-54)

EXHIBIT "A"

NORTH LINE OF PLAT NO. 3  
PALM BEACH GOLF  
CLUB ESTATES  
(P.B. 29, PGS. 107-108)

N 829748.1825  
E 934860.3869

PARCEL A

(P.B. 132, PG. 197)

20' BUFFER  
(P.B. 132, PG. 197)

PBCWUE  
(O.R.B. 34441, PG. 1)  
(O.R.B. 34646, PG. 1818)

10' UE  
(P.B. 132, PG. 197)

WEST LINE  
OF 10' UE  
(P.B. 132,  
PG. 197)

10' X 30'  
MASS TRANSIT  
EASEMENT

CENTERLINE FPL EASEMENT  
(O.R.B. 647, PAGE 741)  
EAST LINE OF THE  
W 1/2 OF SECTION 27

40' RIGHT-OF-WAY  
(D.B. 995, PG. 312)

SOUTH JOG ROAD  
(140' PUBLIC RIGHT-OF-WAY)

WEST R/W LINE  
OF SOUTH JOG ROAD  
EAST LINE OF PARCEL A  
ALTIS LAKE PUD  
(P.B. 132, PG. 197)

20' R/W  
(O.R.B. 1769,  
PG. 998)

CENTERLINE 10'X60'  
FPL EASEMENT  
(O.R.B. 647, PAGE 741)  
(O.R.B. 2614, PAGE 348)

PBCWUE  
(O.R.B. 34441, PG. 1)  
(O.R.B. 34646, PG. 1818)

20' BUFFER  
(P.B. 132, PG. 197)

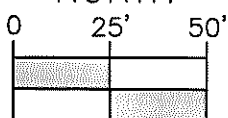
20' LME  
(P.B. 132, PG. 197)

TRACT W4  
ALTIS LAKE PUD

(P.B. 132, PGS. 197-203)  
SUBJECT TO EXISTING  
LITTORAL ZONE RESTRICTIVE  
COVENANT AGREEMENT  
(O.R.B. 32258, PAGE 1615)



NORTH



1 INCH = 50 FEET

THIS IS NOT A SURVEY

MATCHLINE SEE SHEET 14

SHEET 5 OF 14



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

ALTIS LAKE PUD  
PALM BEACH COUNTY WATER UTILITY EASEMENT ABANDONMENT  
SKETCH AND DESCRIPTION

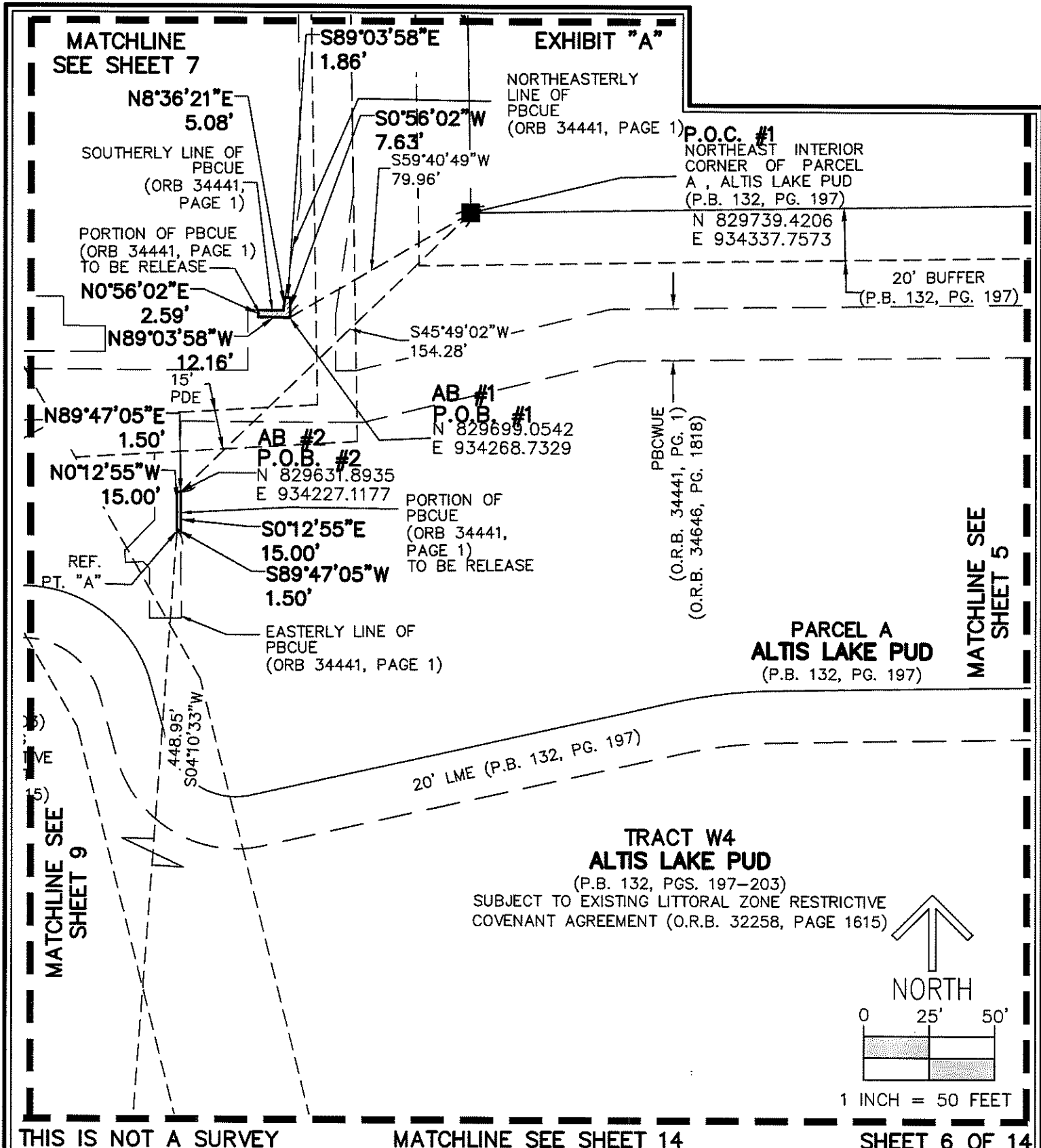
DATE 05-09-2025

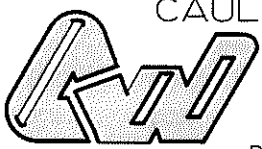
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F.B. / PG. N/A

SCALE 1"=50'

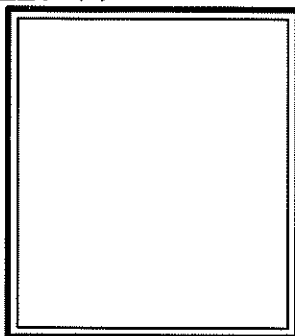
JOB NO. 8833-PBCWUD





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

**ALTIS LAKE PUD**  
**PALM BEACH COUNTY WATER UTILITY EASEMENT ABANDONMENT**  
**SKETCH AND DESCRIPTION**



DATE	05-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=50'
JOB NO.	8833-PBCWUD

MATCHLINE SEE SHEET 8

EXHIBIT "A"

25' BUFFER  
(P.B. 132, PG. 197)

TRACT 5  
(P.B. 29, PG. 107)

PARCEL A  
ALTIS LAKE PUD  
(P.B. 132, PG. 197)

PBCWUE  
(O.R.B. 34441, PG. 1)  
(O.R.B. 34646, PG. 1818)

PARCEL A  
ALTIS LAKE PUD  
(P.B. 132, PG. 197)

PBCWUE  
(O.R.B. 34441, PG. 1)  
(O.R.B. 34646, PG. 1818)

EAST LINE OF PLAT NO. 3  
PALM BEACH GOLF CLUB ESTATES  
(P.B. 29, PGS. 107-108)

20' BUFFER  
(P.B. 132, PG. 197)

50' DE  
(P.B. 29,  
PAGE 23)

PBCWUE  
(O.R.B. 34441, PG. 1)  
(O.R.B. 34646, PG. 1818)

PARCEL A  
ALTIS LAKE PUD  
(P.B. 132, PG. 197)

15' PDE

20' BUFFER  
(P.B. 132, PG. 197)

THIS IS NOT A SURVEY

MATCHLINE SEE SHEET 6

SHEET 7 OF 14



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING

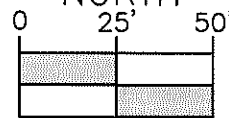
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

ALTIS LAKE PUD  
PALM BEACH COUNTY WATER UTILITY EASEMENT ABANDONMENT  
SKETCH AND DESCRIPTION



NORTH



1 INCH = 50 FEET

DATE 05-01-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=50'

JOB NO. 8833-PBCWUD

12' FLOIDA POWER & LIGHT  
COMPANY AND SOUTHERN BELL  
TELEPHONE AND TELEGRAPH  
COMPANY EASEMENT  
P.B. 39, PAGE 118

TRACT L4  
**ALTIS LAKE PUD**  
(P.B. 132, PG. 197)

PBCWUE  
(O.R.B. 34441, PG. 1)  
(O.R.B. 34646, PG. 1818)

TRACT W5  
**ALTIS LAKE PUD**  
(P.B. 132, PGS. 197-203)  
(WATER MANAGEMENT TRACT AND PUBLIC  
DRAINAGE EASEMENT)  
SUBJECT TO EXISTING LITTORAL ZONE  
RESTRICTIVE COVENANT AGREEMENT  
(O.R.B. 32258, PAGE 1615)

TRACT L4  
(P.B. 132, PG. 197)

EAST BOUNDARY LINE  
OF TRACT 5  
(P.B. 29, PG. 107)

NORTH LINE OF PARCEL A  
ALTIS LAKE PUD  
(P.B. 132, PG. 197)  
(BASIS OF BEARINGS)

N88°41'09"E  
25' BUFFER  
(P.B. 132, PG. 197)

15' PDE

EAST LINE OF  
LAKEWOOD COVE

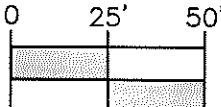
TRACT L2

TRACT L4

SE CORNER OF  
LAKEWOOD COVE  
(P.B. 132, PG. 152)



NORTH



1 INCH = 50 FEET

THIS IS NOT A SURVEY

MATCHLINE SEE SHEET 7

SHEET 8 OF 14



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

**ALTIS LAKE PUD**  
**PALM BEACH COUNTY WATER UTILITY EASEMENT ABANDONMENT**  
**SKETCH AND DESCRIPTION**

DATE	05-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=50'
JOB NO.	8833-PBCWUD

MATCHLINE SEE SHEET 7

EXHIBIT "A"

PARCEL A  
ALTIS LAKE PUD  
(P.B. 132, PG. 197)

PBCWUE  
(O.R.B. 34441, PG. 1)  
(O.R.B. 34646, PG. 1B18)

MATCHLINE  
SEE SHEET 6

25' BUFFER  
(P.B. 132, PG. 197)

15' PDE

PARCEL A  
(P.B. 132, PG. 197)

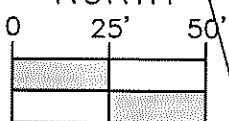
50' DE

PBCWUE  
(O.R.B. 34441, PG. 1)  
(O.R.B. 34646, PG. 1818)

20' LME

TRACT W4  
(P.B. 132, PGS. 197-203)  
SUBJECT TO EXISTING  
LITTORAL ZONE RESTRICTIVE  
COVENANT AGREEMENT  
(O.R.B. 32258, PAGE 1615)

TRACT 3



1 INCH = 50 FEET

THIS IS NOT A SURVEY

MATCHLINE SEE SHEET 10

SHEET 9 OF 14

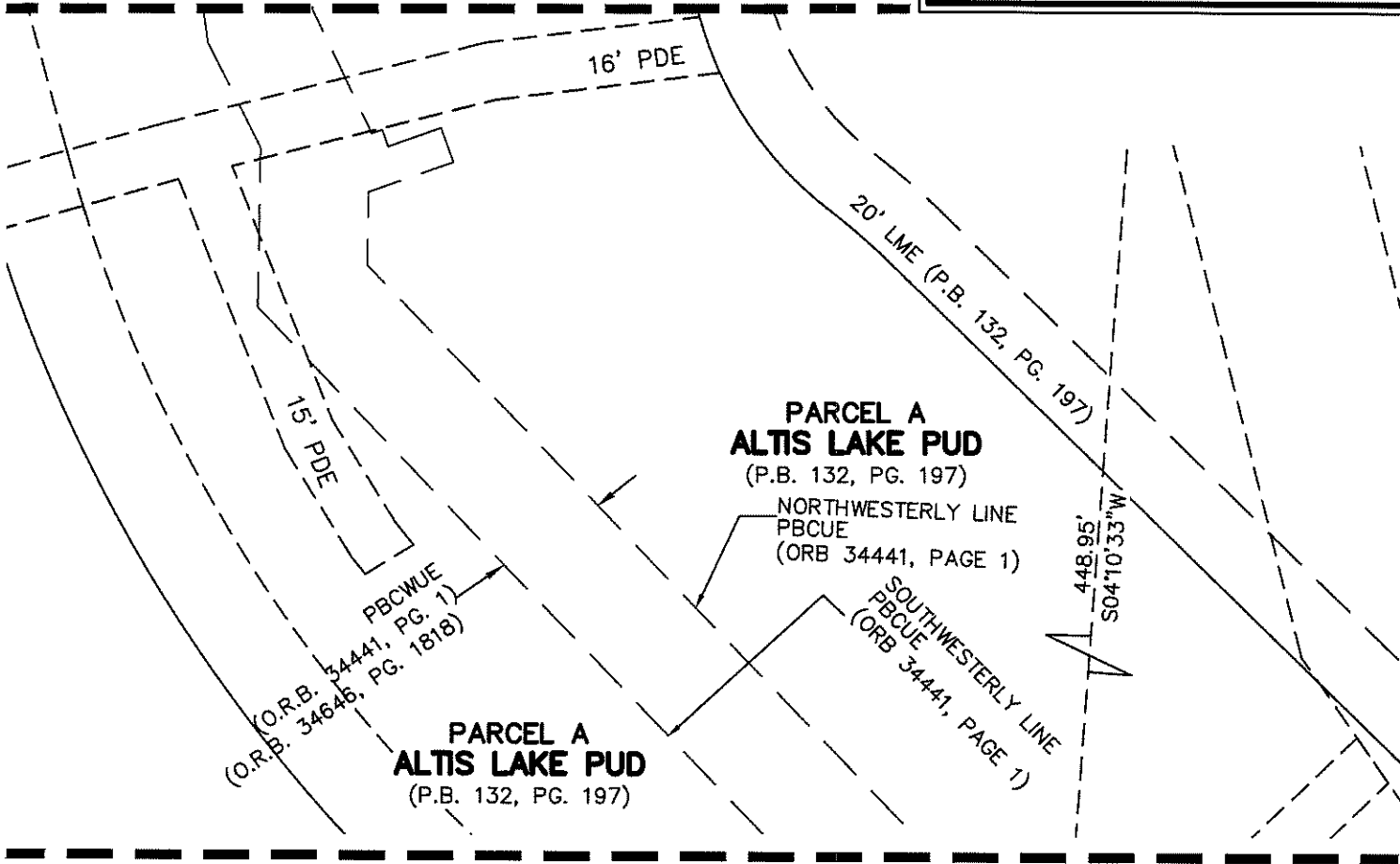


CAULFIELD & WHEELER, INC.  
CIVIL ENGINEERING - LAND PLANNING  
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ALTIS LAKE PUD  
PALM BEACH COUNTY WATER UTILITY EASEMENT ABANDONMENT  
SKETCH AND DESCRIPTION

DATE	05-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=50'
JOB NO.	8833-PBCWUD

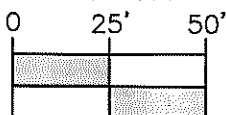
MATCHLINE SEE SHEET 9



MATCHLINE SEE SHEET 11



NORTH



1 INCH = 50 FEET

THIS IS NOT A SURVEY

SHEET 10 OF 14



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

ALTIS LAKE PUD  
PALM BEACH COUNTY WATER UTILITY EASEMENT ABANDONMENT  
SKETCH AND DESCRIPTION

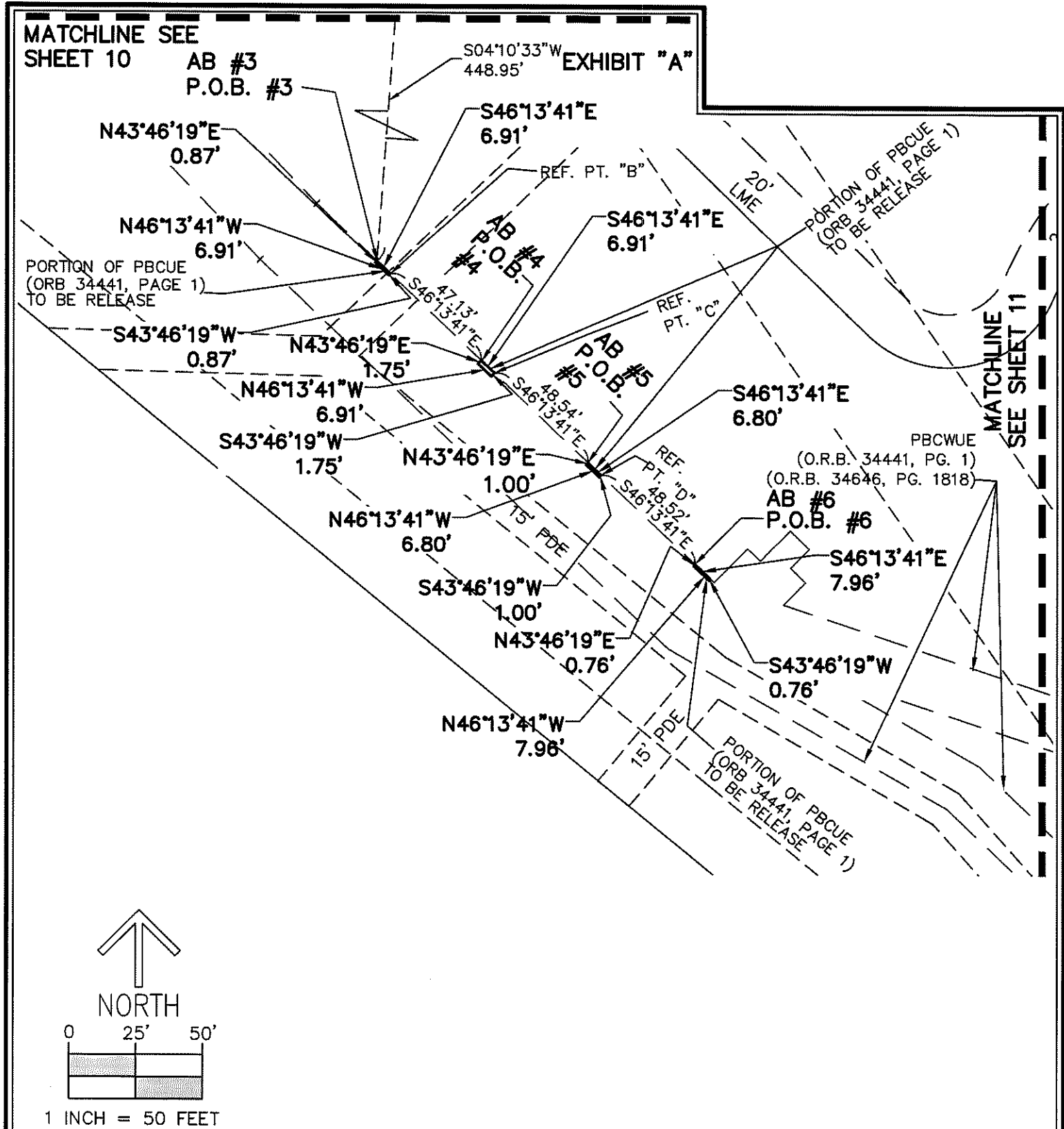
DATE 05-01-2025

DRAWN BY SAS

F.B./ PG. N/A

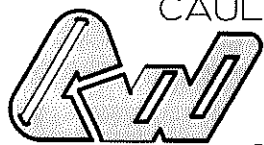
SCALE 1"=50'

JOB NO. 8833-PBCWUD



THIS IS NOT A SURVEY

SHEET 11 OF 14

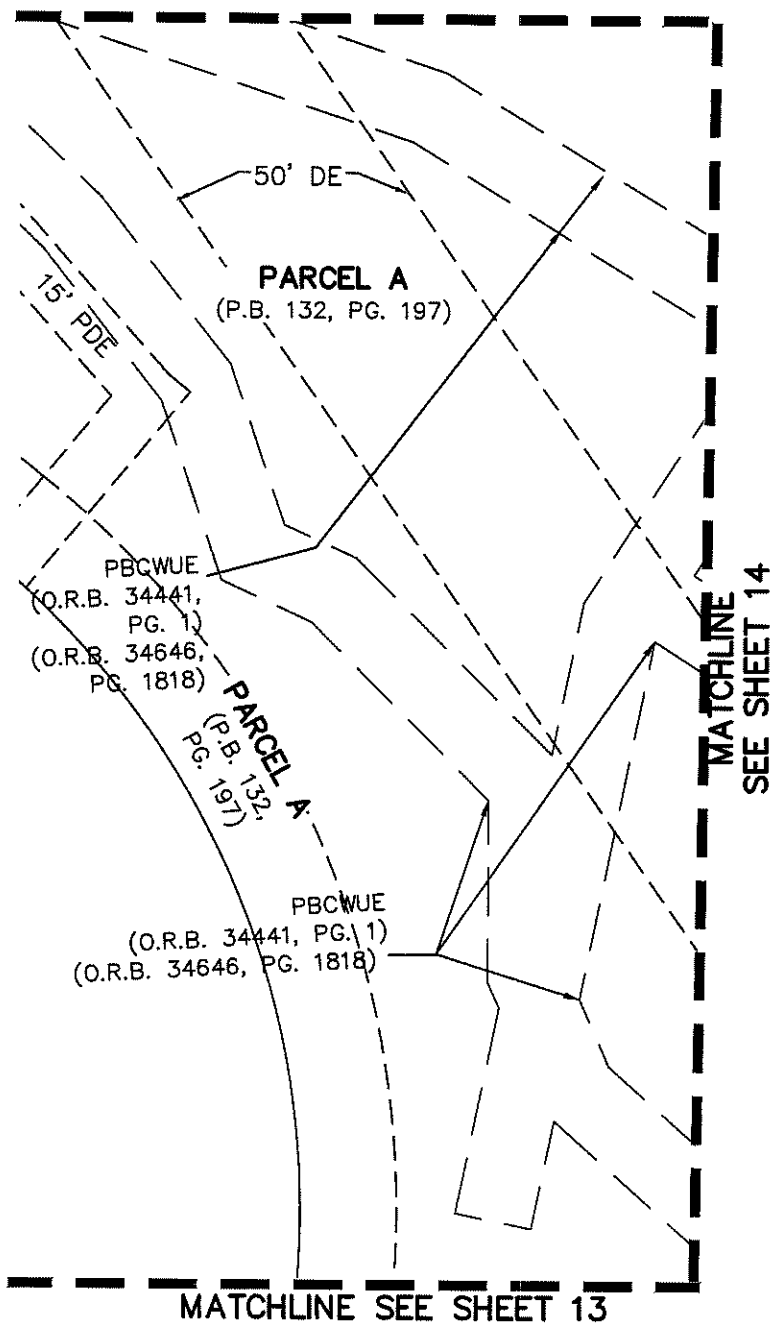


**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

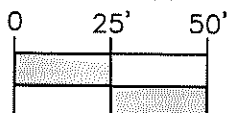
**ALTIS LAKE PUD**  
**PALM BEACH COUNTY WATER UTILITY EASEMENT ABANDONMENT**  
**SKETCH AND DESCRIPTION**

DATE	05-01-2025
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=50'
JOB NO.	8833-PBCWUD

MATCHLINE SEE SHEET 11



NORTH



1 INCH = 50 FEET

THIS IS NOT A SURVEY



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

ALTIS LAKE PUD  
PALM BEACH COUNTY WATER UTILITY EASEMENT ABANDONMENT  
SKETCH AND DESCRIPTION

SHEET 12 OF 14

DATE 05-01-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=50'

JOB NO. 8833-PBCWUD



MATCHLINE SEE SHEET 14

20' BUFFER  
(P.B. 132,  
PG. 197)

**PARCEL A**  
**ALTIS LAKE PUD**  
(P.B. 132, PG. 197)

10' UE  
(P.B. 132, 5'  
PG. 197)

PBCWUE  
(O.R.B. 34441, PG. 1)  
(O.R.B. 34646, PG. 1818)

WEST R/W LINE  
OF SOUTH JOG ROAD  
EAST LINE OF PARCEL A  
ALTIS LAKE PUD  
(P.B. 132, PG. 197)

50' DRAINAGE  
EASEMENT  
(P.B. 29,  
PAGE 23)

(O.R.B. 34646, PG. 1818)

PBCWUE  
(O.R.B. 34441, PG. 1)

NORTH

0 25' 50'

**PARCEL A**

(P.B. 132, PG. 197)

1 INCH = 50 FEET

60'

EAST LINE OF THE  
W 1/2 OF SECTION 27

20' R/W  
(O.R.B. 1769 PG. 998)

40' RIGHT-OF-WAY  
(D.B. 995, PG. 312)

**SOUTH JOG ROAD**  
(140' PUBLIC RIGHT-OF-WAY)

CENTERLINE 10'x60'  
FPL EASEMENT  
(O.R.B. 647, PAGE 741)  
(O.R.B. 2614, PAGE 348)

40' RIGHT-OF-WAY  
(O.R.B. 895, PAGE 76)

40' RIGHT-OF-WAY  
(O.R.B. 5834,  
PAGE 170)

TEMPLE BETH TIKVAH

THIS IS NOT A SURVEY

SHEET 13 OF 14



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

**ALTIS LAKE PUD**  
**PALM BEACH COUNTY WATER UTILITY EASEMENT ABANDONMENT**  
**SKETCH AND DESCRIPTION**

DATE 05-01-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=50'

JOB NO. 8833-PBCWUD

MATCHLINE SEE SHEET 5

EXHIBIT "A"

TRACT W4  
ALTIS LAKE PUD  
(P.B. 132, PGS. 197-203)  
SUBJECT TO EXISTING  
LITTORAL ZONE RESTRICTIVE  
COVENANT AGREEMENT  
(O.R.B. 32258, PAGE 1615)

20' LME  
(P.B. 132, PG. 197)

CENTERLINE 10'X60'  
FPL EASEMENT  
(O.R.B. 647, PAGE 741)  
(O.R.B. 2614, PAGE 348)

PARCEL A  
ALTIS LAKE PUD  
(P.B. 132, PG. 197)

WEST R/W LINE  
OF SOUTH JOG ROAD  
EAST LINE OF PARCEL A  
ALTIS LAKE PUD  
(P.B. 132, PG. 197)

20' BUFFER  
(P.B. 132, PG. 197)

PBCWUE  
(O.R.B. 34441, PG. 1)  
(O.R.B. 34646, PG. 1818)

PARCEL A  
(P.B. 132, PG. 197)

CENTERLINE 10'X60'  
FPL EASEMENT  
(O.R.B. 647, PAGE 741)  
(O.R.B. 2614, PAGE 348)

40' RIGHT-OF-WAY  
(D.B. 995, PG. 312)

EAST LINE OF THE  
W 1/2 OF SECTION 27

SOUTH JOG ROAD  
(140' PUBLIC RIGHT-OF-WAY)

40' RIGHT-OF-WAY  
O.R.B. 5910, PAGE 1778

40' RIGHT-OF-WAY  
O.R.B. 5702, PAGE 979

THIS IS NOT A SURVEY

MATCHLINE SEE SHEET 13

SHEET 14 OF 14



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING

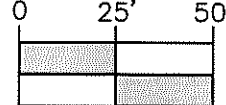
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

ALTIS LAKE PUD  
PALM BEACH COUNTY WATER UTILITY EASEMENT ABANDONMENT  
SKETCH AND DESCRIPTION



NORTH



1 INCH = 50 FEET

DATE 05-01-2025

DRAWN BY SAS

F.B./ PG. N/A

SCALE 1"=50'

JOB NO. 8833-PBCWUD