

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: August 15, 2006 [] Consent [] Regular
[] Workshop [X] Public Hearing

Department:

Submitted By: Engineering and Public Works
Submitted For: Land Development Division

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to adopt: A Resolution abandoning the right-of-way (a right turn lane on Lantana Road), within Sherbrooke Center Replat, Mixed Use Planned Development (MUPD), Tract E, as recorded in Plat Book 87, Pages 56-58, and recorded in Official Record Book 11649, Pages 314-317, Public Records of Palm Beach County, Florida.

Summary: This petition site is located at the northeast corner of Lantana Road and Lyons Road. The petitioner is requesting the abandonment, which will allow additional landscaped area and increase the setback distance for future buildings.

District: 2 (PK)

Background and Policy Issues: The owner, Lyons Retail, Inc., wants to abandon the subject right-of-way because Lantana Road had been constructed in such a way to make the right turn lane unnecessary. The abandonment will allow for an additional landscaped area, as well as increasing the setback distance for future buildings. The revised site plan was approved on June 14, 2006.

The Florida Department of Transportation has raised concerns about the abandonment regarding Palm Beach County's Metropolitan Planning Organization's Long Range Transportation Plan. It shows two improvements, a Palm Tran bus grid, and a future bicycle facility. Staff has reviewed these concerns and concluded that these concerns have been addressed.

(Continued on Page 3)

Attachments:

- 1. Location Sketch
- 2. Resolution with Legal Description and Sketch
- 3. Florida Department of Transportation letter dated 1/23/06
- 4. Utility Easement
- 5. Warranty Deed for Sidewalk

Recommended by: [Signature] Division Director Date 12 July 06 [Signature]

Approved by: [Signature] County Engineer Date 7/25/06

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2006	2007	2008	2009	2010
Capital Expenditures	-0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	<\$3,264>	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	<\$3,264>	-0-	-0-	-0-	-0-

ADDITIONAL FTE
POSITIONS (Cumulative) _____

Is Item Included in Current Budget? Yes _____ No X
Budget Acct No.: Fund _____ Dept. _____ Unit _____ Object _____
Program _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

Transportation Improvement Fund
Transportation Improvement
Abandonment Ordinance Fees

Should the Privilege Fee be waived by the Board, the fiscal impact will be the loss of this revenue.

C. Departmental Fiscal Review: R.D. Ward 7/10/06

III. REVIEW COMMENTS

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

Jim Doherty 7-24-06
OFMB

Ann J. Jenkins 7/25/06
Contract Dev. and Control

Handwritten notes: DM 7/20/06, 7/25/06, and other initials.

This item complies with current County policies.

B. Approved as to Form and Legal Sufficiency:
Paul F. [Signature] 7/25/06
Assistant County Attorney

C. Other Department Review:

Department Director

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

Background and Policy Issues: (Continued from Page 1)

Roadway Production has no objection to the abandonment, subject to the recordation of the attached warranty deed for the sidewalk. Utility service providers have no objection to the vacation, subject to the recordation of the attached Palm Beach County Water Utility Easement. Both documents will be recorded simultaneously with the abandonment recordation.

Privilege Fee Statement:

The petition is subject to a privilege fee of \$3,264. The calculations are as follows:

Total sq. ft. of right-of-way for	4,255
Less Sidewalk Deed and Utility Easement	3,325
Total square feet subject to Privilege Fee.930
Average square footage value of parcels abutting the right-of-way.	6.00
Overall value.	\$5,580.00
80% of value\$4,464.00
Less Filing Fee\$-1,200.00
Total Privilege Fee\$3,264.00

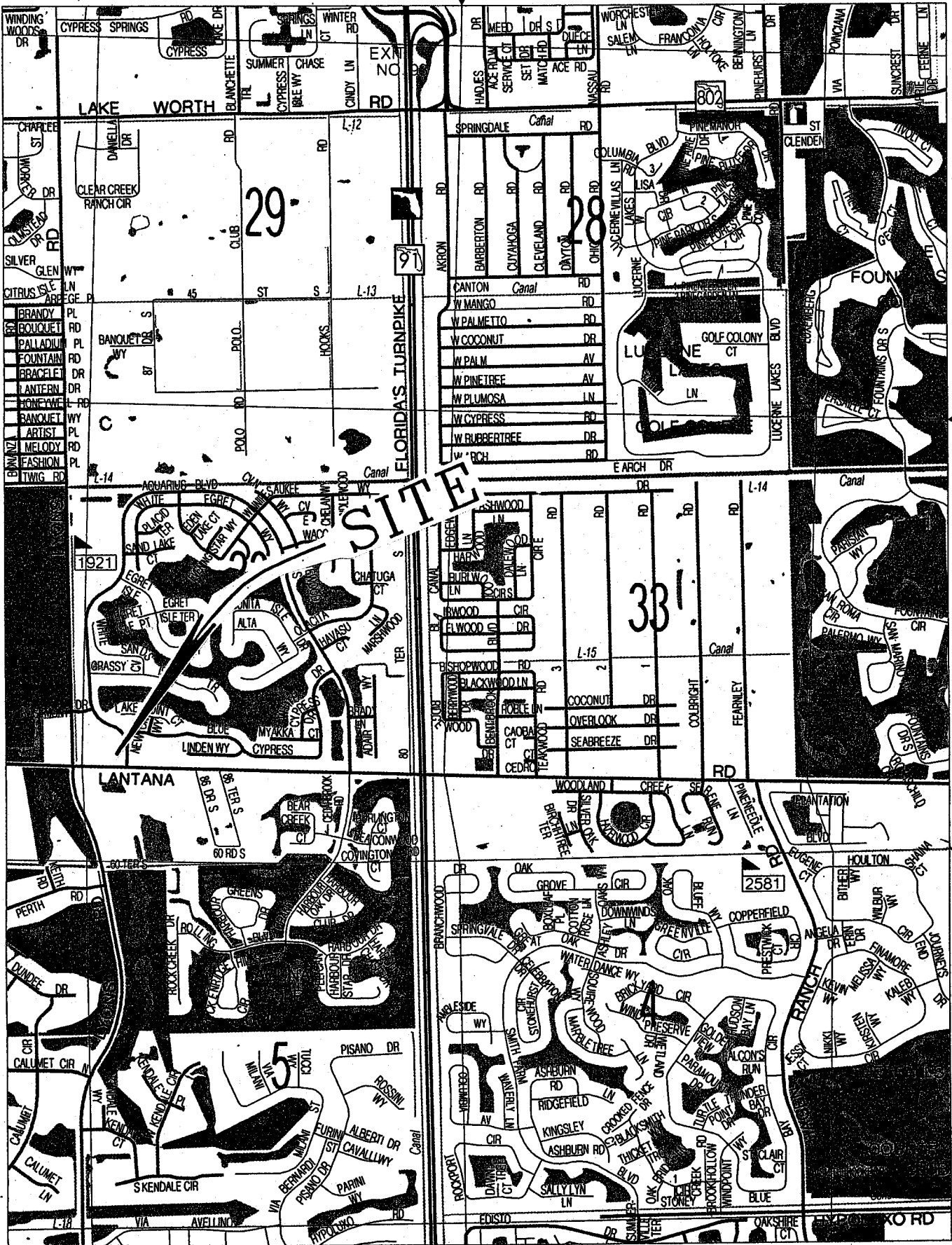
J

I

T44

T44

T45



**VACATING RIGHT-OF-WAY
RIGHT TURN LANE ON LANTANA ROAD**

LOCATION SKETCH



RESOLUTION NO. R-2006-_____

RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF PALM BEACH COUNTY,
FLORIDA, ABANDONING RIGHT-OF-WAY (A RIGHT
TURN LANE ON LANTANA ROAD), SHERBROOKE
CENTER REPLAT, MIXED USE PLANNED
DEVELOPMENT (MUPD), TRACT E, AS RECORDED
IN PLAT BOOK 87, PAGES 56-58, AND
RECORDED IN OFFICIAL RECORD BOOK 11649,
PAGES 314-317, PUBLIC RECORDS OF PALM BEACH
COUNTY

WHEREAS, the Board of County Commissioners of Palm Beach County, Florida, pursuant to authority in Section 336.09, Florida Statutes, and Ordinance No. 86-18 known as the Palm Beach County Right-of-Way Abandonment and Plat Vacation Ordinance, as amended, and the petition of Lyons Retail, Inc., called a public hearing to be held in the County Commissioners' Chambers, at the Governmental Office Complex, West Palm Beach, Florida, on August 15, 2006, to consider and determine whether or not Palm Beach County would vacate, abandon, discontinue and close, renounce and disclaim any right or interest of the County to the right-of-way for the right turn lane; and

WHEREAS, in accordance with Ordinance No. 86-18, as amended, notice of the holding of such meeting was duly published in the Palm Beach Post on August 1, 2006; and

WHEREAS, this Board did hold 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.

RESOLUTION NO. R-2006-_____

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. The right-of-way for the right turn lane is hereby abandoned and closed as a right-of-way and this Board does hereby renounce and disclaim any right or interest of Palm Beach County and the Public in and to the right-of-way, more fully described in the legal description and sketch attached hereto and made a part hereof.
3. Notice of the adoption of this Resolution shall be published once 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 Ordinance No. 86-18.

RESOLUTION NO. R-2006-_____

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 Tony Masilotti, Chair
Commissioner Addie L. Greene, Vice Chairperson
Commissioner Karen T. Marcus
Commissioner Jeff Koons
Commissioner Warren H. Newell
Commissioner Mary McCarty
Commissioner Burt Aaronson

The Chair thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2006.

PALM BEACH COUNTY, FLORIDA BY
ITS BOARD OF COUNTY COMMISSIONERS

Sharon R. Bock, Clerk & Comptroller

BY: _____
Deputy Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

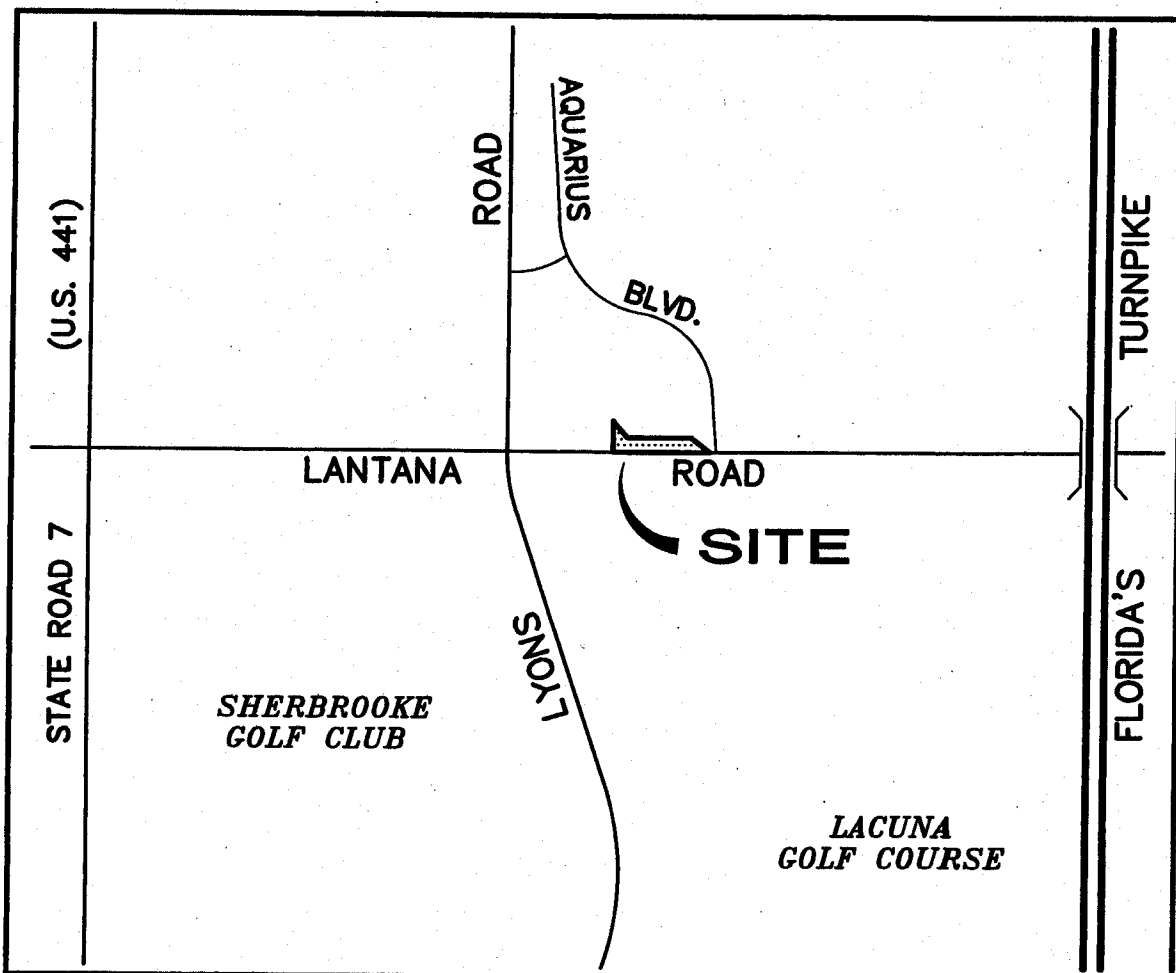
BY: _____
County Attorney

TRACT "E"
SKETCH AND DESCRIPTION

EXHIBIT A & B

SHERBROOKE CENTER, P.C.D.

(PLAT BOOK 68, PAGE 125, PALM BEACH COUNTY RECORDS)



LOCATION SKETCH

NOT TO SCALE

REVISIONS



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
 50 S.W. 2ND AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 TEL. (561) 392-2594, FAX (561) 394-7125
 ©2005 AVIROM & ASSOCIATES, INC. ALL RIGHTS RESERVED.

JOB NO.	6260-14.1
SCALE:	1" = 60'
DATE:	10-31-05
DRAWN BY:	K.M.C.
SHEET:	1 OF 3

TRACT "E"
SKETCH AND DESCRIPTION

EXHIBIT "A"

LAND DESCRIPTION:

All of Tract "E", SHERBROOKE CENTER REPLAT, M.U.P.D. according to the plat thereof as recorded in Plat Book 87, Pages 56 through 58 inclusive, of the Public Records of Palm Beach County, Florida.

Also described as:

BEGINNING at the southeast corner of said Tract E; thence North 85°24'28" West along the south line of said Tract being the north line of the Additional Right-of-Way for Lantana Road as described in Official Records Book 6452, Page 1590 of said Public Records, a distance of 232.26 feet; thence North 88°04'24" West, continuing along said south line and said north right-of-way line, 120.04 feet; thence North 00°38'00" West, 37.01 feet; thence South 44°21'12" East, 36.14 feet; thence South 88°04'24" East along a line 12.00 feet north of and parallel with said south line of Tract E and said north line of the Additional Right-of-Way, 95.86 feet; thence South 85°24'28" East, 184.00 feet; thence South 71°31'16" East, 50.00 feet to the POINT OF BEGINNING.

Said lands lying and being in Section 32, Township 44 South, Range 42 East, Palm Beach County, Florida.

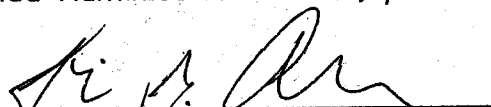
NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to the plat based on the north right-of-way of Lantana Road having a bearing of North 85°24'28" West.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: O.R.B.= Official Records Book, P.B.= Plat Book, P.B.C.R.= Palm Beach County Records, PG.= Page, P.O.B.= Point Of Beginning, R/W= Right-Of-Way, S.R.= State Road.

CERTIFICATION:

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. I FURTHER CERTIFY that this Sketch and Description meets the Minimum Technical Standards set forth in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 10-31-05


KEITH M. CHEE-A-TOW, P.L.S.
Florida Registration No. 5328
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

REVISIONS



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
TEL. (561) 392-2594, FAX (561) 394-7125
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JOB NO.	6260-14.1
SCALE:	1" = 60'
DATE:	10-31-05
DRAWN BY:	K.M.C.
SHEET:	2 OF: 3

TRACT "E"
SKETCH AND DESCRIPTION



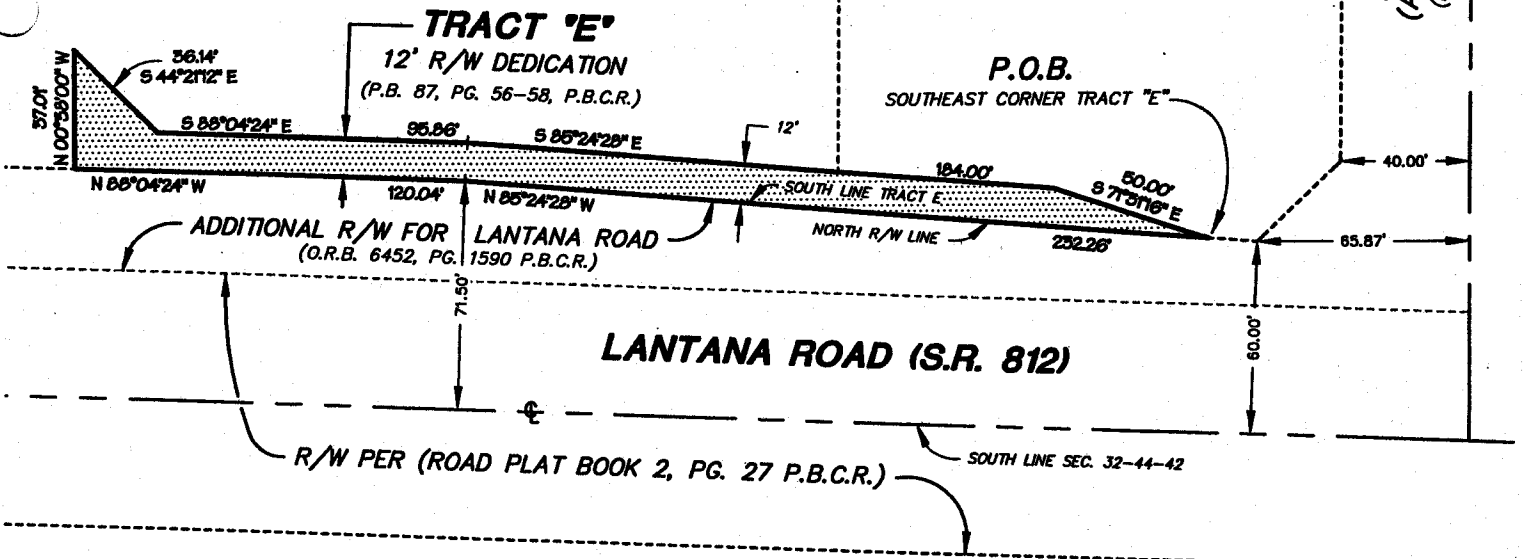
SCALE: 1" TO 60'

SHERBROOKE CENTER REPLAT, M.U.P.D.
(P.B. 87, PG. 56-58, P.B.C.R.)

TRACT "D"

TRACT "C"

AQUARIUS BLVD.
(A.K.A. ROSEMOUNT DRIVE)
(P.B. 44, PG. 117-119 P.B.C.R.)



PALM BEACH FARMS COMPANY, PLAT NO. 3
(P.B. 2, PG. 45-54, P.B.C.R.)

REVISIONS



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JOB NO. 6260-14.1
SCALE: 1" = 60'
DATE: 10-31-05
DRAWN BY: K.M.C.
SHEET: 3 OF: 3

TMC-
FYI



Florida Department of Transportation

JEB BUSH
GOVERNOR

OFFICE OF MODAL DEVELOPMENT
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309-3421
Phone: (954) 777-4490 Fax: (954) 677-7892

DENVER J. STUTLER, JR.
SECRETARY

January 23, 2006

Jay Huebner, P.E..
HSQ Group, Inc.
14000 Military Trail, Suite 103
Delray Beach, FL 33484

Dear Mr. Huebner:

I am writing in response to your request for a letter of no objection from the Department regarding the proposed abandonment by Palm Beach County of Tract E of the Sherbrooke Center Replat located north of and adjacent to Lantana Road between Aquarius Boulevard and Lyons Road. We cannot issue such a letter for the following reasons.

- The Palm Beach Metropolitan Planning Organization's 2030 Long Range Transportation Plan shows two improvements relevant to the right-of-way proposed for abandonment: (1) the proposed addition to the Palm Tran bus grid system of an east-west bus route on Lantana Road from SR-7 to US-1, and (2) provision of future bicycle facilities on Lantana Road from SR-7 to east of Jog Road. Sufficient right-of-way needs to be retained to support these future transit and bicycle improvements.
- The right-of-way proposed for abandonment may be needed for future roadway improvements (e.g., right turn lane) or road-related drainage improvements.

We appreciate the opportunity to provide input into the county's abandonment process. If you have questions or need additional information, please call Lois Bush in my office at 954-777-4654.

Sincerely,

Nancy A. Ziegler
District Modal Development Administrator

NAZ:lb

cc: George Webb, Palm Beach County Engineering Department
Randy Whitfield, Palm Beach Metropolitan Planning Organization

File: 4280.05/FY 05-06

SDA #

Prepared by and Return to:
Palm Beach County Water Utilities Department
P.O. Box 16097 Attn: Engineering Div.
West Palm Beach, Florida 33416-6097

UTILITY EASEMENT

THIS EASEMENT is made, granted and entered into this 4th day of May, 2006, by LYONS RETAIL, INC., a FL corp. (hereinafter referred to as "Grantor"), whose address is 7806 Charney Lane, Boca Raton, FL 33496 to Palm Beach County (hereinafter referred to as "Grantee"), c/o Water Utilities Department, P.O. Box 16097, West Palm Beach, Florida 33416-6097.

WITNESSETH

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to the Grantee, its successors and assigns, a perpetual utility easement which shall permit Grantee authority to enter upon the property of the Grantor at any time to install, operate, maintain, service, construct, reconstruct, remove, relocate, repair, replace, improve, expand, tie into, and inspect potable water, reclaimed water and/or wastewater lines and appurtenant facilities and equipment in, on, over, under and across the easement premises. This utility easement or portion thereof can also be utilized for a wastewater pump station and may be fenced in for access control purposes. The easement hereby granted covers a strip of land lying, situate and being in Palm Beach County, Florida, and being more particularly described as follows:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

Grantor hereby covenants with Grantee that it is lawfully seized and in possession of the real property herein described and that it has good and lawful right to grant the aforesaid easement free and clear of mortgages and other encumbrances unless specifically stated to the contrary.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and affixed its seal as of the date first above written.

WITNESSES:

Signed, sealed and delivered
in the presence of:

[Signature]
Witness Signature

Marilee E. Susi
Print Name

[Signature]
Witness Signature

Misty Meloni
Print Name

GRANTOR:

LYONS RETAIL, INC., a Florida corporation

By: [Signature]
Signature

Samuel Susi, President
Print Name (and Title if applicable)

Signature

Print Name (and Title if applicable)

NOTARY CERTIFICATE



STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 4th day of May, 2006 by Samuel Susi, as President of LYONS RETAIL, INC. who is/are personally known to me or who has produced _____ as identification.

My Commission Expires:

[Signature]
Notary Signature

Misty Meloni
Typed, Printed or Stamped Name of Notary



Misty Meloni
Commission #DD267901
Expires: Dec 26, 2007
Bonded Thru
Atlantic Bonding Co., Inc.



Scott A. Guzzi & Assoc., Inc.

Land Surveyors - Mappers

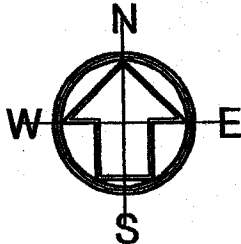
6041 Kimberly Boulevard, Suite H
North Lauderdale, Florida 33068
(954) 973-0095

SKETCH AND LEGAL DESCRIPTION

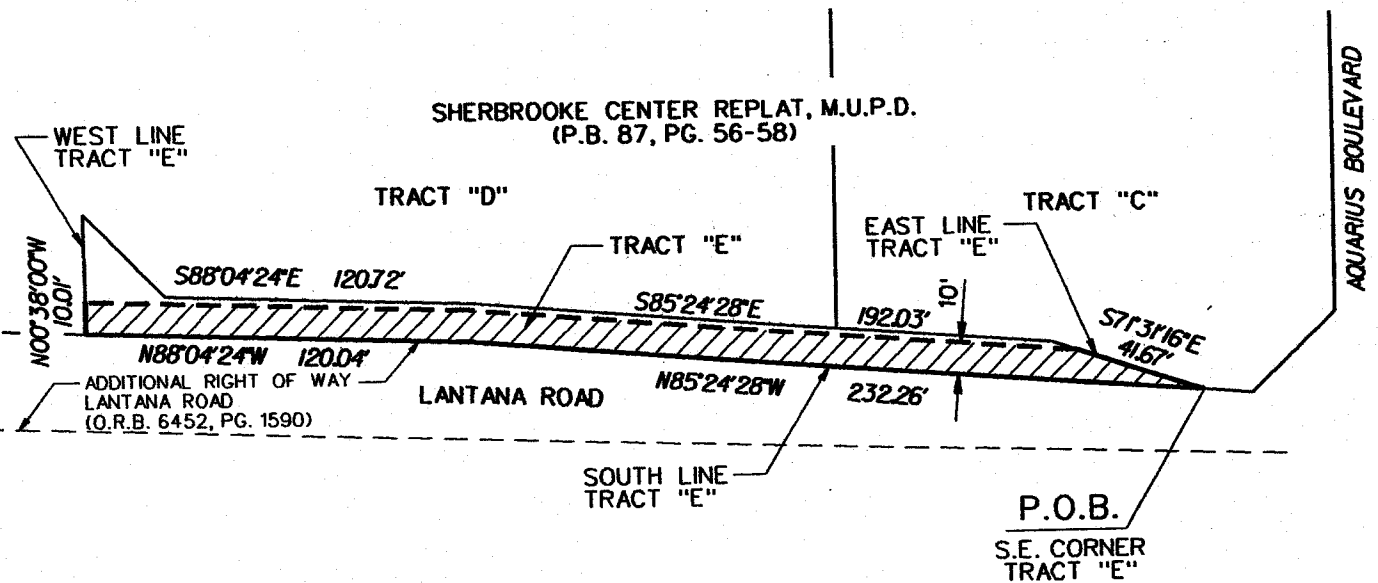
LEGAL DESCRIPTION:

A PORTION OF TRACT "E", SHERBROOKE CENTER REPLAT, M.U.P.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 87, PAGES 56 THROUGH 58, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "E"; THENCE N85°24'28"W, ALONG THE SOUTH LINE OF SAID TRACT "E", A DISTANCE OF 232.26 FEET; THENCE N88°04'24"W, STILL ALONG SAID SOUTH LINE, A DISTANCE OF 120.04 FEET TO THE WEST LINE OF SAID TRACT "E"; THENCE N00°38'00"W, ALONG SAID WEST LINE, A DISTANCE OF 10.01 FEET; THENCE S88°04'24"E, ALONG A LINE PARALLEL TO AND 10 FEET NORTH OF THE AFOREMENTIONED SOUTH LINE OF TRACT "E", A DISTANCE OF 120.72 FEET; THENCE S85°24'28"E, STILL ALONG A LINE PARALLEL TO AND 10 FEET NORTH OF SAID SOUTH LINE OF TRACT "E", A DISTANCE OF 192.03 FEET TO THE EAST LINE OF SAID TRACT "E"; THENCE S71°31'16"E, ALONG SAID EAST LINE, A DISTANCE OF 41.67 FEET TO THE POINT OF BEGINNING.



SCALE: 1"=60'



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS CONTAINED IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 172.02, FLORIDA STATUTES, AND THAT SAID SKETCH AND LEGAL DESCRIPTION IS TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SCOTT A. GUZZI, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 5108

NOT A SURVEY

SHERBROOKE

PROJ. NO.: 1072

DATE: 5-2-06

SHEET 1 OF 1

Return to:
Name: Right-of-Way Acquisition Section
Palm Beach County Engineering
Post Office Box 21229
Address: West Palm Beach, Florida 33416
Attn:
Acct. No.: 1010 W/C BOX 1066

This Instrument Prepared by:
Name: Paul King, County Attorney
PO Box 21229
West Palm Beach, FL 33416

**NOT TO BE RECORDED
WITHOUT BOARD OF COUNTY
COMMISSIONERS ACCEPTANCE DATE**

PCN: N/A

SPACE ABOVE THIS LINE FOR PROCESSING DATA

(Corporation)

PROJECT NO.
ROAD NAME: Lantana Road
PARCEL NO. N/A

WARRANTY DEED

THIS WARRANTY DEED, made this ____ day of _____, 2006, by Lyons Retail, Inc., a Corporation existing under the laws of FLORIDA, and having its principal place of business at 7806 Charney Lane, Boca Raton, FL 33496 hereinafter called grantor, to PALM BEACH COUNTY, a political subdivision of the State of Florida, hereinafter called grantee.

WITNESSETH: That the grantor, for and in consideration of the sum of TEN (\$10.00) dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Palm Beach County, Florida, viz:

Property more particularly described in Exhibit "A" attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes subsequent to December 31, 2005.

IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name, and its corporate seal to be affixed, by its proper officers thereunto duly authorized, the day and year first above written.

(CORPORATE SEAL)

Signed, sealed and delivered in the presence of:
(Signature of two witnesses required by Florida law)

WITNESS Signature (Required)

TYPED OR PRINTED NAME OF WITNESS

WITNESS SIGNATURE (Required)

TYPED OR PRINTED NAME OF WITNESS

Lyons Retail, Inc. A FL Corporation

BY:

SIGNATURE OF PRESIDENT

Samuel Susi, President

TYPED OR PRINTED NAME OF PRESIDENT

ATTEST:

SIGNATURE OF SECRETARY

Samuel Susi, Secretary

TYPED OR PRINTED NAME OF SECRETARY

7806 Charney Lane, Boca Raton, FL 33496

MAILING ADDRESS

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, personally appeared _____ who is / are personally known to me or who has produced _____ as identification and who did/did not take an oath, executed the foregoing instrument as such Officer(s) on behalf of the said Company for the uses and purposes therein expressed.

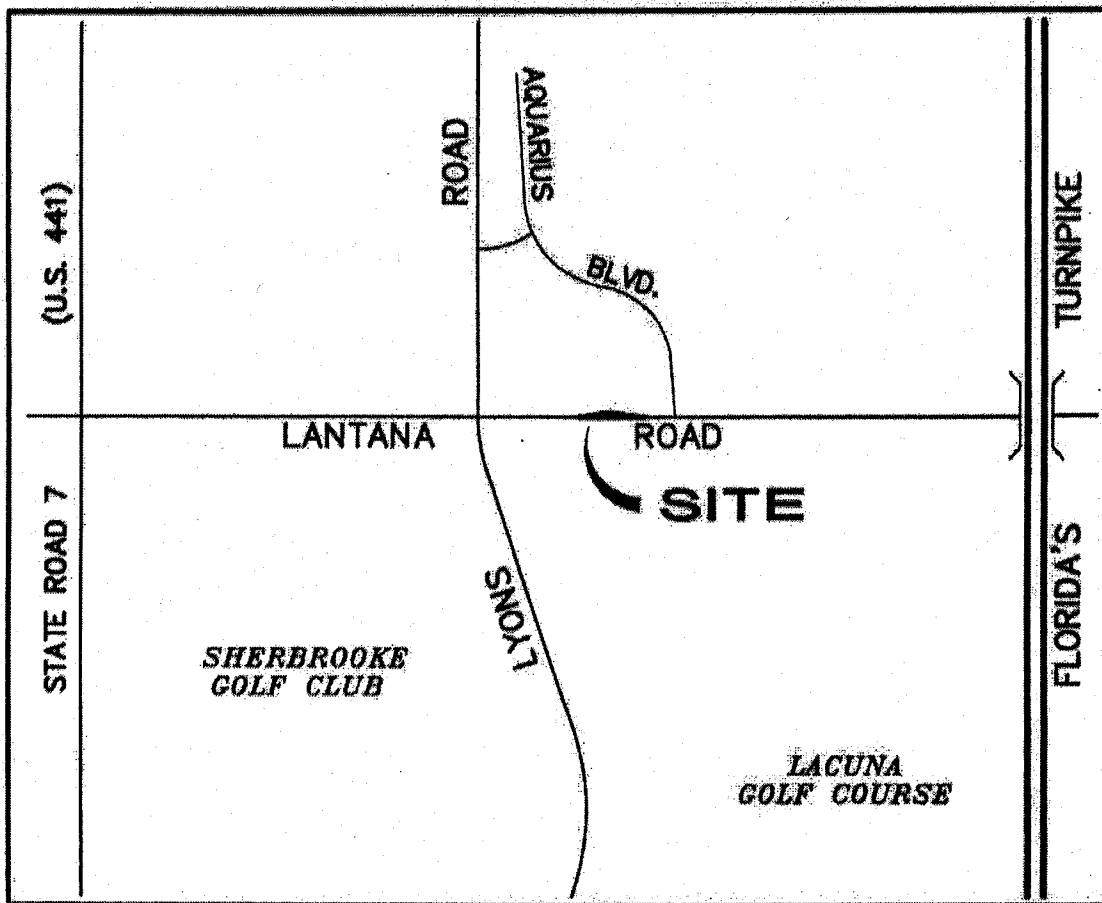
WITNESS my hand and official seal this _____ day of _____, 2006.

Signed: _____
Notary Public in and for
the County and State aforementioned

**SIDEWALK EASEMENT
SKETCH AND DESCRIPTION**

SHERBROOKE CENTER, P.C.D.

(PLAT BOOK 68, PAGE 125, PALM BEACH COUNTY RECORDS)



LOCATION SKETCH

NOT TO SCALE

REVISIONS



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
 50 S.W. 2ND AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33482
 TEL. (561) 392-2594, FAX (561) 394-7125
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JOB NO. 6260-15
 SCALE: 1" = 40'
 DATE: 01-12-06
 DRAWN BY: K.M.C.
 SHEET: 1 OF: 3

**SIDEWALK EASEMENT
SKETCH AND DESCRIPTION**

EXHIBIT "A"

LAND DESCRIPTION:

An easement for sidewalk purposes being a portion of Tract "E", SHERBROOKE CENTER REPLAT, M.U.P.D. according to the plat thereof as recorded in Plat Book 87, Pages 56 through 58 inclusive, of the Public Records of Palm Beach County, Florida, described as follows:

COMMENCING at the southeast corner of said Tract E; thence North 85°24'28" West along the south line of said Tract being the north line of the Additional Right-of-Way for Lantana Road as described in Official Records Book 6452, Page 1590 of said Public Records, a distance of 144.53 feet to the POINT OF BEGINNING; thence continue North 85°24'28" West along said south line and said north right-of-way line, 64.82 feet; thence South 88°03'53" East along the back of an existing 6 foot concrete sidewalk, 47.73 feet; thence South 78°03'21" East along said back of sidewalk, 17.29 feet to the POINT OF BEGINNING.

Said lands lying and being in Section 32, Township 44 South, Range 42 East, Palm Beach County, Florida.

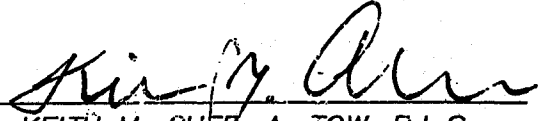
NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to the plat based on the north right-of-way of Lantana Road having a bearing of North 85°24'28" West.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: O.R.B.= Official Records Book, P.B.= Plat Book, P.B.C.R.= Palm Beach County Records, PG.= Page, P.O.B.= Point Of Beginning, R/W= Right-Of-Way, S.R.= State Road.

CERTIFICATION:

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. I FURTHER CERTIFY that this Sketch and Description meets the Minimum Technical Standards set forth in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: JANUARY 13, 2006


KEITH M. CHEE-A-TOW, P.L.S.
Florida Registration No. 5328
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

REVISIONS



AVIROM & ASSOCIATES, INC.
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TEL. (561) 392-2594, FAX (561) 394-7125
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JOB NO.	6260-15
SCALE:	1" = 40'
DATE:	01-12-06
DRAWN BY:	K.M.C.
SHEET:	2 OF 3



SCALE: 1" TO 40'

SHERBROOKE CENTER REPLAT, M.U.P.D.

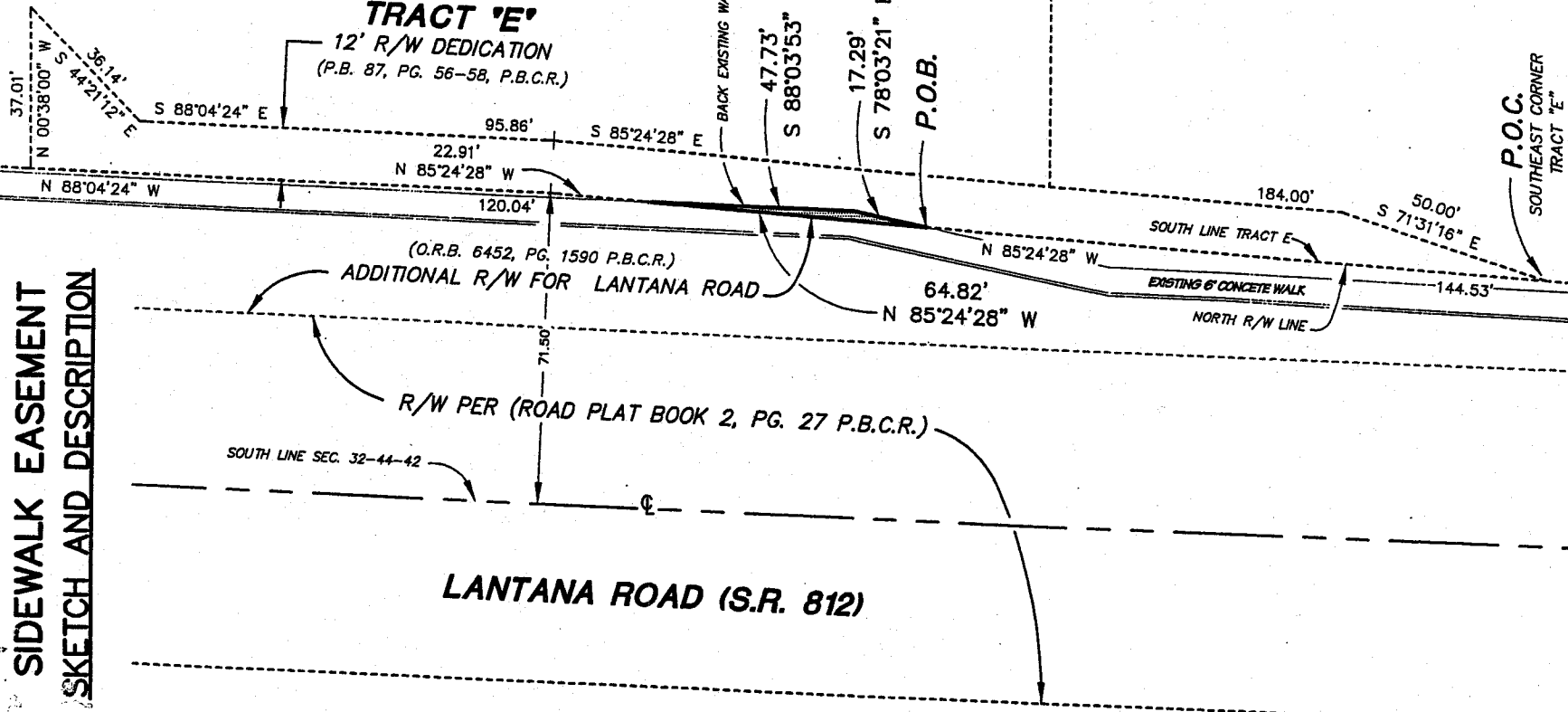
(P.B. 87, PG. 56-58, P.B.C.R.)

TRACT 'D'

TRACT 'C'

TRACT 'E'

12' R/W DEDICATION
(P.B. 87, PG. 56-58, P.B.C.R.)



**SIDEWALK EASEMENT
SKETCH AND DESCRIPTION**

SOUTH LINE SEC. 32-44-42

R/W PER (ROAD PLAT BOOK 2, PG. 27 P.B.C.R.)

LANTANA ROAD (S.R. 812)

REVISIONS



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JOB NO. 6260-15

SCALE: 1" = 40'

DATE: 01-12-06

DRAWN BY: K.M.C.

SHEET: 3 OF: 3