

**RESOLUTION NO. 159-2018**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH,  
PALM BEACH COUNTY, FLORIDA, VACATING AND ABANDONING AN  
EXISTING PUBLIC UTILITY SEWER EASEMENT WITHIN THE PROPERTY  
COMMONLY KNOWN AS 1576 SOUTH OCEAN BOULEVARD, IN THE TOWN OF  
PALM BEACH, FLORIDA.

\* \* \* \* \*

WHEREAS, the owner of the land hereinafter described is planning on further developing 1576 South Ocean Boulevard with improvements that could potentially traverse the existing sewer easement; and

WHEREAS, all utility providers of said easement have agreed to the abandonment of the existing public utility easement; and

WHEREAS, a new public utility sewer easement shall be provided in place of the public utility easement to be abandoned; and

WHEREAS, the Town Council of the Town of Palm Beach does hereby find and determine that the utility sewer easements located on 1576 South Ocean Boulevard as described below are no longer necessary and do not serve any public purpose nor is it necessary for public use; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, Florida as follows:

Section 1. The foregoing recitals are hereby ratified and confirmed.

Section 2. That the easements described and illustrated on Exhibit A, Sheets 1 through 2, Sketch and Legal Description for 1576 South Ocean Boulevard are hereby vacated and abandoned.

Section 3. That the easement described and illustrated on Exhibit B, Sheets 1 through 2, Sketch and Legal Description for 1576 South Ocean Boulevard is hereby dedicated by the owner to the Town as a sewer easement.

Section 4. The Town Clerk is hereby authorized to advertise and record the Resolution pursuant to law.

**PASSED AND ADOPTED** in a regular, adjourned session of the Town Council of the Town of Palm Beach assembled this 9<sup>th</sup> day of October, 2018.

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Gail L. Coniglio, Mayor

ATTEST:

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Kathleen Dominguez, Town Clerk

# EXHIBIT "A"

**EXHIBIT A**  
**SKETCH & DESCRIPTION**  
**20' SEWER ABANDONMENT**  
A PORTION OF GOVERNMENT LOT 2  
SECTION 2, TOWNSHIP 44 SOUTH, RANGE 43 EAST  
PALM BEACH COUNTY, FLORIDA

## LAND DESCRIPTION:

A portion of Government Lot 2, Section 2, Township 44 South, Range 43 East, described as follows:

A strip of land being 10.0 feet of each side of the following described centerline.

COMMENCE at the intersection of the north line of the South 200 feet of Government Lot 2, Section 2, Township 44 South, Range 43 East, and the West Right-of-Way line of South Ocean Boulevard; thence N 88°44'04" W, along said north line, 308.39 feet; thence N 00°00'00" W, departing said north line, 11.48 feet to the POINT OF BEGINNING; thence N 00°00'00" W, 138.65 feet to the north line of the South 350 feet of said Government Lot 2 and the POINT OF TERMINATION.

Sidelines of the said description will extend and shorten to be common with the Property line shown hereon.

Said land lying in Palm Beach County, Florida and containing 2773 square feet more or less.

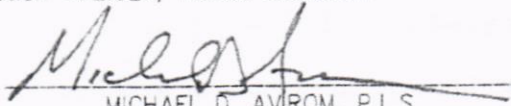
## SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
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 assumed based on the North line of the South 200' of Government Lot 2, having a bearing of N 88°46'39" W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: F.D.O.T. = Florida Department Of Transportation; L.B. = Licensed Business; O.R.B. = Official Records Book; P.B.C.R. = Palm Beach County Records; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.O.T. = Point of Termination; R/W = Right-of-Way.

## 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 Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 4/5/18

  
MICHAEL D. AVIOM, P.L.S.  
Florida Registration No. 3268  
AVIOM & ASSOCIATES, INC.  
L.B. No. 3300

## REVISIONS




## AVIOM & ASSOCIATES, INC. SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594 / [www.AVIOMSURVEY.com](http://www.AVIOMSURVEY.com)

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JOB #: 10577-1 AB

SCALE: 1" = 30'

DATE: 04/05/2018

BY: S.R.L.

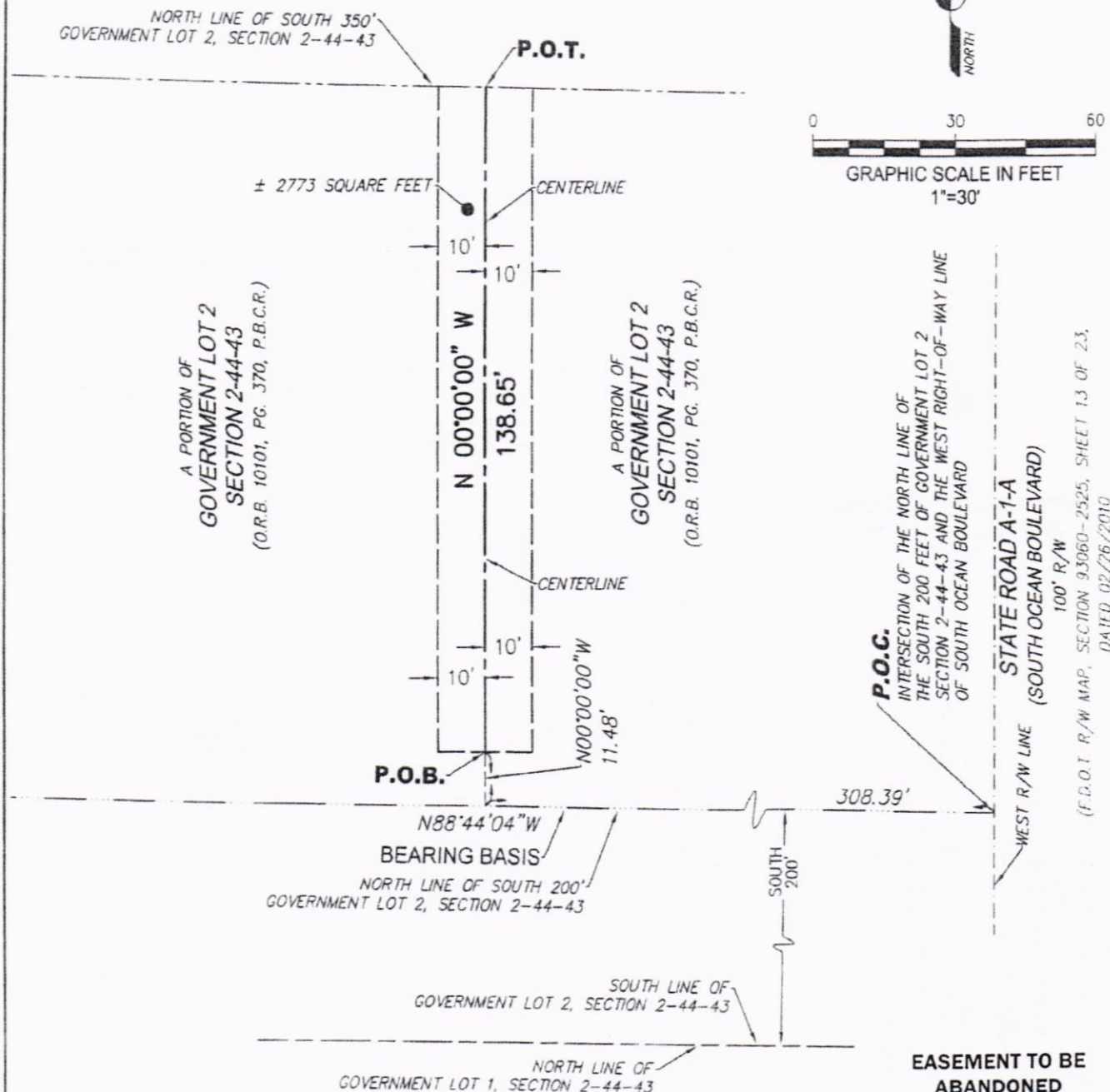
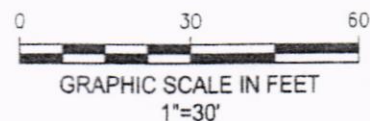
CHECKED: M.D.A.

F.B. — PG. —

SHEET: 1 OF 2

# EXHIBIT "A"

## EXHIBIT A SKETCH & DESCRIPTION 20' SEWER ABANDONMENT A PORTION OF GOVERNMENT LOT 2 SECTION 2, TOWNSHIP 44 SOUTH, RANGE 43 EAST PALM BEACH COUNTY, FLORIDA



(F.D.O.T. R/W MAP, SECTION 93060-2525, SHEET 13 OF 23,  
DATED 02/26/2010)

<b>REVISIONS</b>       	 <p><b>AVIROM &amp; ASSOCIATES, INC.</b>  <b>SURVEYING &amp; MAPPING</b>          50 S.W. 2nd AVENUE, SUITE 102          BOCA RATON, FLORIDA 33432          (561) 392-2594 / <a href="http://www.AVIROMSURVEY.com">www.AVIROMSURVEY.com</a>  <small>©2018 AVIROM &amp; ASSOCIATES, INC. all rights reserved.          This sketch is the property of AVIROM &amp; ASSOCIATES, INC.          and should not be reproduced or copied without written permission.</small></p>	<p><b>JOB #:</b> 10577-1 AB  <b>SCALE:</b> 1" = 30'  <b>DATE:</b> 04/05/2018  <b>BY:</b> S.R.L.  <b>CHECKED:</b> M.D.A.  <b>F.B. -- PG. --</b>  <b>SHEET:</b> 2 OF 2</p>
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# EXHIBIT "B"

**EXHIBIT B**  
**SKETCH & DESCRIPTION**  
**5' SEWER EASEMENT**  
A PORTION OF GOVERNMENT LOT 2  
SECTION 2, TOWNSHIP 44 SOUTH, RANGE 43 EAST  
PALM BEACH COUNTY, FLORIDA

## LAND DESCRIPTION:

A portion of Government Lot 2, Section 2, Township 44 South, Range 43 East, described as follows:

A strip of land being 2.5 feet of each side of the following described centerline.

COMMENCE at the intersection of the north line of the South 200 feet of Government Lot 2, Section 2, Township 44 South, Range 43 East, and the West Right-of-Way line of South Ocean Boulevard; thence N 88°44'04" W, along said north line, 313.39 feet; thence N 00°00'00" W, departing said north line, 12.50 feet to the POINT OF BEGINNING; thence N 88°52'33" W, 66.45 feet; thence N 04°35'05" E, 8.51 feet; thence N 08°12'46" E, 8.47 feet; thence N 05°01'08" W, 85.11 feet; thence N 03°29'00" E, 33.61 feet, to a line 2.5 feet South of and parallel with the north line of the South 350 feet of said Government Lot 2; thence S 88°44'35" E, along said parallel line, 71.67 feet; thence N 00°00'00" W, 2.50 feet to said north line and the POINT OF TERMINATION.

Sidelines of the said description will extend and shorten to be common with the Property line shown hereon.

Said land lying in Palm Beach County, Florida and containing 1,386 square feet more or less.

## SURVEYOR'S REPORT:

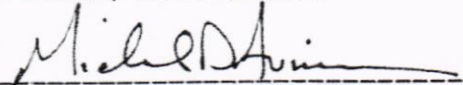
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Date: \_\_\_\_\_

3/09/18

  
MICHAEL D. AVIROM, P.L.S.  
Florida Registration No. 3268  
AVIROM & ASSOCIATES, INC.  
L.B. No. 3300

## REVISIONS

REVISED PER COMMENTS 03/09/2018 KSB



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JOB #: 10577-1 SEW

SCALE: 1" = 30'

DATE: 02/21/2018

BY: S.R.L.

CHECKED: J.T.D.

F.B. -- PG. --

SHEET: 1 OF 2



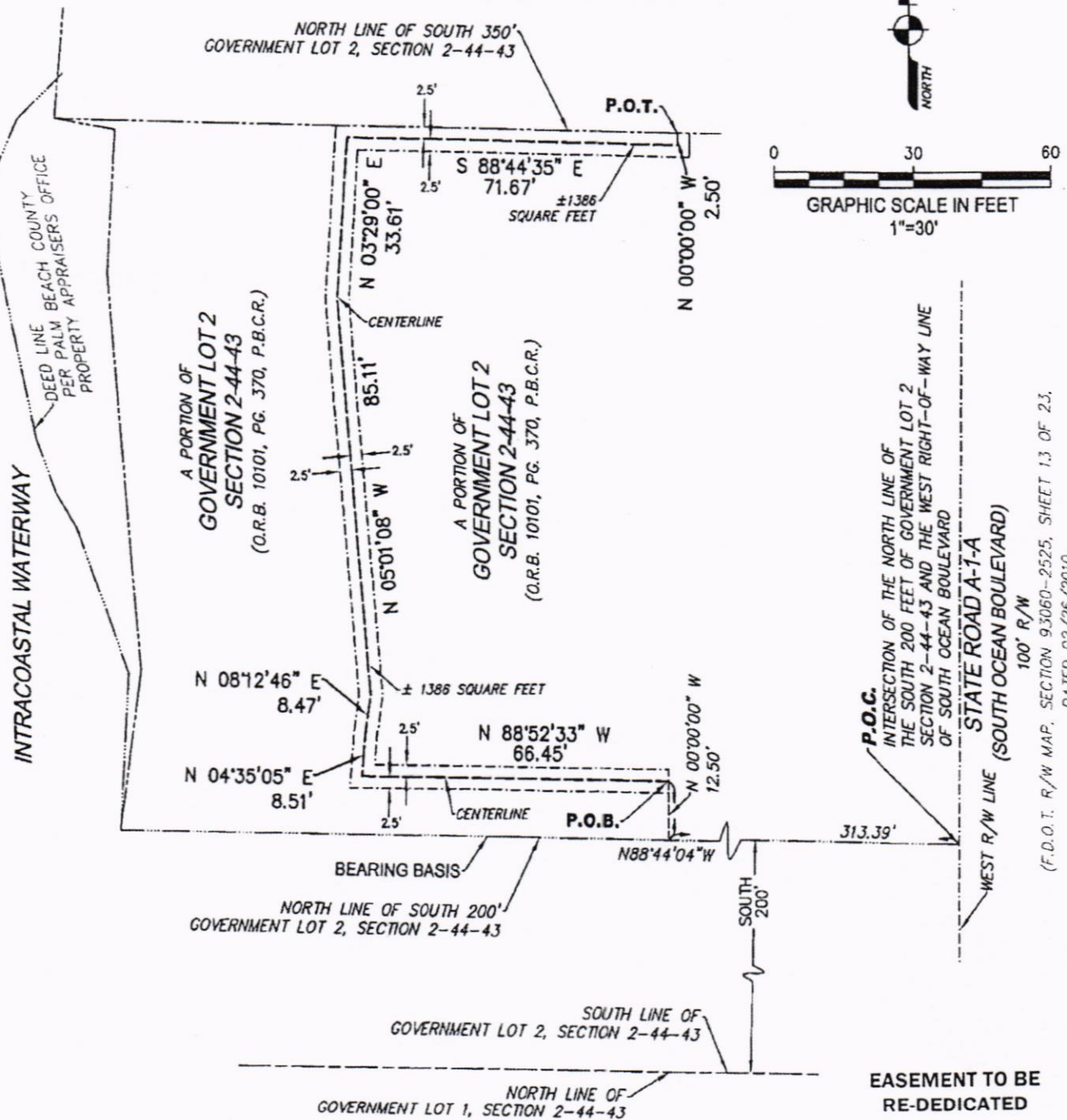
# EXHIBIT "B"

## EXHIBIT B

### SKETCH & DESCRIPTION

#### 5' SEWER EASEMENT

A PORTION OF GOVERNMENT LOT 2  
SECTION 2, TOWNSHIP 44 SOUTH, RANGE 43 EAST  
PALM BEACH COUNTY, FLORIDA



(F.D.O.T. R/W MAP, SECTION 9.3060-2525, SHEET 1.3 OF 2.3,  
DATED 02/26/2010)

#### REVISIONS

REVISED PER COMMENTS 03/09/2018 KSB



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SHEET: 2 OF 2