

SORGINI & SORGINI, P.A.
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LAKE WORTH BEACH, FLORIDA 33460

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November 5, 2019

Via Email Only

Mr. Kirk Blouin
Town Manager
Town of Palm Beach
kblouin@townofpalmbeach.com

Mr. Paul Brazil
Director of Public Works
Town of Palm Beach
pbrazil@townofpalmbeach.com

Re: 2315 Ibis Isle Road South, Palm Beach, FL 33480

Dear Mr. Blouin and Mr. Brazil:

I am the Attorney for Mr. Owen Mark Sanderson who is purchasing 2315 Ibis Isle Road South, Palm Beach, FL 33480. This property is Lot 36, Ibis Isle. I am writing Mr. Blouin as the Town Manager and Mr. Brazil as the Director of Public Works because my question involves the platted road known as Ibis Isle Road South.

Separately attached are the following:


1. Plat of Ibis Isle.
2. My client's survey of Lot 36.

You will see that the Plat of Ibis Isle dedicates an eighty (80') foot wide road to the public in front of Lot 36. The road, which is currently approximately twenty eight (28) feet wide, is laid out on the north half of the dedicated roadway. The survey of Lot 36 shows that the front forty (40') feet of grass at 2315 Ibis Isle Road South is actually the unused platted road.

My client plans to build a new home on Lot 36 and is interested in purchasing part of the unused platted road to add additional frontage to Lot 36. The existing 40 foot grassed unused platted road creates a hardship for my client by setting his front building line 75 feet back from the paved road. The acquisition of part of this unused road would allow Mr. Sanderson to set the front building line for his new home closer to the street and build a one story home instead of a two story home.

Is the sale of part of the unused platted road a matter that the Town of Palm Beach would consider?

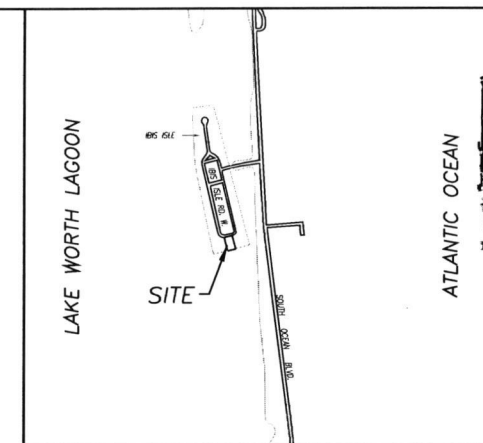
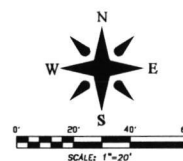
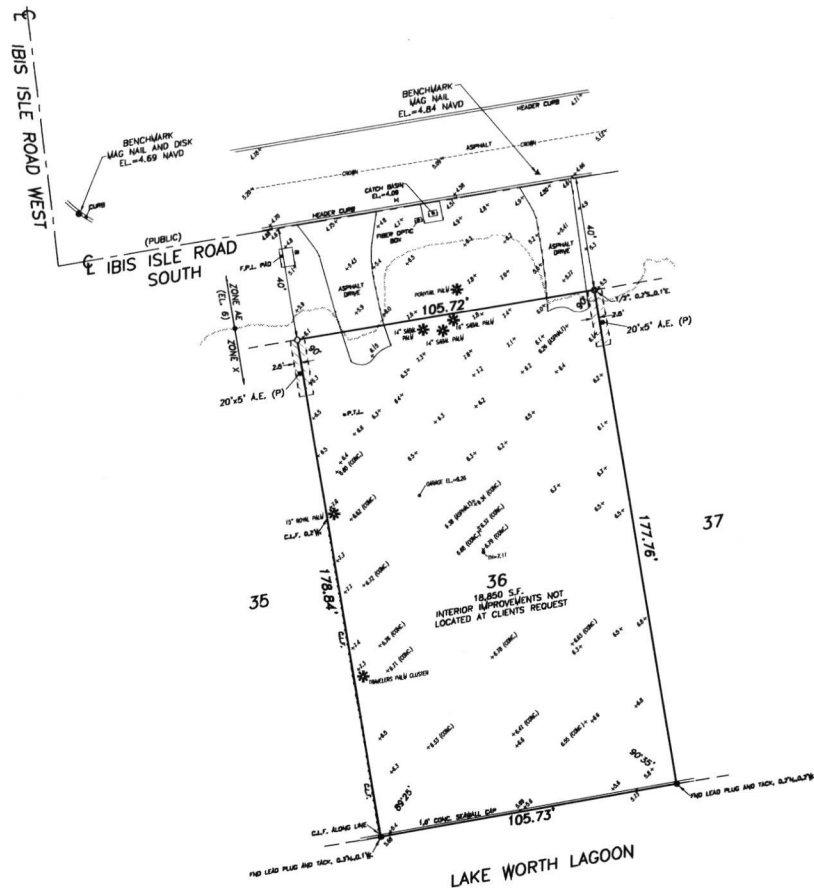
Sincerely,

SORGINI & SORGINI, P.A.
By: 
ROBERT C. SORGINI

RCS/lak
Attachments
pc: Mr. Owen Mark Sanderson

LEGEND

- A = ARC LENGTH
- A.C. = AIR CONDITIONING
- A.E. = ACCESS EASEMENT
- A.K.A. = ALSO KNOWN AS
- ASPH. = ASPHALT
- B.L.D.G. = BUILDING
- B.M. = BENCHMARK
- B.O.C. = BACK OF CURB
- B.O.W. = BACK OF WALK
- (C) = CALCULATED
- CA TV = CABLE ANTENNA TELEVISION
- C.B. = CHORD BEARING
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
- CH. = CHORD
- C.I.F. = CHAIN LINK FENCE
- CL.R. = CLEAR
- C.M.P. = CORRUGATED METAL PIPE
- CONC. = CONCRETE
- (D) = DESCRIPTION DATUM
- D.B. = DEED BOOK
- D.E. = DRAINAGE EASEMENT
- D.H. = DRILL HOLE
- D.W. = DRIVEWAY
- EL. = ELEVATION
- ENC. = ENCROACHMENT
- E.O.P. = EDGE OF PAVEMENT
- E.O.W. = EDGE OF WATER
- ESMT. = EASEMENT
- F.F. = FINISH FLOOR
- F.N.D. = FENCED
- F.O.C. = FACE OF CURB
- I.D. = INSIDE DIAMETER
- IN. = INCH
- IT.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT
- L.A.E. = LIMITED ACCESS EASEMENT
- L.B. = LICENSE BOARD
- L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
- M. = FIELD MEASUREMENT
- M.N. = MANHOLE
- M.H.W.L. = MEAN HIGH WATER LINE
- M.L.W.L. = MEAN LOW WATER LINE
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.P.B.C.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- N.T.S. = NOT TO SCALE
- O.A. = OVERALL
- O.D. = OUTSIDE DIAMETER
- O.H. = OVERHEAD UTILITY LINE
- O.R.B. = OFFICIAL RECORD BOOK
- OS. = OFFSET
- (P) = PLAT DATUM
- P.B. = PLAT BOOK
- P.B.C. = PALM BEACH COUNTY
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.C.P. = PERMANENT CONTROL POINT
- P.D. = PAGE
- P.I. = POINT OF INTERSECTION
- P.O. = PART OF
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.C. = POINT OF REVERSE CURVATURE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- PROP. = PROPOSED
- P.T.L. = PROPANE TANK LID
- P.V.M.T. = PAVEMENT
- (R) = RADIAL
- R. = RADII
- R.D. = RANGE
- R.P.B. = ROAD PLAT BOOK
- R.W. = RIGHT OF WAY
- (S) = SURVEY DATUM
- S.B. = SETBACK
- SEC. = SECTION
- S.D. = SUBDIVISION
- S.F. = SQUARE FEET
- S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT
- S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
- S.R. = STATE ROAD
- STA. = STATION
- STY. = STORY
- TH. = THRESHOLD ELEVATION
- T.O.B. = TOP OF BANK
- T.O.C. = TOP OF CURB
- T.M.P. = TOWNSHIP
- TYP. = TYPICAL
- UC. = UNDER CONSTRUCTION
- U.E. = UTILITY EASEMENT
- U.R. = UNRECORDED
- W.C. = WITNESS CORNER
- W.M.E. = WATER MANAGEMENT EASEMENT
- W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
- W.M.T. = WATER MANAGEMENT TRACT
- W. = WATERSHED
- W. = CENTERLINE
- W. = CENTRAL ANGLE/DELTA
- W. = CONCRETE MONUMENT FOUND (AS NOTED)
- W. = CONCRETE MONUMENT SET (LB #4569)
- W. = ROD & CAP FOUND (AS NOTED)
- W. = 5/8" ROD & CAP SET (LB #4569)
- W. = IRON PIPE FOUND (AS NOTED)
- W. = IRON ROD FOUND (AS NOTED)
- W. = NAIL FOUND
- W. = NAIL & DISK FOUND (AS NOTED)
- W. = MAG NAIL & DISK SET (LB #4569)
- W. = PROPERTY LINE
- W. = UTILITY POLE
- W. = FIRE HYDRANT
- W. = WATER METER
- W. = WATER VALVE
- W. = LIGHT POLE
- W. = PINE TREE
- W. = SABAL PALM



BOUNDARY SURVEY FOR: OWEN MARK SANDERSON

This survey is made specifically and only for the following parties for the purpose of a closing on the surveyed property.

Owen Mark Sanderson
Baltimore Law
Sorgini & Sorgini, P.A.
Old Republic National Title Insurance Company

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.

PROPERTY ADDRESS:
2315 Ibis Isle Road South
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lot 36, Ibis Isle, according to the Plat thereof, as recorded in Plat Book 24, Page 84, of the Public Records of Palm Beach County, Florida.

FLOOD ZONE:
This property is located in Flood Zone AE (EL. 6) & X, according to F.I.R.M. (Flood Insurance Rate Map) No. 12098C 0592P, dated 10/05/2017.

NOTES:

1. No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect this survey and boundaries. This office has made no search of the Public Records.
2. Elevations shown herein, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown herein is 0.03' for the hard surface elevations (shown then ± 0.00) and 0.1' for the soft surface elevations. Elevations shown herein are U.S. survey feet unless otherwise noted.
3. Description furnished by client or client's agent.
4. Unless presented in digital form with electronic seal and electronic signature this survey must bear the signature and the original raised seal of a Florida licensed surveyor or mapper; this drawing, sketch, plat or map is for informational purposes only and is not valid.
5. This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
6. Except as shown, underground and overhead improvements are not located. Underground foundations are not located.
7. The survey sketch shown herein does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
8. No responsibility is assumed by this surveyor for the construction of improvements, from building fees shown on this survey.
9. Revisions shown herein do not represent a "survey update" unless otherwise noted.
10. All dates shown within the revisions block herein are for reference only and in no way affect the date of the field survey stated herein.
11. In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
12. It is a violation of Rule 5A-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of the survey will make this survey void.
13. The ownership of fences, perimeter walls and/or hedges shown herein are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
14. The expected horizontal accuracy of the information shown herein is $\pm 0.10'$.



Digitally signed by
Craig L. Wallace
(DN: cn=Craig L. Wallace,
ou=Wallace Surveying
Corporation,
email=cwallace@wallace
surveying.com, c=US,
date=20190719,
1336414700)

CERTIFICATION:

I HEREBY ATTEST that the survey shown herein conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5A-17, Florida Administrative Code pursuant to Sections 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 7/18/2019

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 1337

BOUNDARY SURVEY FOR:

OWEN MARK SANDERSON

| WALLACE SURVEYING | | | |
|---|------|------------------|-------------------|
| 1800 N. US HWY 1, SUITE 100, PALM BEACH, FL 33410 | | | |
| FILED | J.C. | JOB NO. 19-1377 | 13 PREPARED BY 24 |
| OFFICE | M.B. | DATE 7/18/19 | SCALE NO. 19-1377 |
| CHKD | C.W. | REV. 19-1377.DWG | SHEET 1 OF 1 |