

RESOLUTION NO. 093-2023

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, VACATING AND ABANDONING EXISTING PUBLIC UTILITY EASEMENTS WITHIN PHASE 2 SOUTH UTILITY UNDERGROUNDING PROJECT LIMITS, IN THE TOWN OF PALM BEACH, FLORIDA.

WHEREAS, the Town of Palm Beach requests easement vacations and abandonments; and

WHEREAS, the Town of Palm Beach has agreed to pay all incidental costs associated with these vacations and abandonments; and

WHEREAS, all existing property owners have been notified of these vacations and abandonments; and

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

WHEREAS, the Town Council of the Town of Palm Beach does hereby find and determine that the utility easements listed below are no longer necessary and does not serve any public purpose, nor are they necessary for public use;

- | | |
|-------------------------------------------|-----------|
| 1. Lots A, B, C, D, E (1170 S Ocean Blvd) | Exhibit A |
| 2. Lot #6 (137 Woodbridge Road) | Exhibit B |
| 3. Lot #15 (140 Kings Road) | Exhibit C |
| 4. Lot #12 (168 Kings Road) | Exhibit D |
| 5. Lot #2 (159 Via Del Lago) | Exhibit E |
| 6. Lot #2 (175 Via Palma) | Exhibit F |
| 7. Lot #N/A (255 Via Bellaria) | Exhibit G |
| 8. Lot #N/A (261 Via Bellaria) | Exhibit H |
| 9. Lot #1 (171 Via Bellaria) | Exhibit I |

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 public easements on the attached Exhibits are hereby vacated and abandoned.

Section 3. The Town Clerk is hereby authorized to advertise and record the Resolution pursuant to law.

PASSED AND ADOPTED in a regular adjourned session of Town Council of the Town of Palm Beach this 8th day of August 2023.

Danielle H. Moore, Mayor

Margaret A. Zeidman, Town Council President

Bobbie D. Lindsay, Council President Pro Tem

Julie Araskog, Town Council Member

ATTEST:

Edward A. Cooney, Town Council Member

Kelly Churney, Acting Town Clerk

Lewis S.W. Crampton, Town Council Member

SKETCH AND DESCRIPTION
5 FOOT UTILITY EASEMENT ABANDONMENT
 LOTS A, B, C, D, E; REVISED PLAT PALM BEACH CAUSEWAY PARK
 (P.B. 14, PG. 53, P.B.C.R.)
 TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA

EXHIBIT A(1)

LAND DESCRIPTION:

The west 5 feet of Lots B, C, D and E; together with the south 5 feet of Lots A and E, REVISED PLAT PALM BEACH CAUSEWAY PARK, according to the Plat thereof as recorded in Plat Book 14, Page 53, of the Public Records of Palm Beach County, Florida.

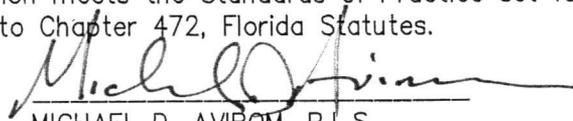
Said land lying in Palm Beach County, Florida and contains 5,569 square feet, more or less.

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch 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. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
5. Address: 1170 S. Ocean Boulevard, Palm Beach, Florida
6. Abbreviation Legend: L.B. = Licensed Business; P.B. = Plat Book; PID = Parcel Identification Number; PG. = Page; P.L.S. = Professional Land Surveyor; P.B.C.R. = Palm Beach County Records; R/W = Right of Way.

CERTIFICATION

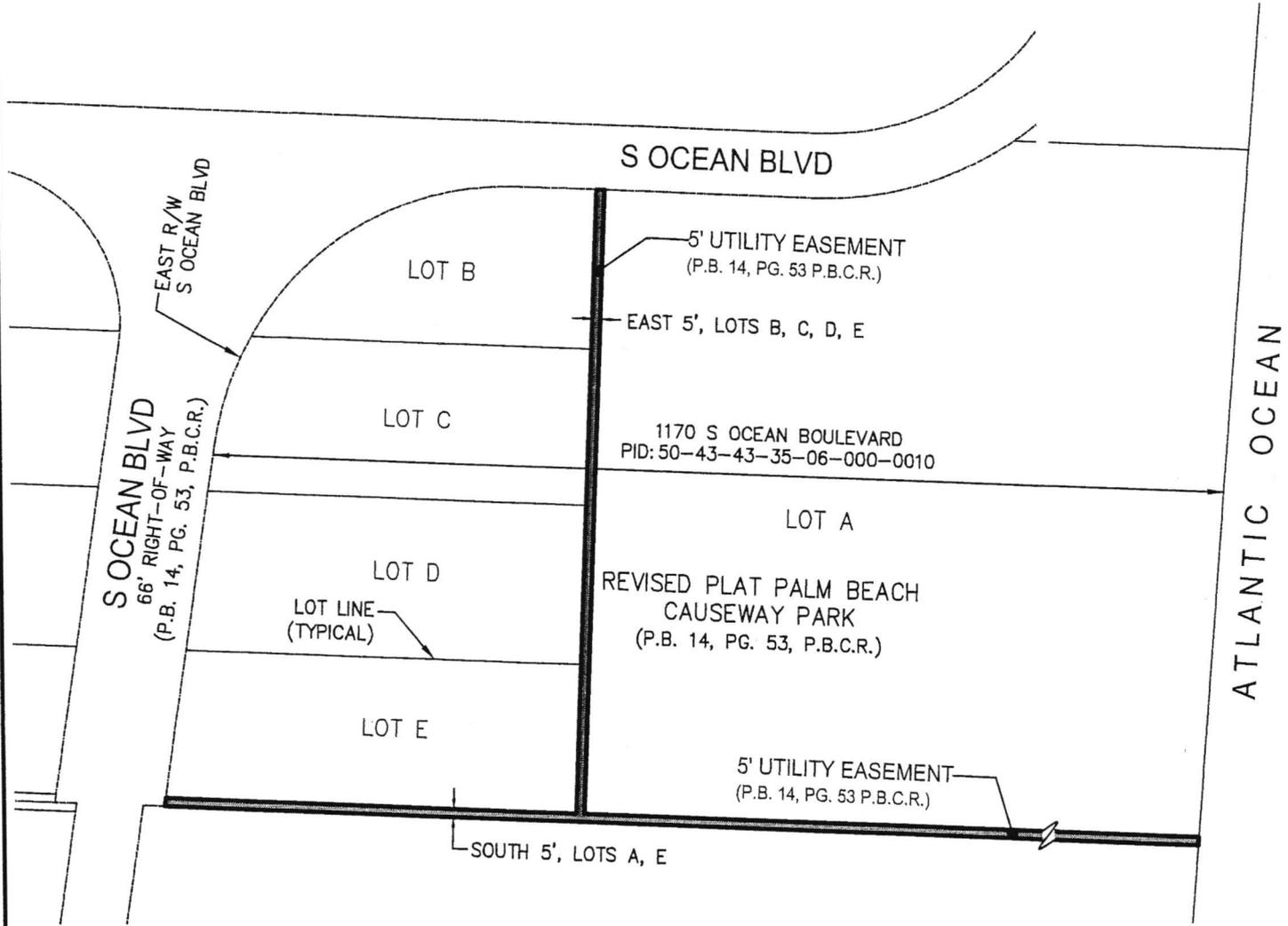
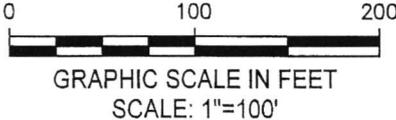
I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.



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

REVISIONS	AVIOM & ASSOCIATES, INC. SURVEYING & MAPPING	JOB #: 10194-59.01
1. GENERAL REVISIONS JAS 5/18/2023	 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIOMSURVEY.com	SCALE: N/A
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		BY: J.A.S.
		CHECKED: M.D.A.
		F.B. -- PG. --
		SHEET: 1 OF 2

SKETCH AND DESCRIPTION
5 FOOT UTILITY EASEMENT ABANDONMENT
LOTS A, B, C, D, E; REVISED PLAT PALM BEACH CAUSEWAY PARK
(P.B. 14, PG. 53, P.B.C.R.)
TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA



REVISIONS

1. GENERAL REVISIONS	JAS 5/18/2023
2. GENERAL REVISIONS	JAS 5/22/2023



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SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
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JOB #:	10194-59.01
SCALE:	1" = 100'
DATE:	04/25/2023
BY:	J.A.S.
CHECKED:	M.D.A.
F.B.	--- PG. ---
SHEET:	2 OF 2

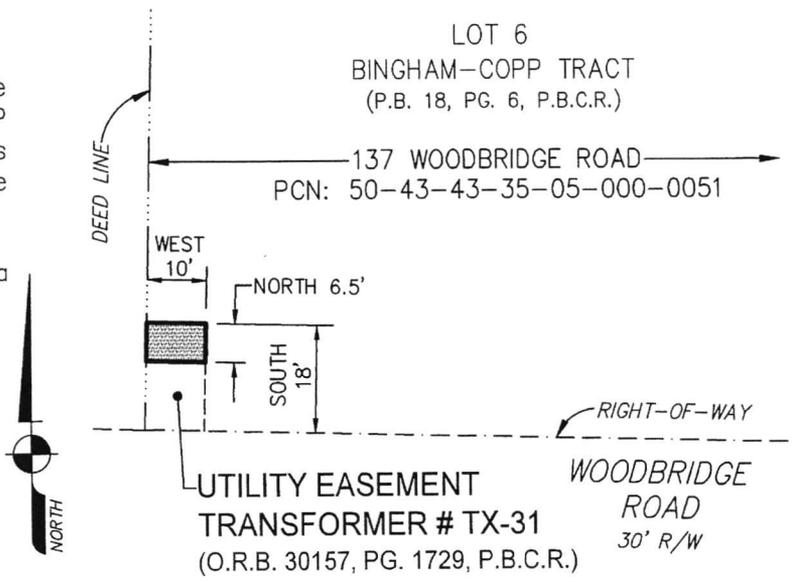
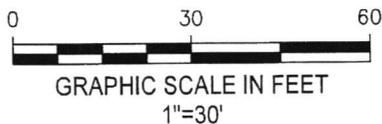
SKETCH AND DESCRIPTION
PORTION OF 10'X18' UTILITY EASEMENT ABANDONMENT

LOT 6, BINGHAM-COPP TRACT
 (P.B. 18, PG. 6, P.B.C.R.)
 TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA

LAND DESCRIPTION:

The west 10 feet of the north 6.5 feet of the south 18 feet of Lot 6, BINGHAM-COPP TRACT, according to the Plat thereof as recorded in Plat Book 18, Page 6, of the Public Records of Palm Beach County, Florida.

Said land lying in Palm Beach County, Florida and contains 65 square feet, more or less.



SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch 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. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
5. Address: 137 Woodbridge Road, Palm Beach, Florida
6. Abbreviation Legend: L.B. = Licensed Business; P.B. = Plat Book; PID = Parcel Identification Number; PG. = Page; P.L.S. = Professional Land Surveyor; P.B.C.R. = Palm Beach County Records; 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, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Michael D. Aviom

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

REVISIONS



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SURVEYING & MAPPING
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JOB #:	10194-59.02
SCALE:	1" = 30'
DATE:	04/25/2023
BY:	M.J.A.
CHECKED:	M.D.A.
F.B. --- PG.	--
SHEET:	1 OF 1

**SKETCH AND DESCRIPTION
5' UTILITY EASEMENT ABANDONMENT**

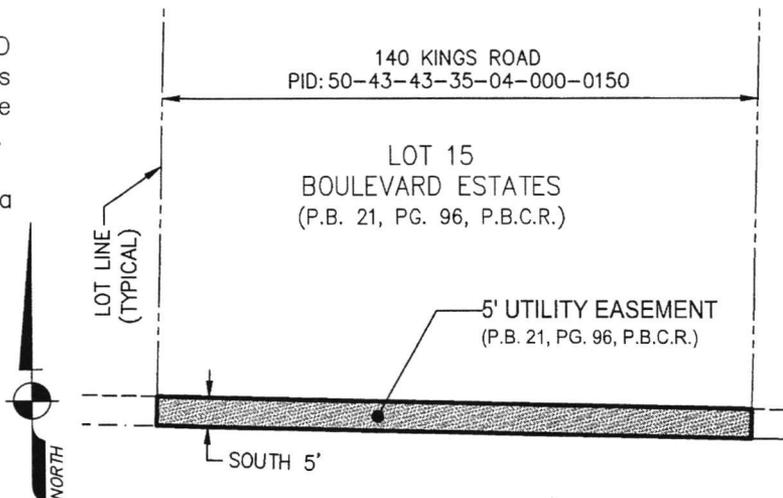
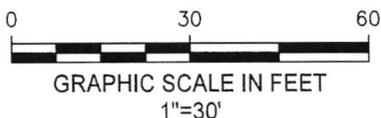
EXHIBIT C

LOT 15, BOULEVARD ESTATES
(P.B. 21, PG. 96, P.B.C.R.)
TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA

LAND DESCRIPTION:

The south 5 feet of Lot 15, BOULEVARD ESTATES, according to the Plat thereof as recorded in Plat Book 21, Page 96, of the Public Records of Palm Beach County, Florida.

Said land lying in Palm Beach County, Florida and contains 500 square feet, more or less.



SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch 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. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
5. Address: 140 Kings Road, Palm Beach, Florida
6. Abbreviation Legend: L.B. = Licensed Business; P.B. = Plat Book; PID = Parcel Identification Number; PG. = Page; P.L.S. = Professional Land Surveyor; P.B.C.R. = Palm Beach County Records; 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, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

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

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			SCALE: 1" = 30'
			DATE: 04/26/2023
			BY: J.A.S.
			CHECKED: M.D.A.
			F.B. --- PG. --
		SHEET: 1 OF 1	

**SKETCH AND DESCRIPTION
5' UTILITY EASEMENT ABANDONMENT**

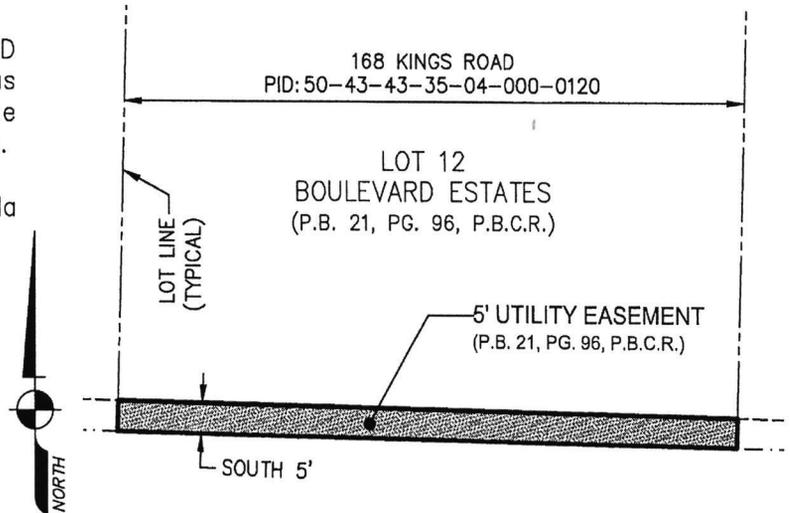
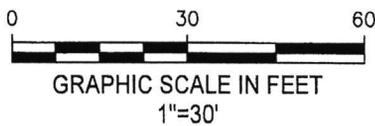
EXHIBIT D

LOT 12, BOULEVARD ESTATES
(P.B. 21, PG. 96, P.B.C.R.)
TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA

LAND DESCRIPTION:

The south 5 feet of Lot 12, BOULEVARD ESTATES, according to the Plat thereof as recorded in Plat Book 21, Page 96, of the Public Records of Palm Beach County, Florida.

Said land lying in Palm Beach County, Florida and contains 529 square feet, more or less.



SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch 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. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
5. Address: 168 Kings Road, Palm Beach, Florida
6. Abbreviation Legend: L.B. = Licensed Business; P.B. = Plat Book; PID = Parcel Identification Number; PG. = Page; P.L.S. = Professional Land Surveyor; P.B.C.R. = Palm Beach County Records; R/W = Right of Way.

CERTIFICATION

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L.B. No. 3300

REVISIONS



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JOB #:	10194-59.04
SCALE:	1" = 30'
DATE:	04/26/2023
BY:	J.A.S.
CHECKED:	M.D.A.
F.B. --- PG. --	
SHEET:	1 OF 1

SKETCH AND DESCRIPTION
UTILITY EASEMENT ABANDONMENT
PORTION OF GOVERNMENT LOT 2
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 43 EAST
TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA

LAND DESCRIPTION:

The north 5 feet of the west 140.00 feet of the east 704.56 feet of the south 167.5 feet of the north 214.58 feet of Government Lot 2, Section 35, Township 43 South, Range 43 East.

Together with

The north 2.5 feet of the west 82.57 feet of the east 564.56 feet of the south 167.5 feet of the north 214.58 feet of Government Lot 2, Section 35, Township 43 South, Range 43 East.

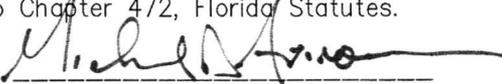
Said land lying in Palm Beach County and contains 913 square feet, more or less.

SURVEYOR'S REPORT:

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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. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
5. Address: 159 Via Del Lago, Palm Beach, Florida
6. Abbreviation Legend: L.B. = Licensed Business; P.B. = Plat Book; PID = Parcel Identification Number; PG. = Page; P.L.S. = Professional Land Surveyor; P.B.C.R. = Palm Beach County Records; R/W = Right of Way.

CERTIFICATION

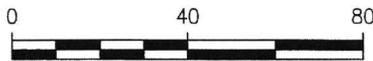
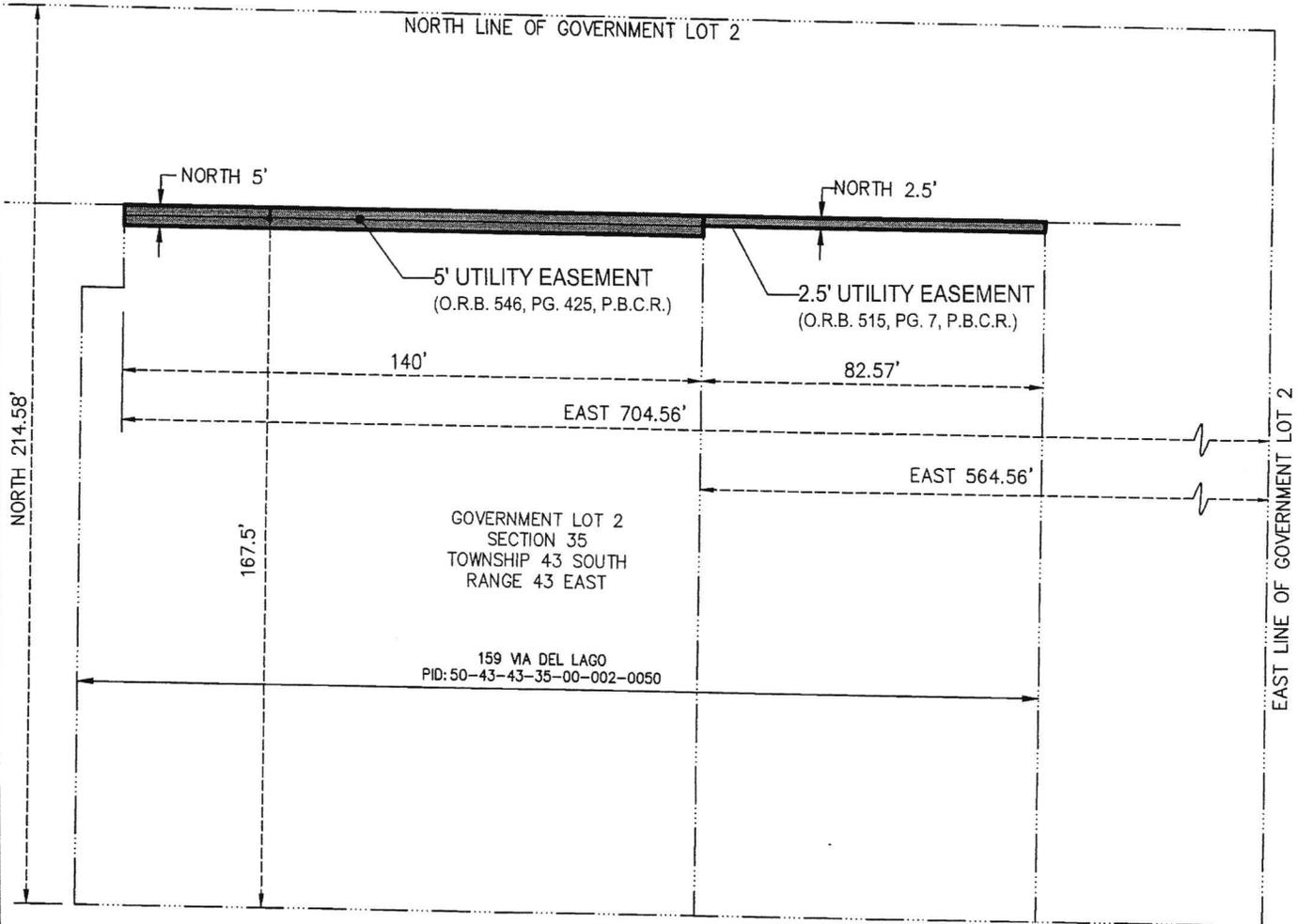
I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.



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

REVISIONS		AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com <small>© 2023 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small>	JOB #:	10194-59.05
			SCALE:	N/A
			DATE:	04/25/2023
			BY:	J.A.S.
			CHECKED:	M.D.A.
			F.B. --- PG. --	
SHEET:	1 OF 2			

SKETCH AND DESCRIPTION
UTILITY EASEMENT ABANDONMENT
 PORTION OF GOVERNMENT LOT 2
 SECTION 35, TOWNSHIP 43 SOUTH, RANGE 43 EAST
 TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA



GRAPHIC SCALE IN FEET
 SCALE: 1"=40'

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JOB #:	10194-59.05
SCALE:	1" = 40'
DATE:	04/25/2023
BY:	J.A.S.
CHECKED:	M.D.A.
F.B. --- PG. --	
SHEET:	2 OF 2

**SKETCH AND DESCRIPTION
UTILITY EASEMENT**

A PORTION OF GOVERNMENT LOT 2
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 43 EAST
TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA

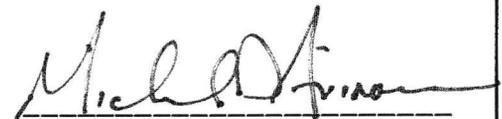
SURVEYOR'S REPORT:

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 sketch 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. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
5. Address: 175 Via Palma, Palm Beach.
6. Abbreviation Legend: C = Centerline; L.B. = Licensed Business; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PCN = Parcel Control Number; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; O.R.B. = Official Records Book; 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, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 8/29/18



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

REVISIONS 	 <p>AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com</p> <p><small>© 2018 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small></p>	JOB #: 10194-4.122
		SCALE: N/A
		DATE: 08/29/2018
		BY: M.J.A.
		CHECKED: M.D.A.
		F.B. -- PG. --
SHEET: 1 OF 2		

**SKETCH AND DESCRIPTION
UTILITY EASEMENT**

EXHIBIT F(2)

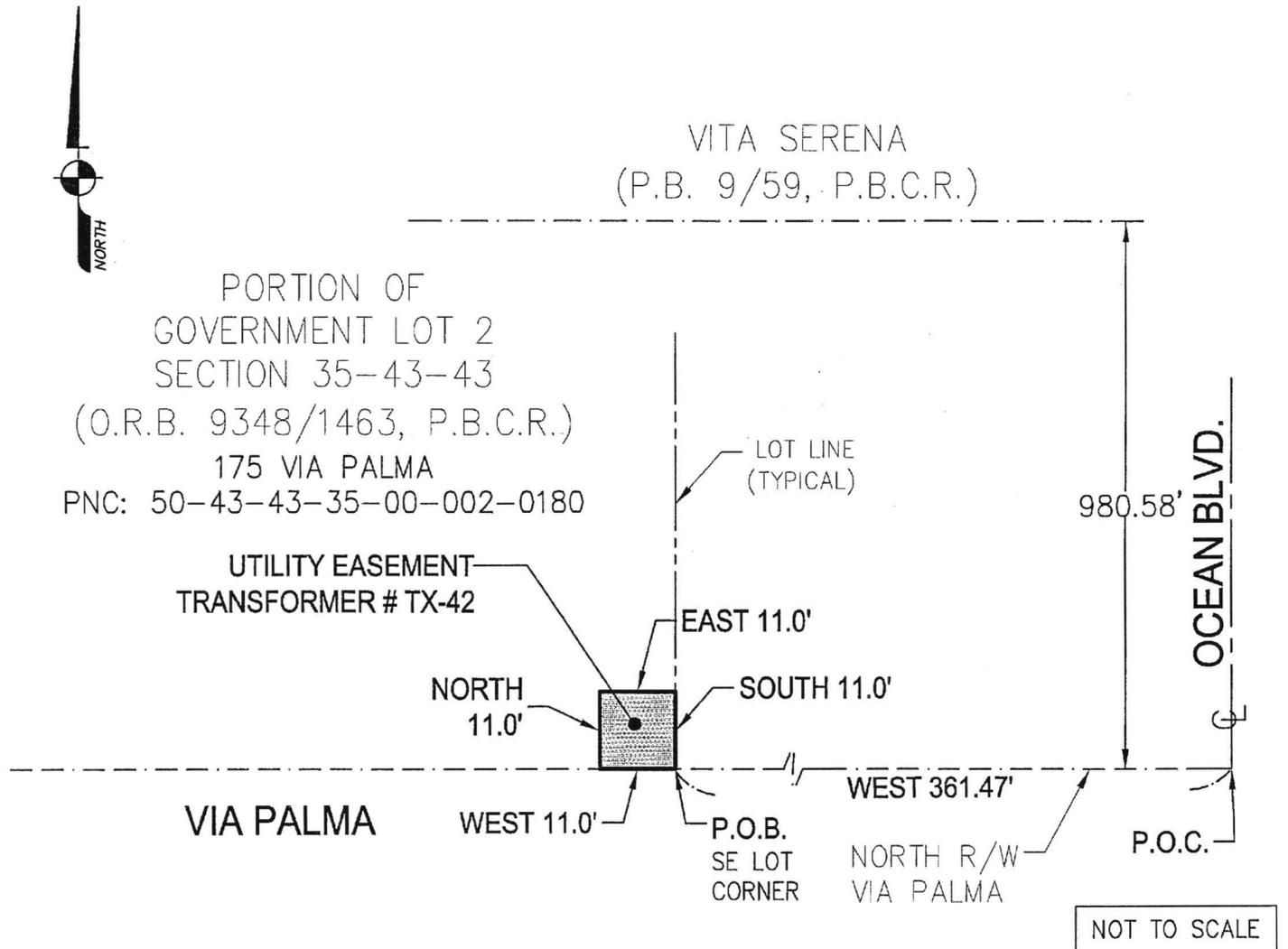
A PORTION OF GOVERNMENT LOT 2
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 43 EAST
TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA

LAND DESCRIPTION:

A parcel of land in Government Lot 2 in Section 35, Township 43 South, Range 43 East, Palm Beach County, Florida:

COMMENCE at a point in the center line of Ocean Boulevard, as now laid out and in use, at a distance of 980.58 feet South of, measured at right angles to, the south line of VITA SERENA, according to the Plat thereof recorded in Plat Book 9, Page 59, of the Public Records of Palm Beach County, Florida; thence West, parallel with and 980.58 feet South of, the South line of VITA SERENA, a distance of 361.47 feet to the POINT OF BEGINNING; thence continue along said line 11.0 feet; thence North, at right angles to the last described course, 11.0 feet; thence East at right angles 11.0 feet; thence South at right angles 11.0 feet to the POINT OF BEGINNING.

Said land lying in Palm Beach County, Florida and contains 121 square feet, more or less.



REVISIONS



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
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BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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JOB #:	10194-4.122
SCALE:	N/A
DATE:	08/29/2018
BY:	M.J.A.
CHECKED:	M.D.A.
F.B.	PG. --
SHEET:	2 OF 2

**SKETCH AND DESCRIPTION
UTILITY EASEMENT**

EXHIBIT G(1)

PORTION OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 43 EAST
TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA

LAND DESCRIPTION:

A portion of Section 35, Township 43 South, Range 43 East, Palm Beach County, Florida, described as follows:

COMMENCE at the intersection of the centerline of Ocean Boulevard and the easterly extension of the south line of VITA SERENA, as recorded in Plat Book 9, Page 59 of the Public Records of Palm Beach County, Florida; thence west along said south line, a distance of 826.63 feet; thence southerly 165 feet; thence westerly 165 feet south of and parallel with the south line of said VITA SERENA, a distance of 102 feet to the POINT OF BEGINNING; thence continue westerly, a distance of 8 feet; thence northerly 16 feet; thence easterly 8 feet, thence southerly 16 feet to the POINT OF BEGINNING.

Said land lying in Palm Beach County, Florida and contains 128 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.
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. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
5. Abbreviation Legend: L.B. = Licensed Business; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PCN = Parcel Control Number; PG. = Page; P.L.S. = Professional Land Surveyor; R/W = Right of Way; U.E. = Utility Easement.

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: 6/15/18



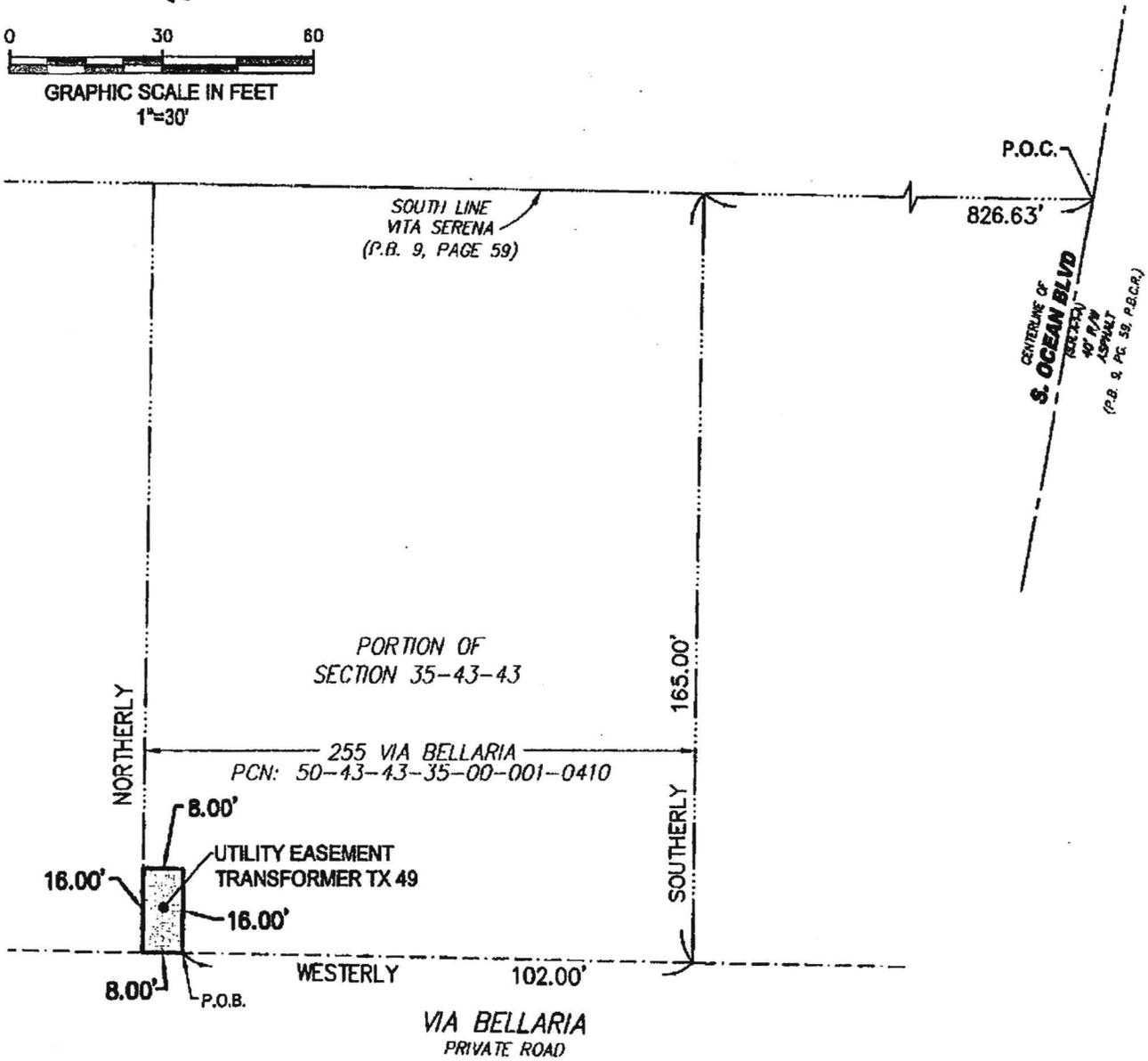
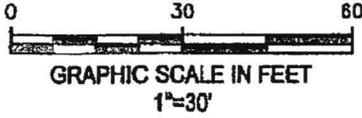
MICHAEL D. AVIROM, P.L.S.
Florida Registration No. 3268
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

REVISIONS		AVIROM & ASSOCIATES, INC.	JOB #: 10194-4.99
		SURVEYING & MAPPING	SCALE: N.T.S.
		50 S.W. 2nd AVENUE, SUITE 102	DATE: 06/14/2018
		BOCA RATON, FLORIDA 33432	BY: M.J.A.
		TEL. (561) 392-2594, FAX (561) 394-7125	CHECKED: M.D.A.
		www.AVIROMSURVEY.com	F.B. -- PG. --
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**SKETCH AND DESCRIPTION
UTILITY EASEMENT**

EXHIBIT G(2)

PORTION OF SECTION 35, TOWNSHIP 43, RANGE 43 EAST
TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA



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 #:	10194-4.99
SCALE:	1" = 30'
DATE:	08/14/2018
BY:	M.J.A.
CHECKED:	M.D.A.
F.B.	PG. -
SHEET:	2 OF 2

**SKETCH AND DESCRIPTION
UTILITY EASEMENT**

EXHIBIT G(3)

PORTION OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 43 EAST
TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA

LAND DESCRIPTION:

A portion of Section 35, Township 43 South, Range 43 East, Palm Beach County, Florida, described as follows:

COMMENCE at the intersection of the centerline of Ocean Boulevard and the easterly extension of the south line of VITA SERENA, as recorded in Plat Book 9, Page 59 of the Public Records of Palm Beach County, Florida; thence west along said south line, a distance of 826.63 feet; thence southerly 165.00 feet; thence westerly 165.00 feet south of and parallel with the south line of said VITA SERENA, a distance of 96.00 feet to the POINT OF BEGINNING; thence continue westerly, a distance of 6.00 feet; thence northerly 16.00 feet; thence easterly 6.00 feet, thence southerly 16.00 feet to the POINT OF BEGINNING.

Said land lying in Palm Beach County, Florida and contains 96 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.
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. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
5. Abbreviation Legend: L.B. = Licensed Business; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PCN = Parcel Control Number; PG. = Page; P.L.S. = Professional Land Surveyor; R/W = Right of Way; U.E. = Utility Easement.

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: _____

2/1/19

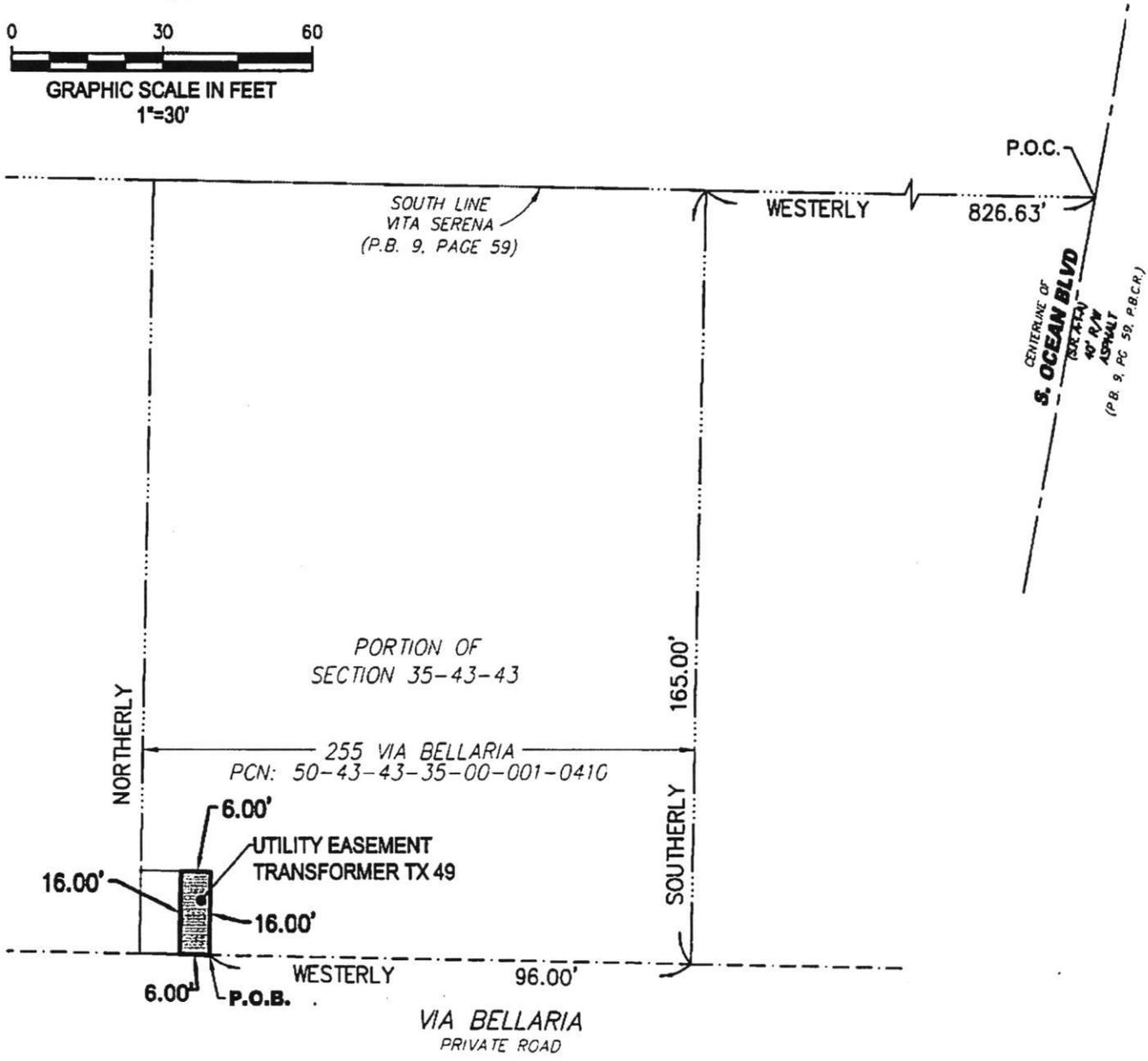
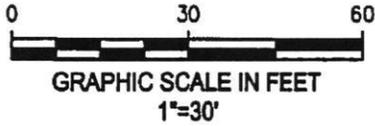


MICHAEL D. AVIROM, P.L.S.
Florida Registration No. 3268
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

REVISIONS	 <p>AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 TEL (561) 392-2594, FAX (561) 394-7125 www.AVIROMSURVEY.com ©2019 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.</p>	JOB #:	10194-4.99B
		SCALE:	N.T.S.
		DATE:	02/01/2019
		BY:	KSB
		CHECKED:	M.D.A.
		F.B. — PG. —	
SHEET:	1 OF 2		

**SKETCH AND DESCRIPTION
UTILITY EASEMENT**

PORTION OF SECTION 35, TOWNSHIP 43, RANGE 43 EAST
TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA



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JOB #:	10194-4.99B
SCALE:	1" = 30'
DATE:	02/01/2019
BY:	KSB
CHECKED:	M.D.A.
F.B.	PG. --
SHEET:	2 OF 2

**SKETCH AND DESCRIPTION
UTILITY EASEMENT**

PORTION OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 43 EAST
TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA

LAND DESCRIPTION:

A portion of Section 35, Township 43 South, Range 43 East, Palm Beach County, Florida, described as follows:

COMMENCE at the intersection of the centerline of Ocean Boulevard and the easterly extension of the south line of VITA SERENA, as recorded in Plat Book 9, Page 59 of the Public Records of Palm Beach County, Florida; thence west along said south line, a distance of 936.63 feet; thence southerly 149 feet to the POINT OF BEGINNING; thence continue southerly 16 feet to a line 165 feet south of and parallel with the south line of said VITA SERENA; thence west along said line, a distance of 3 feet; thence north 16 feet; thence east 3 feet, to the POINT OF BEGINNING.

Said land lying in Palm Beach County, Florida and contains 48 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.
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. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
5. Abbreviation Legend: L.B. = Licensed Business; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PCN = Parcel Control Number; PG. = Page; P.L.S. = Professional Land Surveyor; R/W = Right of Way; U.E. = Utility Easement.

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: 6/15/18



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

REVISIONS



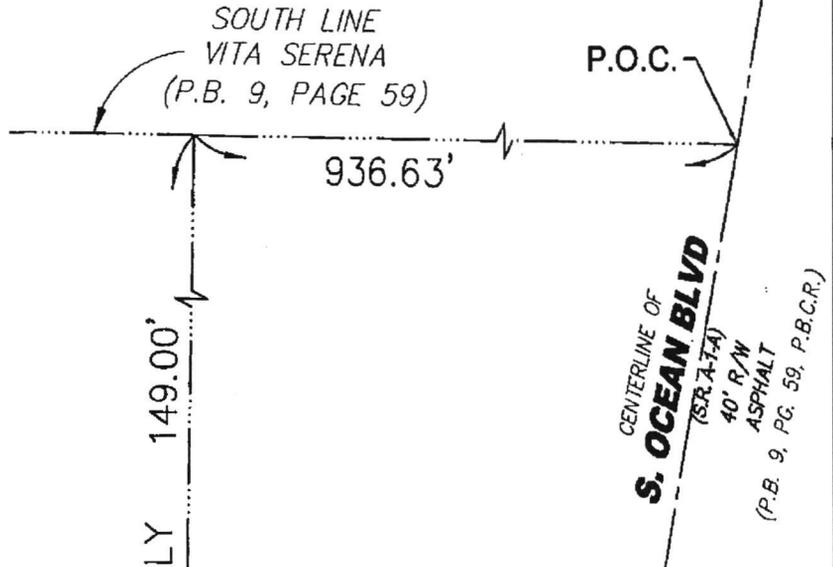
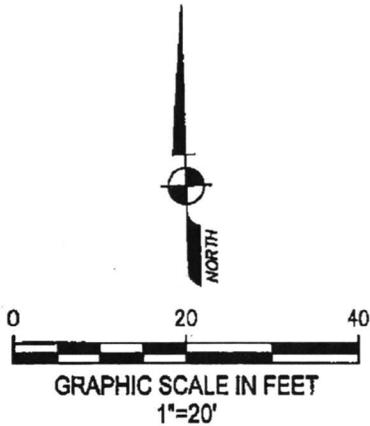
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JOB #:	10194-4.100
SCALE:	N.T.S.
DATE:	06/15/2018
BY:	M.J.A.
CHECKED:	M.D.A.
F.B.	PG. --
SHEET:	1 OF 2

**SKETCH AND DESCRIPTION
UTILITY EASEMENT**

EXHIBIT H(2)

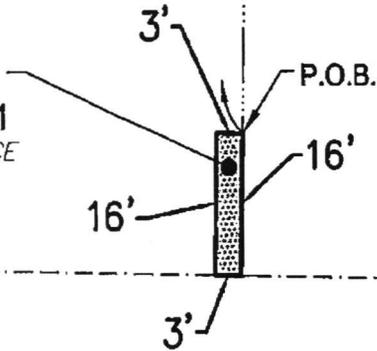
PORTION OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 43 EAST
TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA



PORTION OF
SECTION 35-43-43

← 261 VIA BELLARIA →
PCN: 50-43-43-35-00-001-0280

**UTILITY EASEMENT
TRANSFORMER TX 49.1**
EASEMENT IS FOR CLEAR SPACE
ONLY NOT TO BE USED FOR
PLACEMENT OF EQUIPMENT



VIA BELLARIA
PRIVATE ROAD

REVISIONS



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JOB #:	10194-4.100
SCALE:	1" = 20'
DATE:	06/15/2018
BY:	M.J.A.
CHECKED:	M.D.A.
F.B.	-- PG. --
SHEET:	2 OF 2

**SKETCH AND DESCRIPTION
EASEMENT ABANDONMENT**
A PORTION OF GOVERNMENT LOT 1
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 43 EAST
TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA

LAND DESCRIPTION:

A part of Government Lot 1 in Section 35, Township 43 South, Range 43 East, lying in Palm Beach County, Florida, and described as follows:

COMMENCE at a point on the center line of the Ocean Boulevard, as now laid out and in use, 165 feet South of, measured at right angles to the South line of VITA SERENA, according to the plat thereof, recorded in Plat Book 9, Page 59, of the Public Records of Palm Beach County, Florida; thence West and parallel with the South line of said VITA SERENA 651.50 feet; thence North 15 feet to a point on a line 150 feet South of and parallel with the South line of said VITA SERENA, said point also being the POINT OF BEGINNING; thence West, along said parallel line, 4 feet; thence North 9.5 feet; thence West 13 feet to the west line of the lands described in O.R.B. 31465, Page 1623; thence North along said west line 6.5 feet; thence East 17 feet; thence South 16 feet to the POINT OF BEGINNING.

Said land lying in Palm Beach County, Florida and contains 149 square feet, more or less.

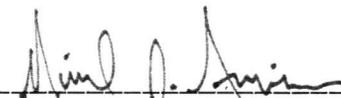
SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
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. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
5. Abbreviation Legend: L.B. = Licensed Business; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PCN = Parcel Control Number; PG. = Page; P.S.M. = Professional Surveyor & Mapper; R/W = Right of Way; U.E. = Utility Easement.

CERTIFICATION:

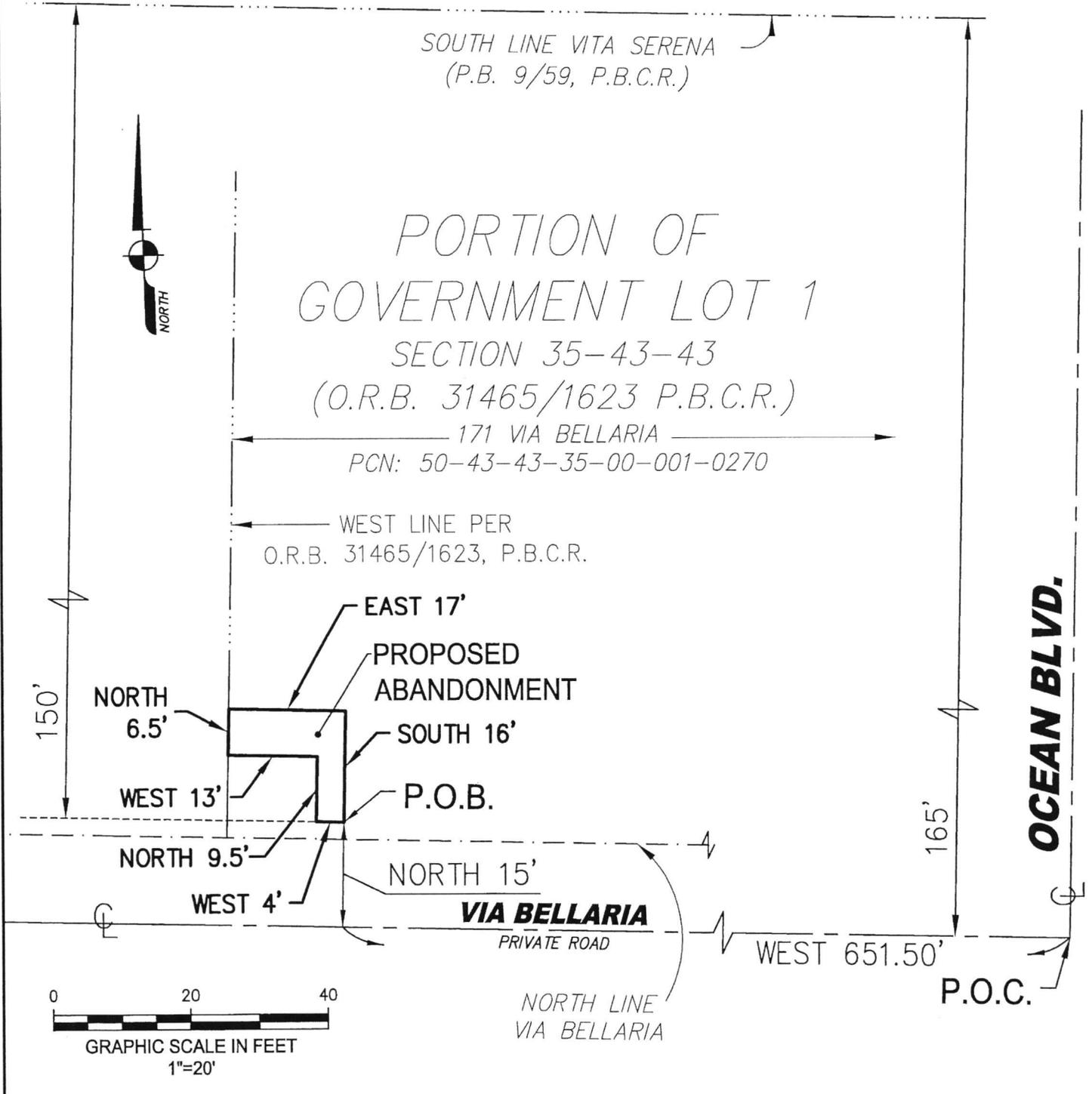
I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 12/18/2020


 MICHAEL J. AVIOM, P.S.M.
 Florida Registration No. 7253
 AVIROM & ASSOCIATES, INC.
 L.B. No. 3300

REVISIONS	 <p>AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 TEL. (561) 392-2594, FAX (561) 394-7125 www.AVIROMSURVEY.com © 2020 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.</p>	JOB #: 10194-4.126C
		SCALE: N/A
		DATE: 09/12/2018
		BY: M.J.A.
		CHECKED: M.D.A.
		F.B. — PG. —
SHEET: 1 OF 2		

SKETCH AND DESCRIPTION
EASEMENT ABANDONMENT
 A PORTION OF LOT GOVERNMENT LOT 1
 SECTION 35, TOWNSHIP 43 SOUTH, RANGE 43 EAST
 TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA



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JOB #:	10194-4.126C
SCALE:	1"=20'
DATE:	12/17/2020
BY:	M.J.A.
CHECKED:	M.D.A.
F.B. -- PG. --	
SHEET:	2 OF 2