

RESOLUTION NO. 144-2023

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, VACATING AND ABANDONING AN EXISTING PUBLIC UTILITY EASEMENT WITHIN THE PROPERTY COMMONLY KNOWN AS 216 TRADEWIND DRIVE, IN THE TOWN OF PALM BEACH, FLORIDA.

WHEREAS, the owner of the land hereinafter described is planning on further developing 216 Tradewind Drive with improvements that could potentially traverse the existing public utility easement; and

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

WHEREAS, undergrounding has reviewed the location of the easement and has determined the easement would not be needed; and

WHEREAS, the Town Council of the Town of Palm Beach does hereby find and determine that the utility easement located on 216 Tradewind Drive as described in Exhibit A attached is no longer necessary, does not serve any public purpose, nor is it necessary for public use; and

WHEREAS, the owner is responsible for all fees related to implementing the vacating and abandoning of the existing utility easement including recording fees.

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. The north-south easement described and illustrated on Exhibit A, sketch and legal description for 216 Tradewind Drive, is hereby vacated and abandoned.

Section 3. The Town Clerk is hereby authorized to advertise and record this resolution pursuant to law.

PASSED AND ADOPTED in a regular, adjourned session of the Town Council of the Town of Palm Beach assembled this 14th day of November 2023.

Danielle H. Moore, Mayor

Margaret A. Zeidman, Town Council President

Bobbie D. Lindsay, Town 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

EXHIBIT "A"

SHEET 1 OF 2

DESCRIPTION OF EASEMENT ABANDONMENT

THE EAST 6 FEET OF LOT 50 AND THE WEST 6 FEET OF LOT 51, LESS THE NORTH 5 FEET AND THE SOUTH 6 FEET THEREOF, DODGE ESTATES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 27, PAGE 119.

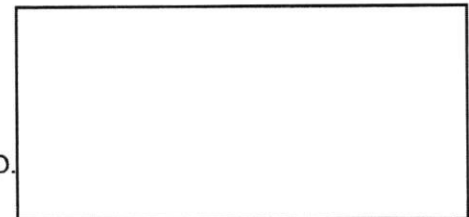
CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS:

08/03/21 DESCRIPTION

REGISTERED LAND SURVEYOR, FLORIDA CERTIFICATE NO.
MICHAEL J. MILLER #4034



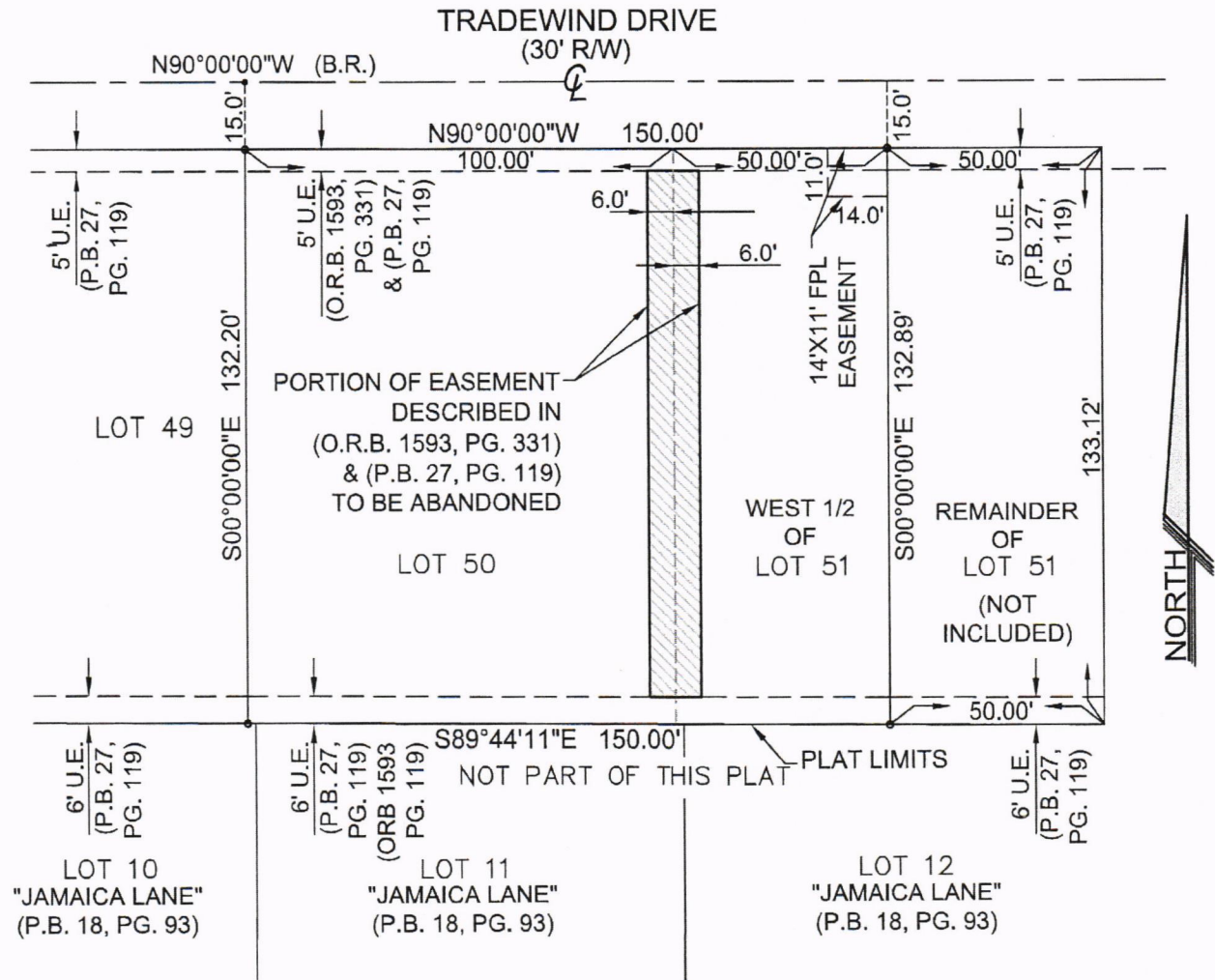
SCALE: 1" = 40'	MILLER LAND SURVEYING 1121 LAKE AVENUE LAKE WORTH, FLORIDA 33460 PHONE: (561) 586-2669 - FAX: (561) 582-0151 www.millersurveying.com e-mail: office@millersurveying.com	REF: B72/24 K39/9
DRAWN BY: PICARD		PREV. Y120595 JOB NO'S. Y201250
FIELD WK: M.M. / B.M.		JOB NO. Y210786
DATE: 06/16/2021		S - 49,128

EXHIBIT "A"

SITE SPECIFIC LEGEND:

R/W = RIGHT OF WAY
 B.R. = BEARING REFERENCE
 P.B. = PLA BOOK
 PG. = PAGE
 O.R.B. = OFFICIAL RECORD BOOK
 U.E. = UTILITY EASEMENT
 F.P.L. = FLORIDA POWER AND LIGHT

SHEET 2 OF 2



Scale 1" = 40'

SCALE: 1" = 40'

DRAWN BY: PICARD

FIELD WK: M.M. / B.M.

DATE: 06/16/2021

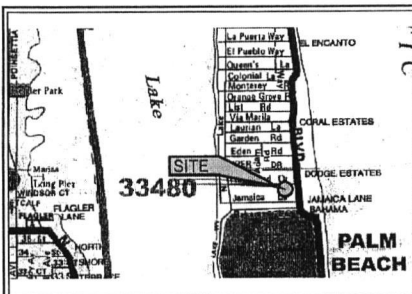
MILLER LAND SURVEYING

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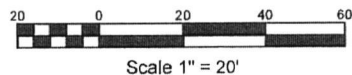
REF: B72/24
K39/9PREV. Y120595
JOB NO'S. Y201250

JOB NO. Y210786

S - 49,128



LOCATION MAP N.T.S.



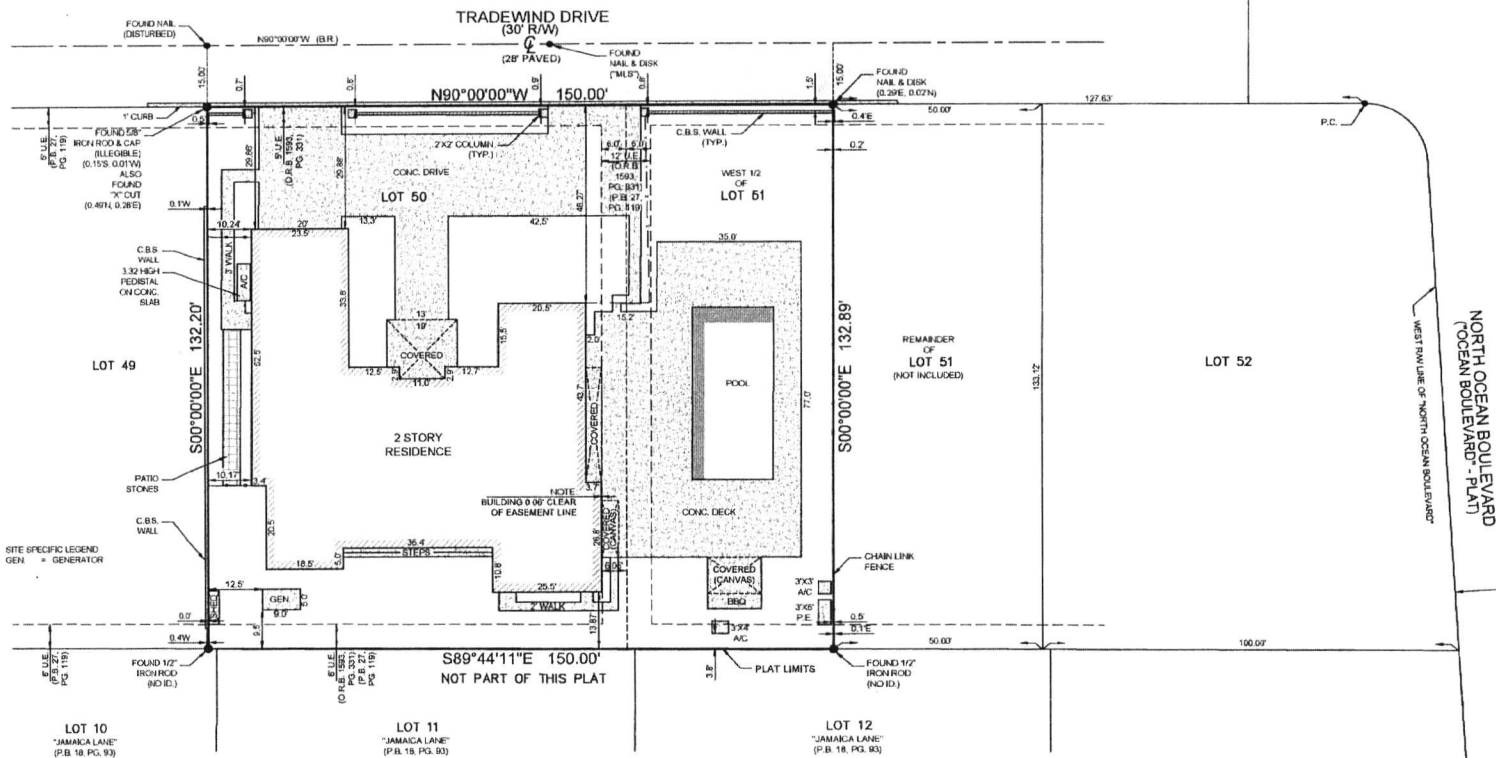
Scale 1" = 20'



NORTH LINE OF SECTION 10 & 11
TOWNSHIP 43 S, RANGE 43 E.
(D.R.B. 776, PG. 94)
(D.R.B. 776, PG. 108)

6 INGRESS /
EGRESS EASEMENT
TO THE
ATLANTIC OCEAN
(C.R.B. 1206, PG. 539)
(C.R.B. 1210, PG. 340)
(C.R.B. 776, PG. 108)
(P.B. 27, PG. 119)

ATLANTIC OCEAN



SURVEY NOTES:

1. Lands shown hereon were prepared without the benefit of a title search for easements, rights of way, or other matters of record.
2. No underground improvements located.
3. All bearings and distances shown hereon are plat and measured unless otherwise noted.
4. This firm's "Certificate of Authorization" number is "LB 6938".

LEGEND:

CLC	= CALCULATED	PI	= POINT OF INTERSECTION	ADP	= ADHESIVE PAVEMENT
C.B.S.	= CONCRETE BLOCK STRUCTURE	P.C.	= POINT OF COMMENCEMENT	CBP	= CONCRETE PAVEMENT
CONC. W.K.	= CONCRETE WORK	P.O.B.	= POINT OF BEGINNING	F.B.P.	= FASTER BRICK PAVEMENT
CONC.	= CONCRETE	P.O.F.	= POINT OF FLOW	W.F.P.	= WOOD FLOOR PAVEMENT
D.E.	= DRAINAGE EASEMENT	W.F.	= WOOD FLOOR	W.M.	= WATER METER
U.E.	= UTILITY EASEMENT	W.F.P.	= WOOD FLOOR PAVEMENT	F.W.	= FIRE HYDRANT
P.E.	= POOL EASEMENT	W.F.P.	= WOOD FLOOR PAVEMENT	C.B.	= CATCH BASIN
F.F.E.L.	= FINISHED FLOOR ELEVATION	P.S.	= POINT OF SIGHT	C.B.	= CATCH BASIN
R.L.	= RAILROAD	P.C.	= POINT OF CURVATURE	C.B.	= CATCH BASIN
B.R.	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY	C.B.	= CATCH BASIN
D.	= DEED	P.C.	= POINT OF CURVATURE	C.B.	= CATCH BASIN
M.	= MEASURED	P.C.	= POINT OF CURVATURE	C.B.	= CATCH BASIN

CERTIFIED TO: DGLPB, LLC, a Florida limited liability company; Lorie M. Gleim and Steven M. Fuhr, Chicago Title Insurance Company; Greenberg Traurig.
P. PROPERTY ADDRESS: 216 Tradewind Dr., Palm Beach, FL 33480
FLOOD ZONE: AE (FIRM 120220-1209C0581F (10/05/2017)
DESCRIPTION: Lot 50 and the West 1/2 of Lot 51 of DODGE ESTATES, according to the plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 27, Page 119.

REVISIONS:

12/30/2020 certifications

BOUNDARY SURVEY

This survey is invalid without embossed surveyor's seal and/or an authenticated electronic signature and authorized electronic seal.

Registered Land Surveyor, Florida Certificate No.
MICHAEL J. MILLER #4034

SCALE: 1" = 20'

DRAWN BY: PICARD

FIELD WK: M.M. / B.M.

DATE: 12/21/2020

MILLER LAND SURVEYING

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REFS: R447

PREV. JOB NO: Y120585

JOB NO: Y201250

M - 3367 - A