



**GUNSTER**  
FLORIDA'S LAW FIRM FOR BUSINESS

Our File Number: 00015834-00001  
Writer's Direct Dial Number: (561) 650-0752  
Writer's Direct Fax Number: 561-655-5677  
Writer's E-Mail Address: [jlindgren@gunster.com](mailto:jlindgren@gunster.com)

October 3, 2023

Craig A. Hauschild, P.E., CFM  
Town of Palm Beach Civil Engineer  
360 South County Road  
Palm Beach, FL 33480

**Re: North-South Easement Abandonment for 216 Tradewind Drive, Palm Beach, FL 33480**

Dear Mr. Hauschild:

Please accept the attached application for the abandonment of the 12-foot utility easement that runs north and south through the 216 Tradewind Drive property, which is no longer necessary, and not currently being used. Included in our application are the authorizations from the various utility holders, as well as a survey of the entire property, and a sketch and legal description for the easement to be abandoned. We wish that our application for easement abandonment be put on the next available Town Council meeting so that the Town Council can approve the easement abandonment. Please feel free to contact me if you have any questions, and thank you for your time.

Sincerely,

*John Lindgren*

John Lindgren, AICP

Enclosures

cc: Client  
James M. Crowley, Attorney

**TOWN OF PALM BEACH  
ABANDONMENT OF DEDICATED PUBLIC PROPERTY  
(RIGHT-OF-WAY AND EASEMENTS)**

**A pre-application meeting with the Public Works Department (Town Engineer) is required prior to submission of application for abandonment of dedicated public property.**

**Application Form**

In accordance with "Town of Palm Beach Code of Ordinances, Chapter 106, Article IV. Vacation and Abandonment of Streets and Easements," please complete this application for Abandonment of Dedicated Public Property. Submit an application fee of \$1,200.00 and one original plus twenty (20) copies of the signed application to the Director of Public Works, Town of Palm Beach, 951 Okeechobee Road, West Palm Beach, FL 33401. A privilege fee of 100 percent of the total land value of the petitioned site may be required upon approval of the application by the Town Council, and a portion of the application fee may be credited towards the privilege fee.

1. APPLICANT'S NAME:

Michael Kehoe - 216 Tradewind Trust

ADDRESS:

777 S. Flagler Drive, Suite 500E

West Palm Beach, FL 33401-6194

2. TYPE OF PUBLIC PROPERTY TO BE ABANDONED (Easement or Right-of-Way):

North-South utility easement in middle of property

3. PROPERTY ADDRESS:

216 Tradewind Drive

4. LEGAL DESCRIPTION OF PETITIONED SITE: (Provide legal description and a scaled map, drawing or plat showing the area involved and the location of the specific property of interest to be abandoned. Label as "EXHIBIT A")

See "EXHIBIT A" attached.

5. REASON FOR ABANDONMENT REQUEST: (Use additional sheets, if necessary, and label as "EXHIBIT B")

Easement not currently being used, and is not needed,

and location of easement prevents redevelopment of property.

6. NAMES AND ADDRESSES OF ALL PROPERTY OWNERS WITHIN 300 FEET OF THE PETITIONED SITE: (Use additional sheets, if necessary, and label as "EXHIBIT C")
- 

See "EXHIBIT C" attached.

7. ATTACH CONSENT LETTERS FROM ALL UTILITY PROVIDERS LISTED BELOW WHETHER THEY HAVE FACILITIES IN THE PETITIONED SITE OR NOT:

<input type="checkbox"/> AT&T - Telephone	<input type="checkbox"/> Florida Public Utilities - Gas
<input type="checkbox"/> City of West Palm Beach - Water	<input type="checkbox"/> Town of Palm Beach - Electrical Bureau
<input type="checkbox"/> Comcast - Cable Services	<input type="checkbox"/> Town of Palm Beach - Water Resources Div.
<input type="checkbox"/> Florida Power & Light	Other: _____

CHECK-MARK (✓) ONLY THOSE UTILITY PROVIDERS OCCUPYING THE PETITIONED SITE

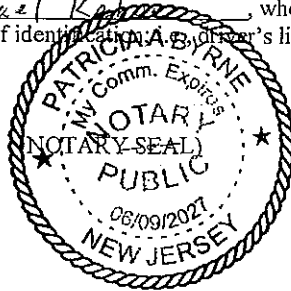
8. APPLICANT'S SIGNATURE: 9. DATE:

I Certify that the information given in this application is true and correct to the best of my knowledge.

Michael K. [Signature] 8/16/23

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 16 day of August, 2023,  
Michael K. [Signature], who is personally known to me, or showed \_\_\_\_\_  
(type of identification, A.B. number's license number, etc.), and who did take an oath.



Patricia A. Byrne  
NOTARY PUBLIC - STATE OF FLORIDA

Print Name: Patricia A. Byrne  
My commission expires:  
06/09/2027

For Use by Public Works Department

CHECK NO.: \_\_\_\_\_ TOWN COUNCIL HEARING: \_\_\_\_\_  
AMOUNT OF CHECK: \_\_\_\_\_ DATE: \_\_\_\_\_ RESOLUTION #: \_\_\_\_\_  
RECEIVED BY: \_\_\_\_\_ Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

# 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'

DRAWN BY: PICARD

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

DATE: 06/16/2021

## 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

PREV. Y120595  
JOB NO'S. Y201250

JOB NO. Y210786

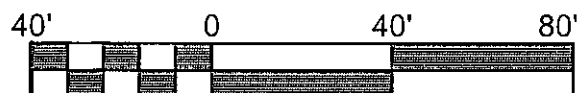
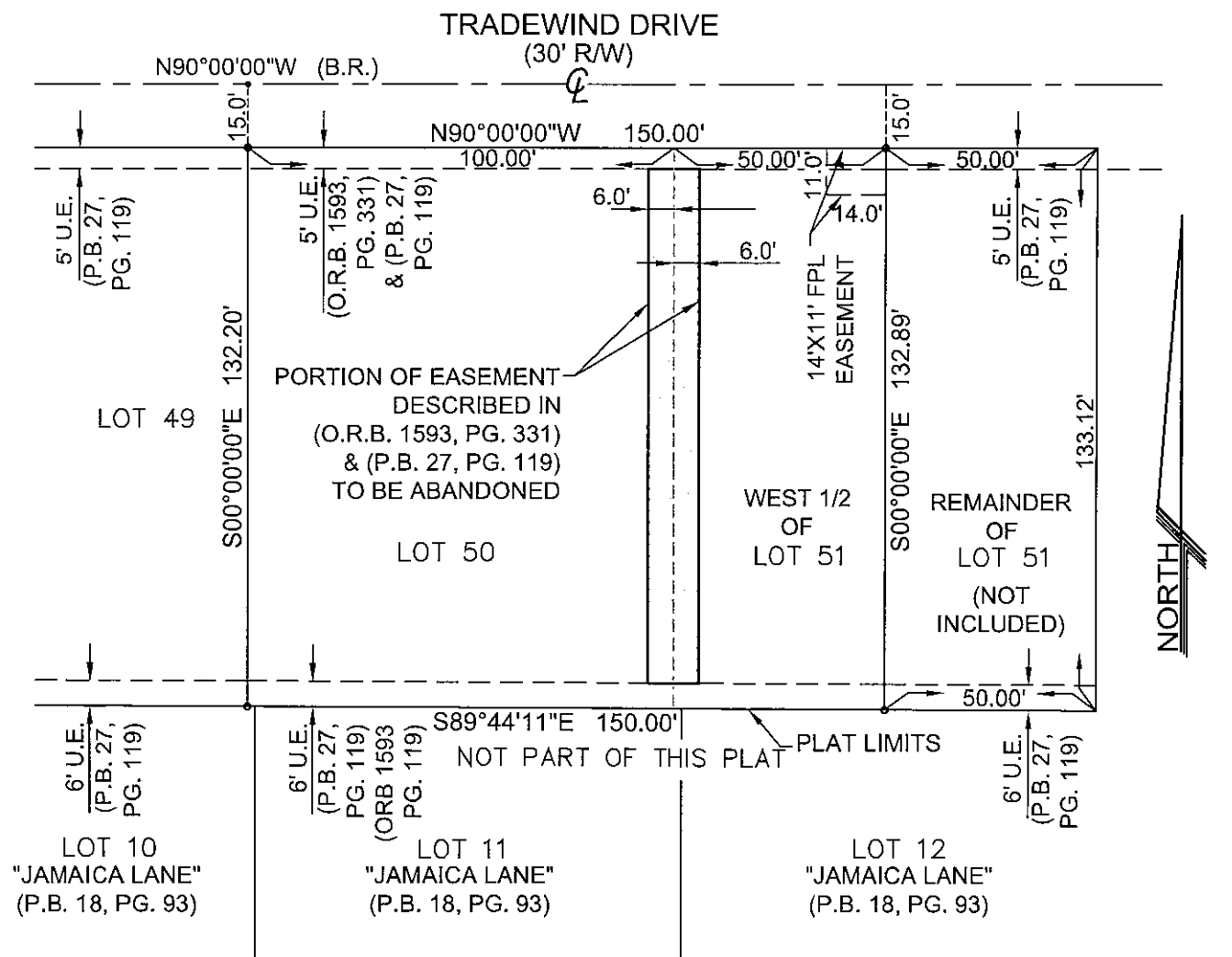
S - 49,128

## 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'	<b>MILLER LAND SURVEYING</b> 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		<b>S - 49,128</b>



# **“EXHIBIT C”**



# Property Appraiser GIS - Property Detail list by parcel control number

## Buffer:

50434310240000500 216 TRADEWIND TRUST 777 S FLAGLER DR STE 500E WEST PALM BEACH FL 33401 6194	Acres Value \$ Taxbl \$ Bldg \$ Land \$	0.46 8,362,300.00 8,362,300.00 0.00 8,362,300.00	Sales Instr Price \$ Date Book Page	WD 11,000,000.00 4/28/2021 37240 1141	MTG PUSE TaxDist NAV	VACANT 50411	DODGE ESTATES LT 50 & W 1/2 OF LT 51
Buffer: 300							
50434310000010020 GOODMAN JOAN & 911 N OCEAN BLVD PALM BEACH FL 33480 3325	Acres Value \$ Taxbl \$ Bldg \$ Land \$	2.21 63,039,017.00 10,659,481.00 3,912,917.00 59,126,100.00	Sales Instr Price \$ Date Book Page	WD 100.00 3/1/1996 1 09325 1867	MTG PUSE TaxDist NAV	SINGLE FAMILY 50411	10/11-43-43, S 226.75 FT OF SUB B & N 23.25 FT OF SUB C OF GOV LT 1 SECS 10 & 11 LYG N & E OF OCEAN BLVD
50434310000010022 OCEANFRONT PROPERTY LLC 510 FEHELEY DR KING OF PRUSSIA PA 19406 2612	Acres Value \$ Taxbl \$ Bldg \$ Land \$	1.62 89,002,787.00 48,832,903.00 44,035,832.00 44,966,955.00	Sales Instr Price \$ Date Book Page	DT 19,320,000.00 4/6/2010 1 23788 1056	MTG PUSE TaxDist NAV	SINGLE FAMILY 50411	10/11-43-43, SLY 213.60 FT OF NLY 268.50 FT OF SUB B OF GOV LT 1, SECS 10 & 11, LYG E OF OCEAN BLVD
50434310000010023 965 NORTH OCEAN BOULEVARD LLC 2639 PROFESSIONAL CIR # 101 NAPLES FL 34119 8089	Acres Value \$ Taxbl \$ Bldg \$ Land \$	1.24 32,674,950.00 32,674,950.00 0.00 32,674,950.00	Sales Instr Price \$ Date Book Page	WD 34,150,000.00 2/19/2021 32218 1561	MTG PUSE TaxDist NAV	VACANT 50411	10/11-43-43, S 95 FT OF SUB A & N 55 FT OF SUB B OF GOV LT 1, SECS 10 & 11, LYG E OF OCEAN BLVD
50434310000010060 905 NORTH OCEAN LLC 905 N OCEAN BLVD PALM BEACH FL 33480 3325	Acres Value \$ Taxbl \$ Bldg \$ Land \$	1.14 60,606,644.00 60,606,644.00 37,970,954.00 22,635,690.00	Sales Instr Price \$ Date Book Page	WD 68,385,000.00 2/17/2021 32214 272	MTG PUSE TaxDist NAV	SINGLE FAMILY 50411	10/11-43-43, SLY 125.89 FT OF NLY 864.14 FT OF GOV LT 1 LYG BET OCEAN BLVD & ATLANTIC OCEAN



Property Appraiser GIS - Property Detail list by parcel control number

50434310010000130 TOMITA WILLIAM K 205 JAMAICA LN PALM BEACH FL 33480 3321	Acres Value \$ Taxbl \$ Bldg \$ Land \$	0.26 3,585,238.00 3,535,238.00 11,408.00 3,573,830.00	Sales Instr Price \$10.00 Date 7/8/2021 1. Book 32687 Page 1864	WD Price \$10.00 Date 7/8/2021 1. Book 32687 Page 1864	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	JAMAICA LANE LT 13
50434310010000140 ORLOWSKY CAROLYN L & 204 JAMAICA LN PALM BEACH FL 33480 3322	Acres Value \$ Taxbl \$ Bldg \$ Land \$	0.28 8,147,881.00 4,302,193.00 4,265,605.00 3,882,276.00	Sales Instr Price \$10.00 Date 8/22/2019 Book 30911 Page 266	QC Price \$10.00 Date 8/22/2019 Book 30911 Page 266	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	JAMAICA LANE LT 14
50434310010000150 WEEKS J WILLIAM 210 JAMAICA LN PALM BEACH FL 33480 3322	Acres Value \$ Taxbl \$ Bldg \$ Land \$	0.26 4,275,792.00 845,765.00 371,529.00 3,904,263.00	Sales Instr Price \$675,000.00 Date 1/1/1995 1. Book 08606 Page 0935	WD Price \$675,000.00 Date 1/1/1995 1. Book 08606 Page 0935	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	JAMAICA LANE LT 15
50434310010000160 FRENEY JAMES R & 214 JAMAICA LN PALM BEACH FL 33480 3322	Acres Value \$ Taxbl \$ Bldg \$ Land \$	0.26 4,653,534.00 1,525,404.00 749,271.00 3,904,263.00	Sales Instr Price \$1,800,000.00 Date 7/22/2004 Book 17310 Page 1727	WD Price \$1,800,000.00 Date 7/22/2004 Book 17310 Page 1727	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	JAMAICA LANE LT 16
50434310010000170 BARTON CAROL 216 JAMAICA LN PALM BEACH FL 33480 3322	Acres Value \$ Taxbl \$ Bldg \$ Land \$	0.26 3,912,318.00 757,466.00 8,055.00 3,904,263.00	Sales Instr Price \$10.00 Date 6/13/1990 Book 6529 Page 1747	QC Price \$10.00 Date 6/13/1990 Book 6529 Page 1747	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	JAMAICA LANE LT 17
50434310010000180 LUCIER JOAN F 218 JAMAICA LN PALM BEACH FL 33480 3322	Acres Value \$ Taxbl \$ Bldg \$ Land \$	0.26 5,066,254.00 2,250,585.00 1,161,991.00 3,904,263.00	Sales Instr Price \$2,300,000.00 Date 2/19/2010 Book 23742 Page 862	WD Price \$2,300,000.00 Date 2/19/2010 Book 23742 Page 862	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	JAMAICA LANE LT 18

8/3/2023

## Property Appraiser GIS - Property Detail list by parcel control number

50434310010000190 KAZEN KATHLEEN A 244 JAMAICA LN PALM BEACH FL 33480 3322	Acres 0.26	Value \$ 3,912,533.00	Sales Instr Price \$263,000.00 Date 5/1/1991 1. Book 06829 Page 0917	WD	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	JAMAICA LANE LT 19
50434310020000011 BODNAR SUSAN 201 BAHAMA LN PALM BEACH FL 33480 3307	Acres 0.24	Value \$ 3,611,002.00	Sales Instr Price \$2,175,000.00 Date 6/11/2015 Book 27641 Page 1625	WD	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	BAHAMA ADD LT 1 (LESS WLY 30.65 FT
50434310020000012 GROW RICHARD DENNIS JR & 207 BAHAMA LN PALM BEACH FL 33480 3307	Acres 0.30	Value \$ 5,645,614.00	Sales Instr Price \$3,878,900.00 Date 11/4/2020 Book 31993 Page 231	WD	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	BAHAMA ADD WLY 30.65 FT OF LT 1, & LT 2
50434310020000030 MCCANN JAMES L & 217 BAHAMA LN PALM BEACH FL 33480 3307	Acres 0.24	Value \$ 3,881,034.00	Sales Instr Price \$1,250,000.00 Date 4/23/2019 Book 30563 Page 1645	WD	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	BAHAMA ADD LT 3
50434310020000040 225 BAHAMA LLC PO BOX 1028 MARSHALL VA 20116 1028	Acres 0.24	Value \$ 4,204,785.00	Sales Instr Price \$1,100,000.00 Date 5/22/2017 Book 29384 Page 219	WD	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	BAHAMA ADD LT 4
50434310020000050 JABARA RICHARD G & 233 BAHAMA LN PALM BEACH FL 33480 3307	Acres 0.24	Value \$ 4,070,987.00	Sales Instr Price \$4,737,000.00 Date 8/6/2021 1. Book 32797 Page 1901	WD	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	BAHAMA ADD LT 5

8/3/2023

# **Property Appraiser GIS - Property Detail list by parcel control number**

50434310240000210 SANDPIPER LLC 222 LAKEVIEW AVE STE 1500 WEST PALM BEACH FL 33401 6174	0.29	Acres	Value \$ 5,913,917.00 Taxbl \$ 4,057,743.00 Bldg \$ 1,423,067.00 Land \$ 4,490,850.00	Sales Instr Price \$5,400,000.00 Date 12/15/2020 Book 32034 Page 1128	WD	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	DODGE ESTATES AS IN OR1770P1362/	LOT 21 & PART OF LOT 22
50434310240000230 MAGUIRE JAMES J TRUST 300 CONSHOCKEN STATE RD SITE 405 CONSHOCKEN PA 19428 3801	0.29	Acres	Value \$ 7,583,557.00 Taxbl \$ 7,583,557.00 Bldg \$ 3,131,364.00 Land \$ 4,452,193.00	Sales Instr Price \$5,365,000.00 Date 6/30/2021 Book 32666 Page 1524	WD	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	DODGE ESTATES OR1770P1362/	LOT 22 /LESS PART AS IN
50434310240000230 224 SANDPIPER LLC 605 N OLIVE AVE FL 2ND WEST PALM BEACH FL 33401 4005	0.29	Acres	Value \$ 5,033,682.00 Taxbl \$ 3,874,567.00 Bldg \$ 566,482.00 Land \$ 4,467,200.00	Sales Instr Price \$4,100,000.00 Date 9/29/2020 Book 31809 Page 9	WD	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	DODGE ESTATES	LOT 23
50434310240000240 THE 216 SANDPIPER DRIVE TRUST 216 SANDPIPER DR PALM BEACH FL 33480 3327	0.29	Acres	Value \$ 8,475,367.00 Taxbl \$ 5,008,446.00 Bldg \$ 4,008,167.00 Land \$ 4,467,200.00	Sales Instr Price \$6,200,000.00 Date 5/7/2018 1 Book 29853 Page 261	WD	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	DODGE ESTATES	LOT 24
50434310240000250 PB SANDPIPER DRIVE TRUST 208 SANDPIPER DR PALM BEACH FL 33480 3327	0.29	Acres	Value \$ 5,786,462.00 Taxbl \$ 3,117,012.00 Bldg \$ 1,319,262.00 Land \$ 4,467,200.00	Sales Instr Price \$10.00 Date 5/11/2021 Book 32499 Page 1200	WD	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	DODGE ESTATES	LOT 25
50434310240000260 BLEZNAK KATHLEEN 960 N OCEAN BLVD PALM BEACH FL 33480 3342	0.61	Acres	Value \$ 10,325,635.00 Taxbl \$ 1,689,324.00 Bldg \$ 712,875.00 Land \$ 9,612,760.00	Sales Instr Price \$10.00 Date 6/17/2013 Book 26148 Page 362	WD	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	DODGE ESTATES	LOTS 26 & 27

# Property Appraiser GIS - Property Detail list by parcel control number

50434310240000280 HARVEY ALEXANDER T 209 TRADEWIND DR PALM BEACH FL 33480 3330	Acres 0.29 Value \$ 6,073,500.00 Taxbl \$ 2,842,715.00 Bldg \$ 1,606,300.00 Land \$ 4,467,200.00	Sales Instr WD Price \$3,300,000.00 Date 7/15/2014 Book 26922 Page 273	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	DODGE ESTATES LOT 28
50434310240000290 EADY WILLIAM 217 TRADEWIND DR PALM BEACH FL 33480 3330	Acres 0.29 Value \$ 6,008,976.00 Taxbl \$ 3,022,119.00 Bldg \$ 1,541,776.00 Land \$ 4,467,200.00	Sales Instr WD Price \$3,350,000.00 Date 6/25/2015 Book 27637 Page 1652	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	DODGE ESTATES LOT 29
50434310240000300 FIGUEROA BARBARA C 225 TRADEWIND DR PALM BEACH FL 33480 3330	Acres 0.29 Value \$ 4,633,585.00 Taxbl \$ 1,618,563.00 Bldg \$ 166,385.00 Land \$ 4,467,200.00	Sales Instr WD Price \$835,000.00 Date 1/1/1993 1 Book 07562 Page 1271	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	DODGE ESTATES LOT 30
50434310240000310 HENDRICKSON JOHN F 40 GEYSER RD SARATOGA SPRINGS NY 12866 9002	Acres 0.29 Value \$ 5,568,931.00 Taxbl \$ 4,908,596.00 Bldg \$ 1,101,731.00 Land \$ 4,467,200.00	Sales Instr WD Price \$3,000,000.00 Date 4/3/2012 1 Book 25132 Page 31	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	DODGE ESTATES LOT 31
50434310240000320 SHERMAN MARC & 241 TRADEWIND DR PALM BEACH FL 33480 3330	Acres 0.29 Value \$ 5,060,566.00 Taxbl \$ 1,859,869.00 Bldg \$ 593,366.00 Land \$ 4,467,200.00	Sales Instr WD Price \$1,137,500.00 Date 8/3/1999 1 Book 11278 Page 0243	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	DODGE ESTATES LOT 32
50434310240000480 232 TRADEWIND REVOCABLE TRUST 232 TRADEWIND DR PALM BEACH FL 33480 3331	Acres 0.30 Value \$ 7,360,416.00 Taxbl \$ 7,310,416.00 Bldg \$ 2,699,616.00 Land \$ 4,660,800.00	Sales Instr WD Price \$5,992,588.00 Date 2/24/2021 Book 32233 Page 1259	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	DODGE ESTATES LT 48

Property Appraiser GIS - Property Detail list by parcel control number

50434310240000990	Acres	0.30	Sales Instr	QC	MTG	DODGE ESTATES
WELLNER KARL G &	Value \$	6,864,973.00	Price \$	\$ 10.00	PUSE SINGLE FAMILY	LT 49
226 TRADEWIND DR	Taxbl \$	4,640,540.00	Date	4/16/2018	TaxDist 50411	
	Bldg \$	2,179,423.00	Book	29792	NAV	
PALM BEACH FL 33480 3331	Land \$	4,685,550.00	Page	13		
50434310240000511	Acres	0.44	Sales Instr	WD	MTG	DODGE ESTATES
BEYER ANTHONY M	Value \$	8,345,709.00	Price \$	\$ 10.00	PUSE SINGLE FAMILY	LT 51 (LESS W 1/2) & LT 52
200 TRADEWIND DR	Taxbl \$	4,514,319.00	Date	12/18/2018	TaxDist 50411	
	Bldg \$	1,083,474.00	Book	30318	NAV	
PALM BEACH FL 33480 3331	Land \$	7,262,235.00	Page	509		





# **LETTERS FROM UTILITIES**



Town of Palm Beach  
Public Works Department  
Abandonment of Dedicated Public Easements

In accordance with "Town of Palm Beach Code of Ordinances, Chapter 106, Article IV. Vacation and Abandonment of Streets and Easements the following public utilities for which a separate "Letter of No Objection" is required are: Sanitary Sewer and Storm Sewer-Palm Beach Public Works Dept.; Public Works Electric-Palm Beach Public Works Dept.; Cable TV-Comcast; Franchised Electric Service Provider- FPL; Telephone- AT&T; Water-City of West Palm Beach Utilities Dept.; Gas-Florida Public Utilities. In the event there are no public utility objections, the applicant will be required to file an application form with the Town. The Town of Palm Beach, in its sole discretion, may reject any request for abandonment regardless of there being no utility company objections to the same.

TO: Cassandra Hendrix, Manager of Operations, Planning & Engineering, AT&T  
Name of Easement Holder/Utility Company

ADDRESS: 321 SE 2<sup>nd</sup> Street, Delray Beach, FL 33483  
Easement Holder/Utility Company

To whom it may concern:

I am the record title holder of property located at 216 Tradewind Drive

In accordance with "Town of Palm Beach Code of Ordinances, Chapter 106, Article IV. Vacation and Abandonment of Streets and Easements" the Town of Palm Beach, as part of the procedure for abandonment of utility easements, requires that letters of no objection be received from all utilities. If you do not object to the abandonment of the utility easement as outlined in this letter, please sign and date at the bottom and PROVIDE A LETTER OF NO OBJECTION and return via fax or email, and U.S. mail to the attention of John Lindgren, Gunster, 777 South Flagler Drive, Suite 500 East, West Palm Beach, FL 33401

For the abandonment of the easement on my property, the legal description of this property being:

PropertyControlNo. 50-43-43-10-24-000-0500 Subdivision: Dodge Estates Lot: 50 & W 1/2 of 51 Block \_\_\_\_\_

Attached is a sketch and legal description illustrating the existing easement we are requesting to be abandoned (Exhibit "A").

I understand that your company will not be responsible in any way for vacated equipment in the easement.

Michael Kehoe – 216 Tradewind Trust

Owner's Typed/Printed Name

Owner's Signature

\*\*\*\*\* DO NOT WRITE BELOW THIS LINE - THIS SECTION IS FOR UTILITY COMPANY'S USE ONLY \*\*\*\*\*

Please check off one (1) box below and complete on behalf of utility company.

**ACKNOWLEDGMENT:**

☒ We agree to the abandonment. Letter of NO OBJECTION attached.

☐ We do not agree and have a vested interest in the easement remaining.

AT&T Florida

Name of Easement Holder

By: DARRELL DAVIS

Title: AREA MANAGER AT&T

Date: 10/3/2023

Utilities - Return completed forms to the contractor/requestor.  
Contractor/Requestor - Return all forms with signed agreement to:  
Attn: Craig Hauschild  
Town of Palm Beach - Planning, Zoning, & Building Dept.  
360 South County Road  
Palm Beach, FL 33408  
Phone: (561) 227-7042 Fax: (561) 835-4621

To be completed by Notary Public to authenticate utility company's signatory, or the utility company's authorization must be provided on letterhead.

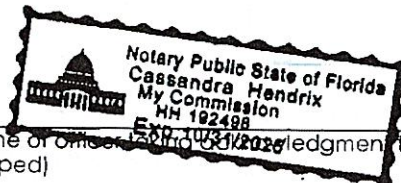
STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 3 day of Oct, 2023, by \_\_\_\_\_ who is personally known to me or produced

identification.

Cassandra Hendrix  
(Signature of person taking acknowledgment)

SEAL



(Name or office of person taking acknowledgment, typed, printed or stamped)

(Title or rank)

(Serial number, if any)

# 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



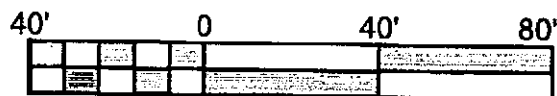
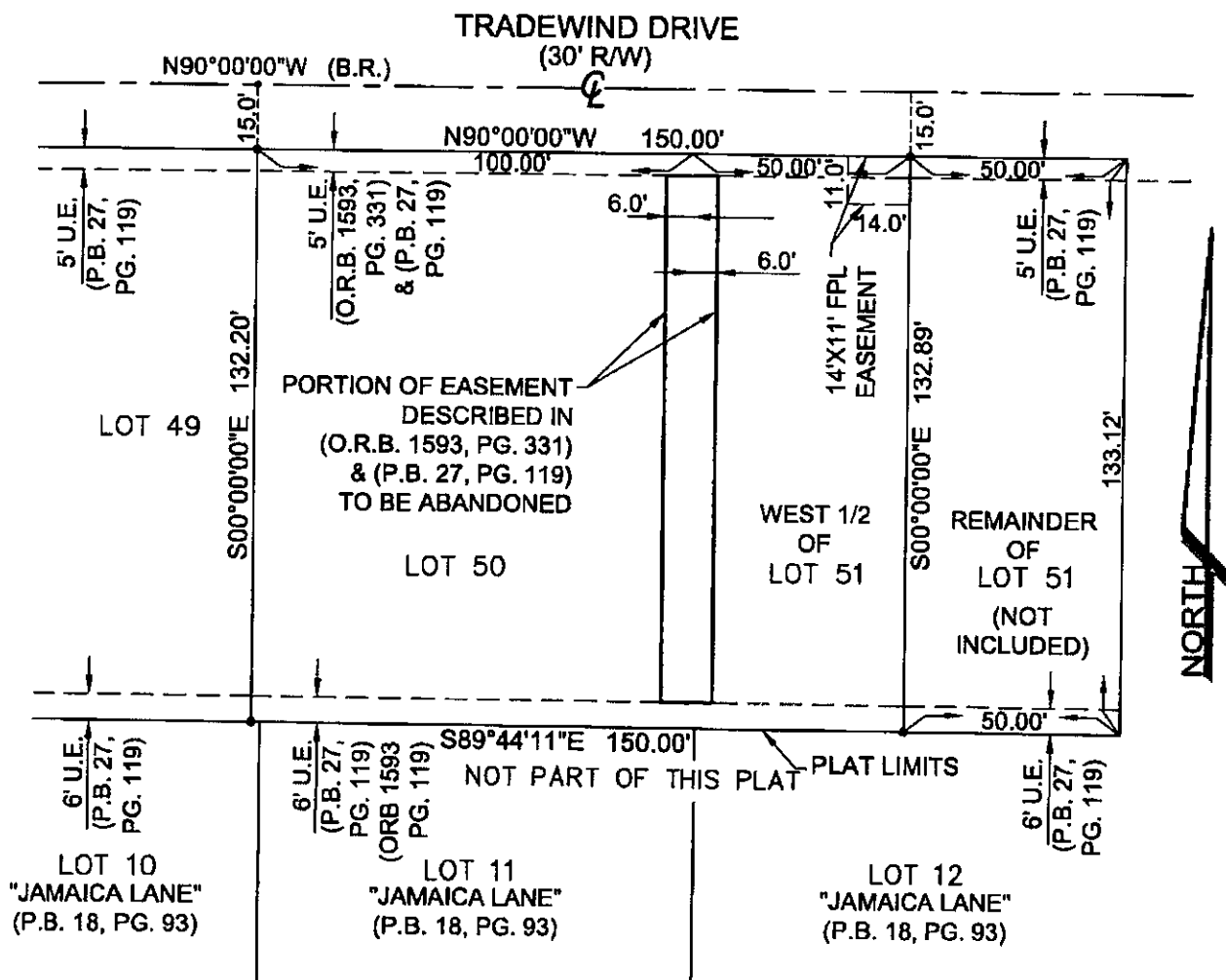
SCALE: 1" = 40'	<b>MILLER LAND SURVEYING</b> 1121 LAKE AVENUE LAKE WORTH, FLORIDA 33460 PHONE: (561) 586-2669 - FAX: (561) 582-0151 www.millersurveying.com e-mail: office@millersurveying.com	REF: B72/24 K39/9
DRAWN BY: PICARD		PREV. Y120595 JOB NO'S. Y201250
FIELD WK: M.M. / B.M.		JOB NO. Y210786
DATE: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

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

PREV. Y120595  
 JOB NO'S. Y201250

JOB NO. Y210786

S - 49,128





Town of Palm Beach  
Public Works Department  
Abandonment of Dedicated Public Easements

In accordance with "Town of Palm Beach Code of Ordinances, Chapter 106, Article IV. Vacation and Abandonment of Streets and Easements the following public utilities for which a separate "Letter of No Objection" is required are: Sanitary Sewer and Storm Sewer-Palm Beach Public Works Dept.; Public Works Electric-Palm Beach Public Works Dept.; Cable TV-Comecast; Franchised Electric Service Provider- FPL; Telephone- AT&T; Water-City of West Palm Beach Utilities Dept.; Gas-Florida Public Utilities. In the event there are no public utility objections, the applicant will be required to file an application form with the Town. The Town of Palm Beach, in its sole discretion, may reject any request for abandonment regardless of there being no utility company objections to the same.

TO: Vincent J. Noel, Engineering Land Development Manager, City of West Palm Beach – Water Utilities  
Name of Easement Holder/Utility Company

ADDRESS: 401 Clematis Street, 4<sup>th</sup> Floor, West Palm Beach, FL 33401  
Easement Holder/Utility Company

To whom it may concern:

I am the record title holder of property located at 216 Tradewind Drive

In accordance with "Town of Palm Beach Code of Ordinances, Chapter 106, Article IV. Vacation and Abandonment of Streets and Easements" the Town of Palm Beach, as part of the procedure for abandonment of utility easements, requires that letters of no objection be received from all utilities. If you do not object to the abandonment of the utility easement as outlined in this letter, please sign and date at the bottom and PROVIDE A LETTER OF NO OBJECTION and return via fax or email, and U.S. mail to the attention of John Lindgren, Gunster, 777 South Flagler Drive, Suite 500 East, West Palm Beach, FL 33401

For the abandonment of the easement on my property, the legal description of this property being:

Property Control No. 50-43-43-10-24-000-0500 Subdivision: Dodge Estates Lot: 50 & W ½ of 51 Block \_\_\_\_\_

Attached is a sketch and legal description illustrating the existing easement we are requesting to be abandoned (Exhibit "A").

I understand that your company will not be responsible in any way for vacated equipment in the easement.

Michael Kehoe – 216 Tradewind Trust

Owner's Typed/Printed Name

[Signature]  
Owner's Signature

\*\*\*\*\* DO NOT WRITE BELOW THIS LINE - THIS SECTION IS FOR UTILITY COMPANY'S USE ONLY \*\*\*\*\*

Please check off one (1) box below and complete on behalf of utility company.

ACKNOWLEDGMENT:

☒ We **agree** to the abandonment. Letter of NO OBJECTION attached.

☐ We **do not agree** and have a vested interest in the easement remaining.

City of W.P.B.  
Name of Easement Holder

By: Vincent J. Noel

Title: Eng. Land Dev. Mgr.

Date: 9/7/23

Utilities - Return completed forms to the contractor/requestor.  
Contractor/Requestor - Return all forms with signed agreement to:  
Attn: Craig Hauschild  
Town of Palm Beach - Planning, Zoning, & Building Dept.  
360 South County Road  
Palm Beach, FL 33408  
Phone: (561) 227-7042 Fax: (561) 835-4621

To be completed by Notary Public to authenticate utility company's signatory, or the utility company's authorization must be provided on letterhead.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 7 day of Sept, 2023, by Vincent Noel who is personally known to me or produced

as \_\_\_\_\_ identification.

[Signature]  
(Signature of person taking acknowledgment)

[Signature]  
(Name of officer taking acknowledgment typed and stamped)

(Title or rank)

(Serial number, if any)





## WEST PALM BEACH

---

September 7, 2023

Mr. John Lindgren  
Gunster Florida's Law Firm for Business  
Phillips Point, Suite 500 East  
777 South Flagler Drive  
West Palm Beach FL 33401

RE: 12' Easement Abandonment - 216 Tradewind Drive

Dear Mr. Lindgren:

**Easement – Encroachment**

The City has no objection to the abandonment of the 12 foot utility easement on the 216 Tradewind Drive property.

Please feel free to contact me at your convenience should you require any further assistance (561)494-1096 or [VNoel@WPB.org](mailto:VNoel@WPB.org).

Sincerely,

---

Vincent J. Noel, P.S.M.  
Engineering Land Development Manager  
Engineering Services Department  
401 Clematis St., 4th Floor  
West Palm Beach, FL 33401  
Phone: 561-494-1096 Fax: 561-494-1116 Cell 561-644-7288  
City's TTY Phone: 800-955-8771





TO: Daniel Tiburcio and Vanessa Guerrero, Comcast Cable – PBC Construction Department  
Name of Easement Holder/Utility Company

ADDRESS: 10435 Ironwood Road, Palm Beach Gardens, FL 33410  
Easement Holder/Utility Company

I understand that your company will not be responsible in any way for vacated equipment in the easement.

Owner's Signature \_\_\_\_\_

(Serial number, if any)



August 25, 2021

To: James Crowley

To: James Crowley

Re: 216 Tradewind Dr

Dear Mr. Crowley:

You have informed FPL that you have a project under construction at 216 Tradewind Dr, and have asked us for a letter stating that your project doesn't interfere with our facilities or ability to provide you with new service. Upon reviewing your plans, we have determined FPL has no objection to releasing the described portion of the easement as long as the new easement is recorded.

The issue in the above-referenced paragraph has no bearing, however, on the issue of the safety of the workers on your project vis a vis FPL's facilities. It is imperative that you visually survey the area prior to commencing construction and determine whether the construction of any proposed structures will bring any person, tool, machinery, equipment or object closer to FPL's power lines than the OSHA-prescribed limits. If it will, you must either re-design your project to allow it to be built safely given the pre-existing power lines, or make arrangements with FPL to de-energize and ground our facilities, or relocate them at your expense.

**You must do this before allowing any construction near the power lines.** It is impossible for FPL to know or predict whether or not the contractors or subcontractors, and their employees, will operate or use cranes or other mobile equipment, or handle materials or tools, in dangerous proximity to such power lines during the course of construction, and, if so, when and where. Therefore, if it becomes necessary for any contractor or subcontractor, or their employees, to operate or handle cranes, draglines, mobile equipment, or any other equipment, tools or materials in such a manner that they might come closer to overhead power lines than is permitted by local, state or federal regulations, you and any such contractor or subcontractor must notify FPL in writing of such planned operation prior to the commencement thereof and make all necessary arrangements with FPL in order to carry out the work in a safe manner. **Any work in the vicinity of the electric lines should be suspended until these arrangements are finalized and implemented.**

The National Electrical Safety Code ("NESC") has certain minimum clearances that must be maintained. If you build your structure so that those clearances can not be maintained, you will be required to compensate FPL for the relocation of our facilities to comply with those clearances. As such, you should contact FPL prior to commencing construction near pre-existing overhead power lines to make sure that your proposed structure does not impinge upon the NESC clearances.

If you have any questions, please feel free to contact me at 561-616-1645.

Sincerely,

Amanda Tunno  
Engineer II



# 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

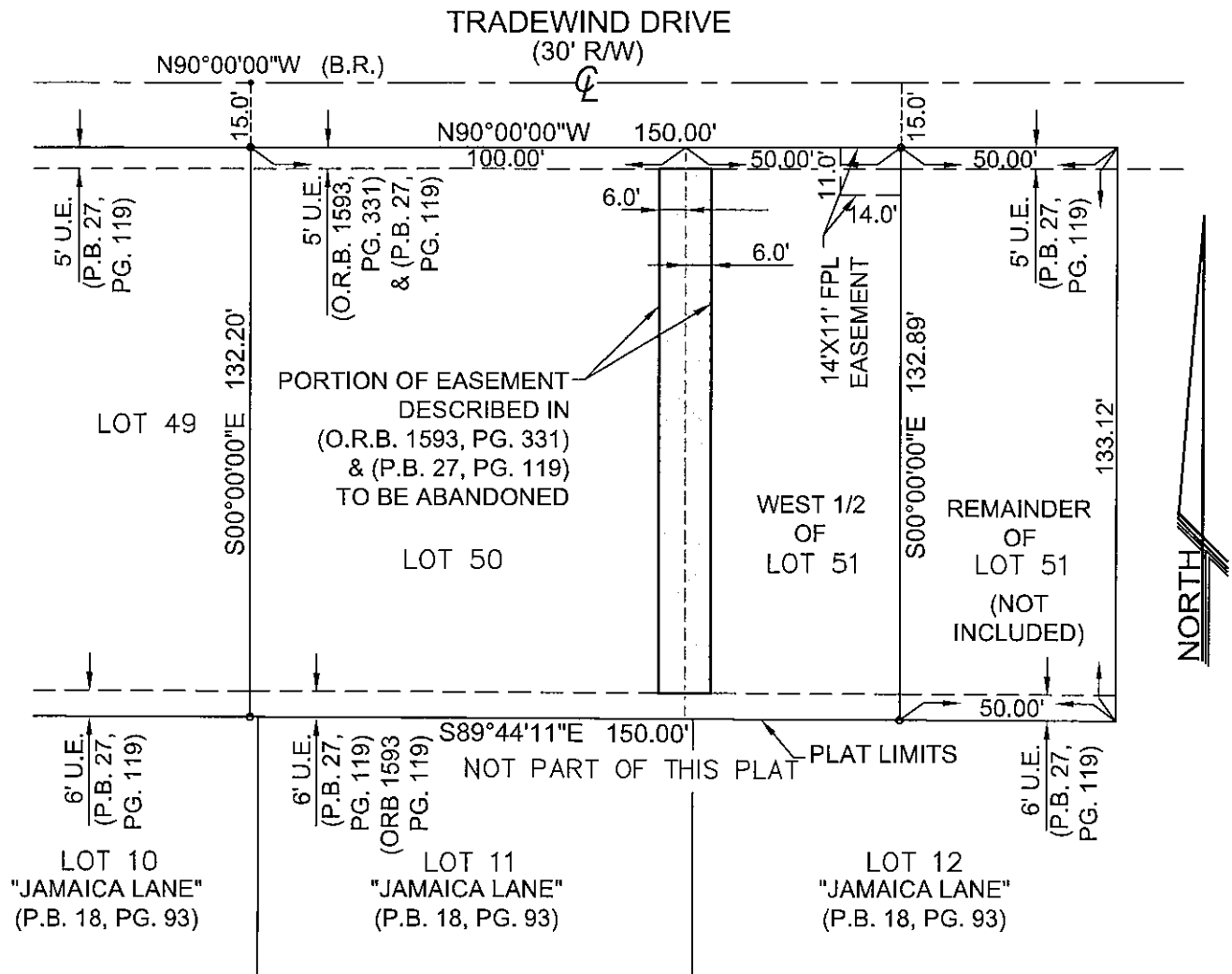
SCALE: 1" = 40'	<b>MILLER LAND SURVEYING</b> 1121 LAKE AVENUE LAKE WORTH, FLORIDA 33460 PHONE: (561) 586-2669 - FAX: (561) 582-0151 www.millersurveying.com e-mail: office@millersurveying.com	REF: B72/24 K39/9
DRAWN BY: PICARD		PREV. Y120595 JOB NO'S. Y201250
FIELD WK: M.M. / B.M.		JOB NO. Y210786
DATE: 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  
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SHEET 2 OF 2



Scale 1" = 40'

SCALE: 1" = 40'	<b>MILLER LAND SURVEYING</b> 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
FIELD WK: M.M. / B.M.		JOB NO'S. Y201250
DATE: 06/16/2021		JOB NO. Y210786
		<b>S - 49,128</b>

# EXHIBIT "A"

SHEET 1 OF 2

THE NORTH 11 FEET OF THE EAST 14 FEET OF THE FOLLOWING  
DESCRIBED PARCEL:

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.

## 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.

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

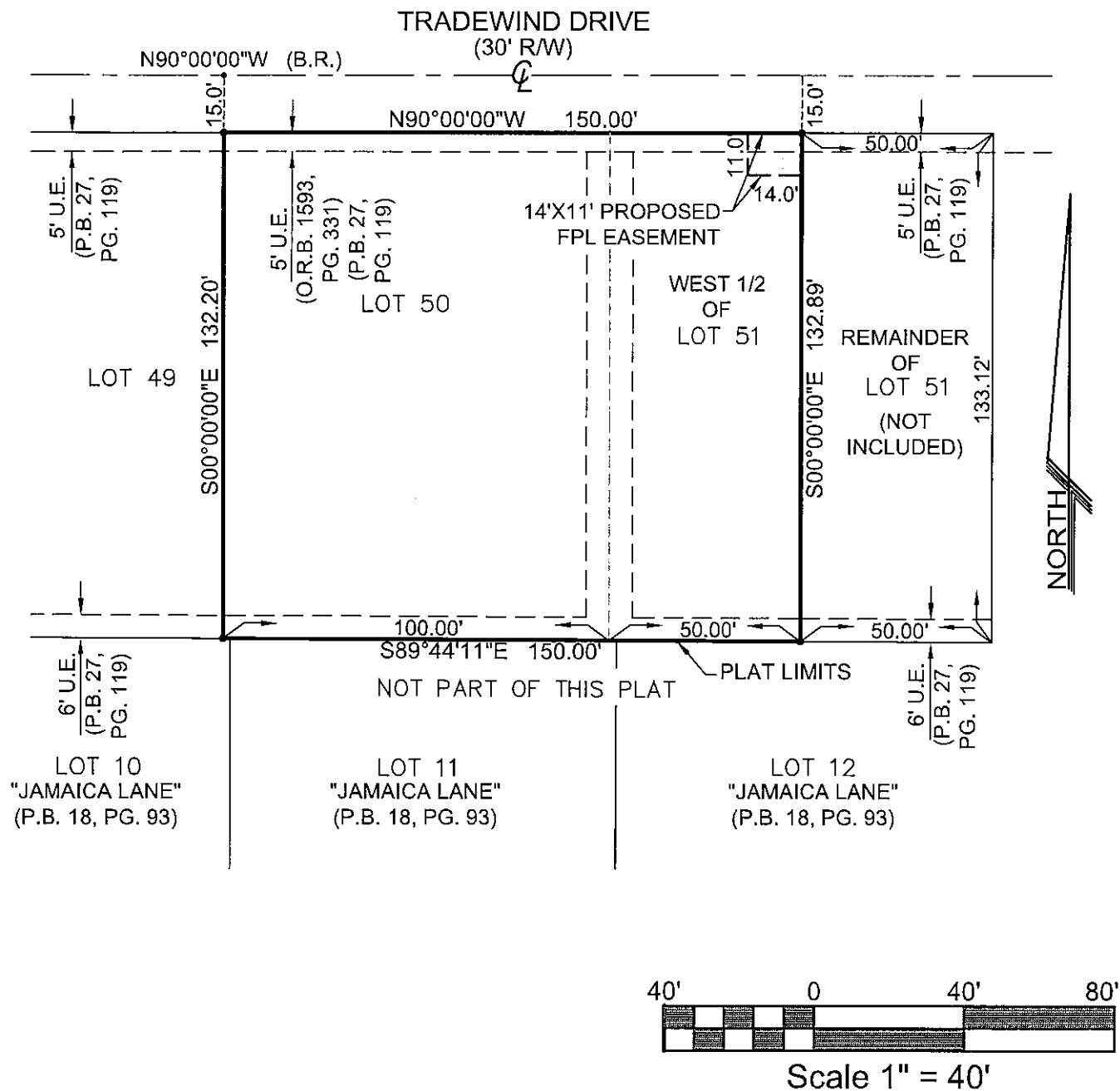
SCALE: 1" = 40'	<b>MILLER LAND SURVEYING</b> 1121 LAKE AVENUE LAKE WORTH, FLORIDA 33460 PHONE: (561) 586-2669 - FAX: (561) 582-0151 www.millersurveying.com e-mail: office@millersurveying.com	REF: B72/24 K39/9
DRAWN BY: PICARD		PREV. Y120595 JOB NO'S. Y201250
FIELD WK: M.M. / B.M.		JOB NO. Y220786
DATE: 06/16/2021		<b>S - 49,127</b>

## EXHIBIT "A"

## SITE SPECIFIC LEGEND:

R/W = RIGHT OF WAY  
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 U.E. = UTILITY EASEMENT  
 F.P.L. = FLORIDA POWER AND LIGHT

SHEET 2 OF 2



SCALE: 1" = 40'

DRAWN BY: PICARD

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

DATE: 06/16/2021

**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  
K39/9PREV. Y120595  
JOB NO'S. Y201250

JOB NO. Y220786

**S - 49,127**



# Town of Palm Beach

## Public Works Department

### Abandonment of Dedicated Public Easements

In accordance with "Town of Palm Beach Code of Ordinances, Chapter 106, Article IV. Vacation and Abandonment of Streets and Easements the following public utilities for which a separate "Letter of No Objection" is required are: Sanitary Sewer and Storm Sewer-Palm Beach Public Works Dept.; Public Works Electric-Palm Beach Public Works Dept.; Cable TV-Comcast; Franchised Electric Service Provider- FPL; Telephone- AT&T; Water-City of West Palm Beach Utilities Dept.; Gas-Florida Public Utilities. In the event there are no public utility objections, the applicant will be required to file an application form with the Town. The Town of Palm Beach, in its sole discretion, may reject any request for abandonment regardless of there being no utility company objections to the same.

TO: Brad Collins, Engineering Department, Florida Public Utilities  
Name of Easement Holder/Utility Company

ADDRESS: 209 N. Sapodilla Avenue, West Palm Beach, FL 33401  
Easement Holder/Utility Company

#### To whom it may concern:

I am the record title holder of property located at 216 Tradewind Drive

In accordance with "Town of Palm Beach Code of Ordinances, Chapter 106, Article IV. Vacation and Abandonment of Streets and Easements" the Town of Palm Beach, as part of the procedure for abandonment of utility easements, requires that letters of no objection be received from all utilities. If you do not object to the abandonment of the utility easement as outlined in this letter, please sign and date at the bottom and PROVIDE A LETTER OF NO OBJECTION and return via fax or email, and U.S. mail to the attention of John Lindgren, Gunster, 777 South Flagler Drive, Suite 500 East, West Palm Beach, FL 33401

For the abandonment of the easement on my property, the legal description of this property being:

PropertyControlNo. 50-43-43-10-24-000-0500 Subdivision: Dodge Estates Lot: 50 & W 1/2 of 51 Block \_\_\_\_\_

Attached is a sketch and legal description illustrating the existing easement we are requesting to be abandoned (Exhibit "A").

I understand that your company will not be responsible in any way for vacated equipment in the easement.

Michael Kehoe - 216 Tradewind Trust

Owner's Typed/Printed Name

[Signature]  
Owner's Signature

\*\*\*\*\* DO NOT WRITE BELOW THIS LINE - THIS SECTION IS FOR UTILITY COMPANY'S USE ONLY \*\*\*\*\*

Please check off one (1) box below and complete on behalf of utility company.

#### ACKNOWLEDGMENT:

☒ We agree to the abandonment. Letter of NO OBJECTION attached.

☐ We do not agree and have a vested interest in the easement remaining.

Name of Easement Holder

By: Fernando Van-Leeuwen [Signature]

Title: Supervisor

Date: 10/3/2023

Utilities - Return completed forms to the contractor/requestor.  
Contractor/Requestor - Return all forms with signed agreement to:  
Attn: Craig Hauschild  
Town of Palm Beach - Planning, Zoning, & Building Dept.  
360 South County Road  
Palm Beach, FL 33408  
Phone: (561) 227-7042 Fax: (561) 835-4621

To be completed by Notary Public to authenticate utility company's signatory, or the utility company's authorization must be provided on letterhead.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of October, 2023, by Fernando Van Leeuwen who is personally known to me or produced

identification. \_\_\_\_\_ as

[Signature]  
(Signature of person taking acknowledgment)

Camille P. Lewis  
Commission # HH 55215  
Commission Expires 10-20-2024  
Bonded Through - Cynanotary  
Florida - Notary Public

SEAL

(Name of officer taking acknowledgment typed, printed or stamped)

(Title or rank)

(Serial number, if any)





**Town of Palm Beach**  
**Public Works Department**  
**Abandonment of Dedicated Public Easements**

In accordance with "Town of Palm Beach Code of Ordinances, Chapter 106, Article IV. Vacation and Abandonment of Streets and Easements the following public utilities for which a separate "Letter of No Objection" is required are: Sanitary Sewer and Storm Sewer-Palm Beach Public Works Dept.; Public Works Electric-Palm Beach Public Works Dept.; Cable TV-Comcast; Franchised Electric Service Provider- FPL; Telephone- AT&T; Water-City of West Palm Beach Utilities Dept.; Gas-Florida Public Utilities. In the event there are no public utility objections, the applicant will be required to file an application from with the Town. The Town of Palm Beach, in its sole discretion, may reject any request for abandonment regardless of there being no utility company objections to the same.

TO: Jeffery Coleman, Water Resources Division Manager, Town of Palm Beach – Water Resources  
 Name of Easement Holder/Utility Company

ADDRESS: 951 Okeechobee Road, Suite A, West Palm Beach, FL 33401  
 Easement Holder/Utility Company

**To whom it may concern:**

I am the record title holder of property located at 216 Tradewind Drive

In accordance with "Town of Palm Beach Code of Ordinances, Chapter 106, Article IV. Vacation and Abandonment of Streets and Easements" the Town of Palm Beach, as part of the procedure for abandonment of utility easements, requires that letters of no objection be received from all utilities. If you do not object to the abandonment of the utility easement as outlined in this letter, please sign and date at the bottom and PROVIDE A LETTER OF NO OBJECTION and return via fax or email, and U.S. mail to the attention of John Lindgren, Gunster, 777 South Flagler Drive, Suite 500 East, West Palm Beach, FL 33401

For the abandonment of the easement on my property, the legal description of this property being:

Property Control No. 50-43-43-10-24-000-0500 Subdivision: Dodge Estates Lot: 50 & W 1/4 of 51 Block \_\_\_\_\_

Attached is a sketch and legal description illustrating the existing easement we are requesting to be abandoned (Exhibit "A").

I understand that your company will not be responsible in any way for vacated equipment in the easement.

Michael Kehoe – 216 Tradewind Trust

Owner's Typed/Printed Name

[Signature]  
 Owner's Signature

\*\*\*\*\* DO NOT WRITE BELOW THIS LINE - THIS SECTION IS FOR UTILITY COMPANY'S USE ONLY \*\*\*\*\*

Please check off one (1) box below and complete on behalf of utility company.

**ACKNOWLEDGMENT:**

☒ We agree to the abandonment. Letter of NO OBJECTION attached.

☐ We do not agree and have a vested interest in the easement remaining.

Town of Palm Beach  
 Name of Easement Holder

By: Jeff Coleman

Title: Water Resource Manager

Date: 8/22/23

Utilities - Return completed forms to the contractor/requestor.  
 Contractor/Requestor - Return all forms with signed agreement to:  
 Attn: Craig Hauschild  
 Town of Palm Beach - Planning, Zoning, & Building Dept.  
 360 South County Road  
 Palm Beach, FL 33408  
 Phone: (561) 227-7042 Fax: (561) 835-4621

To be completed by Notary Public to authenticate utility company's signatory, or the utility company's authorization must be provided on letterhead.

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 22 day of August 2023 by JEFF COLEMAN who is personally known to me or produced \_\_\_\_\_ as

Identification.

[Signature]  
 (Signature of person taking acknowledgment)

SEAL

[Signature]  
 (Name of officer taking acknowledgment typed, printed or stamped)

(Title or rank)

(Serial number, if any)





**Town of Palm Beach**  
**Public Works Department**  
**Abandonment of Dedicated Public Easements**

In accordance with "Town of Palm Beach Code of Ordinances, Chapter 106, Article IV. Vacation and Abandonment of Streets and Easements" the following public utilities for which a separate "Letter of No Objection" is required are: Sanitary Sewer and Storm Sewer-Palm Beach Public Works Dept.; Public Works Electric-Palm Beach Public Works Dept.; Cable TV-C Comcast; Franchised Electric Service Provider-FPL; Telephone-AT&T; Water-City of West Palm Beach Utilities Dept.; Gas-Florida Public Utilities. In the event there are no public utility objections, the applicant will be required to file an application form with the Town. The Town of Palm Beach, in its sole discretion, may reject any request for abandonment regardless of there being no utility company objections to the same.

TO: Paul Colby, Facilities Maintenance Division Manager, Town of Palm Beach - Electrical  
 Name of Easement Holder/Utility Company

ADDRESS: 951 Okeechobee Road, Suite A, West Palm Beach, FL 33401  
 Easement Holder/Utility Company

**To whom it may concern:**

I am the record title holder of property located at 216 Tradewind Drive

In accordance with "Town of Palm Beach Code of Ordinances, Chapter 106, Article IV. Vacation and Abandonment of Streets and Easements" the Town of Palm Beach, as part of the procedure for abandonment of utility easements, requires that letters of no objection be received from all utilities. If you do not object to the abandonment of the utility easement as outlined in this letter, please sign and date at the bottom and PROVIDE A LETTER OF NO OBJECTION and return via fax or email, and U.S. mail to the attention of John Lindgren, Gunster, 777 South Flagler Drive, Suite 500 East, West Palm Beach, FL 33401

For the abandonment of the easement on my property, the legal description of this property being:

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Attached is a sketch and legal description illustrating the existing easement we are requesting to be abandoned (Exhibit "A").

I understand that your company will not be responsible in any way for vacated equipment in the easement.

Michael Kehoe - 216 Tradewind Trust

Owner's Typed/Printed Name

[Signature]  
 Owner's Signature

\*\*\*\*\* DO NOT WRITE BELOW THIS LINE - THIS SECTION IS FOR UTILITY COMPANY'S USE ONLY \*\*\*\*\*

Please check off one (1) box below and complete on behalf of utility company.

**ACKNOWLEDGMENT:**

☒ We agree to the abandonment. Letter of NO OBJECTION attached.

☐ We do not agree and have a vested interest in the easement remaining.

Name of Easement Holder

By: Mark Loree

Title: Electrical Supervisor

Date: 8/22/2023

Utilities - Return completed forms to the contractor/requestor.  
 Contractor/Requestor - Return all forms with signed agreement to:  
 Attn: Craig Hauschild  
 Town of Palm Beach - Planning, Zoning, & Building Dept.  
 360 South County Road  
 Palm Beach, FL 33408  
 Phone: (561) 227-7042 Fax: (561) 835-4621

To be completed by Notary Public to authenticate utility company's signatory, or the utility company's authorization must be provided on letterhead.

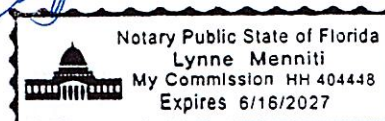
STATE OF FLORIDA  
 COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 22 day of AUGUST 2023 by MARK LOREE who is personally known to me or produced

Identification.

(Signature of person taking acknowledgment)

SEAL



(Name of officer taking acknowledgment typed, printed or stamped)

(Title or rank)

(Serial number, if any)

## 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'	<b>MILLER LAND SURVEYING</b> 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		<b>S - 49,128</b>



