

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

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, 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:	ADDRESS:
Mic	hael Kehoe - 216 Tradewind Trust	777 S. Flagler Drive, Suite 500E
		West Palm Beach, FL 33401-6194
2.	TYPE OF PUBLIC PROPERTY TO BE A	ABANDONED (Easement or Right-of-Way):
No	rth-South utility easement i	n middle of property
3.	PROPERTY ADDRESS:	
21	6 Tradewind Drive	
4. <u>Se</u>		ED SITE: (Provide legal description and a scaled involved and the location of the specific property EXHIBIT A")
5.	REASON FOR ABANDONMENT REQU	JEST: (Use additional sheets, if necessary, and label
Ea	as "EXHIBIT B")	used and is not needed
	sement not currently being	used, and is not needed,
an	d location of easement preven	ents redevelopment of property.

6.	NAMES AND ADDRESSES OF <u>ALL</u> PROPERTY OWNERS WITHIN 300 FEET OF THE PETITIONED SITE: (Use additional sheets, if necessary, and label as "EXHIBIT C")
Se	e "EXHIBIT C" attached.

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7.	WHI	ACH CONSENT LETTERS F. ETHER THEY HAVE FACILIT	ROM <u>ALL</u> IES IN THE	UTILI PETI	TY PROVIDERS LISTED BELOW NONED SITE OR NOT:
		AT&T - Telephone		Floric	la Public Utilities - Gas
		City of West Palm Beach -Water		Town	of Palm Beach - Electrical Bureau
		Comcast - Cable Services		Town	of Palm Beach - Water Resources Div.
		Florida Power & Light	Othe	r:	
	CHE PET	CCK-MARK (\forall) ONLY THO ITIONED SITE	OSE UTIL	ITY Y	PROVIDERS OCCUPYING THE
8.	APPI	LICANT'S SIGNATURE:	9.	DAT	TE:
I Cer	tify that t	the information given in this applica	ation is true a	nd corre	ect to the best of my knowledge.
de	h/	1 fel		8	116/23
	·		_		
	E OF FL	ORIDA PALM BEACH			
The f	oregoing	instrument was acknowledged before who is personally known A.B., arrar's license number, etc.	e me this / nown to me, or c.), and who di	6 da showed d take ar	ay of <u>Augus</u> 7 , 20 <u>23</u> ,
	NOT.	OTARI	NOT/	RY PU	BLIC - STATE OF FLORIDA
	A.	PUBLIC	Print 1 My co	Name: _/	PATRICIA A. Byrne on expires:
	B	NEW JERSE	,		06/09/2027
Fo	r Use by	Public Works Department			
CHE	CK NO.	;			IL HEARING:
AMC	OUNT O	F-CHECK;	DATE: _		RESOLUTION #:
RECI	EIVED :	BY :	Approve	d:	Denied:

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

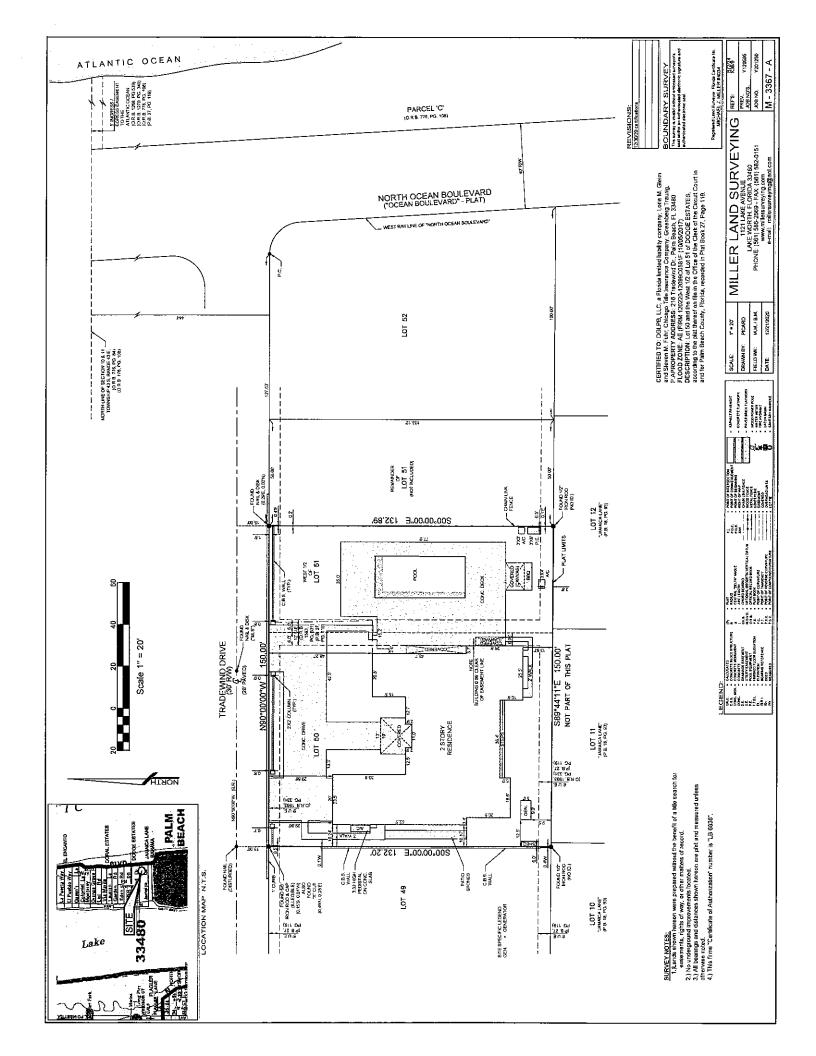
MILLER LAND SURVEYING

1121 LAKE AVENUE LAKE WORTH, FLORIDA 33460 PHONE: (561) 586-2669 - FAX: (561) 582-0151

	00-2003 - 1777. (001) 002-010
www.	millersurveying.com
e-mail:	office@millersurveying.com

REF:	B72/24 K39/9
PREV. JOB NO'S.	Y120595 Y201250
JOB NO.	Y210786
S - 49,1	28

EXHIBIT "A" SITE SPECIFIC LEGEND: R/W = RIGHT OF WAY B.R. **BEARING REFERENCE** P.B. PLA BOOK PG. PAGE SHEET 2 OF 2 O.R.B. OFFICIAL RECORD BOOK U.E. = UTILITY EASEMENT F.P.L. = FLORIDA POWER AND LIGHT TRADEWIND DRIVE (30' R/W) N90°00'00"W (B.R.) N90°00'00"W 150.00 <u> 100.00</u>' ان'00<u>.00</u> PG. 331) (P.B. 27, 5' U.E. O.R.B. 1593 6.0' 5' U.E. (P.B. 27, PG. 119) 5' U.E. (P.B. 27, PG. 119) **4**4.0' 6.0' 14'X11' FPL EASEMENT 132.20 132.89 PORTION OF EASEMENT **DESCRIBED IN** LOT 49 3,00,00,00S (O.R.B. 1593, PG. 331) & (P.B. 27, PG. 119) TO BE ABANDONED **WEST 1/2** REMAINDER OF OF LOT 50 LOT 51 LOT 51 (NOT INCLUDED) 50.00 S89°44'11"E 150.00' PG. 119) ORB 1593 6' U.E. 6' U.E. (P.B. 27, PG. 119) P.B. 27 PLAT LIMITS NOT PART OF THIS PLAT LOT 10 LOT 11 LOT 12 "JAMAICA LANE" "JAMAICA LANE" "JAMAICA LANE" (P.B. 18, PG. 93) (P.B. 18, PG. 93) (P.B. 18, PG, 93) 40' 0 40' 80 Scale 1" = 40' B72/24 K39/9 MILLER LAND SURVEYING SCALE: 1" = 40'REF: 1121 LAKE AVENUE PREV. Y120595 Y201250 DRAWN BY: PICARD JOB NO'S LAKE WORTH, FLORIDA 33460 PHONE: (561) 586-2669 - FAX: (561) 582-0151 FIELD WK: M.M. / B.M. JOB NO. Y210786 www.millersurveying.com S - 49,128 06/16/2021 DATE: e-mail: office@millersurveying.com



"EXHIBIT C"

Page 1 of /					
Property Appraiser GIS - Property Detail list by parcel control number	operty Det	ail list by par	cel control number	***************************************	
Buffer:					
50434310240000500 216 TRADEWIND TRUST 777 S FLAGLER DR STE 500E	Acres Value \$ Taxbl \$	0.46 8,362,300.00 8,362,300.00	Sales instr WD Price \$ 11,000,000.00 Date 4/28/2021	MTG PUSE VACANT Taxbist 50411	DODGE ESTATES LT 50 & W 1/2 OF LT 51
WEST PALM BEACH FL 33401 6194	Fand \$		Page 1141	NAV	
Buffer: 300					
50434310000010020	Acres	2.21	Sales instr WD	MTG	10/11-43-43, S 226.75 FT OF SUB B & N 23.25 FT OF SUB C OF
GOODMAN JOAN & 911 N OCEAN BLVD	Value \$ Taxbl \$	63,039,017.00 10,659,481.00	Price \$100.00 Date 3/1/1996 1.	PUSE SINGLE FAMILY TaxDist 50411	GOV LT 1 SECS 10 & 11 LYG N & E OF OCEAN BLVD
	\$ 6pla	3,912,917.00	Book 09325		
PALM BEACH FL 33480 3325	Land \$	59,126,100.00	Page 1867	NAV	
50434310000010022	Acres	1.62	Sales Instr DT	MTG	10/11-43-43, SLY 213.60 FT OF NLY 268.50 FT OF SUB B OF GOV
OCEANFRONT PROPERTY LLC	Value \$	89,002,787.00	Price \$19,320,000.00	PUSE SINGLE FAMILY TayDiet 50411	LT 1, SECS 10 & 11, LYG E OF OCEAN BLVD
יייי ווייין מע	\$ Gp(B	44,035,832.00	Book 23788		
KING OF PRUSSIA PA 19406 2612	tand \$	44,966,955.00	Page 1056	NAV	
50434310000010023	Acres	1.24 Sa	Sales Instr WD	MTG	10/11-43-43. S 95 FT OF SUB A & N 55 FT OF SUB B OF GOV LT
965 NORTH OCEAN BOULEVARD LLC	Value \$	32,674,950.00	py py	PUSE VACANT	1, SECS 10 & 11, LYG E OF OCEAN BLVD
2639 PROFESSIONAL CIR # 101	‡ laxbl \$	32,674,950.00	Date 2/19/2021	TaxDist 50411	
NAPLES FL 34119 8089	Bidg \$ Land \$	0.00 32.674.950.00	Book 32218 Page 1561	NAV	
50434310000010060	Acres	1.14 Sa	Sales instr WD	MTG	10/11-43-43, SLY 125.89 FT OF NLY 864.14 FT OF GOV LT 1 LYG
905 NORTH OCEAN LLC	Value \$		Price \$68,385,000.00	PUSE SINGLE FAMILY	BET OCEAN BLVD & ATLANTIC OCEAN
905 N OCEAN BLVD	Taxbl \$	60,606,644.00	Date 2/17/2021	TaxDist 50411	
PALM BEACH FL 33480 3325	sidg \$		BOOK 32214 Page 272	>42	
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Property Appraiser GIS - Pr	operty Del	ail list by p	- Property Detail list by parcel control number		
50434310010000020 253 JAMAICA LANE REALTY TRUST 260 FRANKLIN ST STE 1600 BOSTON MA 02110 3115	Acres Value \$ Taxbl \$ Bldg \$	0.26 7,398,215.00 4,691,579.00 3,464,636.00 3,933,579.00	Sales instr WD Price \$5,400,000.00 Date 3/20/2017 Book 28980 Page 1043	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	JAMAICA LANE LT 7
50434310010000080 MARTINEZ ROMAN IV & 248 TRADEWIND DR PALM BEACH FL 33480 3331	Acres Value \$ Taxbl \$ Bidg \$ Land \$	0.56 12,999,868.00 6,324,254.00 4,435,125.00 8,564,743.00	Sales instr WD Price \$ 2,350,000.00 Date \$/8/2015 1 Book 27528 Page 1722	MTG PUSE SINGLE FAMILY Taxbist 5041.1 NAV	JAMAICA LANE LT 8 & DODGE ESTATES PB27P119
50434310010000090 IVES CAROL C 237 JAMAICA LN PALM BEACH FL 33480 3321	Acres Value \$ Taxbl \$ Bldg \$	0.26 3,933,178.00 591,682.00 9,022.00 3,924,156.00	Sales instr WD Price \$450,000.00 Date 8/1/1988 1. Book 05777 Page 1047	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	JAMAICA LANE LT 9
50434310010000100 VESLEY SCOTT 225 JAMAICA LN PALM BEACH FL 33480 3321	Acres Value \$ Taxbl \$ Bldg \$ Land \$	0.26 4,215,007.00 1,449,515.00 295,737.00 3,919,270.00	Sales instr WD Price \$925,000.00 Date 7/25/2003 Book 15688 Page 596	MTG PUSE SINGLEFAMILY Taxbist 50411 NAV	JAMAICA LANE LT 10
5043431,001,0000110 CRUZ LICINIO TRUST & 221 JAMAICA LN PALM BEACH FL 33480 3321	Acres Value \$ Taxbl \$ Bldg \$	0.26 8,440,248.00 3,948,312.00 4,525,515.00 3,914,733.00	Sales instr WD Price \$10.00 Date 6/13/2023 Book 34385 Page 1139	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	JAMAICA LANE LT 11
50434310010000120 PARKER THOMAS X & 215 JAMAICA LN PALM BEACH FL 33480 3321	Acres Value \$ Taxbi \$ Bidg \$	0.26 4,174,284.00 1,107,530.00 264,437.00 3,909,847.00	Sales instr WD Price \$505,000.00 Date 10/1/1994 Book 08480 Page 0986	MTG PUSE SINGLEFAMILY TaxDist 50411 NAV	JAMAICA LANE LT 12

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Property Appraiser GIS - Property Detail list by parcel control number	,					the second of th	
5043431DD1000D130 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 WD Price \$10.00 Date 7/6/2021 1 Book 32667 Page 1864	21 1.	MTG PUSE SINGLE FAMILY TaxDist S0411 NAV	JAMAICA LANE LT 13	
<u>50434310010000140</u> ORLOWSKY CAROLYN L & 204 JAMAICA LN PALM BEACH FL 33480 3322	Acres Value \$ Taxbl \$ Bidg \$	0.28 8,147,881,00 4,302,193,00 4,265,605.00 3,882,276.00	Sales instr QC Price \$10.00 Date 8/22/2019 Bock 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 \$	0.26 4,275,792.00 845,765.00 371,529.00 3,904,263.00	Sales instr WD Price \$675,000.00 Date 1/1/1995 1. Book 08606 Page 0935	200.50 35 1.	MTG PUSE SINGLEFAMILY TaxDist 50411 NAV	JAMAICA LANE	LT 15
50434310010000160 FRENEY JAMES R & 214 JAMAICA LN PALM BEACH FL 33480 3322	Acres Value \$ Taxbl \$ Bldg \$	0.26 4,653,534.00 1,525,404.00 749,271.00 3,904,263.00	Sales instr WD Price \$1,800,000.00 Date 7/22/2004 Book 17310 Page 1727),000.00 004 	MTG PUSE SINGLEFAMILY TaxDist 50411 NAV	JAMAICA LANE LT 16	
5043431001000017 <u>0</u> BARTON CAROL 216 JAMAICA LN PALM BEACH FL 33480 3322	Acres Value \$ Taxbi \$ Bidg \$ Land \$	0.26 3,912,318.00 757,466.00 8,055.00 3,904,263.00	Sales Instr QC Price \$10.00 Date 6/13/1990 Book 6529 Page 1747	D66	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 \$	0.26 5,066,254.00 2,250,585.00 1,161,991.00 3,904,263.00	Sales Instr WD Price \$ 2,300,000.00 Date 2/19/2010 Book 23742 Page 862),000.00 010	MTG PUSE SINGLE FAMILY Taxbist 50411 NAK	JAMAICA LANE LT 18	

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Property Appraiser GIS - Property Detail list by parcel control number	Property Det	ail list by p	arcel contr	ol number				
5 <u>0434310010000190</u> KAZEN KATHLEEN A 244 JAMAICA LN PALM BEACH FL 33480 3322	Acres Value \$ Taxbl \$ Bidg \$ Land \$	0.26 3,912,533.00 889,056.00 8,270.00 3,904,263.00	Sales instr V Price \$2 Date 5/1 Book 01 Page 01	str WD Price \$ 263,000.00 Date 5/1/1991 1. Book 06829 Page 0917	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	JAMAICA LANE	17.19	
5043431002000001J BODNAR SUSAN 201 BAHAMA LN PALM BEACH FL 33480 3307	Acres Value \$ Taxbl \$ Bldg \$ Land \$	0.24 3,611,002.00 2,300,652.00 392,105.00 3,218,897.00	Sales Instr WD Price \$2,175,00 Date 6/11/2015 Book 27641 Page 1625	str WD Prics \$2,175,000,00 Date 6/11/2015 Book 27641 Page 1625	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	ВАНАМА АDD	LT 1 ()	LT 1 (LESS WLY 30.65 FT
<u>50434310020000012</u> GROW RICHARD DENNIS JR & 207 BAHAMA LN PALM BEACH FL 33480 3307	Acres Value \$ Taxbl \$ Bldg \$ Land \$	0.30 5,645,614.00 5,404,042.00 1,067,864.00 4,577,750.00	Sales instr WD Price \$3,878,90 Date 11/4/2020 Book 31993 Page 231	str WD Price \$3,878,900.00 Date 11/4/2020 Book 31993 Page 231	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	ВАНАМА АDD	WLY 3	WLY 30.65 FT OF LT 1, & LT 2
<u>50434310020000030</u> MCCANN JAMES L.& 217 BAHAMA LN PALM BEACH FL 33480 3307	Acres Value \$ Taxbl \$ Bldg \$ Land \$	0.24 3,881,034.00 1,624,058.00 294,710.00 3,586,324.00	Sales Instr WD Price \$1,250,00 Date 4/23/2019 Book 30563 Page 1645	str WD Price \$ 1,250,000.00 Date 4/23/2019 Book 30563 Page 1645	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	ВАНАМА АББ	LT3	
50434310020000040 225 BAHAMA LLC PO BOX 1028 MARSHALL VA 20116 1028	Acres Value \$ Taxbl \$ Bldg \$ Land \$	0.24 4,204,785.00 2,628,877.00 603,454.00 3,601,331.00	Sales instr WD Price \$ 1,100,00 Date \$/22/2017 Book 29384 Page 219	str WD Price \$ 1,100,000.00 Date 5/22/2017 Book 29384 Page 219	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	ВАНАМА АDD	17.4	
50434310020000050 JABARA RICHARD G & 233 BAHAMA LN PALM BEACH FL 33480 3307	Acres Value \$ Taxbl \$ Bldg \$ Land \$	0.24 4,070,987.00 4,020,987.00 454,649.00 3,616,338.00	Sales instr V Price \$4 Date 8/6 Book 3	str WD Price \$4,737,000.00 Date 8/6/2021 1. Bock 32797 Page 1901	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	ВАНАМА АББ	LTS	

Page 5 of 7							8/3/2023
Property Appraiser GIS - Property	erty Det	Detail list by parcel control number	arcel contr	oi number			
50434310240000210 SANDPIPER LLC 222 LAKEVIEW AVE STE 1500 WEST PALM BEACH FL 33401 6174	Acres Value \$ Taxbl \$ Bldg \$ Land \$	0.29 5,913,917.00 4,057,743.00 1,423,067.00 4,490,850.00	Sales fristr WD Price \$5,400, Date 12/15/2 Book 32034 Page 1128	str wD Price \$5,400,000.00 Date 12/15/2020 Book 32034 Page 1128	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	DODGE ESTATES AS IN OR1770P1362	LOT 21 & PART OF LOT 22
S0434310240000220 MAGUIRE JAMES J TRUST 300 CONSHOHOCKEN STATE RD STE 405 CONSHOHOCKEN PA 19428 3801	Acres Value \$ Taxbl \$ Bldg \$ Land \$	0.29 7,583,557.00 7,583,557.00 3,131,364.00 4,452,193.00	Sales instr WD Price \$5,365, Date 6/30/20? Book 32666 Page 1524	str WD Price \$5,365,000.00 Date 6/30/2021 Book 32666 Page 1524	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	DODGE ESTATES OR1770P1362/	LOT 22 /LESS PART AS IN
<u>50434310240000230</u> 224 SANDPIPER LLC 605 N OLIVE AVE FL 2ND WEST PALM BEACH FL 33401 4005	Acres Value \$ Taxbl \$ Bldg \$ Land \$	0.29 5,033,682.00 3,874,567.00 566,482.00 4,467,200.00	Sales instr 1 Price \$1 Date 9/1 Book 3 Page 9	str WD Price \$4,100,000.00 Date 9/29/2020 Book 31809 Page 9	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	DODGE ESTATES LOT 23	
<u>50434310240000240</u> THE 216 SANDPIPER DRIVE TRUST 216 SANDPIPER DR PALM BEACH FL 33480 3327	Acres Value \$ Taxbl \$ Bldg \$ Land \$	0,29 8,475,367.00 5,008,446.00 4,008,167.00 4,467,200.00	Sales instr Price \$1 Date 5/ Book 2 Page 2	str WD Price \$6,200,000.00 Date 5/7/2018 1. Book 29853 Page 261	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	DODGE ESTATES LOT 24	
50434310240 <u>000250</u> PB SANDPIPER DRIVE TRUST 208 SANDPIPER DR PALM BEACH FL 33480 3327	Acres Value \$ Taxbl \$ Bldg \$ Land \$	0.29 5,786,462.00 3,117,012.00 1,319,262.00 4,467,200.00	Sales instr WD Price \$10.00 Date 5/11/20 Book 32499 Page 1200	str WD Price \$10.00 Date 5/11/2021 Book 32499 Page 1200	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	DODGE ESTATES LOT 25	
<u>50434310240000260</u> BLEZNAK KATHLEEN 960 N OCEAN BLVD PALM BEACH FL 33480 3342	Acres Value \$ Taxbl \$ Bldg \$ Land \$	0.61 10,325,635.00 1,689,324.00 712,875.00 9,612,760.00	Sales instr WD Price \$ 10.00 Date 6/17/20 Book 26148 Page 362	str WD Price \$10.00 Date 6/17/2013 Book 26148 Page 362	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	DODGE ESTATES	LOTS 26 & 27

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Property Appraiser GIS - Property Detail list by parcel control number	perty Det	ail list by p	arcel con	trol number		
5043431024000028Q HARVEY ALEXANDER T 209 TRADEWIND DR PALM BEACH FL 33480 3330	Acres Value \$ Taxbl \$ Bldg \$ Land \$	0.29 6,073,500.00 2,842,715.00 1,606,300.00 4,467,200.00	Sales Instr Price : Date 7 Book Page	str 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 Value \$ Taxbl \$ Bldg \$	0.29 6,008,976.00 3,022,119.00 1,541,776.00 4,467,200.00	Sales Instr Price 3 Date 6 Book Page	str 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
<u>\$0434310240000300</u> FIGUEROA BARBARA C 225 TRADEWIND DR PALM BEACH FL 33480 3330	Acres Value \$ Taxbl \$ Bldg \$ Land \$	0.29 4,633,585.00 1,618,563.00 166,385.00 4,467,200.00	Sales instr Price : Date 1 Book Page	str 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
<u>50434310240000310</u> HENDRICKSON JOHN F 40 GEYSER RD SARATOGA SPRINGS NY 12866 9002	Acres Value \$ Taxbl \$ Bldg \$ Land \$	6.29 5,568,931.00 4,908,596.00 1,101,731.00 4,467,200.00	Sales instr Price : Date / Book Page	str WD Price \$3,000,000.00 Date 4/3/2012 1. Book 25132 Page 31	MTG PUSE SINGLEFAMILY TaxDist 50411 NAV	DODGE ESTATES LOT 31
50434310240000320 SHERMAN MARC & 241 TRADEWIND DR PALM BEACH FL 33460 3330	Acres Value \$ Taxbi \$ Bldg \$ Land \$	0.29 5,060,566.00 1,859,869.00 593,366.00 4,467,200.00	Sales instr Price : Date E Book Page	str WD Price \$1,137,500.00 Date 8/3/1999 1 Book 11278	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 Value \$ Taxbi \$ Bldg \$ Land \$	0.30 7,360,416.00 7,310,416.00 2,699,516.00 4,660,800.00	Sales instr Price : Date 7 Book Page	str WD Price \$5,992,588.00 Date 2/24/2021 Book 32233 Page 1259	MTG PUSE SINGLEFAMILY Taxbist 5041.1 NAV	DODGE ESTATES LT 48

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Page 7 of	Property Appraiser GIS - Property Detail list by parcel control number	
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DODGE ESTATES	DODGE ESTATES
LT 49	LT 51 (LESS W 1/2) & LT 52
MTG PUSE SINGLE FAMILY TaxDist 50411 NAV	MTG PUSE SINGLE FAMILY TaxDist 50411 NAV
Acres 0.30 Sales Instr QC Value \$ 6,864,973.00 Price \$10.00 Taxbl \$ 4,640,540.00 Date 4/16/2018 Bldg \$ 2,179,473.00 Book 29792 Land \$ 4,685,550.00 Page 13	Acres 0.44 Sales instr WD Value \$\frac{*}{3} \text{45,709.00} Price \$\frac{*}{10.00} Taxbl \$\frac{*}{4},514,319.00 Date 12/18/2018 Bidg \$\frac{*}{1},083,474.00 Book 30318 Land \$\frac{*}{7},262,235.00 Page 509
50434310240000490	5043431024000051.1
WELLNER KARL G &	BEYER ANTHONY M
226 TRADEWIND DR	200 TRADEWIND DR
PALM BEACH FL 33480 3331	PALM BEACH FL 33480 3331



LETTERS FROM UTILITIES



TO: Cassandra Hendrix, Manager of Operations, Planning & Engineering, AT&T

Name of Easement Holder/Utility Company

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-Comeast; 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.

ADDRESS: 321 SE 2 nd 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 D	Prive
In accordance with "Town of Palm Beach Code of Ordinances, Ch Easements" the Town of Palm Beach, as part of the procedure for objection be received from all utilities. If you do not object to the please sign and date at the bottom and PROVIDE A LETTER OF National attention of John Lindgren, Gunster, 777 South Flagler Driv For the abandonment of the easement on my property, the legal Property Control No. 50-43-43-10-24-000-0500 Subdivision Attached is a sketch and legal description illustrating the existing lunderstandthatyourcompany will not be responsible in anyway for	rapter 106, Article IV. Vacation and Abandonment of Streets and or abandonment of utility easements, requires that letters of no e abandonment of the utility easement as outlined in this letter, NO OBJECTION and return via fax or email, and U.S. mail to the ve, Suite 500 East, West Palm Beach, FL 33401 description of this property being: n: Dodge Estates Lot: 50 & W ½ of 51 Block geasement we are requesting to be abandoned (Exhibit "A").
to the state of th	vacated equipment in the easement.
Michael Kehoe – 216 Tradewind Trust	6.611/1//
Owner's Typed/Printed Name	Owner's Signature
************************* DO NOT WRITE BELOW THIS LINE - THIS SE	CTION 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 casement remaining. ATAT Florida Name of Easement Holder By: DARRELL DAVIS July Title: ARKA MANAGER ATAT 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 signalory of 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 day of the company's signal acknowledged before me this day of the company's signal acknowledged before me this day of the company that
APublic WorkerII (S11) ADMINFORMSEngineering Agree's etcApplications_Checklis_Agreement Blank Forms for Engineers.	(Serial number, if any)

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

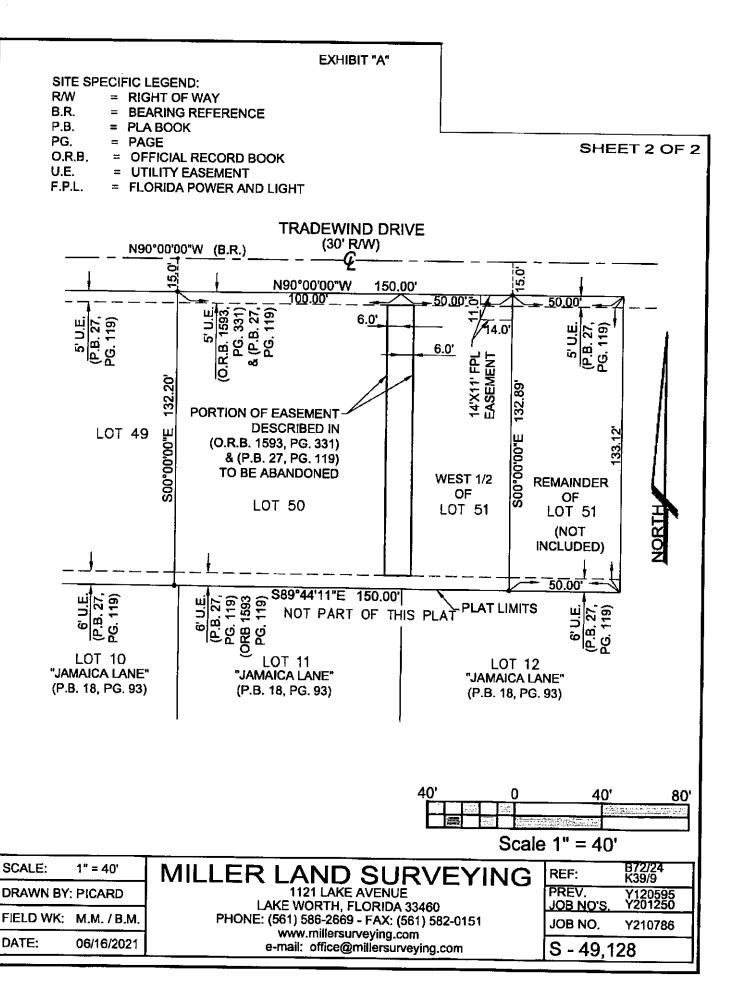
SCALE:	1" = 40"
DRAWN BY	PICARD
FIELD WK:	M.M. / B.M.
DATE:	06/16/2021

MILLER LAND SURVEYING

1121 LAKE AVENUE LAKE WORTH, FLORIDA 33460 PHONE: (561) 586-2669 - FAX: (561) 582-0151 www.millersurveying.com

www	.millersurveying.com
e-mail:	office@millersurveying.com

REF:	B72/24 K39/9
PREV. JOB NO'S.	Y120595 Y201250
JOB NO.	Y210786
S - 49,1	28





Name of Easement Holder/Utility Company

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-Comeast; 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

ADDRESS: 401 Clematis Street, 4 th Floor, West Palm Beach, Easement Holder/Utility Company	FL 33401
To whom it may concern: I am the record title holder of property located at 216 Tradewind Dr. In accordance with "Town of Palm Beach Code of Ordinances, Chap Easements" the Town of Palm Beach, as part of the procedure for objection be received from all utilities. If you do not object to the please sign and date at the bottom and PROVIDE A LETTER OF NO attention of John Lindgren, Gunster, 777 South Flagler Drive For the abandonment of the easement on my property, the legal deproperty Control No. 50-43-43-10-24-000-0500 Subdivision: Attached is a sketch and legal description illustrating the existing of lunderstandthatyour company will not be responsible in anyway for volumer's Typed/Printed Name	oter 106, Article IV. Vacation and Abandonment of Streets and abandonment of utility easements, requires that letters of no abandonment of the utility easement as outlined in this letter, to OBJECTION and return via fax or email, and U.S. mail to the e. Suite 500 East, West Palm Beach, FL 33401 escription of this property being: Dodge Estates Lot: 50 & W ½ of 51 Block easement we are requesting to be abandoned (Exhibit "A").
******* DO NOT WRITE BELOW THIS LINE - THIS SEC	TION IS FOR UTILITY COMPANY'S USE ONLY ***********
Flease 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. Lite of w.P.B. Name of Easement Holder By: Vincent J. Hoel Title: Las. Land Ocu. Mgr. Date: 9/1/23 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, of the utility company's authorization must be provided on letterhead. STATE OF FLORIDA COUNTY OF PALM BEACH The foregoing instrument was acknowledged before methis 7 day of



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 <a href="https://www.vneen.com/vneen

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



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 Sterm Sewer-Palm Beach Public Works Dept.; Public Works Electric-Palm Beach Public Works Dept.; Cable TV-Comeast; Franchised Electric Service Provider-FPL; Telephone-AT&F; Waser-City of West Palm Beach Utilities Dept. Gas-Porida 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: Daniel Tiburcio and Vanessa Guerrero, Comcast Cable – PBC Construction Department Name of Easement Holder/Utility Company				
	21410			
ADDRESS: 10435 Ironwood Road, Palm Beach Gardens, FL 33410 Easement Holder/Utility Company				
To whom it may concern:				
lam the record bitle 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 of	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 sheeth and logal description illustrating the existing essentiant we are requesting to be abandoned (Exhibit "A").				
funderstandthatyourcompany 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				
SERVICE OF THE SERVIC	1.3 M 1.3 M 1.5 M			
**************** DO NOT WRITE BELOW THIS LINE - THIS SEC	TION IS FOR STRITY COMPANY'S USE ONLY			
rious there all not ill but index and complete on indial admittly company	To be completed by Holory Public to college the DRMy company's substitute to the older company's authorogical must be provided on televational.			
ACKNOWLEDGMENT:	STATE OF FLORIDA			
We agree to the abandonment, Letter of NO	COUNTY OF PALM BEACH			
OBJECTION attached.	The foregoing instrument was acknowledged before me this day of, 20, by			
☐ We do not agree and have a vested interest in the	who is personally known to me or produced			
easement remaining.	05			
Comcast Cable Name of Easement Holder	identification.			
Danial TiAmacia				
Fittle: Construction spect 2	(Signature of person taking acknowledgment) SEAL			
Date: 08/24/2023				
Utilities - Return completed forms to the contractor/requestor. Contractor/Requestor - Return all forms with signed agreement to: Attn: Craig Hauschild Town of Palm Beach - Plansing, Zoning, & Building Dept. 360 Palm Pine APPROVED	(Name of officer taking acknowledgment typed, printed or stamped) [Title or rank]			
	1 (2-11-11-11-11-11-11-11-11-11-11-11-11-11			



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 descriped 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

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.

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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. JOB NO'S.	Y120595 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 SHEET 2 OF 2 O.R.B. OFFICIAL RECORD BOOK U.E. = UTILITY EASEMENT F.P.L. = FLORIDA POWER AND LIGHT TRADEWIND DRIVE (30' R/W) N90°00'00"W (B.R.) 15.01 5.0 N90°00'00"W 150,00 100.00 <u> إن 50,00</u> 50,00 (O.R.B. 1593, PG. 331) & (P.B. 27, 6.0' (P.B. 27, PG. 119) 5' U.E. (P.B. 27, PG. 119) 5' U.I **7**4.0 5' U.E. 6.0 14'X11' FPL EASEMENT 20. 132.89 132. PORTION OF EASEMENT **DESCRIBED IN** LOT 49 S00.00.00S (O.R.B. 1593, PG. 331) & (P.B. 27, PG. 119) TO BE ABANDONED **WEST 1/2** REMAINDER OF OF LOT 50 LOT 51 LOT 51 (NOT INCLUDED) 50.00 S89°44'11"E 150.00' 6' U.E. (P.B. 27, ORB 1593 PG. 119) -PLAT LIMITS (P.B. 27, PG. 119) 27 6' U.E. NOT PART OF THIS PLAT LOT 10 LOT 11 **LOT 12** "JAMAICA LANE" "JAMAICA LANE" "JAMAICA LANE" (P.B. 18, PG. 93) (P.B. 18, PG. 93) (P.B. 18, PG. 93) 40' 0 40' 80' Scale 1" = 40' B72/24 K39/9 MILLER LAND SURVEYING SCALE; REF: 1" = 40'PREV. Y120595 Y201250 1121 LAKE AVENUE DRAWN BY: PICARD LAKE WORTH, FLORIDA 33460 JOB NO'S PHONE: (561) 586-2669 - FAX: (561) 582-0151 FIELD WK: M.M. / B.M. JOB NO. Y210786 www.millersurveying.com 06/16/2021 DATE: S - 49,128 e-mail: office@millersurveying.com

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.

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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'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.millersurveving.com

e-mail: office@millersurveying.com

REF:	K39/9	
PREV. JOB NO'S.	Y120595 Y201250	
JOB NO.	Y220786	
S - 49 127		

SITE SPECIFIC LEGEND:

R/W

= RIGHT OF WAY

B.R.

BEARING REFERENCE

P.B.

PLA BOOK

PG.

= PAGE

0,R,B,

= OFFICIAL RECORD BOOK

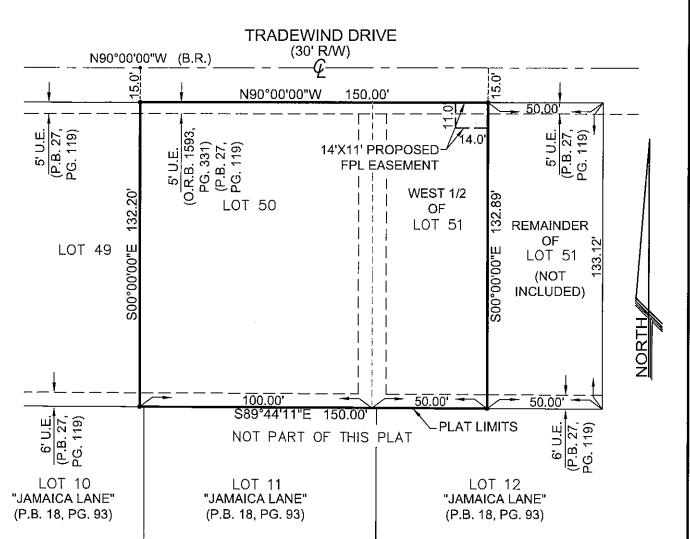
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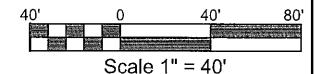
= UTILITY EASEMENT

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

	N39/9
PREV.	Y120595
JOB NO'S.	Y201250
JOB NO.	Y220786
S - 49,127	

B72/24



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.

O: 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 Dri In accordance with "Town of Palm Beach Code of Ordinances, Chap Easements" the Town of Palm Beach, as part of the procedure for objection be received from all utilities. If you do not object to the please sign and date at the bottom and PROVIDE A LETTER OF NO attention of John Lindgren, Gunster, 777 South Flagler Drive For the abandonment of the easement on my property, the legal of Property Control No. 50-43-43-10-24-000-0500 Subdivision: Attached is a sketch and legal description illustrating the existing of Iunderstandthat your company will not be responsible in any way for we Michael Kehoe — 216 Tradewind Trust Owner's Typed/Printed Name	oter 106, Article IV. Vacation and Abandonment of Streets and abandonment of utility easements, requires that letters of no abandonment of the utility easement as outlined in this letter, to OBJECTION and return via fax or email, and U.S. mail to the e. Suite 500 East, West Palm Beach, FL 33401 Description of this property being: Dodge Estates Lot: 50 & W ½ of 51 Block Block		
******** DO NOT WRITE BELOW THIS LINE - THIS SEC	TION IS FOR UTILITY COMPANY'S USE ONLY ***************		
ACKNOWLEDGMENT: Meagree 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 Title: Supervisor Date: 10/3/2023	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 Claber, 2023, by Fernando Van Lemma who is personally known to me or produced identification. Signature of personalization acknowledgment Camille P Lewis Commission # HH 55215 Commission Expires 10-20-2024 Bonded Through - Cynanotary		
Utilitics - 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	(Name of officer taking acknowledgment typed, printed or stamped) (Title or rank) (Serial number, if any)		



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-Comeast, Franchised Electric Service Provider. FPL; Telephone-Works Dept.; Water-City of West Palm Beach Utilities Dept.; Gas-Florida Public Utilities. In the event there are no public utility objections, the applicant 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.

W to Descurses Division Manager, Town of Palm Beach — Water Resources		
TO: <u>Jeffery Coleman, Water Resources Division Manager, Town of Palm Beach — Water Resources</u> 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 Dri	Ve	
In accordance with "Town of Palm Beach Code of Ordinances, Chap Easements" the Town of Palm Beach, as part of the procedure for objection be received from all utilities. If you do not object to the please sign and date at the bottom and PROVIDE A LETTER OF NO attention of John Lindgren, Gunster, 777 South Flagler Drive	abandonment of the utility easement as outlined in this letter, O OBJECTION and return via fax or email, and U.S. mail to the e. Suite 500 East, West Palm Beach, FL 33401	
For the abandonment of the easement on my property, the legal of	lescription of this property being:	
0	: Dodge Estates Lot: 50 & W % of 51	
Attached is a sketch and legal description illustrating the existing	easement we are requesting to be abandoned (Exhibit "A").	
Attached is a sketch and legal description most aling the coasting		
lunderstandthatyour company will not be responsible in any way for \	vacated equipment in the coordinate	
Michael Kehoe - 216 Tradewind Trust	and I) All	
Owner's Typed/Printed Name	Owner's Signature (
******* DO NOT WRITE BELOW THIS UNE . THIS SEC	CTION IS FOR UTILITY COMPANY'S USE ONLY	
Please check off use (1) hos below and complete on helialf of sullity company.	To be completed by Notary Public to authenticate utility company's signatory, or the utility company's authorization must be provided an letterhead.	
ACKNOWLEDGMENT:	STATE OF FLORIDA COUNTY OF PALM BEACH	
We agree to the abandonment. Letter of NO		
OBJECTION attached.	The foregoing instrument was acknowledged before me this	
D the second interest in the	22 day of AUGUST 20 28 by JEH COLOMAN	
We do not agree and have a vested interest in the	who is personally known to me or produced	
easement remaining. Palm Reach		
Name of Easement Holder	identification.	
- M Calenach	(Signature of person taking acknowledgment)	
10)	(Signature of person taking acknowledgment)	
Title: Water Resource Manager	man minimum settle to	
Date: 8/22/23		
<u> </u>	Diffith Commission HH 404443	
Utilities - Return completed forms to the controctor/requestor. Contractor/Requestor - Return all forms with signed agreement to:	(Name of officer laking acknowledgment yped, printed or	
Arm: Craig Hauschild	stamped)	
Town of Palm Beach - Planning, Zoning, & Building Dept. 360 South County Road		
Palm Beach, FL 33408	(Title or rank)	
Phone: (561) 227-7042 Fax: (561) 835-4621	(Secial number if any)	
Newskie Works (CIII) ADMOATORMS Agramating Agram cate Applications, Creating Agramatic Black Found for Environment	(Serial number, if any)	



Public Works Department Abandonment of Dedicated Public Fasement

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 Dept.; Public Works Electric-Palm Beach Public Works Dept.; Cable TV-Comcast; Franchised Electric Service Provider-FPL; Telephone-AT&T; Water-City of West Falm 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.

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 of	description of this property being:	
Property Control No. <u>50-43-43-10-24-000-0500</u> Subdivision	: Dodge Estates_Lot: 50 & W ½ of 51Block	
Attached is a sketch and legal description illustrating the existing	easement we are requesting to be abandoned (Exhibit "A").	
Iunderstand that your company will not be responsible In any way for various and the property of the propert	racated equipment in the easement.	
Michael Kehoe – 216 Tradewind Trust Owner's Typed/Printed Name Owner's Signature		

Please check off one (1) box below and complete on behalf of utility company. ACKNOWLEDGMENT: We <u>agree</u> to the abandonment. Letter of NO OBJECTION attached.	To be completed by Nolary Public to authenticale utility company's signatory, of the utility compony's authorization must be provided on lefterhead. STATE OF FLORIDA COUNTY OF PALM BEACH	
We do not agree and have a vested interest in the easement remaining. TOWN 63 PACM BEACH Name of Easement Holder By: Mal Gree	The foregoing instrument was acknowledged before me this 22 day of AU(1)ST 20 23 by MARK LORFE who is personally known to me or produced as identification. (Signature of person taking acknowledgment)	
Title: Electrical Superwor		
Utilities · Return completed forms to the contractor/requestor. Contractor/Requestor - Return all forms with signed agreement to: Atm: Craig Hauschild Town of Palm Beach - Planning, Zoning, & Building Dept. 360 South County Road Palm Beach, FL 33408 Phone: (361) 227-7042 Fax: (561) 835-4621	Notary Public State of Florida Lynne Menniti My Commission HH 404448 Expires 6/16/2027 [Name of officer taking acknowledgment typed, printed or stamped] [Title or rank]	

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.

REVISION			
08/03/21	DESCRIPT	ION	
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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
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e-mail: office@millersurveying.com

REF:	B72/24 K39/9	
PREV. JOB NO'S.	Y120595 Y201250	
JOB NO.	Y210786	
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