

Agenda Item #: _____

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: February 22, 2024 ☐ Consent ☐ Regular
☐ Workshop ☒ Public Hearing

Department: Engineering and Public Works
Submitted by: Engineering and Public Works
Submitted for: Land Development Division

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to adopt: a Resolution abandoning two 12-foot wide utility easements lying within Delray Lakes Estates PUD, Section 20, Township 46 South, Range 42 East, according to the plat thereof, as recorded in Plat Book 41, Pages 200 and 201 (Abandonment Site), Public Records of Palm Beach County (County).


SUMMARY: Adoption of this Resolution will eliminate the public dedication that is in conflict with development plans of the Delray Lakes Estates Homeowners' Association, Inc. (Petitioner). All reviewing agencies and utility service providers have approved this abandonment and the utility easements to be abandoned serve no present or future public purpose. The Petitioner requested the County clear the encumbrance to allow the construction of a sound wall within the abandonment site, adjacent to Florida's Turnpike. The Engineering and Public Works Department advertised this public hearing on Sunday, February 4, 2024. The Abandonment Site is located on the southwest corner of Atlantic Avenue and Florida's Turnpike. District 5 (YBH)


Background and Policy Issues: Hearings for abandonments pursuant to Section 177.101, Florida Statutes, are quasi-judicial hearings and are subject to the Palm Beach County Procedures for Conduct of Quasi-Judicial Hearings. Disclosures are needed.

Easements are exempt from the privilege fee requirement as provided in Palm Beach County Code of Ordinances Chapter 22, Article III, Road Abandonment and Plat Vacation, Ordinance 2002-034.

Attachments:

1. Location Sketch
2. Resolution with Exhibit 'A'

Recommended by:  1/24/2021
YBH/TEL County Engineer Date

Approved by:  2/6/24
Deputy County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2024	2025	2026	2030	2028
Capital Expenditures	-0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	-0-	-0-	-0-	-0-	-0-
# ADDITIONAL FTE					
POSITIONS (Cumulative)	-0-	-0-	-0-	-0-	-0-

Is Item Included in Current Budget?

Yes☐

No☒

Is this item using Federal Funds?

Yes☐

No☒

Is this item using State Funds?

Yes☐

No☒

Budget Account No:

Fund

Dept

Unit

Object

Recommended Sources of Funds/Summary of Fiscal Impact:

**This item has no fiscal impact. The abandonment sites are not subject to privilege fees as easements are exempt.

C. Departmental Fiscal Review:

Danny Ramkalsingh

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

OFMB

Contract Dev. and Control

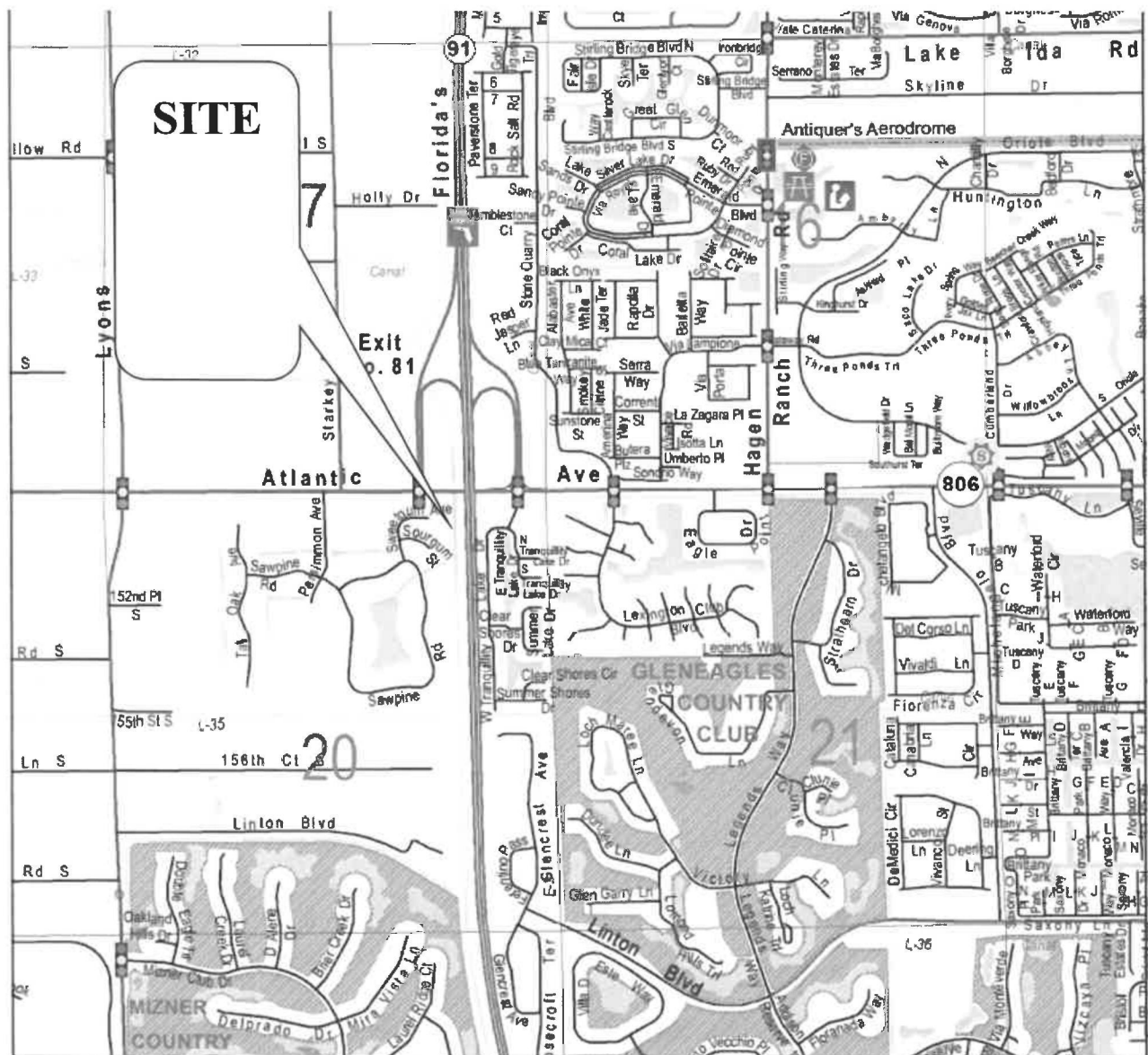
B. Approved as to Form and Legal Sufficiency:

Assistant County Attorney

C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment.



LOCATION SKETCH



N (Not to scale)

TWO 12-FOOT WIDE UTILITY EASEMENTS LYING
WITHIN DELRAY LAKES ESTATES PUD, SECTION 20,
TOWNSHIP 46 SOUTH, RANGE 42 EAST, ACCORDING TO
THE PLAT THEREOF, RECORDED IN PLAT BOOK 41,
PAGES 200 AND 201, PUBLIC RECORDS OF PALM BEACH
COUNTY.

RESOLUTION NO. R2024-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING TWO 12-FOOT WIDE UTILITY EASEMENTS LYING WITHIN DELRAY LAKES ESTATES PUD, SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGES 200 AND 201, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

WHEREAS, the Board of County Commissioners (BCC) of Palm Beach County, Florida, pursuant to authority in Section 177.101, Florida Statutes, and as provided in the Palm Beach County (County) Code Chapter 22, Article III, Road Abandonment and Plat Vacation Ordinance (Ordinance), and the petition of Delray Lakes Estates Homeowners' Association, Inc, called a public hearing to be held in the County Commissioners' Chambers, at the Robert Weisman Governmental Office Complex, 301 North Olive Avenue, West Palm Beach, Florida, on February 22, 2024, to consider and determine whether the County would vacate, abandon; discontinue and close, renounce and disclaim any right or interest of the County and the public in two 12-foot wide utility easements lying within Delray Lakes Estates PUD, Section 20, Township 46 South, Range 42 East, according to the plat thereof, as recorded in Plat Book 41, Pages 200 and 201 (Utility Easements), Public Records of Palm Beach County, Florida, as shown in **Exhibit A**; and

WHEREAS, the petition substantially complies with the terms and conditions of the abandonment process as set forth in the Ordinance; and

WHEREAS, in accordance with the Ordinance, notice of the holding of such meeting was duly published in the Palm Beach Post on February 4, 2024; and

WHEREAS, the BCC while convened in regular session on February 22, 2024 did hold a meeting on said petition to abandon the Utility Easements; and

WHEREAS, the BCC determined that said petition conforms to the Ordinance.

RESOLUTION NO. R2024-_____

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are hereby reaffirmed and ratified.
2. Two 12-foot wide utility easements lying within Delray Lakes Estates PUD, Section 20, Township 46 South, Range 42 East, according to the plat thereof, as recorded in Plat Book 41, Pages 200 and 201, are hereby abandoned and closed as public utility easements and the BCC does hereby renounce and disclaim any right or interest of the County and the public in and to the Utility Easements, more fully described in the legal description and sketch as shown in **Exhibit A**, attached hereto and made a part hereof.
3. Notice of the adoption of this Resolution shall be published one time in the Palm Beach Post within thirty (30) days of the date of adoption of this Resolution in accordance with Section 336.10, Florida Statutes, and the Ordinance.

(Remainder of page left intentionally blank)

RESOLUTION NO. R2024-_____

The foregoing Resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and, upon being put to a vote, the vote was as follows:

- Commissioner Maria Sachs, Mayor
- Commissioner Maria G. Marino, Vice Mayor
- Commissioner Gregg K. Weiss
- Commissioner Michael A. Barnett
- Commissioner Marci Woodward
- Commissioner Sara Baxter
- Commissioner Mack Bernard

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2024.

APPROVED AS TO TERMS AND
CONDITIONS

BY: 

Scott B. Cantor, Director
Land Development Division

PALM BEACH COUNTY, A POLITICAL
SUBDIVISION OF THE STATE OF
FLORIDA, BY AND THROUGH ITS
BOARD OF COUNTY COMMISSIONERS

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY: ybh/tel _____
Yelizaveta B. Herman,
Assistant County Attorney

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT &
COMPTROLLER

BY: _____
Deputy Clerk

EXHIBIT A**SPECIFIC PURPOSE SURVEY -
ABANDONMENT OF TWO EASEMENTS****DESCRIPTION:**

TWO 12 FOOT WIDE UTILITY EASEMENTS LYING WITHIN DELRAY LAKES ESTATES P.U.D. SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 41, PAGE 200 AND 201, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID 12 FOOT EASEMENTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

EASEMENT 1:

THE WEST 12 FEET OF THE EAST 47 FEET OF LOTS 84, 87 AND 88. COMMENCE AT THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, THENCE SOUTH 84°28'50" WEST, A DISTANCE OF 1220.39 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°58'57" EAST, A DISTANCE OF 734.74 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 256.09 AND A CHORD BEARING OF NORTH 88°07'45" WEST; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 12.02 FEET; THENCE NORTH 00°58'57" WEST, A DISTANCE OF 734.40 FEET; THENCE NORTH 89°42'00" EAST, A DISTANCE OF 12 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA. CONTAINING A TOTAL OF 8815 SQ. FEET (0.20 ACRES) MORE OR LESS.

EASEMENT 2:

THE WEST 12 FEET OF THE EAST 47 FEET OF LOTS 50 THROUGH LOT 60. COMMENCE AT THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 46 SOUTH, RANGE 42 EAST, THENCE SOUTH 84°28'50" WEST, A DISTANCE OF 1220.39 FEET; THENCE SOUTH 00°58'57" EAST, A DISTANCE OF 795.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°58'57" EAST, A DISTANCE OF 1762.60 FEET; THENCE SOUTH 89°47'46" WEST, A DISTANCE OF 12 FEET; THENCE NORTH 00°58'57" WEST, A DISTANCE OF 1762.83 FEET; THENCE SOUTH 89°07'00" EAST, A DISTANCE OF 12.01 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA. CONTAINING A TOTAL OF 21153 SQ. FEET (0.49 ACRES) MORE OR LESS.

SURVEYORS CERTIFICATION:

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE FLORIDA STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN, CHAPTER 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Donald Sullivan

Digitally signed by Donald
Sullivan
Date: 2024.01.09 15:46:47
-05'00'

DONALD J. SULLIVAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6422



NOT VALID WITHOUT THE
SIGNATURE AND STAMPED SEAL
OF A FLORIDA LICENSED
SURVEYOR & MAPPER

DATED: 11/28/2023

REVISE TITLE PER COUNTY COMMENTS	1/9/24	D.S.	D.J.S.	N/A
REVISED PER UPDATED OWNERSHIP & ENCUMBRANCE REPORT	11/28/23	J.A.C.	D.J.S.	N/A
REVISED PER COUNTY COMMENTS	11/06/23	J.A.C.	D.J.S.	N/A



DJS SURVEYORS, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
20283 STATE ROAD 7, SUITE 200
BOCA RATON, FL 33498
PH. 561.883.0470, FX. 561.883.0480
CERTIFICATE OF AUTHORIZATION NO. LB 7870
WWW.djssurveyors.com

JOB No: **23-303**

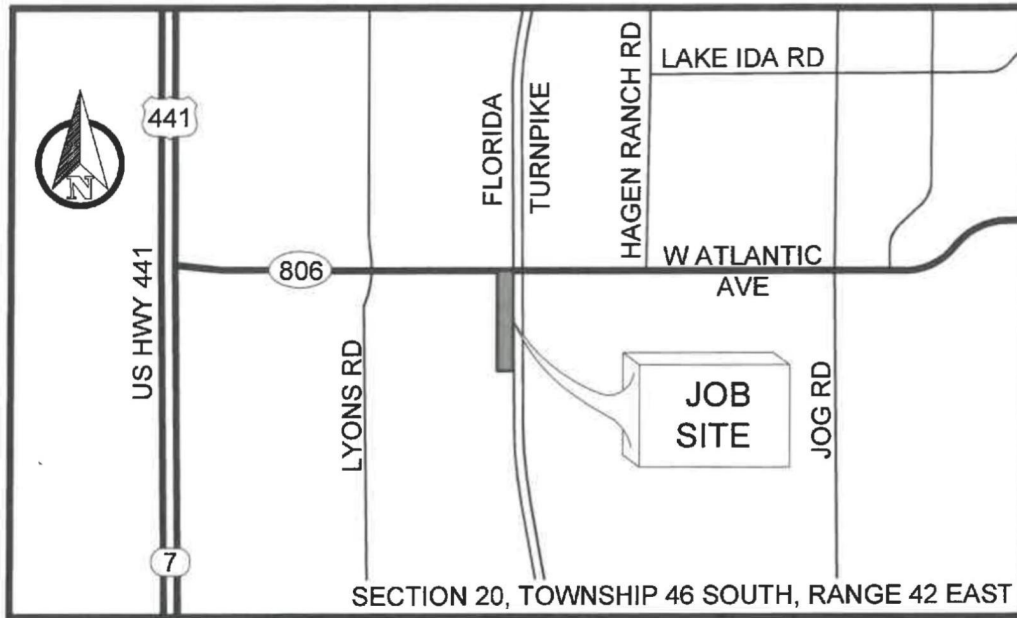
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DRAWN BY: D.S.
CHKD. BY: D.J.S.
SCALE: N/A

SHEET No:

1/10

EXHIBIT A

SPECIFIC PURPOSE SURVEY - ABANDONMENT OF TWO EASEMENTS



LOCATION MAP (N.T.S.)

NOTES:

1. THIS IS CLASSIFIED A SPECIFIC PURPOSE SURVEY, BY CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, AS AMENDED. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO DEPICT THE 12' UTILITY EASEMENT THAT IS PROPOSED TO BE ABANDONED.
2. COORDINATES SHOWN ARE GRID. COORDINATE DATUM= NAD 83 (1990 ADJUSTMENT)
3. COORDINATE SYSTEM= 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
4. ZONE= FLORIDA EAST ZONE.
5. LINEAR UNIT= US SURVEY FEET
6. SCALE FACTOR= 1.000024636984
7. THE FOLLOWING BEARINGS ARE BASED ON AN ASSUMED BEARING OF SOUTH 00°58'57" EAST FROM THE EAST PLAT LINE OF DELRAY LAKES ESTATES P.U.D. PLAT BOOK 41, PAGE 200 AND 201.
8. SECTION CORNER INFORMATION & COORDINATES SHOWN HEREON ARE REFERENCED TO THE PUBLISHED PALM BEACH COUNTY SECTION CORNER HISTORY DATABASE.
9. NO UTILITY STRUCTURES EXIST WITHIN EASEMENTS
10. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE VERIFIABLE ELECTRONIC SIGNATURE AND DIGITAL SEAL OF THE CERTIFYING SURVEYOR.

REVISE TITLE PER COUNTY COMMENTS	1/9/24	D.S.	D.J.S.	N/A
REVISED PER UPDATED OWNERSHIP & ENCUMBRANCE REPORT	11/28/23	J.A.C.	D.J.S.	N/A
REVISED PER COUNTY COMMENTS	11/06/23	J.A.C.	D.J.S.	N/A



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DRAWN BY: D.S.
CHKD. BY: D.J.S.
SCALE: N/A

SHEET No:

2/10

EXHIBIT A

SPECIFIC PURPOSE SURVEY -
ABANDONMENT OF TWO EASEMENTS

LEGEND:

AL ARC LENGTH
CB CHORD BEARING
CHKD CHECKED
CHL CHORD LENGTH
COR. CORNER
C.M.E. CANAL MAINTENANCE EASEMENT
DEL DELTA
ESMT EASEMENT
FB FIELD BOOK
FND. FOUND
FIRC FOUND IRON ROD&CAP
I.R. IRON ROD
L.W.D.D. LAKE WORTH DRAINAGE DISTRICT
NAD NORTH AMERICAN DATUM
N/A NOT APPLICABLE
N.T.S. NOT TO SCALE
O.R.B. OFFICIAL RECORD BOOK
P.B. PLAT BOOK
P.B.C.R. PALM BEACH COUNTY RECORDS
PG. PAGE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.U.D. PLANNED URBAN DEVELOPMENT
R RADIUS
R/W RIGHT-OF-WAY
SEC. SECTION
SQ. SQUARE
S.R. STATE ROAD
U.E. UTILITY EASEMENT

REVISE TITLE PER COUNTY COMMENTS	1/9/24	D.S.	D.J.S.	N/A
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SHEET No:

3/10

EXHIBIT A**SPECIFIC PURPOSE SURVEY -
ABANDONMENT OF TWO EASEMENTS*****SURVEYOR'S OWNERSHIP & ENCUMBRANCE REPORT STATEMENT:***

DJS SURVEYORS, INC. HAS EXAMINED THE FOLLOWING OWNERSHIP & ENCUMBRANCE REPORT AND ALL OWNERSHIP AND ENCUMBRANCES HAVE BEEN SHOWN UNLESS OTHERWISE NOTED.

FIRST AMERICAN TITLE INSURANCE COMPANY**OWNERSHIP AND ENCUMBRANCE REPORT*****FIRST AMERICAN ISSUING OFFICE:***

FIRST AMERICAN TITLE INSURANCE COMPANY

1555 PALM BEACH LAKES BLVD., SUITE 1430

WEST PALM BEACH, FL 33401

FILE NO.: 2140-2763057

UPDATE AND REVISION: 11/20/2023

PREPARED FOR: DELRAY LAKES ESTATES HOA, INC., C/O SPECTRUM ASSOCIATION SERVICES, INC.

8927 HYPOLUXO ROAD, SUITE A-4 #188 LAKE WORTH, FL 33467

ENCUMBRANCES/MATTERS AFFECTING TITLE):

INSTRUMENTS OF RECORD THAT AFFECT ALL PARCELS:

1. EASEMENT DEED TO LAKE WORTH DRAINAGE DISTRICT (O.R.B 3416 PAGE 571). *PLOTTED HEREON*
2. CERTIFICATE DESIGNATING FOR DELRAY LAKE ESTATES HOMEOWNERS ASSOCIATION, INC. (O.R.B. 3591 PAGE 1349) *IS NOT A SURVEY MATTER AND IS NOT PLOTTABLE*
3. BYLAWS OF DELRAY LAKES ESTATES HOMEOWNERS ASSOCIATION (O.R.B. 3591 PAGE 1359). *IS NOT A SURVEY MATTER AND IS NOT PLOTTABLE*
4. DECLARATION OF COVENANTS AND RESTRICTIONS DELRAY LAKES ESTATES (O.R.B. 3591 PAGE 1367). *IS NOT A SURVEY MATTER AND IS NOT PLOTTABLE*
5. DECLARATION OF COVENANTS AND RESTRICTIONS (O.R.B. 4549 PAGE 1). *IS NOT A SURVEY MATTER AND IS NOT PLOTTABLE*
6. CERTIFICATE OF AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS (O.R.B. 5031 PAGE 1806) *IS NOT A SURVEY MATTER AND IS NOT PLOTTABLE*
7. CERTIFICATE OF AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS (O.R.B. 5523 PAGE 1413) *IS NOT A SURVEY MATTER AND IS NOT PLOTTABLE*
8. DECREE CREATING AND INCORPORATING LAKE WORTH DRAINAGE DISTRICT (O.R.B. 6495 PAGE 761) *IS NOT A SURVEY MATTER AND IS NOT PLOTTABLE*
9. ORDER FOR LAKE WORTH DRAINAGE DISTRICT (O.R.B. 6495 PAGE 1165) *IS NOT A SURVEY MATTER AND IS NOT PLOTTABLE*
10. CERTIFICATE OF AMENDMENT TO DECLARATIONS AND RESTRICTIONS (O.R.B. 9296 PAGE 1516) *IS NOT A SURVEY MATTER AND IS NOT PLOTTABLE*

REVISE TITLE PER COUNTY COMMENTS	1/9/24	D.S.	D.J.S.	N/A
REVISED PER UPDATED OWNERSHIP & ENCUMBRANCE REPORT	11/28/23	J.A.C.	D.J.S.	N/A
REVISED PER COUNTY COMMENTS	11/06/23	J.A.C.	D.J.S.	N/A



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JOB No: 23-303

FB/PG: N/A

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CHKD. BY: D.J.S.

SCALE: 1"=100'

SHEET No:

4/10

EXHIBIT A**SPECIFIC PURPOSE SURVEY -
ABANDONMENT OF TWO EASEMENTS*****ENCUMBRANCES/MATTERS AFFECTING TITLE*): (CONT.)**

INSTRUMENTS OF RECORD THAT AFFECT ALL PARCELS:

11. CERTIFICATE OF AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS (O.R.B. 12298 PAGE 1773) *IS NOT A SURVEY MATTER AND IS NOT PLOTTABLE*
12. CERTIFICATE OF AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS (O.R.B. 12322 PAGE 972) *IS NOT A SURVEY MATTER AND IS NOT PLOTTABLE*
13. RESOLUTION NO. R2005-362 OF PALM BEACH COUNTY (O.R.B. 18255 PAGE 1560) *IS NOT A SURVEY MATTER AND IS NOT PLOTTABLE*
14. RESOLUTION R-2006-573 OF PALM BEACH COUNTY (O.R.B. 20209 PAGE 970) *IS NOT A SURVEY MATTER AND IS NOT PLOTTABLE*
15. RESOLUTION R-2012-847 OF PALM BEACH COUNTY (O.R.B. 25290 PAGE 888) *DOES NOT AFFECT SUBJECT PROPERTIES AND IS NOT PLOTTED*
16. RESOLUTION R-2012-851 OF PALM BEACH COUNTY (O.R.B. 25290 PAGE 918) *DOES NOT AFFECT SUBJECT PROPERTIES AND IS NOT PLOTTED*
17. UTILITY EASEMENT FOR SUBDIVISION ROADWAYS TO, BELL SOUTH TELECOMM DBA AT&T FLORIDA (O.R.B. 25290 PAGE 978) *DOES NOT AFFECT SUBJECT PROPERTIES AND IS NOT PLOTTED*
18. UTILITY EASEMENT FOR SUBDIVISION ROADWAYS TO FLORIDA POWER AND LIGHT COMPANY (O.R.B. 25290 PAGE 995) *DOES NOT AFFECT SUBJECT PROPERTIES AND IS NOT PLOTTED*
19. UTILITY EASEMENT OF SUBDIVISION ROADWAYS TO PALM BEACH COUNTY (O.R.B. 25290 PAGE 1011) *DOES NOT AFFECT SUBJECT PROPERTIES AND IS NOT PLOTTED*

REVISE TITLE PER COUNTY COMMENTS	1/9/24	D.S.	D.J.S.	N/A
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FB/PG: N/A
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 SCALE: 1"=100'

SHEET No:

5/10

EXHIBIT A**SPECIFIC PURPOSE SURVEY -
ABANDONMENT OF TWO EASEMENTS*****ENCUMBRANCES/MATTERS AFFECTING TITLE*): (CONT.)**

INSTRUMENTS OF RECORD THAT AFFECT ALL PARCELS:

20. AMENDMENT 1A TO THE DECLARATIONS AND RESTRICTIONS (O.R.B. 27362 PAGE 1204) *IS NOT A SURVEY MATTER AND IS NOT PLOTTABLE*
21. CERTIFICATE OF AMENDMENT TO THE BYLAWS AND ARTICLES OF INCORP FOR DELRAY LAKES ESTATES (O.R.B. 28097 PAGE 763) *IS NOT A SURVEY MATTER AND IS NOT PLOTTABLE*
22. CERTIFICATE TO AMEND DECLARATION OF COVENANTS AND RESTRICTION (O.R.B. 28420 PAGE 744) *IS NOT A SURVEY MATTER AND IS NOT PLOTTABLE*
23. CERTIFICATE OF AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS (O.R.B. 28722 PAGE 1525) *IS NOT A SURVEY MATTER AND IS NOT PLOTTABLE*
24. CERTIFICATE OF RESTATEMENT OF DECLARATIONS OF DELRAY LAKES ESTATES (O.R.B. 28945 PAGE 693). *IS NOT A SURVEY MATTER AND IS NOT PLOTTABLE*
25. CERTIFICATE OF RESTATEMENT OF DECLARATION OF COVENANTS AND RESTRICTIONS (O.R.B. 30424 PAGE 1734) *IS NOT A SURVEY MATTER AND IS NOT PLOTTABLE*
26. CERTIFICATE OF AMENDMENT TO THE RULES AND REGULATIONS FOR DELRAY LAKES ESTATES HOMEOWNER ASSOCIATION (O.R.B. 33661 PAGE 1716) *IS NOT A SURVEY MATTER AND IS NOT PLOTTABLE*
27. CERTIFICATE OF AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR DELRAY LAKES ESTATES HOMEOWNER' ASSOCIATION' INC.(O.R.B. 33943 PAGE 546) *IS NOT A SURVEY MATTER AND IS NOT PLOTTABLE*
28. CERTIFICATE OF AMENDMENT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR DELRAY LAKES ESTATES HOMEOWNER' ASSOCIATION' INC. (O.R.B.34324 PAGE 1242) *IS NOT A SURVEY MATTER AND IS NOT PLOTTABLE*

REVISE TITLE PER COUNTY COMMENTS	1/9/24	D.S.	D.J.S.	N/A
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REVISED PER COUNTY COMMENTS	11/06/23	J.A.C.	D.J.S.	N/A



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FB/PG: N/A

DRAWN BY: D.S.

CHKD. BY: D.J.S.

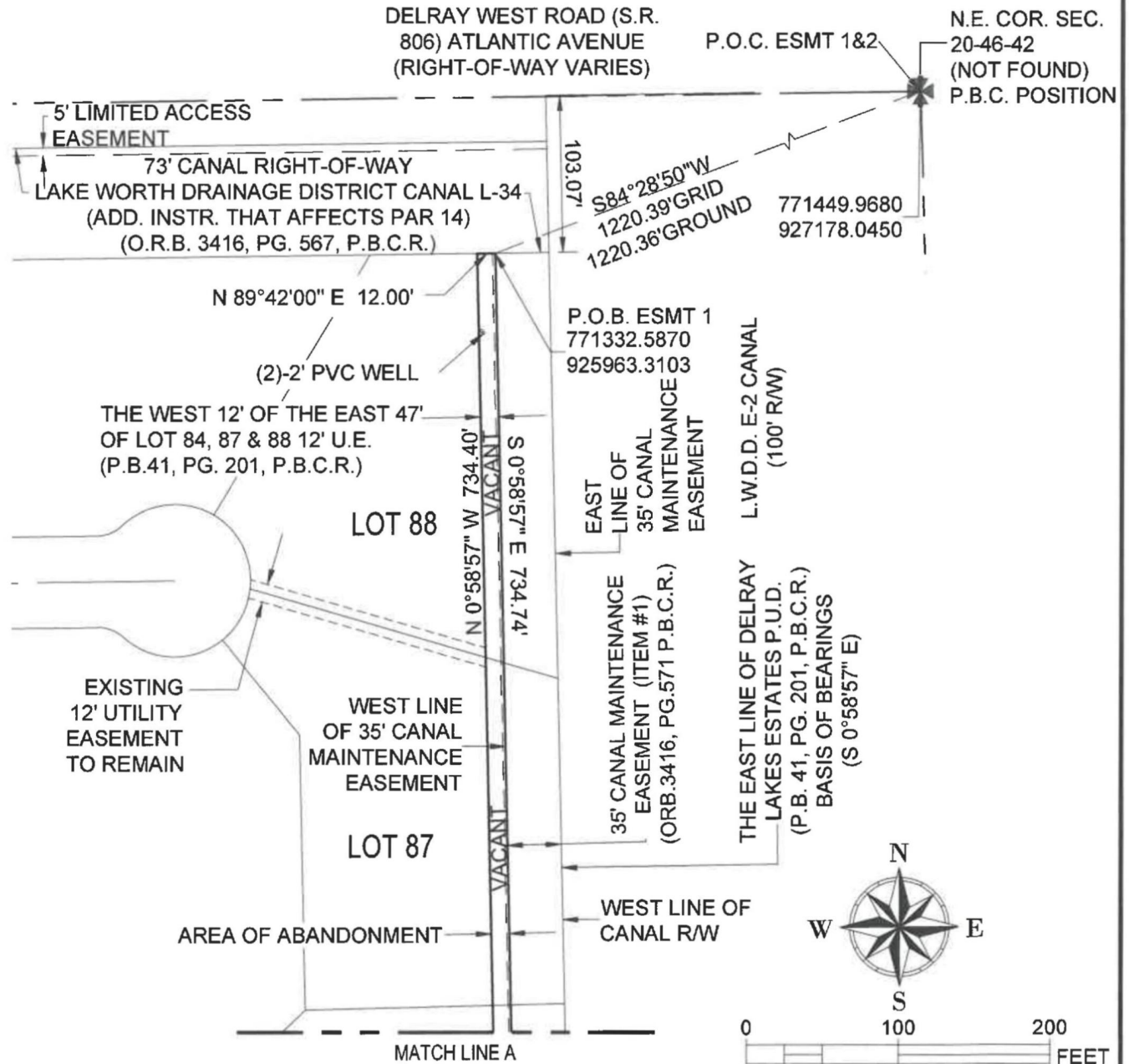
SCALE: 1"=100'

SHEET No:

6/10

EXHIBIT A

SPECIFIC PURPOSE SURVEY - ABANDONMENT OF TWO EASEMENTS



REVISE TITLE PER COUNTY COMMENTS	1/9/24	D.S.	D.J.S.	N/A
REVISED PER UPDATED OWNERSHIP & ENCUMBRANCE REPORT	11/28/23	J.A.C.	D.J.S.	N/A
REVISED PER COUNTY COMMENTS	11/06/23	J.A.C.	D.J.S.	N/A



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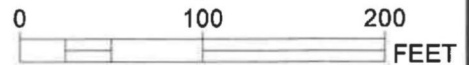
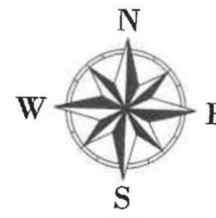
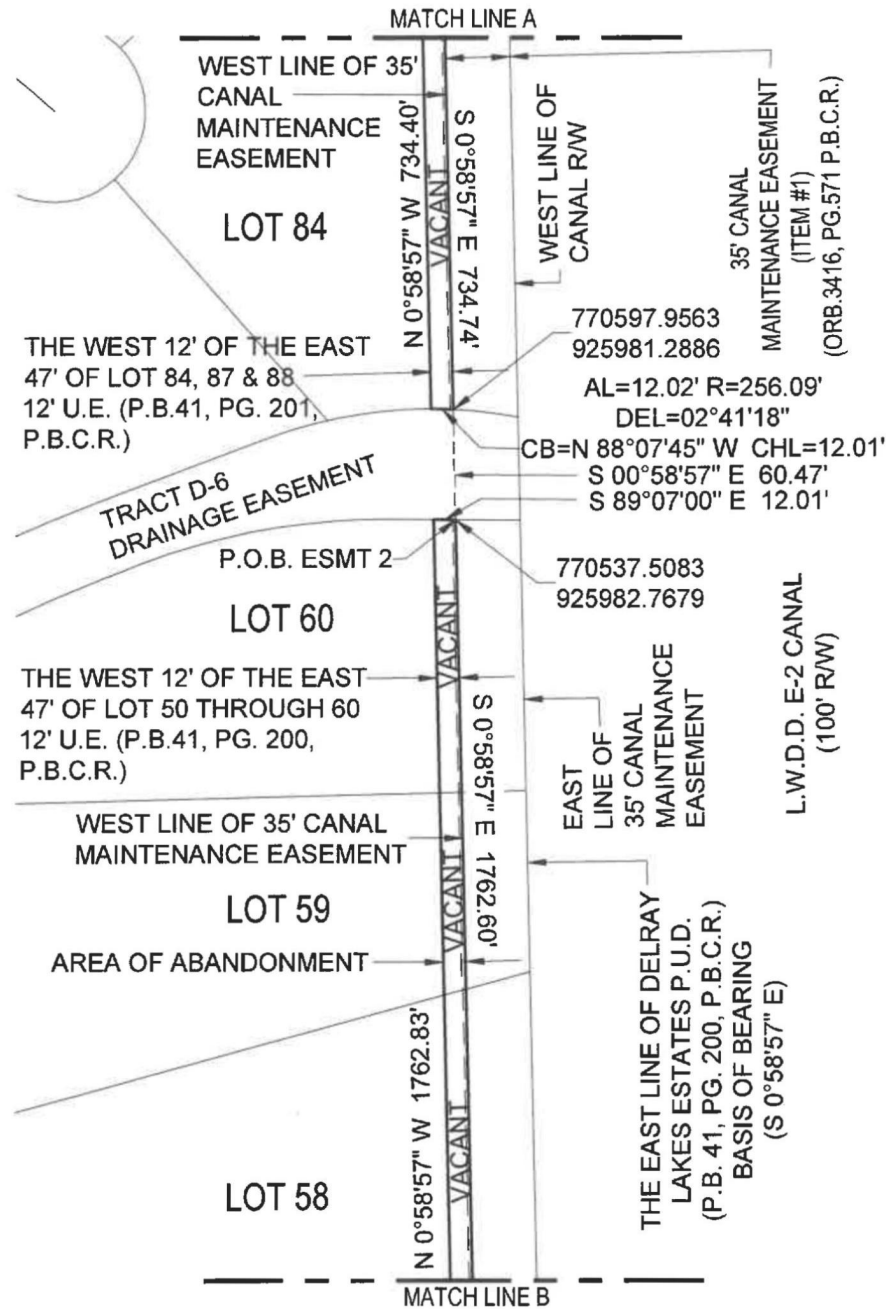
FB/PG: N/A
DRAWN BY: D.S.
CHKD. BY: D.J.S.
SCALE: 1"=100'

SHEET No:

7/10

EXHIBIT A

SPECIFIC PURPOSE SURVEY - ABANDONMENT OF TWO EASEMENTS



REVISE TITLE PER COUNTY COMMENTS	1/9/24	D.S.	D.J.S.	N/A
REVISED PER UPDATED OWNERSHIP & ENCUMBRANCE REPORT	11/28/23	J.A.C.	D.J.S.	N/A
REVISED PER COUNTY COMMENTS	11/06/23	J.A.C.	D.J.S.	N/A



DJS SURVEYORS, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
20283 STATE ROAD 7, SUITE 200
BOCA RATON, FL 33498
PH. 561.883.0470, FX. 561.883.0480
CERTIFICATE OF AUTHORIZATION NO. LB 7870
WWW.djssurveyors.com

JOB No: **23-303**

FB/PG: N/A

DRAWN BY: D.S.

CHKD. BY: D.J.S.

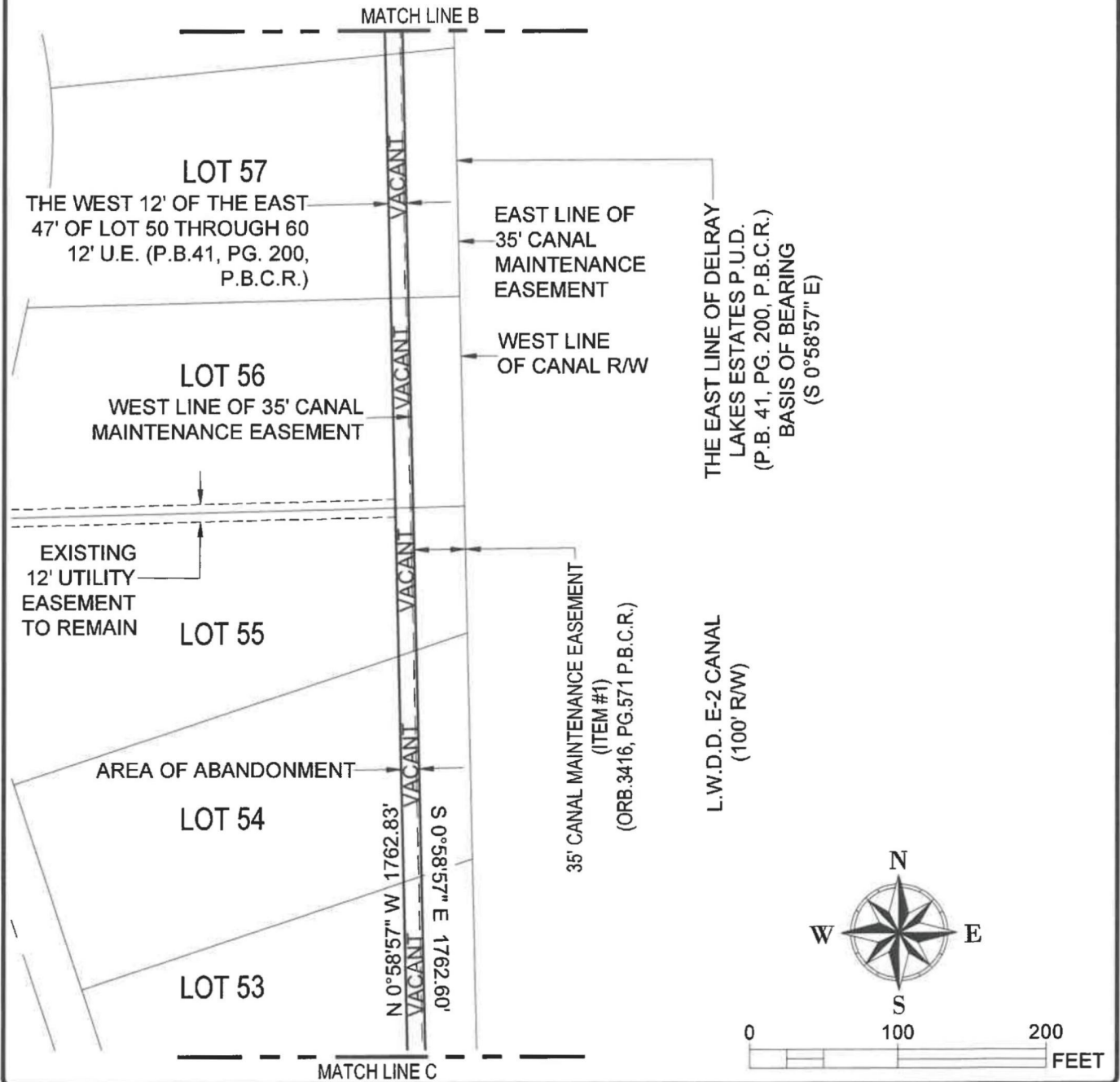
SCALE: 1"=100'

SHEET No:

8/10

EXHIBIT A

SPECIFIC PURPOSE SURVEY -
ABANDONMENT OF TWO EASEMENTS



REVISE TITLE PER COUNTY COMMENTS	1/9/24	D.S.	D.J.S.	N/A
REVISED PER UPDATED OWNERSHIP & ENCUMBRANCE REPORT	11/28/23	J.A.C.	D.J.S.	N/A
REVISED PER COUNTY COMMENTS	11/06/23	J.A.C.	D.J.S.	N/A



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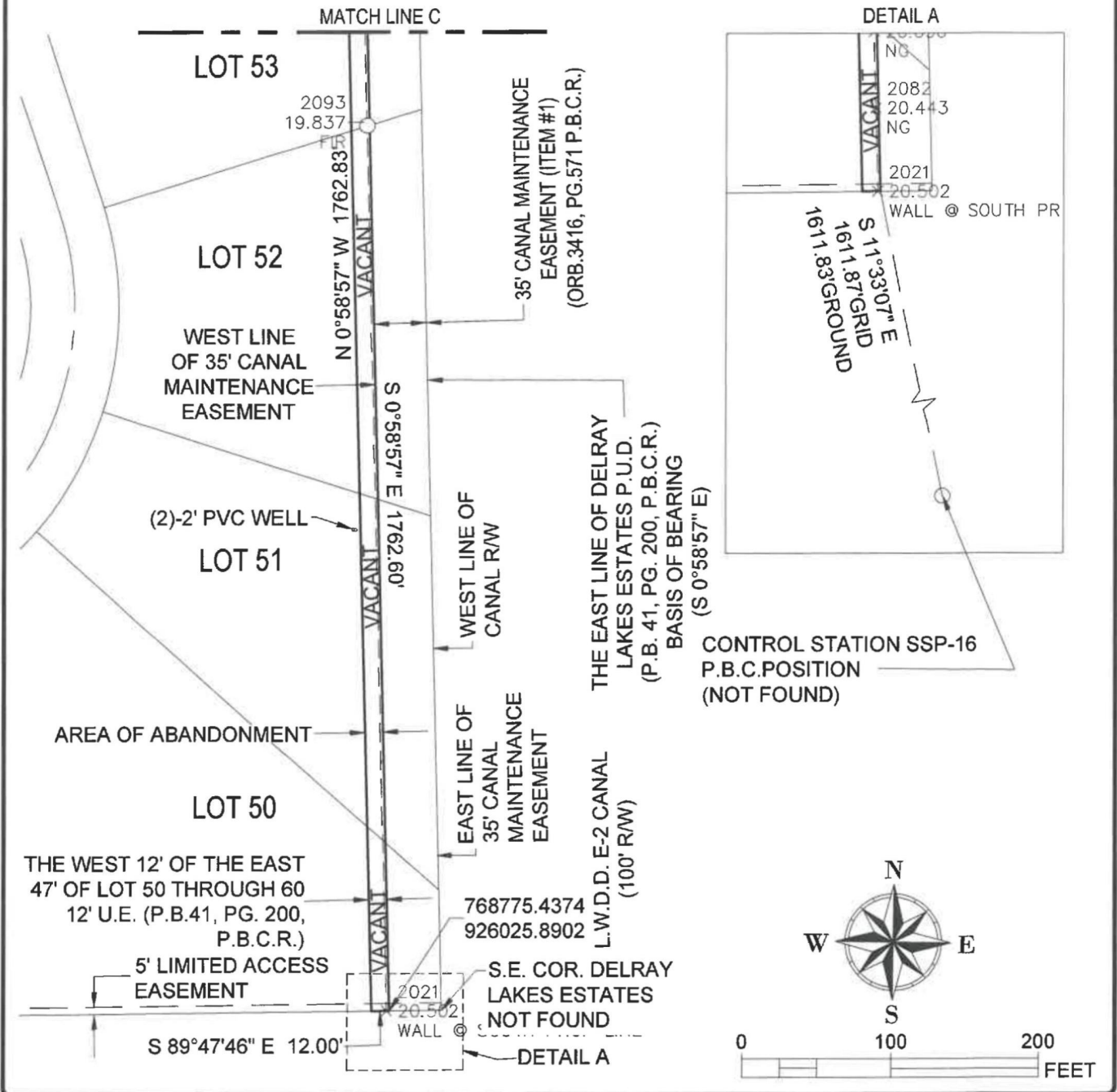
SCALE: 1"=100'

SHEET No:

9/10

EXHIBIT A

SPECIFIC PURPOSE SURVEY - ABANDONMENT OF TWO EASEMENTS



REVISE TITLE PER COUNTY COMMENTS	1/9/24	D.S.	D.J.S.	N/A
REVISED PER UPDATED OWNERSHIP & ENCUMBRANCE REPORT	11/28/23	J.A.C.	D.J.S.	N/A
REVISED PER COUNTY COMMENTS	11/06/23	J.A.C.	D.J.S.	N/A



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JOB No: **23-303**

FB/PG: N/A
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SHEET No:

10/10