



**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	(\$11,457)	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
<b>NET FISCAL IMPACT</b>	<b>(\$11,457)</b>	<b>-0-</b>	<b>-0-</b>	<b>-0-</b>	<b>-0-</b>
# 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 3500 Dept. 800 Unit 8005 Rev Src 6422

**Recommended Sources of Funds/Summary of Fiscal Impact:**

Transportation Improvement Fund  
 Abandonment Ordinance Fees

If approved, the petition is subject to a privilege fee of \$ 11,456.66

Asset # n/a a.d. Jones, Mgr., F&U, OFMB 8/13/24

C. Departmental Fiscal Review: Danny Rantalsi

**III. REVIEW COMMENTS**

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

Lisa Mente 8/19/2024  
 OFMB A-8119  
 MO 8/19

Brenda Wright 9/9/24  
 Contract Dev. and Control  
 MO 9/24

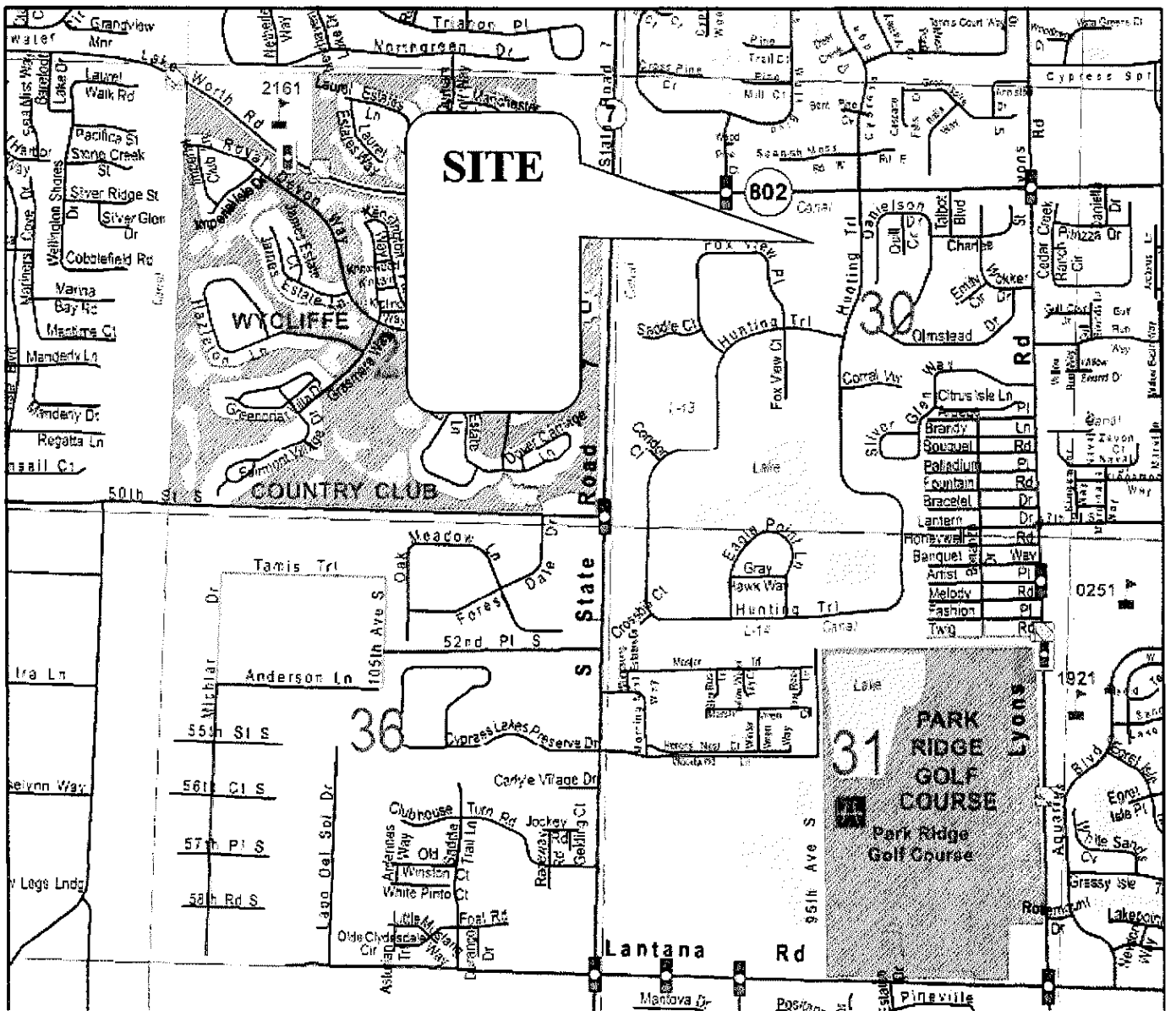
**B. Approved as to Form and Legal Sufficiency:**

M. M. M. 9/10/24  
 Assistant County Attorney

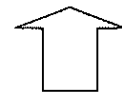
**C. Other Department Review:**

\_\_\_\_\_  
 Department Director

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



## LOCATION SKETCH



N (Not to scale)

A PORTION OF THE 30-FOOT WIDE RIGHT-OF-WAY (ROW) LYING BETWEEN TRACTS 4 AND 5, BLOCK 27 THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY.

RESOLUTION NO. R2024-\_\_\_\_\_

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ABANDONING ANY PUBLIC INTEREST IN A PORTION OF THE 30-FOOT WIDE RIGHT-OF-WAY (ROW) LYING BETWEEN TRACTS 4 AND 5, BLOCK 27, THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY.**

**WHEREAS**, the Board of County Commissioners (BCC) of Palm Beach County, Florida, pursuant to authority in Sections 336.09 and 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 Pulte Home Company, LLC, 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 September 26, 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 a portion of the 30-foot wide ROW lying between Tracts 4 and 5, Block 27, The Palm Beach Farms Company Plat No. 3, according to the plat thereof, as recorded in Plat Book 2, Pages 45 through 54, (Abandonment Site), as shown in **Exhibit A**; and

**WHEREAS**, this petition 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 September 8, 2024; and

**WHEREAS**, the BCC held said hearing as advertised and determined that such action will not materially interfere with the County road system and will not deprive any person of a reasonable means of ingress and egress from at least one County, State or Federal highway.

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

**RESOLUTION NO. R2024-\_\_\_\_\_**

1. The foregoing recitals are hereby reaffirmed and ratified.
  
2. A portion of the 30-foot wide ROW lying between Tracts 4 and 5, Block 27, The Palm Beach Farms Company Plat No. 3, according to the plat thereof, as recorded in Plat Book 2, Pages 45 through 54, is hereby abandoned and closed and the BCC does hereby renounce and disclaim any right or interest of the County and the public in and to the ROW, more fully described in the legal description and sketch as shown in **Exhibit A**, attached hereto and made a part hereof.
  
2. 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.

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**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

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

BY: \_\_\_\_\_

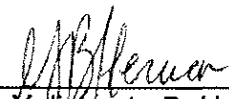


Scott B. Cantor, Director  
Land Development Division

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT &  
COMPTROLLER

BY: \_\_\_\_\_



Yelizaveta B. Herman,  
Assistant County Attorney

BY: \_\_\_\_\_

Deputy Clerk

EXHIBIT A

**DESCRIPTION:**

A PORTION OF THE 30-FOOT RIGHT-OF-WAY LYING BETWEEN TRACTS 4 AND 5, BLOCK 27, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 4; THENCE ALONG THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID TRACT 4, SOUTH 89°00'11" WEST A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 5; THENCE ALONG THE EAST LINE OF SAID TRACT 5, NORTH 01°02'23" WEST A DISTANCE OF 603.64 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-12 CANAL, AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°03'01" EAST A DISTANCE OF 15.01 FEET TO THE CENTERLINE OF THE AFORESAID 30-FOOT RIGHT-OF-WAY; THENCE ALONG SAID CENTERLINE, SOUTH 01°02'23" EAST A DISTANCE OF 14.56 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID LAKE WORTH DRAINAGE DISTRICT L-12 CANAL, AS RECORDED IN OFFICIAL RECORDS BOOK 2394, PAGE 242 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°03'01" EAST A DISTANCE OF 15.01 FEET TO THE WEST LINE OF SAID TRACT 4; THENCE ALONG SAID WEST LINE OF TRACT 4, SOUTH 01°02'23" EAST A DISTANCE OF 589.06 FEET TO THE POINT OF BEGINNING.


CONTAINING 17,891 SQUARE FEET (0.4107 ACRE), MORE OR LESS.


**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SPECIFIC PURPOSE SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JUNE 11, 2024. I FURTHER CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

REVISED 7-29-23  
REVISED 6-06-24

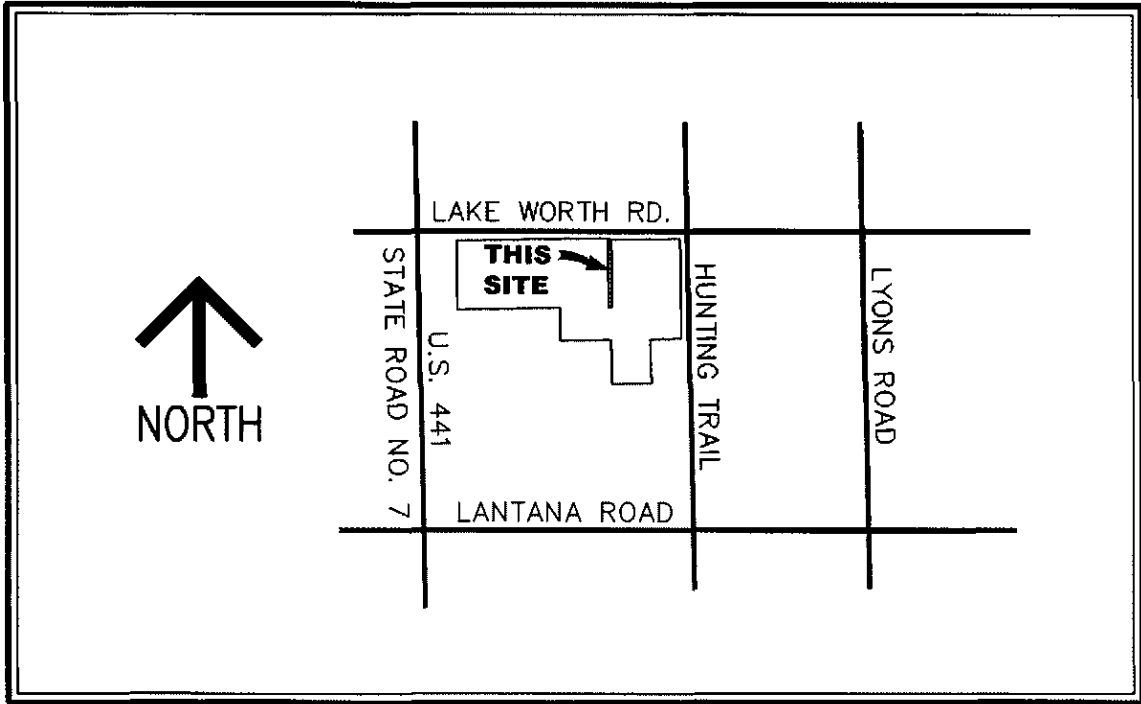
SHEET 1 OF 9

	<b>CAULFIELD &amp; WHEELER, INC.</b>
	CIVIL ENGINEERING LANDSCAPE ARCHITECTURE - SURVEYING 7900 GLADES ROAD - SUITE 100 BOCA RATON, FLORIDA 33434 PHONE (561)-392-1991 / FAX (561)-750-1452

	Digitally signed by David Lindley Date: 2024.06.20 14:42:47 -0400 Adobe Acrobat version: 2024.002.20857
	DAVID P. LINDLEY, PLS PROFESSIONAL LAND SURVEYOR NO. 5005 STATE OF FLORIDA LB 3591

DATE	6-20-2024
DRAWN BY	der
F.B./ PG.	ELECT.
SCALE	NONE
JOB	9791 ROW VAC

RIGHT-OF-WAY ABANDONMENT  
HUNTER'S CROSSING  
SPECIFIC PURPOSE SURVEY - RIGHT OF WAY ABANDONMENT

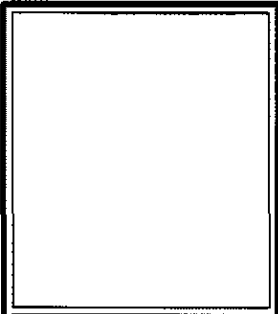


SECTION 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST

**LOCATION MAP**  
(NOT TO SCALE)

SHEET 2 OF 9

**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	6-20-2024
DRAWN BY	der
F.B. / PG.	ELECT.
SCALE	NONE
JOB	9791 ROW VAC

RIGHT-OF-WAY ABANDONMENT  
HUNTER'S CROSSING  
SPECIFIC PURPOSE SURVEY - RIGHT OF WAY ABANDONMENT



**SURVEYOR'S NOTES AND REPORT:**

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. TITLE MATTERS SHOWN HEREON PER PROPERTY INFORMATION REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO.: 11205747, SEARCH DATE THROUGH 06/26/2023 5:00 PM. ALL PLOTTABLE MATTERS ARE SHOWN HEREON.
4. THE 'DESCRIPTION' SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECT, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS DETERMINED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT.
6. BEARINGS SHOWN HEREON ARE GRID. THE WEST LINE OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST HAS A GRID BEARING OF SOUTH 01'35'17" WEST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECT, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
7. UNDERGROUND FOUNDATIONS, ENCROACHMENTS OR UTILITIES WERE NOT LOCATED.
8. EXISTING UTILITY IMPROVEMENTS SHOWN HEREON ARE TO BE ABANDONED IN PLACE.

**LEGEND:**


- FND. - FOUND
- ID. - IDENTIFICATION
- IRC - IRON ROD & CAP
- NAD - NORTH AMERICAN DATUM
- ORB. - OFFICIAL RECORD BOOK
- PB. - PLAT BOOK
- POB - POINT OF BEGINNING
- PGS. - PAGE(S)
- R/W - RIGHT-OF-WAY
- SEC. - SECTION
- LWDD - LAKE WORTH DRAINAGE DISTRICT

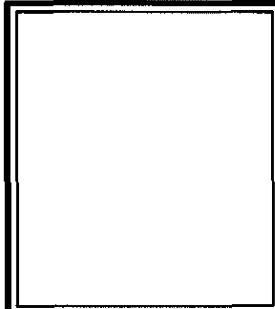
● - SET 5/8" IRON ROD & CAP LB 3591, UNLESS OTHERWISE NOTED

**NOTE**

COORDINATES SHOWN ARE GRID  
 DATUM = NAD 83 (1990 ADJUSTMENT)  
 ZONE = FLORIDA EAST  
 LINEAR UNIT = U.S. SURVEY FEET  
 COORDINATE SYSTEM 1983 STATE PLANE  
 TRANSVERSE MERCATOR PROJECTION  
 ALL DISTANCES ARE GROUND  
 SCALE FACTOR = 1.000018579  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,  
 NAD 83 (1990 ADJUSTMENT), FLORIDA EAST ZONE.

SHEET 3 OF 9

	<b>CAULFIELD &amp; WHEELER, INC.</b> CIVIL ENGINEERING
	LANDSCAPE ARCHITECTURE - SURVEYING 7900 GLADES ROAD - SUITE 100 BOCA RATON, FLORIDA 33434 PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	6-20-2024
DRAWN BY	der
F.B./ PG.	ELECT.
SCALE	NONE
JOB	9791 ROW VAC


**RIGHT-OF-WAY ABANDONMENT  
 HUNTER'S CROSSING  
 SPECIFIC PURPOSE SURVEY - RIGHT OF WAY ABANDONMENT**

**PROPERTY INFORMATION REPORT**

1. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS CONTAINED ON THE PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 3 RECORDED IN PLAT BOOK 2, PAGE 45 [AFFECTS AS SHOWN]; AS AFFECTED BY RESOLUTION NO. R-75-750, RECORDED FEBRUARY 26, 1976 IN OFFICIAL RECORDS BOOK 2511, PAGE 765, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. [DOES NOT AFFECT]
2. RESERVATIONS, FOR RIGHT OF WAY FOR SMALL LATERAL DITCHES IN FAVOR OF OTHER TRACTS CONTAINED IN DEEDS FROM THE PALM BEACH FARMS COMPANY RECORDED JULY 6, 1914 IN DEED BOOK 53, PAGE 488 AND RECORDED MARCH 25, 1914 IN DEED BOOK 26, PAGE 317, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. [BOTH DO NOT AFFECT]
3. OIL, GAS AND OTHER MINERAL RESERVATIONS BY EVERGLADES DRAINAGE DISTRICT (NOW SOUTH FLORIDA WATER MANAGEMENT DISTRICT, CONTAINED IN DEED NO. 1572 RECORDED DECEMBER 15, 1944 IN DEED BOOK 703, PAGE 198; RELEASE OF RESERVATIONS NO. 9610 RECORDED MAY 2, 1975 IN OFFICIAL RECORDS BOOK 2414, PAGE 754, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. [BOTH DO NOT AFFECT]
4. RESERVATIONS CONTAINED ON DEED FROM LAKE WORTH DRAINAGE DISTRICT TO J. W. RAMSEY RECORDED JULY 11, 1941 IN DEED BOOK 720, PAGE 141; AS AFFECTED BY QUIT-CLAIM DEED RECORDED FEBRUARY 15, 1995 IN OFFICIAL RECORDS BOOK 8622, PAGE 1711, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. [BOTH DO NOT AFFECT]
5. OIL, GAS AND OTHER MINERAL RESERVATIONS BY EVERGLADES DRAINAGE DISTRICT (NOW SOUTH FLORIDA WATER MANAGEMENT DISTRICT, CONTAINED IN DEED NO. 3370 RECORDED JULY 31, 1945 IN DEED BOOK 724, PAGE 580; RELEASE OF RESERVATIONS NO. 9611 RECORDED MAY 2, 1975 IN OFFICIAL RECORDS BOOK 2414, PAGE 756, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. [BOTH DO NOT AFFECT]
6. OIL, GAS AND OTHER MINERAL RESERVATIONS BY EVERGLADES DRAINAGE DISTRICT (NOW SOUTH FLORIDA WATER MANAGEMENT DISTRICT, CONTAINED IN DEED NO. 5331 RECORDED JULY 16, 1946 IN DEED BOOK 773, PAGE 249; RELEASE OF RESERVATIONS NO. 9552 RECORDED FEBRUARY 24, 1975 IN OFFICIAL RECORDS BOOK 2394, PAGE 1071, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. [BOTH DO NOT AFFECT]

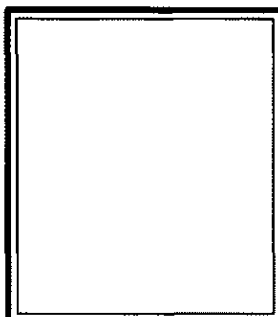
CONTINUED ON SHEET 5

SHEET 4 OF 9



**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

RIGHT-OF-WAY ABANDONMENT  
 HUNTER'S CROSSING  
 SPECIFIC PURPOSE SURVEY - RIGHT OF WAY ABANDONMENT




DATE	6-20-2024
DRAWN BY	der
F.B./ PG.	ELECT.
SCALE	NONE
JOB	9791 ROW VAC

CONTINUED FROM SHEET 4

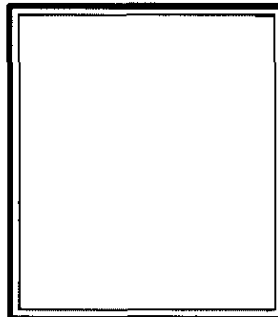
7. RIGHTS IN RESERVATIONS BY AND BETWEEN THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT AND THE LAKE WORTH DRAINAGE DISTRICT RECORDED MARCH 27, 1972 IN OFFICIAL RECORDS BOOK 1994, PAGE 1573, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
[DOES NOT AFFECT]
8. UNITY OF TITLE RECORDED NOVEMBER 3, 1981 IN OFFICIAL RECORDS BOOK 3621, PAGE 1292, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. [DOES NOT AFFECT]
9. EASEMENT AGREEMENT BY AND BETWEEN THE LAKE WORTH DRAINAGE DISTRICT AND THE COUNTY OF PALM BEACH RECORDED SEPTEMBER 15, 1989 IN OFFICIAL RECORDS BOOK 6196, PAGE 519, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
[DOES NOT AFFECT]
10. DRAINAGE EASEMENTS CONTAINED IN STIPULATED ORDER OF TAKING RECORDED MARCH 8, 1990 IN OFFICIAL RECORDS BOOK 6379, PAGE 56; STIPULATED ORDER OF TAKING RECORDED MARCH 12, 1990 IN OFFICIAL RECORDS BOOK 6381, PAGE 1626; AND COUNTY DEED FROM PALM BEACH COUNTY TO THE LAKE WORTH DRAINAGE DISTRICT RECORDED MAY 22, 1990 IN OFFICIAL RECORDS BOOK 6459, PAGE 1957, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
[BOTH DO NOT AFFECT]
11. RIGHT OF WAY OF THE LAKE WORTH DRAINAGE DISTRICT LATERAL CANAL NO. 12 (L-12) AS EVIDENCED BY LAKE WORTH DRAINAGE DISTRICT CHANCERY CASE 407 RECORDED JUNE 22, 1990 IN OFFICIAL RECORDS BOOK 6495, PAGE 761 AND COUNTY DEED BY AND BETWEEN PALM BEACH COUNTY AND LAKE WORTH DRAINAGE DISTRICT RECORDED AUGUST 11, 1977 IN OFFICIAL RECORDS BOOK 2720, PAGE 1739, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
[BOTH DO NOT AFFECT]
12. ACCESS EASEMENT BY LAKE WORTH DRAINAGE DISTRICT RECORDED SEPTEMBER 24, 1990 IN OFFICIAL RECORDS BOOK 6590, PAGE 756, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. [AFFECTS - SHOWN HEREON]
13. DRAINAGE EASEMENT BY E. WAYNE DUBOIS AND SHERRY DUBOIS, HUSBAND AND WIFE, IN FAVOR OF THE COUNTY OF PALM BEACH RECORDED NOVEMBER 9, 1990 IN OFFICIAL RECORDS BOOK 6639, PAGE 1668; COUNTY DEED FROM PALM BEACH COUNTY TO THE LAKE WORTH DRAINAGE DISTRICT RECORDED JANUARY 23, 1991 IN OFFICIAL RECORDS BOOK 6707, PAGE 972, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
[BOTH DO NOT AFFECT]
14. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED JUNE 14, 2023 IN OFFICIAL RECORDS BOOK 34373, PAGE 793. [AFFECTS - BLANKET IN NATURE]

SHEET 5 OF 9



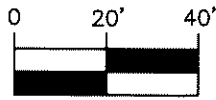
**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

RIGHT-OF-WAY ABANDONMENT  
 HUNTER'S CROSSING  
 SPECIFIC PURPOSE SURVEY - RIGHT OF WAY ABANDONMENT



DATE	6-20-2024
DRAWN BY	der
F.B./ PG.	ELECT.
SCALE	NONE
JOB	9791 ROW VAC

EXHIBIT A



SEE LEGEND  
ON SHEET 3

ADDITIONAL 13.7' RIGHT OF WAY  
CYPRESS TRAIL, PUD  
PB. 42, PG. 28

70' RIGHT OF WAY  
LAKE WORTH DRAINAGE DISTRICT  
ORB. 6381, PG. 1626  
ORB. 6672, PG. 610  
ORB. 6459, PG. 1957

**LAKE WORTH ROAD**

VARIABLE WIDTH PUBLIC RIGHT-OF-WAY  
FLORIDA DEPARTMENT OF TRANSPORTATION  
RIGHT OF WAY MAP  
SECTION 93180-2426

30' ROAD R/W  
(PB. 2, PG. 45)

50' ROAD R/W  
(PB. 2, PG. 45)  
L.W.D.D.  
ORB. 1585, PG. 505

90' INGRESS & EGRESS OVER L-12  
RIGHT OF WAY ORB. 6590, PG. 756  
VARIABLE WIDTH  
L.W.D.D.  
ORB. 6639, PG. 1668  
ORB. 6707, PG. 972

NE CORNER HUNTING TRAIL  
PB 32, PG. 119,

70.00'

N89°03'01"E 15.01'  
55.44' R/W L.W.D.D.  
ORB. 6495, PG. 761  
SOUTH R/W LINE L-12 CANAL  
(ORB. 6495, PG. 761)  
OUTFALL 12" RCP

**L.W.D.D. CANAL-12**

S01°02'23"E 14.56'  
SOUTH R/W LINE L-12 CANAL  
(ORB. 2394, PG. 242)

INGRESS & EGRESS EASEMENT  
(ORB. 6590, PG. 756)

N89°03'01"E 15.01'  
FND. 5/8" IRON ROD  
& CAP LB7055

A PORTION OF  
TRACT 5, BLOCK 27  
(PB. 2, PGS. 45-54)

4' HOGWIRE FENCE  
OUTFALL 12" RCP  
N01°02'23"W 603.64'

N89°03'01"E 599.97'  
N: 830731.6598  
E: 918264.9172  
A PORTION OF  
TRACT 4, BLOCK 27  
(PB. 2, PGS. 45-54)  
AREA OF ABANDONMENT  
±17,890.51 SQ. FT.(0.4107 ACRES)

EAST LINE OF TRACT 5, BLOCK 27

S01°02'23"E 589.06'  
WEST LINE OF TRACT 4, BLOCK 27

MATCHLINE - SEE SHEET 7

SHEET 6 OF 9



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 6-20-2024

DRAWN BY der

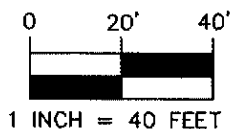
F.B./ PG. ELECT.

SCALE AS SHOWN

JOB 9791 ROW VAC

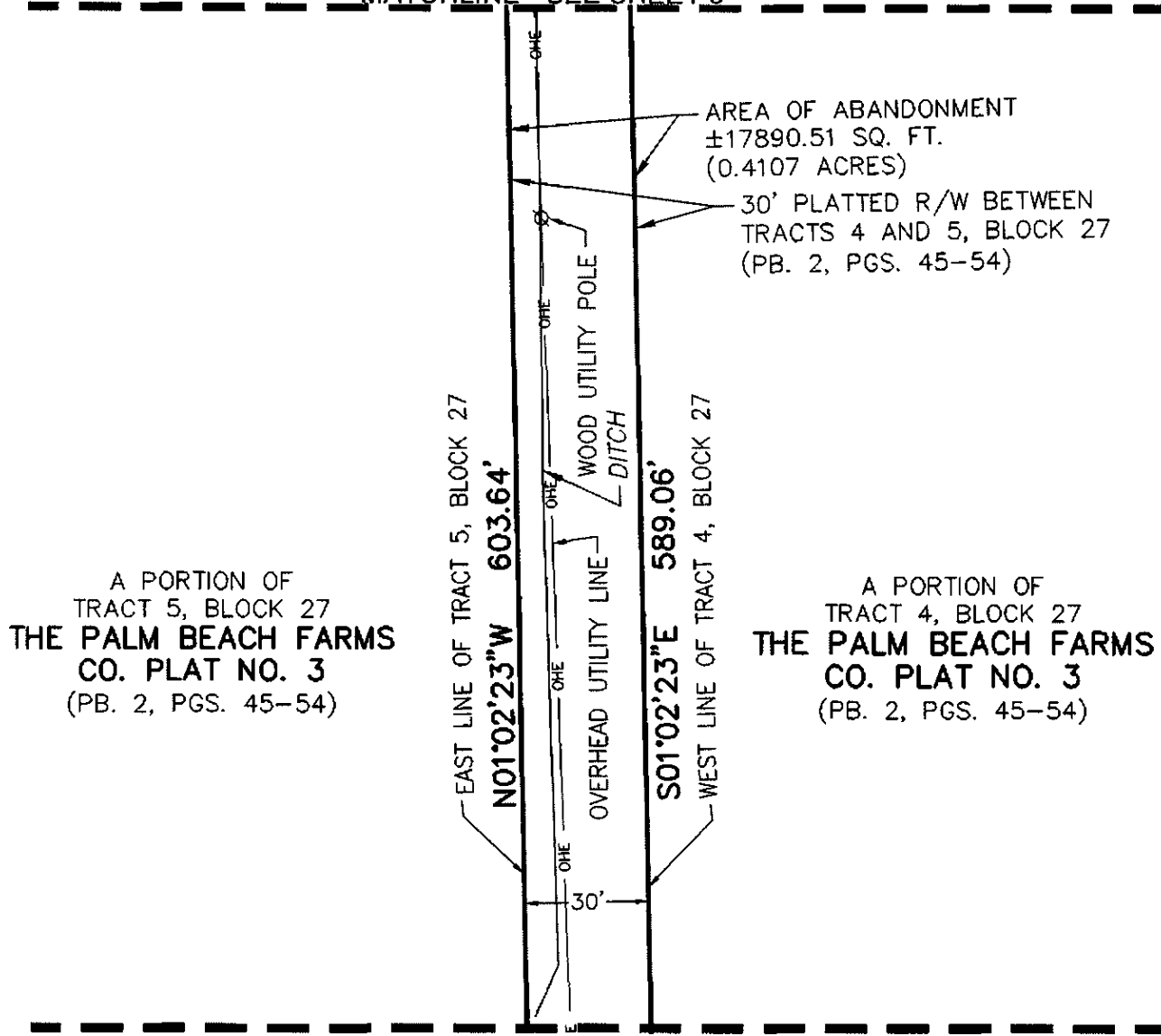
RIGHT-OF-WAY ABANDONMENT  
HUNTER'S CROSSING  
SPECIFIC PURPOSE SURVEY - RIGHT OF WAY ABANDONMENT

EXHIBIT A



SEE LEGEND  
ON SHEET 3

MATCHLINE - SEE SHEET 6



A PORTION OF  
TRACT 5, BLOCK 27  
**THE PALM BEACH FARMS  
CO. PLAT NO. 3**  
(PB. 2, PGS. 45-54)

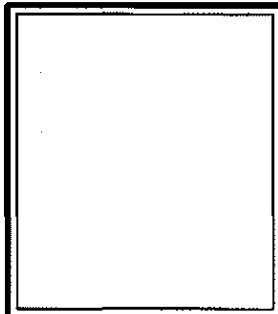
A PORTION OF  
TRACT 4, BLOCK 27  
**THE PALM BEACH FARMS  
CO. PLAT NO. 3**  
(PB. 2, PGS. 45-54)

MATCHLINE - SEE SHEET 8

SHEET 7 OF 9

**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING  
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RIGHT-OF-WAY ABANDONMENT  
HUNTER'S CROSSING  
SPECIFIC PURPOSE SURVEY - RIGHT OF WAY ABANDONMENT

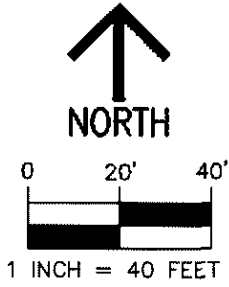


DATE	6-20-2024
DRAWN BY	der
F.B./ PG.	ELECT.
SCALE	AS SHOWN
JOB	9791 ROW VAC

EXHIBIT A

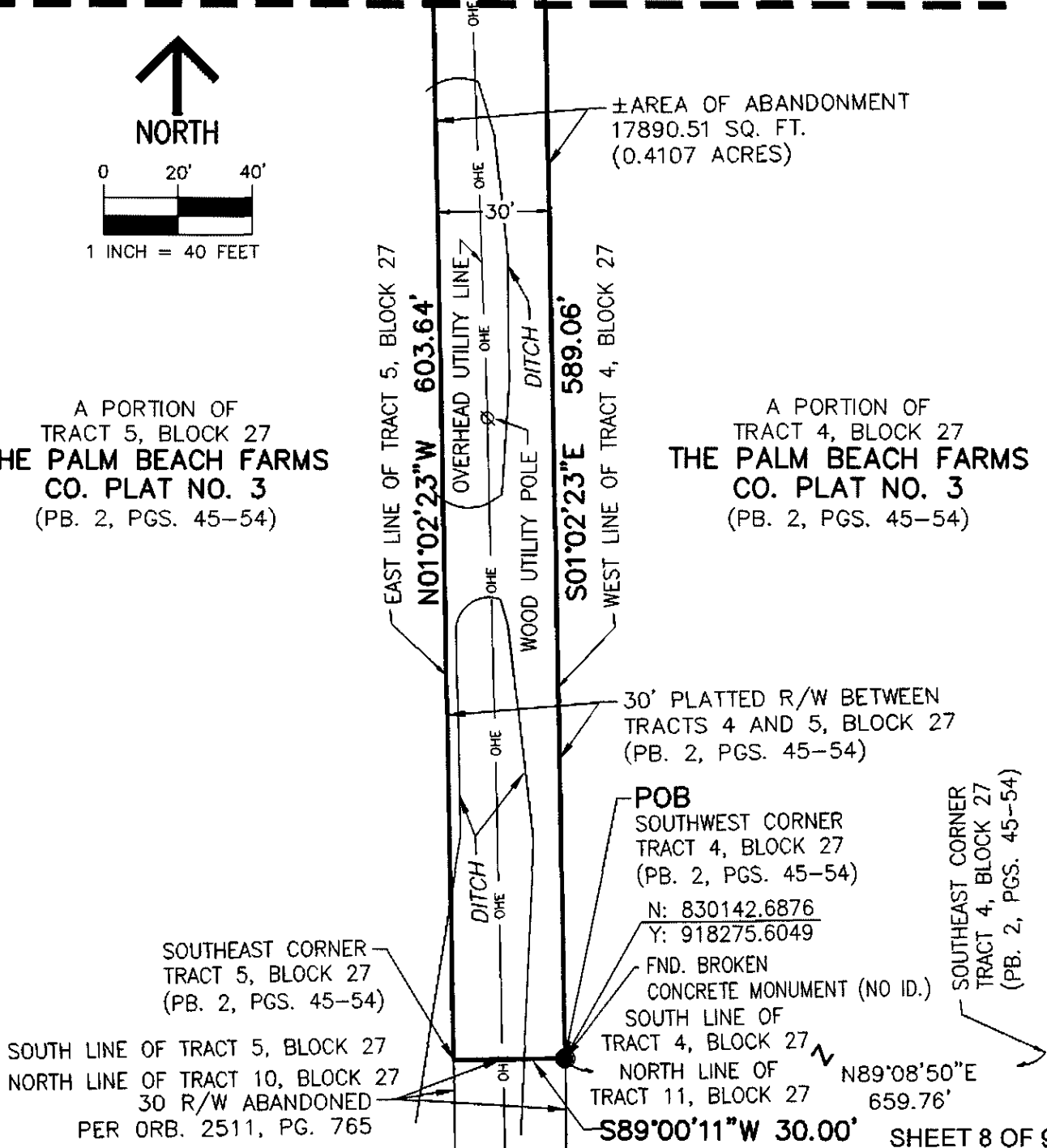
SEE LEGEND  
ON SHEET 3

MATCHLINE - SEE SHEET 7



A PORTION OF  
TRACT 5, BLOCK 27  
**THE PALM BEACH FARMS  
CO. PLAT NO. 3**  
(PB. 2, PGS. 45-54)

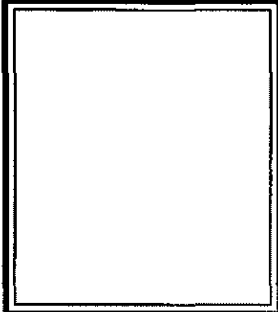
A PORTION OF  
TRACT 4, BLOCK 27  
**THE PALM BEACH FARMS  
CO. PLAT NO. 3**  
(PB. 2, PGS. 45-54)



SHEET 8 OF 9

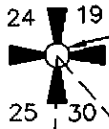
**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

RIGHT-OF-WAY ABANDONMENT  
HUNTER'S CROSSING  
SPECIFIC PURPOSE SURVEY - RIGHT OF WAY ABANDONMENT



DATE	6-20-2024
DRAWN BY	der
F.B./ PG.	ELECT.
SCALE	AS SHOWN
JOB	9791 ROW VAC

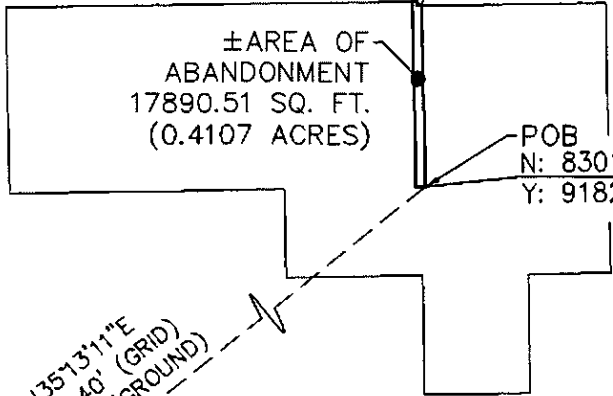
HORIZONTAL CONTROL TIES



NORTHWEST CORNER OF SECTION 30-44-42  
BRASS DISK MONUMENT  
(MONUMENT NOT RECOVERED)  
PALM BEACH COUNTY  
PUBLISHED COORDINATES  
N: 832203.398  
E: 916065.840

S56°12'27"E  
2646.121' (GRID)  
2646.07' (GROUND)

N: 830731.6598  
E: 918264.9172



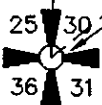
± AREA OF ABANDONMENT  
17890.51 SQ. FT.  
(0.4107 ACRES)

POB  
N: 830142.6876  
Y: 918275.6049

THE WEST LINE OF SECTION 30-44-42  
S01°35'17"W (BASIS OF BEARINGS)  
S01°35'17"W

5405.24' (GRID)  
5405.14' (GROUND)

N35°13'11"E  
4091.40' (GRID)  
4091.32' (GROUND)

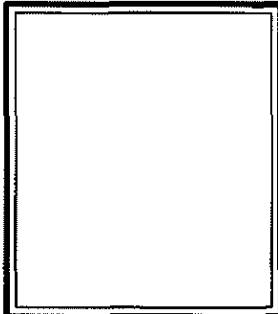


SOUTHWEST CORNER OF SECTION 30-44-42  
BRASS DISK MONUMENT  
(MONUMENT FOUND)  
PALM BEACH COUNTY  
PUBLISHED COORDINATES  
N: 826800.232  
E: 915916.048

SHEET 9 OF 9

**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
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PHONE (561)-392-1991 / FAX (561)-750-1452

RIGHT-OF-WAY ABANDONMENT  
HUNTER'S CROSSING  
SPECIFIC PURPOSE SURVEY - RIGHT OF WAY ABANDONMENT



DATE	6-20-2024
DRAWN BY	der
F.B./ PG.	ELECT.
SCALE	NONE
JOB	9791 ROW VAC

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