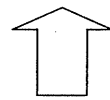


LOCATION SKETCH



N (Not to scale)

FLAVOR PICT PROPERTIES, LLC
ABANDONMENT OF A UTILITY EASEMENT BEING A
PORTION OF TRACT "A", AS SHOWN ON THE PLAT OF
COCONUT AT MILITARY AS RECORDED IN PLAT BOOK 114,
PAGE 108, PUBLIC RECORDS OF PALM BEACH COUNTY,
FLORIDA.

RESOLUTION NO. R-2014-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, VACATING A PORTION OF THAT CERTAIN 10 FOOT WIDE UTILITY EASEMENT LYING AND BEING A PORTION OF TRACT "A", COCONUT AT MILITARY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGE 108, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

WHEREAS, the Board of County Commissioners of Palm Beach County, Florida (Board), has considered the vacation pursuant to authority in Sections 177.101 and 336.09 of the Florida Statutes and as provided in Palm Beach County (County) Code Chapter 22. Article III, Road Abandonment and Plat Vacation (Ordinance No. 2002-034) for the vacation of the hereinafter described; and

WHEREAS, petition to vacate said easement was submitted by Flavor Pict Properties, LLC; and

WHEREAS, this petition substantially complies with the terms and conditions of the vacation as set forth in said Ordinance; and

WHEREAS, this Board, while convened in regular session on December 2, 2014, did hold a meeting on said petition to vacate, and this Board determined that said utility easement as shown in Exhibit A is in excess of the requirements of the local utility companies; and

WHEREAS, this Board while convened in regular session on December 2, 2014, did hold a meeting on said Petition to abandon/vacate the utility easement shown in Exhibit A, and this Board determined that said abandonment/vacation conforms to Palm Beach County's Land Development Code.

RESOLUTION NO. R-2014-_____

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. The utility easement is hereby vacated and closed as a public easement and this Board does hereby renounce and disclaim any right or interest of Palm Beach County and the Public in and to the easement, 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 once in the Palm Beach Post within thirty (30) days of the date of adoption of this Resolution as provided in Palm Beach County (County) Code Chapter 22. Article III, Road Abandonment and Plat Vacation (Ordinance 2002-034).

RESOLUTION NO. R-2014-_____

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:

- District 1: Hal R. Valeche
- District 2: Paulette Burdick
- District 3: Shelley Vana
- District 4:
- District 5: Mary Lou Berger
- District 6:
- District 7: Priscilla A. Taylor

The Mayor thereupon declared the Resolution duly passed and adopted this _____ day of _____, 2014.

PALM BEACH COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS

Sharon R. Bock, Clerk & Comptroller

BY: _____
Deputy Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

BY: _____
County Attorney

EXHIBIT A

Page 1 of 3

LEGAL DESCRIPTION

UTILITY EASEMENT ABANDONMENT

ALL THAT CERTAIN 10' WIDE UTILITY EASEMENT SITUATE, LYING AND BEING A PORTION OF TRACT "A", COCONUT AT MILITARY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGE 108 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT;

COMMENCING FOR REFERENCE AT THE SOUTHEAST CORNER OF SAID TRACT "A";

THENCE, BEARING NORTH 89°19'25" WEST, ALONG THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 188.01 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, BEARING NORTH 89°19'25" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 375.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "A";

THENCE, BEARING NORTH 45°45'18" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 43.52 FEET TO A POINT;

THENCE, LEAVING SAID WESTERLY LINE, BEARING NORTH 02°11'12" WEST, A DISTANCE OF 14.51 FEET TO A POINT;

THENCE, BEARING SOUTH 45°45'18" EAST, A DISTANCE OF 50.04 FEET TO A POINT;

THENCE, BEARING SOUTH 89°19'25" EAST, A DISTANCE OF 361.00 FEET TO A POINT;

THENCE, BEARING SOUTH 44°19'25" EAST, A DISTANCE OF 14.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 4,148 SQUARE FEET OR 0.095 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

REVISED EASEMENT
ABANDONMENT CONFIGURATION
8-26-14
REVISED PER COMMENTS
9-15-14
REVISED PER COMMENTS
9-26-14

THIS CERTIFIES THAT A SPECIFIC PURPOSE SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THIS SPECIFIC PURPOSE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 50-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

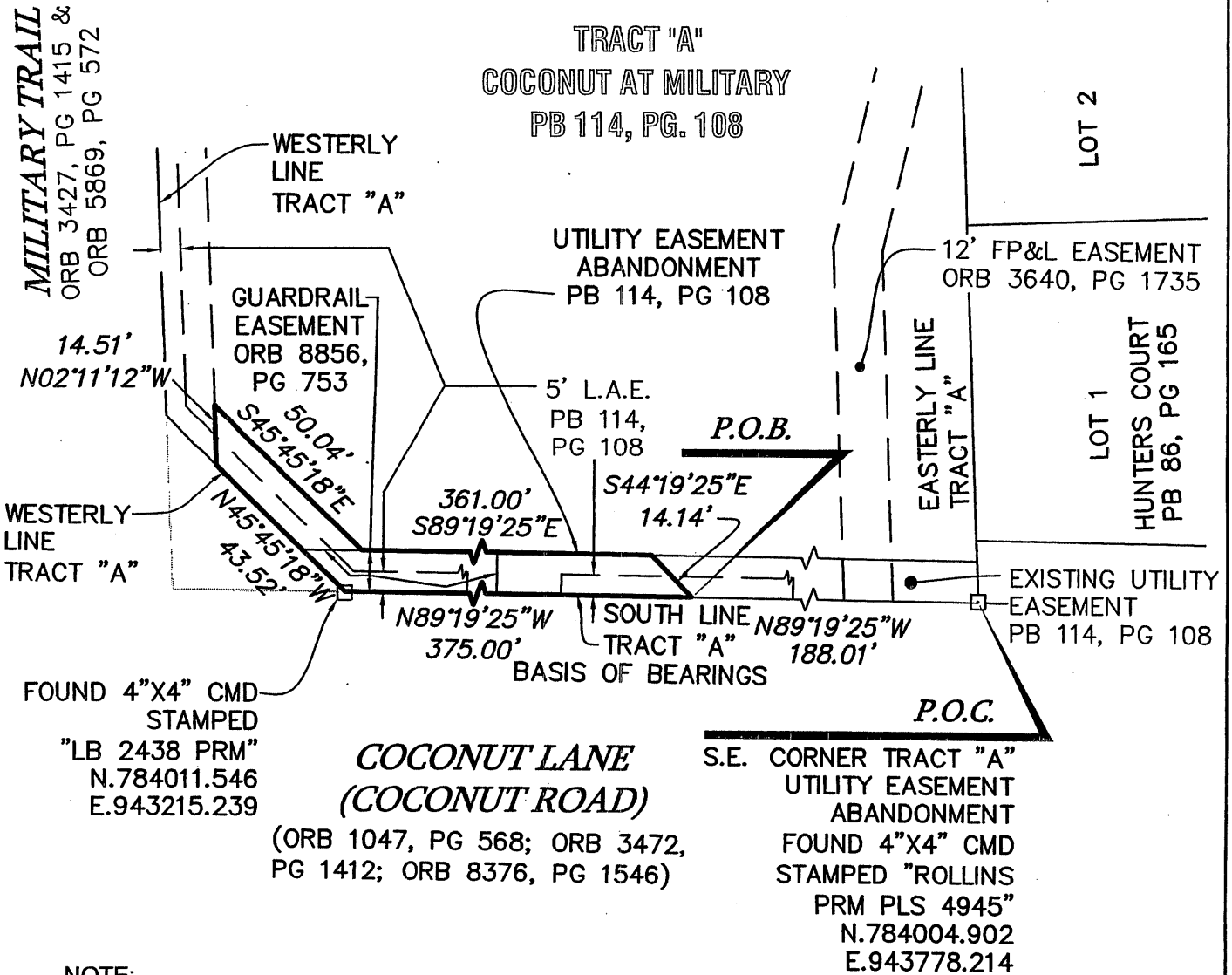
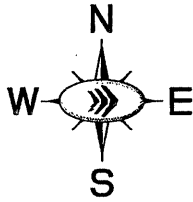
E.C. Demeter
E.C. DEMETER, P.S.M. No. 5179

DATE: 9/26/14

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER ABOVE.

| | | | | |
|------------------------------|--------------------------|--|--------------------|---|
| SHEET NUMBER 1 OF 3 | DATE 8/14/2014 | SPECIFIC PURPOSE SURVEY UTILITY EASEMENT ABANDONMENT WALMART - DELRAY NORTH SITE | SCALE N/A | Kimley»Horn ©2014 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM LB 696 |
| | PROJECT NO. 147253593 | | DESIGNED BY --- | |

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.
Drawing name: K:\VRB_Survey\147253593-DELRAY NORTH-FLAVOR PICT\SURVEY\CADD\UTILITY EASE RELEASE.dwg Layout1 (3) Sep 26, 2014 9:11am by: Paul.Suthard



NOTE:

1. SEE SHEET 3 FOR LEGEND, SURVEYOR'S NOTES AND COORDINATE NOTES.
2. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO DELINEATE THE UTILITY EASEMENT ABANDONMENT AS SHOWN.
3. THE FP&L UTILITY EASEMENT RECORDED IN OFFICAL RECORDS BOOK 3634, PAGE 459 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAS BEEN RELEASED PER OFFICIAL RECORDS BOOK 26987, PAGE 742 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
4. EXISTING EASEMENTS SHOWN HEREON ARE PER THE STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT NO. 1200500.

| | |
|---------------------------------|--------------------------|
| SHEET NUMBER 2 OF 3 | DATE 8/14/2014 |
| | PROJECT NO. 147253593 |
| | |

**SPECIFIC PURPOSE SURVEY
UTILITY EASEMENT ABANDONMENT
WALMART - DELRAY NORTH SITE**

| |
|--------------------|
| SCALE 1"=40' |
| DESIGNED BY --- |
| DRAWN BY PCS |
| CHECKED BY ECD |

Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
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EXHIBIT A

Page 3 of 3

LEGEND

| | |
|---------|------------------------------|
| — — — — | SECTION LINE |
| ===== | EASEMENT LINE |
| — — — — | RIGHT OF WAY LINE |
| ===== | PROPERTY LINE |
| SQ.FT. | SQUARE FEET |
| PB | PLAT BOOK |
| PG | PAGE |
| P.O.C. | POINT OF COMMENCEMENT |
| P.O.B. | POINT OF BEGINNING |
| R/W | RIGHT OF WAY |
| CMD | CONCRETE MONUMENT AND DISK |
| PRM | PERMANENT REFERENCE MONUMENT |
| L.A.E. | LIMITED ACCESS EASEMENT |
| LB | LICENSED BUSINESS |
| PLS | PROFESSIONAL LAND SURVEYOR |
| ORB | OFFICIAL RECORDS BOOK |

SURVEYOR'S NOTES

1. THE SCALE OF THIS DRAWING MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES.
2. THE BEARING BASE FOR THIS SPECIFIC PURPOSE SURVEY IS THE SOUTH LINE OF TRACT "A", COCONUT AT MILITARY, PB. 114, PG. 108, PALM BEACH COUNTY RECORDS. SAID LINE BEARS S89°19'25"E (GRID NAD 83/90)
3. THIS IS A SPECIFIC PURPOSE SURVEY ONLY, NOT A BOUNDARY RETRACEMENT SURVEY AND NO BOUNDARY CORNERS HAVE BEEN SET.
4. REFER TO THE ALTA/ACSM LAND TITLE SURVEY PERFORMED BY KIMLEY-HORN AND ASSOCIATES, INC. FILE NO. 047253593, DATED 1/30/2012. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS LAST UPDATED AS OF MAY 8, 2013. PROJECT AREA IS CURRENTLY UNDER CONSTRUCTION.

COORDINATE NOTES

1. STATE PLANE COORDINATES SHOWN ARE GRID NAD 83/90 PER PLAT.
2. COORDINATE SYSTEM: STATE PLANE FLORIDA EAST, TRANSVERSE MERCATOR PROJECTION IN U.S. SURVEY FEET.
3. ALL DISTANCES SHOWN ARE GROUND DISTANCES PER PLAT.
4. SCALE FACTOR: 1.0000357 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE)

SPECIFIC PURPOSE SURVEY
UTILITY EASEMENT ABANDONMENT
WALMART - DELRAY NORTH SITE

SHEET
NUMBER
3
OF
3

DATE
8/14/2014

PROJECT NO.
147253593

SCALE N/A
DESIGNED BY
DRAWN BY PCS
CHECKED BY ECD

Kimley»Horn

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