

RECORD & RETURN TO:
Sherry Albury, Town Clerk
Town of Mangonia Park
1755 East Tiffany Drive
Mangonia Park, Florida 33407

RESOLUTION NO. 2014-07

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MANGONIA PARK, FLORIDA, EVIDENCING ITS INTENT TO VACATE AND ABANDON ITS INTERESTS IN A CERTAIN EASEMENT FOR UTILITIES LYING WITHIN THE FORMER TIFFANY LAKE SUBDIVISION ACCORDING TO THE PLAT OF TIFFANY LAKE, AS RECORDED IN PLAT BOOK 30, PAGE 8 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS MORE PARTICULARLY DESCRIBED HEREIN, PROVIDING FOR THE RECORDING OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, a request has been made to abandon a certain utility easement (the "Easement Area"), located on former Lot 16 of the former Tiffany Lake Subdivision as shown on the Plat of Tiffany Lake, recorded in Plat Book 30, Page 8 of the Public Records of Palm Beach County, Florida, as more particularly described in the attached Exhibit "A"; and

WHEREAS, the Town Council of the Town of Mangonia Park, Florida, as the governing body, is responsible for considering all such requests to abandon utility easements within the Town; and

WHEREAS, the portion of the Tiffany Lake Subdivision that contained Lot 16 was re-platted and subsequently developed as the Plat of Central Park, without the inclusion of the Easement Area in said re-plat; and

WHEREAS, the Easement Area was not formally abandoned in conjunction with said re-plat; and

WHEREAS, the Easement Area is no longer utilized by the Town as verified by the Town's Engineer who has no technical objections to its abandonment, and has been built over by the owner of the parcel containing the Easement Area; and

WHEREAS, the Town Council finds that the abandonment of the Easement Area is consistent with the Comprehensive Plan and all municipal regulations of the Town, and is in the best interest of the health, safety and welfare of the Town and its citizens.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MANGONIA PARK, FLORIDA AS FOLLOWS:

Section 1: The Town Council of the Town of Mangonia Park, Florida, hereby approves the abandonment of the Easement Area as more particularly described on Exhibit "A" to this Resolution and declares said Easement Area to be abandoned.

Section 2: The Town Council of the Town of Mangonia Park, Florida, hereby authorizes and directs the Town Clerk to do all things necessary to have this Resolution and all its Attachments and/or Exhibits be recorded in the Public Records of Palm Beach County, Florida.

Section 3: This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 15th day of July, 2014.

TOWN OF MANGONIA PARK


WILLIAM H. ALBURY, III, MAYOR

(SEAL)

ATTEST:

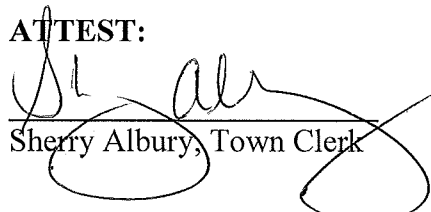

Sherry Albury, Town Clerk

EXHIBIT "A"

DESCRIPTION SKETCH FOR:

Gulfstream Goodwill Industries, Inc., a Florida corporation

LEGAL DESCRIPTION:

That portion of a 40 foot wide easement for utilities, drainage and alleys located in Lot 16, according to the Plat of **TIFFANY LAKE**, as recorded in Plat Book 30, Page 8, Public Records of Palm Beach County, Florida, that lies South of the North lines of Lots 12 and 13, according to the Plat of **CENTRAL PARK**, as recorded in Plat Book 30, Page 8, Public Records of Palm Beach County, Florida, Plat Book 51, Pages 73 & 74, Public Records of Palm Beach County, Florida, more particularly described as follows:

COMMENCE at the Southwest corner of said Lot 16, **TIFFANY LAKE**, as recorded in Plat Book 30, Page 8, of the Public Records of Palm Beach County, Florida;
thence North 90°00'00" East along the South line of said Lot 16, (the South line of Lot 16 is assumed to bear North 90°00'00" East and all other bearings are relative thereto), a distance of 189.30 feet to the **POINT OF BEGINNING** of the hereinafter described parcel;
thence continue North 90°00'00" East along the South line of said Lot 16 a distance of 40.00 feet to a point;
thence North 90°00'00" East a distance of 60.00 feet to point; being the beginning of a curve, concave to the West having a radius of 270.00 feet and a central angle of 25°14'20";
thence Northwesterly along said curve a distance of 118.94 feet to a point being on the North line of said Lot 12 according to the Plat of **CENTRAL PARK**, as recorded in Plat Book 51, Pages 73 & 74, Public Records of Palm Beach County, Florida;
thence North 71°59'32" West along the North line of said Lot 12 a distance of 0.41 feet to a point being the Northeast corner of said Lot 13 according to the Plat of **CENTRAL PARK**, as recorded in Plat Book 51, Pages 73 & 74, Public Records of Palm Beach County, Florida;
thence North 90°00'00" West along the North line of said lot 13 a distance of 44.65 feet to a point, being on a curve concave to the East having a chord bearing of South 29°53'06" East, a radius of 200.00 feet and a central angle of 00°04'44";
thence Southeasterly along said curve a distance of 0.30 feet to a point being the beginning of a curve concave to the West having a radius of 240.00 feet and a central angle of 29°55'28";
thence Southeasterly along said curve a distance of 120.12 feet to a point;
thence South 90°00'00" West a distance of 60.00 feet to the **POINT OF BEGINNING**.


Containing 7,182 s.f., more or less.

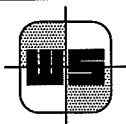
NOTES:

1. No title policy or commitment affecting title or boundary to the subject property has been provided. It is possible there are deeds and easements, recorded or unrecorded, which could affect the subject property. No search of the Public Records has been made by this office.
2. This sketch is not valid unless sealed with an embossed surveyor's seal and accompanied by Sheet No. 2 of 2.
3. This sketch cannot be transferred or assigned without the specific written permission of **Wallace Surveying Corporation**.
4. This is not a survey!

CERTIFICATION:

I **HEREBY ATTEST** that the description sketch shown hereon meets the minimum technical standards set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to section 472.027, Florida Statutes, effective September 1, 1981.


James G. Peden, Jr.
Professional Surveyor and Mapper
Florida Certificate No. 6122



WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

DATE: 06/18/14

DWG. No.: 06-1110-2

OFFICE: J.P.

SHEET: 1 OF 2

C'K'D.: J.P.

REF.: 06-1110-1

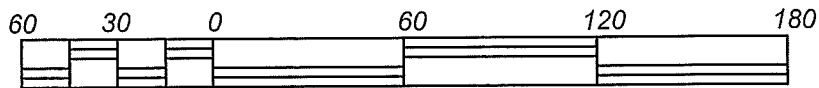
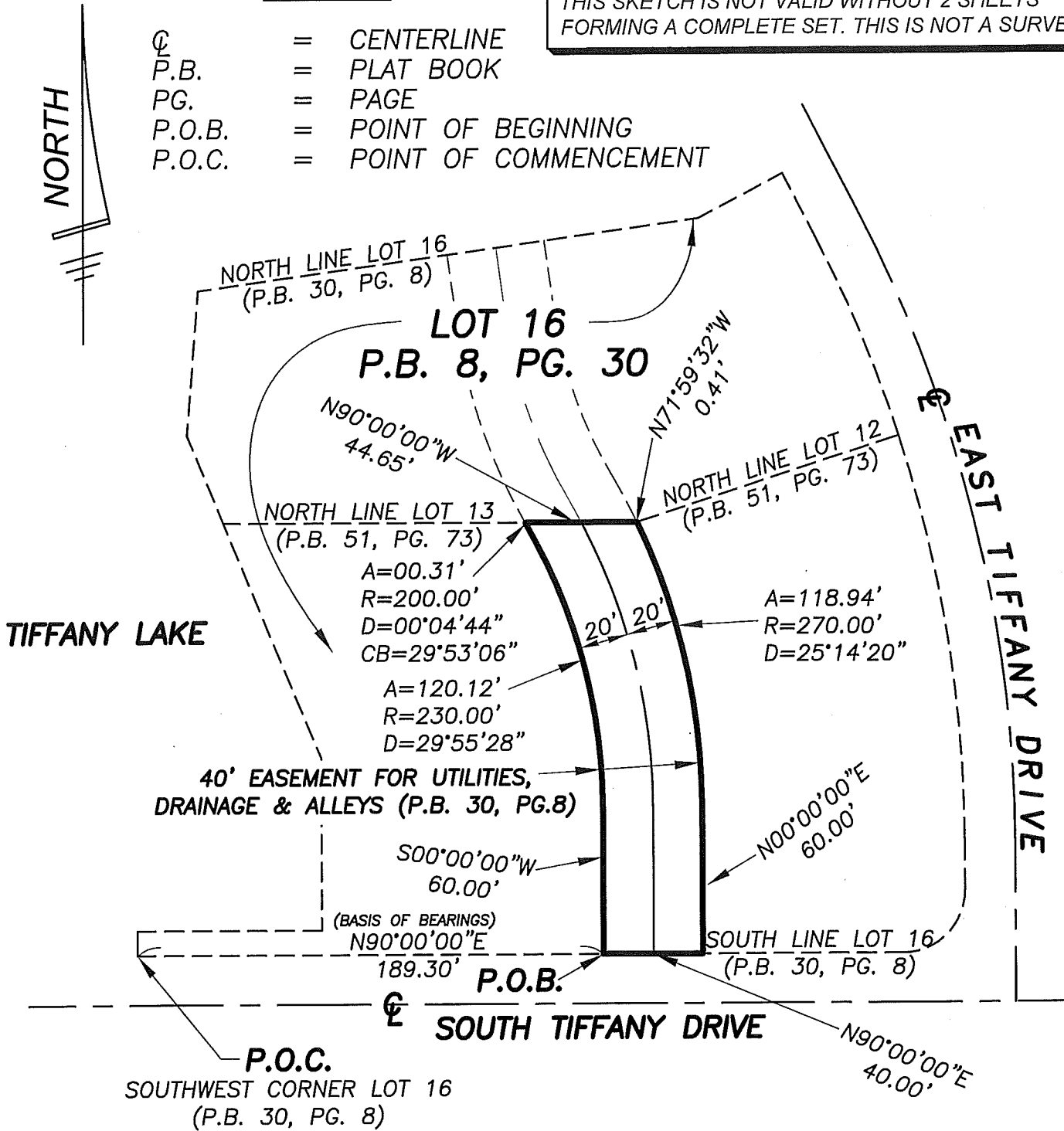
EXHIBIT "A"

LEGEND

- Ⓢ = CENTERLINE
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT

NOTE:

THIS SKETCH IS NOT VALID WITHOUT 2 SHEETS FORMING A COMPLETE SET. THIS IS NOT A SURVEY.



SCALE IN FEET
SCALE: 1"=60'



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DATE: 06/18/14

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