

## **NOTICE OF INTENT TO ABANDON**

IT IS THE INTENT OF NEM, LLC, OWNERS, TO PETITION THE VILLAGE OF WELLINGTON COUNCIL AND THE BOARD OF SUPERVISORS OF ACME IMPROVEMENT DISTRICT TO VACATE, ABANDON, DISCONTINUE AND CLOSE TWO (2) RIGHTS-OF-WAY AND UTILITY EASEMENTS DEDICATED FOR WATER/WASTEWATER AND LIFT STATION PURPOSES, LEGALLY DESCRIBED AS FOLLOWS:

### **ROW 1**

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

THE WEST 1246.85 FEET OF THE NORTH 35 FEET OF SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST.

CONTAINING 1.002 ACRES MORE OR LESS.

### **ROW 2**

A STRIP OF LAND BEING 30 FEET WIDE AND LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 36 S88°59'05"E A DISTANCE OF 1214.40 FEET TO THE **POINT OF BEGINNING**.

THENCE LEAVING THE SOUTHERLY LINE OF SAID SECTION 36, N04°44'26"E A DISTANCE OF 142.57 FEET TO A POINT ON THE SOUTHERLY LINE OF THE PLAT OF RD ROYAL PALM BEACH, LLC APARTMENT COMPLEX AS RECORDED IN PLAT BOOK 124, PAGE41 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,

FLORIDA; THENCE ALONG SAID SOUTHERLY LINE S88°59'05"E A DISTANCE OF 30.06 FEET TO A POINT ON THE WESTERLY LINE OF THE PLAT OF SHOPPES AT VILLAGE ROYALE AS RECORDED IN PLAT BOOK 124, PAGE 68 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY LINE S04°44'26"W A DISTANCE OF 142.57 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 26; THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 36 N88°59'05"W A DISTANCE OF 30.05 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 0.098 ACRES MORE OR LESS.

**WATER EASEMENT**

A STRIP OF LAND BEING 10 FEET IN WIDTH AND LYING 5 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE AND LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36, THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 36, S88°59'05"E A DISTANCE OF 1244.47 FEET; THENCE LEAVING SAID SECTION LINE, N04°44'26"E A DISTANCE OF 152.77 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE;

THENCE S89°09'53"E A DISTANCE OF 46.53 FEET; THENCE S02°04'40"W A DISTANCE OF 157.42 FEET TO AUXILLIARY POINT "A"; THENCE S01°36'30"W A DISTANCE OF 786.20 FEET; THENCE S10°20'34"W A DISTANCE OF 193.26 FEET; THENCE S04°35'15"E A DISTANCE OF 284.20 FEET; THENCE S00°54'50"W A DISTANCE OF 165.06 FEET; THENCE S88°58'34"E A DISTANCE OF 183.20 FEET;

THENCE S01°50'01"W A DISTANCE OF 194.87 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE LWDD S-4 CANAL AND BEING THE POINT OF TERMINUS OF SAID CENTERLINE.

COMMENCING AT AUXILLIARY POINT "A", N89°29'05"W A DISTANCE OF 497.13 FEET TO AUXILLIARY POINT "B"; THENCE S01°17'17"W A DISTANCE OF 548.13 FEET; THENCE S19°56'55"W A DISTANCE OF 415.93 FEET; THENCE S00°17'07"W A DISTANCE OF 481.01 FEET TO AUXILLIARY POINT "C"; THENCE S88°58'34"E A DISTANCE OF 617.20 FEET TO THE POINT OF TERMINUS.

COMMENCING AT AUXILLIARY POINT "B"; THENCE N89°01'30"W A DISTANCE OF 800.93 FEET TO A POINT ON THE WESTERLY LINE OF SAID SECTION 1, AND BEING THE POINT OF TERMINUS.

COMMENCING AT AUXILLIARY POINT "C"; THENCE N89°00'54"W A DISTANCE OF 689.81 FEET TO A POINT ON THE WESTERLY LINE OF SAID SECTION 1, AND BEING THE POINT OF TERMINUS.

#### **SEWER AND LIFT STATION EASEMENT**

A STRIP OF LAND BEING A PORTION OF THAT CERTAIN 10 FOOT WIDE UTILITY EASEMENT-SANITARY AND LIFT STATION AS DESCRIBED IN OFFICIAL RECORD BOOK 28452, PAGE 296, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING 10 FEET IN WIDTH AND LYING 5 FEET ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE AND LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND SECTION 1, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36, THENCE ALONG THE SOUTHERLY LINE OF SAID SECTION 36, S88°59'05"E A DISTANCE OF

1244.47 FEET; THENCE LEAVING SAID SECTION LINE, N04°44'26"E A DISTANCE OF 149.45 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE;

THENCE S61°23'03"E A DISTANCE OF 83.56 FEET; THENCE S02°28'37"W A DISTANCE OF 154.17 FEET; THENCE N84°14'10"E A DISTANCE OF 123.75 FEET; THENCE S00°13'33"W A DISTANCE OF 41.97 FEET TO AUXILIARY POINT "A", AND THE POINT OF TERMINUS NUMBER 1 FOR THE ABOVE DESCRIBED CENTERLINE. THE SIDELINES FOR THE ABOVE DESCRIBED 10 FOOT WIDE STRIP OF LAND TO BE EXTENDED OR TRIMMED TO MEET OR INTERSECT WITH THE EASTERLY LIMITS OF THE SR 80 APARTMENT COMPLEX OF RD ROYAL PALM BEACH PLAT AS RECORDED IN PLAT BOOK 124, PAGE 41 OF SAID PUBLIC RECORDS AND THE EASEMENT LINES DESCRIBED HEREIN.

THENCE S88°54'05"E A DISTANCE OF 21.36 FEET; THENCE S01°05'55"W A DISTANCE OF 35.00 FEET; THENCE N88°54'05"W A DISTANCE OF 35.00 FEET; THENCE N01°05'55"E A DISTANCE OF 10.67 FEET TO AUXILIARY POINT "B" AND THE CONTINUATION OF SAID CENTERLINE;

THENCE N87°46'14"W A DISTANCE OF 56.77 FEET; THENCE N47°37'53"W A DISTANCE OF 64.29 FEET; THENCE S86°37'30"W A DISTANCE OF 227.84 FEET; THENCE N81°55'02"W A DISTANCE OF 157.57 FEET; THENCE N88°39'30"W A DISTANCE OF 187.72 FEET; THENCE S00°56'38"W A DISTANCE OF 490.29 FEET; THENCE S19°49'37"W A DISTANCE OF 420.36 FEET; THENCE S01°00'55"W A DISTANCE OF 538.85 FEET; THENCE N88°59'30"W A DISTANCE OF 643.96 FEET TO THE POINT OF TERMINUS NUMBER 2 FOR THE ABOVE DESCRIBED CENTERLINE. TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND;

BEGINNING AT AUXILIARY POINT "A", THENCE S88°54'05"E A DISTANCE OF 21.36' FEET; THENCE S01°05'55"W A DISTANCE OF 35.00 FEET; THENCE N88°54'05"W A DISTANCE OF 35.00 FEET; THENCE N01°05'55"E A DISTANCE OF 10.67 FEET; THENCE CONTINUE N01°05'55"E A DISTANCE OF 24.33 FEET; THENCE S88°54'05"E A DISTANCE OF 13.64 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 1,225 SQUARE FEET

THE VACATION/ABANDONMENT PETITION WILL BE CONSIDERED BEFORE THE VILLAGE COUNCIL/BOARD OF SUPERVISORS OF ACME IMPROVEMENT DISTRICT ON APRIL 27, 2021 AT 7:00 PM AT THE WELLINGTON VILLAGE HALL, 12300 FOREST HILL BOULEVARD, WELLINGTON, FL.

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