

REAL ESTATE EXECUTIVE SUMMARY

COUNTY: Palm Beach
SIZE: 5.50 acres, more or less
PURPOSE: Disclaimer to clarify Public Records
HIGHLIGHTS: Staff recommends that the District disclaim any interest in a 70 foot easement erroneously shown on a subdivision plat

CONSIDERATIONS: A member of the public and a lot owner in the residential subdivision plat of PONDEROSA, recorded in Plat Book 36, page 6, requested a partial release of an easement shown over the Southerly 70 feet of her lot. District staff could find no record of said easement in the District's real estate records and further researched the title to the area in the public records of Palm Beach County. It was determined that no easement was ever conveyed to the District within the Southerly 70 feet of said plat and that the reference to the easement as shown on the plat was incorrect. It is being recommended by District staff that a Disclaimer be issued for the entire plat to clarify the public records, so that other lot owners in said PONDEROSA plat do not encounter this issue in the future.

FISCAL IMPACT: None; the District has no interest in the area being disclaimed.

AUTHORIZATION: Section 373.096, Florida Statutes

RECOMMENDATION: A Resolution of the Governing Board of the South Florida Water Management District approving the issuance of a Disclaimer of the Southerly 70 feet of the plat of PONDEROSA, Plat Book 36, page 6, containing 5.50 acres, more or less, in Section 26, Township 47 South, Range 41 East, Palm Beach County; providing an effective date.

Prepared by: _____
Kathleen Massey, Senior Closing Specialist
Title and Closing Unit, Real Estate Section
Date _____

Reviewed by: _____
Marcy Zehnder, Section Leader
Title and Closing Unit, Real Estate Section
Date _____

Reviewed by: _____
Ray Palmer, Section Administrator
Real Estate Section
Date _____

Reviewed by: _____
Ruth Clements, Chief Real Estate Specialist
Executive Office
Date _____

Approved by: _____
Tommy B. Strowd, P.E., Director
Operation, Maintenance and Construction Division
Date _____

Lot 22, Block F, PONDEROSA AT LOGGERS RUN, Plat Book 36, Page 6, in Section 26, Township 47 South, Range 41 East

