

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2007	2008	2009	2010	2011
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>-0-</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes _____ No _____
 Budget Account No: Fund _____ Dept _____ Unit _____ Object _____
 Program _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

No Fiscal Impact.

C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

Elizabeth Flores 3/20/07
 OFMB
 3/21

Ar J. Jacob 3/23/07
 Contract Development and Control
 3/23/07

B. Legal Sufficiency:

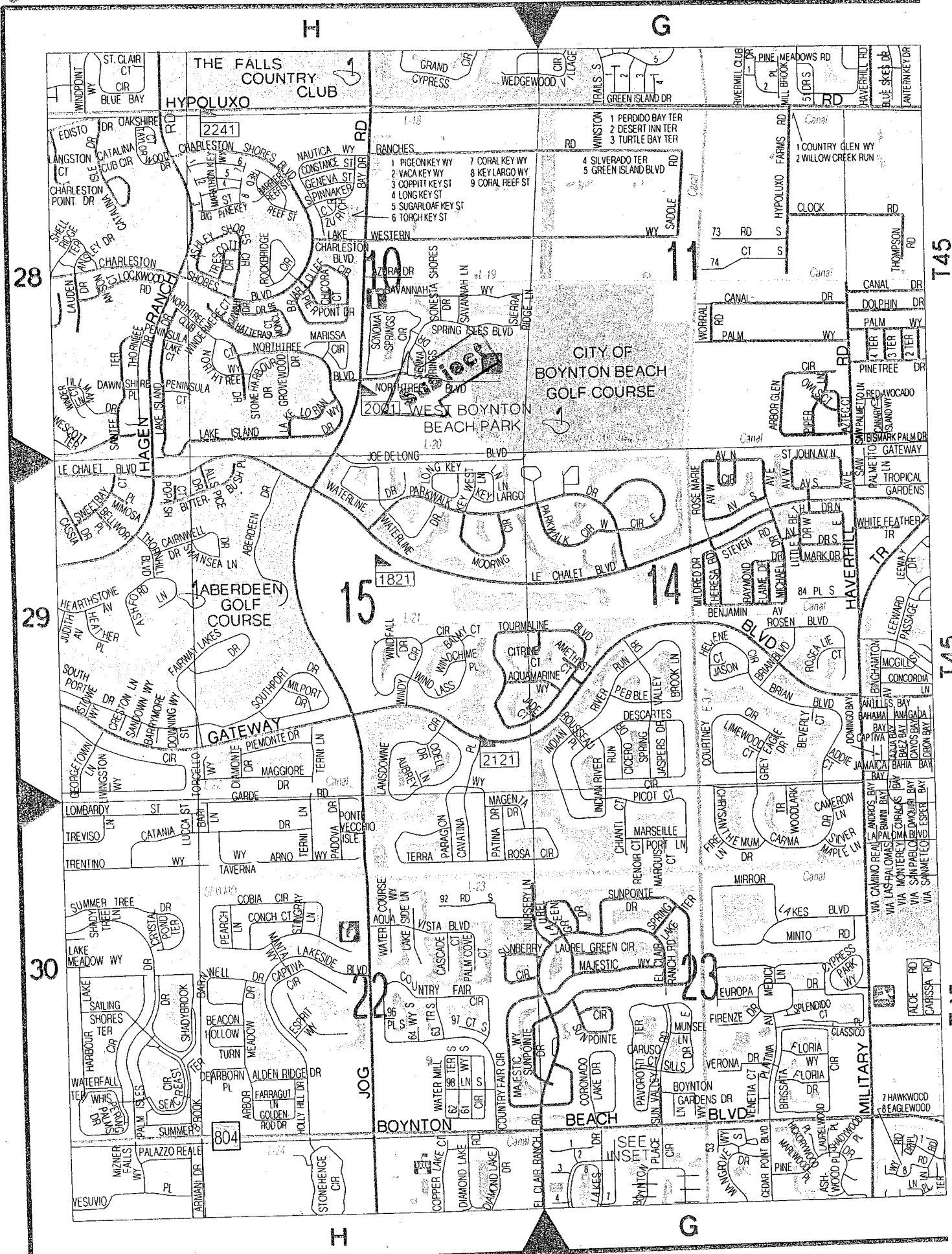
This item complies with current County policies.

K. Jal 3/26/07
 Assistant County Attorney

C. Other Department Review:

 Department Director

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



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T45

T45

ATTACHMENT #1

LOCATION MAP



Prepared by & Return to:
Jeffrey S. Bolton
Palm Beach County
Property & Real Estate Management Division
3200 Belvedere Road, Building 1169
West Palm Beach, Florida 33406-1544

PCN: 00-42-45-10-17-001-0000

UTILITY EASEMENT AGREEMENT

This EASEMENT is granted _____, between PALM BEACH COUNTY, a political subdivision of the State of Florida, whose legal mailing address is 301 North Olive Avenue, West Palm Beach, Florida 33401-4791, Grantor, and FLORIDA POWER & LIGHT COMPANY, a Florida corporation, whose legal mailing address is Post Office Box 14000, Juno Beach, Florida 33408-0420, Grantee.

WITNESSETH:

That the said Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations paid, the receipt and sufficiency of which are hereby acknowledged, hereby grants unto Grantee, its successors and assigns, a perpetual non-exclusive easement (the "Easement") for the construction, operation and maintenance of overhead and underground electric utility facilities, including transformers, wires, poles, guys, cables, conduits and appurtenant equipment (the "Facilities") to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as the size of and remove such Facilities or any of them within an easement upon, over and across the following described real property (the "Easement Premises") situate, lying and

ATTACHMENT # 2

being in the County of Palm Beach, State of Florida to wit:

**See legal description/site sketch marked Exhibit "A"
attached hereto and made a part hereof.**

Together with the right of reasonable ingress and egress to said Easement Premises at all times, and the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Premises, and the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Premises which might interfere with or fall upon the Facilities installed within the Easement Premises.

THE CONDITIONS OF THIS RIGHT OF USAGE ARE SUCH THAT:

1. Grantee shall cause the Facilities and their appurtenances to be constructed within the confines of the Easement Premises.
2. Grantee hereby expressly agrees that in the event Grantee abandons use of the Easement Premises for the purpose herein expressed, the Easement granted hereby shall become null and void, and all the rights in and to the Easement Premises shall revert to Grantor.
3. Grantee further expressly agrees to maintain in good condition and repair, at its sole cost and expense, its power lines, buried cables, and equipment within the Easement Premises at all times during the term hereof.
4. The grant of this Easement shall in no way restrict the right and interest of Grantor in the use, maintenance and quiet enjoyment of the Easement Premises to the extent that such does not interfere with the rights granted herein.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST:

SHARON R. BOCK
CLERK & COMPTROLLER

PALM BEACH COUNTY, a political
subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
Addie L. Greene, Chairperson

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS
AND CONDITIONS

By: _____
Assistant County Attorney

By: Adrian Wolf
Department Director

Exhibit "A"

Legal Description/Site Sketch

LEGAL DESCRIPTION

Exhibit "A"

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACT "A", OF THE PLAT OF WEST BOYNTON DISTRICT PARK "B" THE SPRINGS P.U.D. AS RECORDED IN PLAT BOOK 106, PAGE 176 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "A";
THENCE ALONG THE EASTERLY LINE OF SAID TRACT "A", N48°31'24"E FOR 10.18 FEET;
THENCE DEPARTING SAID EASTERLY LINE, N41°28'36"W FOR 1.55 FEET TO THE NORTHERLY LINE OF A 10 FOOT WIDE FPL EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 15278, PAGE 487 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING;
THENCE ALONG SAID NORTHERLY LINE AND THE WESTERLY EXTENSION THEREOF, N69°32'50"W FOR 316.29 FEET;
THENCE N15°37'28"E FOR 181.44 FEET;
THENCE N12°49'23"E FOR 122.57 FEET TO THE EASTERLY LINE OF A 10 FOOT WIDE FPL EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6704, PAGE 1827 OF SAID PUBLIC RECORDS, BEING A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 2570.00 FEET, WHERE THE RADIAL LINE BEARS N72°18'05"W;
THENCE NORTHEASTERLY ALONG SAID EASTERLY LINE AND CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°32'15" FOR 68.97 FEET TO A POINT OF NON-TANGENCY;
THENCE CONTINUE ALONG SAID EASTERLY LINE, N29°57'13"E FOR 23.97 FEET;
THENCE DEPARTING SAID EASTERLY LINE, S12°49'23"W FOR 214.56 FEET;
THENCE S15°37'28"W FOR 172.71 FEET;
THENCE S69°32'50"E FOR 295.64 FEET;
THENCE N23°39'02"E FOR 78.98 FEET;
THENCE N00°04'01"E FOR 94.00 FEET;
THENCE S89°55'59"E FOR 10.00 FEET;
THENCE S00°04'01"W FOR 96.09 FEET;
THENCE S23°39'02"W FOR 90.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 9180.98 SQUARE FEET, MORE OR LESS.

BEARING BASIS: N48°31'24"E ALONG THE EASTERLY LINE OF TRACT "A".

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED BELOW.

ABBREVIATIONS

- P.O.B.- POINT OF BEGINNING
P.O.C.- POINT OF COMMENCEMENT
FPL - FLORIDA POWER & LIGHT
P.B.- PLAT BOOK
O.R.B.- OFFICIAL RECORD BOOK

JOHN E. PHILLIPS III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: 12/1/06



BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
901 NORTHPOINT PKWY, SUITE 305, W.P.B. FLORIDA 33407
(561) 615-3988, (561) 615-3986 FAX

LEGAL DESCRIPTION

Table with 2 columns: DRAWN: DKN, PROJ. No. 06-051; CHECKED: TB, SCALE: NONE; FPL EASEMENT TRACT A, DATE: NOV. 2006; SHEET 1 OF 3

MATCH LINE
SEE SHEET 3 OF 3

N

JOG ROAD
(A 120' RIGHT-OF-WAY)
(ORB 4839 PG.1687 & ORB 5895 PG.1064)

EASTERLY R/W LINE

N12°49'23"E 122.57'
S12°49'23"W 214.56'

N15°37'28"E 181.44'
S15°37'28"W 172.71'

12'

TRACT A
PLAT OF WEST BOYNTON DISTRICT
PARK "B" THE SPRINGS P.U.D.
PB 106, PG 176

S89°55'59"E
10.00'

N00°04'01"E 94.00'
S00°04'01"W 96.09'

S69°32'50"E 295.64'
N69°32'50"W 316.29'

P.O.B.

N23°39'02"E 78.98'
S23°39'02"W 90.53'

43' ACCESS EASEMENT
(ORB 17946, PAGE 1221)

10' FPL EASEMENT
(ORB 15278 PAGE 487)

20'x20' FPL EASEMENT
(ORB 15278 PAGE 487)

NORTHERLY LINE
10' FPL EASEMENT
(ORB 15278 PAGE 487)

DELIVERY ACCESS EASEMENT
(ORB 17946, PAGE 1221)

1.55'
N41°28'36"W

N48°31'24"E
10.18'

P.O.C.

SE CORNER
OF TRACT A



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SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

THIS SKETCH IS NOT A SURVEY

DRAWN: DKN	PROJ. No. 06-051
CHECKED: TB	SCALE: 1" = 50'
FPL EASEMENT TRACT A	DATE: NOV. 2006
	SHEET 2 OF 3



JOG ROAD
 (A 120' RIGHT-OF-WAY)
 (ORB 4839 PG.1687 & ORB 5895 PG.1064)

EASTERLY R/W LINE

TRACT S
 PLAT OF WEST BOYNTON DISTRICT
 PARK "B" THE SPRINGS P.U.D.
 PB 106, PG 176

10' FPL EASEMENT
 (ORB 6704 PAGE 1827)

N29°57'13"E
 23.97'

R=2570.00"
 A=01°32'15"
 L=68.97'

N72°18'05"W
 (RADIAL)

N12°49'23"E
 122.57'

S12°49'23"W 214.56'

TRACT A
 PLAT OF WEST BOYNTON DISTRICT
 PARK "B" THE SPRINGS P.U.D.
 PB 106, PG 176

MATCH LINE
 SEE SHEET 2 OF 3



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SKETCH TO ACCOMPANY
 LEGAL DESCRIPTION

THIS SKETCH IS NOT A SURVEY

DRAWN: DKN	PROJ. No. 06-051
CHECKED: TB	SCALE: 1" = 50'
FPL EASEMENT TRACT A	DATE: NOV. 2006
	SHEET 3 OF 3