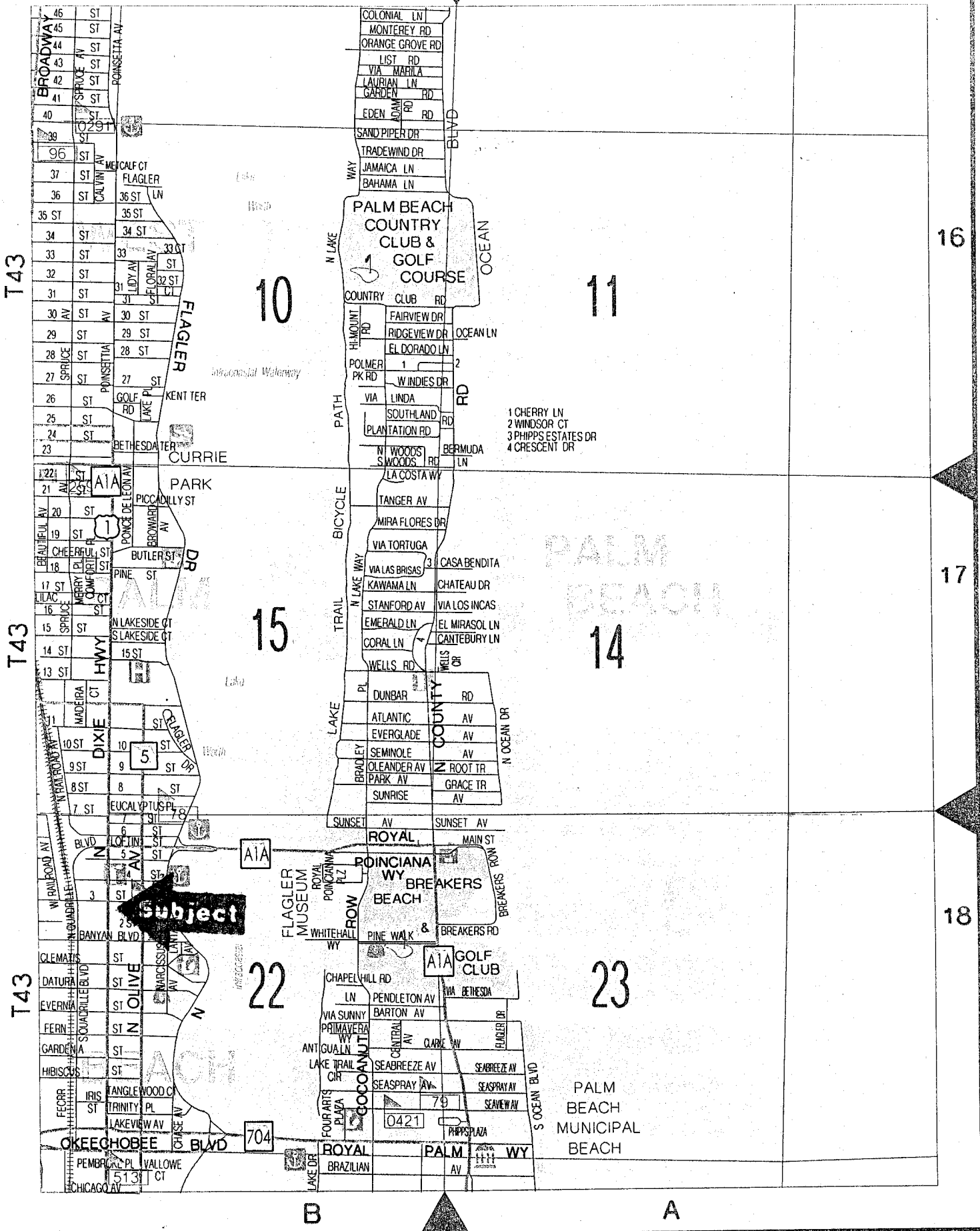


B

A



ATTACHMENT #1

LOCATION MAP

Handwritten signature or initials, possibly "N" or "P", written vertically on the right side of the page.

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

PCN: 74-43-43-22-12-008-0010

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, whose legal mailing address is Post Office Box 14000, Juno Beach, Florida 33408-0420, ("Grantee").

WITNESSETH:

That 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 underground electric utility facilities, including wires, cables, conduits, appurtenant equipment and a pad-mounted transformer (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, under and across the following described real property (the "Easement Premises") situate, lying and being in the County of Palm Beach, State of Florida to wit:

ATTACHMENT # 2

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

Together with the right to permit any other person, firm or corporation to lay cable and conduit within the Easement Premises and to operate the same for communications purposes.

Together with the right of reasonable ingress and egress to said Easement Premises at all times, 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 CONDITION 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 underground 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: Zett Anthony Wolf
Department Director

Exhibit "A"

Legal Description/Site Sketch

EXHIBIT "A"

LEGAL DESCRIPTION

AN FP&L EASEMENT IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF LOT 8, BLOCK 8, MAP OF RAILWAY ADDITION TO WEST PALM BEACH FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS

COMMENCE AT THE NORTHEAST CORNER OF SAID BLOCK 8;
THENCE ALONG THE SOUTH RIGHT-OF-WAY OF THIRD STREET
(FIRST AVENUE PER PLAT), N89°59'20"W FOR 241.42 FEET TO
THE POINT OF BEGINNING;
THENCE S00°12'22"E FOR 14.50 FEET;
THENCE N89°59'20"W FOR 12.50 FEET;
THENCE N00°12'22"W FOR 14.50 FEET TO THE SAID SOUTH
RIGHT-OF-WAY LINE;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY, S89°59'20"E FOR
12.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 181.25 SQUARE FEET, MORE OR LESS.

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
R/W - RIGHT-OF-WAY

Diane K Nast

DIANE K. NAST
SURVEYOR AND MAPPER
STATE OF FLORIDA No. 6544
DATE: 2/21/07



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

DRAWN: DKN	PROJ. No. 02-058E
CHECKED: TB	SCALE: NONE
FPL EASEMENT OLD COURTHOUSE	DATE: FEB. 2007 SHEET 1 OF 2

N

3rd STREET (First Ave. per plat)

P.O.C.
NE. CORNER
BLOCK 8

S89°59'20"E
12.50'

P.O.B.

N89°59'20"W 241.42'

N00°12'22"W
14.50'

14.50'
S00°12'22"E

SOUTH R/W

LOT 1

N89°59'20"W
12.50'

LOT 2

LOT 9

LOT 8

LOT 7

LOT 6

BLOCK 8

MAP OF RAILWAY ADDITION
PLAT BOOK 1 PAGE 58

LOT 3

LOT 10

LOT 11

LOT 12

LOT 13

LOT 4

LOT 5



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

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

THIS SKETCH IS NOT A SURVEY

DRAWN: DKN

PROJ. No. 02-58E

CHECKED: TB

SCALE: 1" = 50'

FPL EASEMENT
OLD COURTHOUSE

DATE: FEB. 2007

SHEET 2 OF 2