

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>\$ 0.00</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: _____

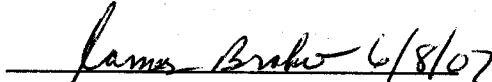
III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

 6-6-07
 OFMB CN 6/4/7

 6/7/07
 Contract Development and Control

B. Legal Sufficiency:

 6/8/07
 Assistant County Attorney

C. Other Department Review:

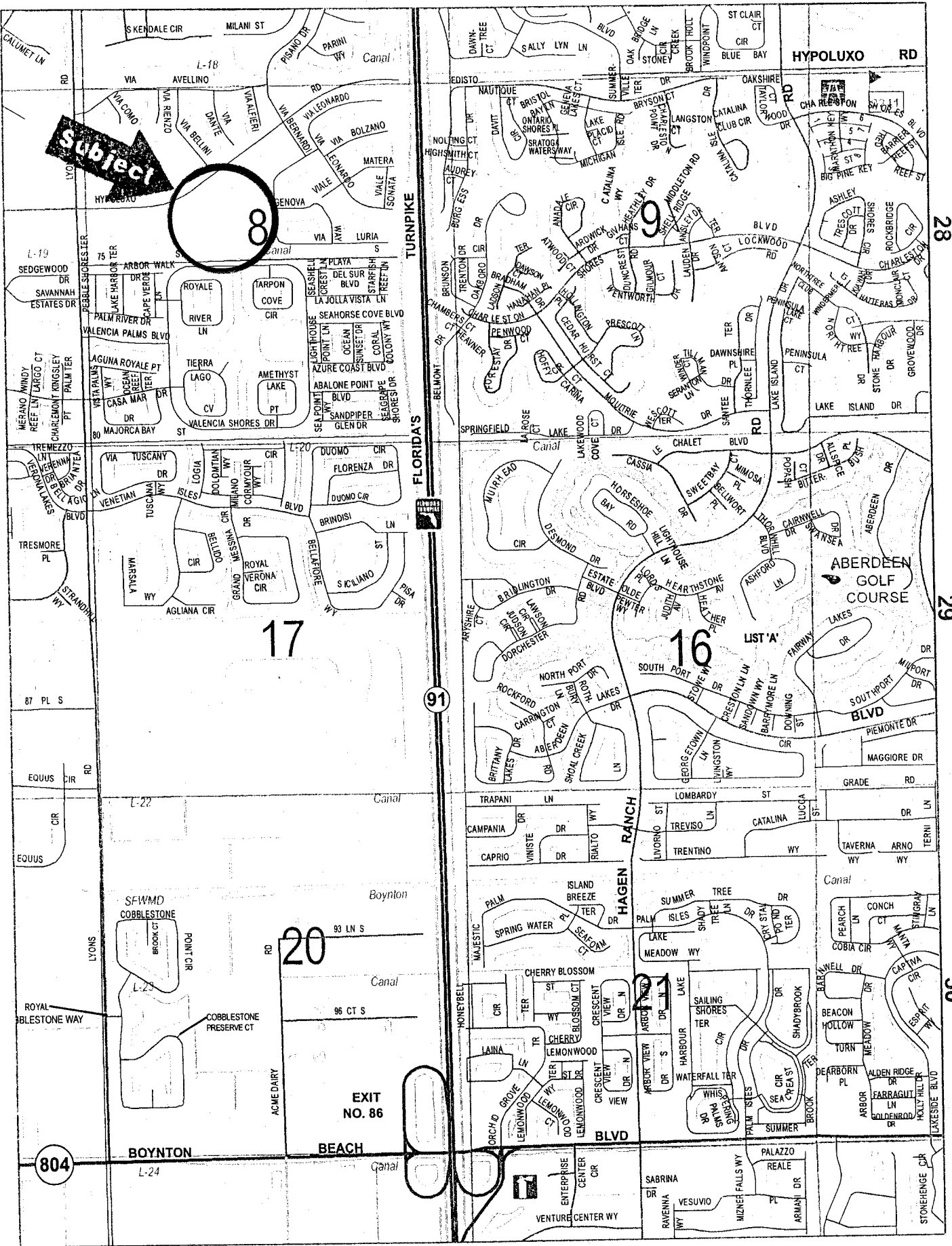
 Department Director

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

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T45



Subject

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LOCATION MAP

ATTACHMENT #1

Handwritten signature or initials.

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

PCN: 00-42-45-08-08-003-0000

DECLARATION OF EASEMENT

THIS IS A DECLARATION OF EASEMENT, made _____,
by **PALM BEACH COUNTY**, a political subdivision of the State of Florida ("County"),
whose address is 301 North Olive Avenue, West Palm Beach, Florida, 33401-4791.

WHEREAS, County is the owner of that certain real property located within Palm
Beach County, Florida as set forth on **Exhibit "A"** attached hereto and made a part hereof
(the "Property"); and

WHEREAS, County desires to create an easement over, upon and under such
property for the purposes set forth hereinafter; and

WHEREAS, County desires that such easement not be extinguished by the doctrines
of merger or unity of title and remain valid and in effect upon a subsequent conveyance of
the Property by County.

WITNESSETH:

NOW THEREFORE, County does hereby declare, grant and create a perpetual in
gross utility easement for the benefit of County upon the real property legally described in
Exhibit "B", attached hereto (the "Easement Premises"). This easement shall be for the
purpose of water and sewer utilities and shall include the right at any time to install, operate,
maintain, service, construct, reconstruct, remove, relocate, repair, replace, improve, expand,
tie into, and inspect potable water, reclaimed water and/or wastewater lines and appurtenant
facilities and equipment in, on, over, under and across the Easement Premises. This easement
or portion thereof can be utilized for a wastewater pump station and said pump station may
be fenced in for access control purposes.

The easement created hereby shall not be extinguished by operation of law, including, without limitation, the doctrines of merger or unity of title and shall inure to the benefit of County and run with the land and encumber and burden the Property upon the conveyance thereof by County notwithstanding County's failure to specifically reserve or reference such easement in the instrument of conveyance.

IN WITNESS WHEREOF, the County has caused this Declaration of Easement to be executed as of the day and year first above written.

ATTEST:

COUNTY:

**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: 
Department Director

EXHIBIT "A"

THE PROPERTY

Tract CV, VILLAGES OF WINDSOR PLAT THREE, according to the Plat thereof, as recorded in Plat Book 98, Pages 131 through 138 of the Public Records of Palm Beach County, Florida, lying in SECTION 8, TOWNSHIP 45 SOUTH, RANGE 42 EAST, Palm Beach County, Florida.

EXHIBIT "B"

THE EASEMENT PREMISES

THIS IS NOT A SURVEY

LEGAL DESCRIPTION 10' UTILITY EASEMENT

THAT PORTION OF TRACT CV, 'VILLAGES OF WINDSOR PLAT THREE', ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 98, PAGES 131 THROUGH 138 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AN EASEMENT OVER A STRIP OF LAND 10.00 FEET WIDE, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT CV OF SAID PLAT; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 00 20' 21", AN ARC DISTANCE OF 8.76 FEET, HAVING A RADIUS OF 1480.00 FEET, TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE CENTERLINE OF SAID 10.00 FOOT WIDE EASEMENT; THENCE SOUTH 33 23' 13" EAST, A DISTANCE OF 35.00 FEET, TO THE POINT OF TERMINUS.

THE SIDELINES OF SAID STRIP ARE TO BE PROLONGED OR SHORTENED TO INTERSECT AT THE ANGLE POINTS THEREIN.

NOTES:

1. UNDERGROUND UTILITIES WERE NOT LOCATED EXCEPT AS SHOWN.
2. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY SURVEYOR FOR EASEMENTS, RIGHTS-OF-WAYS, RESERVATIONS AND OTHER SIMILAR MATTERS OF RECORD.
4. BEARINGS ARE BASED ON WEST LINE OF TRACT "CV" ASSUMED TO BEAR N 00 38' 35" W. (BASED ON PLAT)

DRAINAGE NOTES

FLOOD ZONE: B
COMMUNITY-PANEL NO. 1201920185 A
EFFECTIVE DATE: FEBRUARY 1, 1979

LEGEND:

- N&T - NAIL AND TIN TAB
- LAE - LIMITED ACCESS EASEMENT
- LBE - LANDSCAPE BUFFER EASEMENT
- ORB - OFFICAL RECORD BOOK
- C/L - CENTERLINE
- PG - PAGE
- U.E. - UTILITY EASEMENT
- PB - PLAT BOOK
- POC - POINT OF COMMENCMENT
- POB - POINT OF BEGINNING
- POT - POINT OF TERMINUS
- R/W - RIGHT OF WAY
- F.F. - FINISH FLOOR
- R - RADIUS
- Δ - DELTA
- L - LENGTH

REVISE LEGAL DESCRIPTION EASEMENT 5-15-07
REVISE LEGAL DESCRIPTION EASEMENT 5-03-07

SHEET 1 OF 2

FOR REFERENCE ONLY, NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SKETCH & DESCRIPTION 10' UTILITY EASEMENT

JOHN F. TRACH
STATE OF FLORIDA
PLS NO. 4871



04-23-07
SURVEY DATE:

1" = 20'
SCALE:

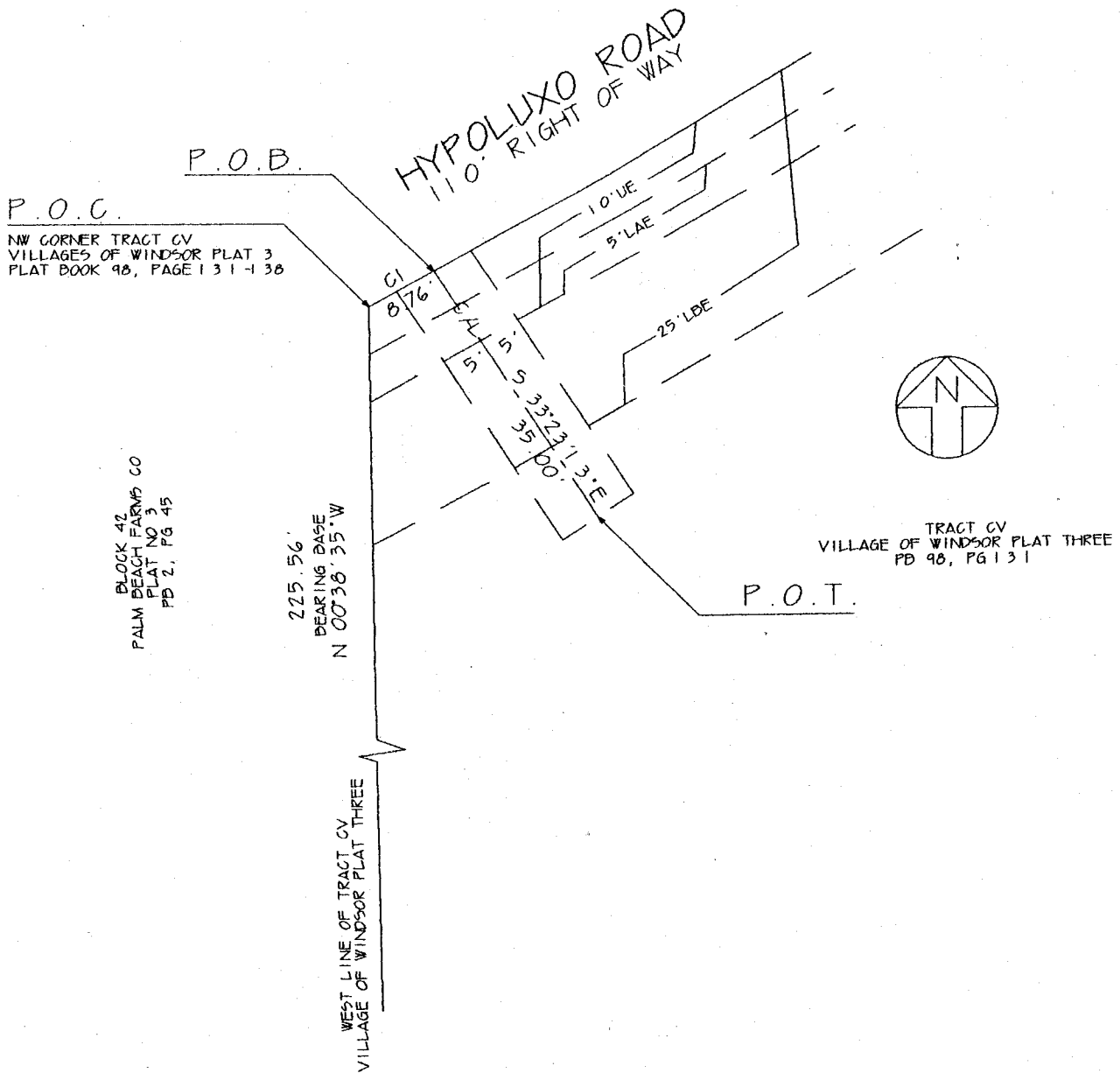
F.D. P.

UNIVERSAL SURVEYING SYSTEMS, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 5984
2623 LAKE DRIVE NORTH
BOYNTON BEACH, FLORIDA 33435
OFFICE: 561-736-0432 FAX: 561-736-0908

07-04-023
FS48UE.GCD
DRAWING NO.

THIS IS NOT A SURVEY

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	0°20'21"	1480.00'	8.76'	4.38'	8.76'	N 61°04'05"E



REVISE EXISTING EASEMENTS 5-15-07
 REVISE EASEMENT 5-03-07

SHEET 2 OF 2

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 10' UTILITY EASEMENT

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