

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

| Fiscal Years | 2008 | 2009 | 2010 | 2011 | 2012 |
|------------------------------------------------|-----------------|--------------|--------------|--------------|--------------|
| Capital Expenditures | _____ | _____ | _____ | _____ | _____ |
| Operating Costs | _____ | _____ | _____ | _____ | _____ |
| External Revenues | _____ | _____ | _____ | _____ | _____ |
| Program Income (County) | _____ | _____ | _____ | _____ | _____ |
| In-Kind Match (County) | _____ | _____ | _____ | _____ | _____ |
| NET FISCAL IMPACT | <u>0</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:

| | |
|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <p><u>Adwillhite 6-2-08</u> OFMB 6/2/08 CN 5/22/08</p> | <p><u>Ann J. Jones 6/3/08</u> Contract Development and Control Jones 6/3/08</p> |
|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|

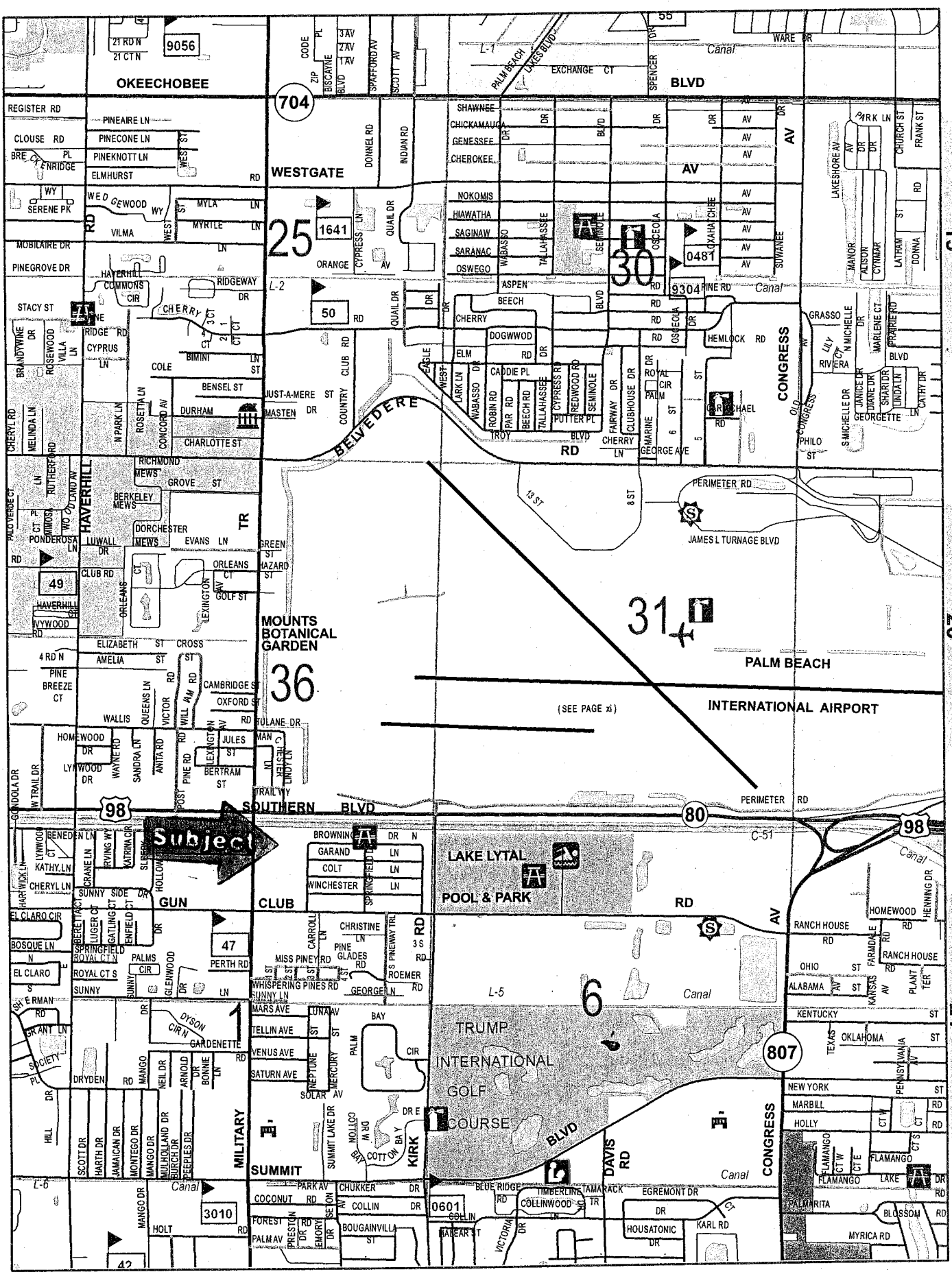
B. Legal Sufficiency:

James Brako 6/4/08
 Assistant County Attorney

C. Other Department Review:

 Department Director

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



T43

T

T44

704

25

36

47

3010

30

31

6

0601

19

20

21

LOCATION MAP

ATTACHMENT # 1



Prepared by & Return to:
David Kuzmenko, Real Estate Specialist
Palm Beach County
Property & Real Estate Management Division
2633 Vista Parkway
West Palm Beach, Florida 33411-5605

PCN: 00-42-44-01-00-000-1000
00-42-44-01-00-000-1270

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 to permit any other person, firm or corporation to attach wires to any Facilities hereunder and 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 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 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

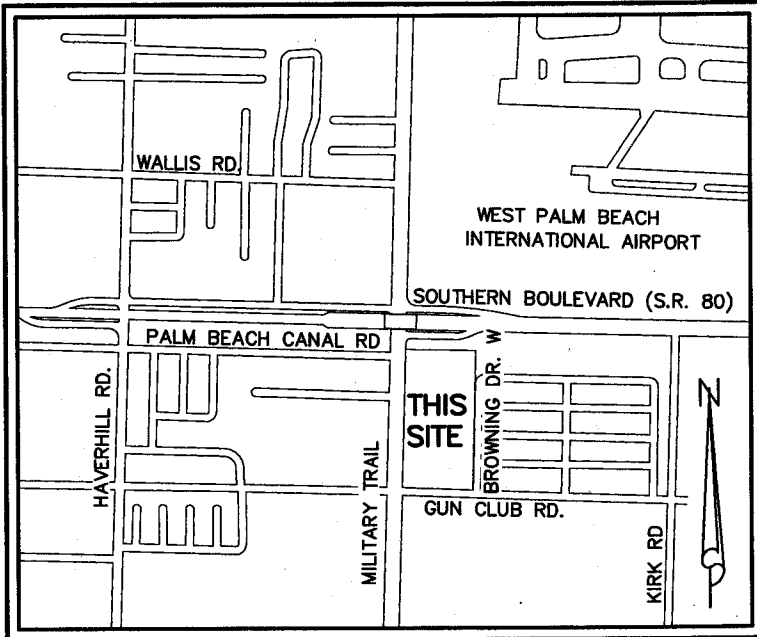
By: _____
Assistant County Attorney

By: Ret Anthony Wolf
Department Director

Exhibit "A"

Legal Description/Site Sketch

SKETCH & DESCRIPTION



LOCATION MAP
NOT TO SCALE



SURVEYORS NOTES:

1. BEARINGS DEPICTED HEREON ARE RELATIVE TO THE WEST LINE OF THE PLAT OF GUN CLUB ESTATES AS RECORDED IN PLAT BOOK 24, PAGE 189 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE ALSO BEING THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF TRACTS 3 AND 4 OF THE PLAT OF PLAT NO. 1 SHEET NO. 1 PALM BEACH PLANTATIONS (MODEL LAND COMPANY) AS RECORDED IN PLAT BOOK 10, PAGE 20 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, SAID LINE HAVING A BEARING OF NORTH 01°27'22" EAST, BASED UPON THE NORTH AMERICAN DATUM OF 1983, ON THE 1990 ADJUSTMENT FOR THE FLORIDA TRAVERSE MERCATOR - EAST ZONE.
2. THIS INSTRUMENT NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE UNDERSIGNED MAKES NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.
4. THE LICENSED BUSINESS NUMBER FOR DENNIS J. LEAVY & ASSOCIATES INC. IS LB #6599, THE CERTIFYING SURVEYORS LICENSE NUMBER IS LS #5888.
5. THIS IS NOT A SURVEY.

Dennis J. Leavy & Associates, Inc.
Land Surveyors * Mappers
460 Business Park Way * Suite B
Royal Palm Beach, Florida 33411
Phone: 561 753-0650 Fax: 561 753-0290

SKETCH & DESCRIPTION
For: Palm Beach County Property &
Real Estate Management Division

| | | |
|------------|-------------|----------------|
| DRAWN EB | SCALE: N/A | DATE: 03/21/08 |
| CHK DJL/DB | JOB# 08-041 | SHEET 1 OF 8 |

DESCRIPTION:

A variable width strip of land lying within the West One-Half (W. 1/2) of Tracts 3 and 4 as depicted on the Plat of PLAT NO. 1 SHEET NO. 1 PALM BEACH PLANTATIONS (MODEL LAND COMPANY) as Recorded in Plat Book 10, Page 20 of the Public Records of Palm Beach County, Florida being more particularly described as follows:

Commencing at the Southwest corner of The Plat of GUN CLUB ESTATES, as Recorded in Plat Book 24, Page 189 of the Public Records of Palm Beach County, Florida; thence North 01°27'22" East (as a basis of bearings) along the West line of said Plat also being the East line of the West One-Half (W. 1/2) of Tracts 3 and 4 as depicted on the Plat of PLAT NO. 1 SHEET NO. 1 PALM BEACH PLANTATIONS (MODEL LAND COMPANY) as Recorded in Plat Book 10, Page 20 of the Public Records of Palm Beach County, Florida, a distance of 592.11 feet to the POINT OF BEGINNING; thence North 37°15'56" West, a distance of 28.86 feet; thence North 88°20'57" West, a distance of 109.03 feet; thence South 01°39'03" West, a distance of 1.09 feet; thence North 88°20'57" West, a distance of 15.83 feet; thence North 01°56'32" West, a distance of 11.78 feet; thence North 88°03'28" East, a distance of 4.53 feet; thence North 01°56'32" West, a distance of 77.97 feet; thence North 09°26'11" West, a distance of 253.50 feet; thence North 28°03'20" West, a distance of 16.71 feet to a point being on the East line of the 15.00 foot wide Florida Power and Light Company easement as recorded in Official Records Book 10111, Page 411 of the Public Records of Palm Beach County, Florida; thence North 03°37'18" East, along the East line of said Florida Power and Light Company easement, a distance of 14.99 feet to the Northeast corner of said Florida Power and Light Company easement; thence South 86°22'42" East, along the Easterly extension of the North line of said Florida Power and Light Company easement, a distance of 2.50 feet; thence South 28° 03'20" East, a distance of 29.80 feet; thence South 09°26'11" East, a distance of 255.80 feet; thence South 09°26'11" East, a distance of 255.80 feet; thence South 01°56'32" East, a distance of 78.62 feet; thence North 88°03'28" East, a distance of 2.06 feet; thence South 01°39'03" West, a distance of 1.70 feet; thence South 88°20'57" East, a distance of 113.81 feet; thence South 37°15'56" East, a distance of 21.17 feet to a point being on the West line of said Plat of GUN CLUB ESTATES also being the East line of the West One-half (W. 1/2) of said Tracts 3 and 4 as depicted on the Plat of PLAT NO. 1 SHEET NO. 1 PALM BEACH PLANTATIONS (MODEL LAND COMPANY); thence South 01°27'22" West, along said line, a distance of 15.99 feet to the POINT OF BEGINNING.

Said lands situate, lying and Palm Beach County, Florida.

Containing 5,144 square feet more or less.

LEGEND:

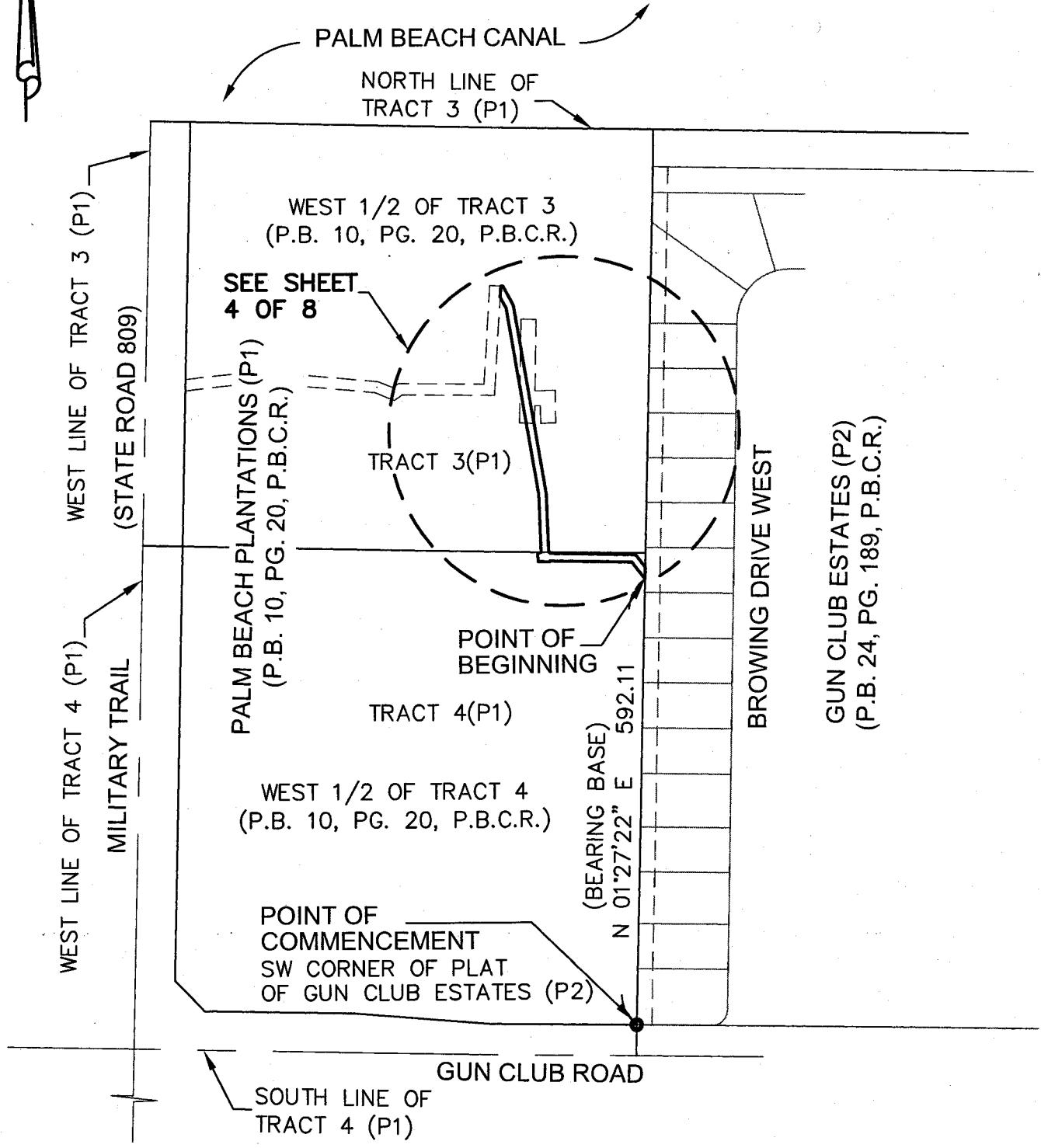
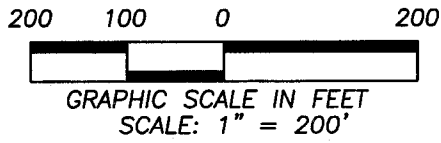
F.P.L. = FLORIDA POWER and LIGHT COMPANY
 O.R.B. = OFFICIAL RECORDS BOOK
 P.B.C.R. = PALM BEACH COUNTY RECORDS
 P.B. = PLAT BOOK
 PG. = PAGE
 P.O.B. = POINT OF BEGINNING

⑤ = SHEET No.(Typical)
 (P1) = PLAT NO. 1 SHEET NO. 1
 PALM BEACH PLANTATIONS
 (MODEL LAND COMPANY)
 (P.B. 10, PG. 20, P.B.C.R.)
 (P2) = GUN CLUB ESTATES
 (P.B. 24, PG. 189, P.B.C.R.)
 U.E. = UTILITY EASEMENT

Dennis J. Leavy & Associates, Inc.
 Land Surveyors * Mappers
 460 Business Park Way * Suite B
 Royal Palm Beach, Florida 33411
 Phone: 561 753-0650 Fax: 561 753-0290

SKETCH & DESCRIPTION
 For: Palm Beach County Property &
 Real Estate Management Division

| | | |
|-------------------|--------------------|-----------------------|
| DRAWN EB | SCALE: N/A | DATE: 03/21/08 |
| CHK DJL/DB | JOB# 08-041 | SHEET 2 OF 8 |



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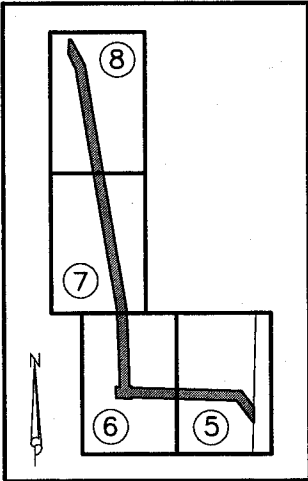
SKETCH & DESCRIPTION
 For: Palm Beach County Property &
 Real Estate Management Division

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|-------|--------|----------------|----------------|
| DRAWN | EB | SCALE: 1"=200' | DATE: 03/21/08 |
| CHK | DJL/DB | JOB# 08-041 | SHEET 3 OF 8 |

80 40 0 80



GRAPHIC SCALE IN FEET
SCALE: 1" = 80'



KEY MAP
NOT TO SCALE



20' WIDE U.E.
(O.R.B. 9928, PG. 154, P.B.C.R.)

15' WIDE F.P.L. EASEMENT
(O.R.B. 10111, PG. 411, P.B.C.R.)

DESCRIBED AREA
5,144 SQUARE FEET
MORE OR LESS

TRACT 3(P1)

S. LINE OF TRACT 3 (P1)

N. LINE OF TRACT 4 (P1)

TRACT 4(P1)

POINT OF BEGINNING

N 01°27'22" E
592.11

EAST LINE OF THE WEST ONE-HALF
(W 1/2) OF TRACTS 3 AND 4 (P1)

20' EASEMENT FOR
DRAINAGE ONLY(P2)

WEST LINE OF THE PLAT OF
GUN CLUB ESTATES (P2)

LOT 17

LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

GUN CLUB ESTATES (P2)
(P.B. 24, PG. 189, P.B.C.R.)

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SKETCH & DESCRIPTION
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DRAWN EB

SCALE: 1"=80'

DATE: 03/21/08

CHK

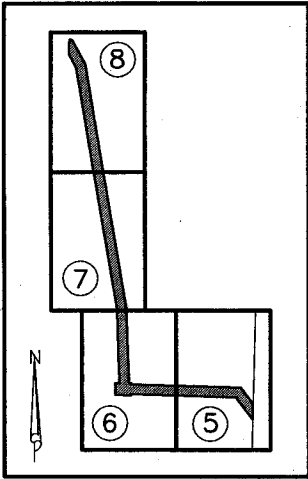
DJL/DB

JOB# 08-041

SHEET 4 OF 8

20 10 0 20

GRAPHIC SCALE IN FEET
SCALE: 1" = 20'



KEY MAP
NOT TO SCALE



TRACT 3(P1)

EAST LINE OF THE WEST ONE-HALF
(W 1/2) OF TRACTS 3 AND 4 (P1)

LOT 12(P2)

LOT 11(P2)

S. LINE OF TRACT 3 (P1)
N. LINE OF TRACT 4 (P1)

20' EASEMENT FOR
DRAINAGE ONLY (P2)

WEST LINE OF THE PLAT OF
GUN CLUB ESTATES (P2)

GUN CLUB ESTATES (P2)
(P.B. 24, PG. 189, P.B.C.R.)

SEE SHEET 6 OF 8

S 88°20'57" E 113.81'

S 37°15'56" E 21.17'

10'

N 88°20'57" W 109.03'

N 37°15'56" W 28.86'

S 01°27'22" W 15.99'

PLAT LIMITS(P2)

LOT 10(P2)

TRACT 4(P1)

POINT OF
BEGINNING

N 01°27'22" E
592.11

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DRAWN EB

SCALE: 1"=20'

DATE: 03/21/08

CHK DJL/DB

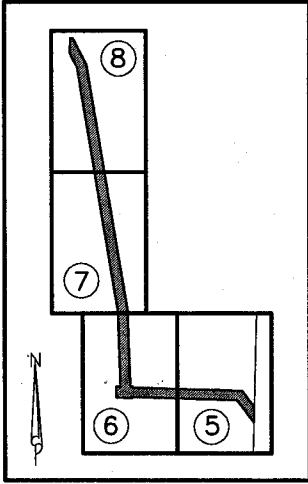
JOB# 08-041

SHEET 5 OF 8

20 10 0 20



GRAPHIC SCALE IN FEET
SCALE: 1" = 20'



KEY MAP
NOT TO SCALE

SEE SHEET 7 OF 8



N 09°26'11" W
253.50'

S 09°26'11" E
255.80'

77.97'

78.62'

10'

N 01°56'32" W

S 01°56'32" E

N 88°03'28" E

4.53'

N 88°03'28" E

2.06'

S. LINE OF TRACT 3 (P1)

N. LINE OF TRACT 4 (P1)

N 01°56'32" W
11.78'

N 88°20'57" W
15.83'

S 01°39'03" W
1.70'

S 88°20'57" E 113.81'

10'

N 88°20'57" W 109.03'

S 01°39'03" W
1.09'

TRACT 3(P1)

TRACT 3(P1)

TRACT 4(P1)

SEE SHEET 5 OF 8

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| | | | |
|-------|--------|---------------|----------------|
| DRAWN | EB | SCALE: 1"=20' | DATE: 03/12/08 |
| CHK | DJL/DB | JOB# 08-041 | SHEET 6 OF 8 |



20 10 0 20



GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

SEE SHEET 8 OF 8

EAST LINE OF 15' WIDE
F.P.L. EASEMENT

20' WIDE U.E.
(O.R.B. 9928, PG.
154, P.B.C.R.)

TRACT 3(P1)

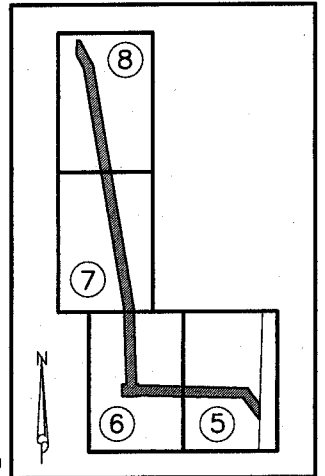
TRACT 3(P1)

N 09°26'11" W 253.50'
S 09°26'11" E 255.80'

10'

SEE SHEET 6 OF 8

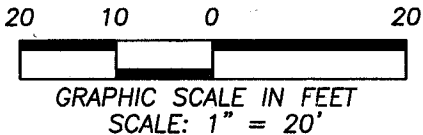
KEY MAP
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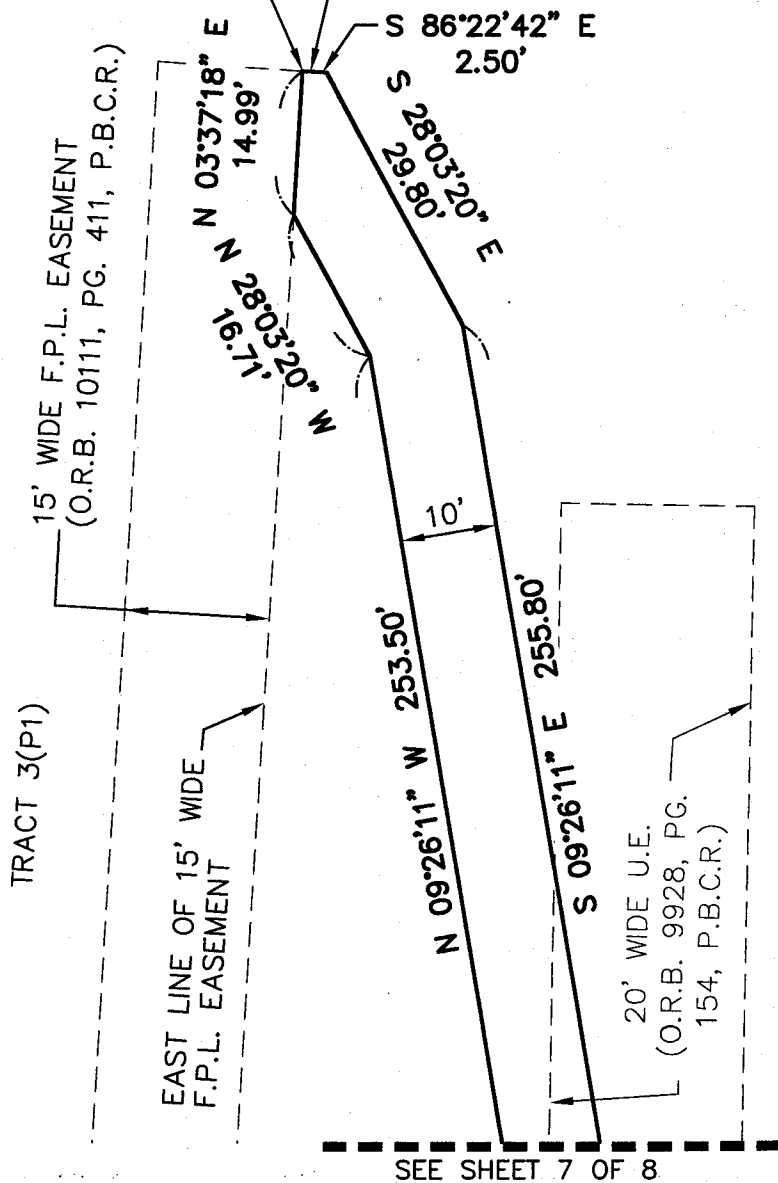
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| DRAWN | EB | SCALE: 1"=20' | DATE: 03/12/08 |
| CHK | DJL/DB | JOB# 08-041 | SHEET 7 OF 8 |



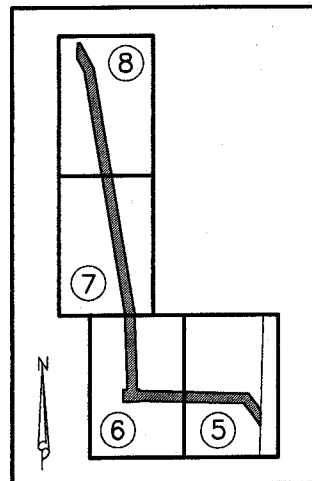
NORTHEAST CORNER OF THE 15' FOOT WIDE F.P.L. EASEMENT

EASTERLY EXTENSION OF THE NORTH LINE OF THE 15' FOOT WIDE F.P.L. EASEMENT

TRACT 3(P1)



KEY MAP NOT TO SCALE



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| CHK DJL/DB | JOB# 08-041 | SHEET 8 OF 8 |