

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>	<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:

Atwillwhite 8.1.08
 OFMB
 (10) CP 7/31/08
 12/1/08

Don J. Jaws 8/1/08
 Contract Development and Control
 8/1/08

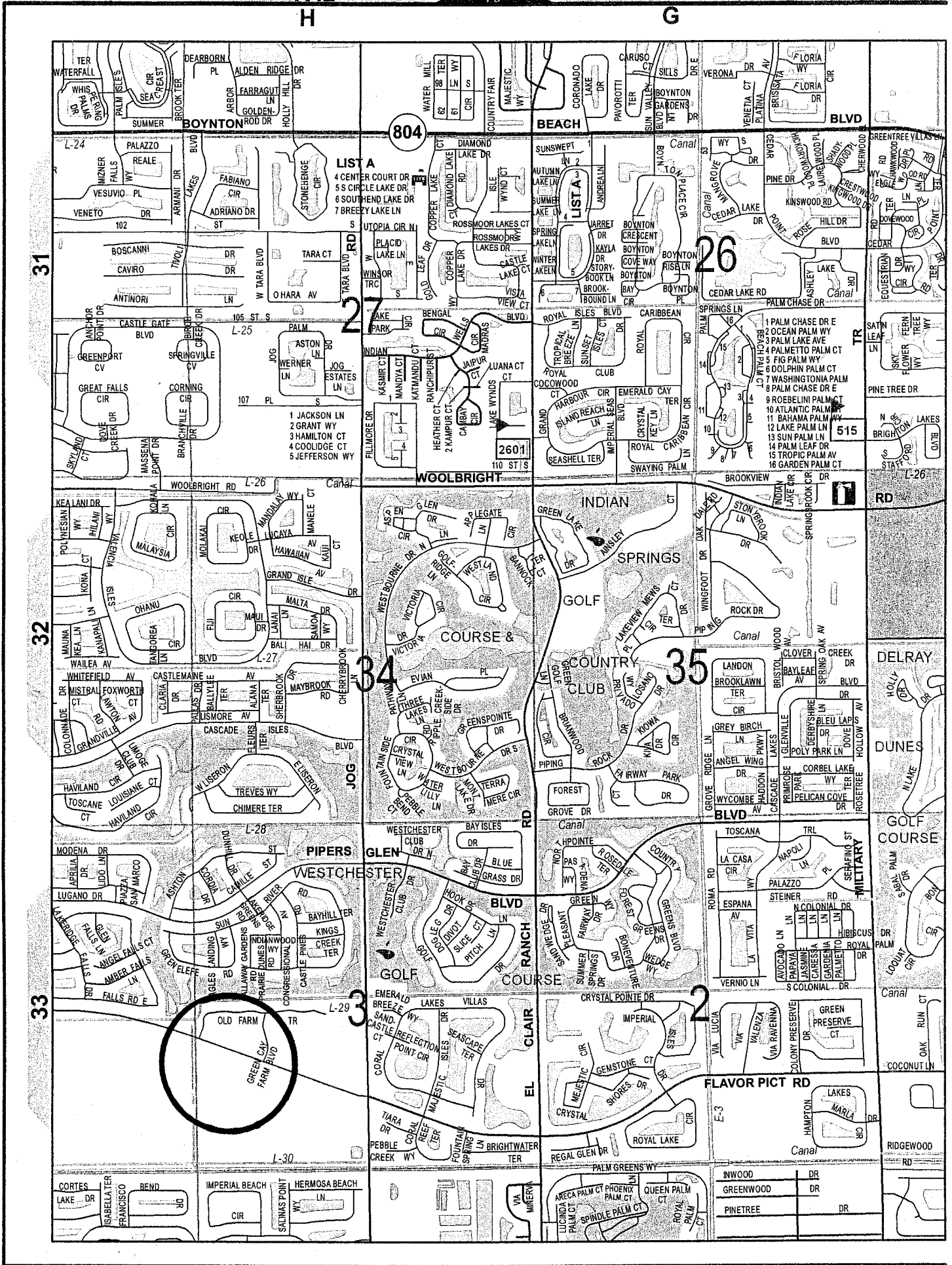
B. Legal Sufficiency:

H. J. [Signature] 8/5/08
 Assistant County Attorney

C. Other Department Review:

 Department Director

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



LOCATION MAP

ATTACHMENT # *12*

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

PCNs: 00-42-46-03-18-003-0000 (a portion of)

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: Ret. Anthony Wolf
Department Director

EXHIBIT "A"

THE PROPERTY

ALL OF TRACT C AS DESCRIBED IN THE WINSBERG WETLAND RESTORATION PROJECT REPLAT,
RECORDED IN PLAT BOOK 102, PAGES 93 THROUGH 97, OF THE PUBLIC RECORDS OF PALM BEACH
COUNTY, FLORIDA.

EXHIBIT "B"

THE EASEMENT PREMISES



THIS IS NOT A SURVEY

LEGAL DESCRIPTION:
20' UTILITY EASEMENT

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF TRACT C OF THE PLAT OF WINSBERG WETLAND RESTORATION PROJECT AS RECORDED IN PLAT BOOK 102, PAGE 93 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AN EASEMENT OVER A STRIP OF LAND 20.00 FEET WIDE, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT E OF THE PLAT OF WINSBERG FARMS P.U.D. AS RECORDED IN PLAT BOOK 102, PAGE 98 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA:

THENCE SOUTH 70°48'16" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF FLAVOR PICT ROAD AS RECORDED IN OFFICIAL RECORD BOOK 11789, PAGE 54 OF SAID PUBLIC RECORDS FOR 120.82 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE CENTERLINE OF SAID 20.00 FOOT WIDE UTILITY EASEMENT:

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 19°14'01" WEST, FOR 23.00 FEET TO THE POINT OF TERMINUS:

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

CONTAINING 460 SQ. FT., MORE OR LESS.

LEGEND:

- M.E. - MAINTENANCE EASEMENT
- C/L - CENTERLINE
- SDE - SWALE DRAINAGE EASEMENT
- U.E. - UTILITY EASEMENT
- FND - FOUND
- CONC - CONCRETE
- N&D - NAIL & DISC
- IR&C - IRON ROD & CAP
- R/W - RIGHT OF WAY
- POC - POINT OF COMMENCMENT
- POB - POINT OF BEGINNING
- POT - POINT OF TERMINUS
- LAE - LIMITED ACCESS EASEMENT

REVISE SKETCH 6-13-08

SHEET 1 OF 2

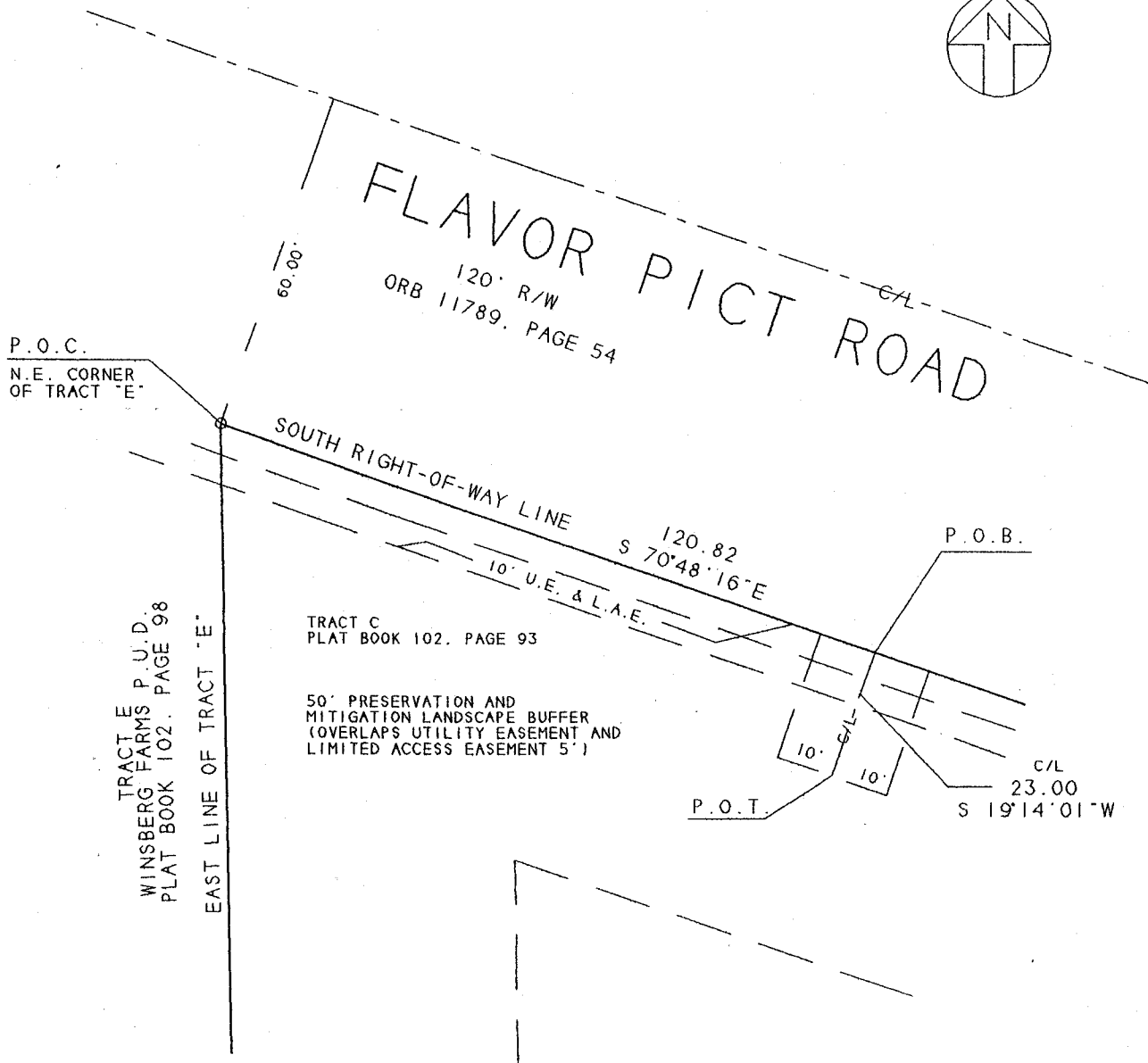
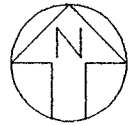
FOR REFERENCE ONLY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

[Signature]
JOHN F. TRACH
STATE OF FLORIDA
P.L.S. NO. 4871



SKETCH AND DESCRIPTION 20' UTILITY EASEMENT			
04-25-08 DATED:	1" - 30' SCALE:		F.B. 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			08-04-002 FIRE44 DRAWING NO.

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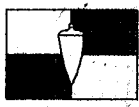


REVISE SKETCH 6-13-08

SHEET 2 OF 2

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

[Signature]
 JOHN F. TRACH
 STATE OF FLORIDA
 PLS NO. 4871



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THENCE SOUTH 70°48'16" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF FLAVOR PICT ROAD AS RECORDED IN OFFICIAL RECORD BOOK 11789, PAGE 54 OF SAID PUBLIC RECORDS FOR 360.39 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE CENTERLINE OF SAID 20.00 FOOT WIDE UTILITY EASEMENT:

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 18°15'18" WEST, FOR 50.02 FEET: THENCE SOUTH 08°25'07" WEST, A DISTANCE OF 40.23 FEET: THENCE SOUTH 15°01'28" WEST, A DISTANCE OF 18.11 FEET TO THE POINT OF TERMINUS:

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

CONTAINING 2,175 SQ. FT., MORE OR LESS.

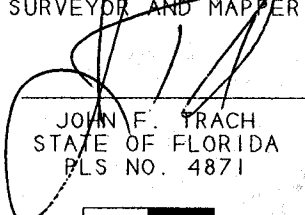

LEGEND:

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- C/L - CENTERLINE
- SDE - SWALE DRAINAGE EASEMENT
- U.E. - UTILITY EASEMENT
- FND - FOUND
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- LAE - LIMITED ACCESS EASEMENT

REVISE SKETCH 6-13-08

SHEET 1 OF 2

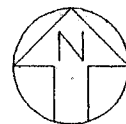
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JOHN F. TRACH
STATE OF FLORIDA
PLS NO. 4871


SKETCH AND DESCRIPTION 20' UTILITY EASEMENT			
DATED: 05-15-08	SCALE: 1"=30'		F.B. 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			08-05-020 FIRE44 DRAWING NO.

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THIS IS NOT A SURVEY



FLAVOR PICT ROAD

120' R/W
ORB 11789, PAGE 54

P.O.C.
N.E. CORNER
OF TRACT "E"

SOUTH RIGHT-OF-WAY LINE

P.O.B.

TRACT C
PLAT BOOK 102, PAGE 93

50' PRESERVATION AND
MITIGATION LANDSCAPE BUFFER
(OVERLAPS UTILITY EASEMENT AND
LIMITED ACCESS EASEMENT 5')

TRACT E
WINSBERG FARMS P.U.D.
PLAT BOOK 102, PAGE 98

EAST LINE OF TRACT "E"

360.39
S 70°48'16"E

10' U.E. & L.A.E.

C/L
50.02
S 18°15'18"W

C/L
40.23
S 08°25'07"W

C/L
18.11
S 15°01'28"W

S 19°14'01"W
174.64

P.O.T.

REVISE SKETCH 6-13-08

SHEET 2 OF 2

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JOHN E. TRACH
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SKETCH AND DESCRIPTION
20' UTILITY EASEMENT

05-15-08
DATED:

1" = 30'
SCALE:

F.B. P.

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