

3H-4

Agenda Item #:

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: 9/9/08 , Consent Regular
 Ordinance Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to: approve a Declaration of Easement in favor of Palm Beach County Water Utilities Department for a water line, fire hydrant and meter serving the Palm Beach County Sheriff's Office (PBSO) K-9 facility.

Summary: The County is finalizing construction of an expansion to the PBSO's K-9 facility adjacent to Okeehetee Park South and the Turnpike. Construction of the expansion of the K-9 facility required installation of a water meter and fire hydrant set along an existing potable water line running to the buildings. The Water Utilities Department requires an easement for these utilities. The easement is 20' wide by 220' long, containing 4,400 square feet. The Declaration will be recorded to provide notice of the existence and location of the potable water line, water meter and fire hydrant. (PREM) District 6 (HJF)

Background and Justification: The PBSO's K-9 training facility is currently being expanded by adding an additional 2,820 square foot building to support its K-9 operations. Construction is expected to be completed in September 2008.

Attachments:

1. Location Map
2. Declaration of Easement

Recommended By: Ret. Anthony Wolf Department Director Date: 7/25/08

Approved By: [Signature] County Administrator Date: 8/6/08

T44

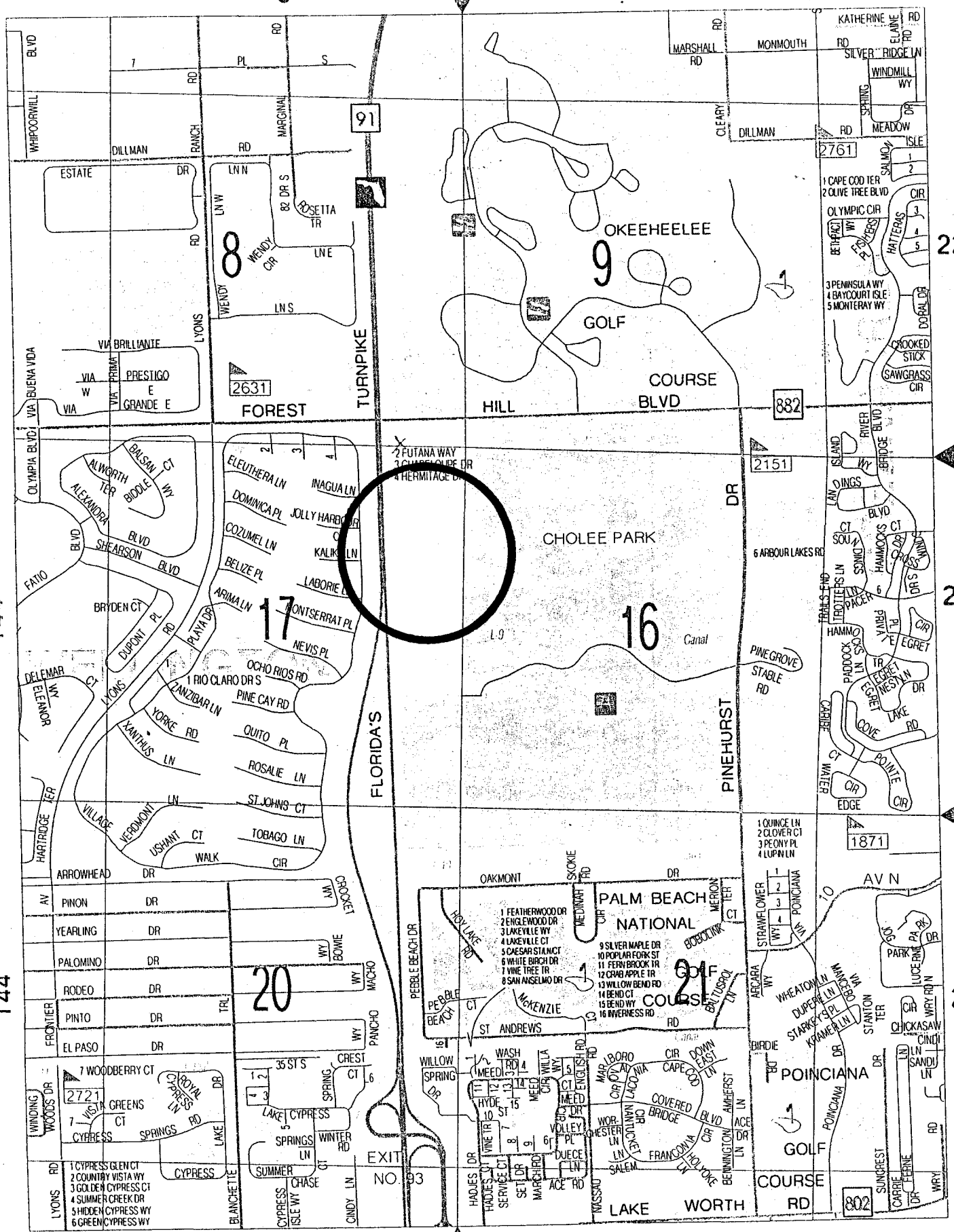
T44

T44

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24



ATTACHMENT # 1

LOCATION MAP



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

PCN: 00-42-43-27-05-021-0040

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: *Reid Anthony Wolf*
Department Director

EXHIBIT "A"

LEGAL DESCRIPTION

SHERIFF'S OFFICE K-9 TRAINING FACILITY

A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEING A PORTION OF TRACT 5, BLOCK 21, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54 INCLUSIVE, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT 5, BLOCK 21; THENCE SOUTH $89^{\circ}02'39''$ WEST ALONG THE NORTH LINE OF TRACT 5, BLOCK 21, A DISTANCE OF 591.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH $89^{\circ}02'39''$ WEST ALONG THE NORTH LINE OF TRACT 5, BLOCK 21, A DISTANCE OF 385.44 FEET TO A POINT 25 FEET EAST OF THE WEST LINE OF TRACT 5, BLOCK 21, SAID POINT ALSO BEING THE EAST RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT EQUALIZING CANAL NO. E 2 EAST, AS RECORDED IN DEED BOOK 67, PAGE 354, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH $00^{\circ}55'45''$ EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CANAL A DISTANCE OF 515.28 FEET; THENCE NORTH $89^{\circ}21'57''$ EAST A DISTANCE OF 373.86 FEET; THENCE NORTH $00^{\circ}21'14''$ EAST A DISTANCE OF 517.51 FEET TO THE NORTH LINE OF TRACT 5, BLOCK 21 AND THE POINT OF BEGINNING.

CONTAINS 4.501 ACRES, MORE OR LESS.

EXHIBIT "B"

LEGAL DESCRIPTION

SHERIFF'S OFFICE K-9 TRAINING FACILITY
WATER UTILITIES EASEMENT

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES LYING IN SECTION 17, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEING A PORTION OF TRACT 5, BLOCK 21, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54 INCLUSIVE, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT 5, BLOCK 21; THENCE SOUTH 89°02'27" WEST ALONG THE NORTH LINE OF TRACT 5, BLOCK 21, A DISTANCE OF 591.55 FEET TO NORTHEAST CORNER OF THE PALM BEACH COUNTY SHERIFF'S OFFICE K-9 FACILITY AS SHOWN ON A SURVEY PRODUCED BY PALM BEACH COUNTY, DRAWING NUMBER S-3-05-2374;
 THENCE SOUTH 00°21'52" WEST ALONG THE EAST LINE OF SAID K-9 FACILITY A DISTANCE OF 488.06 FEET TO THE POINT OF BEGINNING;
 THENCE NORTH 77°35'33" WEST, A DISTANCE OF 104.92 FEET;
 THENCE NORTH 67°01'01" WEST, A DISTANCE OF 81.89 FEET;
 THENCE NORTH 56°22'53" WEST, A DISTANCE OF 26.32 FEET;
 THENCE NORTH 13°38'12" WEST, A DISTANCE OF 8.17 FEET;
 THENCE SOUTH 76°21'48" WEST, A DISTANCE OF 20.00 FEET;
 THENCE SOUTH 13°38'12" EAST, A DISTANCE OF 7.63 FEET;
 THENCE SOUTH 79°57'02" WEST, A DISTANCE OF 9.32 FEET;
 THENCE SOUTH 10°02'58" EAST, A DISTANCE OF 20.00 FEET;
 THENCE NORTH 79°57'02" EAST, A DISTANCE OF 22.04 FEET;
 THENCE SOUTH 56°22'53" EAST, A DISTANCE OF 19.14 FEET;
 THENCE SOUTH 67°01'01" EAST, A DISTANCE OF 85.60 FEET;
 THENCE SOUTH 77°35'33" EAST, A DISTANCE OF 87.52 FEET;
 THENCE SOUTH 00°21'52" WEST, A DISTANCE OF 14.40 FEET TO A POINT ON THE SOUTH LINE OF SAID K-9 FACILITY;
 THENCE NORTH 89°22'35" EAST A DISTANCE OF 23.01 FEET TO THE SOUTHEAST CORNER OF SAID K-9 FACILITY;
 THENCE NORTH 00°21'52" EAST ALONG THE EAST LINE OF SAID K-9 FACILITY A DISTANCE OF 29.55 FEET TO THE POINT OF BEGINNING;

SURVEYORS REPORT:

BEARINGS CITED ARE GRID, NAD 83/90. THE NORTH LINE OF TRACT 5, BLOCK 21, PALM BEACH FARMS COMPANY PLAT NO 3 BEARS S89°02'27"W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THE SIGNING SURVEYOR.

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

THIS IS NOT A SURVEY

THIS INSTRUMENT PREPARED BY WILLIAM ETHERIDGE, P.L.S. IN THE OFFICE OF THE COUNTY ENGINEER, 2300 N JOG RD, WEST PALM BEACH, FL 33411-2745.

THE LOCATION OF THE WATER LINE WAS TAKEN FROM THE RECORD DRAWING PREPARED BY CIVIL DESIGN INC. SHEET C2.1, PBCWUD # 06-180.

THE LOCATION OF THE WATER LINE WAS NOT FIELD VERIFIED.


POC = POINT OF COMMENCEMENT
 BCL = BEGIN CENTERLINE
 ECL = END CENTERLINE
 R/W = RIGHT OF WAY
 OR = OFFICIAL RECORD BOOK

REFERENCE

BOUNDARY SURVEY
 SHERIFF'S OFFICE K-9
 FACILITY EXPANSION
 P. B. CO. DRAWING S-3-05-2374

WC Etheridge

PROJECT NO. 2008009-17	SHEET: 1	OF: 2	PROJECT: DESCRIPTION SKETCH SHERIFF'S K-9 FACILITY PALM BEACH COUNTY WATER UTILITIES UTILITY EASEMENT SECTION 17, TWP 44 S, RGE 42E		SCALE: NONE	NO. 1	REVISION	BY	DATE
			DESIGN FILE NAME S-1-06-2547.DGN	DRAWING NO. S-1-08-2815			APPROVED: NONE	W/C NONE	MAY 2008
					DRAWN: WCE				
					CHECKED: GMM				
					DATE DRAWN: 3/3/08				
					FIELD BOOK NO. NONE				



**PALM BEACH COUNTY
ENGINEERING AND PUBLIC WORKS**

ENGINEERING SERVICES

2300 NORTH JOG ROAD
WEST PALM BEACH, FL 33411

THIS IS NOT A SURVEY

POC
NE CORNER
TRACT 5, BLOCK 21,
PB FARMS PLAT NO 3
PB 2, PG 45

N LINE TRACT 5

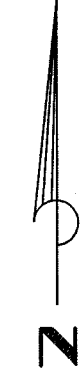
S89°02'27"W 385.45' SURVEY

591.55'
S89°02'27"W

NE CORNER
K-9 FACILITY
PBC DRAWING
S-3-05-2374

TRACT 5, BLOCK 21
PB FARMS PLAT NO 3
PB 2, PG 45

SECTION 17,
TOWNSHIP 44 S,
RANGE 42 E



NOT
TO SCALE

LWDD E-2-E CANAL R/W LINE
S00°55'07"E 515.28' SURVEY

40' LWDD EASEMENT OR 7555, PG 260

S00°21'52"W 488.06' SURVEY
N00°21'52"E 517.61' SURVEY

EXISTING
BUILDING

20.00'
S76°21'48"W

8.17'
N13°38'12"W

7.63'
S13°38'12"E

26.32'
N56°22'53"W

9.32'
S79°57'02"W

81.89'
N67°01'01W

40'

20.00'
S10°02'58"E

85.60'
S67°01'01"E

N77°35'33"W 104.92'

22.04'
N79°57'02"E

19.14'
S56°22'53"E

87.52'
S77°35'33"E

POB

S LINE K-9 FACILITY
N89°22'35"E 373.87' SURVEY

29.55'
N00°21'52"E

14.40'
S00°21'52"W

23.01'
N89°22'35"E

SE CORNER
K-9 FACILITY

PROJECT NO. 2008009-17

DRAWING NO. S-1-08-2815

PROJECT DESCRIPTION SKETCH SHERIFF'S K-9 FACILITY UTILITY EASEMENT

SHEET 2 OF 2