

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: 9/9/08 Consent [X] Regular [ ]  
Public Hearing [ ]

Submitted By: Water Utilities Department  
Submitted For: Water Utilities Department

I. EXECUTIVE BRIEF

**Motion and Title:** Staff recommends motion to approve: a Partial Release of Utility Easement on land owned by South Florida Federal Partners - West Palm Beach, LLC.

**Summary:** This document will release the County's interest in a portion of a utility easement recorded in the official records of Palm Beach County in Book 21590 Page 1619. During re-development of the Royal Palm Business Plaza the property owner contacted Water Utilities Department to redesign the existing utilities removing portion of the existing water main piping system (PBCWUD Project # 08-543). Water Utilities department confirmed that the removal of the utilities does not interfere with the operation of the utility system. The owner now requests release of the portion of the original easement. The Water Utilities Department concurs with this request and, therefore, recommends the partial release. District 6 (MJ)

**Background and Justification:** On March 29, 2007, the owner, Royal Palm Town Center II, LLC, granted an exclusive utility easement to the County to accommodate water and sewer mains. The new owner, South Florida Federal Partners - West Palm Beach, LLC has granted a new utility easement for the relocated water main to serve a new US Citizenship and Immigration Service Building. The owner is now requesting the release of the portion of the easement that the County has determined that it no longer needs.

**Attachments:**

- 1. Two (2) original Partial Release of Utility Easement
- 2. Location Map
- 3. One (1) copy of original utility easement ORB 21590 Pg.1619

Recommended By: [Signature] 7/24/08  
Department Director Date

Approved By: [Signature] 8/13/08  
Assistant County Administrator Date

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

<b>Fiscal Years</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>
Capital Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
External Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Program Income (County)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
In-Kind Match County	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>NET FISCAL IMPACT</b>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Budget Account No.:</b>	<b>Fund</b> _____	<b>Dept</b> _____	<b>Unit</b> _____	<b>Object</b> _____	

Is Item Included in Current Budget? Yes \_\_\_ No \_\_\_

Reporting Category N/A

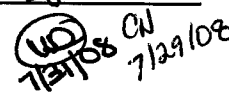
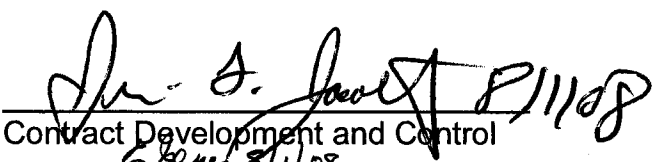
**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

This item has no fiscal impact.

**C. Department Fiscal Review:** Debra M West

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Development and Control Comments:**

<p><u>Atwillhite 8.1.08</u> OFMB</p> <p align="center">  </p>	<p align="right">             Contract Development and Control            6/29/08 8/11/08         </p>
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**B. Legal Sufficiency:**

James Brako 8/12/08  
Assistant County Attorney

**C. Other Department Review:**

\_\_\_\_\_  
Department Director

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

Prepared by and return to:  
Palm Beach County Water Utilities Department  
Att: Plan Review  
8100 Forest Hill Blvd  
West Palm Beach, Florida 33413

**PARTIAL RELEASE OF UTILITY EASEMENT**

**THIS PARTIAL RELEASE OF UTILITY EASEMENT**, executed this 19th day of August, 2008, by Palm Beach County, a political subdivision of the State of Florida, first party, c/o Water Utilities Department, 8100 Forest Hill Blvd, West Palm Beach, Florida 33413, to South Florida Federal Partners – West Palm Beach, LLC, whose address is 1400 E Oakland Blvd # 201 Oakland Park, Florida 33334, second party:

**WITNESSETH:**

THAT the first party, for and in consideration of the sum of \$10.00 (Ten Dollars) in hand paid by the second party, the receipt of which is hereby acknowledged, wishes to terminate, renounce, and release a portion of that UTILITY EASEMENT recorded in Official Records Book 21590, Page 1619, Public Records of Palm Beach County, Florida.

THEREBY, the first party hereby releases any and all of its rights, title, and interest in that portion of the UTILITY EASEMENT as shown in the sketch and legal description attached hereto and incorporated herein as Exhibit "A."

**IN WITNESS WHEREOF** the first party has caused this PARTIAL RELEASE OF UTILITY EASEMENT to be executed as of the day and year first written above.

ATTEST:

\_\_\_\_\_  
Sharon R. Bock, Clerk

PALM BEACH COUNTY, FLORIDA,  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Addie L. Greene, Chairperson

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

By: \_\_\_\_\_  
County Attorney



**McLAUGHLIN ENGINEERING COMPANY**

400 NORTHEAST 3rd AVENUE  
FORT LAUDERDALE, FLORIDA, 33301  
ENGINEERS - SURVEYORS

(LB# 285)

PHONE: (954) 763-7611

FAX: (954) 763-7615

**SHEET 1 OF 2**

**Legend**

O.R.= Official Records Book  
PG.= Page  
P.B.C.R.= Palm Beach County Records

**"PARTIAL ABANDONMENT"**

A portion of that certain Utility Easement as described in Official Records Book 21590, Page 1619 of the public records of Palm Beach County (P.B.C.R.) Florida, lying in Lot 1, of the PLAT of ROYAL PALM BUSINESS PLAZA, according to the plat thereof as recorded in Plat Book 106, Pages 84 and 85 of the public records of Palm Beach County, Florida and being more particularly described as follows:

Commencing at the Southwest corner of said Lot 1; thence North 01°00'43" West, on the west line of said Lot 1, a distance of 40.57 feet; thence North 89°20'07" East on the North line of said utility easement, a distance of 283.80 feet to the Point of Beginning; thence Northerly, Easterly and Southerly on the boundary line of said utility easement the following fifteen (15) courses and distances; (1) North 00°39'53" West, a distance of 2.47 feet; thence (2) North 48°32'01" West, a distance of 37.99 feet; thence (3) North 02°44'44" West, a distance of 18.34 feet; thence (4) South 87°54'42" West, a distance of 14.03 feet; thence (5) North 02°05'18" West, a distance of 30.00 feet; thence (6) North 87°54'42" East, a distance of 33.17 feet; thence (7) South 03°25'10" East, a distance of 10.00 feet; thence (8) North 87°54'42" East, a distance of 10.49 feet; thence (9) North 00°59'56" West, a distance of 7.99 feet; thence (10) North 89°00'04" East, a distance of 16.41 feet; thence (11) North 00°59'56" East, a distance of 27.68 feet; thence (12) South 87°54'42" West, a distance of 25.90 feet; thence (13) South 02°44'44" East, a distance of 9.66 feet; thence (14) South 48°32'01" East, a distance of 38.42 feet; thence (15) South 00°39'53" East, a distance of 11.34 feet to a point on a north line of said utility easement and the end of said fifteen (15) courses and distances; thence South 89°20'07" West on the westerly extension of said utility easement, a distance of 20.00 feet, to the Point of Beginning.

Said lands situate, lying and being in the Village of Royal Palm Beach, Palm Beach County, Florida and containing 2,845 square feet or 0.0653 acres more or less.

(See sheet 2 of 2 for sketch)

**CERTIFICATION:**

We hereby certify that this sketch meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 11th day of June, 2008.

**McLAUGHLIN ENGINEERING CO.**

**Carl E. Albrektsen**

Registered Land Surveyor No. 4185  
State of Florida

**NOTES:**

- 1) This sketch reflects any easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) This drawing is not valid unless sealed with an embossed surveyors seal.
- 3) Boundary survey information does not infer Title or Ownership.
- 4) Bearings shown hereon refer to record plat (95/193) and assume the North line of Tract "A", as South 89°01'09" West.

**"NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL"**

**FIELD BOOK NO.** TDS, LB# 283/26  
**JOB ORDER NO.** U-4000, U-4438

**DRAWN BY:** RDR  
**CHECKED BY:** \_\_\_\_\_



# McLAUGHLIN ENGINEERING COMPANY

400 NORTHEAST 3rd AVENUE  
FORT LAUDERDALE, FLORIDA, 33301  
ENGINEERS - SURVEYORS

(LB# 285)

PHONE: (954) 763-7611

FAX: (954) 763-7615

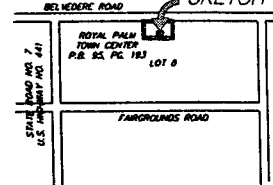
Indicates Marker  
Scale 1" = 20'

### Legend

O.R. = Official Records Book  
PG. = Page  
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SHEET 2 OF 2

THIS SKETCH

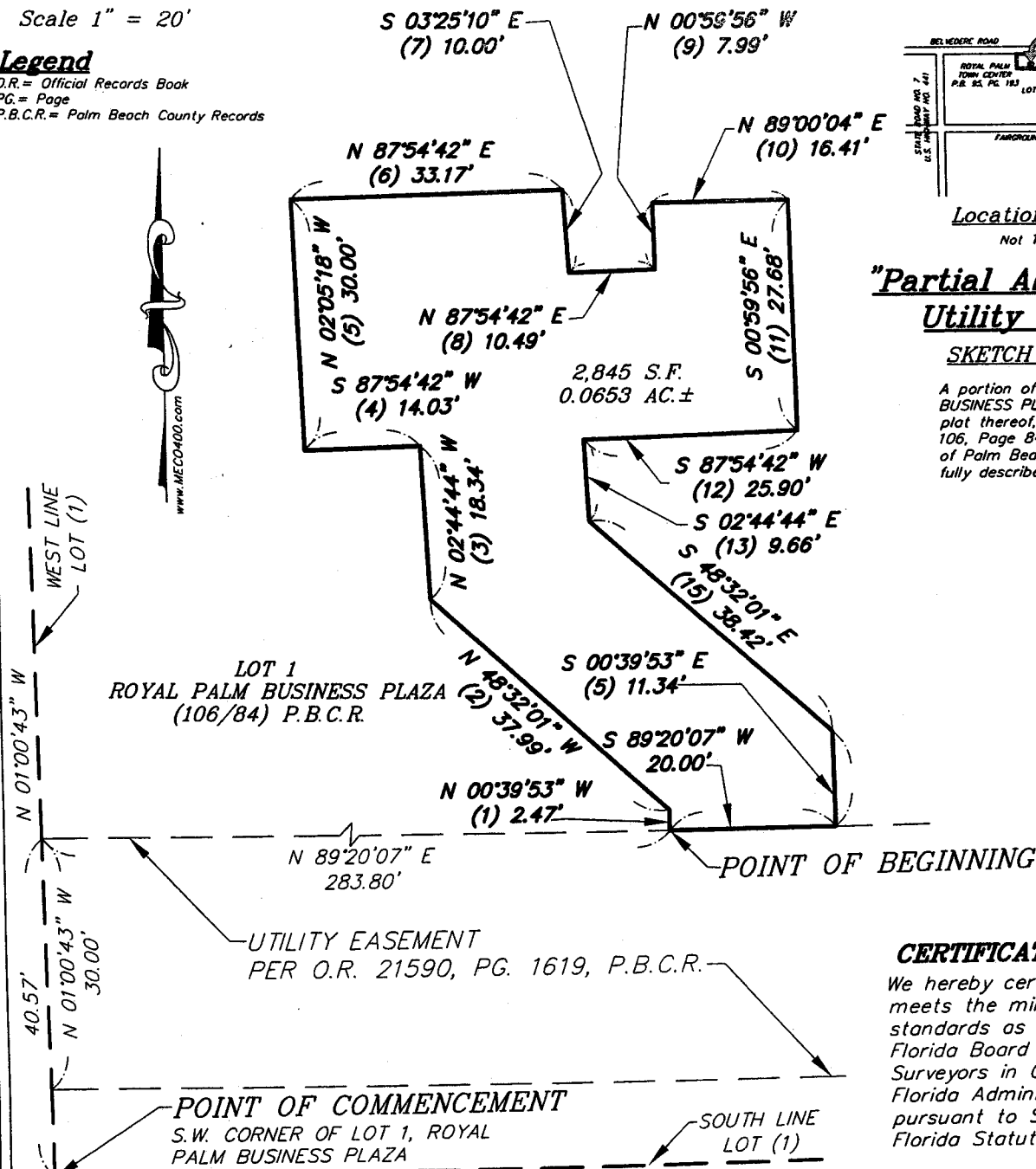


Location Sketch  
Not To Scale

## "Partial Abandonment" Utility Easement

### SKETCH & DESCRIPTION

A portion of Lot 1, ROYAL PALM BUSINESS PLAZA, according to the plat thereof, recorded in Plat Book 106, Page 84, of the public records of Palm Beach County, Florida, more fully described on sheet 1 of 2.



### CERTIFICATION:

We hereby certify that this sketch meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 11th day of June, 2008.

McLAUGHLIN ENGINEERING CO.

Carl E. Albrektsen  
Registered Land Surveyor No. 4185  
State of Florida

### NOTES:

- 1) This sketch reflects any easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) This drawing is not valid unless sealed with an embossed surveyors seal.
- 3) Boundary survey information does not infer Title or Ownership.
- 4) Bearings shown hereon refer to record plat (95/193) and assume the North line of Tract "A", as South 89°01'09" West.

**"NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL"**

FIELD BOOK NO. TDS, LB# 283/26  
JOB ORDER NO. U-4000, U-4438

DRAWN BY: RDR  
CHECKED BY:

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**McLAUGHLIN ENGINEERING COMPANY**

400 NORTHEAST 3rd AVENUE  
FORT LAUDERDALE, FLORIDA, 33301  
ENGINEERS - SURVEYORS

(LB# 285)

PHONE: (954) 763-7611

FAX: (954) 763-7615

**SHEET 1 OF 2**

**Legend**

O.R.= Official Records Book  
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P.B.C.R.= Palm Beach County Records

**"WATER LINE EASEMENT"**

A portion of Lot 1, of the PLAT of ROYAL PALM BUSINESS PLAZA, according to the plat thereof as recorded in Plat Book 106, Pages 84 and 85 of the public records of Palm Beach County and being more particularly described as follows:

Commencing at the Southwest corner of said Lot 1; thence North 01°00'43" West, on the West line of said Lot 1, a distance of 40.57 feet; thence North 89°20'07" East on the North line of an existing utility easement as recorded in O.R. 21590, Page 1619, of the public records of Palm Beach County, Florida a distance of 283.80 feet to the Point of Beginning; thence North 00°39'53" West, a distance of 12.00 feet; thence North 89°20'07" East, a distance of 15.00 feet; thence South 00°39'53" East, a distance of 12.00 feet; thence South 89°20'07" West on the westerly extension of said utility easement, a distance of 15.00 feet, to the Point of Beginning.

Said lands situate, lying and being in the Village of Royal Palm Beach, Palm Beach County, Florida and containing 180 square feet or 0.0041 acres more or less.

(See sheet 2 of 2 for sketch)

**CERTIFICATION:**

We hereby certify that this sketch meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 11th day of June, 2008.

**McLAUGHLIN ENGINEERING CO.**

**Carl E. Albrektsen**  
Registered Land Surveyor No. 4185  
State of Florida

**NOTES:**

- 1) This sketch reflects any easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) This drawing is not valid unless sealed with an embossed surveyors seal.
- 3) Boundary survey information does not infer Title or Ownership.
- 4) Bearings shown hereon refer to record plat (95/193) and assume the North line of Tract "A", as South 89°01'09" West.

**"NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL"**

**FIELD BOOK NO.** TDS, LB# 283/26  
**JOB ORDER NO.** U-4000 U-4438

**DRAWN BY:** RDR  
**CHECKED BY:** \_\_\_\_\_

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# McLAUGHLIN ENGINEERING COMPANY

400 NORTHEAST 3rd AVENUE  
FORT LAUDERDALE, FLORIDA, 33301  
ENGINEERS - SURVEYORS

(LB# 205)

PHONE: (954) 763-7611

FAX: (954) 763-7615

o Indicates Marker  
Scale 1" = 20'

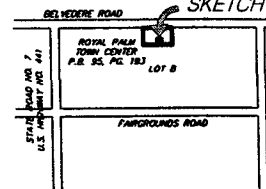
### Legend

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PG. = Page  
P.B.C.R. = Palm Beach County Records

SHEET 2 OF 2

THIS

SKETCH



Location Sketch

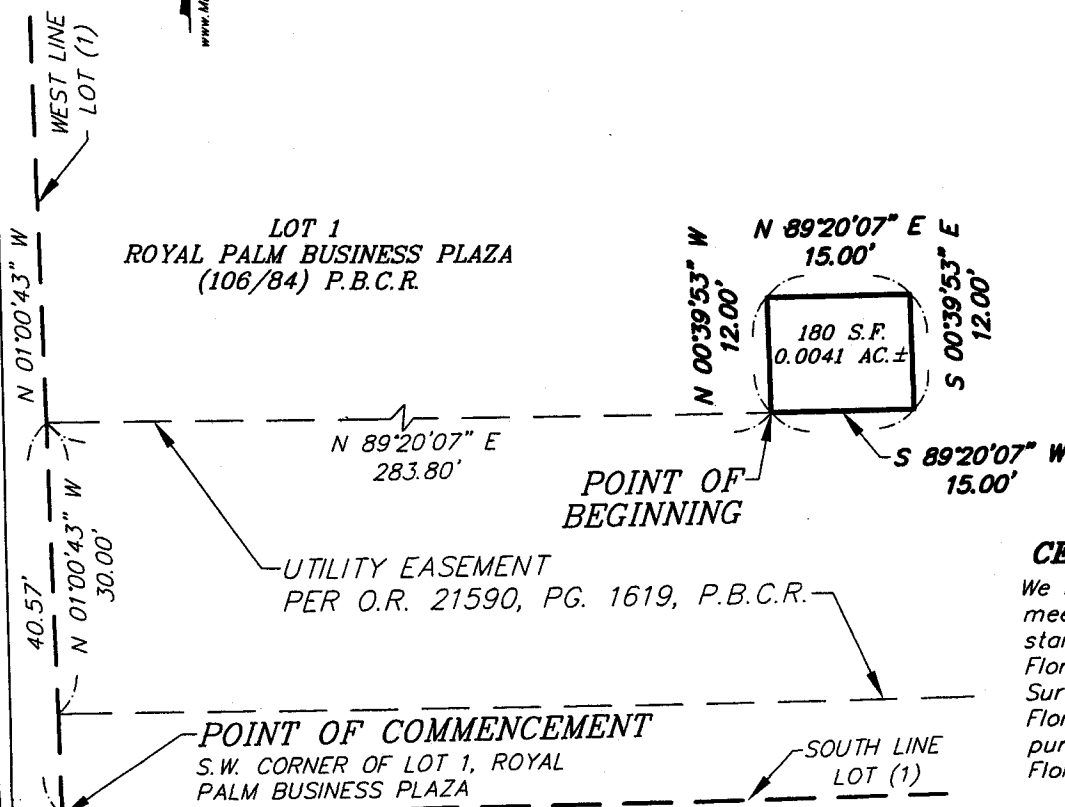
Not To Scale



## Water Line Easement

### SKETCH & DESCRIPTION

A portion of Lot 1, more fully described on sheet 1 of 2.



### CERTIFICATION:

We hereby certify that this sketch meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 11th day of June, 2008.

**McLAUGHLIN ENGINEERING CO.**

**Carl E. Albrektsen**  
Registered Land Surveyor No. 4185  
State of Florida

### NOTES:

- 1) This sketch reflects any easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) This drawing is not valid unless sealed with an embossed surveyors seal.
- 3) Boundary survey information does not infer Title or Ownership.
- 4) Bearings shown hereon refer to record plat (95/193) and assume the North line of Tract "A", as South 89°01'09" West.

**"NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL"**

FIELD BOOK NO. TDS, LB# 283/26

JOB ORDER NO. U-4000, U-4438

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DRAWN BY: RDR

CHECKED BY: \_\_\_\_\_





SDA #  
Prepared by and Return to:  
Palm Beach County Water Utilities Department  
P.O. Box 16097 Attn: Engineering Div.  
West Palm Beach, Florida 33416-6097



FILE NUM 20070165001 OR BOOK/PAGE 21590/1619 DATE: 04/05/2007 10:11:03 Pgs 1619 - 1631 (13pgs)  
Sharon R. Beck, CLERK & COMPTROLLER

UTILITY EASEMENT

THIS EASEMENT is made, granted and entered into this 29<sup>th</sup> day of March, 2007, by Royal Palm Town Center II, LLC (hereinafter referred to as "Grantor"), whose address is 101 Pineapple Grove Way, Delray Beach, FL 33444 to Palm Beach County (hereinafter referred to as "Grantee"), c/o Water Utilities Department, P.O. Box 16097, West Palm Beach, Florida 33416-6097.

WITNESSETH

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to the Grantee, its successors and assigns, a perpetual utility easement which shall permit Grantee authority to enter upon the property of the Grantor 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 utility easement or portion thereof can also be utilized for a wastewater pump station and may be fenced in for access control purposes. The easement hereby granted covers a strip of land lying, situate and being in Palm Beach County, Florida, and being more particularly described as follows:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

Grantor hereby covenants with Grantee that it is lawfully seized and in possession of the real property herein described and that it has good and lawful right to grant the aforesaid easement free and clear of mortgages and other encumbrances unless specifically stated to the contrary.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and affixed its seal as of the date first above written.

WITNESSES:

Signed, sealed and delivered  
in the presence of:

Denise A. Wells  
Witness Signature  
Denise A. Wells  
Print Name  
Richard Klemmians  
Witness Signature  
Richard Klemmians  
Print Name

GRANTOR:

ROYAL PALM TOWN CENTER II, LLC

[Signature]  
Signature  
ANTHONY V. PUGLIESE III  
Print Name (and Title if applicable) Manager  
Signature  
Print Name (and Title if applicable)

NOTARY CERTIFICATE



STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of March, 2007 by Anthony V. Pugliese III and \_\_\_\_\_ who is/are personally known to me or who has produced \_\_\_\_\_ as identification.

My Commission Expires:

Denise A. Wells  
Notary Signature

NOTARY PUBLIC-STATE OF FLORIDA  
Denise A. Wells  
Commission # DD447994  
Expires: JULY 06, 2009  
Bonded Thru Atlantic Bonding Co., Inc.

Typed, Printed or Stamped Name of Notary

SDA #  
Prepared by and Return to:  
Palm Beach County Water Utilities Department  
P.O. Box 16097 Attn: Engineering Div.  
West Palm Beach, Florida 33416-6097

**CONSENT AND SUBORDINATION OF MORTGAGEE FOR UTILITY EASEMENT**

The undersigned mortgagee does hereby consent to the granting of this Utility Easement, across the lands herein described, and agrees that its mortgage, which is recorded in Official Record Book 19984, Page 0777, of the Public Records of Palm Beach County, Florida, shall be subordinated to this Utility Easement.

IN WITNESS WHEREOF, the Grantor/Mortgagee has hereunto set its hand and affixed its seal as of the date first above written.

**WITNESSES:**

Signed, sealed and delivered  
in the presence of

[Signature]  
Witness Signature

MARTHA CARRENO  
Print Name

[Signature]  
Witness Signature

LAURA LOPEZ  
Print Name

**GRANTOR/MORTGAGEE:**

Name of Mortgagee:  
GREAT FLORIDA BANK

[Signature]  
Signature

Frank Hammad VP  
Print Name (and Title if applicable)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name (and Title if applicable)

(SEAL)

**NOTARY CERTIFICATE**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 29 day of March, 2007  
by FRANK HAMMAD and V.P., who is/are both  
personally known to me or who have produced \_\_\_\_\_ as identification.

My Commission  
Expires:

[Signature]  
Notary Signature

Milagros Suarez  
Typed, Printed or Stamped Name of Notary

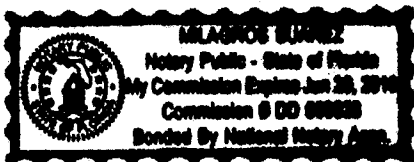


EXHIBIT A

DESCRIPTION:

A parcel of land for utility easement purposes lying within lots 1, 2 and 3 of the PLAT of ROYAL PALM BUSINESS PLAZA as recorded in Plat Book 106, pages 84 and 85 of the Public Records of Palm Beach County, Florida being more particularly described as follows:

COMMENCING at the southwest corner of said Plat of ROYAL PALM BUSINESS PLAZA thence North 01°00'43" West, a distance of 10.57 feet to the POINT OF BEGINNING; thence continue North 01°00'43" West, a distance of 30.00 feet; thence North 89°20'07" East, a distance of 9.24 feet; thence North 45°31'01" West, a distance of 2.58 feet; thence North 44°28'59" East, a distance of 20.00 feet; thence South 45°31'01" East, a distance of 22.47 feet; thence North 89°20'07" East, a distance of 246.35 feet; thence North 00°39'53" West, a distance of 2.47 feet; thence North 48°32'01" West, a distance of 37.99 feet; thence North 02°44'44" West, a distance of 18.34 feet; thence South 87°54'42" West, a distance of 14.03 feet; thence North 02°05'18" West, a distance of 30.00 feet; thence North 87°54'42" East, a distance of 33.17 feet; thence South 03°25'10" East, a distance of 10.00 feet; thence North 87°54'42" East, a distance of 10.49 feet; thence North 00°59'56" West, a distance of 7.99 feet; thence North 89°00'04" East, a distance of 16.41 feet; thence South 00°59'56" East, a distance of 27.68 feet; thence South 87°54'42" West, a distance of 25.90 feet; thence South 02°44'44" East, a distance of 9.66 feet; thence South 48°32'01" East, a distance of 38.42 feet; thence South 00°39'53" East, a distance of 11.34 feet; thence North 89°20'07" East, a distance of 48.99 feet; thence North 89°08'38" East, a distance of 166.47 feet; thence North 00°51'22" West, a distance of 3.72 feet; thence North 89°08'38" East, a distance of 20.00 feet; thence South 00°51'22" East, a distance of 3.72 feet; thence North 89°08'38" East, a distance of 84.58 feet; thence North 01°11'58" West, a distance of 21.96 feet; thence North 89°15'41" West, a distance of 12.13 feet; thence North 01°11'58" West, a distance of 20.01 feet; thence South 89°15'41" East, a distance of 12.13 feet; thence North 01°11'58" West, a distance of 112.52 feet; thence North 89°29'53" West, a distance of 11.80 feet; thence North 00°30'07" East, a distance of 20.00 feet; thence South 89°29'53" East, a distance of 11.20 feet; thence North 01°11'58" West, a distance of 61.60 feet; thence North 89°07'14" East, a distance of 30.19 feet to REFERENCE POINT "A"; thence continue North 89°07'14" East, a distance of 225.71 feet; thence North 00°52'46" West, a distance of 11.27 feet; thence North 89°07'14" East, a distance of 20.00 feet; thence South 00°52'46" East, a distance of 11.27 feet; thence North 89°07'14" East, a distance of 134.53 feet; thence North 88°53'29" East, a distance of 75.59 feet to REFERENCE POINT "B"; thence continue North 88°53'29" East, a distance of 324.91 feet; thence North 89°12'07" East, a distance of 177.95 feet; thence South 00°47'53" East, a distance of 33.00 feet; thence South 89°12'07" West, a distance of 33.09 feet; thence South 00°22'19" East, a distance of 37.88

Description continued - SHEET 1 OF 2

**DESCRIPTION ( cont'd):**

feet; thence South 00°04'50" East, a distance of 46.30 feet; thence South 01°12'55" East, a distance of 139.21 feet; thence South 89°20'38" West, a distance of 157.93 feet; thence South 88°10'01" West, a distance of 78.01 feet; thence South 00°33'26" East, a distance of 8.87 feet; thence South 89°00'47" West, a distance of 309.80 feet; thence South 89°41'51" West, a distance of 364.51 feet; thence South 00°18'09" East, a distance of 5.00 feet; thence South 89°41'51" West, a distance of 33.93 feet; thence South 89°08'38" West, a distance of 281.14 feet; thence South 89°20'07" West, a distance of 352.64 feet to the POINT OF BEGINNING.

**EXCEPTING THEREFROM:**

Beginning at aforesaid REFERENCE POINT "A"; thence South 00°52'46" East, a distance of 33.00 feet to the POINT OF BEGINNING of less out; thence North 89°07'14" East, a distance of 380.31 feet; thence North 88°53'29" East, a distance of 55.65 feet; thence South 01°01'04" East, a distance of 77.03 feet; thence South 01°18'25" East, a distance of 135.20 feet; thence South 89°00'47" West, a distance of 57.47 feet; thence South 89°41'51" West, a distance of 364.39 feet; thence North 01°06'33" West, a distance of 17.50 feet; thence South 88°53'27" West, a distance of 14.19 feet; thence North 01°11'58" West, a distance of 129.56 feet; thence North 89°04'32" East, a distance of 9.13 feet; thence North 00°55'28" West, a distance of 19.71 feet; thence South 88°59'09" West, a distance of 9.22 feet; thence North 01°11'58" West, a distance of 41.75 feet to the POINT OF BEGINNING.

**ALSO EXCEPTING THEREFROM:**

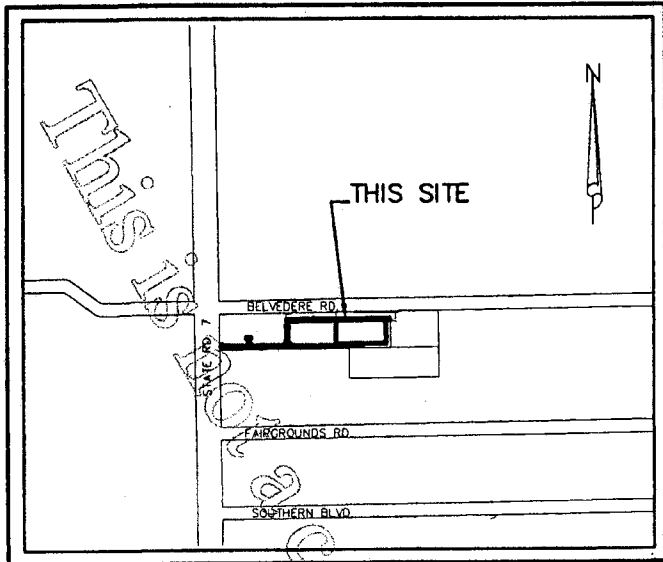
Beginning at aforesaid REFERENCE POINT "B"; thence South 01°06'31" East, a distance of 33.00 feet to the POINT OF BEGINNING of less out; thence North 88°53'29" East, a distance of 324.91 feet; thence North 89°12'07" East, a distance of 108.77 feet; thence South 00°39'05" East, a distance of 12.39 feet; thence North 89°20'55" East, a distance of 15.85 feet; thence South 00°22'19" East, a distance of 25.27 feet; thence South 00°04'59" East, a distance of 46.52 feet; thence South 01°12'55" East, a distance of 110.99 feet; thence South 88°49'28" West, a distance of 17.34 feet; thence South 01°21'15" East, a distance of 7.96 feet; thence South 89°20'38" West, a distance of 120.61 feet; thence South 88°09'35" West, a distance of 86.89 feet; thence South 89°12'03" West, a distance of 216.52 feet; thence North 46°56'59" West, a distance of 9.57 feet; thence North 01°18'25" West, a distance of 119.12 feet; thence North 01°01'04" West, a distance of 77.06 feet to the POINT OF BEGINNING.

---

Said lands situate, lying and being in the Village of Royal Palm Beach, Palm Beach County, Florida

Containing 91,970 square feet or 2.111 acres, more or less.

# SKETCH & DESCRIPTION



**LOCATION MAP**  
NOT TO SCALE

## LEGEND:

- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- PG = PAGE
- (P1) = ROYAL PALM BUSINESS PLAZA (P.B. 106, PG. 84, P.B.C.R.)
- (P2) = ROYAL PALM TOWN CENTER (P.B. 95, PG. 193, P.B.C.R.)

## SURVEY NOTES:

1. BEARINGS HEREON ARE RELATIVE TO THE SOUTH LINE OF THE PLAT OF ROYAL PALM BUSINESS PLAZA AS SHOWN ON P.B. 106, PG. 84, P.B.C.R. SAID LINE BEING DEPICTED AS HAVING A BEARING OF SOUTH 89°01'09" WEST.
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 LICENSE BUSINESS NUMBER FOR DENNIS J. LEAVY & ASSOCIATES INC. IS LB6599.
5. THIS IS NOT A SURVEY.

REVISIONS

**Dennis J. Leavy & Associates, Inc.**  
Land Surveyors \* Mappers

460 Business Park Way \* Suite D  
Royal Palm Beach, Florida 33411  
phone 561 753-0650 fax 561 753-0290

**SKETCH & DESCRIPTION**  
For: THE PUGLIESE COMPANY

DRAWN	EB	SCALE:	N/A	DATE:	03/14/07
F.B./PG.	N/A	JOB#	05-077-04	SHEET	1 OF 9

**DESCRIPTION:**

A parcel of land for utility easement purposes lying within lots 1, 2 and 3 of the PLAT of ROYAL PALM BUSINESS PLAZA as recorded in Plat Book 106, pages 84 and 85 of the Public Records of Palm Beach County, Florida being more particularly described as follows:

COMMENCING at the southwest corner of said Plat of ROYAL PALM BUSINESS PLAZA thence North 01°00'43" West, a distance of 10.57 feet to the POINT OF BEGINNING; thence continue North 01°00'43" West, a distance of 30.00 feet; thence North 89°20'07" East, a distance of 9.24 feet; thence North 45°31'01" West, a distance of 2.58 feet; thence North 44°28'59" East, a distance of 20.00 feet; thence South 45°31'01" East, a distance of 22.47 feet; thence North 89°20'07" East, a distance of 246.35 feet; thence North 00°39'53" West, a distance of 2.47 feet; thence North 48°32'01" West, a distance of 37.99 feet; thence North 02°44'44" West, a distance of 18.34 feet; thence South 87°54'42" West, a distance of 14.03 feet; thence North 02°05'18" West, a distance of 30.00 feet; thence North 87°54'42" East, a distance of 33.17 feet; thence South 03°25'10" East, a distance of 10.00 feet; thence North 87°54'42" East, a distance of 10.49 feet; thence North 00°59'56" West, a distance of 7.99 feet; thence North 89°00'04" East, a distance of 16.41 feet; thence South 00°59'56" East, a distance of 27.68 feet; thence South 87°54'42" West, a distance of 25.90 feet; thence South 02°44'44" East, a distance of 9.66 feet; thence South 48°32'01" East, a distance of 38.42 feet; thence South 00°39'53" East, a distance of 11.34 feet; thence North 89°20'07" East, a distance of 48.99 feet; thence North 89°08'38" East, a distance of 166.47 feet; thence North 00°51'22" West, a distance of 3.72 feet; thence North 89°08'38" East, a distance of 20.00 feet; thence South 00°51'22" East, a distance of 3.72 feet; thence North 89°08'38" East, a distance of 84.58 feet; thence North 01°11'58" West, a distance of 21.96 feet; thence North 89°15'41" West, a distance of 12.13 feet; thence North 01°11'58" West, a distance of 20.01 feet; thence South 89°15'41" East, a distance of 12.13 feet; thence North 01°11'58" West, a distance of 112.52 feet; thence North 89°29'53" West, a distance of 11.80 feet; thence North 00°30'07" East, a distance of 20.00 feet; thence South 89°29'53" East, a distance of 11.20 feet; thence North 01°11'58" West, a distance of 61.60 feet; thence North 89°07'14" East, a distance of 30.19 feet to REFERENCE POINT "A"; thence continue North 89°07'14" East, a distance of 225.71 feet; thence North 00°52'46" West, a distance of 11.27 feet; thence North 89°07'14" East, a distance of 20.00 feet; thence South 00°52'46" East, a distance of 11.27 feet; thence North 89°07'14" East, a distance of 134.53 feet; thence North 88°53'29" East, a distance of 75.59 feet to REFERENCE POINT "B"; thence continue North 88°53'29" East, a distance of 324.91 feet; thence North 89°12'07" East, a distance of 177.95 feet; thence South 00°47'53" East, a distance of 33.00 feet; thence South 89°12'07" West, a distance of 33.09 feet; thence South 00°22'19" East, a distance of 37.88

Description continued - SHEET 3 OF 9

**Dennis J. Leavy & Associates, Inc.**  
**Land Surveyors \* Mappers**

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 Royal Palm Beach, Florida 33411  
 phone 561 753-0650 fax 561 753-0290

**SKETCH & DESCRIPTION**  
 For: THE PUGLIESE COMPANY

<b>DRAWN</b> EB	<b>SCALE:</b> N/A	<b>DATE:</b> 03/14/07
<b>F.B./PG.</b> N/A	<b>JOB#</b> 05-077-04	<b>SHEET</b> 2 OF 9

**DESCRIPTION ( cont'd):**

feet; thence South 00°04'50" East, a distance of 46.30 feet; thence South 01°12'55" East, a distance of 139.21 feet; thence South 89°20'38" West, a distance of 157.93 feet; thence South 88°10'01" West, a distance of 78.01 feet; thence South 00°33'26" East, a distance of 8.87 feet; thence South 89°00'47" West, a distance of 309.80 feet; thence South 89°41'51" West, a distance of 364.51 feet; thence South 00°18'09" East, a distance of 5.00 feet; thence South 89°41'51" West, a distance of 33.93 feet; thence South 89°08'38" West, a distance of 281.14 feet; thence South 89°20'07" West, a distance of 352.64 feet to the POINT OF BEGINNING.

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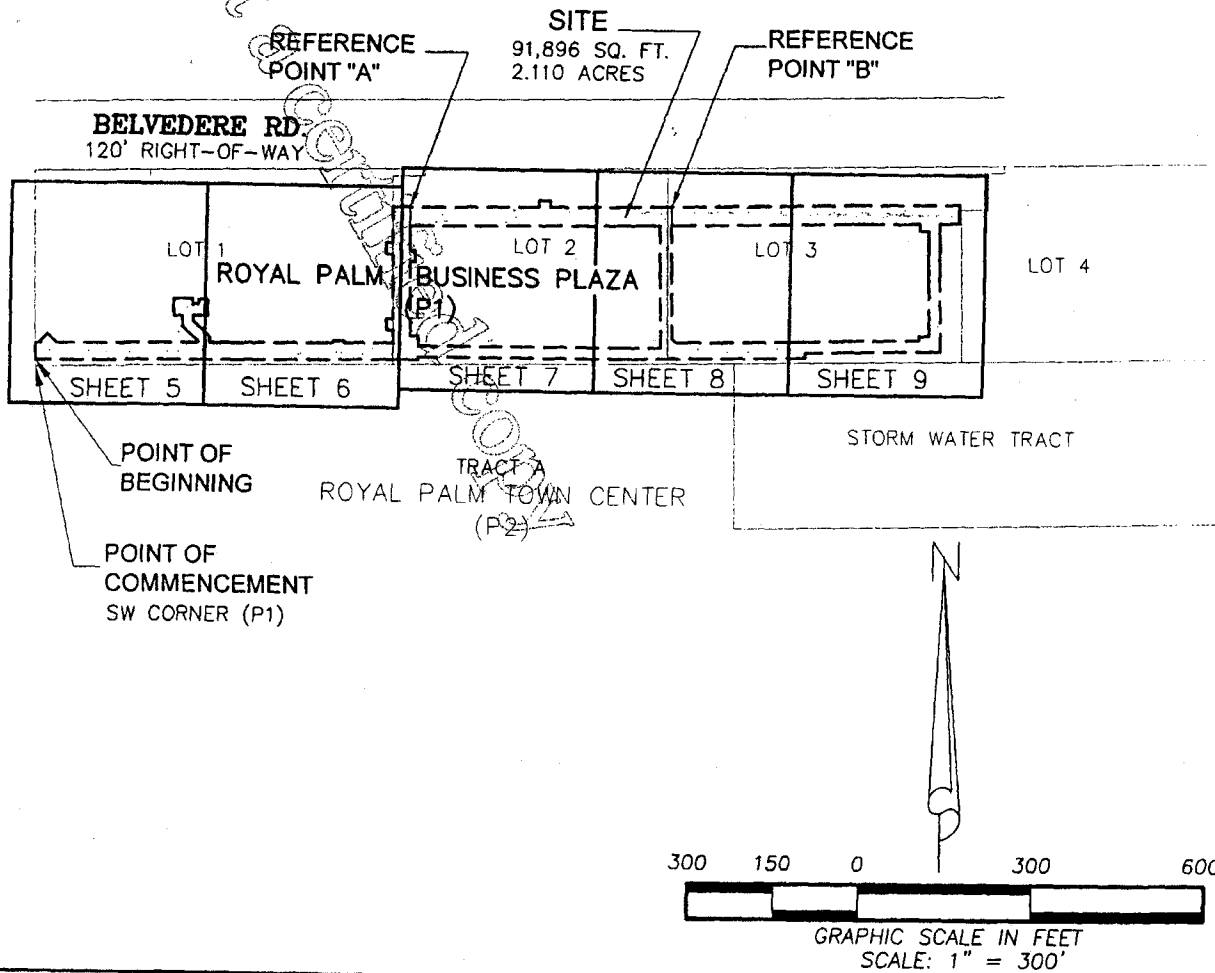
**Dennis J. Leavy & Associates, Inc.**  
**Land Surveyors \* Mappers**

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 Royal Palm Beach, Florida 33411  
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**SKETCH & DESCRIPTION**  
**For: THE PUGLIESE COMPANY**

<b>DRAWN</b> EB	<b>SCALE:</b> N/A	<b>DATE:</b> 03/14/07
<b>F.B./PG.</b> N/A	<b>JOB#</b> 05-077-04	<b>SHEET</b> 3 OF 9

This is not a survey



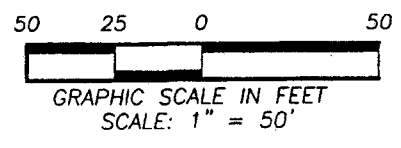
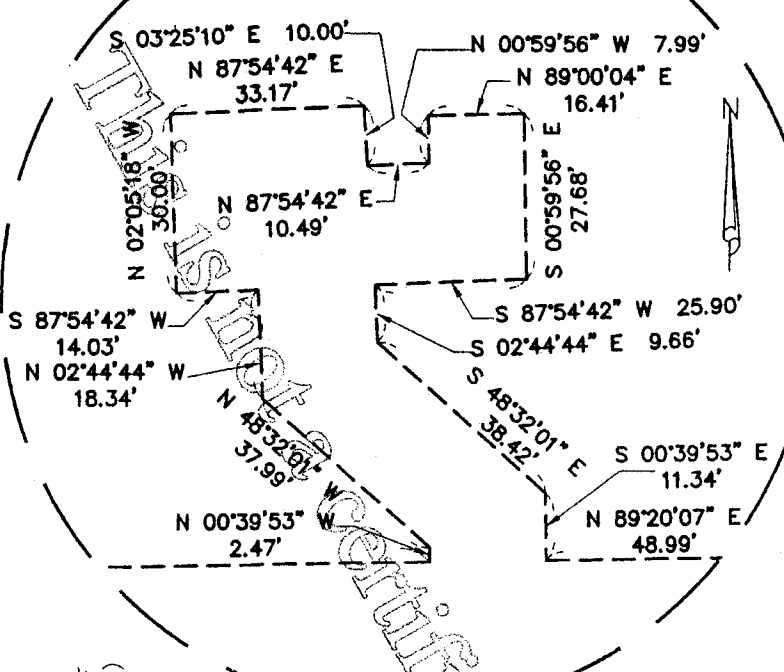
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SKETCH & DESCRIPTION  
 For: THE PUGLIESE COMPANY

DRAWN EB	SCALE: 1" = 300'	DATE: 03/14/07
F.B./PG. N/A	JOB# 05-077-04	SHEET 4 OF 9

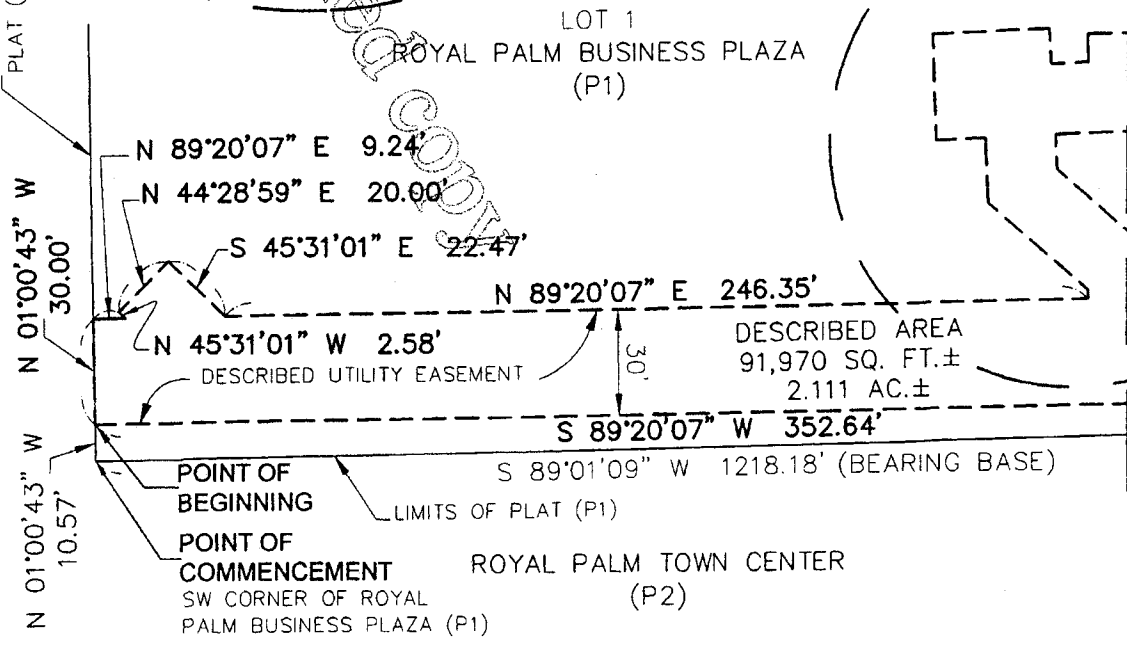


DETAIL A  
SCALE 1"=30'



SEE DETAIL A

LIMITS OF PLAT (P1)



SEE SHEET 6 OF 9

Dennis J. Leavy & Associates, Inc.  
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SKETCH & DESCRIPTION  
For: THE PUGLIESE COMPANY

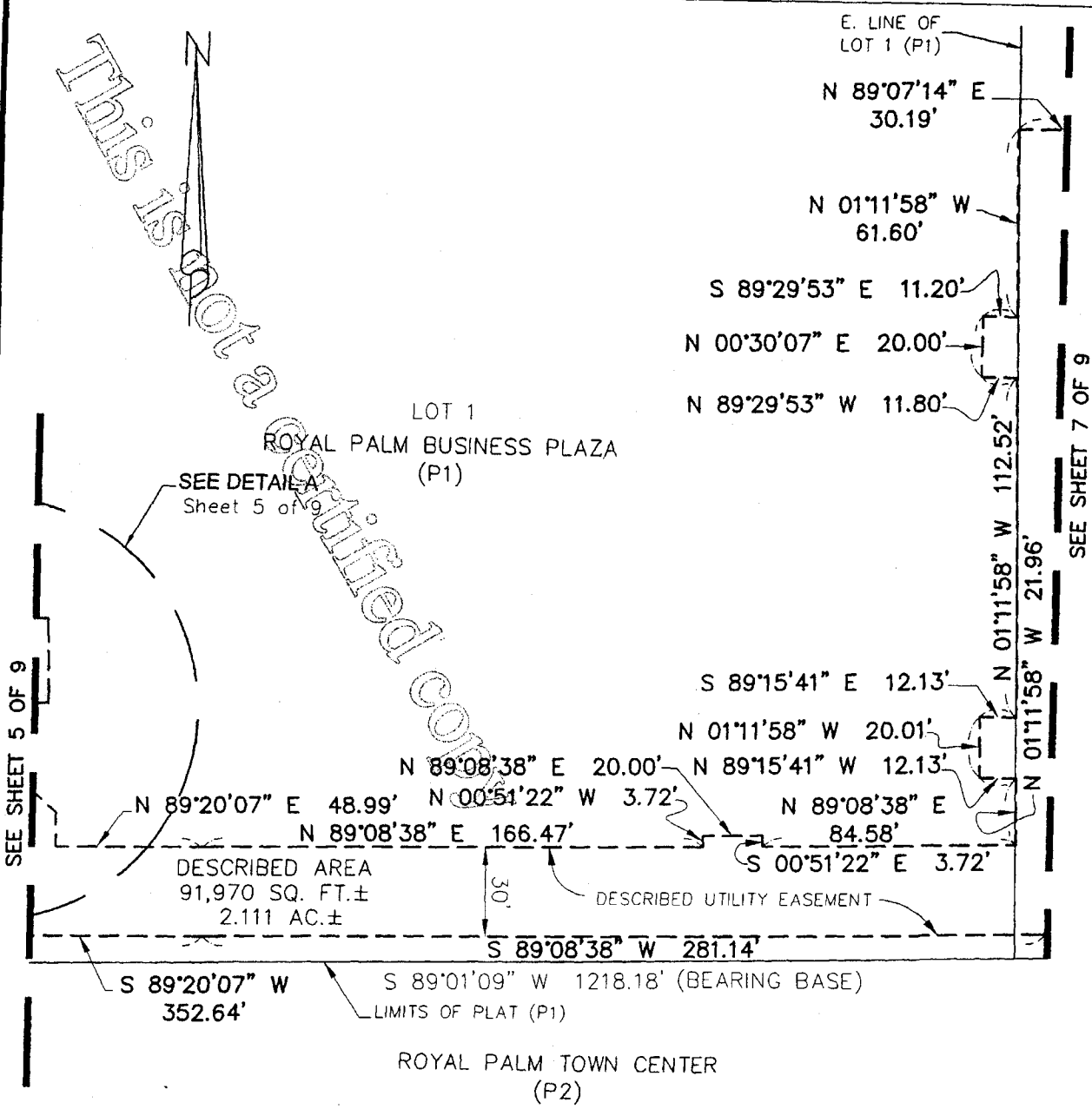
DRAWN	EB	SCALE: AS SHOWN	DATE: 03/14/07
F.B./PG.	N/A	JOB# 05-077-04	SHEET 5 OF 9

50 25 0 50



GRAPHIC SCALE IN FEET  
SCALE: 1" = 50'

This is not a certified copy

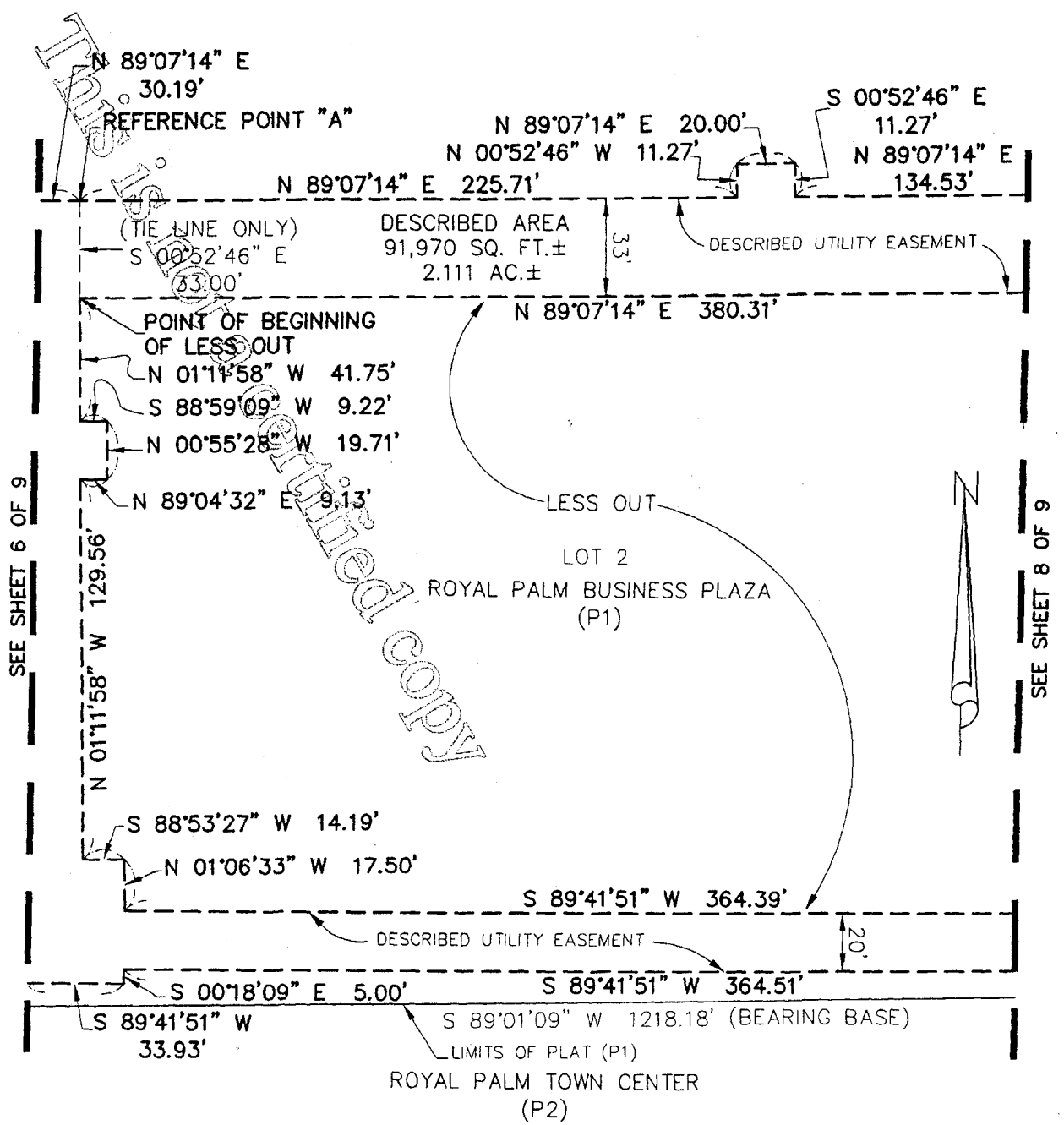
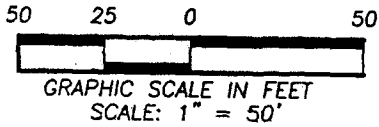


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SKETCH & DESCRIPTION  
For: THE PUGLIESE COMPANY

DRAWN	EB	SCALE: 1" = 50'	DATE: 03/14/07
F.B./PG.	N/A	JOB# 05-077-04	SHEET 6 OF 9



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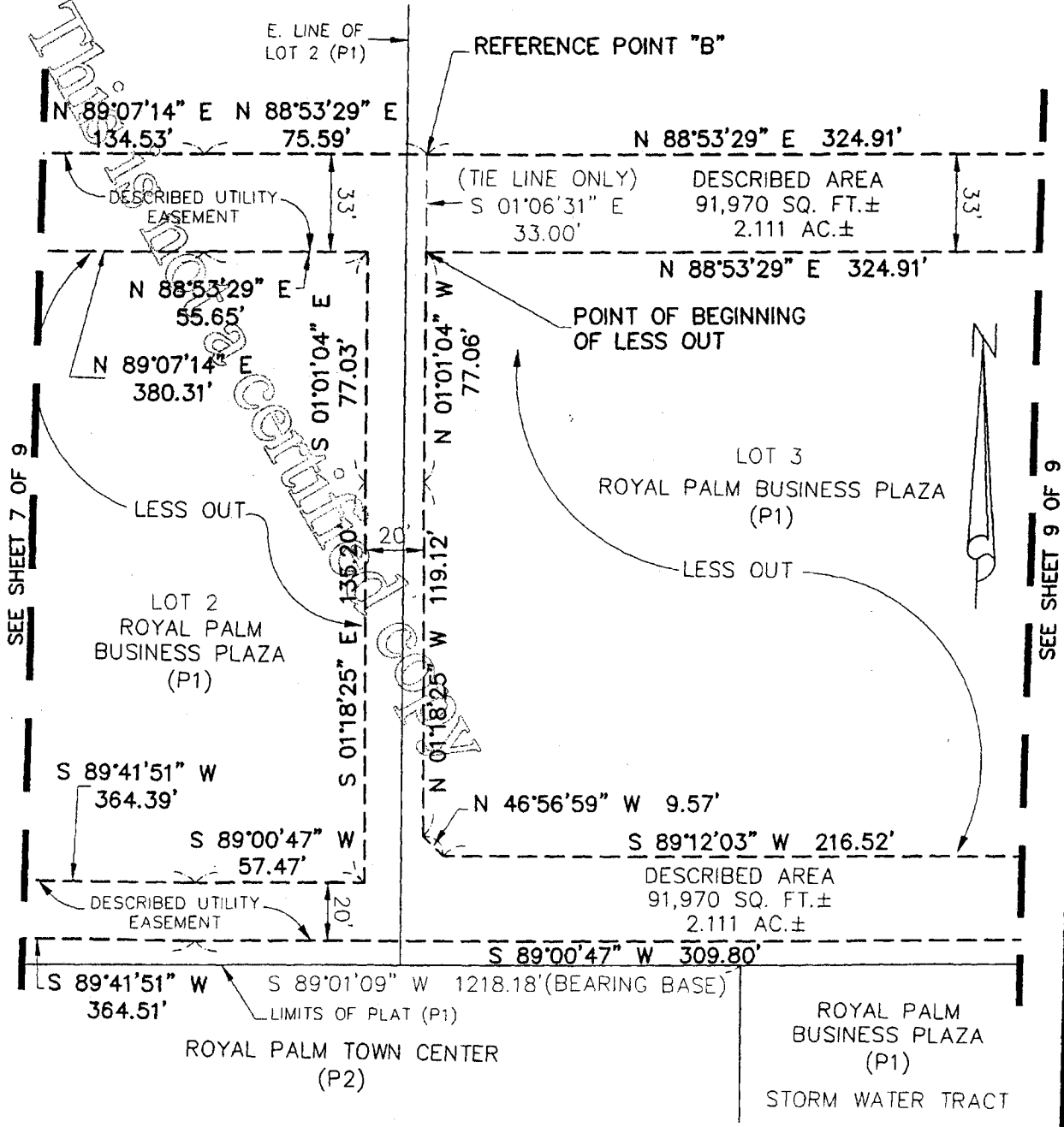
SKETCH & DESCRIPTION  
 For: THE PUGLIESE COMPANY

DRAWN	EB	SCALE: 1" = 50'	DATE: 03/14/07
F.B./PG.	N/A	JOB# 05-077-04	SHEET 7 OF 9

50 25 0 50



GRAPHIC SCALE IN FEET  
SCALE: 1" = 50'

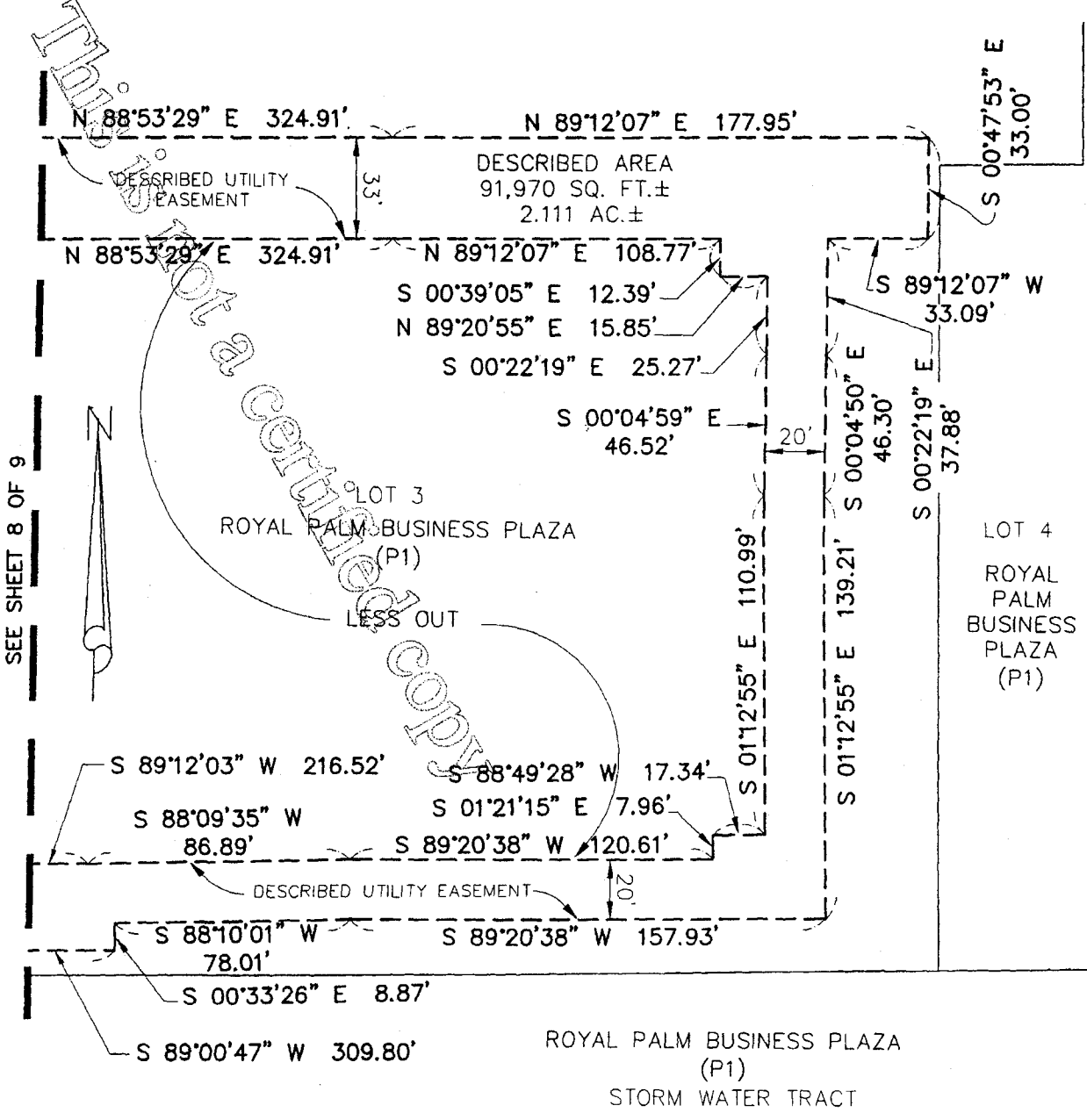
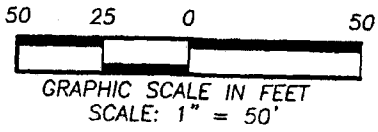


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DRAWN	EB	SCALE: 1" = 50'	DATE: 03/14/07
F.B./PG.	N/A	JOB# 05-077-04	SHEET 9 OF 9