

T44

T45

25

26

27

- LIST 'A'**
- 1 LOBOS CAY DR
  - 2 JEWEL FISH CAY AV
  - 3 HOG CAY TR
  - 4 GORDA CAY TER
  - 5 FINLEY CAY RD
  - 67 PL S
  - 68 AV S
  - 8 EASTER CAY WY
  - 7 DOLLY CAY PL
  - 8 CHUB CAY AV
  - 9 BULA ALEX CAY
  - 10 ADDERLY CAY TER
  - 11 CAT CAY RD
  - 12 CROOKED CAY CT

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: 00-42-44-37-00-037-0015

## 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 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 underground electric utility facilities, including wires, cables, conduits, appurtenant equipment and a pad-mounted transformer (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, under and across the following described real property (the "Easement Premises") situate, lying and being in the County of Palm Beach, State of Florida to wit:

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**ATTACHMENT # 2**

**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 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 underground cables 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

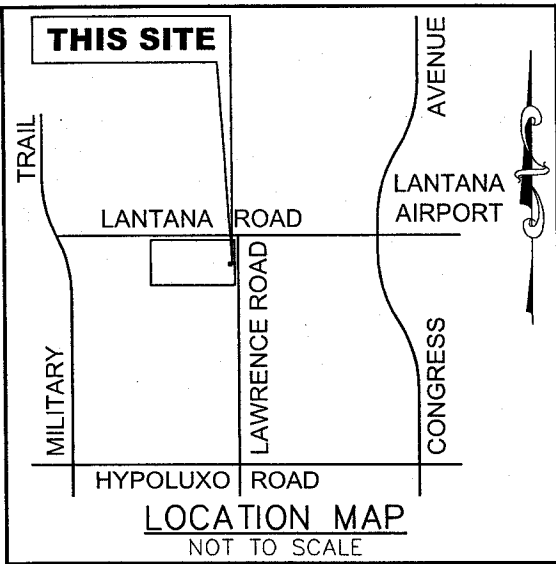
By: \_\_\_\_\_  
Addie L. Greene, Chairperson

**APPROVED AS TO FORM**  
**AND LEGAL SUFFICIENCY**

**APPROVED AS TO TERMS**  
**AND CONDITIONS**

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

By: REH Anthony Wolf  
Department Director



NOT VALID WITHOUT  
ACCOMPANYING  
SHEET 2 OF 2  
\*THIS IS NOT A SURVEY\*

**EXHIBIT "A"**

DESCRIPTION

A PARCEL OF LAND SITUATED IN HIATUS TRACT 39, TOWNSHIP 44 1/2 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A PORTION OF LOT 114, LAKE OSBOURNE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGES 42 AND 43, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERNMOST SOUTHWEST CORNER OF LANTANA ROAD AND LAWRENCE ROAD ADDITIONAL RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 21520, PAGES 176 THROUGH 181, INCLUSIVE, OF SAID PUBLIC RECORDS, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID LAWRENCE ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 00°31'11" WEST, A DISTANCE OF 167.69 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE OF LAWRENCE ROAD, NORTH 70°55'20" WEST, A DISTANCE OF 11.56 FEET; THENCE SOUTH 82°25'46" WEST, A DISTANCE OF 7.76 FEET; THENCE SOUTH 67°41'38" WEST, A DISTANCE OF 13.58 FEET; THENCE SOUTH 00°50'16" EAST, A DISTANCE OF 5.27 FEET; THENCE SOUTH 89°09'44" WEST, A DISTANCE OF 17.00 FEET; THENCE NORTH 00°50'16" WEST, A DISTANCE OF 17.00 FEET; THENCE NORTH 89°09'44" EAST, A DISTANCE OF 17.00 FEET; THENCE SOUTH 00°50'16" EAST, A DISTANCE OF 0.98 FEET; THENCE NORTH 67°41'38" EAST, A DISTANCE OF 10.94 FEET; THENCE NORTH 82°25'46" EAST, A DISTANCE OF 11.42 FEET; THENCE SOUTH 70°55'20" EAST, A DISTANCE OF 10.36 FEET TO A POINT ON THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF LAWRENCE ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°31'11" EAST, A DISTANCE OF 10.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 617 SQUARE FEET OR 0.0142 ACRES, MORE OR LESS.

SAID LANDS LYING IN UNINCORPORATED PALM BEACH COUNTY.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. THIS INSTRUMENT MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT THE CONSENT OF CALVIN, GIORDANO AND ASSOCIATES, INC.
2. LANDS DESCRIBED HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY OR OTHER INSTRUMENTS THAT MAY APPEAR IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF LAWRENCE ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 21520, PAGES 176-181, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARING BEING N00°31'11"W.
4. THE DESCRIPTION CONTAINED HEREIN AND THE ATTACHED SKETCH DOES NOT REPRESENT A FIELD BOUNDARY SURVEY.

CALVIN, GIORDANO & ASSOCIATES, INC.  
  
 KEVIN M. BECK  
 Professional Surveyor and Mapper No. 6168  
 State of Florida

Z:\2008\081561 Weitz Co Lawrence Road Library\Survey\Legal Descriptions\08-1561-Y-SD-FPL.dwg Jul 10, 2008 - 8:17am

**Calvin, Giordano & Associates, Inc.**  
 Engineers Surveyors Planners  
 560 Village Boulevard, Suite 340  
 West Palm Beach, Florida 33409  
 Phone: 561.684.6161 Fax 561.684.6360  
 Certificate of Authorization 6791

**FLORIDA POWER AND LIGHT  
 EASEMENT**  
 LAWRENCE ROAD LIBRARY  
 PALM BEACH COUNTY, FLORIDA

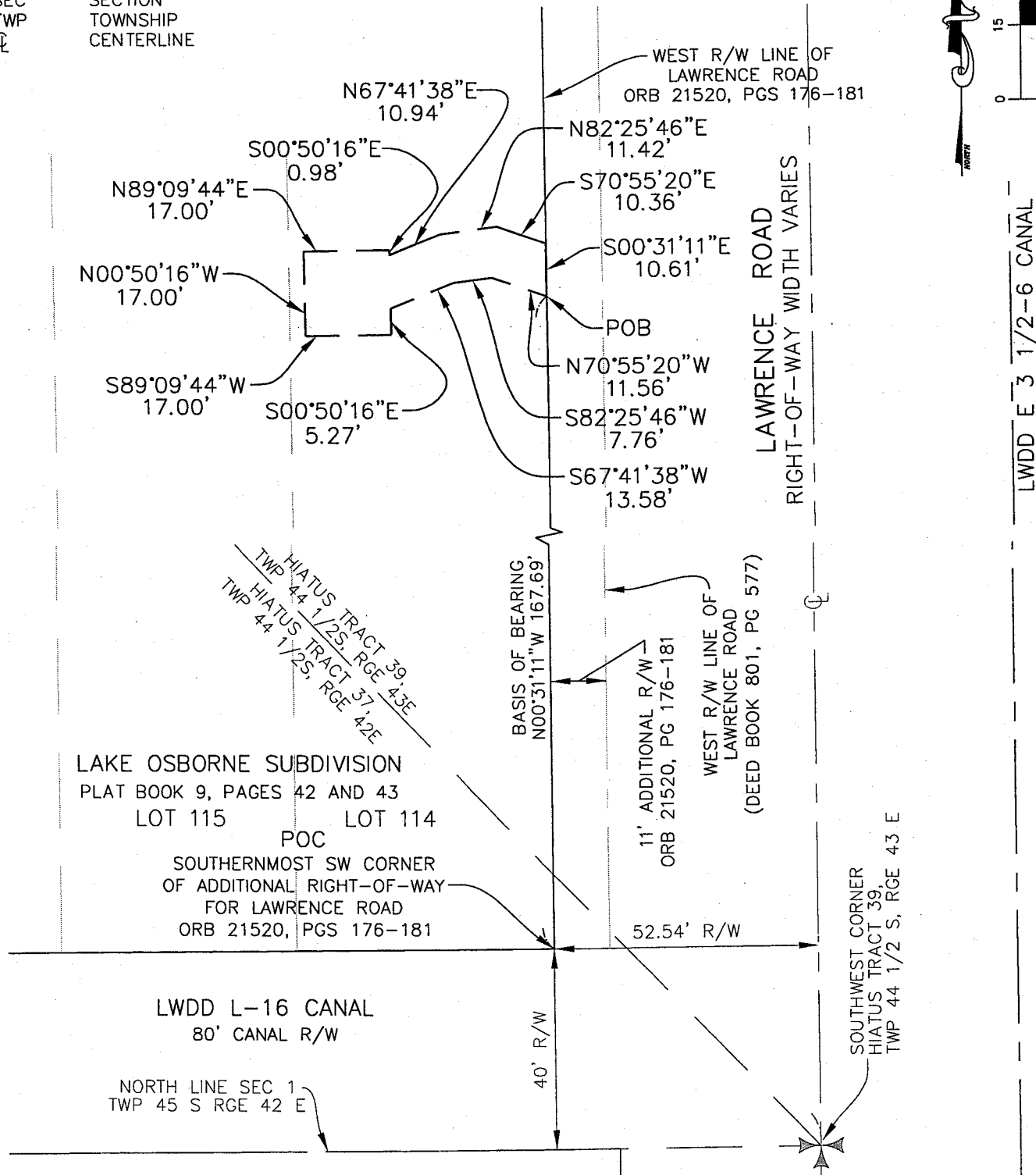
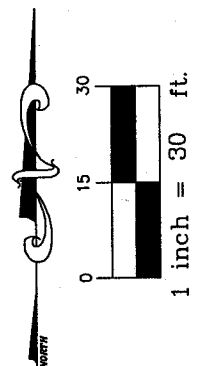
SCALE	PROJECT No	SHEET
N.T.S.	08-1561	1
DATE	DWG. NO.	OF
07-09-08	35	2

# FLORIDA POWER AND LIGHT EASEMENT

## LEGEND

LWDD LAKE WORTH DRAINAGE DISTRICT  
 ORB OFFICIAL RECORD BOOK  
 PG(S) PAGE(S)  
 POB POINT OF BEGINNING  
 POC POINT OF COMMENCEMENT  
 R/W RIGHT-OF-WAY  
 RGE RANGE  
 SEC SECTION  
 TWP TOWNSHIP  
 CL CENTERLINE

NOT VALID WITHOUT  
 ACCOMPANYING  
 SHEET 1 OF 2  
 \*THIS IS NOT A SURVEY\*  
**EXHIBIT "A"**



LWDD E 3 1/2-6 CANAL

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 LAWRENCE ROAD LIBRARY  
 PALM BEACH COUNTY, FLORIDA

SCALE	PROJECT No	SHEET
1" = 30'	08-1561	<b>2</b>
DATE	DWG. NO.	OF
07-09-08	35	2