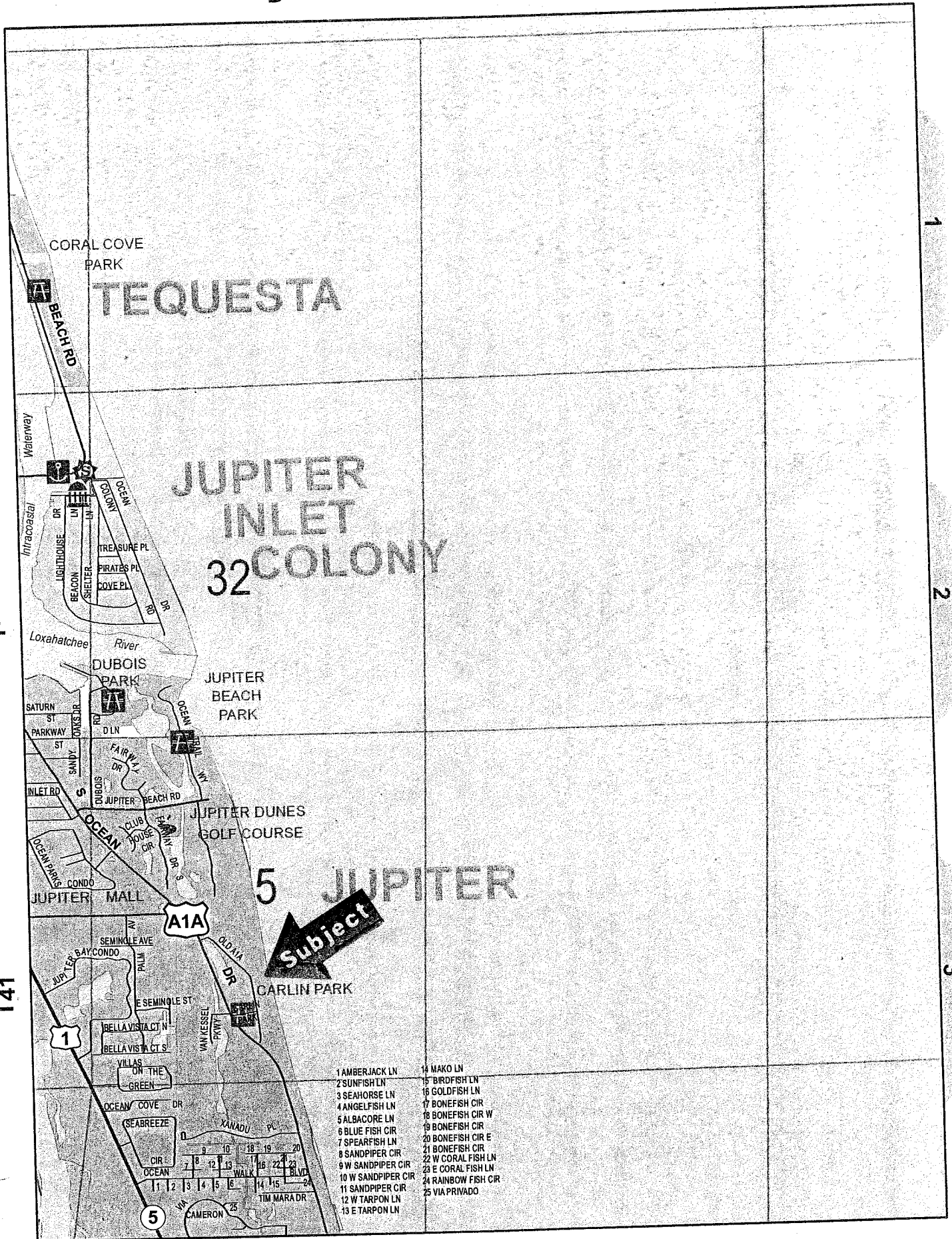


T40

T

T41



1

2

3

ATTACHMENT #1

LOCATION MAP

Handwritten signature or initials.

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

PCN: 30-43-41-05-00-004-0060 and 30-43-41-08-00-001-0010

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:

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

Exhibit "A"

Legal Description/Site Sketch



AN FPL EASEMENT IN SECTIONS 5 AND 8, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, 10.00 FEET IN WIDTH, AND LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 5;
 THENCE ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE
 SOUTHWEST QUARTER OF SAID SECTION 5, N89°36'32"E FOR 276.00 FEET;
 THENCE PERPENDICULAR, S00°23'28"E FOR 58.00 FEET TO THE POINT OF BEGINNING;
 THENCE N79°00'00"W FOR 459.00 FEET;
 THENCE S87°00'00"W FOR 381.00 FEET;
 THENCE N26°00'00"W FOR 174.00 FEET;
 THENCE N00°00'00"W FOR 198.00 FEET;
 THENCE N15°00'00"E FOR 40.00 FEET TO THE END OF SAID CENTERLINE.

CONTAINING 12,520 SQUARE FEET, MORE OR LESS.

BEARING BASIS: N89°36'32"E ALONG THE SOUTH LINE OF THE S.W. 1/4 OF SECTION 5.

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED HEREON.

ABBREVIATIONS

P.O.B.— POINT OF BEGINNING
 P.O.C.— POINT OF COMMENCEMENT
 R/W — RIGHT-OF-WAY
 O.R.B.— OFFICIAL RECORD BOOK

John E. Phillips III
 JOHN E. PHILLIPS III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. 4826
 DATE: 8/8/08

BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 901 NORTHPOINT PKWY, SUITE 305, W.P.B. FLORIDA 33407
 (561) 615-3988, (561) 615-3986 FAX

LEGAL DESCRIPTION

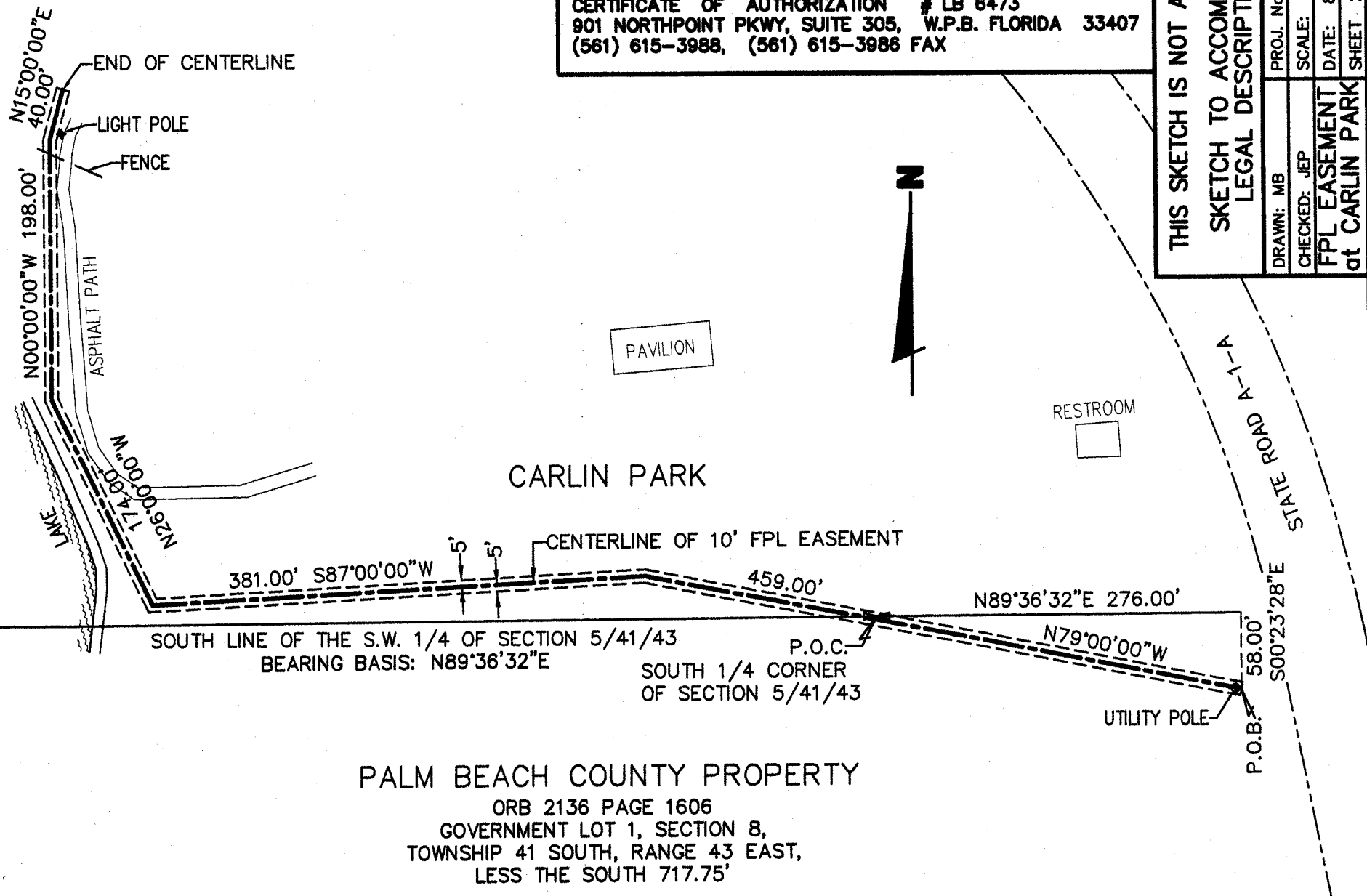
DRAWN: MB	PROJ. No. 08-041
CHECKED: JEP	SCALE: NONE
FPL EASEMENT at CARLIN PARK	DATE: 8/8/08
	SHEET 1 OF 2



BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 901 NORTHPOINT PKWY, SUITE 305, W.P.B. FLORIDA 33407
 (561) 615-3988, (561) 615-3986 FAX

THIS SKETCH IS NOT A SURVEY
 SKETCH TO ACCOMPANY
 LEGAL DESCRIPTION

DRAWN: MB	PROJ. No. 08-041
CHECKED: JEP	SCALE: 1" = 100'
FPL EASEMENT at CARLIN PARK	DATE: 8/8/08
	SHEET 2 OF 2



PALM BEACH COUNTY PROPERTY
 ORB 2136 PAGE 1606
 GOVERNMENT LOT 1, SECTION 8,
 TOWNSHIP 41 SOUTH, RANGE 43 EAST,
 LESS THE SOUTH 717.75'