

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2009	2010	2011	2012	2013
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	=====	=====	=====	=====	=====
# 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:

A. Willhite 10.6.08
OFMB
WD
10/14/08
CN
10/21/08

Ann J. Jacobson 10/16/08
Contract Development and Control
6/26/08 10/16/08

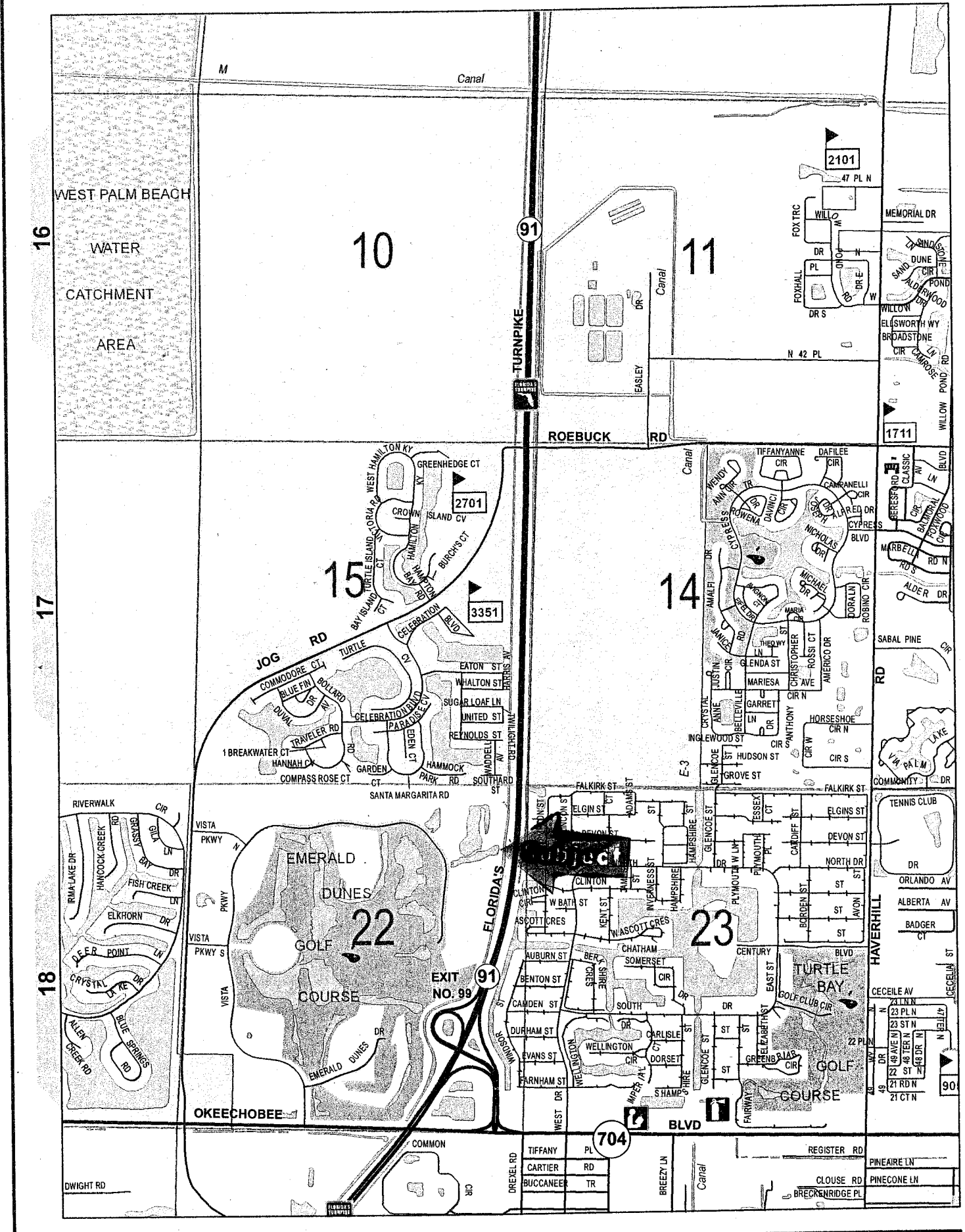
B. Legal Sufficiency:

[Signature] 10/7/08
Assistant County Attorney

C. Other Department Review:

Department Director

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



LOCATION MAP

ATTACHMENT # 1

11

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

PCN: 00-42-43-15-13-002-0000

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: *Zett Anthony Wolf*
Department Director

EXHIBIT "A"

THE PROPERTY

Tract B, FIELD OPERATIONS AND SUPPORT CENTER, according to the Plat thereof, as recorded in Plat Book 105, at Page 105 through 110 inclusive, of the Public Records of Palm Beach County, Florida.

EXHIBIT "B"

THE EASEMENT PREMISES



Wantman Group, Inc.

Engineering ♦ Planning ♦ Surveying ♦ Environmental

2035 VISTA PARKWAY, SUITE 100 WEST PALM BEACH, FL 33411
 (866) 909-2220 phone (561) 687-1110 fax
 CERT No. 6091 - LB No. 7055
 JACKSONVILLE - ORLANDO - PORT ST. LUCIE - TAMPA
 www.wantmangroup.com

DESCRIPTION & SKETCH

PREPARED FOR:

VISTA CENTER MANAGEMENT EXHIBIT A

LEGAL DESCRIPTION:

A portion of Tract B, FIELD OPERATIONS AND SUPPORT CENTER, according to the Plat thereof, as recorded in Plat Book 105, at Page 105 through 110 inclusive, of the Public Records of Palm Beach County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Tract B; Thence South 77°44'28" West along a South line of said Tract B, for 12.66 feet to a point at the beginning of a non-tangent curve, concave to the West, said curve having a radius of 8,342.57 feet, a central angle of 00°00'33" and from said point a radial line bears North 83°39'07" West, said point also being on the Westerly line of a 12 foot wide utility easement as shown on, VISTA CENTER OF PALM BEACH PLAT 3, according to the Plat thereof, as recorded in Plat Book 68, at Page 128 through 134 inclusive, of the Public Records of Palm Beach County, Florida; Thence Northerly along said curve and easement line for 1.33 feet to the POINT OF BEGINNING; Thence departing said easement line North 82°52'08" West, for 15.61 feet, said point being on the Easterly line of Lake 10 (Lake Gardiner) as shown on said, VISTA CENTER OF PALM BEACH PLAT 3; Thence North 06°27'32" East along said Easterly line, for 20.00 feet; Thence departing said Easterly line South 82°52'08" East, for 15.54 feet to a point at the beginning of a non-tangent curve, concave to the West, said curve having a radius of 8,342.57 feet, a central angle of 00°08'15" and from said point a radial line bears North 83°47'55" West, said point also being on aforesaid Westerly line of said 12 foot wide utility easement; Thence Southerly along said curve and easement line for 20.00 feet to the POINT OF BEGINNING.

Subject to existing easements, rights-of-way, covenants, reservations and restrictions of record, if any.

Said lands lying and situate in Palm Beach County, Florida.

Said lands contain 312 square feet or 0.007 acres, more or less.

SURVEYOR'S NOTES

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY WANTMAN GROUP, INC., THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED BY WANTMAN GROUP, INC. FOR EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
- DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
- BEARINGS BASED ON A SOUTH LINE OF TRACT B, FIELD OPERATIONS AND SUPPORT CENTER, PLAT BOOK 105, PG. 105-110, PALM BEACH COUNTY RECORDS, SAID SOUTH LINE BEARS SOUTH 77°44'28" WEST AND ALL OTHER BEARING SHOWN HEREON ARE RELATIVE THERETO.

5. WANTMAN GROUP, INC., CERTIFICATE OF AUTHORIZATION No. 7055, IS ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION.

CERTIFICATION:

I HEREBY CERTIFY that the attached Description and Sketch is true and correct to the best of my knowledge and belief and that it meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Chapter 472.027 Florida Statutes.

For The Firm:
Wantman Group, Inc.

Derek Zeman DATE: 7/22/08
DEREK G. ZEMAN, PROFESSIONAL SURVEYOR AND MAPPER FLORIDA LICENSE NO. 5655

DATE:	REVISION:	BY:	BY:	DATE:
07/22/08	REVISED PER COMMENTS	MRG		
			OFFICE	MRG
			CHECKED	DGZ
			DATE	06/11/08
			JOB	107773.00
			SHEET	1 OF 3
			DWG	77300_20ft_U.E.2

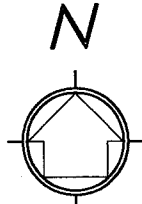
K:\SUPERIOR LANDSCAPING\VISTA CENTER\dwg\legals\77300_20ft_U.E.2.dwg Sh 1 Jul 22, 2008



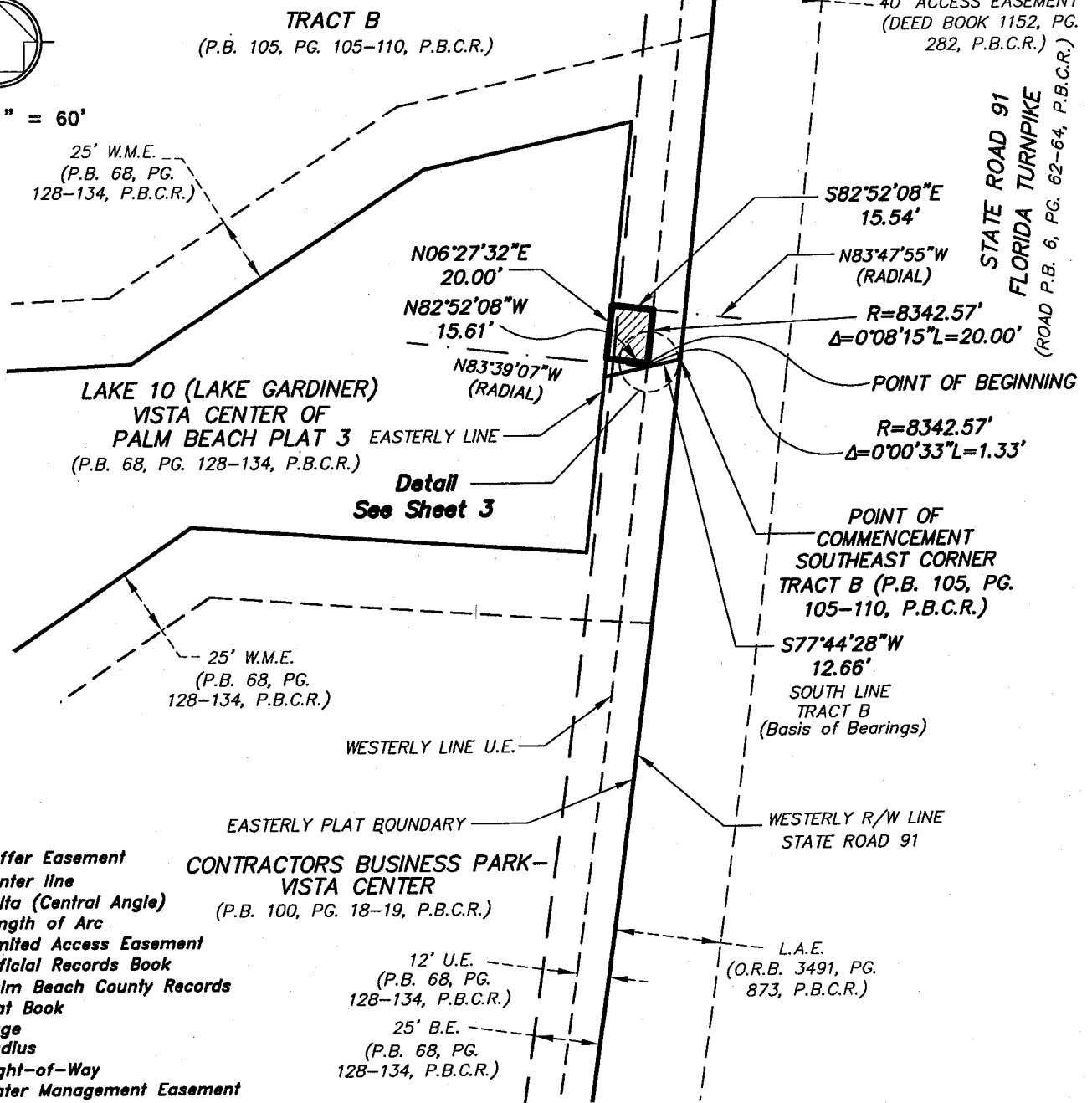
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DESCRIPTION & SKETCH
 PREPARED FOR:
VISTA CENTER MANAGEMENT
EXHIBIT A



SCALE: 1" = 60'



LEGEND:

- B.E. = Buffer Easement
- ⊕ = Center line
- Δ = Delta (Central Angle)
- L = Length of Arc
- L.A.E. = Limited Access Easement
- O.R.B. = Official Records Book
- P.B.C.R. = Palm Beach County Records
- P.B. = Plat Book
- PG. = Page
- R = Radius
- R/W = Right-of-Way
- W.M.E. = Water Management Easement

DATE: REVISION: BY:

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

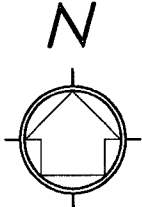
07/22/08	REVISED PER COMMENTS	MRG	OFFICE	MRG	DATE	06/11/08	JOB	107773.00
			CHECKED	DGZ	SHEET	2 OF 3	DWG	77300_20ft_U.E.2



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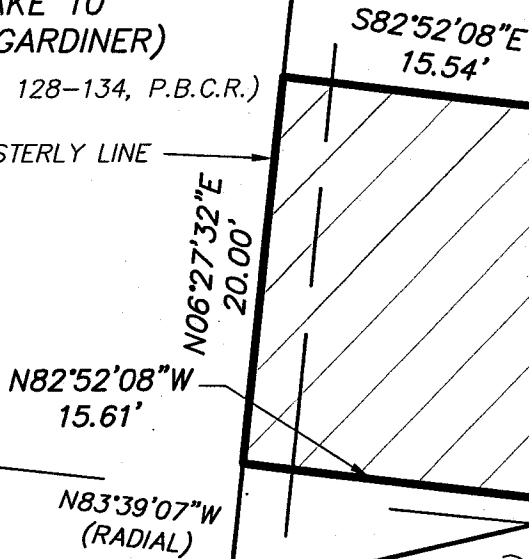
DESCRIPTION & SKETCH
 PREPARED FOR:
VISTA CENTER MANAGEMENT
EXHIBIT A



SCALE: 1" = 10'

LAKE 10
(LAKE GARDINER)
 (P.B. 68, PG. 128-134, P.B.C.R.)

EASTERLY LINE



POINT OF BEGINNING
 $R=8342.57'$
 $\Delta=0^{\circ}00'33''L=1.33'$

Detail
 From Sheet 2

WESTERLY LINE U.E.
 (P.B. 68, PG. 128-134, P.B.C.R.)

POINT OF COMMENCEMENT
 SOUTHEAST CORNER
 TRACT B (P.B. 105, PG. 105-110, P.B.C.R.)

$S77^{\circ}44'28''W$
 $12.66'$
 SOUTH LINE
 TRACT B
 (Basis of Bearings)

LEGEND:

- B.E. = Buffer Easement
- ☉ = Center line
- Δ = Delta (Central Angle)
- L = Length of Arc
- L.A.E. = Limited Access Easement
- O.R.B. = Official Records Book
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- W.M.E. = Water Management Easement

DATE: REVISION: BY:

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07/22/08	REVISED PER COMMENTS	MRG	OFFICE	MRG	DATE	06/11/08	JOB	107773.00
			CHECKED	DGZ	SHEET	3 OF 3	DWG	77300_20ft_U.E.2