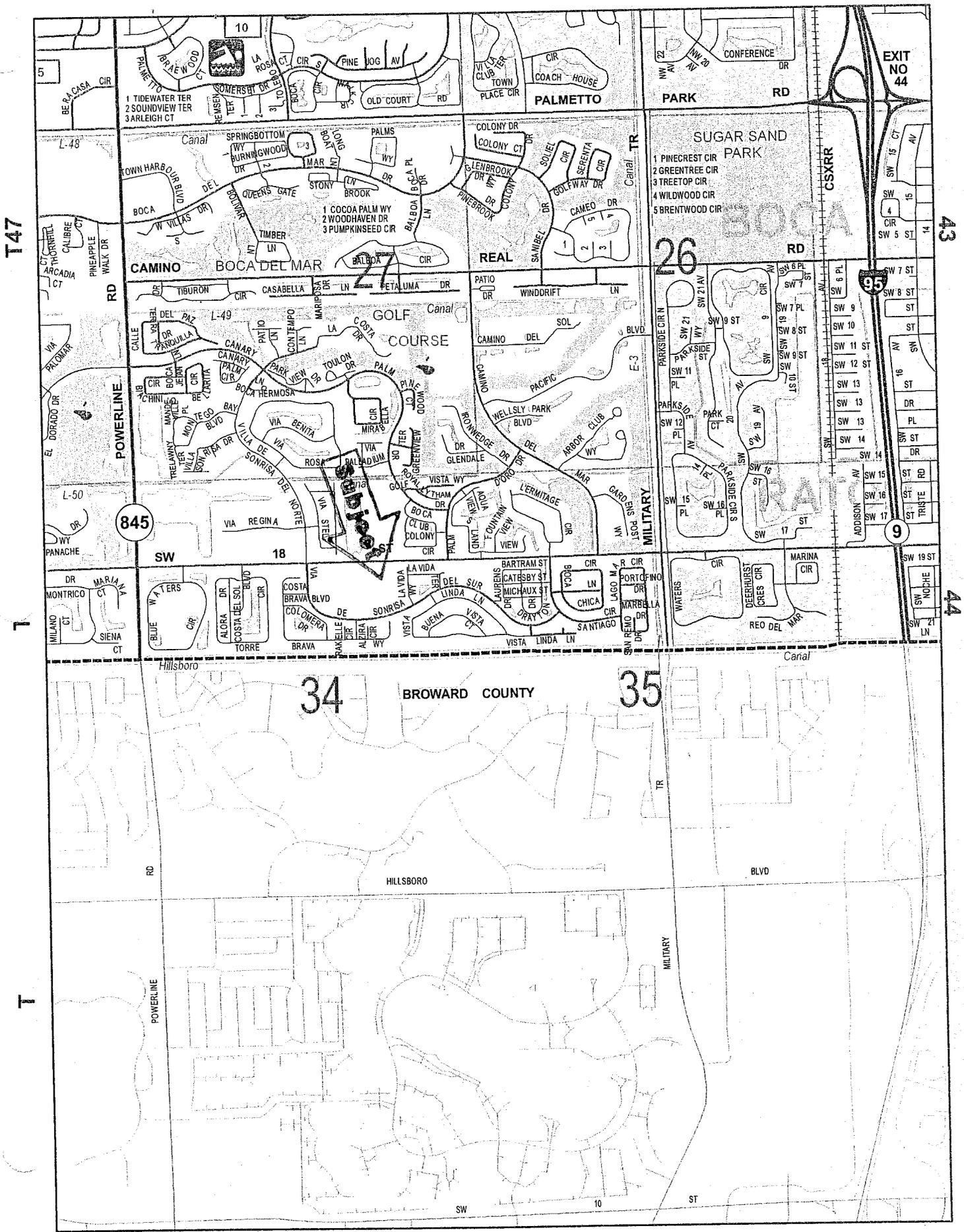


H
2

G



T47

43

44

H

No Cont. map

G

LOCATION MAP

ATTACHMENT #1



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: 00-42-47-34-24-002-0000

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: _____
John F. Koons, Chairman

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

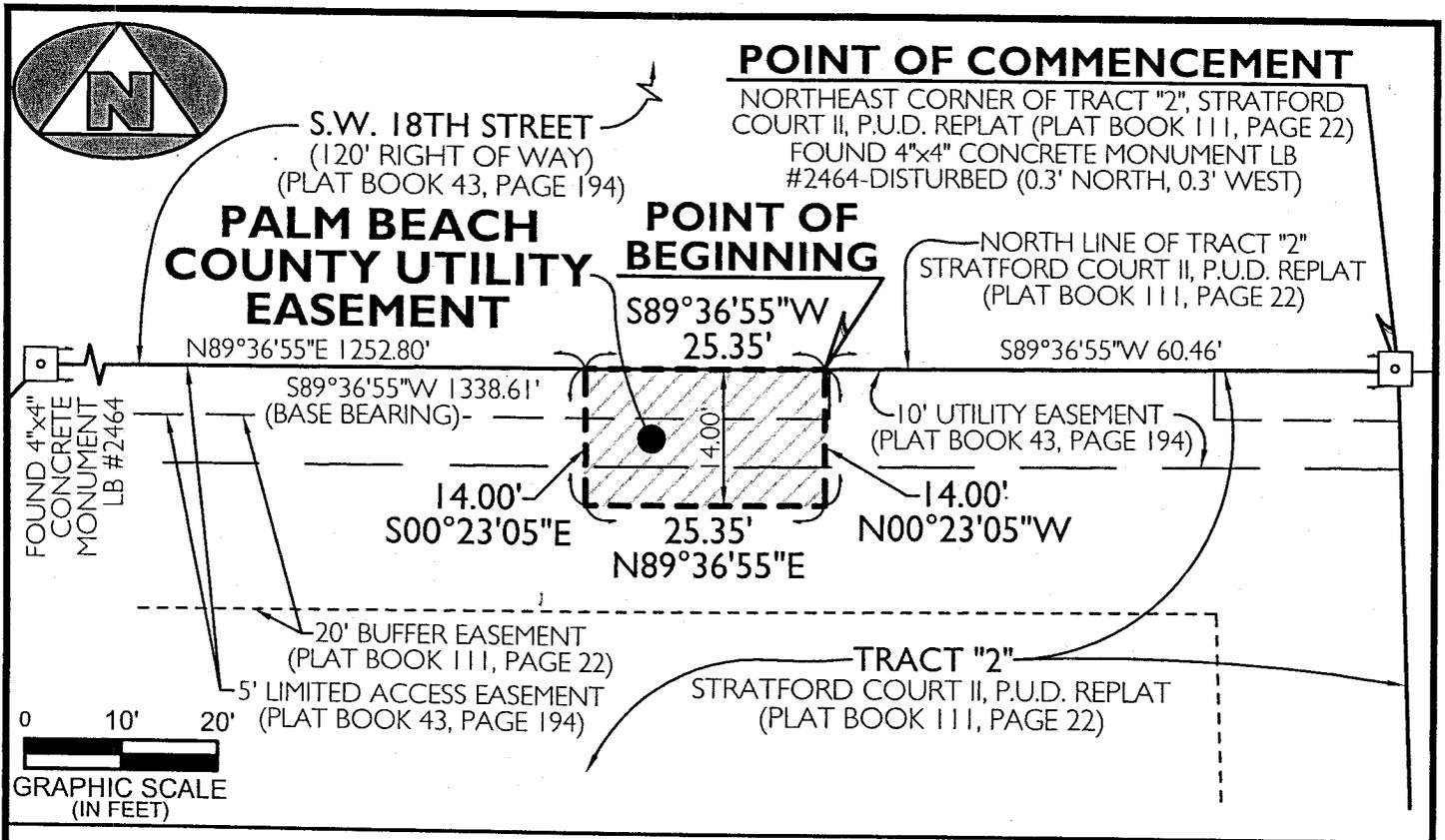
**APPROVED AS TO TERMS
AND CONDITIONS**

By: _____
Assistant County Attorney

By: Reed Anthony Wolf
Department Director

EXHIBIT "A"

TRACT 2, STRATFORD COURT II, P.U.D. REPLAT, AS RECORDED IN PLAT BOOK 111,
PAGE 22 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



**LEGAL DESCRIPTION OF PALM BEACH COUNTY
 UTILITY EASEMENT AT FIRE STATION #56**

A STRIP OF LAND 14.00 FEET IN WIDTH LYING IN TRACT "2", STRATFORD COURT II, P.U.D. REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 22, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "2"; THENCE, SOUTH 89°36'55" WEST, ALONG THE NORTH LINE OF SAID TRACT "2", A DISTANCE OF 60.46 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUE SOUTH 89°36'55" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 25.35 FEET; THENCE, SOUTH 00°23'05" EAST DEPARTING SAID NORTH LINE, A DISTANCE OF 14.00 FEET TO A POINT ON A LINE 14.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH SAID NORTH LINE OF TRACT "2"; THENCE, NORTH 89°36'55" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 25.35 FEET; THENCE, NORTH 00°23'05" WEST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 355 SQUARE FEET, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATION:

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION SHOWN HEREON AND THE DESCRIPTION SKETCH ATTACHED HERETO ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: Stephen L. Shirley DATE: 11/18/2008
 STEPHEN L. SHIRLEY, P.L.S. 3918

NOTE: THIS IS NOT A SURVEY
 DESCRIPTION SKETCH OF:

**PALM BEACH COUNTY UTILITY
 EASEMENT AT FIRE STATION #56**

ASSOCIATED LAND SURVEYORS, INC.
 4152 W. BLUE HERON BLVD. SUITE 121
 RIVIERA BEACH, FLORIDA 33404



PHONE: (561) 848-2102 FAX: (561) 844-9659 LB NO. 7344 EMAIL: als@alssurvey.net

FILE: P312-PBCUE.DWG | DATE: 11/18/2008 | BY: BLS | CKD: | W.O.NO.: P312 | SHEET: 1 OF 1