

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: July 7, 2009 [X] Consent [] Regular
[] Ordinance [] Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve:

- A) a Utility Easement Agreement in favor of BellSouth Telecommunications, Inc., d/b/a AT&T Florida (AT&T) for communication services at the County's Water Treatment Plant No. 8; and
- B) a Utility Easement Agreement in favor of Florida Power & Light Company (FPL) for electrical services at the County's Water Treatment Plant No. 8.

Summary: The Water Utilities Department completed an expansion to its Water Treatment Plant No. 8 (WTP 8) located at 1500 Jog Road, in unincorporated West Palm Beach. The expansion of the WTP 8 facilities requires the abandonment a 25' platted road right-of-way which runs north/south along the eastern section of the County property. However, AT&T and FPL have utility improvements that run through the right-of-way and have requested that the County provide a utility easement for these existing utilities. The AT&T easement is approximately 6' wide by 428' long, containing 2,550 square feet (.06 acre). FPL's easement is approximately 10' wide by 2,239' long, containing 22,392 square feet (.51 acre). Both easements are perpetual and non-exclusive and will be granted to AT&T and FPL at no charge as the easements are a condition of the abandonment and they provide service to the County facility. (PREM) District 2 (HJF)

Background and Justification: The County acquired this parcel and other lands through a Tax Deed in 1948. Water Utilities began the WTP 8 expansion project in 2004, which includes the upgrading of the water system. The expansion to WTP 8 was completed in 2006.

Attachments:

- 1. Location Map
- 2. Utility Easement Agreement (BellSouth)
- 3. Utility Easement Agreement (FPL)

Recommended By: [Signature] 6/15/09
Department Director Date

Approved By: [Signature] 6/30/09
County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2009	2010	2011	2012	2013
Capital Expenditures	0				
Operating Costs	0				
External Revenues	0				
Program Income (County)	0				
In-Kind Match (County)	0				
NET FISCAL IMPACT	*				
# ADDITIONAL FTE POSITIONS (Cumulative)	0				

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:

Mull 6/24/09
 OFMB
 [Signature] 6/22/09
 [Signature] 6/19/09

John J. Jacob 6/25/09
 Contract Development and Control
 G. Jones 6/25/09

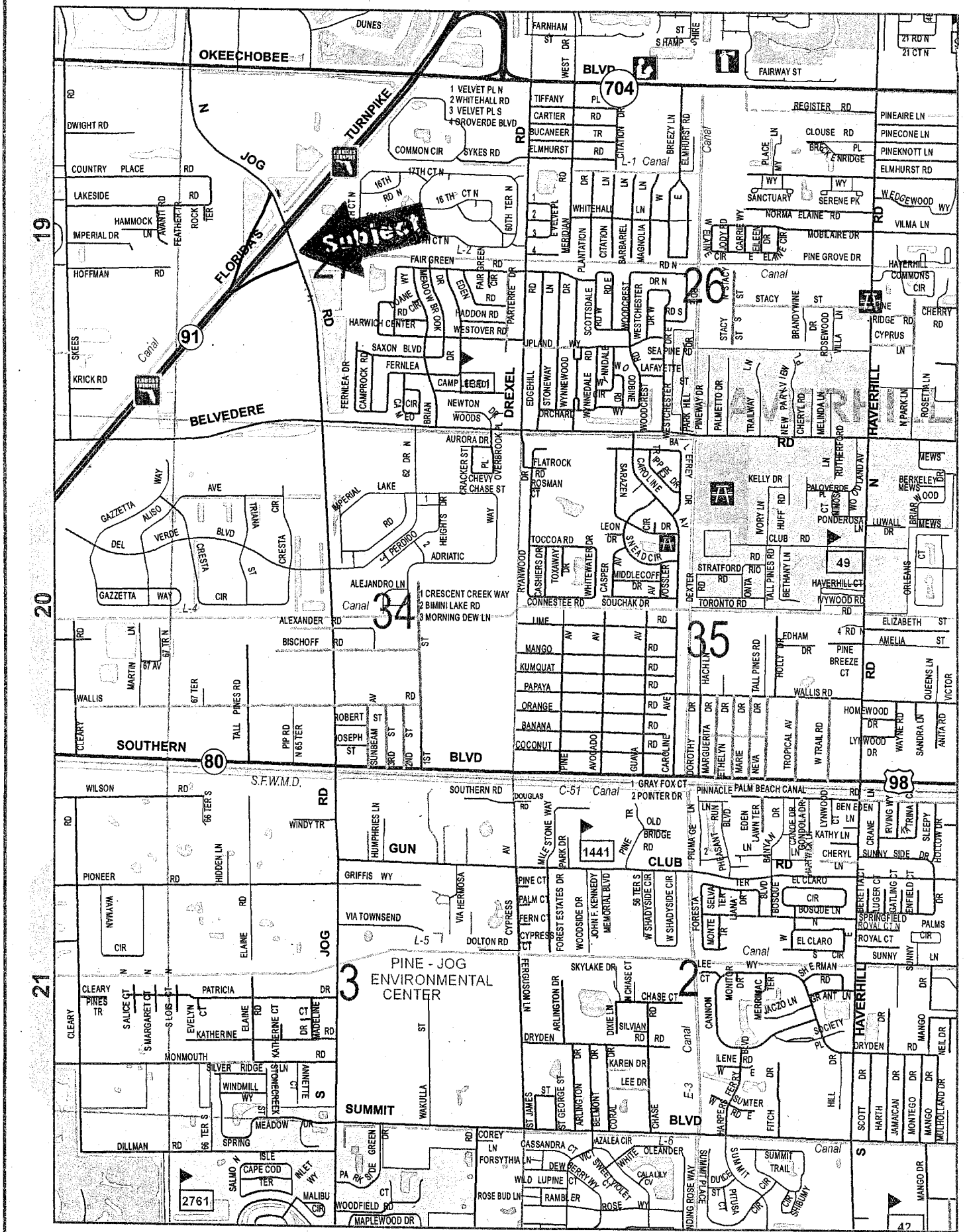
B. Legal Sufficiency:

[Signature] 6/29/09
 Assistant County Attorney

C. Other Department Review:

 Department Director

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



LOCATION MAP

ATTACHMENT # 11

Handwritten signature or initials.

PREPARED BY AND RETURN TO:
Katrina L. Gilbert, Real Estate Specialist
Palm Beach County
Property & Real Estate Management Division
2633 Vista Parkway
West Palm Beach, FL 33411-5605

Property Control Number: portion of 00-42-43-27-05-004-0052

UTILITY EASEMENT AGREEMENT

This EASEMENT, 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 **BELLSOUTH TELECOMMUNICATIONS, INC. d/b/a AT&T Florida**, a Georgia corporation authorized to do business in Florida, whose legal mailing address is c/o Engineering, 2021 S. Military Trail, West Palm Beach, Florida 33415- 6440 ("Grantee").

WITNESSETH:

That Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto Grantee, its successors and assigns, a perpetual non-exclusive Easement (the "Easement") for the construction, operation and maintenance of overhead and underground communications facilities to be installed from time to time with the right to reconstruct, improve, add to, enlarge, change the size of and remove such facilities or any of them within an easement upon, over 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:

**See Legal Description/Site Sketch marked Exhibit "A"
Attached Hereto and Made a Part Hereof**

Together with the right of reasonable ingress and egress to said Easement Premises at all times and the right but not the obligation to clear the land and keep it cleared of all trees, undergrowth and other obstructions 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 that Grantee permanently ceases to use the Easement Premises for the purpose herein expressed, at the written request of the Grantor, Grantee shall execute and deliver to the Grantor a release of this Easement within 30 calendar days of receipt of Grantor's written request, which Grantor shall forward to Grantee at the above address with a copy to AT&T Florida Legal Department, Attention: Network Attorney, 150 W. Flagler Street, Suite 1910, Miami, Florida 33130-1534.
3. Grantee further expressly agrees to maintain in good condition and repair, at its sole cost and expense, its facilities 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.
5. By exercise of the rights granted to Grantee by this instrument, Grantee acknowledges and agrees that the conditions and restrictions imposed herein shall bind and

be enforceable against Grantee, its successors and assigns to the same extent as if such party had physically executed this instrument.

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:

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: REH Asst. Dir. Wilf
Department Director

EXHIBIT "A"

LEGAL DESCRIPTION /SITE SKETCH

FIBER OPTIC LINE UTILITY EASEMENT

A STRIP OF LAND LYING WITHIN TRACT 6, BLOCK 4, AND THE 25 FOOT ROAD RIGHT-OF-WAY ADJOINING THERETO PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2, PAGES 45 - 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE ADJOINING HIATUS AREA LYING WITHIN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

LEGAL DESCRIPTION:

A 6 FOOT WIDE STRIP OF LAND LYING WITHIN TRACT 6, BLOCK 4, AND THE 25 FOOT ROAD RIGHT-OF-WAY ADJOINING THERETO AND A PORTION OF THE AREA LYING ADJACENT TO AND CONTIGUOUS WITH THE EAST LINE OF THE 25 FOOT RIGHT-OF-WAY OF BLOCK 4, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND WEST OF THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, THE SIDES OF WHICH LIE 3 FEET TO THE RIGHT AND 3 FEET TO THE LEFT OF THE FOLLOWING DESCRIBED CENTER LINE OF EASEMENT, (THE SIDES OF SAID EASEMENT SHOULD BE LENGTHENED AND/OR SHORTENED SO AS TO FORM A CONTINUOUS EASEMENT WITH OUT GAPS OR OVERLAPS TO THE SAID NORTH- SOUTH QUARTER SECTION LINE):

COMMENCE AT THE SOUTH ONE QUARTER (S1/4) CORNER OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST AND RUN N01°47'03"E ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 27 FOR A DISTANCE OF 2559.10 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-2; THENCE CONTINUE N01°47'03"E ALONG SAID NORTH-SOUTH QUARTER SECTION LINE FOR A DISTANCE OF 263.35 FEET TO THE POINT OF BEGINNING OF THE CENTER LINE OF EASEMENT; THENCE DEPARTING FROM SAID NORTH-SOUTH QUARTER SECTION LINE N79°25'50"W FOR A DISTANCE OF 55.91 FEET TO A POINT ON A NON-TANGENT CURVE, SAID POINT BEARS N90°00'0"E FROM THE RADIUS OF THE NEXT DESCRIBED CURVE; THENCE SOUTHERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT AND CONCAVE TO THE WEST HAVING A RADIUS OF 243.41 FEET AND A CENTRAL ANGLE OF 34°19'00" FOR AN ARC DISTANCE OF 145.79 FEET; THENCE S87°33'29"W FOR 164.53 FEET; THENCE N02°26'39"E FOR 57.72 FEET; THENCE S85°36'29"E FOR 4.00 FEET TO THE POINT OF TERMINATION OF THIS CENTER LINE OF EASEMENT.

SAID LANDS SITUATE WITHIN PALM BEACH COUNTY, FLORIDA.

NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON NORTH-SOUTH QUARTER SECTION LINE OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, AS ESTABLISHED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT HAVING A GRID BEARING OF NORTH 01°47'03" EAST, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983 (ADJUSTMENT OF 1990).
- 2) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 3) THE LEGAL DESCRIPTION SHOWN HEREON WAS WRITTEN BY THE UNDERSIGNING SURVEYOR AS DIRECTED BY THE CLIENT FOR THE EXISTING FIBER OPTIC LINE ON THE SUBJECT PROPERTY.
- 4) THIS SKETCH AND LEGAL DESCRIPTION DOES NOT REPRESENT A FIELD SURVEY ("THIS IS NOT A SURVEY").
- 5) THIS SKETCH AND LEGAL DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL OF A FLORIDA REGISTERED LAND SURVEYOR.

HELLER-WEAVER AND SHEREMETA, INC.
FLORIDA STATE L.B. NO. 3449

BY DANIEL C. LAAK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REG. NO. 5118

REVISIONS



E.B. NO. 0003449

Heller - Weaver and Sheremeta, inc.

Engineers ... Surveyors and Mappers

310 S.E. 1st Street, Suite 4 Delray Beach, Florida 33483

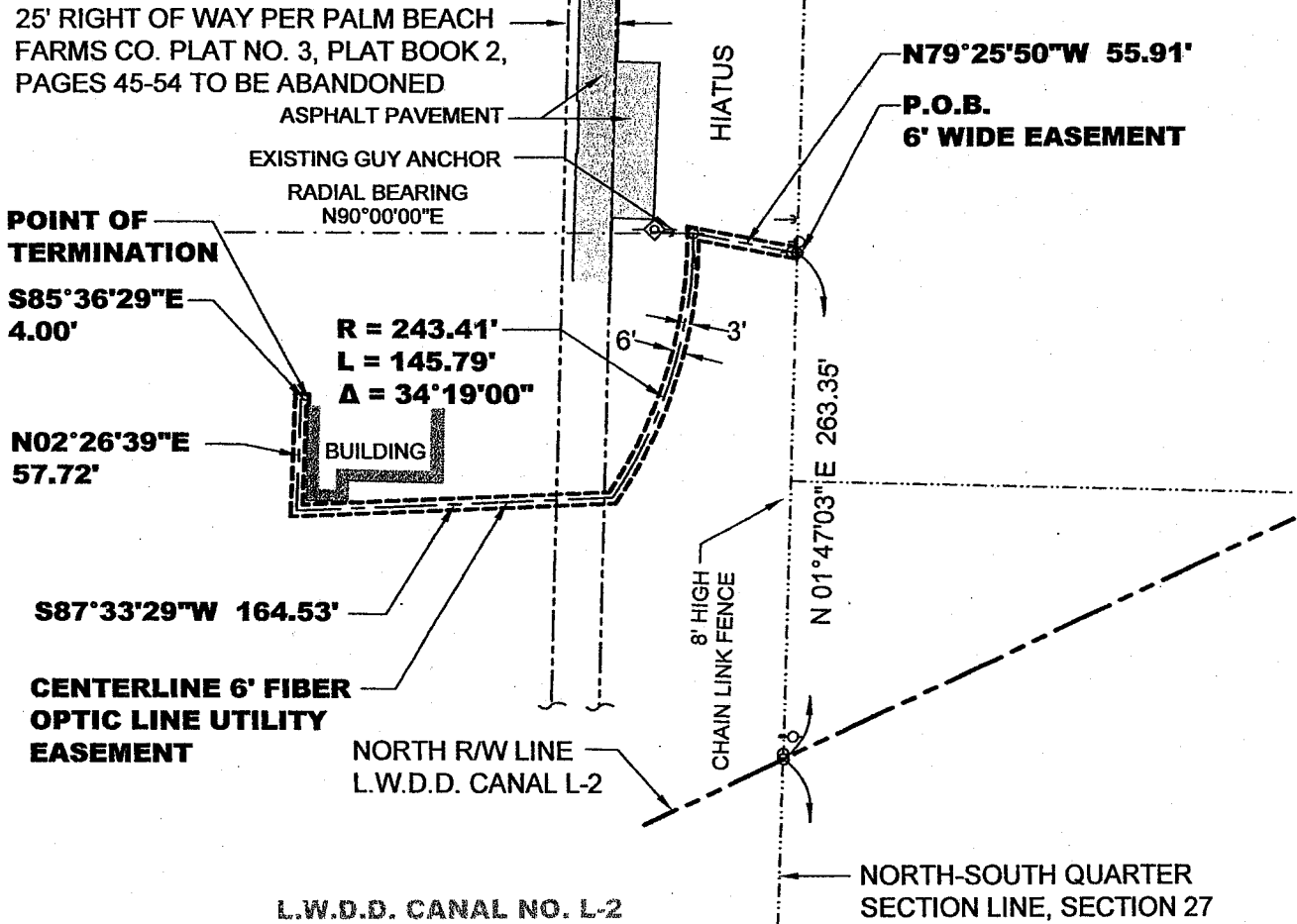
(561) 243-8700 - Phone (561) 243-8777 - Fax

DATE:	3/30/2009
SCALE:	AS NOTED
DRAWN BY:	W.ROLLE
CHECKED BY:	D. LAAK
SHEET:	1 of 2
FILE NO.	09-15431.011-SS1

FIBER OPTIC LINE UTILITY EASEMENT

A STRIP OF LAND LYING WITHIN TRACT 6, BLOCK 4, AND THE 25 FOOT ROAD RIGHT-OF-WAY ADJOINING THERETO PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2, PAGES 45 - 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE ADJOINING HIATUS AREA LYING WITHIN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

TRACT 6, BLOCK 4, PALM BEACH FARMS CO. PLAT NO. 3
(P.B. 2, PGS. 45-54)

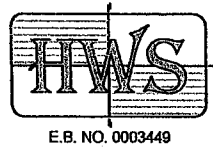


LEGEND:

- ANCHOR
- POWER POLE
- P.O.B POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R/W RIGHT OF WAY
- L.W.D.D. LAKE WORTH DRAINAGE DISTRICT
- PCN PROPERTY CONTROL NUMBER

P.O.C.
SOUTH ONE-QUARTER (S1/4) CORNER OF SECTION 27, TOWNSHIP 43S., RANGE 42E.
N 858426.111
E 935456.965

REVISIONS



Heller - Weaver and Sheremeta, inc.
Engineers ... Surveyors and Mappers
310 S.E. 1st Street, Suite 4 Delray Beach, Florida 33483
(561) 243-8700 - Phone (561) 243-8777 - Fax

DATE:	3/30/2009
SCALE:	1" = 100'
DRAWN BY:	W.ROLLE
CHECKED BY:	D. LAAK
SHEET:	2 of 2
FILE NO.	09-15431.011-SS2

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

PCN: portion of 00-42-43-27-05-004-0052 and 00-42-43-27-05-004-0053

UTILITY EASEMENT AGREEMENT

This EASEMENT is granted _____, by **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, to **FLORIDA POWER & LIGHT COMPANY**, a Florida corporation, whose legal mailing address is Post Office Box 14000, Juno Beach, Florida 33408-0420, Grantee.

WITNESSETH:

That the 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 overhead and underground electric utility facilities, wires, poles, guys, cables, conduits and appurtenant equipment, including transformers (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, over and across the following described real property (the "Easement Premises") situate, lying and

ATTACHMENT # 3

being in the County of Palm Beach, State of Florida to wit:

**See legal description/site sketch marked Exhibit "A"
attached hereto and made a part hereof.**

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 Facilities 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: _____
John F. Koons, Chairman

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

10' FLORIDA POWER AND LIGHT EASEMENT

A 10 FOOT WIDE STRIP OF LAND LYING WITHIN TRACT 5 AND TRACT 6, BLOCK 4, AND THE 25 FOOT ROAD RIGHT-OF-WAY ADJOINING THERETO PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2, PAGES 45 - 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE ADJOINING HIATUS AREA LYING WITHIN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

LEGAL DESCRIPTION:

A 10 FOOT WIDE STRIP OF LAND LYING WITHIN TRACT 5 AND TRACT 6, BLOCK 4, AND THE 25 FOOT ROAD RIGHT-OF-WAY ADJOINING THERETO AND A PORTION OF THE AREA LYING ADJACENT TO AND CONTIGUOUS WITH THE EAST LINE OF THE 25 FOOT RIGHT-OF-WAY OF BLOCK 4, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND WEST OF THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, THE SIDES OF WHICH LIE 5 FEET TO THE RIGHT AND 5 FEET TO THE LEFT OF THE FOLLOWING DESCRIBED CENTER LINE OF EASEMENT, (THE SIDES OF SAID EASEMENT SHOULD BE LENGTHENED AND/OR SHORTENED SO AS TO FORM A CONTINUOUS EASEMENT):

COMMENCE AT THE SOUTH ONE QUARTER (S1/4) CORNER OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST AND RUN N01°47'03"E ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 27 FOR A DISTANCE OF 2559.10 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-2; THENCE CONTINUE N01°47'03"E ALONG SAID NORTH-SOUTH QUARTER SECTION LINE FOR A DISTANCE OF 263.35 FEET TO THE POINT OF BEGINNING OF THE CENTER LINE OF EASEMENT; THENCE DEPARTING FROM SAID NORTH-SOUTH QUARTER SECTION LINE N80°45'29"W FOR A DISTANCE OF 55.56 FEET TO A POINT TO BE KNOWN HEREINAFTER AS POINT "A"; THENCE N05°08'24"W FOR 287.69 FEET TO A POINT TO BE KNOWN HEREINAFTER AS POINT "B"; THENCE N25°34'19"W FOR 498.20 FEET TO THE POINT OF TERMINATION OF THIS CENTER LINE OF EASEMENT; THENCE BEGIN FROM AFORESAID POINT "A" AND RUN S05°08'24"E FOR 20.00 FEET TO THE POINT OF TERMINATION OF THIS CENTER LINE OF EASEMENT; THENCE BEGIN FROM AFORESAID POINT "A" AND RUN N80°45'29"W FOR 42.89 FEET TO THE POINT OF TERMINATION OF THIS CENTER LINE OF EASEMENT; THENCE BEGIN FROM AFORESAID POINT "B" AND RUN N69°47'36"E FOR 21.81 FEET TO THE POINT OF TERMINATION OF THIS CENTER LINE OF EASEMENT.

TOGETHER WITH;

A 10 FOOT WIDE STRIP OF LAND LYING ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH ONE QUARTER (S1/4) CORNER OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST AND RUN N01°47'03"E ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 27 FOR A DISTANCE OF 2559.10 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-2 AND THE POINT OF BEGINNING; THENCE S64°32'28"W ALONG THE NORTH RIGHT OF WAY LINE OF SAID CANAL L-2 FOR A DISTANCE OF 11.25 FEET; THENCE N01°47'03"E ALONG A LINE PARALLEL WITH AND 10 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SECTION 27 FOR A DISTANCE OF 1315.42 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTH LINE TRACT 1, BLOCK 4 PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N89°10'01"E ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID TRACT 1 FOR A DISTANCE OF 10.01 FEET TO A POINT ON THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 27; THENCE S01°47'03"W ALONG THE SAID NORTH-SOUTH QUARTER SECTION LINE FOR A DISTANCE OF 1310.73 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE WITHIN PALM BEACH COUNTY, FLORIDA.

REVISIONS	 E.B. NO. 0003449	Heller - Weaver and Sheremeta, inc.	DATE:	1/29/2009
REVISED EASEMENT		Engineers ... Surveyors and Mappers	SCALE:	1" = 100'
WIDTH (4-14-09)		310 S.E. 1st Street, Suite 4 Delray Beach, Florida 33483	DRAWN BY:	W.ROLLE
		(561) 243-8700 - Phone (561) 243-8777 - Fax	CHECKED BY:	D. LAAK
		SHEET:	1 of 4	
		FILE NO.:	09-15431.010-SS1	



10' FLORIDA POWER AND LIGHT EASEMENT

A 10 FOOT WIDE STRIP OF LAND LYING WITHIN TRACT 5 AND TRACT 6, BLOCK 4, AND THE 25 FOOT ROAD RIGHT-OF-WAY ADJOINING THERETO PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2, PAGES 45 - 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE ADJOINING HIATUS AREA LYING WITHIN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON NORTH-SOUTH QUARTER SECTION LINE OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, AS ESTABLISHED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT HAVING A GRID BEARING OF NORTH 01°47'03" EAST, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983 (ADJUSTMENT OF 1990).
- 2) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 3) THE LEGAL DESCRIPTION SHOWN HEREON WAS WRITTEN BY THE UNDERSIGNING SURVEYOR AS DIRECTED BY THE CLIENT FOR THE EXISTING FPL UTILITIES ON THE SUBJECT PROPERTY.
- 4) THIS SKETCH AND LEGAL DESCRIPTION DOES NOT REPRESENT A FIELD SURVEY ("THIS IS NOT A SURVEY").
- 5) THIS SKETCH AND LEGAL DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL OF A FLORIDA REGISTERED LAND SURVEYOR.

LEGEND:

-  ANCHOR
-  POWER POLE
- F.P.L. FLORIDA POWER AND LIGHT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R/W RIGHT OF WAY
- L.W.D.D. LAKE WORTH DRAINAGE DISTRICT
- PCN PROPERTY CONTROL NUMBER

HELLER-WEAVER AND SHEREMETA, INC.
FLORIDA STATE L.B. NO. 8449

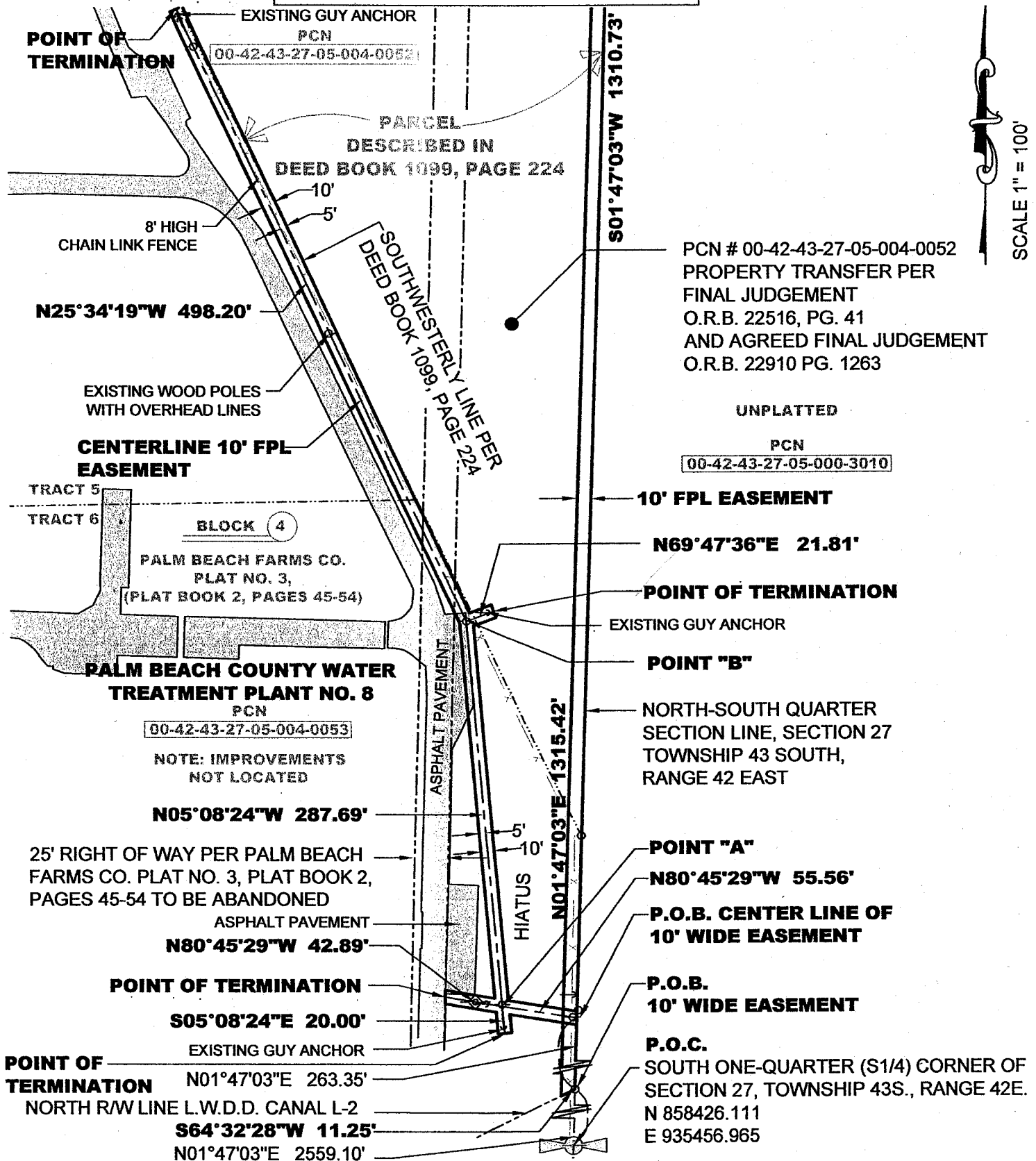
BY: DANIEL C. LAAK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REG. NO. 5118

REVISIONS	 E.B. NO. 0003449	Heller - Weaver and Sheremeta, inc. Engineers ... Surveyors and Mappers 310 S.E. 1st Street, Suite 4 Delray Beach, Florida 33483 (561) 243-8700 - Phone (561) 243-8777 - Fax	DATE:	1/29/2009
REVISED EASEMENT			SCALE:	1" = 100'
WIDTH (4-14-09)			DRAWN BY:	W.ROLLE
			CHECKED BY:	D. LAAK
			SHEET:	2 of 4
			FILE NO.	09-15431.010-SS2

10' FLORIDA POWER AND LIGHT EASEMENT

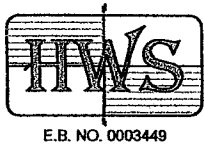
A 10 FOOT WIDE STRIP OF LAND LYING WITHIN TRACT 5 AND TRACT 6, BLOCK 4, AND THE 25 FOOT ROAD RIGHT-OF-WAY ADJOINING THERETO PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2, PAGES 45 - 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE ADJOINING HIATUS AREA LYING WITHIN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

FOR CONTINUATION SEE SHEET 4 OF 4



SCALE 1" = 100'

REVISIONS
REVISED EASEMENT WIDTH (4-14-09)



Heller - Weaver and Sheremeta, inc.
 Engineers ... Surveyors and Mappers
 310 S.E. 1st Street, Suite 4 Delray Beach, Florida 33483
 (561) 243-8700 - Phone (561) 243-8777 - Fax

DATE:	1/29/2009
SCALE:	1" = 100'
DRAWN BY:	W.ROLLE
CHECKED BY:	D. LAAK
SHEET:	3 of 4
FILE NO.	09-15431.010-SS3

10' FLORIDA POWER AND LIGHT EASEMENT

A 10 FOOT WIDE STRIP OF LAND LYING WITHIN TRACT 5 AND TRACT 6, BLOCK 4, AND THE 25 FOOT ROAD RIGHT-OF-WAY ADJOINING THERETO PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2, PAGES 45 - 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE ADJOINING HIATUS AREA LYING WITHIN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



THE EASTERLY PROLONGATION OF THE SOUTH LINE OF TRACT 1, BLOCK 4 (PB. 2, PGS 45-54)

NORTH LINE SECTION 27, TOWNSHIP 43S., RANGE 42E

NORTH ONE-QUARTER (N 1/4) CORNER SECTION 27, TOWNSHIP 43S., RANGE 42E.
N 863831.813
E 935625.349

PCN NO.

00-42-43-27-05-004-0015

SOUTH LINE OF TRACT 1, BLOCK 4 (PB 2, PG. 45-54)

FLORIDA'S TURNPIKE

WELL SITES AND WATER LINE EASEMENT AGREEMENT PER O.R.B.3528, PAGE 1001

EASTERLY RIGHT OF WAY LINE FLORIDA'S TURNPIKE

30' RIGHT OF WAY PER PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2, PAGES 45-54 TO BE ABANDONED

NORTH LINE OF TRACT 5

1538.62'

N89°10'01"E 10.01'

NORTH-SOUTH QUARTER SECTION LINE, SECTION 27 TOWNSHIP 43 SOUTH, RANGE 42 EAST

UNPLATTED

HIATUS

N01°47'03"E 1315.42'

S01°47'03"W 1310.73'

10' FPL EASEMENT

FOR CONTINUATION SEE SHEET 3 OF 4

REVISIONS
REVISED EASEMENT WIDTH (4-14-09)



E.B. NO. 0003449

Heller - Weaver and Sheremeta, inc.

Engineers ... Surveyors and Mappers
310 S.E. 1st Street, Suite 4 Delray Beach, Florida 33483
(561) 243-8700 - Phone (561) 243-8777 - Fax

DATE:	1/29/2009
SCALE:	1" = 100'
DRAWN BY:	W.ROLLE
CHECKED BY:	D. LAAK
SHEET:	4 of 4
FILE NO.	09-15431.010-SS4