







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

PCN: 00-42-43-27-05-008-0081

## 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 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, and appurtenant equipment, and an above-ground 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 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: \_\_\_\_\_  
Burt Aaronson, Chair

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

**APPROVED AS TO TERMS AND  
CONDITIONS**

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

By: Pat Anthony Wolf  
Department Director

**Exhibit "A"**

**Legal Description/Site Sketch**

AN FPL EASEMENT IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING IN TRACT 8, BLOCK 8, PALM BEACH FARMS COMPANY PLAT No.3, RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF 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 NORTHEAST CORNER OF THE PLAT OF CORAL SKY PLAZA, RECORDED IN PLAT BOOK 83, PAGE 120, OF SAID PUBLIC RECORDS;  
 THENCE ALONG THE NORTH LINE OF SAID TRACT 8,  
 THENCE N89°01'09"E FOR 853.50 FEET TO THE POINT OF BEGINNING;  
 THENCE S00°58'51"E FOR 13.50 FEET;  
 THENCE S05°00'00"W FOR 109.00 FEET;  
 THENCE S16°00'00"W FOR 58.00 FEET;  
 THENCE S26°00'00"W FOR 40.00 FEET;  
 THENCE S40°00'00"W FOR 19.00 FEET;  
 THENCE S55°00'00"W FOR 17.00 FEET;  
 THENCE S69°00'00"W FOR 27.00 FEET;  
 THENCE N89°00'00"W FOR 24.00 FEET;  
 THENCE N63°00'00"W FOR 55.00 FEET TO THE END OF SAID CENTERLINE.

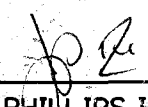
CONTAINING 3,625 SQUARE FEET, MORE OR LESS.

BEARING BASIS: N89°01'09"E ALONG THE NORTH LINE OF TRACT 8, BLOCK 8.

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
- P.B. - PLAT BOOK
- FPL - FLORIDA POWER & LIGHT
- PBCo - PALM BEACH COUNTY

  
 \_\_\_\_\_  
 JOHN E. PHILLIPS III  
 PROFESSIONAL LAND SURVEYOR  
 STATE OF FLORIDA No. 4826  
 DATE: 12/2/09

**B**  
**BROWN & PHILLIPS, INC.**  
 PROFESSIONAL SURVEYING SERVICES  
 CERTIFICATE OF AUTHORIZATION # LB 6473  
 901 NORTHPOINT PKWY, SUITE 119, W.P.B. FLORIDA 33407  
 (561) 615-3988, (561) 615-3986 FAX

LEGAL DESCRIPTION  
 FPL EASEMENT

DRAWN: MB	PROJ. No. 09-069
CHECKED: JEP	SCALE: NONE
CENTRAL VIDEO VISITATION	DATE: 12/2/09
	SHEET 1 OF 2



PARCEL "A"  
CORAL SKY PLAZA  
PLAT BOOK 83 PAGE 120

N.E. CORNER OF  
CORAL SKY PLAZA  
P.O.C.

EAST PLAT BOUNDARY

PALM BEACH FARMS  
COMPANY PLAT No.3  
PLAT BOOK 2 PAGE 45

THE WEST HALF OF  
TRACT 8, BLOCK 8



ACCESS EASEMENT  
(ORB 16877 PAGE 631)

THE EAST HALF OF  
TRACT 8, BLOCK 8

END OF  
CENTERLINE

N63°00'00"W  
55.00'

N89°00'00"W  
24.00'

S69°00'00"W  
27.00'

S40°00'00"W  
19.00'

S55°00'00"W  
17.00'

S26°00'00"W  
40.00'

S16°00'00"W  
58.00'

S05°00'00"W  
109.00'

10' FPL EASEMENT

S00°58'51"E  
13.50'

PROCESS DRIVE  
N89°01'09"E 853.50'

NORTH LINE OF TRACT 8

30' RIGHT-OF-WAY (PLAT BOOK 2, PAGE 45)

25' ADDITIONAL RIGHT-OF-WAY (ORB 2428, PAGE 1209)

25' ADDITIONAL RIGHT-OF-WAY (ORB 6331, PAGE 573 and ORB 6411 PAGE 436))

40' PBCo UTILITY  
EASEMENT (UNRECORDED)

P.O.B.

PALM BEACH FARMS COMPANY PLAT No.3  
PLAT BOOK 2 PAGE 45  
TRACT 5, BLOCK 8  
SOLID WASTE AUTHORITY PROPERTY

**B** BROWN & PHILLIPS, INC.

PROFESSIONAL SURVEYING SERVICES  
CERTIFICATE OF AUTHORIZATION # LB 6473  
901 NORTHPOINT PKWY, SUITE 119, W.P.B. FLORIDA 33407  
(561) 615-3988, (561) 615-3986 FAX

SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION

THIS SKETCH IS NOT A SURVEY

DRAWN: MB	PROJ. No. 09-069
CHECKED: JEP	SCALE: 1" = 60'
CENTRAL VIDEO VISITATION	DATE: 12/2/09
	SHEET 2 OF 2