

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2010	2011	2012	2013	2014
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>0</u> <i>* See below</i>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
# 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.

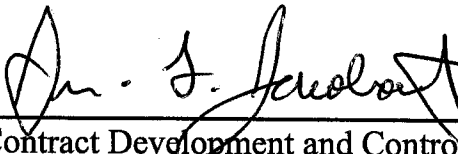
C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:



 OFMB
7/29/10
7/28/10



 Contract Development and Control
7/29/10

B. Legal Sufficiency:

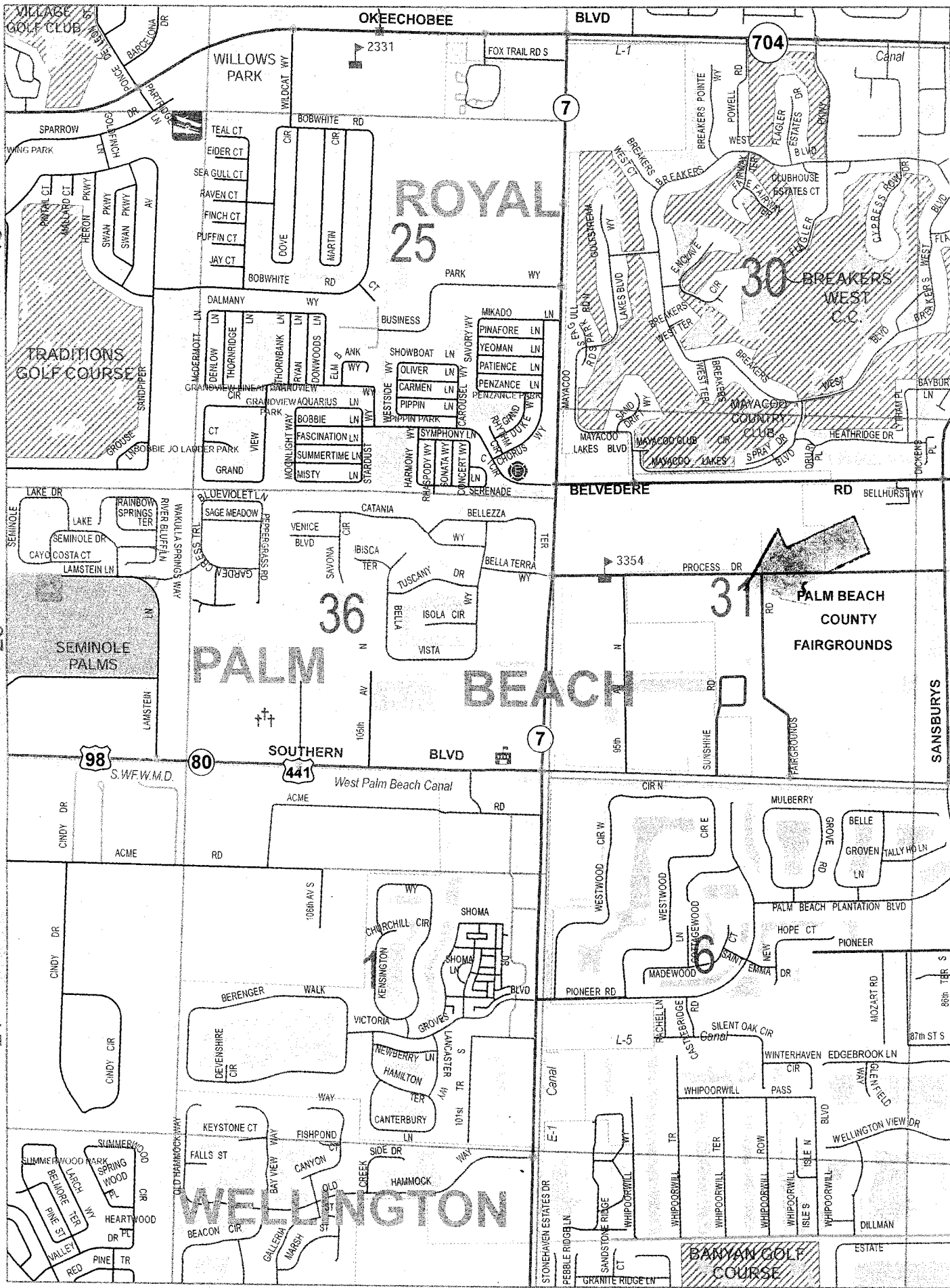


 Assistant County Attorney
7/29/10

C. Other Department Review:

Department Director

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



T43

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T44

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

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: _____
Burt Aaronson, Chair

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

**APPROVED AS TO TERMS AND
CONDITIONS**

By: _____
Assistant County Attorney

By: 
Department Director

EXHIBIT "A"

THE PROPERTY

TRACT 8, BLOCK 8, PALM BEACH FARMS COMPANY PLAT NO. 3, AS SAME IS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS HOWEVER, THE SOUTH 20.59 FEET THEREOF (AS MEASURED AT RIGHT ANGLES TO SAID SOUTH LINE) AND LESS THE WEST 45.48 FEET THEREOF (AS MEASURED AT RIGHT ANGLES TO SAID WEST LINE).

EXHIBIT "B"

THE EASEMENT PREMISES

A WATER AND SEWER 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, 20.00 FEET IN WIDTH, AND LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHEAST CORNER SAID TRACT 8;
 THENCE ALONG THE NORTH LINE OF SAID TRACT 8,
 S89°01'09"W FOR 16.00 FEET;
 THENCE PARALLEL WITH THE EAST LINE OF SAID TRACT 8,
 S01°00'00"E FOR 17.00 FEET TO POINT OF BEGINNING No.1;
 THENCE CONTINUE S01°00'00"E FOR 540.00 FEET TO THE
 END OF CENTERLINE No.1.

TOGETHER WITH AN EASEMENT 20.00 FEET IN WIDTH, AND LYING
 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

FROM THE ABOVE-DESCRIBED POINT OF BEGINNING No.1;
 THENCE PARALLEL WITH THE SAID NORTH LINE OF TRACT 8,
 S89°01'09"W FOR 1202.00 FEET;
 THENCE S03°00'00"W FOR 24.00 FEET;
 THENCE S88°00'00"E FOR 44.00 FEET TO THE END OF
 CENTERLINE No.2.

CONTAINING 36,200 SQUARE FEET, MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 8;
 THENCE ALONG THE NORTH LINE OF SAID TRACT 8, S89°01'09"W FOR
 611.00 FEET TO POINT OF BEGINNING No.2;
 THENCE CONTINUE S89°01'09"W FOR 75.00 FEET;
 THENCE S00°58'51"E FOR 7.00 FEET;
 THENCE N89°01'09"E FOR 75.00 FEET;
 THENCE N00°58'51"W FOR 7.00 FEET TO POINT OF BEGINNING No.2.

CONTAINING 525 SQUARE FEET, MORE OR LESS.

Continued on Sheet 2 of 4

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.

 JOHN E. PHILLIPS III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. 4826
 DATE: 7/21/10

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
 SANITARY SEWER EASEMENT**

DRAWN: MB	PROJ. No. 09-069
CHECKED: JEP	SCALE: NONE
CENTRAL VIDEO VISITATION	DATE: 7/15/10
	SHEET 1 OF 4

Continued from Sheet 1 of 4

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 8;
THENCE ALONG THE NORTH LINE OF SAID TRACT 8, S89°01'09"W FOR 611.00 FEET;
THENCE S00°58'51"E FOR 27.00 FEET TO POINT OF BEGINNING No.3;
THENCE CONTINUE S00°58'51"E FOR 15.00 FEET;
THENCE S89°01'09"W FOR 75.00 FEET;
THENCE N00°58'51"W FOR 15.00 FEET;
THENCE N89°01'09"E FOR 75.00 FEET TO POINT OF BEGINNING No.3.

CONTAINING 1,125 SQUARE FEET, MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED EASEMENT:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 8;
THENCE ALONG THE NORTH LINE OF SAID TRACT 8, S89°01'09"W FOR 524.00 FEET;
THENCE S00°58'51"E FOR 27.00 FEET TO POINT OF BEGINNING No.4;
THENCE CONTINUE S00°58'51"E FOR 15.00 FEET;
THENCE S89°01'09"W FOR 10.00 FEET;
THENCE N00°58'51"W FOR 15.00 FEET;
THENCE N89°01'09"E FOR 10.00 FEET TO POINT OF BEGINNING No.4.

CONTAINING 150 SQUARE FEET, MORE OR LESS.

BEARING BASIS: S89°01'09"W (ASSUMED) ALONG THE NORTH LINE OF
TRACT 8, BLOCK 8.



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**LEGAL DESCRIPTION
SANITARY SEWER EASEMENT**

DRAWN: MB	PROJ. No. 09-069
CHECKED: JEP	SCALE: NONE
CENTRAL VIDEO VISITATION	DATE: 7/15/10
	SHEET 2 OF 4

PARCEL "A" - CORAL SKY PLAZA
 PLAT BOOK 83 PAGE 120
 EAST PLAT BOUNDARY

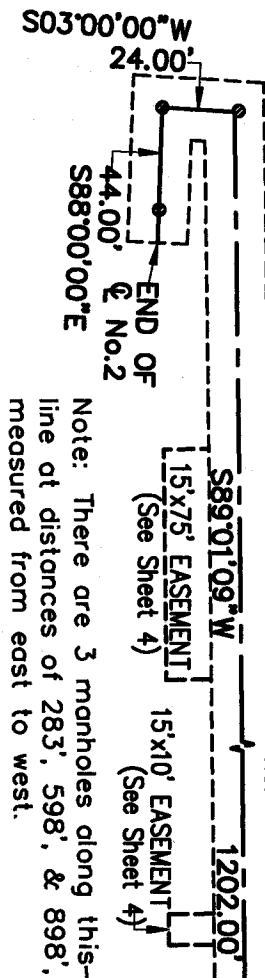
EAST LINE OF THE WEST 45.48' OF TRACT 8



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
- ☉ - CENTERLINE
- PBCo - PALM BEACH COUNTY
- - SANITARY MANHOLE
- ☒ - CONCRETE MONUMENT with PBCo BRASS DISK

TRACT 8, BLOCK 8
 PALM BEACH FARMS COMPANY PLAT No.3
 PLAT BOOK 2 PAGE 45



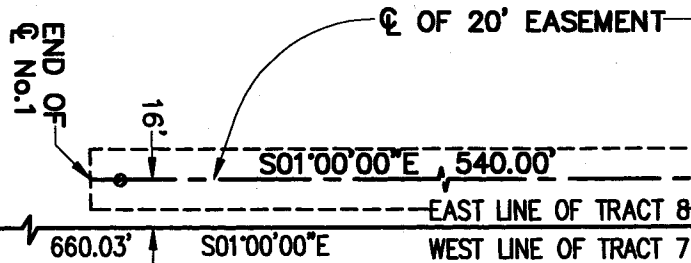
Note: There are 3 manholes along this line at distances of 283', 598', & 898', measured from east to west.

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

TRACT 6
 BLOCK 8

PROCESS DRIVE

25' ADDITIONAL RIGHT-OF-WAY (ORB 6331, PAGE 573 and ORB 6411 PAGE 436))
 25' ADDITIONAL RIGHT-OF-WAY (ORB 2428, PAGE 1209)
 30' RIGHT-OF-WAY (PLAT BOOK 2, PAGE 45)
 7'x75' EASEMENT (See Sheet 4)
 P.O.B. No.2
 SOUTH R/W 589°01'09\"W
 NORTH LINE OF TRACT 8
 1202.00'
 15'x75' EASEMENT (See Sheet 4)
 15'x10' EASEMENT (See Sheet 4)
 10'
 10'
 P.O.B. No.1
 16.00'
 611.00'
 P.O.C.
 N.E. CORNER OF TRACT 8
 17.00'



TRACT 7, BLOCK 8, PALM BEACH FARMS
 COMPANY PLAT No.3, P.B.2 PG.45

SKETCH TO ACCOMPANY
 LEGAL DESCRIPTION
 THIS SKETCH IS NOT A SURVEY

BP BROWN & PHILLIPS, INC.
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DRAWN: MB	PROJ. No. 09-069
CHECKED: JEP	SCALE: 1" = 60'
CENTRAL VIDEO VISITATION	DATE: 7/15/10
	SHEET 3 OF 4

PARCEL "A" - CORAL SKY PLAZA
 PLAT BOOK 83 PAGE 120
 EAST PLAT BOUNDARY

EAST LINE OF THE WEST 45.48' OF TRACT 8

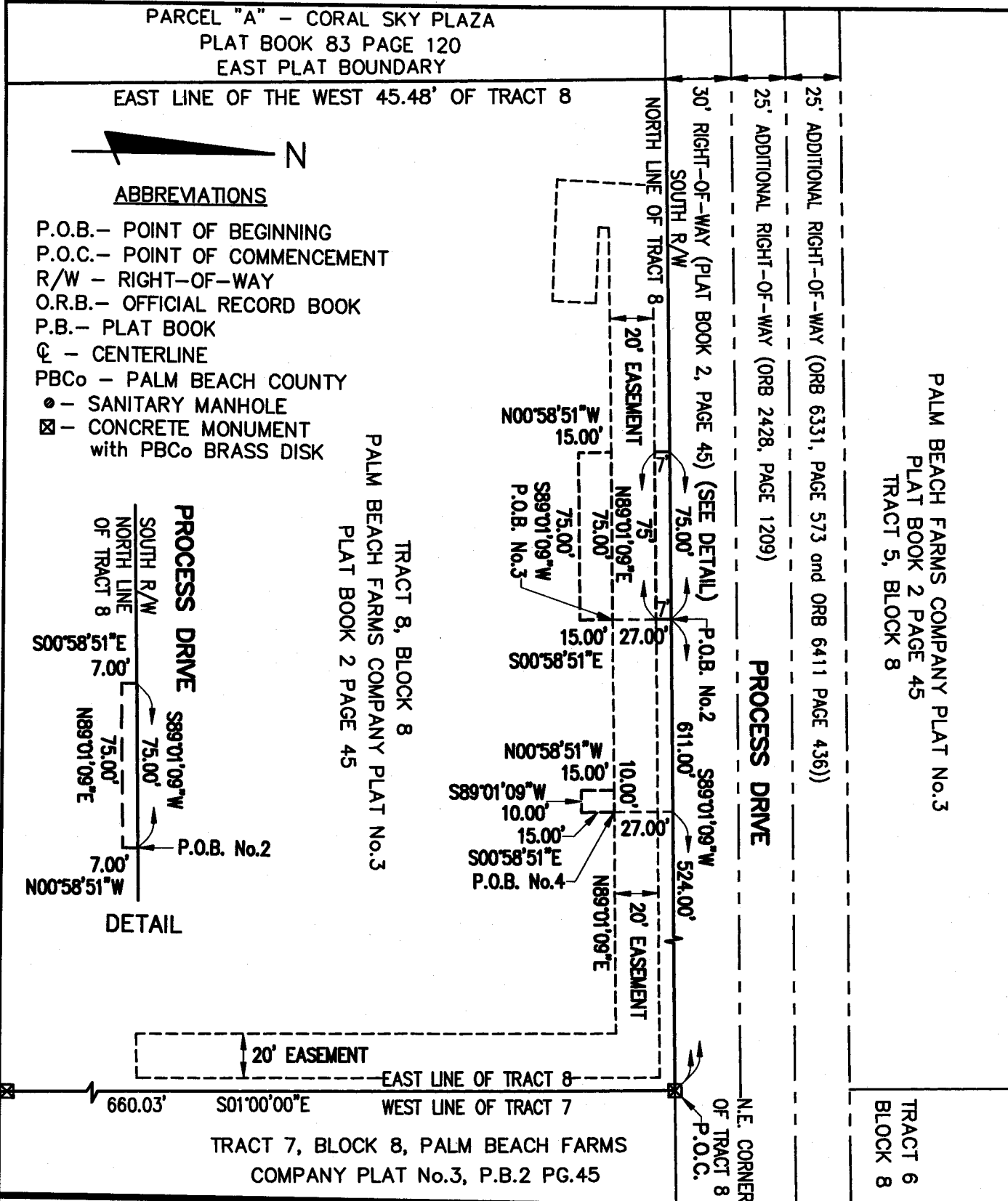
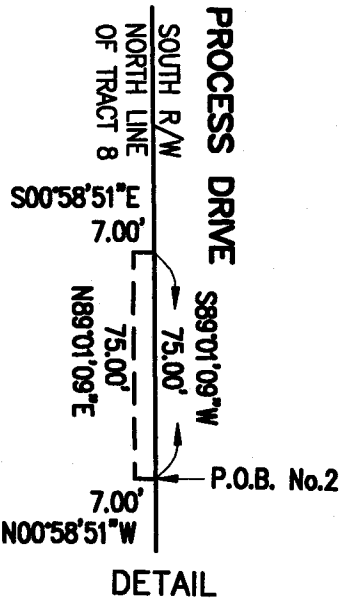


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TRACT 8, BLOCK 8
 PALM BEACH FARMS COMPANY PLAT No.3
 PLAT BOOK 2 PAGE 45

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



TRACT 6
 BLOCK 8



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	SHEET 4 OF 4