



**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2011	2012	2013	2014	2015
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<u>* See below</u>	_____	_____	_____	_____
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	_____	_____	_____	_____	_____
<b>Is Item Included in Current Budget:</b>	Yes _____	No _____			
Budget Account No:	Fund _____	Dept _____	Unit _____	Object _____	
	Program _____				


**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

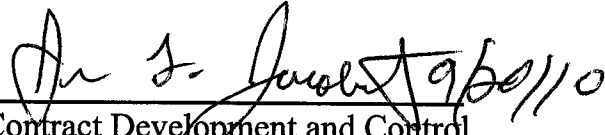
\* No fiscal impact.

**C. Departmental Fiscal Review:** \_\_\_\_\_

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Development Comments:**

  
 \_\_\_\_\_  
 OFMB  
 9/17/10      9/16/10  
 [initials]

  
 \_\_\_\_\_  
 Contract Development and Control

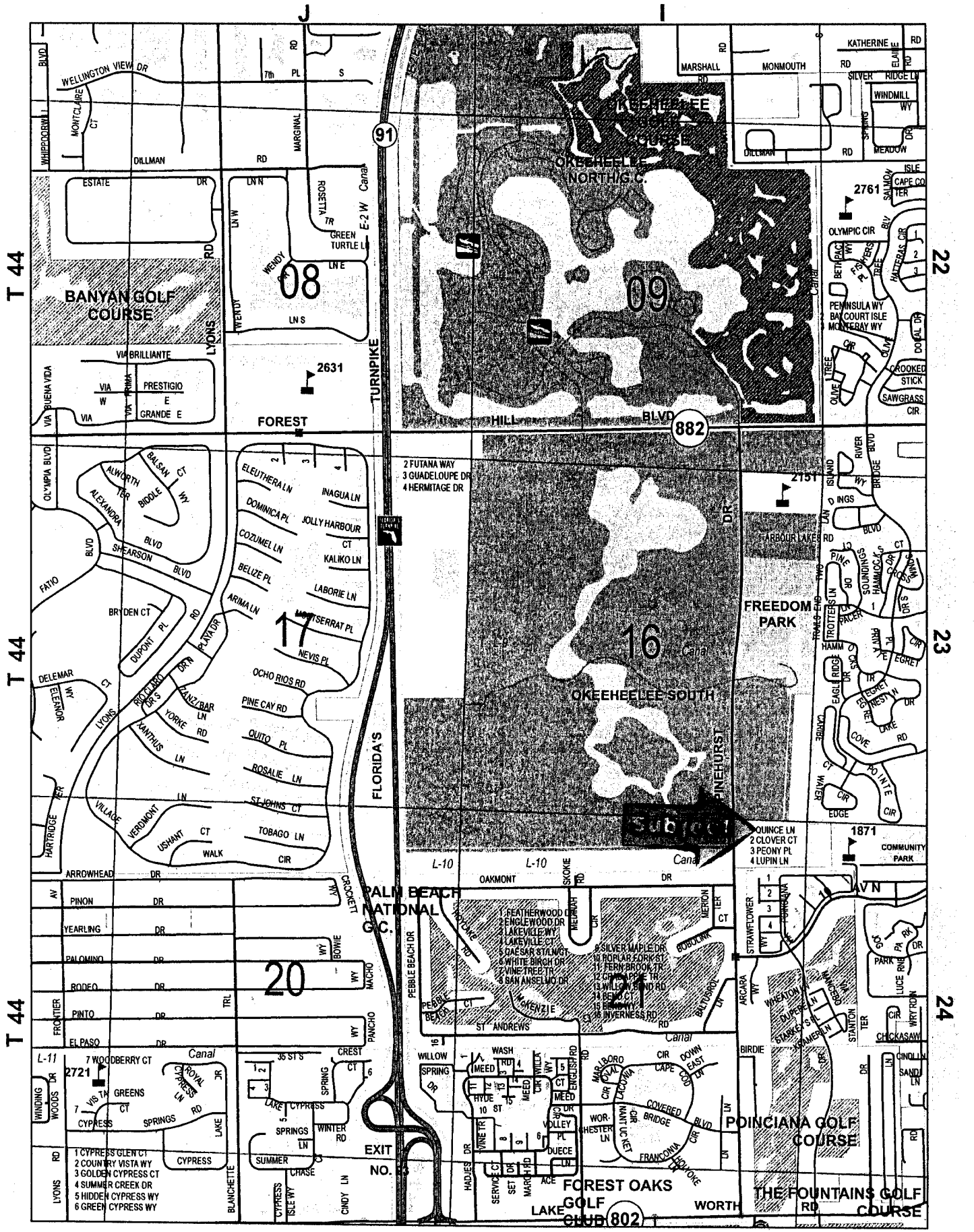
**B. Legal Sufficiency:**

  
 \_\_\_\_\_  
 Assistant County Attorney  
 9/21/10

**C. Other Department Review:**

\_\_\_\_\_  
 Department Director

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



# LOCATION MAP



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: 00-42-43-27-05-021-0291

## 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 consideration 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 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 to permit any other person, firm or corporation to attach wires to any Facilities hereunder and 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: RAH Arroyo Wolf  
Department Director

**Exhibit "A"**

**Legal Description/Site Sketch**

**10' FPL UTILITY EASEMENT  
WATER TREATMENT PLANT NO. 2**

A 10 FOOT WIDE STRIP OF LAND LYING WITHIN TRACT 37, BLOCK 21, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

**LEGAL DESCRIPTION:**

A 10 FOOT WIDE STRIP OF LAND LYING WITHIN TRACT 37, BLOCK 21, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 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 WHICH SHOULD BE LENGTHENED AND/OR SHORTENED SO AS TO FORM A CONTINUOUS EASEMENT).

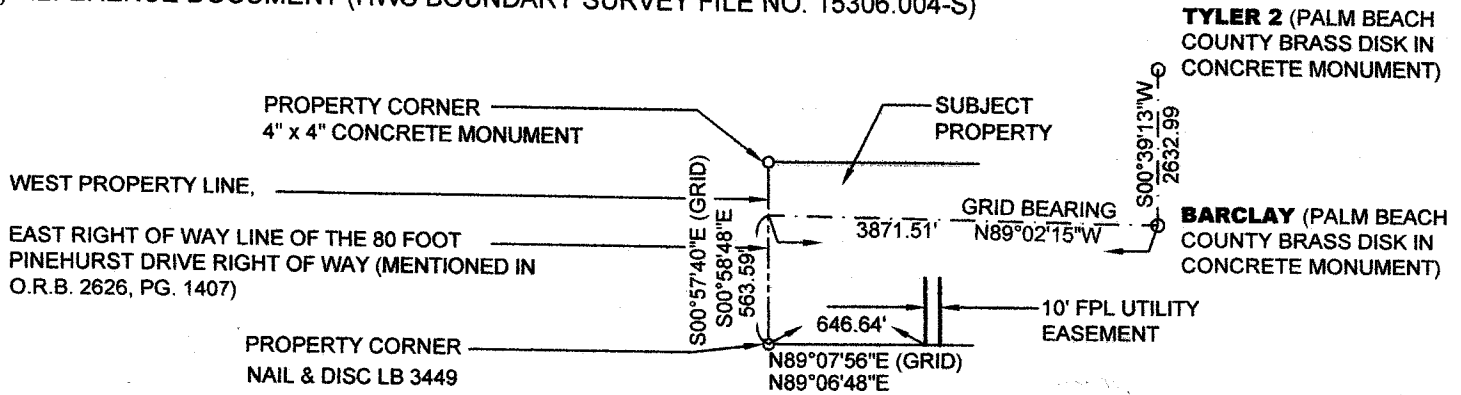
COMMENCE AT THE NORTHEAST CORNER OF TRACT 37, BLOCK 21, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE S00°56'56"E ALONG THE EAST LINE OF TRACT 37 OF SAID BLOCK 21 FOR A DISTANCE OF 655.22 FEET TO THE SOUTH LINE OF SAID TRACT 37; THENCE S89°06'48"W ALONG THE SOUTH LINE OF SAID TRACT 37 FOR A DISTANCE OF 201.54 FEET TO THE POINT OF BEGINNING OF THIS CENTER LINE OF EASEMENT; THENCE DEPARTING FROM SAID SOUTH LINE N00°15'44"E FOR 217.95 FEET TO THE SOUTH FACE OF THE ELECTRICAL BUILDING AND THE POINT OF TERMINATION OF THIS CENTER LINE OF EASEMENT.

SAID LANDS SITUATE WITHIN PALM BEACH COUNTY, FLORIDA

CONTAINING 2,192 SQUARE FEET, (.05 ACRES)

**NOTES:**

- 1) THIS SKETCH AND LEGAL DESCRIPTION DOES NOT REPRESENT A BOUNDARY SURVEY (THIS IS NOT A SURVEY).
- 2) THIS SKETCH AND LEGAL DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF A FLORIDA REGISTERED LAND SURVEYOR.
- 3) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 4) BEARINGS OF THIS LEGAL DESCRIPTION SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF PINEHURST DRIVE HAVING AN ASSUMED BEARING OF NORTH 00°58'48" WEST.
- 5) REFERENCE DOCUMENT (HWS BOUNDARY SURVEY FILE NO. 15306.004-S)



**LOCATION SKETCH (N.T.S.)**

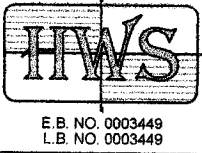
**LEGEND:**

FPL FLORIDA POWER & LIGHT COMPANY  
HWS HELLER WEAVER AND SHEREMETA, INC.  
O.R.B. OFFICIAL RECORD BOOK  
P.B. PLAT BOOK  
PG. PAGE

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

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

REVISIONS
4-29-2010 PER COUNTY
COMMENTS



**Heller - Weaver and Sheremeta, inc.**  
Engineers ... Surveyors and Mappers  
310 S.E. 1st Street, Suite 5 Delray Beach, Florida 33483  
(561) 243-8700 - Phone (561) 243-8777 - Fax

DATE:	9-26-2009
SCALE:	N/A
DRAWN BY:	W. ROLLE
CHECKED BY:	D.C. LAAK
SHEET:	1 OF 2
JOB NO.	09-15306.004 SS5



**10' FLORIDA POWER AND LIGHT EASEMENT  
WATER TREATMENT PLANT NO. 2**

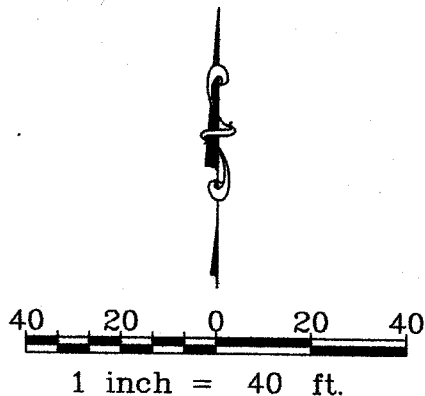
A 10 FOOT WIDE STRIP OF LAND LYING WITHIN TRACT 37, BLOCK 21, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

NORTH LINE TRACT 38

NORTH LINE TRACT 37

**POINT OF COMMENCEMENT**  
NORTHEAST CORNER  
TRACT 37 BLOCK 21  
PALM BEACH FARMS CO. PLAT NO.  
3. (PLAT BOOK 2, PAGES 45-54)

EAST LINE TRACT 37



ELECTRICAL BUILDING

S00°56'56"E 655.22'

TRACT 37

TRACT 38

**POINT OF TERMINATION**  
**CENTERLINE**  
**OF EASEMENT**

SOUTH FACE OF  
ELECTRICAL BUILDING

WEST LINE TRACT 38

5'

**CENTER LINE**  
**10' FLORIDA POWER**  
**& LIGHT CO. UTILITY**  
**EASEMENT**

BLOCK 21

PALM BEACH FARMS CO.  
PLAT NO. 3

(PLAT BOOK 2, PAGES 45 - 54)

N00°15'44"E 217.95'

SOUTH LINE TRACT 37  
S89°06'48"W 201.54'

SOUTHEAST CORNER  
TRACT 37 BLOCK 21

PALM BEACH FARMS CO. PLAT NO.  
3. (PLAT BOOK 2, PAGES 45-54)

**POINT OF BEGINNING**  
(CENTERLINE OF 10' FPL  
EASEMENT)

12' UTILITY EASEMENT  
FOR F.P.L.  
(O.R.B. 2483, PG. 822)

REVISIONS
4-29-2010 PER COUNTY
COMMENTS
8-13-2010 PER COUNTY



E.B. NO. 0003449  
L.B. NO. 0003449

**Heller - Weaver and Sheremeta, inc.**  
Engineers ... Surveyors and Mappers  
310 S.E. 1st Street, Suite 5 Delray Beach, Florida 33483  
(561) 243-8700 - Phone (561) 243-8777 - Fax

DATE:	9-26-2009
SCALE:	1" = 40'
DRAWN BY:	W. ROLLE
CHECKED BY:	D.C. LAAK
SHEET:	2 OF 2
JOB NO.	09-15306.004 SS6

**FPL UTILITY EASEMENT  
WATER TREATMENT PLANT NO. 2**

A STRIP OF LAND LYING WITHIN TRACTS 36, 37 AND 38, BLOCK 21, PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2, AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

**LEGAL DESCRIPTION:**

A STRIP OF LAND LYING WITHIN TRACTS 36, 37 AND 38, BLOCK 21, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT 37, BLOCK 21, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE S88°08'21"E ALONG THE NORTH LINE OF SAID TRACT 37 FOR A DISTANCE OF 151.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S88°08'21"E ALONG SAID NORTH LINE OF TRACT 37 AND THE NORTH LINE OF TRACT 38 AND THE EASTERLY EXTENSION THEREOF FOR A DISTANCE OF 835.00 FEET; THENCE S01°51'39"W FOR A DISTANCE OF 10.00 FEET; THENCE N88°08'21"W FOR 29.92 FEET; THENCE S01°07'45"W FOR 27.62 FEET; THENCE N88°52'15"W FOR 10.00 FEET; THENCE N01°07'45"E FOR 27.75 FEET; THENCE N88°32'28"W FOR 189.25 FEET; THENCE S00°00'00"W FOR 91.85 FEET; THENCE N90°00'00"W FOR 10.00 FEET; THENCE N00°00'00"E FOR 92.10 FEET; THENCE N88°32'28"W FOR 556.54 FEET; THENCE S02°43'19"W FOR 103.98 FEET; THENCE N89°51'58"E FOR 30.17 FEET; THENCE S00°00'00"W FOR 10.00 FEET; THENCE S89°51'58"W FOR 30.41 FEET; THENCE S00°01'52"W FOR 29.03; THENCE N89°58'08"W FOR 10.00 FEET; THENCE N00°01'52"E FOR 29.00 FEET; THENCE S89°51'58"W FOR 360.62 FEET TO A POINT ON THE WEST PROPERTY LINE, SAID PROPERTY LINE BEING COINCIDENT WITH EAST RIGHT OF WAY LINE OF THE 80 FOOT PINEHURST DRIVE RIGHT OF WAY AS MENTIONED IN OFFICIAL RECORD BOOK 2626, AT PAGE 1407 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE N00°58'48"W ALONG SAID PROPERTY LINE FOR A DISTANCE OF 10.00 FEET; THENCE DEPARTING FROM SAID PROPERTY LINE N89°51'58"E FOR A DISTANCE OF 361.02 FEET; THENCE N02°43'19"E FOR 104.26 FEET; THENCE N88°23'24"W FOR 29.23 FEET; THENCE N01°36'36"E FOR A DISTANCE OF 15.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE WITHIN PALM BEACH COUNTY, FLORIDA.

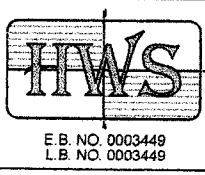
CONTAINING 17,121 SQUARE FEET OR 0.39 ACRES MORE OR LESS.

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

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

7-29-2010 REVISED EASEMENT PER RELOCATED UTILITY POLES AND GUY ANCHORS

REVISIONS
2-3-2010 REVISED
EASEMENT LAYOUT
4-20-2010 REVISED
EASEMENT LAYOUT
4-29-2010

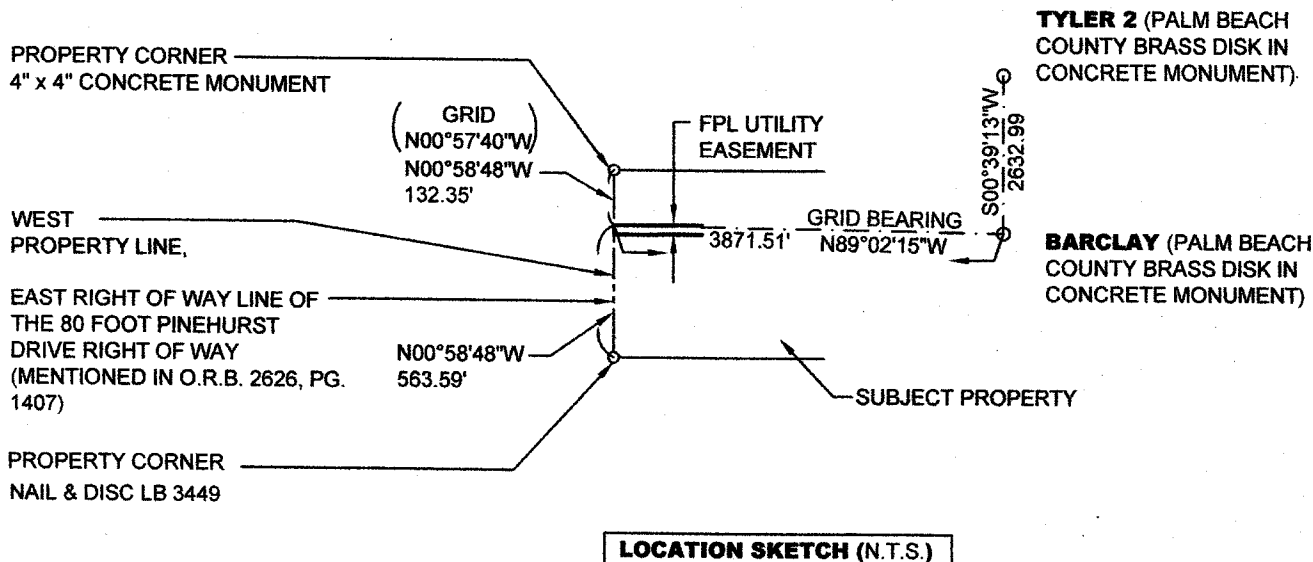


**Heller - Weaver and Sheremeta, inc.**  
Engineers ... Surveyors and Mappers  
310 S.E. 1st Street, Suite 5 Delray Beach, Florida 33483  
(561) 243-8700 - Phone (561) 243-8777 - Fax

DATE:	9-26-2009
SCALE:	N/A
DRAWN BY:	W. ROLLE
CHECKED BY:	D.C. LAAK
SHEET:	1 OF 4
JOB NO.	09-15308.004 SS7

**FPL UTILITY EASEMENT  
WATER TREATMENT PLANT NO. 2**

A STRIP OF LAND LYING WITHIN TRACTS 36, 37 AND 38, BLOCK 21, PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2, AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



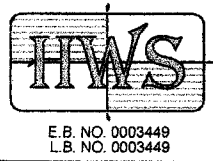
**NOTES:**

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- 3) SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
- 4) BEARINGS OF THE LEGAL DESCRIPTION SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF PINEHURST DRIVE HAVING AN ASSUMED BEARING OF NORTH 00°58'48" WEST.
- 5) REFERENCE DOCUMENT (HWS BOUNDARY SURVEY FILE NO. 15306.004-S)

**LEGEND:**

- WOOD UTILITY POLE
- GUY ANCHOR
- HWS HELLER WEAVER AND SHEREMETA, INC.
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- P.B.C.R. PALM BEACH COUNTY RECORDS
- R/W RIGHT OF WAY
- FPL FLORIDA POWER & LIGHT COMPANY
- OHL — OVER HEAD LINE

REVISIONS
2-3-2010 REVISED
EASEMENT LAYOUT
4-20-2010 REVISED
EASEMENT LAYOUT
4-29-2010

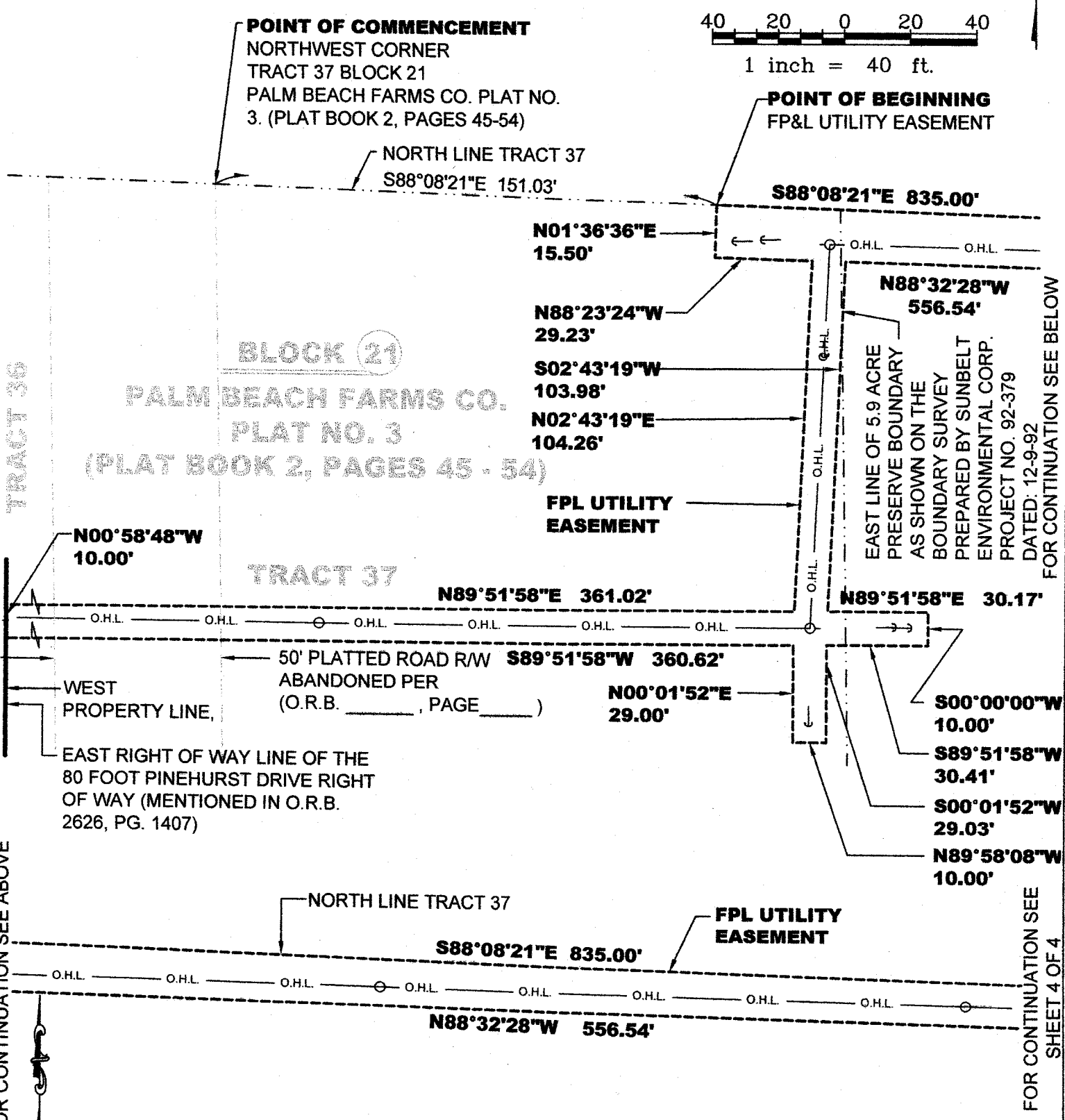
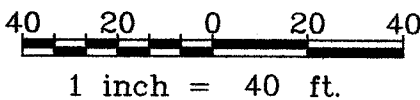


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(561) 243-8700 - Phone (561) 243-8777 - Fax

DATE:	9-26-2009
SCALE:	N/A
DRAWN BY:	W. ROLLE
CHECKED BY:	D.C. LAAK
SHEET:	2 OF 4
JOB NO.	09-15306.004 SS7A

**FPL UTILITY EASEMENT  
WATER TREATMENT PLANT NO. 2**

A STRIP OF LAND LYING WITHIN TRACTS 36, 37 AND 38, BLOCK 21, PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2, AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



**POINT OF COMMENCEMENT**  
NORTHWEST CORNER  
TRACT 37 BLOCK 21  
PALM BEACH FARMS CO. PLAT NO.  
3. (PLAT BOOK 2, PAGES 45-54)

**POINT OF BEGINNING**  
FP&L UTILITY EASEMENT

NORTH LINE TRACT 37  
S88°08'21"E 151.03'

S88°08'21"E 835.00'

N01°36'36"E  
15.50'

O.H.L. O.H.L.

N88°23'24"W  
29.23'

N88°32'28"W  
556.54'

S02°43'19"W  
103.98'

N02°43'19"E  
104.26'

**BLOCK 21**

**PALM BEACH FARMS CO.  
PLAT NO. 3**

**(PLAT BOOK 2, PAGES 45 - 54)**

**FPL UTILITY  
EASEMENT**

EAST LINE OF 5.9 ACRE  
PRESERVE BOUNDARY  
AS SHOWN ON THE  
BOUNDARY SURVEY  
PREPARED BY SUNBELT  
ENVIRONMENTAL CORP.  
PROJECT NO. 92-379  
DATED: 12-9-92  
FOR CONTINUATION SEE BELOW

N00°58'48"W  
10.00'

**TRACT 37**

N89°51'58"E 361.02'

N89°51'58"E 30.17'

O.H.L. O.H.L. O.H.L. O.H.L. O.H.L. O.H.L. O.H.L.

WEST  
PROPERTY LINE,

50' PLATTED ROAD R/W  
ABANDONED PER  
(O.R.B. \_\_\_\_\_, PAGE \_\_\_\_\_)  
N00°01'52"E  
29.00'

S00°00'00"W  
10.00'

EAST RIGHT OF WAY LINE OF THE  
80 FOOT PINEHURST DRIVE RIGHT  
OF WAY (MENTIONED IN O.R.B.  
2626, PG. 1407)

S89°51'58"W  
30.41'

S00°01'52"W  
29.03'

N89°58'08"W  
10.00'

NORTH LINE TRACT 37

**FPL UTILITY  
EASEMENT**

S88°08'21"E 835.00'

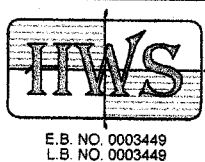
O.H.L. O.H.L. O.H.L. O.H.L. O.H.L. O.H.L. O.H.L. O.H.L.

N88°32'28"W 556.54'

FOR CONTINUATION SEE  
SHEET 4 OF 4

FOR CONTINUATION SEE ABOVE

REVISIONS
2-3-2010 REVISED
EASEMENT LAYOUT
4-20-2010 REVISED
EASEMENT LAYOUT
4-29-2010

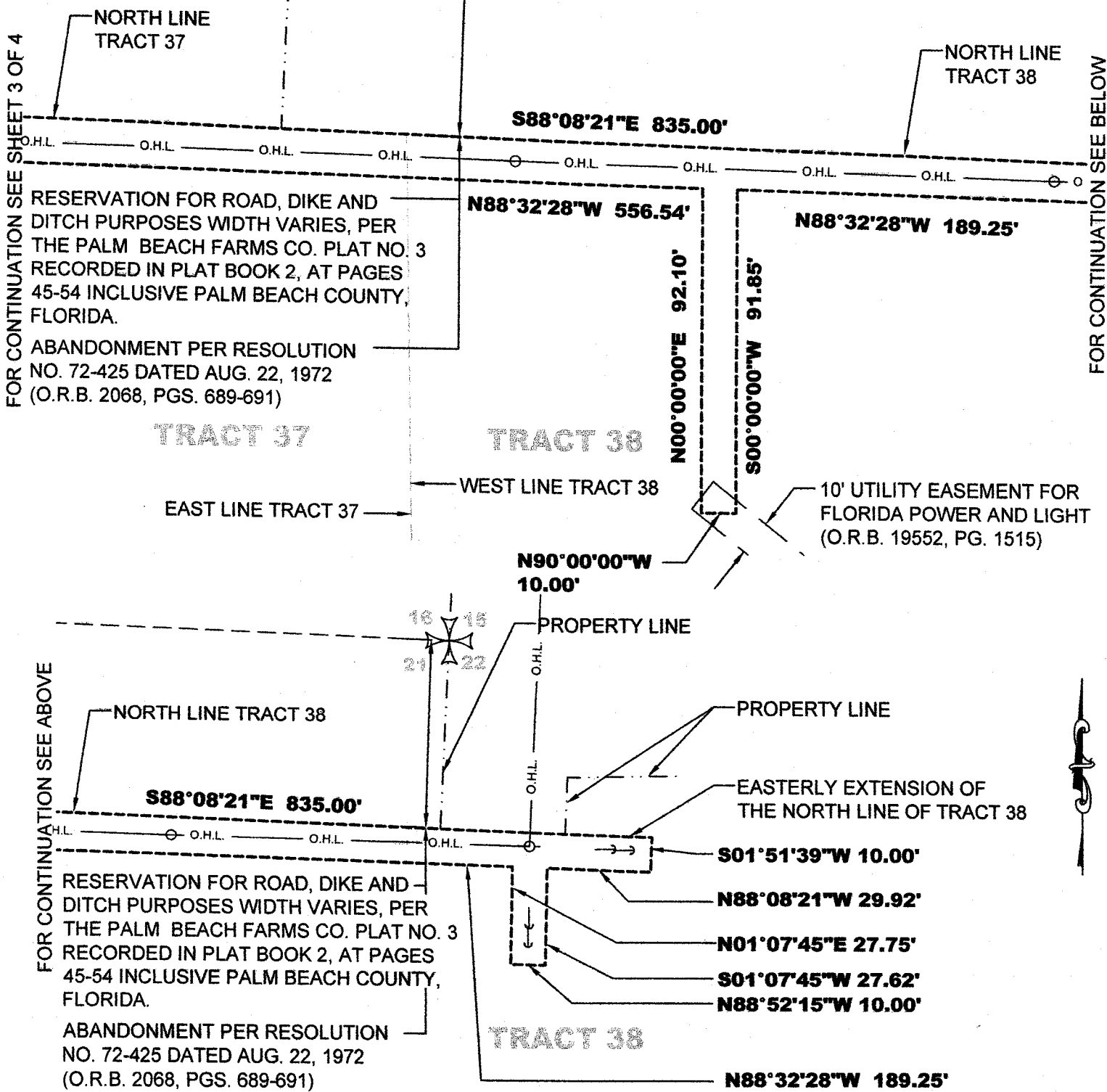
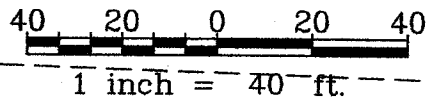


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DATE:	9-26-2009
SCALE:	1" = 40'
DRAWN BY:	W. ROLLE
CHECKED BY:	D.C. LAAK
SHEET:	3 OF 4
JOB NO.	09-15306.004 SS8

**FPL UTILITY EASEMENT  
WATER TREATMENT PLANT NO. 2**

A STRIP OF LAND LYING WITHIN TRACTS 36, 37 AND 38, BLOCK 21, PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2, AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



FOR CONTINUATION SEE SHEET 3 OF 4

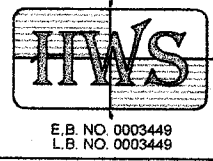
FOR CONTINUATION SEE BELOW

RESERVATION FOR ROAD, DIKE AND DITCH PURPOSES WIDTH VARIES, PER THE PALM BEACH FARMS CO. PLAT NO. 3 RECORDED IN PLAT BOOK 2, AT PAGES 45-54 INCLUSIVE PALM BEACH COUNTY, FLORIDA.  
ABANDONMENT PER RESOLUTION NO. 72-425 DATED AUG. 22, 1972 (O.R.B. 2068, PGS. 689-691)

FOR CONTINUATION SEE ABOVE

RESERVATION FOR ROAD, DIKE AND DITCH PURPOSES WIDTH VARIES, PER THE PALM BEACH FARMS CO. PLAT NO. 3 RECORDED IN PLAT BOOK 2, AT PAGES 45-54 INCLUSIVE PALM BEACH COUNTY, FLORIDA.  
ABANDONMENT PER RESOLUTION NO. 72-425 DATED AUG. 22, 1972 (O.R.B. 2068, PGS. 689-691)

REVISIONS
2-3-2010 REVISED
EASEMENT LAYOUT
4-20-2010 REVISED
EASEMENT LAYOUT
4-29-2010



**Heller - Weaver and Sheremeta, inc.**  
Engineers ... Surveyors and Mappers  
310 S.E. 1st Street, Suite 5 Delray Beach, Florida 33483  
(561) 243-8700 - Phone (561) 243-8777 - Fax

DATE:	9-26-2009
SCALE:	1" = 40'
DRAWN BY:	W. ROLLE
CHECKED BY:	D.C. LAAK
SHEET:	4 OF 4
JOB NO.	09-15306.004 SS8A