

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: November 16, 2010 Consent [X] Regular [ ]  
Public Hearing [ ]

Submitted By: Water Utilities Department  
Submitted For: Water Utilities Department

I. EXECUTIVE BRIEF

**Motion and Title:** Staff recommends motion to approve: a Partial Release of Utility Easement on land owned by Haverhill Quadplex, LLC.

**Summary:** This document will release the County's interest in a portion of a Corrective Utility Easement recorded in the official records of Palm Beach County in Book 5455, Page 857, over property owned by Haverhill Quadplex, LLC., whose address is P.O. Box 212368, West Palm Beach, Florida 33421. The Water Utilities Department has determined that this portion of easement is no longer needed and therefore recommends the release. District 2 (MJ)

**Background and Justification:** On July 31, 1987, Haverhill Commons Limited Partnership granted a Corrective Utility Easement to Meadowbrook Utility Systems, Inc., since acquired by Palm Beach County Water Utilities, to accommodate a water main. During the development of Haverhill Quadraplex, it was determined that the utility easement granted to Meadowbrook Utilities partially encroached on an existing LWDD Easement. The water main located in the encroaching easement will be covered by a permit issued by LWDD at no cost to the County. The property owner is now requesting the release of the encroaching portion of easement that the County has determined that it no longer needs.

**Attachments:**

1. Two (2) Original Partial Release of Utility Easement
2. Location Map
3. One (1) copy of the July 31, 1987 Utility Easement

Recommended By: \_\_\_\_\_

Department Director

10/22/10

Date

Approved By: \_\_\_\_\_

Assistant County Administrator

11/2/10

Date

## II. FISCAL IMPACT ANALYSIS

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

| Fiscal Years                               | 2011                 | 2012     | 2013     | 2014     | 2015     |
|--|----------------------|----------|----------|----------|----------|
| Capital Expenditures                       | <u>0</u>             | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> |
| External Revenues                          | <u>0</u>             | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> |
| Program Income (County)                    | <u>0</u>             | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> |
| In-Kind Match County                       | <u>0</u>             | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> |
| NET FISCAL IMPACT                          | <u>0</u> * see below |          | <u>0</u> | <u>0</u> | <u>0</u> |
| # ADDITIONAL FTE<br>POSITIONS (Cumulative) | <u>0</u>             | <u>0</u> | <u>0</u> | <u>0</u> | <u>0</u> |
| Budget Account No.: Fund                   | _____                | Dept     | _____    | Unit     | _____    |
|  |                      |          |          | Object   | _____    |

Is Item Included in Current Budget? Yes \_\_\_\_\_ No \_\_\_\_\_

Reporting Category N/A

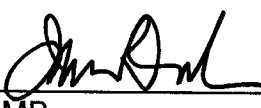
### B. Recommended Sources of Funds/Summary of Fiscal Impact:


\* No Fiscal Impact.

C. Department Fiscal Review: Debra M West

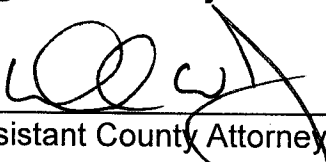
## III. REVIEW COMMENTS

### A. OFMB Fiscal and/or Contract Development and Control Comments:

  
OFMB  
10/26/10 10/28/10

  
Contract Development and Control

### B. Legal Sufficiency:

  
Assistant County Attorney  
11/1/10

### C. Other Department Review:

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

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

**ATTACHMENT 1**

Prepared by and return to:  
Palm Beach County Water Utilities Department  
Att: Plan Review  
8100 Forest Hill Blvd  
West Palm Beach, Florida 33413

**PARTIAL RELEASE OF UTILITY EASEMENT**

**THIS PARTIAL RELEASE OF UTILITY EASEMENT**, executed this 16th day of November, 2010, by Palm Beach County, a political subdivision of the State of Florida, first party, c/o Water Utilities Department, 8100 Forest Hill Blvd, West Palm Beach, Florida 33413, to Haverhill Quadplex, LLC, whose address is P.O. Box 212368 West Palm Beach, FL 33421, second party:

**WITNESSETH:**

THAT the first party, for and in consideration of the sum of \$10.00 (Ten Dollars) in hand paid by the second party, the receipt of which is hereby acknowledged, wishes to terminate, renounce, and release a portion of that UTILITY EASEMENT recorded in Official Records Book 5455, Page 0857, Public Records of Palm Beach County, Florida.

THEREBY, the first party hereby releases any and all of its rights, title, and interest in that portion of the UTILITY EASEMENT as shown in the sketch and legal description attached hereto and incorporated herein as Exhibit "A."

**IN WITNESS WHEREOF** the first party has caused this PARTIAL RELEASE OF UTILITY EASEMENT to be executed as of the day and year first written above.

ATTEST:

\_\_\_\_\_  
Sharon R. Bock, Clerk

PALM BEACH COUNTY, FLORIDA,  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Chair

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

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

EXHIBIT "A"

**DESCRIPTION: EASEMENT ABANDONMENT**

A PORTION OF NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 25; THENCE S.88°50'51"E., ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 50.00 FEET; THENCE N.01°12'52"E. ALONG A LINE 50.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 13.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.01°12'52"E. ALONG SAID PARALLEL LINE, A DISTANCE OF 10.00 FEET; THENCE S.88°50'51"E. ALONG A LINE 23.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER SAID SECTION 25, A DISTANCE OF 220.40 FEET; THENCE S.01°12'52"W., A DISTANCE OF 10.00 FEET; THENCE N.88°50'51"W. ALONG A LINE 13.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER SAID SECTION 25, A DISTANCE OF 220.40 FEET TO THE POINT OF BEGINNING

SAID LANDS SITUATE IN, PALM BEACH COUNTY, FLORIDA.  
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

**NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S.88°50'51"E. ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
6. O.R.B. - DENOTES OFFICIAL RECORD BOOK
7. L.W.D.D. - DENOTES LAKE WORTH DRAINAGE DISTRICT

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JULY 9, 2010. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 2



**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7301A W. PALMETTO PARK ROAD - SUITE 100A  
BOCA RATON, FLORIDA 33433  
PHONE (561)-392-1991 / FAX (561)-750-1452



DAVID P. LINDLEY  
REGISTERED LAND  
SURVEYOR NO. 5005  
STATE OF FLORIDA  
L.B. 3591

**HAVERHILL QUADRAPLEX  
EASEMENT ABANDONMENT  
SKETCH OF DESCRIPTION**

|           |          |
|-----------|----------|
| DATE      | 7/09/10  |
| DRAWN BY  | JC       |
| F.B./ PG. | N/A      |
| SCALE     | AS SHOWN |
| JOB NO.   | 5771ABAN |

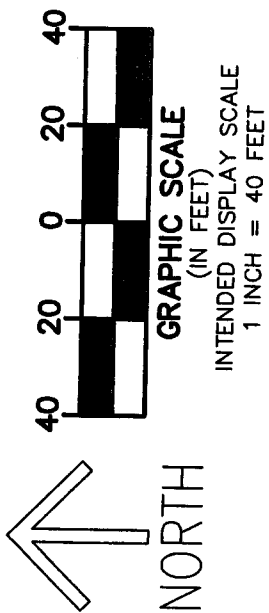
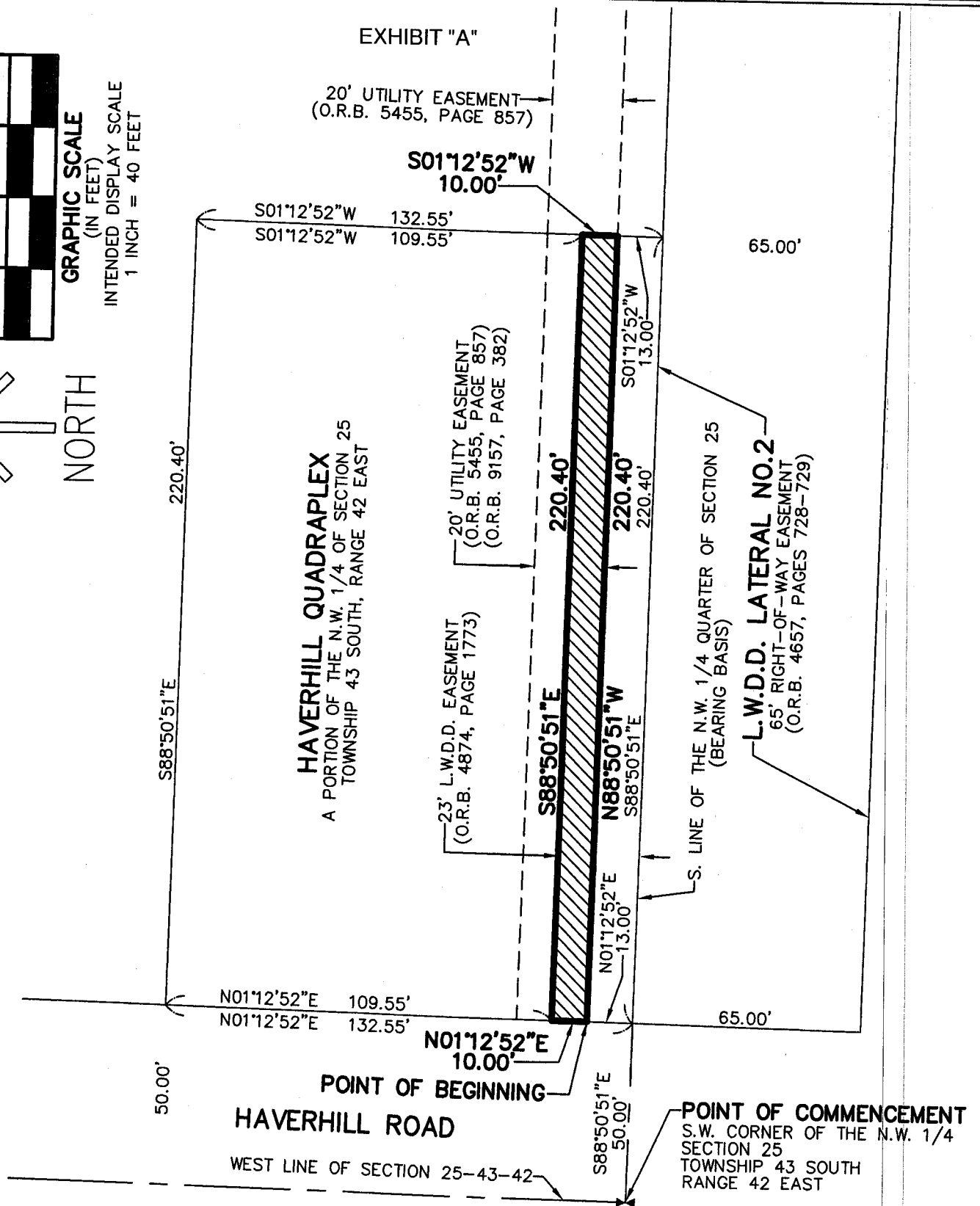


EXHIBIT "A"



SHEET 2 OF 2

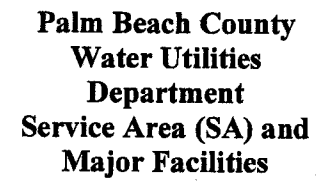


CAULFIELD & WHEELER, INC.

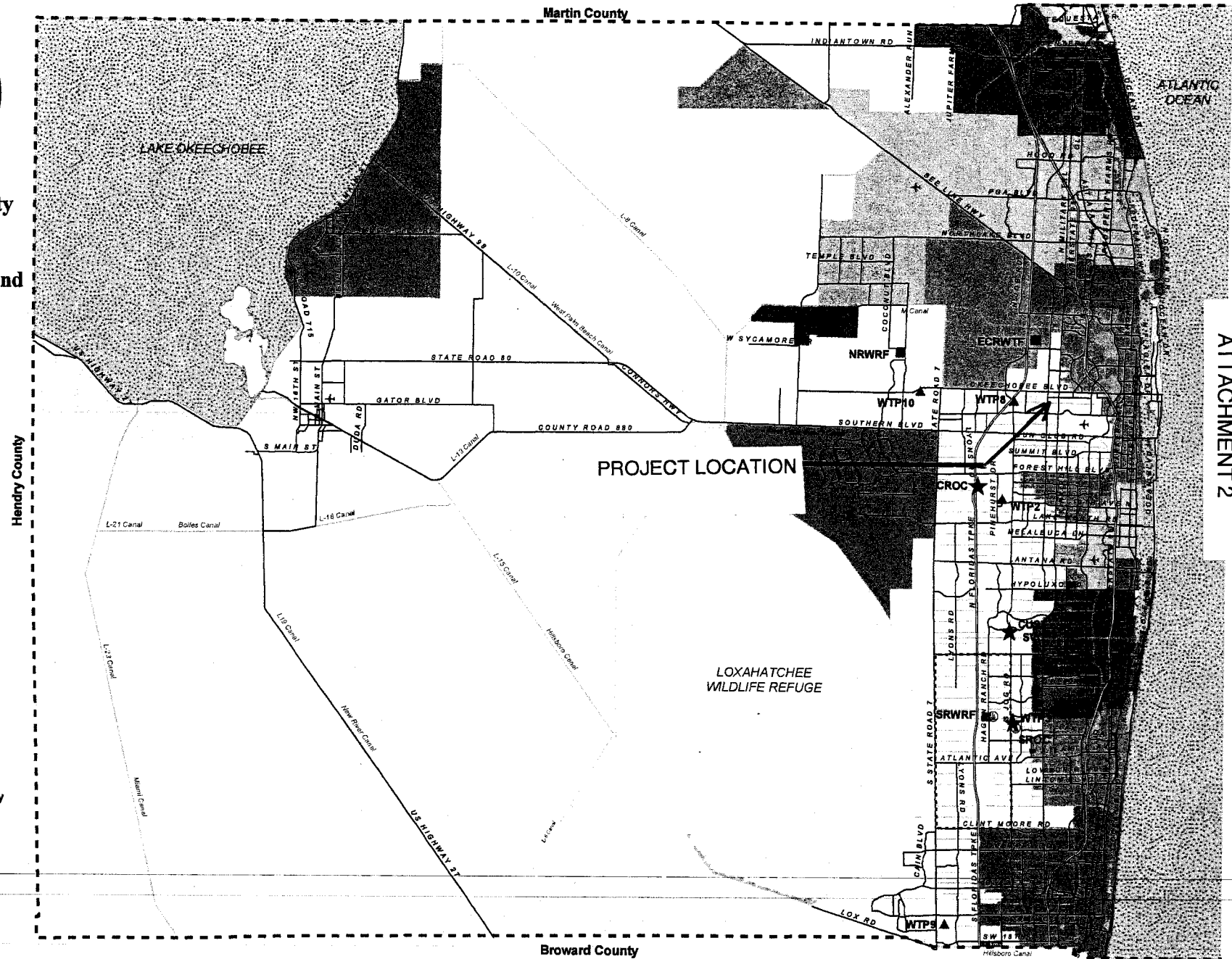
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HAVERHILL QUADRAPLEX  
EASEMENT ABANDONMENT  
SKETCH OF DESCRIPTION

|           |          |
|-----------|----------|
| DATE      | 7/09/10  |
| DRAWN BY  | JC       |
| F.B./ PG. | N/A      |
| SCALE     | AS SHOWN |
| JOB NO.   | 5771ABAN |



**NOT TO SCALE**



CORRECTIVE UTILITY EASEMENT

THIS AGREEMENT, made and entered into this 31<sup>st</sup> day of July 1987, by and between HAVERHILL COMMONS LIMITED PARTNERSHIP, a Florida limited partnership, with a mailing address at 500 Granite Avenue, East Milton, MA 02186, hereinafter referred to as the Grantor, and MEADOWBROOK UTILITY SYSTEMS, INC., a Florida corporation formed under the laws of the State of Florida, hereinafter referred to as the Grantee;

WITNESSETH, That the Grantor, as owner of that land situated in Palm Beach County, Florida and legally described in Exhibit A attached hereto (the "Property"), does hereby give and grant the Grantee and its assign, a right of way and easement for the purpose of ingress, egress, and utilities with full authority to enter upon, construct, connect to, and maintain, as the Grantee and its assigns may deem necessary water pipes and other utility facilities under and upon only that portion of the Property legally described in Exhibit B attached hereto and no other portion of the Property:

TO HAVE AND TO HOLD said right of way and easement unto said Grantee and its assigns forever.

The Grantee herein and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the utilities and any facilities placed thereon by the Grantee and its assigns, out of and away from the herein granted right of way, and the Grantor, its successors and assigns, agree not to build, construct or create, or permit others to build, construct or create any buildings or other structures on the herein granted right of way (other than paved parking areas and driveways) that may interfere with the normal operations or maintenance of the utility facilities installed hereon.

This Easement is intended to correct that certain Easement recorded in Official Record Book 5127, Page 0350, Public Records of Palm Beach County, Florida, (the "Original Easement"). This Easement is intended to supercede the Original Easement.

Can  
JOHN B DUNKLE, CLERK - PB COUNTY, FL

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✓  
Meadowbrook Utility Systems, Inc.  
4360 Northwest Highway  
Palm Beach, FL 33410

Said Grantor does hereby covenant with said Grantee, that it is lawfully seized and possessed of the real estate above described, that Grantor has a good and lawful right to convey the said easement.

IN WITNESS WHEREOF, the Grantor, has hereunto set its hand and seal, the day and year first above written.

WITNESSES:

HAVERHILL COMMONS LIMITED PARTNERSHIP II, a Florida limited partnership

Virginia A. Nelson  
Daniel M. Foster

By: John M. Corcoran Development, Inc., General Partner

By: John M. Corcoran  
John M. Corcoran, President

Before me the undersigned authority, this day appeared John M. Corcoran, President of John M. Corcoran Development, Inc., General Partner of Haverhill Commons Limited Partnership, a Florida limited partnership to me well known and known to me to be the individuals described in and who executed the foregoing instrument, and they severally acknowledged before me that they executed the same for the purposes herein expressed.

WITNESS my hand and official seal this 31 day of July 1987.

My Commission Expires: 10/2/92

R. E. Embrey  
Notary Public in and for the  
County and State aforesaid.

JOINDER OF GRANTEE

By execution hereof, the undersigned Grantee does hereby consent and agree to the foregoing correction of the Original Easement granted unto it in Official Record Book 5127, Page 0350, Public Records of Palm Beach County, Florida and does hereby agree that this Easement shall supercede the Original Easement.

WITNESSES:

MEADOWBROOK UTILITY SYSTEMS, INC., a Florida corporation

By: \_\_\_\_\_  
Its: \_\_\_\_\_ President



EXHIBIT "A"

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:  
COMMENCING AT THE WEST ONE QUARTER CORNER OF SECTION 25, THENCE WITH A BEARING OF SOUTH 88° 30' 49" EAST, ALONG THE EAST-WEST QUARTER LINE OF SECTION 25, A DISTANCE OF 270.40 FEET TO THE POINT OF BEGINNING; THENCE WITH A BEARING OF NORTH 1° 12' 36" EAST, ALONG A LINE LYING 270.40 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SECTION 25, A DISTANCE OF 132.35 FEET; THENCE SOUTH 88° 33' 44" EAST, A DISTANCE OF 79.60 FEET TO A POINT; THENCE NORTH 01° 12' 36" EAST, A DISTANCE OF 200.28 FEET; THENCE SOUTH 88° 30' 47" EAST, A DISTANCE OF 993.11 FEET TO A POINT; THENCE SOUTH 01° 18' 00" WEST, A DISTANCE OF 334.04 FEET TO A POINT ON THE EAST-WEST QUARTER LINE OF SECTION 25; THENCE WITH A BEARING OF NORTH 88° 30' 49" WEST, ALONG THE EAST-WEST QUARTER LINE A DISTANCE OF 335.44 FEET; THENCE WITH A BEARING OF SOUTH 01° 21' 10" WEST, A DISTANCE OF 65.00 FEET; THENCE WITH A BEARING OF NORTH 88° 30' 49" WEST, ALONG A LINE LYING 65.00 FEET SOUTH OF AND PARALLEL TO THE EAST-WEST QUARTER LINE, A DISTANCE OF 483.59 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 01° 09' 11" EAST, A DISTANCE OF 65.00 FEET TO A POINT ON THE EAST-WEST QUARTER LINE; THENCE WITH A BEARING OF NORTH 88° 30' 49" WEST, ALONG THE EAST-WEST QUARTER LINE OF SECTION 25, A DISTANCE OF 232.95 FEET MORE OR LESS TO THE POINT OF BEGINNING.

RECORDER'S MEMO: Legibility  
of Writing, Typing or Printing  
unsatisfactory in this document  
when received.

HAVERHILL COMMONS NO. 2  
UTILITY EASEMENT

A PARCEL OF LAND FOR EASEMENT PURPOSES LYING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE WEST ONE QUARTER CORNER OF SECTION 25, THENCE WITH A BEARING OF SOUTH 88° 50' 49" EAST, ALONG THE EAST-WEST QUARTER LINE OF SECTION 25, A DISTANCE OF 50.00 FEET ON THE EAST RIGHT OF WAY OF HAVERHILL ROAD; THENCE WITH A BEARING OF NORTH 1° 12' 56" EAST, ALONG THE EAST RIGHT OF WAY OF HAVERHILL ROAD, A DISTANCE OF 13.00 FEET TO THE POINT OF BEGINNING OF THE EASEMENT TO BE HEREIN DESCRIBED; THENCE CONTINUE WITH A BEARING OF NORTH 1° 12' 56" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH LINE OF L.W.D.D. CANAL NO. L-2; THENCE CONTINUE ALONG THE BEARING OF NORTH 1° 12' 56" EAST, A DISTANCE OF 10.00 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 88° 50' 49" EAST, ALONG A LINE LYING 33.00 FEET NORTH OF AND PARALLEL WITH THE EAST-WEST QUARTER LINE OF SECTION 25, A DISTANCE OF 363.53 FEET TO A POINT; THENCE NORTH 26° 26' 15" WEST, A DISTANCE OF 15.99 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 135.00 FEET (WHOSE RADIAL LINE HAS A BEARING OF NORTH 35° 58' 12" EAST) A CENTRAL ANGLE OF 4° 25' 20", AND AN ARC LENGTH OF 10.42 FEET; THENCE WITH A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 96.11 FEET, A CENTRAL ANGLE OF 50° 45' 39", AND AN ARC LENGTH OF 85.15 FEET TO A POINT; THENCE WITH A RADIAL BEARING OF SOUTH 88° 50' 49" EAST, A DISTANCE OF 10.00 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 01° 09' 11" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 88° 50' 49" EAST, A DISTANCE OF 15.00 FEET TO A POINT; SAID POINT BEING POINT "A"; THENCE CONTINUE SOUTH 88° 50' 49" EAST, A DISTANCE OF 25.00 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 01° 09' 11" WEST, A DISTANCE OF 30.00 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 46.11 FEET, A CENTRAL ANGLE OF 50° 45' 39", AND AN ARC LENGTH OF 40.85 FEET TO A POINT; THENCE WITH A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 39° 14' 21", AND AN ARC LENGTH OF 58.21 FEET TO A POINT; THENCE SOUTH 88° 50' 49" EAST, A DISTANCE OF 159.43 FEET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 19° 40' 00", AND AN ARC LENGTH OF 42.91 FEET TO A POINT; THENCE WITH A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 19° 40' 00", AND AN ARC LENGTH OF 60.07 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 88° 50' 49" EAST, A DISTANCE OF 90.39 FEET; THENCE SOUTH 01° 09' 11" WEST, A DISTANCE OF 12.50 FEET; THENCE SOUTH 88° 50' 49" EAST, A DISTANCE OF 152.61 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 162.50 FEET, A CENTRAL ANGLE OF 21° 02' 22", AND AN ARC LENGTH OF 59.67 FEET; THENCE WITH A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 137.50 FEET, A CENTRAL ANGLE OF 21° 02' 22", AND AN ARC LENGTH OF 50.49 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 88° 50' 49" EAST, A DISTANCE OF 37.50 FEET TO A POINT; SAID POINT BEING POINT "B"; THENCE CONTINUE SOUTH 88° 50' 49" EAST, A DISTANCE OF 37.50 FEET; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND AN ARC LENGTH OF 39.27 FEET TO A POINT; THENCE NORTH 01° 09' 11" EAST, A DISTANCE OF 15.00 FEET TO A POINT; THENCE SOUTH 88° 50' 49" EAST, A DISTANCE OF 12.50 FEET TO A POINT; THENCE SOUTH 01° 09' 11" WEST, A DISTANCE OF 15.00 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", AND AN ARC LENGTH OF 78.54 FEET; THENCE SOUTH 88° 50' 49" WEST, A DISTANCE OF 75.00 FEET; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 162.50 FEET, A CENTRAL ANGLE OF 21° 02' 22", AND AN ARC LENGTH OF 59.67 FEET TO A POINT; THENCE WITH A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 137.50 FEET, A CENTRAL ANGLE OF 9° 27' 54", AND AN ARC LENGTH OF 22.71 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 01° 09' 11" WEST, A DISTANCE OF 27.20 FEET TO A POINT ON THE EAST-WEST QUARTER LINE OF SECTION 25; THENCE WITH A BEARING OF NORTH 88° 50' 49" WEST, ALONG THE EAST-WEST QUARTER LINE A DISTANCE OF 472.33 FEET; THENCE SOUTH 01° 09' 11" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 88° 50' 49" WEST, A DISTANCE OF 491.87 FEET, MORE OR

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when received.

LESS TO THE POINT OF BEGINNING.

ORB 5455 Pg 861

ALSO

BEGINNING AT POINT "A"; THENCE WITH A BEARING OF NORTH  $01^{\circ} 09' 11''$  EAST, ALONG THE WEST LINE OF A 15.00 FOOT WIDE EASEMENT, A DISTANCE OF 175.05 FEET MORE OR LESS, TO THE END OF THE DESCRIBED WEST LINE OF SAID EASEMENT.

ALSO

BEGINNING AT POINT "B"; THENCE ALONG THE EAST AND SOUTH LINE OF A 15.00 FOOT WIDE EASEMENT WITH A BEARING OF NORTH  $01^{\circ} 09' 11''$  EAST, A DISTANCE OF 145.00 FEET TO POINT "C"; THENCE CONTINUE WITH A BEARING OF NORTH  $01^{\circ} 09' 11''$  EAST, A DISTANCE OF 109.50 FEET TO A POINT; THENCE SOUTH  $88^{\circ} 50' 49''$  EAST, A DISTANCE OF 128.00 FEET; THENCE NORTH  $01^{\circ} 09' 11''$  EAST, A DISTANCE OF 18.94 FEET; THENCE SOUTH  $88^{\circ} 54' 47''$  EAST, A DISTANCE OF 83.48 FEET TO THE END OF THE EAST AND SOUTH LINE OF THE DESCRIBED EASEMENT.

ALSO

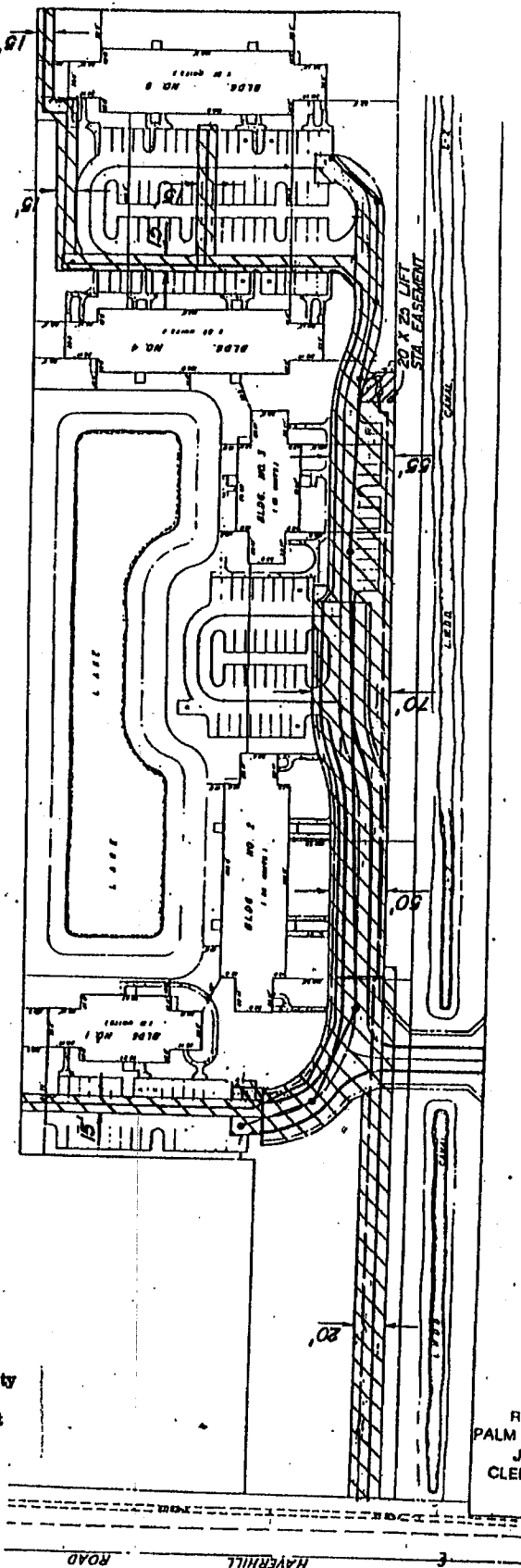
BEGINNING AT POINT "C"; THENCE WITH A BEARING OF SOUTH  $88^{\circ} 50' 49''$  EAST, ALONG THE CENTERLINE OF A 15.00 FEET WIDE EASEMENT, A DISTANCE OF 110 FEET MORE OR LESS TO THE END OF THE DESCRIBED EASEMENT.

LEGAL DESCRIPTION SHOWN HEREON IS BASED ON CONSTRUCTION PLANS AND AS BUILT PLANS PROVIDED TO US BY ROSSI AND MALAVASI ENGINEERS, INC.

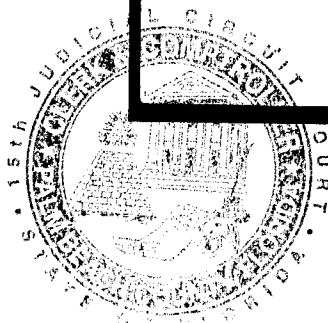
**EXHIBIT "A"**  
HAVERHILL COMMONS II  
UTILITY EASEMENTS  
FOR  
MEADOWBROOK UTILITY  
SYSTEMS, INC.

**LEGEND**  
WATER MAIN LOCATION  
SEWER MAIN LOCATION  
FORCE MAIN LOCATION  
UTILITY EASEMENT

**RECORDER'S MEMO:** Legibility  
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when received.



**RECORD VERIFIED**  
PALM BEACH COUNTY, FLA  
JOHN B. DUNKLE  
CLERK CIRCUIT COURT



I hereby certify that the foregoing is a true copy  
of the record in my office this day, Aug 04, 2010.  
Sharon R. Bock, Clerk Circuit Court, Palm Beach County, Florida  
BY Sharon R. Bock Deputy Clerk