

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2012	2013	2014	2015	2016
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> <i>See below</i>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
# ADDITIONAL FTE 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:

X No Fiscal Impact

C. Department Fiscal Review: _____ *S. Emata*

III. REVIEW COMMENTS

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

_____ *[Signature]* 12/15/11
 OFMB
 _____ *Barbara Wheeler* 12-19-11
 for Contract Development and Control

B. Legal Sufficiency:

_____ *[Signature]* 12/20/11
 Assistant County Attorney

This item complies with current County policies.

C. Other Department Review:

Department Director



**Palm Beach County
Water Utilities
Department
Service Area (SA) and
Major Facilities**

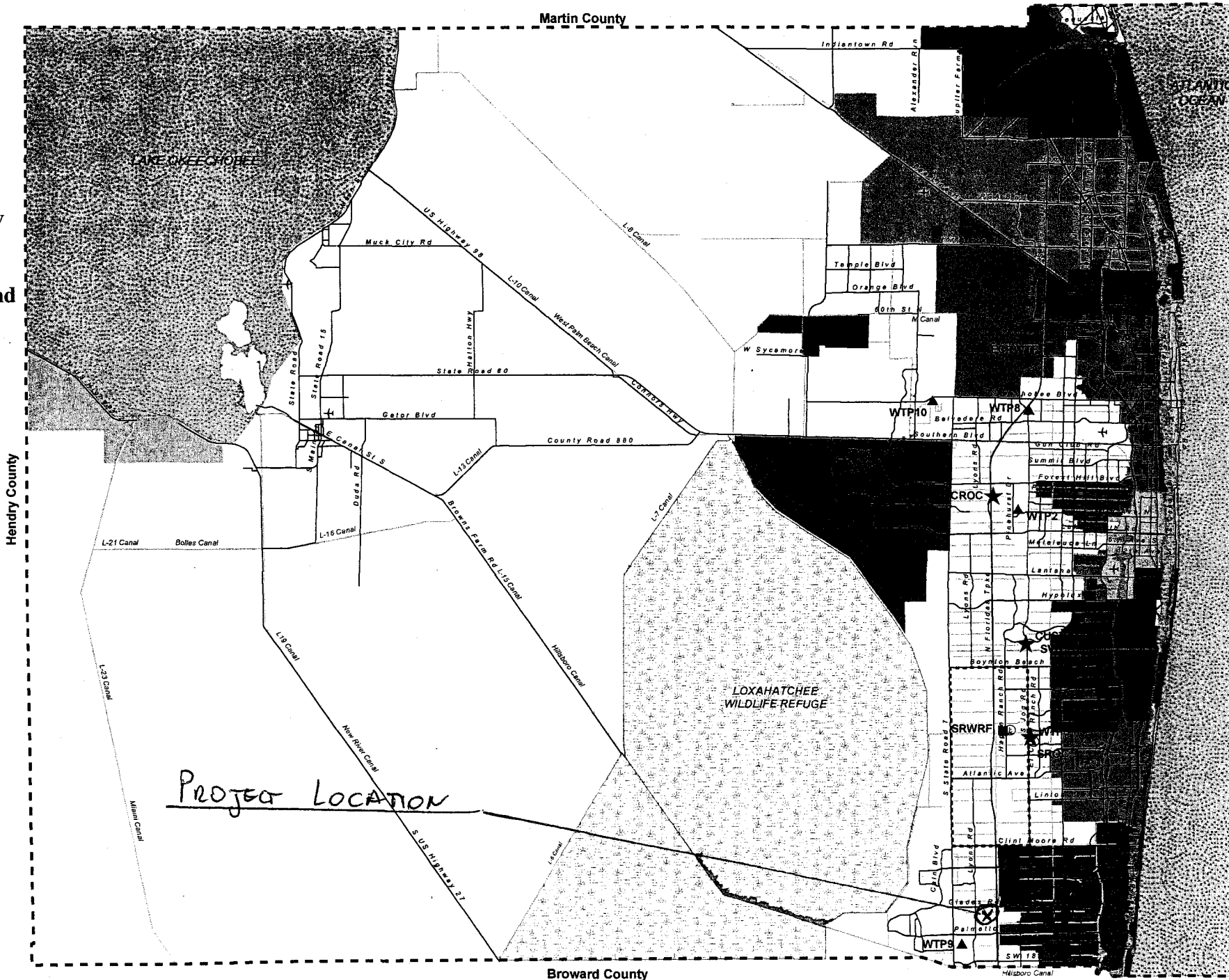
Attachment 1

Legend

- P.B.C.W.U.D. SA
- Mandatory Reclaimed SA
- - - - - Palm Beach County Limits
- ★ Administration
- Water Reclamation Facility
- ▲ Water Treatment Facility
- ⊙ Wetlands



NOT TO SCALE



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 ___ day of _____, 2012, 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 Boca Raton Commerce Center II, LLC, whose address is 751 Park Of Commerce Drive, Suite 128, Boca Raton, Florida 33487, 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 2053, Page 773, 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 & Comptroller

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

By: _____
Deputy Clerk

By: _____
Shelley Vana, Chair

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: _____
County Attorney

DESCRIPTION OF EASEMENTS TO BE ABANDONED

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THE SOUTH 232.28 FEET OF THE WEST 12 FEET OF THE EAST 16 FEET OF THE NORTH 260 FEET OF TRACT 3, BLOCK 79, OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54 AND BEING A PORTION OF A CERTAIN 12 FOOT EASEMENT FOR UTILITY PURPOSES, AS DESCRIBED IN EXHIBIT "A" AS RECORDED IN OFFICIAL RECORD BOOK 2053, PAGE 773, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

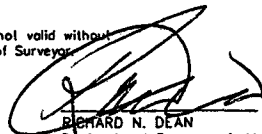
THE SOUTH 232.28 FEET OF THE EAST 12 FEET OF THE WEST 26 FEET OF THE NORTH 260 FEET OF TRACT 3, BLOCK 79, OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54 AND BEING A PORTION OF A CERTAIN 12 FOOT EASEMENT FOR UTILITY PURPOSES, AS DESCRIBED IN EXHIBIT "A" AS RECORDED IN OFFICIAL RECORD BOOK 2053, PAGE 773, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

REVISED TO ADDRESS 2053/773 11/11/2011

EXHIBIT "A"

NOTE: THIS IS NOT A BOUNDARY SURVEY

NOTE:
This drawing is not valid without
embossed seal of Surveyor.


RICHARD N. DEAN
Professional Surveyor & Mapper
Florida Certificate No. 4406
L.B. 6936

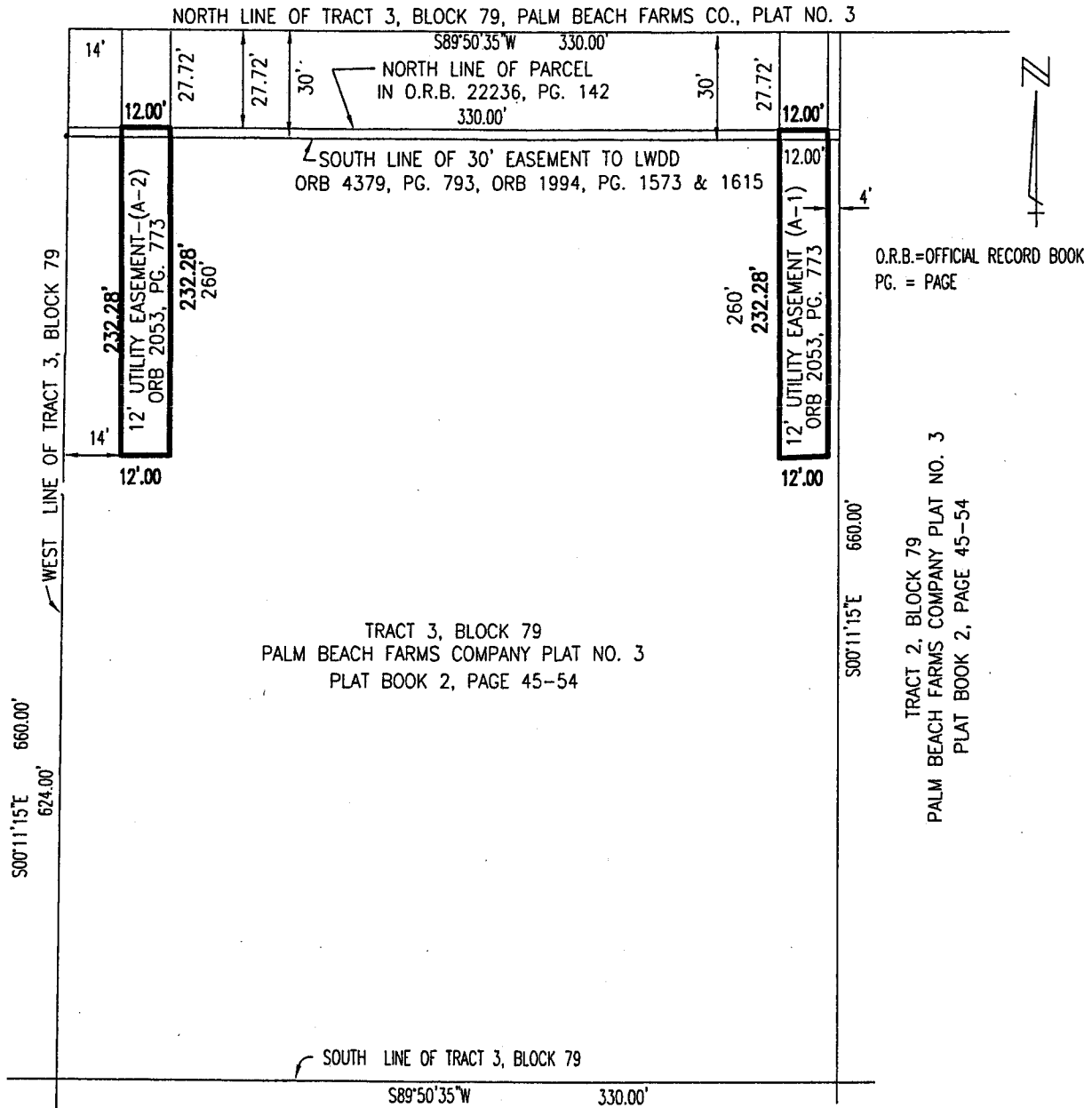
Dean Surveying and Mapping, Inc.
"The Measuring Line Shall Go Forth" Jeremiah 31:39

5114 Okeechobee Blvd.
Suite 102
West Palm Beach, Florida 33417

Tel: (561) 925-8748 Fax: (561) 925-4558

FIELD:	R.N.D.	DATE	8/8/2011
DRAWN:	D.J.M.	SCALE:	N/A
SHEET:	1 OF 2	JOB NO.	010-1101-5

SKETCH OF EASEMENTS RECORDED IN ORB 2053, PG. 773 TO BE ABANDONED



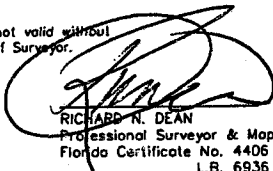
NOTE:

12' UTILITY EASEMENTS A-1(W.12' OF E.16') & A-2 (E.12' OF W. 26') THE FIRST TWO DESCRIPTIONS IN ORB 2053, PG. 773 ARE TO BE ABANDONED
A-3 (W.12' OF E.117') & A-4 (W.8' OF E.125') THE 3RD & 4TH DESCRIPTIONS HAVE BEEN PREVIOUSLY ABANDONED BY ORB 12915, PG. 1338 (1341 & 1342)
A-5 (S.12' OF N.17') IS TO REMAIN AND IS NOT INCLUDED IN THIS ABANDONMENT.

REVISED TO ADDRESS 2053/773 11/11/2011

EXHIBIT "A"

NOTE: THIS IS NOT A BOUNDARY SURVEY

<p>NOTE: This drawing is not valid without embossed seal of Surveyor.</p>  <p>RICHARD N. DEAN Professional Surveyor & Mapper Florida Certificate No. 4406 L.B. 6936</p>	<p>Dean Surveying and Mapping, Inc. "The Measuring Line Shall Go Forth" Jeremiah 31:39 5114 Okeechobee Blvd. Suite 102 West Palm Beach, Florida 33417 Tel: (561) 825-8748 Fax: (561) 826-6588</p>	
	<p>FIELD: R.N.D.</p> <p>DRAWN: D.J.M.</p> <p>SHEET: 2 OF 2</p>	<p>DATE: 8/8/2011</p> <p>SCALE: N/A</p> <p>JOB NO. 010-1101-5</p>

Warranty Deed

This Indenture, Made, this *3rd* day of *June* *Sept*, A. D. 19 *72*.

BETWEEN DRUMMOND ENTERPRISES, INC., formerly DRUMMOND CONSTRUCTION COMPANY OF BOCA RATON, INC., a corporation

existing under the laws of the State of Florida, having its principal place of business in the County of Palm Beach and State of Florida,

and lawfully authorized to transact business in the State of Florida, party of the first part, and

SOUTH PALM BEACH UTILITIES CORPORATION, having its principal place of business in the County of Palm Beach and State of Florida,

and lawfully authorized to transact business in the State of Florida, party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other valuable consideration ~~xxxxxxx~~

to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its successors and assigns forever, the following described land situate, ~~xxx~~ and being in the County of Palm Beach

and State of Florida, to wit:

(SEE SCHEDULE ~~xxx~~ ATTACHED)

72 SEP 7 AM 10:17

8.60
990.00
33.00

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
PR. SEP-772
10524
990.00

DOCUMENTARY SURTAX
FLORIDA
DEPT. OF REVENUE
SEP-772
RR. 10424
33.00

Ret

And the said party of the first part does hereby fully warrant the title to said land, and will defend the

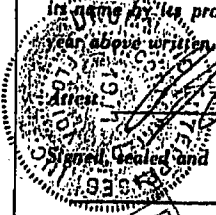
same against the lawful claims of all persons whomsoever.

This Instrument prepared by:

P. J. BRANNEN, JR., Attorney at Law
P. O. Box 998, Boca Raton, Fla. 33432

RECEIVED 2053 PAGE 773

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, attested by its Secretary, the day and date above written.



Attest: [Signature]
Secretary.

By [Signature]
President.

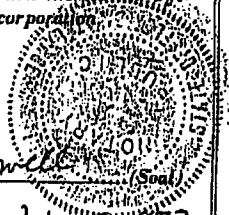
Signed, sealed and delivered in the presence of us:

State of Florida,
County of PALM BEACH

I Herby Certify, that on this 3rd day of June Sept A. D. 1972, before me personally appeared ROBERT J. ~~XXXXXXXXXX~~ Maricus and P. J. BRANNEN, JR. President and Secretary respectively of DRUMMOND ENTERPRISES, INC., formerly Drummond Construction Company of Boca Raton, Inc., a corporation under the laws of the State of Florida, to me known to be the persons who signed the foregoing instrument as such officers and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

Witness my hand and official seal at Boca Raton in the County of Palm Beach and State of Florida the day and year last aforesaid.

[Signature]
Notary Public
My Comm. Expires: 24 Nov. 1973



CERTIFIED COPY

RAMCO'S FORM 3314

Warranty Deed
(FROM CORPORATION TO CORPORATION)

FROM _____

TO _____

State of Florida,
County of _____

On this _____ day of _____ A. D. 19__ at _____ o'clock M., this instrument was filed for record; and, being duly acknowledged and proven, I have recorded the same on Page _____ of Book _____ in the Public Records of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Circuit Court of the _____ Judicial Circuit of said State, in and for said County.

Clerk

D. C.

EXHIBIT

LEGAL DESCRIPTION

A tract of land lying in Palm Beach County, Florida, being the South 400 feet of Tract 3 of Block 79, PALM BEACH FARMS Plat No. 3, as recorded in Plat Book 2, Page 53, of the Public Records of Palm Beach County. Containing 3.03 acres more or less and subject to easements and rights-of-way of record.

Also: ingress and egress easement being the South 30 feet of the North 60 feet of Tracts 1 and 2, Block 79, of the aforementioned Subdivision and the East 155 feet of the South 30 of the North 60 of Tract 3 and the West 30 feet of the East 155 feet of the South 200 feet of the North 260 feet of Tract 3, all in Block 79, of the aforementioned Subdivision. Also: Utility Easements being the West 12 feet of the East 16 feet of the North 260 feet; the East 12 feet of the West 26 feet of the North 260 feet; the West 12 feet of the East 117 feet of the North 229.14 feet of the South 629.14 feet; the West 8 feet of the East 125 feet of the North 133 feet of the South 533 feet; the South 12 feet of the North 17 feet of the South 634.14 feet of the East 187 feet of the West 213 feet all in Tract 3, of Block 79, of PALM BEACH FARMS Plat No. 3, per the plat on file in Plat Book 2, Page 53, of the Public Records of Palm Beach County, Florida.

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

RECORDED 2053 PAGE 775

Recorded in G R Book &
Record verified
Palm Beach County, Fla.,
John B. Dunkle
Clerk Circuit Court