

**PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY**

**Meeting Date:** May 15, 2012       **Consent**       **Regular**  
    **Ordinance**       **Public Hearing**

**Department:** Facilities Development & Operations

**I. EXECUTIVE BRIEF**

**Motion and Title:** Staff recommends motion to approve:

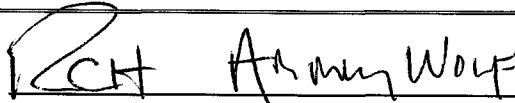
- A.) a Utility Easement in favor of the City of Delray Beach for a water main; and
- B.) a Declaration of Easement in favor of the County for mast arm traffic signals located on a portion of the South County Administrative Complex property in Delray Beach.

**Summary:** Engineering installed mast arm traffic signals on the north and south sides of the entrance to the South County Administrative Complex located on Congress Avenue in Delray Beach. The City has an existing water main located nearby which was required to be relocated. The City has relocated the existing water main out of the right-of-way into a small area of the County's property, which requires an easement from the County. The City's Utility Easement is 12' wide and approximately 23.3' in length, containing 276.6 square feet (0.006 acres). This non-exclusive easement is being granted at no charge as relocation was required for installation of the traffic signal. The Declaration of Easement encumbers two easement areas: i) north of the entrance road, which contains 1,466 square feet (0.03 acres) and ii) south of the entrance road, which contains 781 square feet (0.02 acres). (PREM) District 7 (HJF)

**Background and Justification:** Engineering has requested an easement for the installation of mast arm traffic signals at the entrance to the South County Administrative Complex. The City has an existing water main in close proximity to the intended location of the traffic signal equipment which was required to be relocated in order to install the mast arms. The City completed the installation of the water main in September 2011. The traffic signalization was completed in February 2012.

**Attachments:**

- 1. Location Map
- 2. Utility Easement
- 3. Declaration of Easement

**Recommended By:**       4/13/12  
   **Department Director**      **Date**

**Approved By:**         
   **County Administrator**      **Date**

**II. FISCAL IMPACT ANALYSIS**

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

Fiscal Years	2012	2013	2014	2015	2016
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<u>0 # See below</u>	_____	_____	_____	_____
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	_____	_____	_____	_____	_____

**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:**

~~W~~ No fiscal impact.

**C. Departmental Fiscal Review:** \_\_\_\_\_ *W 4.26.12*

**III. REVIEW COMMENTS**

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

<p>_____ OFMB <i>4/30/12</i></p>	<p>_____ Contract Development and Control <i>5-3-12 B. Wheeler</i></p>
--	--

**B. Legal Sufficiency:**

\_\_\_\_\_  
Assistant County Attorney  
*5/14/12*

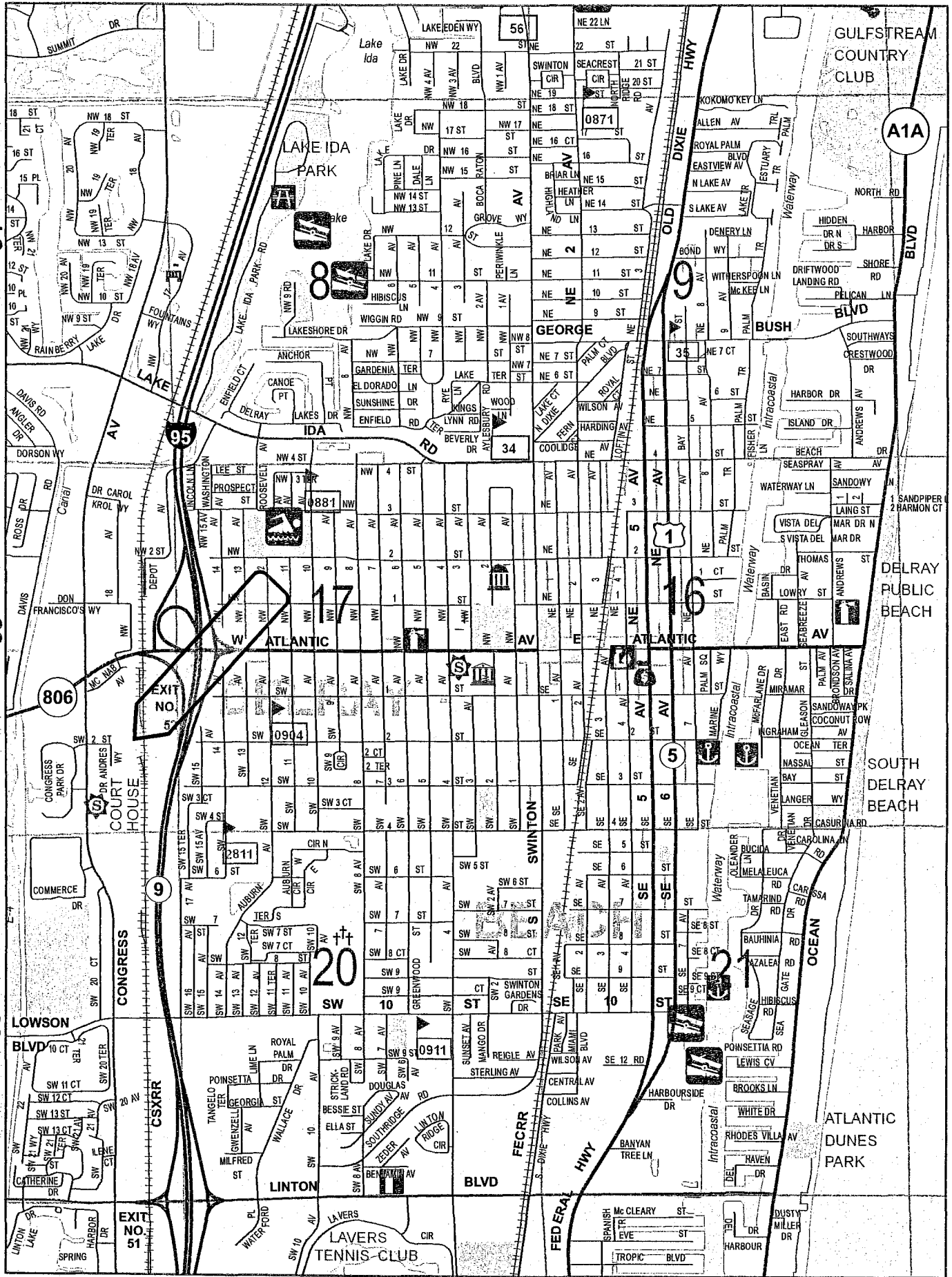
**C. Other Department Review:**

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

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

D

C



D

C

LOCATION MAP

Z

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

PCN: 12-43-46-18-00-000-5240

## UTILITY EASEMENT

**THIS UTILITY EASEMENT** ("Easement"), made \_\_\_\_\_, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, whose mailing address is 301 North Olive Avenue, West Palm Beach, Florida 33401-4705, ("County"), in favor of the **CITY OF DELRAY BEACH**, a municipal corporation of the State of Florida, whose address is 100 N.W. 1st Avenue, Delray Beach, Florida 33444, ("City").

### WITNESSETH:

That County for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto City, its successors and assigns, upon the conditions hereinafter set forth, a perpetual non-exclusive easement for the construction, operation and maintenance of underground regional water main and appurtenances thereto, to be installed from time to time, or to be altered, improved, or removed therefrom and for the right to cut and keep clear trees, brush or undergrowth therefrom and all other obstructions that might endanger or interfere therewith, over, across, through and upon, under or within that parcel of land located in Palm Beach County, Florida, described on Exhibit "A" attached hereto and made a part hereof as if recited at length (the "Easement Premises")

**See legal description marked Exhibit "A"  
attached hereto and made a part hereof.**

### THE CONDITIONS OF THIS RIGHT OF USAGE ARE SUCH THAT:

1. City shall cause the regional water main and its appurtenances to be constructed within the confines of the Easement Premises.
2. City hereby expressly agrees that in the event that City, its successors and assigns, shall ever abandon use of the Easement Premises or cease to use the Easement Premises for the purposes herein expressed, the easements granted herein shall become null

and void, and all the right, title and interest in and to the Easement Premises shall revert to County.

3. City further expressly agrees to maintain in good condition and repair, at its sole cost and expense, its underground regional water main and appurtenances within the Easement Premises at all times during the term hereof.

4. City shall be liable for its own actions and negligence and, to the extent permitted by law, shall indemnify, defend and hold harmless County against any actions, claims, or damages arising out of City's negligence in connection with this Easement. The foregoing indemnification shall not constitute a waiver of sovereign immunity beyond the limits set forth in Florida Statutes, Section 768.28, nor shall the same be construed to constitute agreement by City to indemnify County for County's negligent, willful or intentional acts or omissions.

5. The grant of Easement contained herein is solely for the use and benefit of City, and City's authorized agents and employees, and is not intended, and shall not be construed as a dedication to the public of any portion of the Easement Premises for public use.

6. City acknowledges that certain above ground and underground improvements have been constructed by County and/or FPL within the Easement Premises. Accordingly, City covenants that it will protect all such improvements and any improvements made by County or FPL in the future, including, but not limited to, water mains, irrigation pipes, storm water pipes, sanitary sewer pipes, electric service lines, telephone lines, lighting, existing fencing and existing trees and landscaping.

7. City hereby accepts the Easement Premises "As-Is", without warranty or representation and subject to zoning and other governmental restrictions, matters reflected on any plat relating to the Easement Premises, and all other easements, restrictions, conditions, encumbrances and other matters of record.

8. The terms of this Easement shall not be strictly construed against one party as opposed to the other party based upon who drafted it. In the event that any section, paragraph, sentence, clause, or provision hereof be held by a court of competent jurisdiction to be invalid, such shall not affect the remaining portions of this Easement and the same shall remain in full force and effect.

9. This Easement represents the entire understanding between the parties and supersedes all other negotiations, representations, or agreements, either written or oral,

relating to this Easement. No amendment shall be effective unless the same is in writing and signed by all parties.

10. By exercise of the rights granted to City by this instrument, City acknowledges and agrees that the conditions and restrictions imposed herein shall bind and be enforceable against City, its successors and assigns to the same extent as if such party had physically executed this instrument.

11. County hereby retains all rights relating to the Easement Premises not specifically conveyed by this Easement including the right to use the Easement Premises and any improvements now existing or constructed hereinafter therein, and the right to grant to third parties additional easements in the Easement Premises or the right to use the improvements therein.

12. This Easement shall be governed by, construed and enforced in accordance with, the laws of the State of Florida. Venue in any action, suit or proceeding in connection with this Easement shall be in a state court of competent jurisdiction in Palm Beach County, Florida.

13. This Easement is expressly contingent upon the approval of the Palm Beach County Board of County Commissioners, and shall become effective only when signed by all parties and approved by the Palm Beach County Board of County Commissioners.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, County 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: \_\_\_\_\_  
Shelley Vana, Chair

Signed and delivered  
in the presence of:

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Print Witness Name

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Print Witness Name

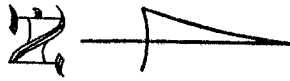
**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

**APPROVED AS TO TERMS  
AND CONDITIONS**

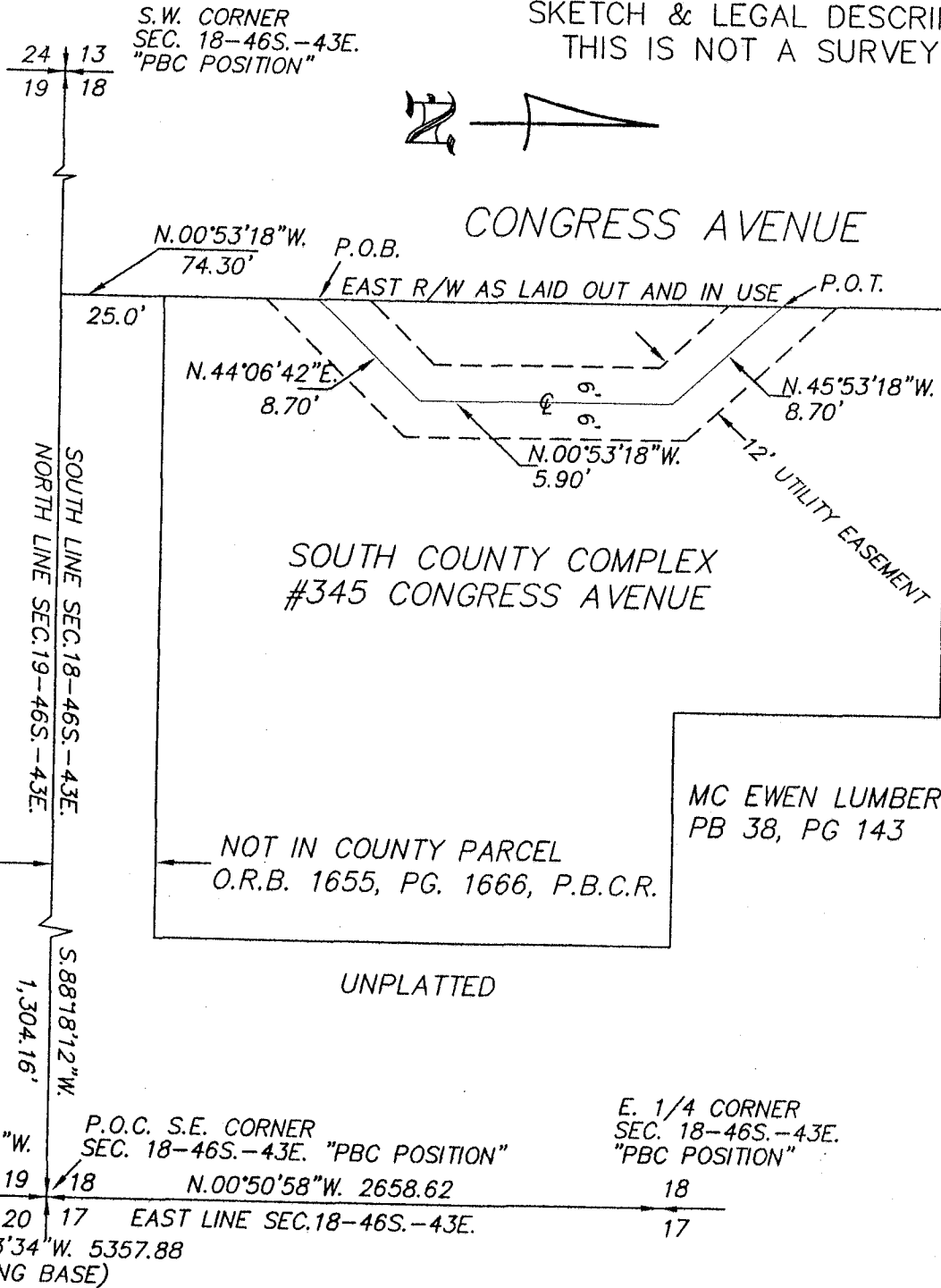
By:   
Assistant County Attorney

By:   
Department Director

SKETCH & LEGAL DESCRIPTION  
THIS IS NOT A SURVEY



CONGRESS AVENUE



UNPLATTED

BRUCE CARTER & ASSOCIATES, INC.  
SURVEYORS - PLANNERS  
405 S.E. 6TH AVE.  
(SOUTH FEDERAL HIGHWAY)  
DELRAY BEACH, FLORIDA 33483  
PHONE (561)-265-1910 / FAX (561)-265-1919

THIS SKETCH IS NOT  
VALID UNLESS IT  
BEARS AN ORIGINAL  
SIGNATURE AND AN  
EMBOSSED SURVEYORS  
SEAL.

BRUCE N. CARTER  
REGISTERED-LAND  
SURVEYOR #2963  
STATE OF FLORIDA

DATE	3-5-12
DRAWN BY	BC
F.B. / PG.	NA
SCALE	NTS
PAGE 1 OF 2	

PALM BEACH COUNTY, SOUTH COUNTY COMPLEX  
UTILITY EASEMENT



SKETCH & LEGAL DESCRIPTION  
THIS IS NOT A SURVEY

LEGEND

- R/W RIGHT OF WAY
- O.R.B OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG PAGE
- P.O.C POINT OF COMMENCEMENT
- P.O.B POINT OF BEGINNING
- P.O.T POINT OF TERMINUS
- C/L CENTER LINE
- P.B.C.R. PALM BEACH COUNTY RECORDS
- N. NORTH
- S. SOUTH
- E. EAST
- W. WEST
- TWP. TOWNSHIP
- R RANGE
- NTS NOT TO SCALE
- NA NOT APPLICABLE
- F.B./PG. FIELD BOOK/PAGE
- BC BRUCE CARTER
- PBC PALM BEACH COUNTY

DESCRIPTION; A PARCEL OF LAND LYING IN THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 12 FEET IN WIDTH, LYING 6.00 FEET AS MEASURED AT RIGHT ANGLES TO THE FOLLOWING DESCRIBED CENTERLINE, THE SIDES OF SAID STRIP OF LAND SHALL BE LENGTHENED OR SHORTENED TO MAINTAIN A STRIP OF LAND 12 FEET IN WIDTH AND TO INTERSECT AT ANGLE POINTS; COMMENCING AT SOUTHEAST CORNER OF SAID SECTION 18; THENCE S.88°18'12"W. ALONG THE SOUTH LINE OF SAID SECTION 18 A DISTANCE OF 1,304.16 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CONGRESS AVENUE AS NOW LAID OUT AND IN USE; THENCE N.00°53'18"W. ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 74.30 FEET TO A POINT OF BEGINNING; THENCE N.44°06'42"E. A DISTANCE OF 8.70 FEET; THENCE N. 00°53'18"W. A DISTANCE OF 5.90 FEET; THENCE N.45°53'18"W. A DISTANCE OF 8.70 FEET TO A POINT OF TERMINUS.

BEARINGS SHOWN HEREON ARE BASED ON THE LINE BETWEEN THE EAST ONE-QUARTER CORNER OF SECTION 18 AND THE EAST ONE-QUARTER CORNER OF SECTION 19, TOWNSHIP 46 SOUTH, RANGE 43 EAST, SAID LINE BEING MONUMENTED AND HAVING A BEARING OF NORTH 00°53'34" WEST BASED UPON THE NORTH AMERICAN DATUM OF 1983, ON THE 1990 ADJUSTMENT FOR THE FLORIDA TRANSVERSE MERCATOR - EAST ZONE.

NOTE; BEARINGS, BEARING BASE AND SECTIONAL INFORMATION AS PER A "DENNIS J. LEAVY & ASSOCIATES" SURVEY DATED JULY 19, 2010 WHICH WAS SUPPLIED BY CLIENT.

BRUCE CARTER & ASSOCIATES, INC.  
SURVEYORS - PLANNERS  
405 S.E. 6TH AVE.  
(SOUTH FEDERAL HIGHWAY)  
DELRAY BEACH, FLORIDA 33483  
PHONE (561)-265-1910 / FAX (561)-265-1919

THIS SKETCH IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE AND AN EMBOSSED SURVEYORS SEAL.

BRUCE N CARTER  
REGISTERED LAND  
SURVEYOR #2963  
STATE OF FLORIDA

DATE	3-5-12
DRAWN BY	BC
F.B./ PG.	NA
SCALE	NTS
PAGE 2 OF 2	

PALM BEACH COUNTY, SOUTH COUNTY COMPLEX  
UTILITY EASEMENT

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: 12-43-46-18-00-000-5240  
12-43-46-19-00-000-1021

## 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 non-exclusive in gross traffic signal easement for the benefit of County upon the real property legally described in **Exhibit "B"**, attached hereto and made a part hereof (the "Easement Premises"). This easement shall be for the purpose of access to and construction, installation, operation and maintenance of both overhead and underground traffic control equipment including a traffic control device, mast arm assemblies, traffic signal controller cabinet, underground conduit, and all related equipment (collectively, the "Traffic Signal Equipment"), and shall include the right at any time to install, operate, maintain, service, construct, reconstruct, remove, relocate, repair, alter, replace, improve, and expand the Traffic Signal Equipment in, on, over, under and across the Easement Premises.

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: \_\_\_\_\_  
Shelley Vana, Chair

Signed and delivered  
in the presence of:

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Print Witness Name

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Print Witness Name

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

**APPROVED AS TO TERMS  
AND CONDITIONS**

By:   
Assistant County Attorney

By:   
Department Director

## EXHIBIT "A"

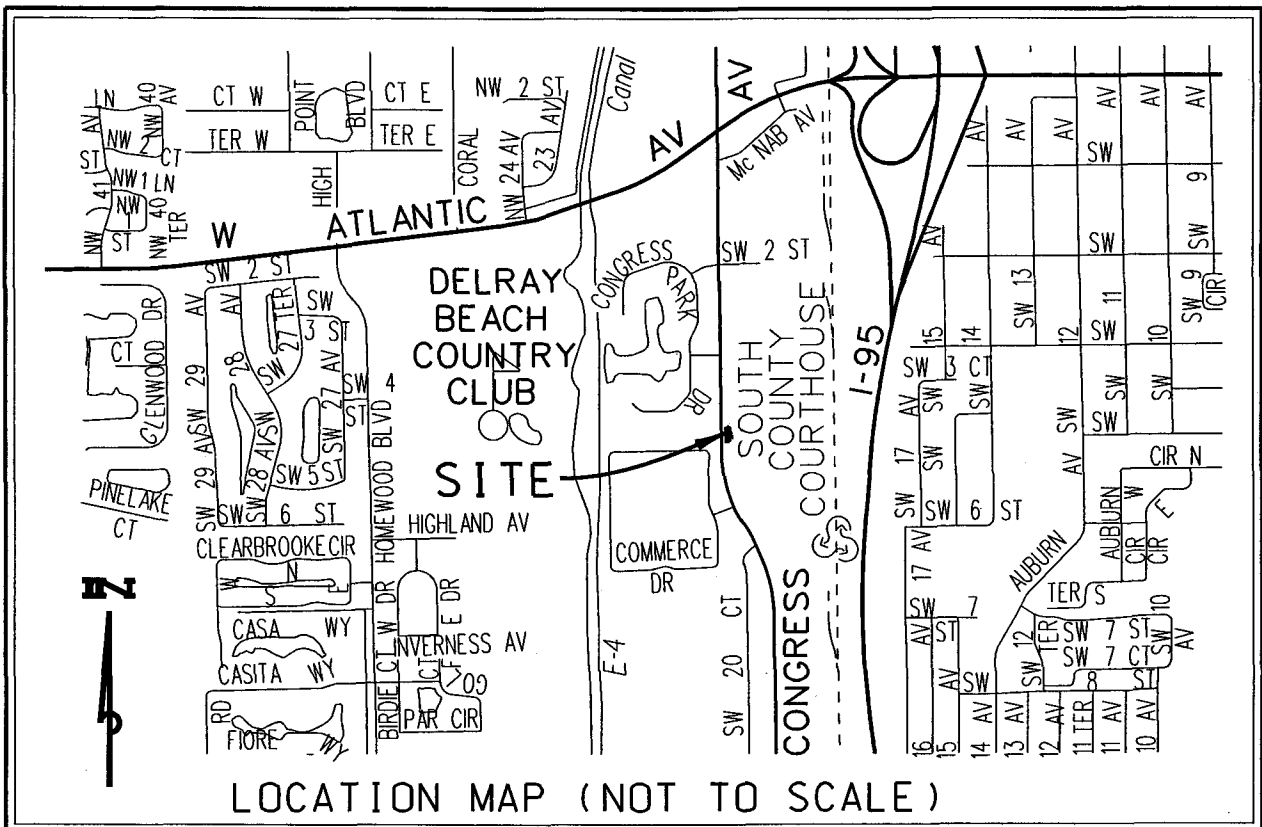
### THE PROPERTY

A PARCEL OF LAND IN SECTIONS 18 AND 19, TOWNSHIP 46, SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE S 88 DEGREES 18' 12" W, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD AS SAID LINE IS DEPICTED ON THE RIGHT-OF-WAY AND TRACK MAP - SEABOARD ALL FLORIDA RAILWAY, OPERATED BY SEABOARD AIRLINE RAILWAY CO., STATION 11641+16.0 TO STATION 11852+29.5 DATED DECEMBER 31, 1927 (SAID MAP IS ON FILE IN THE OFFICE OF THE COUNTY ENGINEER, PALM BEACH COUNTY, FLORIDA, SURVEY SECTION, 160 AUSTRALIAN AVENUE, ROOM #402, WEST PALM BEACH, FL 33406) (SEE NOTE BELOW) A DISTANCE OF 564.00 FEET AND THE POINT OF BEGINNING; THENCE N 0°50'12" W, ALONG SAID WEST RIGHT-OF-WAY LINE TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18. A DISTANCE OF 668.15 FEET; THENCE S 88 DEGREES 42'13" W, ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 453.66 FEET; THENCE N 00 DEGREES 53'29" W, ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18 TO THE SOUTH LINE OF THE NORTH 50.0 FEET OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 621.55 FEET; THENCE S 89°04'40" W, ALONG SAID SOUTH LINE OF THE NORTH 50.0 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18 TO THE EAST RIGHT-OF-WAY LINE OF CONGRESS AVENUE AS NOW LAID OUT AND IN USE A DISTANCE OF 287.71 FEET (SAID POINT IS MONUMENTED BY A FOUND 4 X 4 CONCRETE MONUMENT); THENCE S 0°56'35" E, ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTH LINE OF THE SOUTH 25.00 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 1271.4 FEET; THENCE N 88 DEGREES 18'12" E, ALONG SAID NORTH LINE OF THE SOUTH 25.0 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18 TO THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 625.61 FEET; THENCE S 0°52'39" E, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18 TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 25.0 FEET; THENCE S 88°18'12" W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE EAST RIGHT-OF-WAY LINE OF CONGRESS AVENUE AS NOW LAID OUT AND IN USE A DISTANCE OF 625.58 FEET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THROUGH THE FOLLOWING FOUR (4) COURSES; S 0 DEGREES 56'35" E, A DISTANCE OF 117.59 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1065.65 FEET WHOSE RADIUS AT THIS POINT BEARS N 86°00'18" E; THENCE SOUTHERLY ALONG THE ARC OF THE CURVE THRU A CENTRAL ANGLE OF 17°58'51" A DISTANCE OF 334.43 FEET TO A NON-TANGENT INTERSECTION; THENCE S 21°12'23" E, A DISTANCE OF 31.65 FEET; THENCE S 27°17'49" E, TO THE SOUTH LINE OF THE NORTH 298 FEET OF THE SOUTH 2403 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 46 SOUTH, RANGE 43 EAST; THENCE N 88°48'26" E, ALONG SAID SOUTH LINE TO THE WEST RIGHT-OF-WAY LINE OF THE AFORESAID C.S.X. RAILROAD A DISTANCE OF 604.25 FEET; THENCE N 00 DEGREES 53'09" W, ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, A DISTANCE OF 589.65 FEET.

Map of Boundary Survey drawn by Dennis J. Leavy & Associates, Inc., dated 8/26/11, Job No. 10-038-2SURV

EXHIBIT "B"  
Page 1 of 6



LEGAL DESCRIPTION

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES, SITUATED IN A PORTION OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST; THENCE SOUTH 88°18'11" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 1,305.55 FEET TO THE SOUTHERLY EXTENSION OF THE BACK OF A CONCRETE SIDEWALK; THENCE NORTH 00°53'39" WEST ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°53'39" WEST ALONG SOUTHERLY EXTENSION AND THE BACK OF A CONCRETE SIDEWALK, A DISTANCE OF 76.62 FEET; THENCE SOUTH 53°19'32" EAST, A DISTANCE OF 18.29 FEET; THENCE SOUTH 00°53'39" EAST, A DISTANCE OF 18.53 FEET; THENCE SOUTH 30°22'43" EAST, A DISTANCE OF 24.77 FEET; THENCE SOUTH 00°53'39" EAST A DISTANCE OF 25.00 FEET TO A LINE 25.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 18.; THENCE SOUTH 88°18'11" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 26.69 FEET TO THE POINT OF BEGINNING.

EASEMENT CONTAINS 1,466 SQUARE FEET.

PROJECT NO. 2007103  
SHEET: 1  
OF: 3

PROJECT:  
**CONGRESS AVENUE AT  
SOUTH COUNTY COMPLEX  
UTILITY EASEMENT**

DESIGN FILE NAME: S-1-11-3257.DGN  
DRAWING NO.: S-1-11-3257

SCALE: 1" = 20'  
APPROVED: N.J.H.  
DRAWN: E.A.O.  
CHECKED: C.S.P.  
DATE: 10/25/11  
FIELD BOOK NO.: 1207R2

NO.	REVISION	BY	DATE

**PALM BEACH COUNTY  
ENGINEERING AND PUBLIC WORKS**

**ENGINEERING SERVICES**

2300 NORTH JOG ROAD  
WEST PALM BEACH, FL 33411




EXHIBIT "B"  
Page 2 of 6

SURVEYOR'S NOTES

BEARINGS ARE BASED ON A GRID NAD 83, 1990 ADJUSTED BEARING OF SOUTH 88°18'11" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, AS SHOWN ON THIS DRAWING AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.

THIS IS NOT A SURVEY.

IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.

THIS INSTRUMENT PREPARED BY NORMAN J. HOWARD, P.S.M. IN THE OFFICE OF THE COUNTY ENGINEER @ VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



NORMAN J. HOWARD P.S.M.  
FLORIDA CERTIFICATE #5776

12-30-11  
DATE

EXHIBIT "B"  
Page 3 of 6

SECTION 18,  
TOWNSHIP 46 SOUTH,  
RANGE 43 EAST



SCALE: 1" = 20"

THIS IS NOT  
A SURVEY

SOUTH COUNTY COMPLEX  
SEE BOUNDARY SURVEY  
PALM BEACH COUNTY  
DRAWING S-3-98-1224

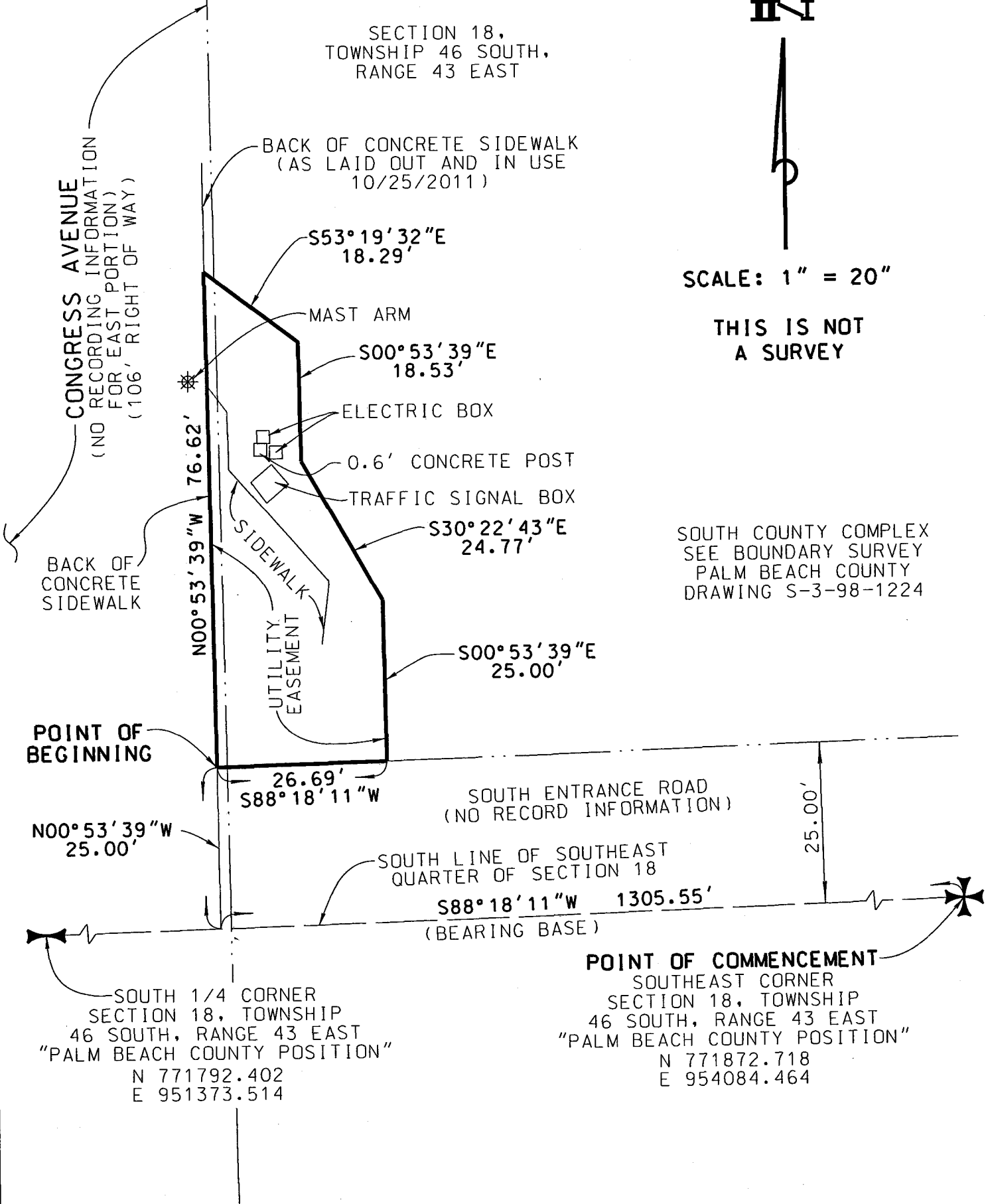
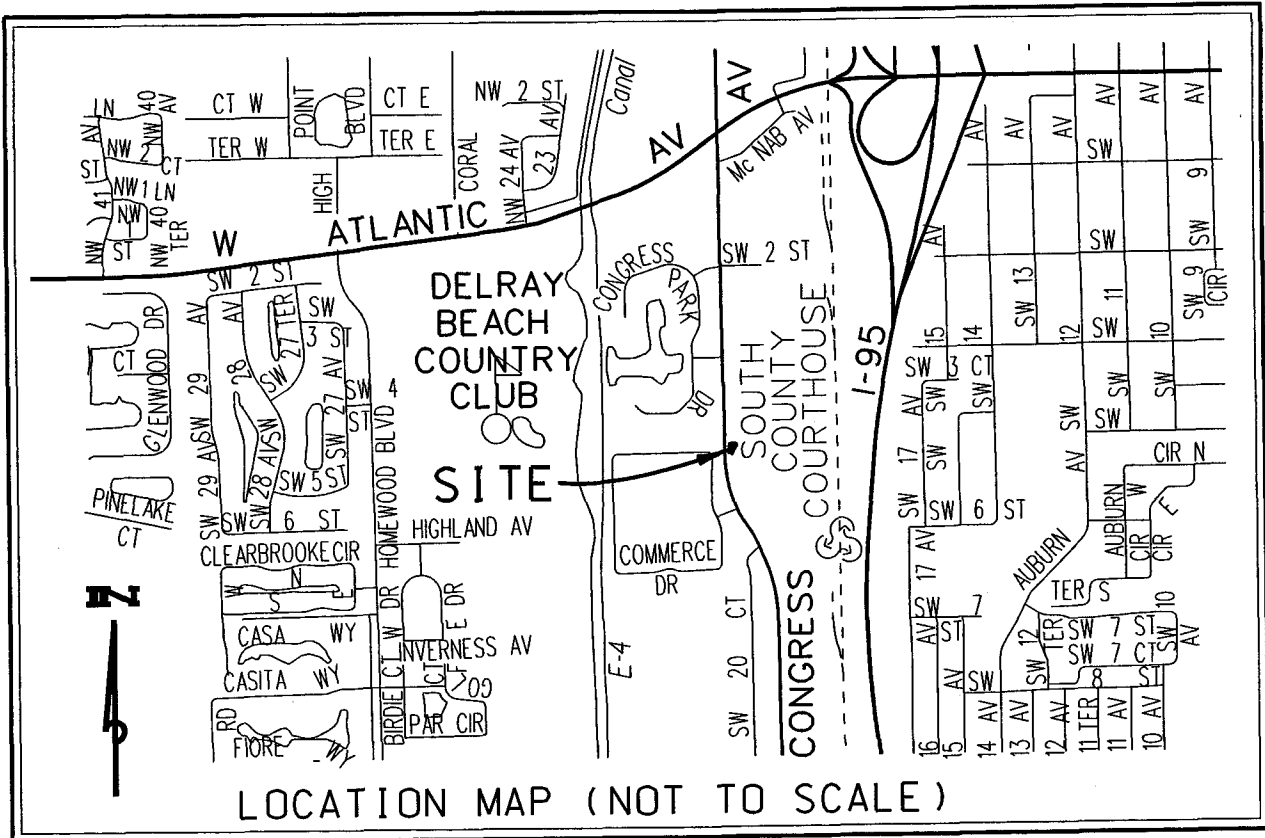


EXHIBIT "B"  
Page 4 of 6



LOCATION MAP (NOT TO SCALE)

LEGAL DESCRIPTION

A PARCEL OF LAND FOR UTILITY EASEMENT PURPOSES, SITUATED IN A PORTION OF SECTION 19, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 46 SOUTH, RANGE 43 EAST; THENCE SOUTH 88°18'11" WEST ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 1,271.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°18'11" WEST ALONG THE SAID SECTION LINE, A DISTANCE OF 32.34 FEET TO THE NORTHERLY EXTENSION OF THE BACK OF A CONCRETE SIDEWALK; THENCE SOUTH 00°38'57" WEST ALONG SAID NORTHERLY EXTENSION AND THE BACK OF A CONCRETE SIDEWALK, A DISTANCE OF 48.36 FEET; THENCE NORTH 33°41'01" EAST, A DISTANCE OF 59.27 FEET TO THE POINT OF BEGINNING.

EASEMENT CONTAINS 781 SQUARE FEET.

PROJECT NO. 2007103  
SHEET: 1 OF 3

PROJECT: **CONGRESS AVENUE AT SOUTH COUNTY COMPLEX UTILITY EASEMENT**  
DESIGN FILE NAME: S-1-11-3258.DGN  
DRAWING NO.: **S-1-11-3258**

SCALE: 1" = 20'  
APPROVED: N.J.H.  
DRAWN: E.A.D.  
CHECKED: C.S.P.  
DATE: 10/25/11  
FIELD BOOK NO. 1207R2

NO.	REVISION	BY	DATE

**PALM BEACH COUNTY**  
ENGINEERING AND PUBLIC WORKS  
ENGINEERING SERVICES  
2300 NORTH JOG ROAD  
WEST PALM BEACH, FL 33411






EXHIBIT "B"  
Page 5 of 6

SURVEYOR'S NOTES

BEARINGS ARE BASED ON A GRID NAD 83, 1990 ADJUSTED BEARING OF SOUTH 88°18'11" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 19, AS SHOWN ON THIS DRAWING AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.

THIS IS NOT A SURVEY.

IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.

THIS INSTRUMENT PREPARED BY NORMAN J. HOWARD, P.S.M. IN THE OFFICE OF THE COUNTY ENGINEER @ VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*N. Howard*

NORMAN J. HOWARD P.S.M.  
FLORIDA CERTIFICATE #5776

12-30-11  
DATE

**EXHIBIT "B"**  
**Page 6 of 6**

SOUTH COUNTY COMPLEX  
 SEE BOUNDARY SURVEY  
 PALM BEACH COUNTY  
 DRAWING S-3-98-1224

NORTH 1/4 CORNER  
 SECTION 19, TOWNSHIP  
 46 SOUTH, RANGE 43 EAST  
 "PALM BEACH COUNTY POSITION"

N 771792.402  
 E 951373.514

SOUTH ENTRANCE ROAD  
 (NO RECORD INFORMATION)

**POINT OF BEGINNING**

NORTH LINE OF SECTION 19  
 S88°18'11"W 1271.93'

S88°18'11"W  
 32.34'

25.00'

**POINT OF COMMENCEMENT**

NORTHEAST CORNER  
 SECTION 19, TOWNSHIP  
 46 SOUTH, RANGE 43 EAST  
 "PALM BEACH COUNTY POSITION"  
 N 771872.718  
 E 954084.464

NORTHERLY  
 EXTENSION  
 AND THE  
 BACK OF A  
 CONCRETE  
 SIDEWALK

S00°38'57"W  
 48.36'

SIDEWALK  
 UTILITY  
 EASEMENT

MAST  
 ARM

ELECTRIC  
 BOX

N33°41'01"E  
 59.27'

BACK OF CONCRETE SIDEWALK  
 (AS LAID OUT AND IN USE  
 10/25/2011)

CONGRESS AVENUE  
 (NO RECORDING INFORMATION  
 FOR EAST PORTION)  
 (106' RIGHT OF WAY)

SECTION 19,  
 TOWNSHIP 46 SOUTH,  
 RANGE 43 EAST



SCALE: 1" = 20"

**THIS IS NOT  
 A SURVEY**