

Department: Water Utilities Department

Approved By: Sharon G. Byrnes 9/21/12
Assistant County Administrator Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2013	2014	2015	2016	2017
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>	<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:

No Fiscal Impact.

C. Department Fiscal Review: See Egypt

III. REVIEW COMMENTS

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

[Signature] 9/17/2012
OFMB
2/14/13

[Signature] 9/18/12
Contract Development and Control

B. Legal Sufficiency:

[Signature] 9/20/12
Assistant County Attorney

C. Other Department Review:

Department Director

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

ATTACHMENT 1

Charge # 1023 Return via WILL CALL #133
Att: Plan Review - JCR
Palm Beach County Water Utilities Department
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 October, 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 Southern and Crestwood Properties LLC whose address is 901 Northpoint Parkway, Suite 200 West Palm Beach, Florida 33407, 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 12692, Page 112, 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

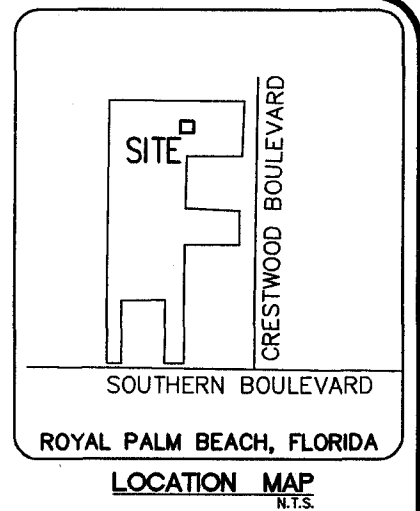
By: _____
Deputy Clerk

By: _____
Shelley Vana, Chair

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

By: _____
County Attorney

ATTACHMENT 1 EXHIBIT "A"



LEGAL DESCRIPTION

A PORTION OF THE UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 12692 AT PAGE 112 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SOUTHERN BOULEVARD AND THE WEST LINE OF LOT 1, BLOCK K OF THE PLAT OF LOXAHATCHEE GROVES, AS RECORDED IN PLAT BOOK 12 AT PAGE 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 02°1'13" EAST, ALONG THE SAID WEST LINE OF LOT 1, BLOCK K, A DISTANCE OF 811.82 FEET; THENCE, DEPARTING SAID WEST LINE, SOUTH 87°43'12" EAST, A DISTANCE OF 304.51 FEET TO THE POINT OF BEGINNING;

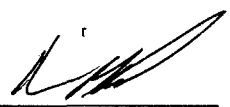
THENCE FROM THE POINT OF BEGINNING SOUTH 87°42'49" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 01°51'34" WEST, A DISTANCE OF 17.01 FEET; THENCE NORTH 88°08'26" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 01°51'34" EAST, A DISTANCE OF 17.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 256 SQUARE FEET OR 0.006 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. INFORMATION SHOWN HEREON DOES NOT CONSTITUTE, NOR DOES IT REPRESENT, A SURVEY OF THE SUBJECT PREMISES.
2. NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER.
3. BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF LOT 1, BLOCK K OF THE PLAT OF LOXAHATCHEE GROVES, AS RECORDED IN PLAT BOOK 12, PAGE 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RESULTING IN A BEARING OF NORTH 21°11'13" EAST ALL OTHER BEARINGS ARE RELATIVE THERETO

SKETCH OF DESCRIPTION
THIS IS NOT A
SURVEY


KEVIN M. BECK
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 6168
STATE OF FLORIDA CORPORATION No. LB6603

FOR:

CHARTER SCHOOL – UTILITY EASEMENT RELEASE

SCALE:	N/A
DRAWN BY:	DLS
CHECKED BY:	KMB
DATE:	02.24.2012

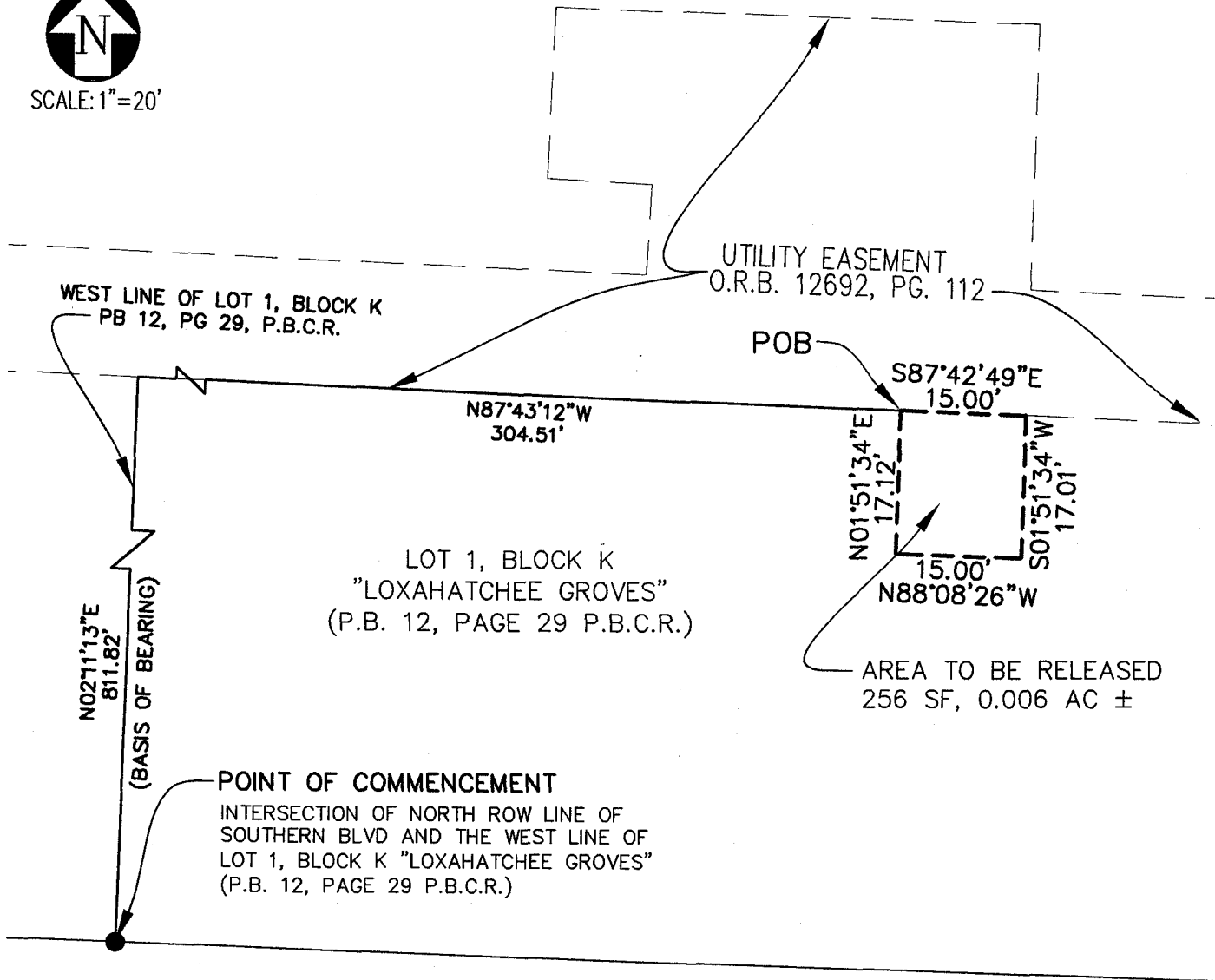


FIELD BOOK N°	SHEET:
N/A	1 / 2
FLORIDA R.L.S. #	JOB N°
	11302.01

Y:\Land Projects R2\11302.01 CHART SCHOOL\dwg\11302.01.dwg 3/20/2012 2:13:26 PM EDT



SCALE: 1"=20'



SOUTHERN BOULEVARD

SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY

LEGEND

AC	ACRES
O.R.B.	OFFICIAL RECORDS BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
PB	PLAT BOOK
POB	POINT OF BEGINNING
PG	PAGE
ROW	RIGHT OF WAY
SF	SQUARE FEET

FOR:

CHARTER SCHOOL – UTILITY EASEMENT RELEASE

SCALE: 1"=20'

DRAWN BY: DLS

CHECKED BY: KMB

DATE: 02.24.2012



A Higher Standard of Excellence

engenuity
group inc.

ENGINEERS • SURVEYORS • GIS MAPPERS

1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405
PH (561)655-1151 • FAX (561)832-9390 • WWW.ENGUINITYGROUP.COM

FIELD BOOK Nº

SHEET:

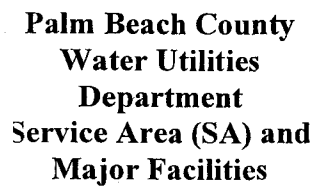
2 / 2

JOB Nº

11302.01

FLORIDA R.L.S.
PSM#6168

Martin County



Notary Signature
WILLIAM M. MARTIN
 Typed, Printed or Stamped Name of Notary

Record and Return to
 Mary Anne Gould
 Village Clerk
 Village of Royal Palm Beach
 1050 Royal Palm Beach Boulevard
 Royal Palm Beach, Florida 33411

CONSENT AND JOINDER OF MORTGAGEE FOR UTILITY EASEMENT

The undersigned mortgagee does hereby join in and consent to the granting of this Utility Easement, across the lands herein described, and agrees that its mortgage, which is recorded in Official Record Book 11693, Page 551, of the Public Records of Palm Beach County, Florida, shall be subordinated to this Utility Easement.

In WITNESS WHEREOF, the Grantor/Mortgagee has hereunto set its hand and affixed its seal as of the date first above written.

WITNESSES:

Signed, sealed and delivered
 in the presence of:

[Signature]
 Witness Signature

Cassandra Githitt
 Print Name

[Signature]
 Witness Signature

Sally Wilmett
 Print Name

GRANTOR/MORTGAGEE:

FIRST UNION NATIONAL BANK

By: [Signature] FIRST UNION NATIONAL BANK
 Its: VIC PRESIDENT

JEFFREY H. CANNON
 Print Name

[Signature]
 Signature

 Print Name

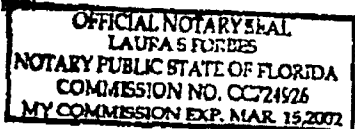
(SEAL)

NOTARY CERTIFICATE

STATE OF FLORIDA
 COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 1 day of May, 2001, by JEFFREY N. CANNON and _____, who is/are both personally known to me or who have produced _____ as identification.

My Commission
 Expires _____



[Signature]
 Notary Signature

LAURA S. FORBES
 Typed, Printed or Stamped Name of Notary



SKETCH AND LEGAL DESCRIPTION PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE 954-572-1777 FAX 954-572-1774

CERTIFICATE OF AUTHORIZATION NO. 183876

E-MAIL surveys@pulicelandsurveyors.com



LEGAL DESCRIPTION: WATER MAIN EASEMENT

A PORTION OF LOT 1, BLOCK 1, OF THE PALM BEACH GROVE, ACCORDING TO THE PLAN THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE 12 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 1, BLOCK 1, WITH THE NORTH RIGHT-OF-WAY LINE OF CRESTWOOD BOULEVARD, SAID POINT BEING 120.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1, THEN NORTH 00°00'00" EAST ON SAID WEST LINE 111.84 FEET, THENCE SOUTH 88°02'17" EAST 114.00 FEET TO THE POINT OF BEGINNING, THENCE NORTH 01°57'43" EAST 25.46 FEET, THENCE NORTH 87°43'12" WEST 9.92 FEET, THENCE NORTH 02°43'57" EAST 15.00 FEET, THENCE SOUTH 88°08'26" WEST 15.00 FEET, THENCE NORTH 01°57'43" EAST 15.00 FEET, THENCE NORTH 03°44'58" EAST 9.81 FEET, THENCE SOUTH 88°12'34" WEST 59.70 FEET, THENCE NORTH 01°57'43" EAST 13.31 FEET, THENCE SOUTH 87°25'40" EAST 21.61 FEET, THENCE NORTH 02°31'59" EAST 11.61 FEET, THENCE NORTH 87°43'12" WEST 13.96 FEET, THENCE SOUTH 01°51'34" WEST 21.52 FEET, THENCE NORTH 88°08'26" WEST 15.00 FEET, THENCE NORTH 01°51'34" EAST 21.52 FEET, THENCE NORTH 87°43'12" WEST 246.29 FEET, THENCE NORTH 42°41'25" WEST 47.24 FEET, THENCE NORTH 02°18'35" EAST 225.37 FEET, THENCE SOUTH 87°43'12" WEST 15.00 FEET, THENCE SOUTH 02°18'35" EAST 225.37 FEET, THENCE SOUTH 87°43'12" EAST 15.41 FEET, THENCE NORTH 00°49'18" WEST 18.42 FEET, THENCE NORTH 89°10'42" EAST 15.00 FEET, THENCE SOUTH 00°49'18" EAST 18.24 FEET, THENCE SOUTH 87°43'12" EAST 175.66 FEET, THENCE NORTH 03°20'51" EAST 10.72 FEET, THENCE NORTH 87°14'02" WEST 12.50 FEET, THENCE NORTH 02°45'58" EAST 20.27 FEET, THENCE SOUTH 88°08'26" EAST 57.77 FEET, THENCE SOUTH 01°51'34" WEST 21.52 FEET, THENCE SOUTH 87°43'12" EAST 80.81 FEET, THENCE SOUTH 38°59'28" EAST 47.24 FEET, THENCE SOUTH 02°31'59" WEST 44.12 FEET, THENCE SOUTH 88°12'34" EAST 158.10 FEET, THENCE SOUTH 01°47'26" WEST 15.00 FEET, THENCE NORTH 88°12'34" WEST 83.59 FEET, THENCE SOUTH 00°45'58" WEST 9.54 FEET, THENCE NORTH 89°14'02" WEST 15.00 FEET, THENCE NORTH 00°45'58" EAST 9.81 FEET, THENCE NORTH 88°12'34" WEST 59.70 FEET, THENCE SOUTH 02°31'59" WEST 11.61 FEET, THENCE SOUTH 86°28'17" EAST 18.11 FEET, THENCE SOUTH 03°31'43" WEST 15.00 FEET, THENCE NORTH 86°28'17" WEST 17.85 FEET, THENCE SOUTH 02°31'59" WEST 133.57 FEET, THENCE SOUTH 87°35'40" EAST 224.73 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CRESTWOOD BOULEVARD, THENCE SOUTH 03°50'12" WEST ON SAID WEST RIGHT-OF-WAY LINE 17.69 FEET, THENCE CONTINUE ON SAID WEST RIGHT-OF-WAY LINE, SOUTH 02°43'57" WEST 9.03 FEET, THENCE NORTH 88°08'26" WEST 15.00 FEET, THENCE NORTH 02°43'57" EAST 9.40 FEET, THENCE NORTH 03°50'12" EAST 2.46 FEET, THENCE NORTH 87°35'40" WEST 471.25 FEET, THENCE SOUTH 01°57'43" WEST 333.76 FEET, THENCE NORTH 88°02'17" WEST 15.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE SECTION 33, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND CONTAINING 31,042 SQUARE FEET (0.7126 ACRES), MORE OR LESS.

NOTES:

- 1) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY
- 2) BEARINGS ARE BASED ON THE WEST LINE OF LOT 1 BEING N02°11'13"E

FILE: ALBERTSON'S, INC.

SCALE: N/A

ORDER NO: 410258

DATE: MARCH 1, 2001

WATER LINE

EASEMENT

FOR: ALBERTSON'S, INC.

SHEET 1 OF 3 SHEETS

John F. Pulice, Reg. Land Surveyor #2691, State of Florida
Beth Ann Shields, Reg. Land Surveyor #5136, State of Florida



SKETCH AND LEGAL DESCRIPTION PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

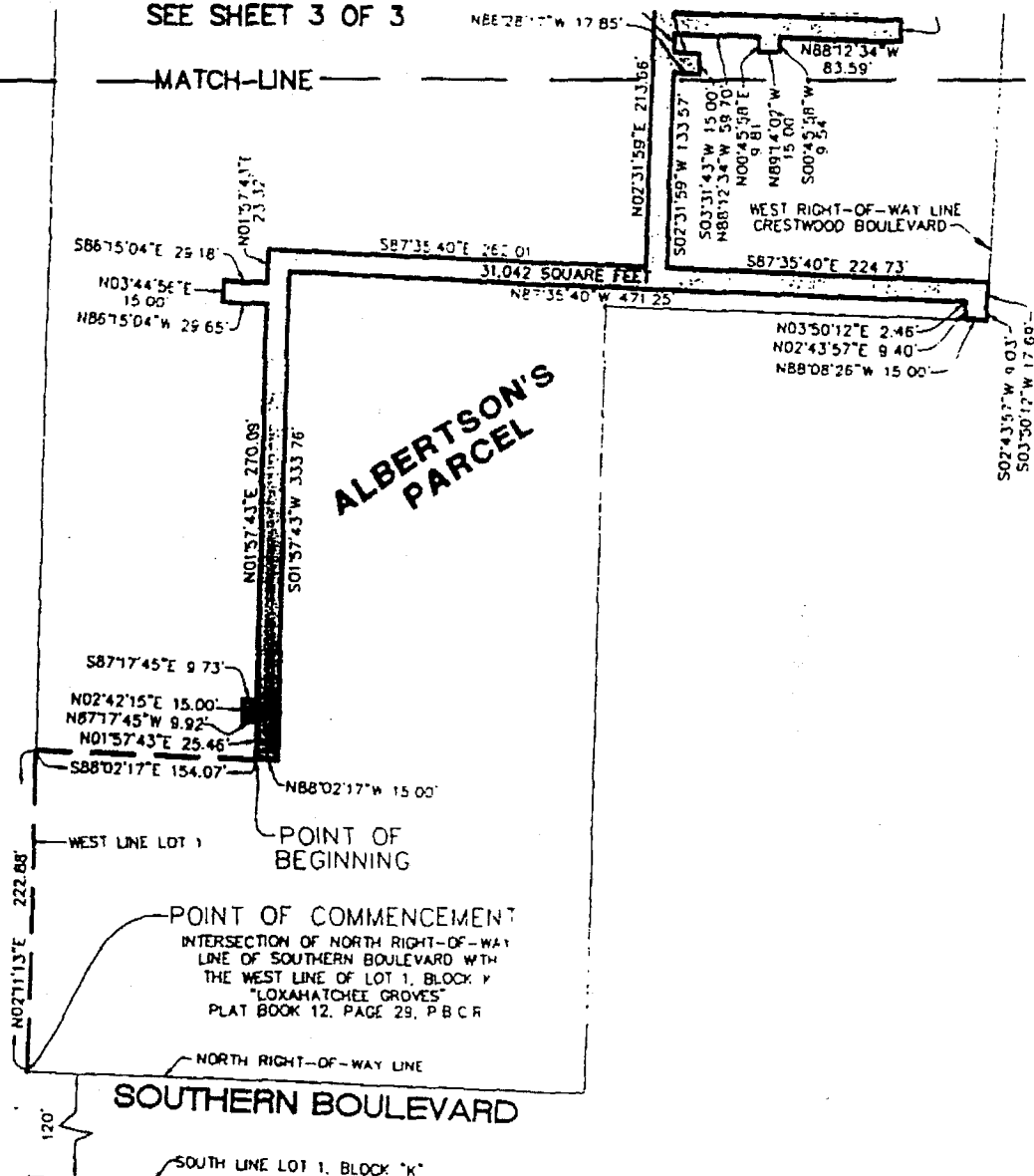
TELEPHONE (954) 572-1777 FAX: (954) 572-1778

CERTIFICATE OF AUTHORIZATION NO. LB3870

E-MAIL surveys@pulicelandsurveyors.com



SEE SHEET 3 OF 3



FILE: ALBERTSON'S, INC.

SCALE: 1" = 120'

ORDER NO.: 41025B

DATE: MARCH 1, 2001

WATER LINE

EASEMENT

FOR: ALBERTSON'S, INC.

SHEET 2 OF 3 SHEETS

John F. Pulice, Reg. Land Surveyor #2691, State of Florida
Beth Ann Shields, Reg. Land Surveyor #6136, State of Florida

PLS

SKETCH AND LEGAL DESCRIPTION PULICE LAND SURVEYORS, INC.

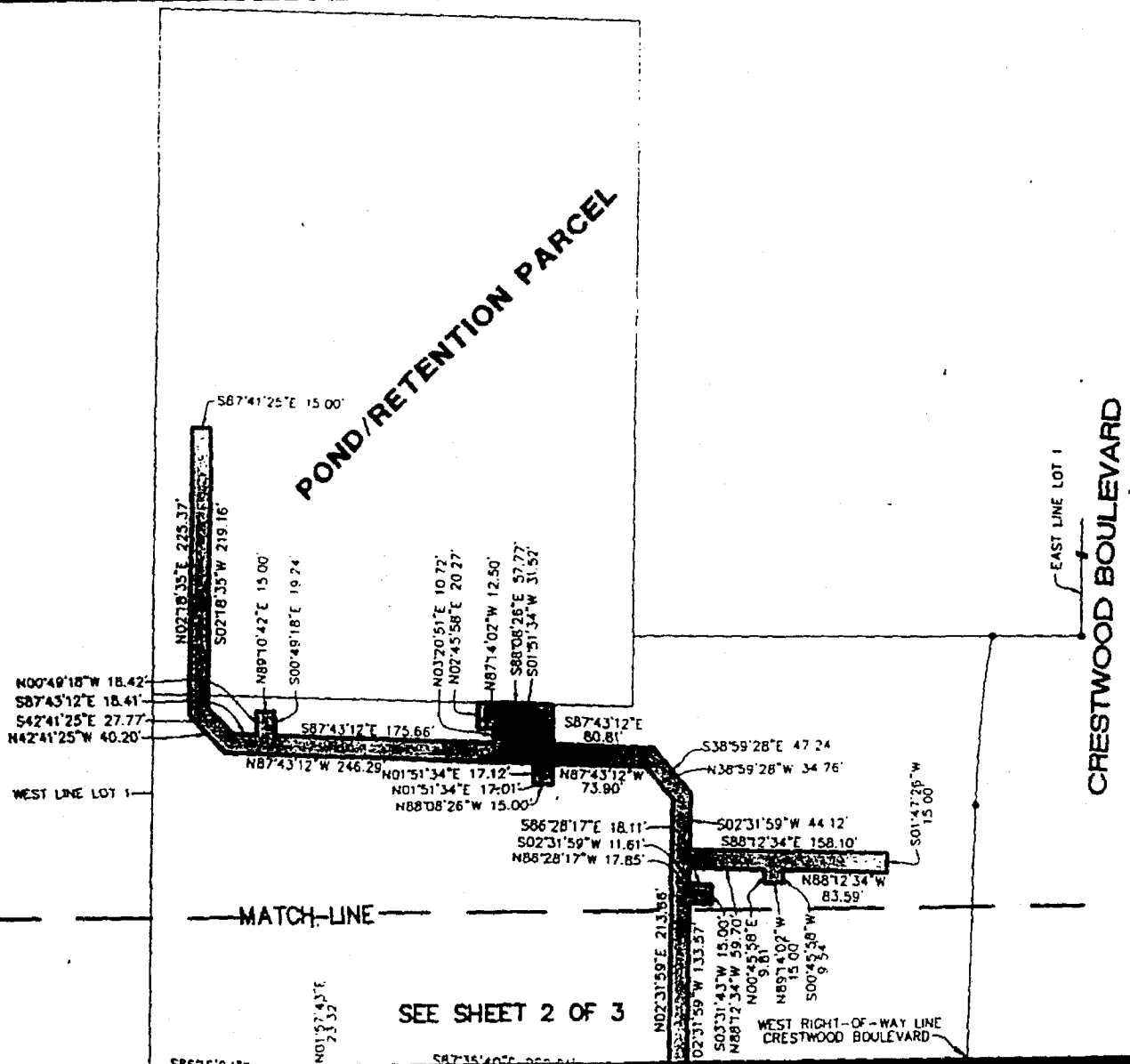
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE (954) 572-1777 FAX (954) 572-177E

CERTIFICATE OF AUTHORIZATION NO LB3870

E-MAIL surveys@pulicelandsurveyors.com

PLS



FILE: ALBERTSON'S, INC.

SCALE: 1" = 120'

ORDER NO: 410258

DATE: MARCH 1, 2001

WATER LINE

EASEMENT

FOR: ALBERTSON'S, INC.

SHEET 3 OF 3 SHEETS

John F. Pulice, Reg. Land Surveyor #2691, State of Florida
Beth Ann Shields, Reg. Land Surveyor #6136, State of Florida

PLS

SKETCH AND LEGAL DESCRIPTION
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351

TELEPHONE (954) 572-1777 FAX (954) 572-1778

CERTIFICATE OF AUTHORIZATION NO. LB3870

E-MAIL: surveys@pulice-landsurveyors.com

PLS

LEGAL DESCRIPTION: SANITARY SEWER EASEMENT

A PORTION OF LOT 1, BLOCK "K", PALM HATCHER GROVES,
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12
 AT PAGE 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,
 FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID LOT
 1, BLOCK "K" WITH THE NORTH RIGHT-OF-WAY LINE OF SOUTHERN
 BOULEVARD. SAID POINT BEING 12.00 FEET NORTH OF THE SOUTH
 LINE OF SAID LOT 1. THENCE NORTH 00°03'47" EAST ON SAID
 WEST LINE 332.92 FEET TO THE POINT OF BEGINNING. THENCE
 CONTINUE NORTH 02°11'13" EAST ON SAID WEST LINE 15.00
 FEET. THENCE SOUTH 87°56'26" EAST 12.87 FEET. THENCE
 NORTH 00°26'28" EAST 345.71 FEET. THENCE NORTH
 42°48'47" WEST 22.71 FEET TO THE INTERSECTION WITH SAID
 WEST LINE OF LOT 1, BLOCK "K". THENCE NORTH 02°11'13"
 EAST ON SAID WEST LINE 554.35 FEET. THENCE SOUTH
 88°08'26" EAST 15.00 FEET. THENCE SOUTH 02°11'13" WEST
 678.26 FEET. THENCE SOUTH 42°48'47" EAST 22.46 FEET.
 THENCE SOUTH 00°26'28" WEST 4.40 FEET. THENCE SOUTH
 88°57'00" EAST 6.87 FEET. THENCE SOUTH 01°03'00" WEST
 15.00 FEET. THENCE NORTH 88°57'00" WEST 6.71 FEET. THENCE
 SOUTH 00°26'28" WEST 332.66 FEET. THENCE SOUTH
 87°57'57" EAST 183.43 FEET. THENCE NORTH 38°05'28" EAST
 305.84 FEET. THENCE NORTH 02°03'34" EAST 138.83 FEET.
 THENCE SOUTH 87°56'26" EAST 15.00 FEET. THENCE SOUTH
 02°03'34" WEST 4.64 FEET. THENCE SOUTH 87°56'26" EAST
 68.33 FEET. THENCE SOUTH 02°11'13" WEST 15.00 FEET.
 THENCE NORTH 87°56'26" WEST 68.30 FEET. THENCE SOUTH
 02°03'34" WEST 124.05 FEET. THENCE SOUTH 38°05'28" WEST
 318.35 FEET. THENCE NORTH 87°57'57" WEST 104.57 FEET.
 THENCE SOUTH 02°02'03" WEST 102.53 FEET. THENCE NORTH
 88°08'26" WEST 15.00 FEET. THENCE NORTH 02°02'03" EAST
 102.57 FEET. THENCE NORTH 87°57'57" WEST 113.14 FEET TO
 THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE SECTION 33,
 TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY,
 FLORIDA AND CONTAINING 28,691 SQUARE FEET (0.6586 ACRES)
 MORE OR LESS

NOTES:

- 1) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY
- 2) BEARINGS ARE BASED ON THE WEST LINE OF LOT 1 BEING N02°11'13"E

FILE: ALBERTSON'S, INC.

SCALE: N/A

ORDER NO: 41025A

DATE: MARCH 1, 2001

SANITARY SEWER

EASEMENT

FOR: ALBERTSON'S, INC.

SHEET 1 OF 3 SHEETS

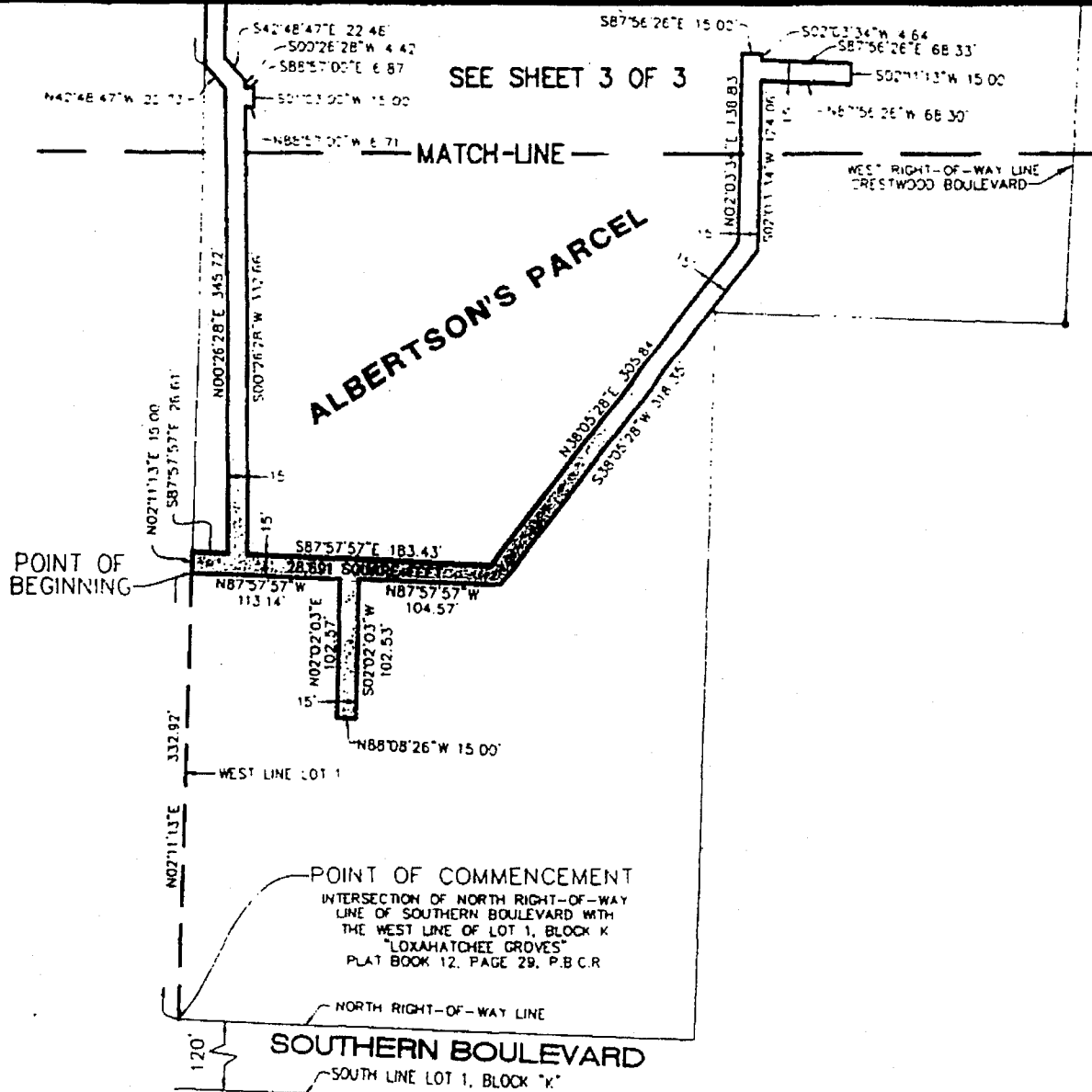


John F. Pulice, Reg. Land Surveyor #2691, State of Florida
 Beth Ann Shields, Reg. Land Surveyor #6136, State of Florida



SKETCH AND LEGAL DESCRIPTION PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE (954) 572-1777 FAX (954) 572-1778
CERTIFICATE OF AUTHORIZATION NO. LB3870
E-MAIL surveys@pulicelandsurveyors.com



FILE: ALBERTSON'S, INC.

SCALE: 1" = 120'

ORDER NO.: 41025A

DATE: MARCH 1, 2001

SANITARY SEWER

EASEMENT

FOR: ALBERTSON'S, INC.

SHEET 2 OF 3 SHEETS

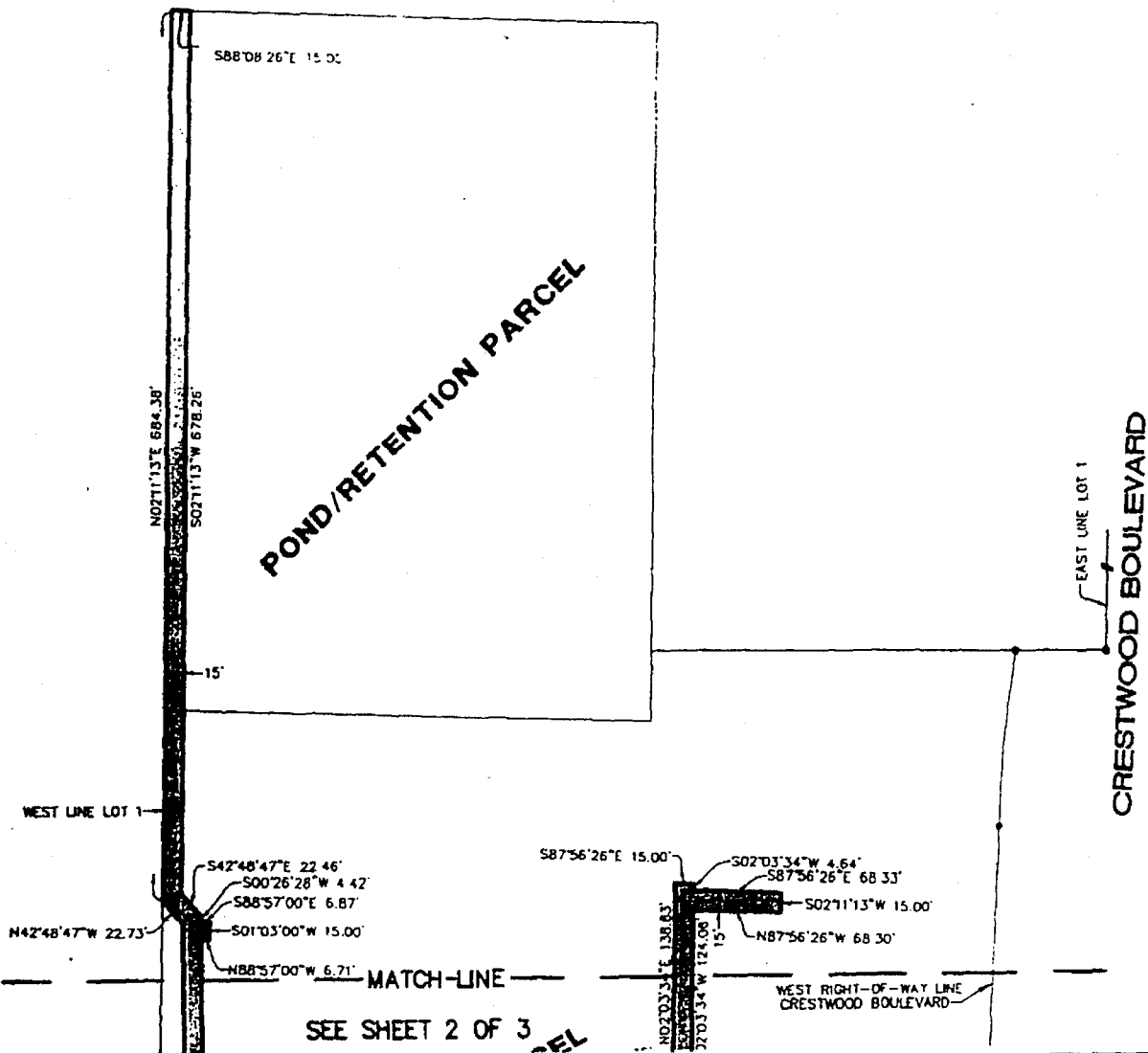
John F. Pulice, Reg. Land Surveyor #2691, State of Florida
Beth Ann Shields, Reg. Land Surveyor #6136, State of Florida

PLS

SKETCH AND LEGAL DESCRIPTION
PULICE LAND SURVEYORS, INC.

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TELEPHONE (954) 572-1777 FAX: (954) 572-1778
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PLS



FILE: ALBERTSON'S, INC.

SCALE: 1" = 120'

ORDER NO.: 41025A

DATE: MARCH 1, 2001

SANITARY SEWER

EASEMENT

FOR: ALBERTSON'S, INC.

SHEET 3 OF 3 SHEETS

John F. Pulice, Reg. Land Surveyor #2691, State of Florida
Beth Ann Shields, Reg. Land Surveyor #5136, State of Florida



I hereby certify that the foregoing is a true copy
of the record in my office this day, Mar 21, 2012.

Sharon R. Bock, Clerk Circuit Court, Palm Beach County, Florida

BY

Deputy Clerk