

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2013	2014	2015	2016	2017
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>0</u>	_____	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

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:

No fiscal impact.

C. Departmental Fiscal Review: _____ *11-6-12*

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

OFMB *11/18/12* *11/19/12*

 Contract Development and Control *11/20/12* *11-20-12 B Whelan*

B. Legal Sufficiency:

Assistant County Attorney *11/21/12*

C. Other Department Review:

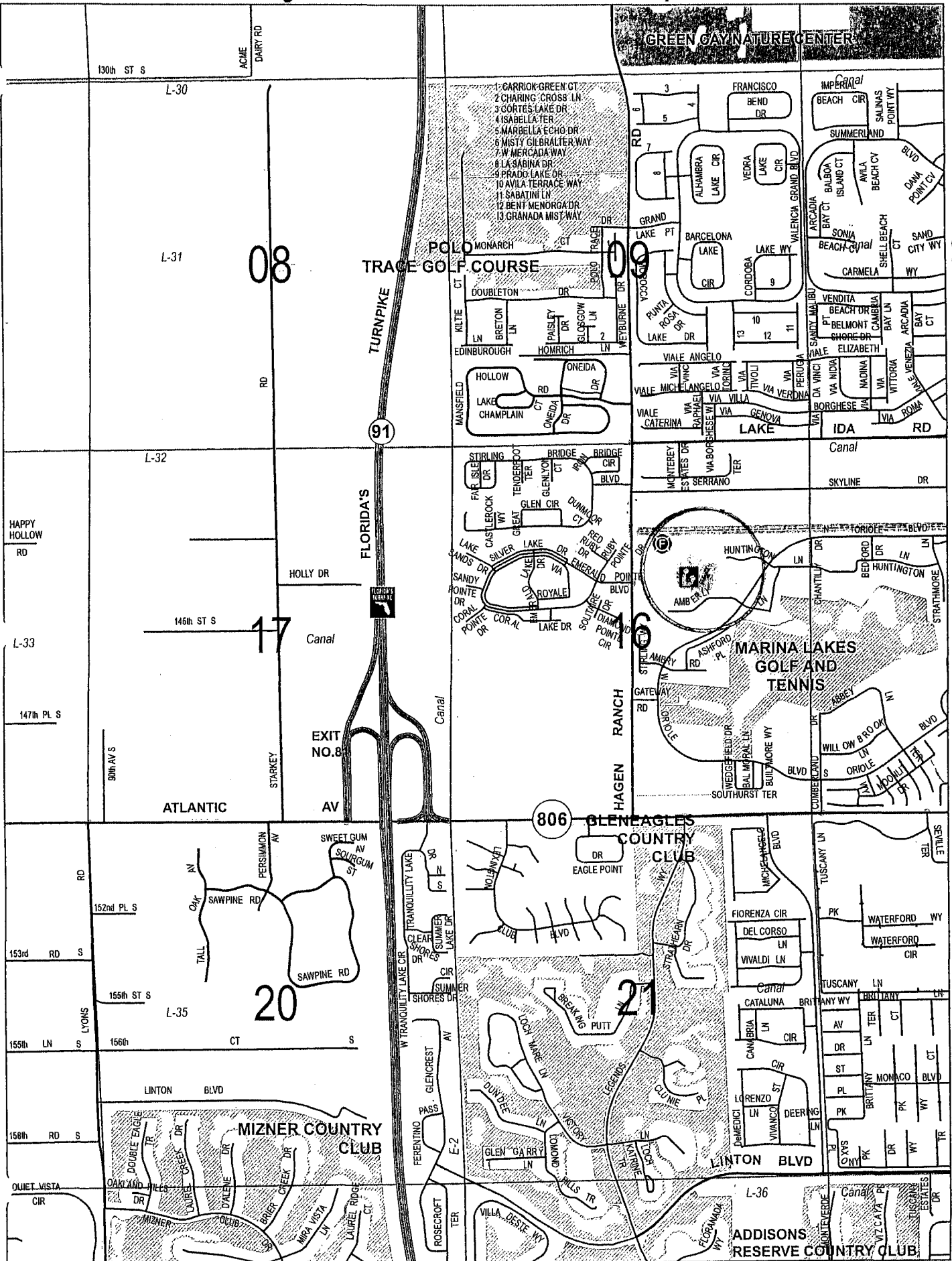
 Department Director

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

T 46

T 46

T 46



LOCATION MAP



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

PCN: 00-42-46-16-00-000-1030

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") over and across the following described two parcels of real property situate, lying and being in the County of Palm Beach, State of Florida to wit:

Parcel 1: See legal description/site sketch marked Exhibit "A" attached hereto and made a part hereof and

Parcel 2: See legal description/site sketch marked Exhibit "B" attached hereto and made a part hereof.

Parcel 1 and Parcel 2 shall individually and collectively be referred to as the "Easement Premises". The Easement shall be for the construction, operation and

maintenance of overhead electric utility facilities, wires, cables, and appurtenant equipment (the "Facilities") in the Easement Premises, 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 the Easement Premises. The Easement over Parcel 2 shall also be for the construction, operation, and maintenance of poles and guy wires in Parcel 2, which poles and guy wires shall be included in the Facilities and shall be included in all rights and responsibilities granted herein in association with any Facilities.

Together with the right to permit any other person, firm or corporation to attach wires to any Facilities hereunder 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.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

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: _____
, 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

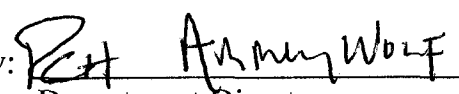
By: 
Department Director

EXHIBIT "A"
 PARCEL 1
 Page 1 of 3
 SKETCH & DESCRIPTION
 FOR: FLORIDA POWER & LIGHT CO.

DESCRIPTION:

A 10 FOOT WIDE STRIP OF LAND LYING WITHIN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°14'48" WEST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 2064.03 FEET; THENCE SOUTH 89°45'12" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AND ALSO BEING THE NORTHWEST CORNER OF HUNTINGTON LAKES, SECTION FOUR, AS RECORDED IN PLAT BOOK 53, PAGE 162 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°14'48" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 150.01 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED LANDS, SAID POINT OF BEGINNING ALSO BEING ON THE NORTH LINE OF A 10 FOOT EASEMENT RECORDED IN OFFICAL RECORD BOOK 22191, PAGE 1374 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE NORTH 00°14'48" EAST ALONG SAID EAST RIGHT-OF-WAY OF HAGEN RANCH ROAD, A DISTANCE OF 258.96 FEET TO A POINT ON THE SOUTH LINE OF AN EXISTING FLORIDA POER & LIGHT, CO. EASEMENT RECORDED IN OFFICAL RECORDS BOOK 6739, PAGE 993 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°14'37" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°14'48" WEST, A DISTANCE OF 259.13 FEET TO A POINT ON THE NORTH LINE OF THE AFORMENTIONED 10 FOOT EASEMENT RECORDED IN OFFICAL RECORDS BOOK 22191, PAGE 1374 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°45'12" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

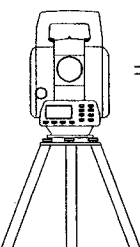
SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA. CONTAINING 2,590 SQUARE FEET MORE OR LESS.

NOTES:

1. THIS IS NOT A MAP OF BOUNDARY SURVEY, BUT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
2. NO MONUMENTATION WAS SET DURING THE PREPARATION OF THIS INSTRUMENT.
3. THE UNDERSIGNED & DJS SURVEYORS, INC., MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS RECORD.
4. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST, HAVING A (GRID) BEARING OF S00°14'48"W.
5. ALL DISTANCES HEREON ARE GROUND DISTANCE, COORDINATES SHOWN HEREON ARE GRID COORDINATES, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION, GEODETIC CONTROL AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION.
6. LINEAR UNIT: US FEET.
7. SCALE FACTOR: 1.002706966.

REVISIONS

DATE BY CHKD F.B./PG.



**DJS SURVEYORS,
 INCORPORATED**
SURVEYORS & MAPPERS
 8461 LAKE WORTH ROAD, #403
 LAKE WORTH, FL 33467
 PH (561) 847-2866 FAX (561) 734-4910
 www.djssurveyors.com
 CERTIFICATE OF AUTHORIZATION NO. LB 7870

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

DONALD J. SULLIVAN
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 6422
 DATED: 7/5/12

JOB No: 12-019-2 S&D

SHEET No:

FB/PG: FILE

DRAWN BY: DS

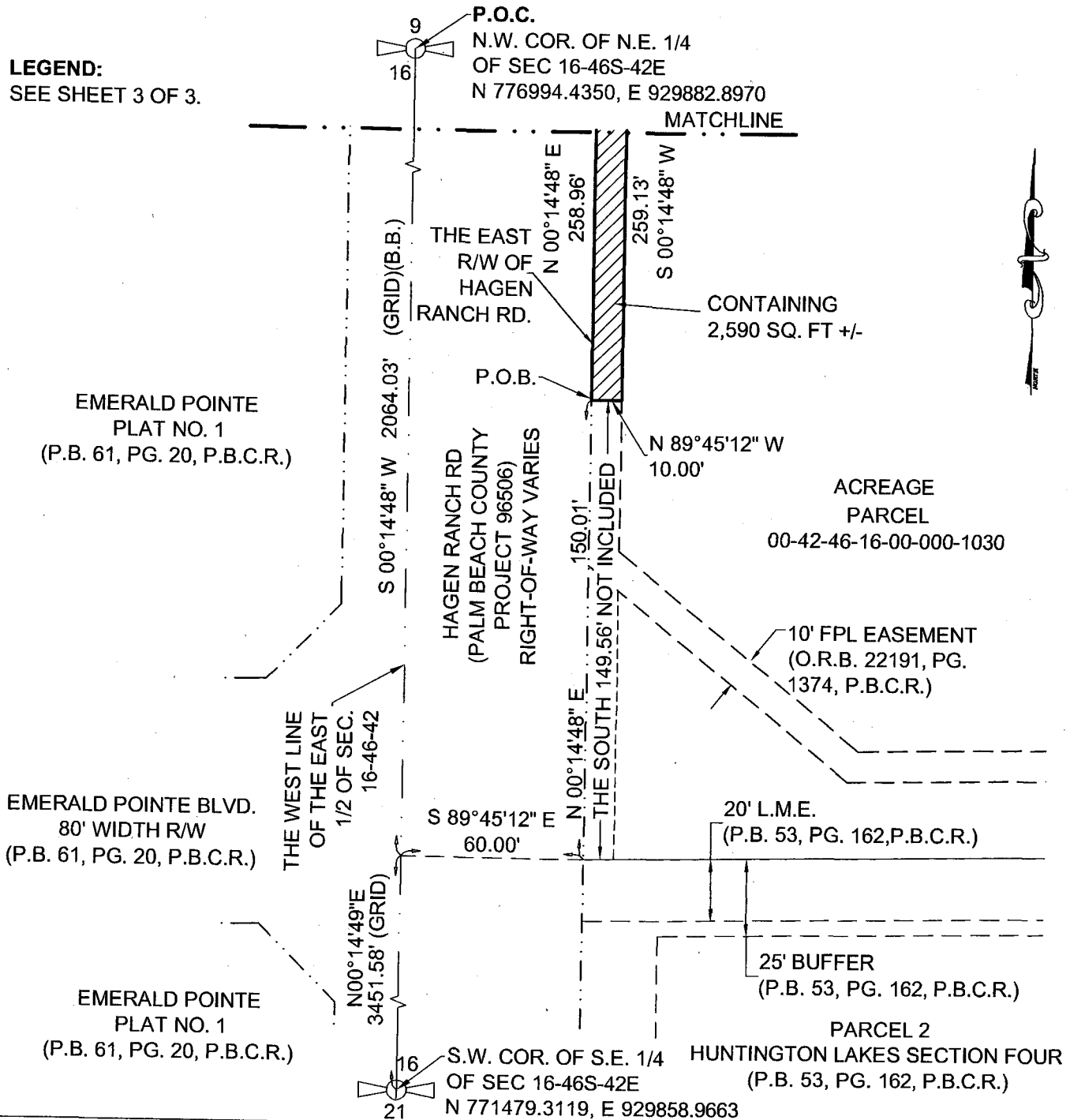
CKD. BY: D.J.S.

SCALE: N/A

1 / 3

EXHIBIT "A"
PARCEL 1
 Page 2 of 3
SKETCH & DESCRIPTION
FOR: FLORIDA POWER & LIGHT CO.

LEGEND:
 SEE SHEET 3 OF 3.



COUNTY COMMENTS ADDRESSED:	9/24/12	L.T.	D.S.	FILE
REVISIONS	DATE	BY	CHKD	F.B./PG.

DJS SURVEYORS, INCORPORATED
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JOB No:	12-019-2 SD
FB/PG:	FILE
DRAWN BY:	DS
CKD. BY:	D.J.S.
SCALE:	1"=50'

SHEET No:
2/3

EXHIBIT "A"

PARCEL 1

Page 3 of 3

SKETCH & DESCRIPTION
FOR: FLORIDA POWER & LIGHT CO.

HAGEN RANCH
HEIGHTS PLAT
(P.B. 63, PG. 71,
P.B.C.R.)

ACREAGE
"ANTIQUERS AERODROME"
(O.R.B. 1657, PG. 895, P.B.C.R.)

PARCEL
00-42-46-16-00-000-1090
(O.R.B. 3766, PG. 1378, P.B.C.R.)

EMERALD POINTE
PLAT NO. 1
(P.B. 61, PG. 20,
P.B.C.R.)

THE WEST LINE OF
THE EAST 1/2 OF
SEC. 16-46-42

10' FPL ESMT.
(O.R.B. 6739,
PG. 933, P.B.C.R.)

THE NORTH 280.00'
NOT INCLUDED

N 89°14'37" E
10.00'

CONTAINING
2,590 SQ. FT +/-

HAGEN RANCH RD
(PALM BEACH COUNTY
PROJECT 96506)
RIGHT-OF-WAY VARIES

N 00°14'48" E 258.96'

S 00°14'48" W 259.13'

ACREAGE
PARCEL
00-42-46-16-00-000-1030

THE EAST
R/W OF
HAGEN
RANCH RD.

LEGEND:

- B.B. BASIS OF BEARING
- L.M.E. LAKE MAINTENANCE EASEMENT
- P.B.C.R. PALM BEACH COUNTY RECORDS
- STA STATION
- P.B. PLAT BOOK
- PG. PAGE
- SQ.FT. SQUARE FEET

MATCHLINE

COUNTY COMMENTS ADDRESSED.

9/24/12

L.T.

D.S.

FILE

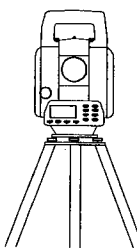
REVISIONS

DATE

BY

CHKD

F.B./PG.



**DJS SURVEYORS,
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CERTIFICATE OF AUTHORIZATION NO. LB 7870

JOB No: 12-019-2 SD

FB/PG: FILE

DRAWN BY: DS

CKD. BY: D.J.S.

SCALE: 1"=50'

SHEET No:

3/3

EXHIBIT "B"

PARCEL 2

Page 1 of 2

SKETCH & DESCRIPTION
FOR: FLORIDA POWER & LIGHT CO.

DESCRIPTION:

A 10 FOOT WIDE STRIP OF LAND LYING WITHIN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 42 EAST OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4, SOUTH 00°14'48" WEST, A DISTANCE OF 2064.03 FEET; THENCE SOUTH 89°45'12" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED LANDS, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AND BEING THE NORTHWEST CORNER OF HUNTINGTON LAKES, SECTION FOUR, AS RECORDED IN PLAT BOOK 53, PAGE 162 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°14'48" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD, A DISTANCE OF 150.01 FEET TO A POINT ON THE NORTH LINE OF A 10 FOOT EASEMENT RECORDED IN OFFICAL RECORDS BOOK 22191, PAGE 1374 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 51°02'51" EAST, ALONG THE SOUTH LINE OF SAID EASEMENT LINE, A DISTANCE OF 12.81 FEET; THENCE SOUTH 00°14'48" WEST ALONG A LINE 10 FEET EAST OF AND PARALLEL WITH THE EAST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD, A DISTANCE OF 87.79 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE AFOREMENTIONED HUNTION LAKES SECTION FOUR; THENCE SOUTH 89°11'57" WEST ALONG SAID NORTH LINE A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA. CONTAINING 919 SQUARE FEET MORE OR LESS.

NOTES:

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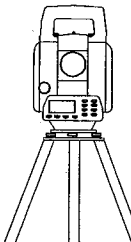

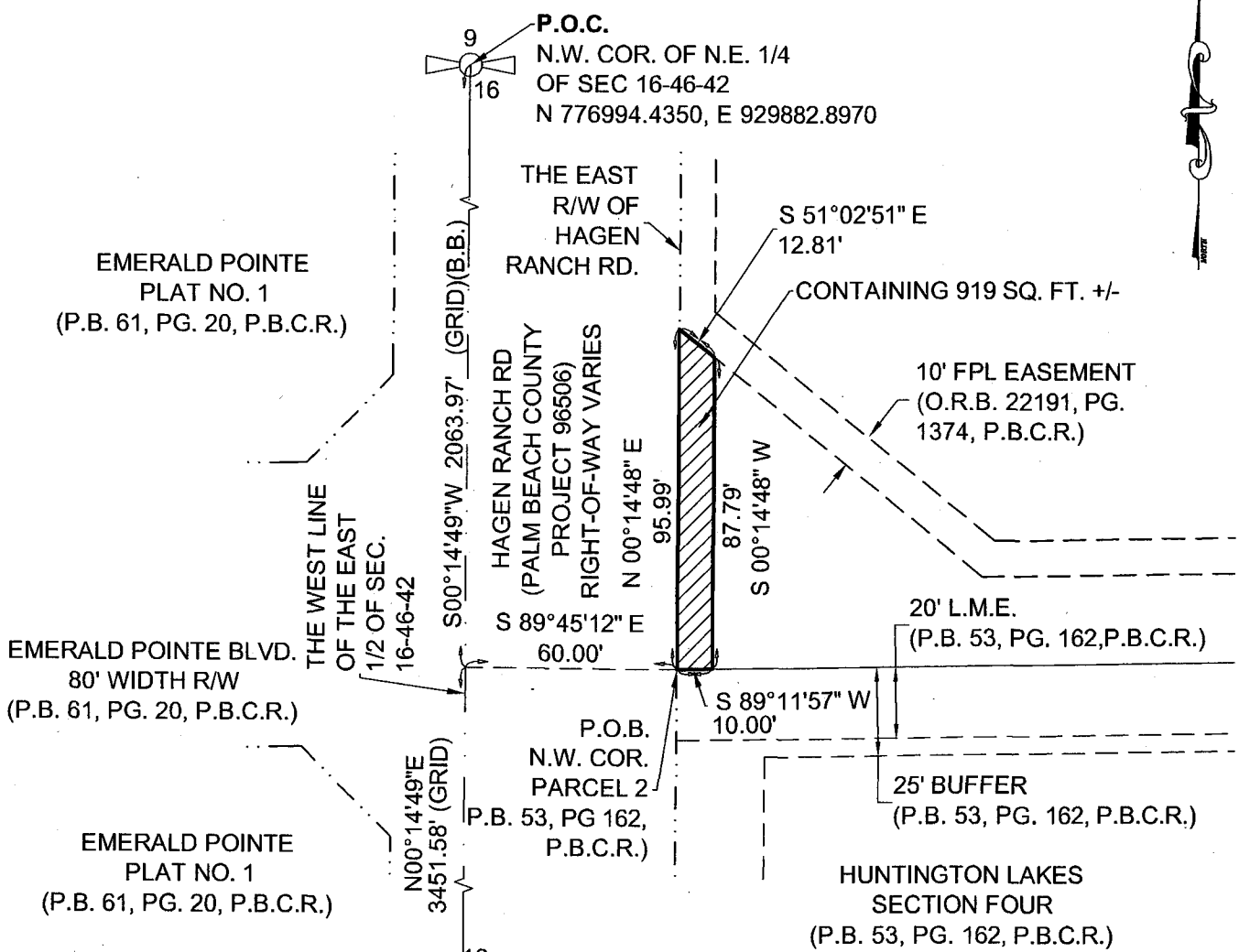
REVISE PER COUNTY COMMENTS	7/5/12	D.S.	DJS	N/A
REVISIONS	DATE	BY	CHKD	F.B./PG.
 <p>DJS SURVEYORS, INCORPORATED SURVEYORS & MAPPERS</p> <p>8461 LAKE WORTH ROAD, #403 LAKE WORTH, FL 33467 PH (561) 847-2866 FAX (561) 734-4910 www.djssurveyors.com CERTIFICATE OF AUTHORIZATION NO. LB 7870</p>	<p style="font-size: small;">NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER</p>  <p style="font-size: x-small;">DONALD J. SULLIVAN PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 6422 DATED: 4/4/12</p>	<p style="font-size: x-small;">JOB No: 12-019-1 S&D</p> <p style="font-size: x-small;">FB/PG: FILE</p> <p style="font-size: x-small;">DRAWN BY: DS</p> <p style="font-size: x-small;">CKD. BY: D.J.S.</p> <p style="font-size: x-small;">SCALE: N/A</p>	<p style="font-size: small;">SHEET No:</p> <p style="font-size: large; font-weight: bold;">1 / 2</p>	

EXHIBIT "A"

PARCEL 2

Page 2 of 2

SKETCH & DESCRIPTION
FOR: FLORIDA POWER & LIGHT CO.



LEGEND:

- B.B. BASIS OF BEARING
- L.M.E. LAKE MAINTENANCE EASEMENT
- P.B.C.R. PALM BEACH COUNTY RECORDS
- STA STATION
- P.B. PLAT BOOK
- PG. PAGE
- SQ.FT. SQUARE FEET

REVISE PER COUNTY COMMENTS

7/5/12

D.S.

DJS

N/A

REVISIONS

DATE

BY

CHKD

F.B./PG.

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CKD. BY: D.J.S.

SCALE: 1"=50'

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2/2