

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2014	2015	2016	2017	2018
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	<u>0</u>	_____	_____	_____	_____

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: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

M. Gray 9/27/2013
 OFMB *KN* *9/26* *9/26/13*

Don J. Jacobson 9/27/13
 Contract Development and Control
 9-27-13 *Edith*

B. Legal Sufficiency:

[Signature] 9/30/13
 Assistant County Attorney

C. Other Department Review:

 Department Director

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

TWP 43

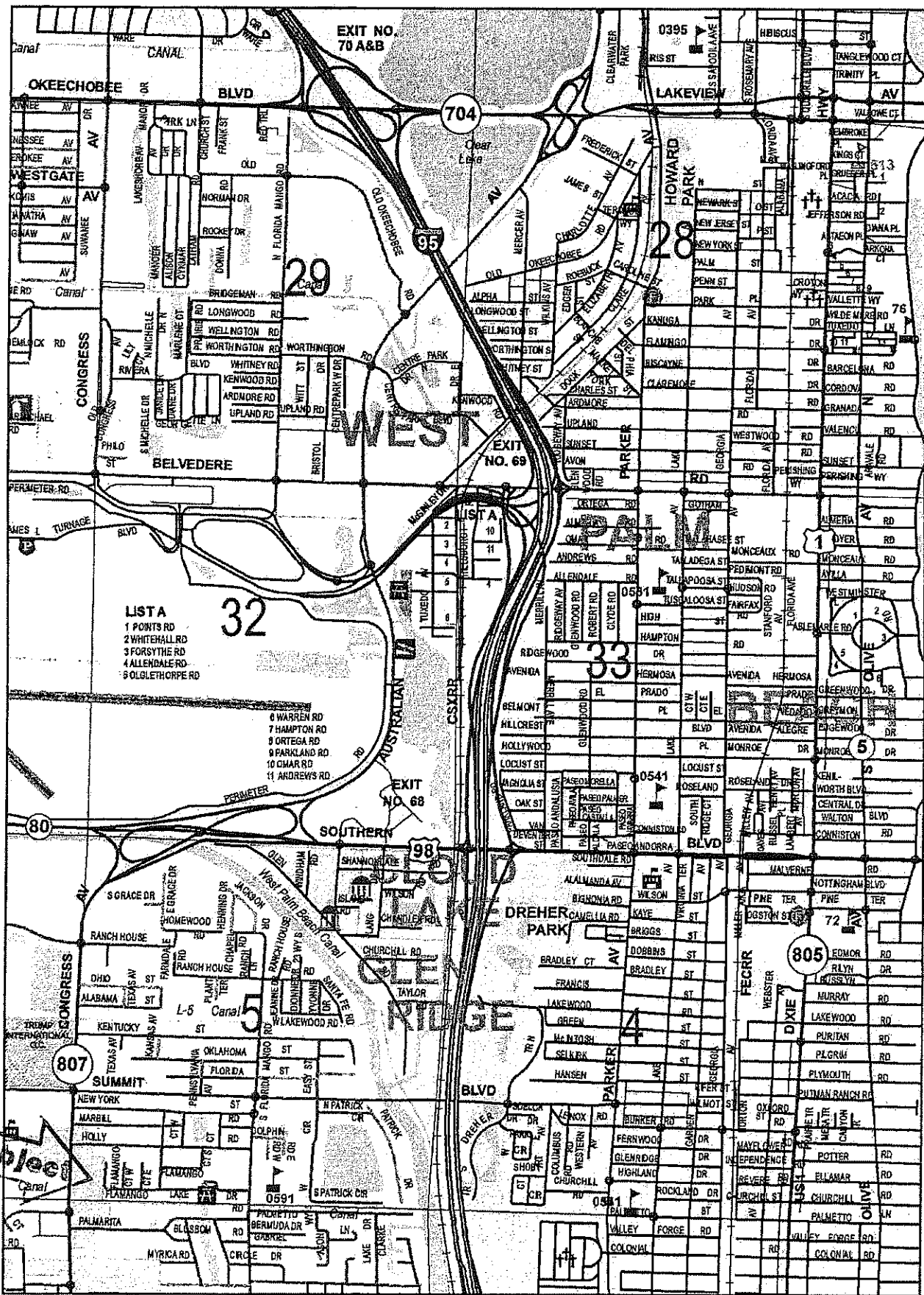
TWP 43

TWP 44

19

20

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RNG 43

See pg 81

RNG 43

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LOCATION MAP



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

PCN: 00-43-44-05-20-001-0000

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 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") for the construction, operation and maintenance of underground electric utility facilities, including wires, cables, conduits, and appurtenant equipment, and an above-ground pad-mounted transformer (the "Facilities") 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 an easement upon, under and across the following described real property (the "Easement Premises") situate, lying and being in the County of Palm Beach, State of Florida to wit:

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

Together with the right to permit any other person, firm or corporation to lay cable and conduit within the Easement Premises and to operate the same for communications purposes; 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: _____
Steven L. Abrams, Mayor

Signed and delivered
in the presence of:

Witness Signature

Print Witness Name

Witness Signature

Print Witness Name

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: 
Assistant County Attorney

APPROVED AS TO TERMS AND
CONDITIONS

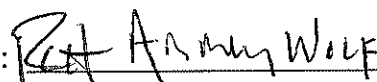
By: 
Department Director

Exhibit "A"

Legal Description/Site Sketch

EXHIBIT "A"

10' WIDE UTILITY EASEMENT

BEING A STRIP OF LAND 10 FEET IN WIDTH FOR UTILITY EASEMENT PURPOSES, SAID STRIP BEING LOCATED IN TRACT "A" OF THE PLAT OF FLAMANGO LAKE WEST AS RECORDED IN PLAT BOOK 32, PAGE 61 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SAID PARCEL ALSO LYING IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE NORTH 02°31'05" EAST, ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 40.00 FEET; THENCE SOUTH 88°38'06" EAST, ALONG A LINE 40.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5, A DISTANCE OF 53.28 FEET TO A POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-6 CANAL WITH THE EAST LINE OF THE PARCEL ACQUIRED BY PALM BEACH COUNTY BY WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 22288, PAGE 990 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°38'06" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID PARALLEL LINE, A DISTANCE OF 434.53 FEET TO A POINT ON THE EAST LINE OF THE PARCEL DESCRIBED IN A TRUSTEE'S DEED RECORDED IN OFFICIAL RECORD BOOK 17919, PAGE 722, SAID LINE ALSO BEING THE WEST LINE OF SAID TRACT "A"; THENCE NORTH 02°53'27" EAST, ALONG SAID EAST LINE AND SAID WEST LINE OF TRACT "A", A DISTANCE OF 114.28 FEET; THENCE NORTH 72°56'05" EAST, DEPARTING SAID EAST AND WEST LINES, A DISTANCE OF 12.77 FEET TO A POINT ON THE EASTERLY LINE OF THE PLATTED 12 FOOT WIDE DRAINAGE AND UTILITY EASEMENT AS SHOWN ON SAID PLAT OF FLAMANGO LAKE WEST AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 72°56'05" EAST A DISTANCE OF 25.77 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FLAMANGO LAKE DRIVE AS SHOWN ON SAID PLAT OF FLAMANGO LAKE WEST; THENCE SOUTH 17°03'55" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 72°56'05" WEST, A DISTANCE OF 29.40 FEET TO A POINT ON EAST LINE OF SAID UTILITY EASEMENT; THENCE NORTH 02°53'27" EAST ALONG SAID EAST LINE, A DISTANCE OF 10.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 276 SQUARE FEET OR 0.006 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

- 1) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.
- 2) COORDINATES SHOWN ARE GRID
 DATUM = NAD 83, 1990 ADJUSTMENT (AS READJUSTED BY PALM BEACH COUNTY IN 1998)
 ZONE = FLORIDA EAST
 LINEAR UNITS = US SURVEY FOOT
 COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND.
 PROJECT SCALE FACTOR = 1.0000428
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

PROJECT NO. 2013008-11	SHEET 1 OF 3	TRACT "A", PLAT OF FLAMANGO LAKE WEST 10' UTILITY EASEMENT	NO. 1 REVISION REVISED CASE IS CHANGED SITE EASE.	DT DATE W BY DT BY	PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ROADWAY PRODUCTION 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411
DESIGN FILE NAME = S-1-13-3363.DGN DRAWING NO. S-1-13-3363		SURVEYOR W. L. L. W. L. W. L. 01/04/2013 1234Y			

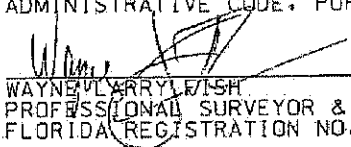
LEGEND

SEC 5/44/43 = SECTION 5, TOWNSHIP 44
SOUTH, RANGE 43 EAST
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
ORB = OFFICIAL RECORD BOOK
RPB = ROAD PLAT BOOK
PB = PLAT BOOK
R/W = RIGHT-OF-WAY
PG = PAGE
LWDD = LAKE WORTH DRAINAGE DISTRICT
PBCO = PALM BEACH COUNTY
CL = CENTERLINE

- 3) ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) BEARINGS SHOWN AND DESCRIBED HEREON ARE BASED ON A GRID BEARING (NAD 83/90) OF NORTH 02°31'05" EAST (PALM BEACH COUNTY VALUE) ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 44 SOUTH, RANGE 43 EAST.
- 6) 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.
- 7) THIS INSTRUMENT WAS PREPARED BY WAYNE LARRY FISH, 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 ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


WAYNE LARRY FISH
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 3238

8/13/13
DATE

