



**II. FISCAL IMPACT ANALYSIS**

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

Fiscal Years	2015	2016	2017	2018	2019
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	* <u>0</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:**

\* No Fiscal Impact.

Fixed Asset Number M07288

3915

**C. Departmental Fiscal Review:** \_\_\_\_\_ *[Signature]*

**III. REVIEW COMMENTS**

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

*[Signature]*  
 OFMB *[Handwritten notes: 3/10, 3/10, 3/10]*

*[Signature]*  
 Contract Development and Control *[Handwritten: 311115]*  
 3-11-15 *[Handwritten: Bickel]*

**B. Legal Sufficiency:**

*[Signature]* 3/12/15  
 Assistant County Attorney

**C. Other Department Review:**

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

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

F

E

TWP 43

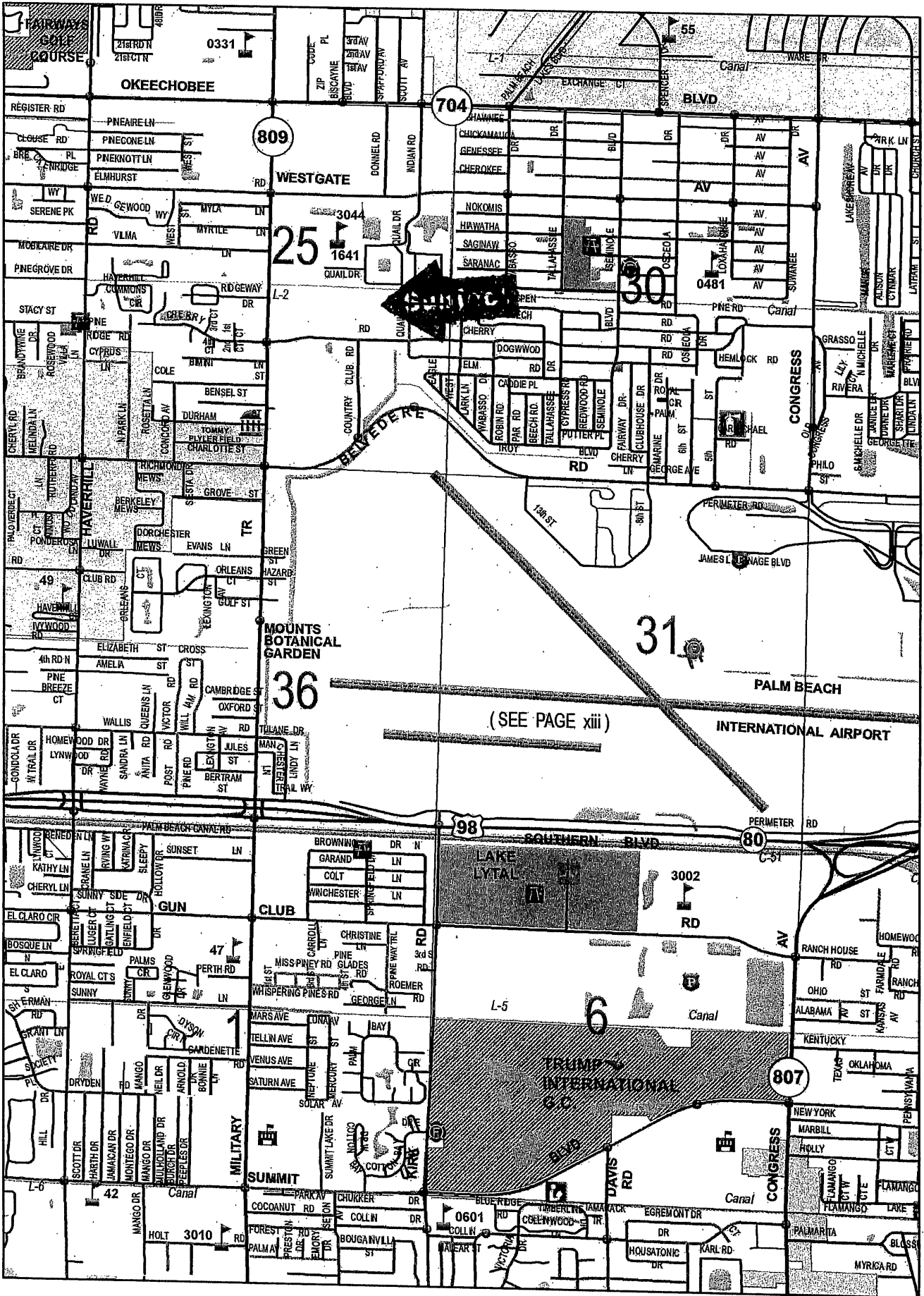
TWP 43

TWP 44

19

20

21



RNG 42

RNG 43

# LOCATION MAP

## Attachment #1



**Attachment #2**

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

PCN: 00-42-43-25-33-001-0000

## 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 in gross utility easement for the benefit of County upon the real property legally described in **Exhibit “B”**, attached hereto (the “Easement Premises”). This easement shall be for the purpose of water and sewer utilities and shall include the right at any time to install, operate, maintain, service, construct, reconstruct, remove, relocate, repair, replace, improve, expand, tie into, and inspect potable water, reclaimed water and/or wastewater lines and appurtenant facilities and equipment in, on, over, under and across the Easement Premises. This easement or portion thereof can be utilized for a wastewater pump station and said pump station may be fenced in for access control purposes.

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, Mayor

Signed and delivered  
in the presence of:

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

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

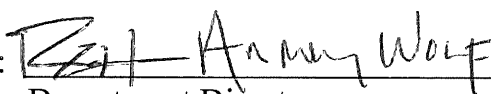
\_\_\_\_\_  
Witness Signature

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

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

**APPROVED AS TO TERMS AND  
CONDITIONS**

By:   
Assistant County Attorney

By:   
Department Director

**EXHIBIT "A"**

**THE PROPERTY**

**TRACT A, CHERRY ROAD COMPLEX PLAT, RECORDED IN PLAT BOOK  
114, PAGE 114 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY,  
FLORIDA.**

## EXHIBIT "B"

A PALM BEACH COUNTY UTILITIES EASEMENT IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING IN TRACT A OF THE CHERRY ROAD COMPLEX PLAT, RECORDED IN PLAT BOOK 114, PAGES 114-115, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT A;  
 THENCE ALONG THE NORTH LINE OF SAID TRACT A, S88°50'51"E FOR 647.60 FEET;  
 THENCE S00°00'00"E FOR 209.40 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUE S00°00'00"E FOR 108.00 FEET TO A UTILITY EASEMENT RECORDED IN OFFICIAL RECORD BOOK 23952, PAGE 1338, OF SAID PUBLIC RECORDS;  
 THENCE N90°00'00"W FOR 20.00 FEET;  
 THENCE N00°00'00"E FOR 68.50 FEET;  
 THENCE N90°00'00"W FOR 26.00 FEET;  
 THENCE N00°00'00"E FOR 20.00 FEET;  
 THENCE N90°00'00"E FOR 8.00 FEET;  
 THENCE N00°00'00"E FOR 19.50 FEET;  
 THENCE N90°00'00"E FOR 38.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,031 SQUARE FEET (0.0696 ACRES), MORE OR LESS.

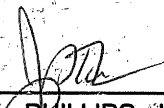
NOTES:


- 1) STATE PLANE COORDINATES:
 

A. COORDINATES SHOWN ARE GRID	F. TRANSVERSE MERCATOR PROJECTION
B. DATUM - NAD 83, 1990 ADJUSTMENT	G. ALL DISTANCES ARE GROUND
C. ZONE - FLORIDA EAST	H. SCALE FACTOR - 1.0000384
D. LINEAR UNIT - US SURVEY FOOT	I. GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE
E. COORDINATE SYSTEM 1983/1990 STATE PLANE	J. ROTATION EQUATION: NONE
  
- 2) THIS DESCRIPTION IS BASED ON A RECORD DRAWING PREPARED BY VELCON GROUP, INC. FOR THE LIBRARY ANNEX; PBC PROJECT NUMBER 13201; PBCWUD NO.14-501; SHEET C1.03; DATED 12/05/14; AND ON THE CHERRY ROAD COMPLEX PLAT, PLAT BOOK 114, PAGES 114-115.
  
- 3) ABBREVIATIONS:
 

P.O.C.- POINT OF COMMENCEMENT	P.B. - PLAT BOOK
P.O.B. - POINT OF BEGINNING	ORB - OFFICIAL RECORD
R/W - RIGHT-OF-WAY	D.B. - DEED BOOK
PBCOWUD - PALM BEACH COUNTY WATER UTILITIES	LWDD- LAKE WORTH DRAINAGE DISTRICT
	NAD - NORTH AMERICAN DATUM
	PBC - PALM BEACH COUNTY
  
- 4) BEARING BASIS: S88°50'51"E (PLAT) ALONG THE NORTH LINE OF TRACT A; P.B.114 PG.114.

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER NOTED HEREON.

  
 \_\_\_\_\_  
 JOHN E. PHILLIPS, III  
 PROFESSIONAL LAND SURVEYOR  
 STATE OF FLORIDA NO. 4826  
 DATE: 1/6/15

 <p style="text-align: center;">E-Mail: info@brown-phillips.com</p> <p><b>BROWN &amp; PHILLIPS, INC.</b>          PROFESSIONAL SURVEYING SERVICES          CERTIFICATE OF AUTHORIZATION # LB 6473          1860 OLD OKEECHOBEE ROAD., SUITE 509,          WEST PALM BEACH, FLORIDA 33409          TELEPHONE (561)-615-3988, 615-3991 FAX</p>	<p style="text-align: center;"><b>PALM BEACH COUNTY              LIBRARY ANNEX              CHERRY ROAD</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">PROJ. No. 14-102</td> <td style="width: 50%;">DRAWN: MB</td> </tr> <tr> <td style="text-align: center;">LEGAL DESCRIPTION WATERLINE EASEMENT</td> <td>SCALE: 1"=20'</td> </tr> <tr> <td></td> <td>DATE: 12/31/14</td> </tr> <tr> <td></td> <td>SHEET 1 OF 2</td> </tr> </table>	PROJ. No. 14-102	DRAWN: MB	LEGAL DESCRIPTION WATERLINE EASEMENT	SCALE: 1"=20'		DATE: 12/31/14		SHEET 1 OF 2
PROJ. No. 14-102	DRAWN: MB								
LEGAL DESCRIPTION WATERLINE EASEMENT	SCALE: 1"=20'								
	DATE: 12/31/14								
	SHEET 1 OF 2								



SOUTH LINE OF LWDD CANAL L-2

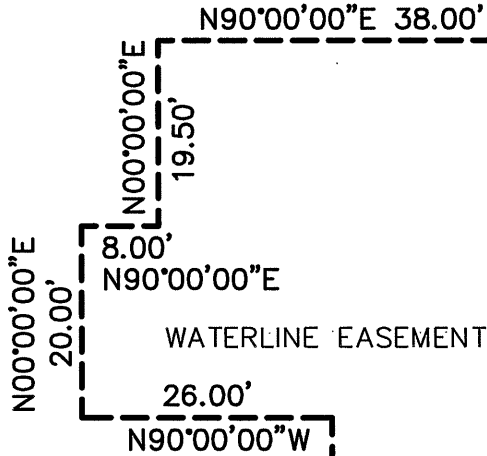
P.O.C.  
N.W. CORNER  
OF TRACT A  
N860856.398  
E946975.062

S88°50'51"E 647.60'  
6'x 284.44' BELL SOUTH  
EASEMENT (ORB 9479 PG.751)

NORTH LINE OF TRACT A

WEST LINE OF TRACT A N01°27'34"E

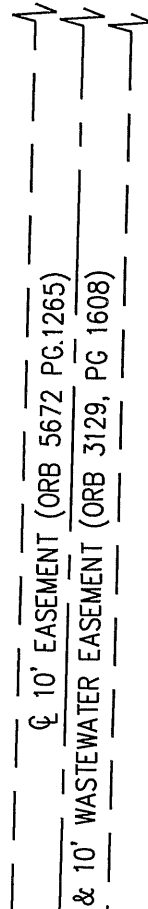
209.40'  
S00°00'00"E



P.O.B.  
N860633.97  
E947622.61

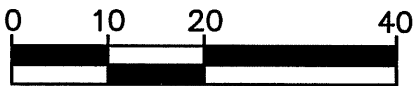
WATERLINE EASEMENT

TRACT A  
CHERRY ROAD COMPLEX PLAT  
PLAT BOOK 114, PAGES 114-115



S00°00'00"E 108.00'

N00°00'00"E 68.50'



SCALE: 1" = 20'

EXHIBIT "B"

20.00' N860525.97  
E947622.61  
N90°00'00"W  
20.00' 20' UTILITY EASEMENT  
(ORB 23952 PG.1338)



**BROWN & PHILLIPS, INC.**  
PROFESSIONAL SURVEYING SERVICES  
CERTIFICATE OF AUTHORIZATION # LB 6473  
1860 OLD OKEECHOBEE ROAD., SUITE 509,  
WEST PALM BEACH, FLORIDA 33409  
TELEPHONE (561)-615-3988, 615-3991 FAX

E-Mail: info@brown-phillips.com

**PALM BEACH COUNTY**  
**LIBRARY ANNEX - CHERRY ROAD**  
(This sketch is not a survey)

PROJ. No. 14-102	DRAWN: MB
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	SCALE: 1"=20'
WATERLINE EASEMENT	DATE: 12/31/14
	SHEET 2 OF 2