

Consent ☒ Regular ☐  
Public Hearing ☐

**Department:** Water Utilities Department

## **I. EXECUTIVE BRIEF**

**Motion and Title: Staff recommends motion to: A) Accept** Utility Easement granted by ICM VI-WPB 1, L.P. (ICM), to Palm Beach County (County); and **B) Approve** Release of Utility Easement granted by Century Associates to Meadowbrook Utility Systems Inc. on 12-06-88 (ORB 5897 PG 1321) and assigned to Palm Beach County on 12-29-88 (ORB 6156 PG 1850).

**Summary:** ICM has agreed to grant the County a non-standard utility easement over newly installed and previously existing utility improvements owned by the County on property located on the northeast corner of Okeechobee Blvd. and Haverhill Road in West Palm Beach. The non-standard easement will limit the easement property to those areas where the County has installed and owns utility improvements and was modified at the request of the Grantor to include language affirming the Grantor's rights and County's restoration responsibilities. The utility easement being released was granted to the previous utility provider and assigned to County. It identified the entire shopping center parcel as the easement property without designating specific utility location. With the acceptance of the new easement by the County, the old blanket easement is no longer necessary and can be released. District 2 (MJ)

**Background and Justification:** Utility Easements are required over County owned facilities to allow for adequate access, operation and maintenance of utility improvements. While the Board of County Commissioners (BCC) has delegated to the Water Utilities Department Director the authority to accept Standard Utility Easements granted to the County, BCC action is required to accept a non-standard utility easement. The non-standard language was requested by ICM to confirm ICM's and the County's rights and responsibilities. BCC approval is also needed to release the previously granted easement.

**Attachments:**

1. Location Map
2. One (1) Original Utility Easement
3. Two (2) Original Release of Utility Easement
4. One (1) copy of Meadowbrook Utility Systems, Inc. Utility Easement (ORB 5897 PG 1321)
5. One (1) copy of Assignment of Easement to Palm Beach County (ORB 6156 PG1850)

Recommended By:

  
Department Director

4-23-15  
Date

Approved By:

  
Assistant County Administrator

5-11-15  
Date

## **II. FISCAL IMPACT ANALYSIS**

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

Fiscal Years	2015	2016	2017	2018	2019
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><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></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
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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: Delia M. West


### III. REVIEW COMMENTS

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

*Shirley Ann*  
7/23/13 OFMB 5/1/13

Dr. J. Jacobus 5/6/15  
Contract Development and Control  
5-6-15 B. Wheeler

### B. Legal Sufficiency:

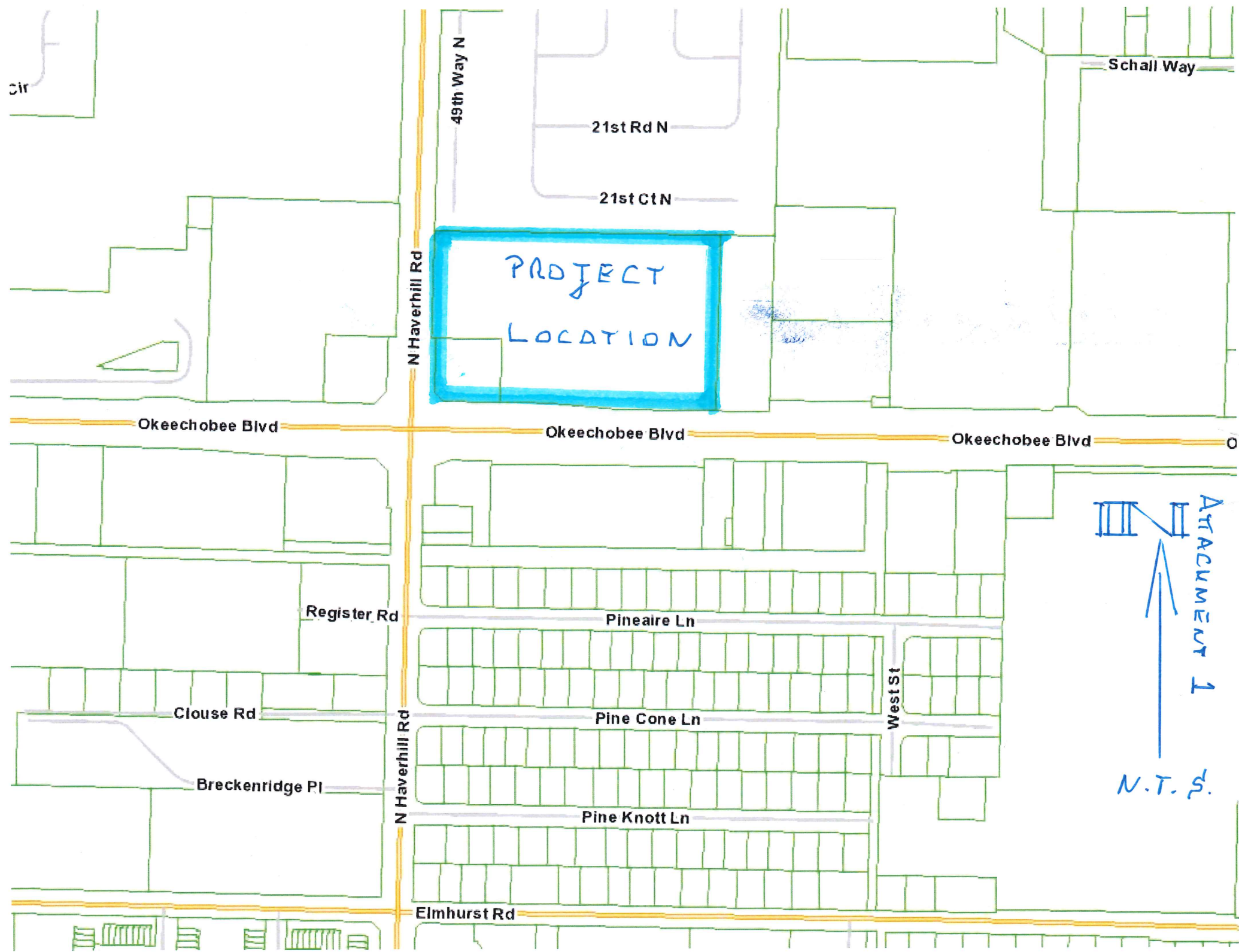
Legal Sufficiency:  5/11/15

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Assistant County Attorney

**C. Other Department Review:**

Department Director



PROJECT  
LOCATION

ATTACHMENT 1  
N.T.S.

**Attachment 2**

Prepared by and Return to:  
Palm Beach County Water Utilities Department  
P.O. Box 16097  
West Palm Beach, Florida 33416-6097

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**UTILITY EASEMENT**

THIS EASEMENT is made, granted and entered into this 13<sup>th</sup> day of March, 2015, by ICM VI – WPB 1, L.P., a Georgia limited partnership (hereinafter referred to as "Grantor"), whose address is 220 Congress Park Drive, Suite 130, Delray Beach, FL 33445 to PALM BEACH COUNTY (hereinafter referred to as "Grantee"), c/o Water Utilities Department, 8100 Forest Hill Boulevard, West Palm Beach, Florida 33413.

**WITNESSETH**

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to the Grantee, its successors and assigns, a perpetual utility easement which shall permit Grantee authority to enter upon the property of the Grantor 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 premises. This utility easement or portion thereof can also be utilized for a wastewater pump station. The easement hereby granted covers a strip of land lying, situate and being in Palm Beach County, Florida, and being more particularly described as follows (the "Easement Area"):

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF

The Grantee will perform any required maintenance or repair of the water and sewer facilities located on the Property and will repair any damage to the land or improvements thereon caused by the maintenance or repair of the water and sewer facilities at its sole cost and expense.

The rights granted herein shall be exercised by Grantee at all times in a reasonable manner and without undue interference with the use and occupancy of the Property by Grantor and Grantor's successors and assigns.

Nothing herein shall be construed as granting any right to Grantee or imposing any obligation on Grantor to remove, alter, or change any building or structure existing as of the date of this instrument.

Grantor hereby covenants with Grantee that it is lawfully seized and in possession of the real property herein described and that it has good and lawful right to grant the aforesaid easement free and clear of mortgages and other encumbrances unless specifically stated to the contrary; the holder of the first mortgage encumbering the Property has joined into this Easement to evidence its consent to same.

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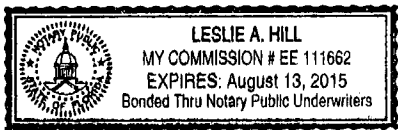
IN WITNESS WHEREOF, the Grantor has hereunto set its hand and affixed its seal as of the date first above written.

<b>Witnesses</b>  Sign: <u>Rene Williams</u> Print: <u>Rene Williams</u>  Sign: <u>LAH</u> Print: <u>Leslie A. Hill</u>	ICM VI – WPB 1, L.P., a Georgia limited partnership  By: ICM VI Management, LLC, a Georgia limited liability company, its general partner  By: ICM Realty Group Ltd., an Alberta corporation, its sole member  By: <u>LAH</u> Name: <u>ANDREW WEBB</u> Its: <u>VIC 031077</u>
---	--

STATE OF Florida  
COUNTY OF Palm Beach )

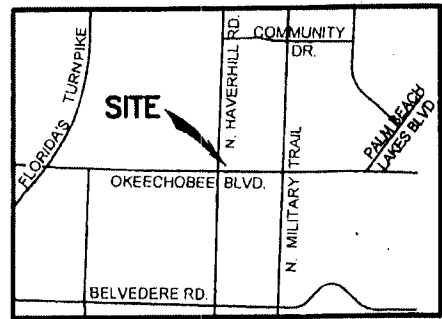
The foregoing instrument was subscribed and acknowledged before me this 13th day of March, 2015 by ANDREW WEBB as VP of ICM Realty Group Ltd., an Alberta corporation, in its capacity as sole member of ICM VI Management, LLC, a Georgia limited liability company, as General Partner of ICM VI - WPB 1 L.P., a Georgia limited partnership, who: (check one) ☐ is personally known to me ☒ produced FL D.L. as identification.

[Notary Seal]



LAH  
Notary Public  
Print Name: Leslie A. Hill  
My Commission Expires: \_\_\_\_\_

LEGAL DESCRIPTION TO ACCOMPANY SKETCH  
LYING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA



LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE WEST 838.23 FEET OF THE SOUTH 581.00 FEET OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST; THENCE NORTH 01°30'47" EAST ALONG THE WEST LINE OF SAID SECTION 24, A DISTANCE OF 281.01 FEET; THENCE SOUTH 89°22'26" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 50.01 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF HAVERHILL ROAD AND THE POINT OF BEGINNING; THENCE NORTH 01°30'47" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 33.60 FEET; THENCE SOUTH 89°22'26" EAST, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 174.37 FEET; THENCE SOUTH 88°15'26" EAST, A DISTANCE OF 411.37 FEET; THENCE SOUTH 86°43'50" EAST, A DISTANCE OF 68.33 FEET; THENCE SOUTH 89°49'38" EAST, A DISTANCE OF 86.43 FEET; THENCE NORTH 00°33'15" EAST, A DISTANCE OF 19.82 FEET; THENCE NORTH 49°26'59" EAST, A DISTANCE OF 24.44 FEET; THENCE NORTH 00°31'03" EAST, A DISTANCE OF 103.60 FEET; THENCE NORTH 29°27'32" WEST, A DISTANCE OF 24.98 FEET; THENCE NORTH 72°37'33" WEST, A DISTANCE OF 164.85 FEET; THENCE NORTH 86°04'22" WEST, A DISTANCE OF 8.05 FEET; THENCE NORTH 00°37'34" EAST, A DISTANCE OF 17.72 FEET; THENCE NORTH 89°22'26" WEST, A DISTANCE OF 32.50 FEET; THENCE SOUTH 00°37'34" WEST, A DISTANCE OF 4.25 FEET; THENCE NORTH 89°24'55" WEST, A DISTANCE OF 30.95 FEET; THENCE SOUTH 08°08'17" WEST, A DISTANCE OF 15.26 FEET; THENCE NORTH 89°22'26" WEST, A DISTANCE OF 10.09 FEET; THENCE NORTH 08°08'17" EAST, A DISTANCE OF 15.25 FEET; THENCE NORTH 89°24'55" WEST, A DISTANCE OF 61.77 FEET; THENCE NORTH 00°37'34" EAST, A DISTANCE OF 4.32 FEET;

SURVEYOR'S NOTES

1. THE BEARINGS AND COORDINATES SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83 / 99 ADJUSTMENT), THE WEST LINE OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST BEING "NORTH 01°30'47" EAST".

2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON. NO OPINION OF TITLE IS EXPRESSED OR IMPLIED.

NOTE: SEE SHEETS 3 - 6 OF 6 FOR SKETCH OF DESCRIPTION.  
DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEETS 3 - 6 OF 6 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS 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.

STEVEN N. BRICKLEY  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE No. LS - 6841

DECEMBER 30, 2014  
DATE OF SIGNATURE

BOWMAN CONSULTING GROUP, LTD., INC.  
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

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

**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413  
7881 S.E. Ellipse Way Fax: (772) 220-7881  
Stuart, Florida 34997 www.bowmanconsulting.com

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Professional Surveyors and Mappers, Certificate No. LB-8030

W.U.D. #14.574  
UTILITY EASEMENT

PALM BEACH COUNTY

FLORIDA

PROJECT NO. 010046-02-001

REVISED DATE:

DATE: DEC. 10, 2014

CADD FILE: 010046 SKT DESC UE

SCALE: N/A

SHEET 1 OF 6

LEGAL DESCRIPTION TO ACCOMPANY SKETCH  
LYING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA

LEGAL DESCRIPTION: (CONTINUED)

THENCE NORTH 89°22'26" WEST, A DISTANCE OF 44.78 FEET; THENCE SOUTH 00°37'34" WEST, A DISTANCE OF 4.85 FEET; THENCE SOUTH 89°15'11" WEST, A DISTANCE OF 94.56 FEET; THENCE SOUTH 00°01'43" WEST, A DISTANCE OF 32.49 FEET; THENCE NORTH 89°22'26" WEST, A DISTANCE OF 12.25 FEET; THENCE NORTH 00°01'43" EAST, A DISTANCE OF 32.14 FEET; THENCE SOUTH 89°51'49" WEST, A DISTANCE OF 18.02 FEET; THENCE SOUTH 00°01'43" WEST, A DISTANCE OF 31.90 FEET; THENCE NORTH 89°22'26" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00°01'43" EAST, A DISTANCE OF 31.76 FEET; THENCE SOUTH 89°51'49" WEST, A DISTANCE OF 59.91 FEET; THENCE SOUTH 19°25'20" WEST, A DISTANCE OF 61.55 FEET; THENCE NORTH 89°22'26" WEST, A DISTANCE OF 10.56 FEET; THENCE NORTH 00°37'34" EAST, A DISTANCE OF 31.04 FEET; THENCE NORTH 19°25'20" EAST, A DISTANCE OF 37.66 FEET; THENCE NORTH 89°44'33" WEST, A DISTANCE OF 183.72 FEET TO AN INTERSECTION WITH SAID EAST RIGHT-OF-WAY LINE OF HAVERN HILL ROAD, THENCE NORTH 01°30'47" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°44'33" EAST, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 189.98 FEET; THENCE NORTH 00°01'43" EAST, A DISTANCE OF 30.27 FEET; THENCE SOUTH 89°22'26" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°01'43" WEST, A DISTANCE OF 21.23 FEET; THENCE NORTH 89°51'49" EAST, A DISTANCE OF 213.09 FEET; THENCE NORTH 01°58'40" WEST, A DISTANCE OF 1.31 FEET; THENCE NORTH 88°01'20" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 01°58'40" EAST, A DISTANCE OF 1.64 FEET; THENCE NORTH 89°51'49" EAST, A DISTANCE OF 162.06 FEET; THENCE SOUTH 00°01'43" WEST, A DISTANCE OF 13.96 FEET; THENCE SOUTH 89°51'49" EAST, A DISTANCE OF 193.26 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 838.23 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST; THENCE SOUTH 01°30'47" WEST, A DISTANCE OF 292.00 FEET; THENCE NORTH 89°26'45" WEST, A DISTANCE OF 27.11 FEET; THENCE SOUTH 00°33'15" WEST, A DISTANCE OF 46.41 FEET; THENCE NORTH 89°26'45" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 00°33'15" EAST, A DISTANCE OF 69.02 FEET; THENCE NORTH 89°49'38" WEST, A DISTANCE OF 86.84 FEET; THENCE NORTH 86°43'50" WEST, A DISTANCE OF 68.60 FEET; THENCE NORTH 88°15'26" WEST, A DISTANCE OF 377.55 FEET; THENCE SOUTH 01°44'34" WEST, A DISTANCE OF 12.95 FEET; THENCE NORTH 89°22'26" WEST, A DISTANCE OF 207.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 60,865 SQUARE FEET OR 1.39727 ACRES, MORE OR LESS.

NOTE: SEE SHEETS 3 - 6 OF 6 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEETS 3 - 6 OF 6 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

<div><div><div><b>Bowman</b></div><div>CONSULTING</div></div><div><div>Bowman Consulting Group, Ltd., Inc.</div><div>7881 S.E. Ellipse Way</div><div>Stuart, Florida 34997</div></div><div><div>Phone: (772) 283-1413</div><div>Fax: (772) 220-7881</div><div>www.bowmanconsulting.com</div></div></div>	<div>W.U.D. #14.574</div> <div>UTILITY EASEMENT</div>						
<div>© Bowman Consulting Group, Ltd.</div> <div>Professional Surveyors and Mappers, Certificate No. LB-8030</div>	<div>PALM BEACH COUNTY</div> <div>FLORIDA</div> <table><tr><td>PROJECT NO. 010046-02-001</td><td>REVISED DATE:</td><td>DATE: DEC. 10, 2014</td></tr><tr><td>CADD FILE: 010046 SKT DESC UE</td><td>SCALE: N/A</td><td>SHEET 2 OF 6</td></tr></table>	PROJECT NO. 010046-02-001	REVISED DATE:	DATE: DEC. 10, 2014	CADD FILE: 010046 SKT DESC UE	SCALE: N/A	SHEET 2 OF 6
PROJECT NO. 010046-02-001	REVISED DATE:	DATE: DEC. 10, 2014					
CADD FILE: 010046 SKT DESC UE	SCALE: N/A	SHEET 2 OF 6					

SKETCH OF DESCRIPTION

LYING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA

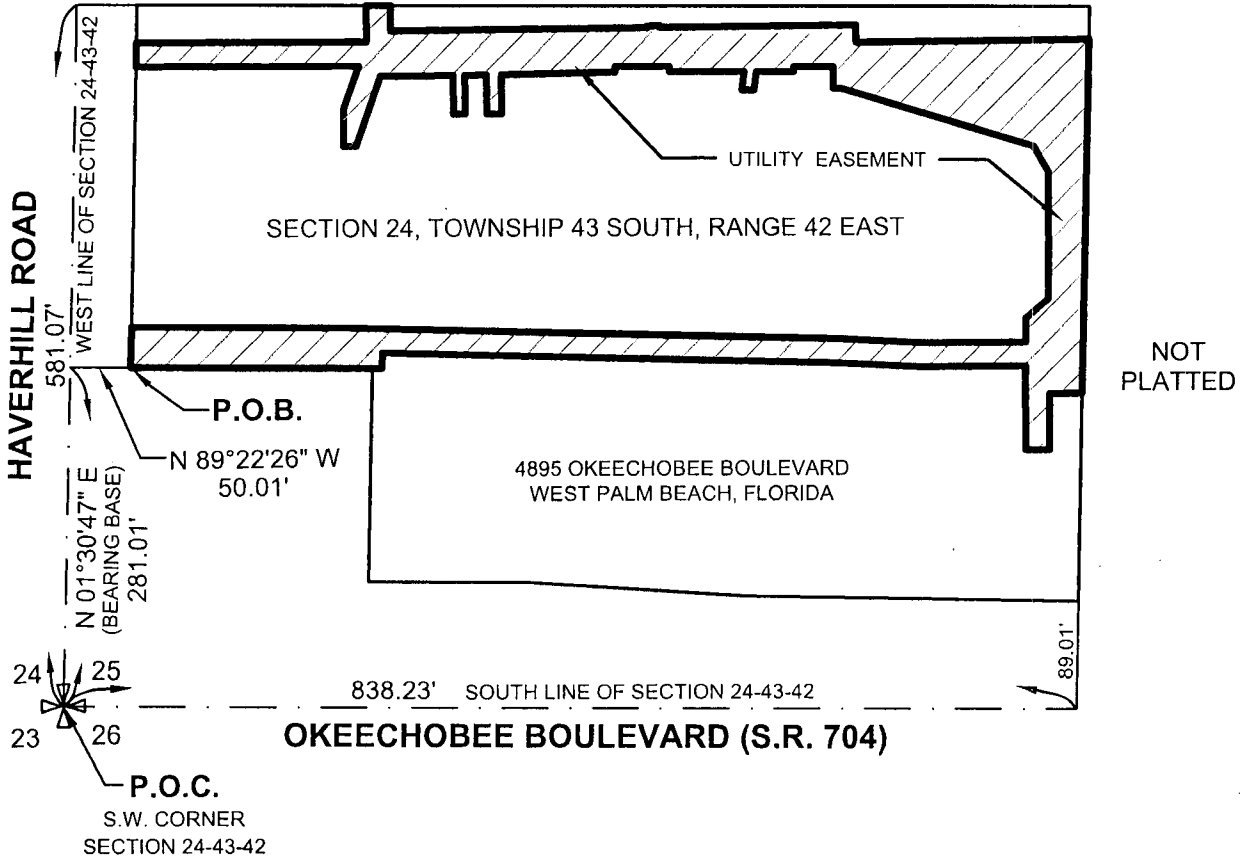


( IN FEET )

1 inch = 150 ft.

THIS MAP IS INTENDED TO  
BE DISPLAYED AT A SCALE  
OF 1" = 150' OR SMALLER

NOT PLATTED



LEGEND

INC.	= INCORPORATED	SECTION	= SECTION 24, TOWNSHIP 43 SOUTH,
LB	= LICENSED BUSINESS	24-42-43	RANGE 42 EAST
LS	= LICENSED SURVEYOR	S.R.	= STATE ROAD
LTD.	= LIMITED		
NO.	= NUMBER		
P.O.B.	= POINT OF BEGINNING		
P.O.C.	= POINT OF COMMENCEMENT		

NOTE: SEE SHEETS 1 - 2 OF 6 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

THIS IS NOT A SURVEY

**Bowman**  
CONSULTING

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W.U.D. #14.574  
UTILITY EASEMENT

PALM BEACH COUNTY

FLORIDA

PROJECT NO. 010046-02-001

REVISED DATE:

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CADD FILE: 010046 SKT DESC UE

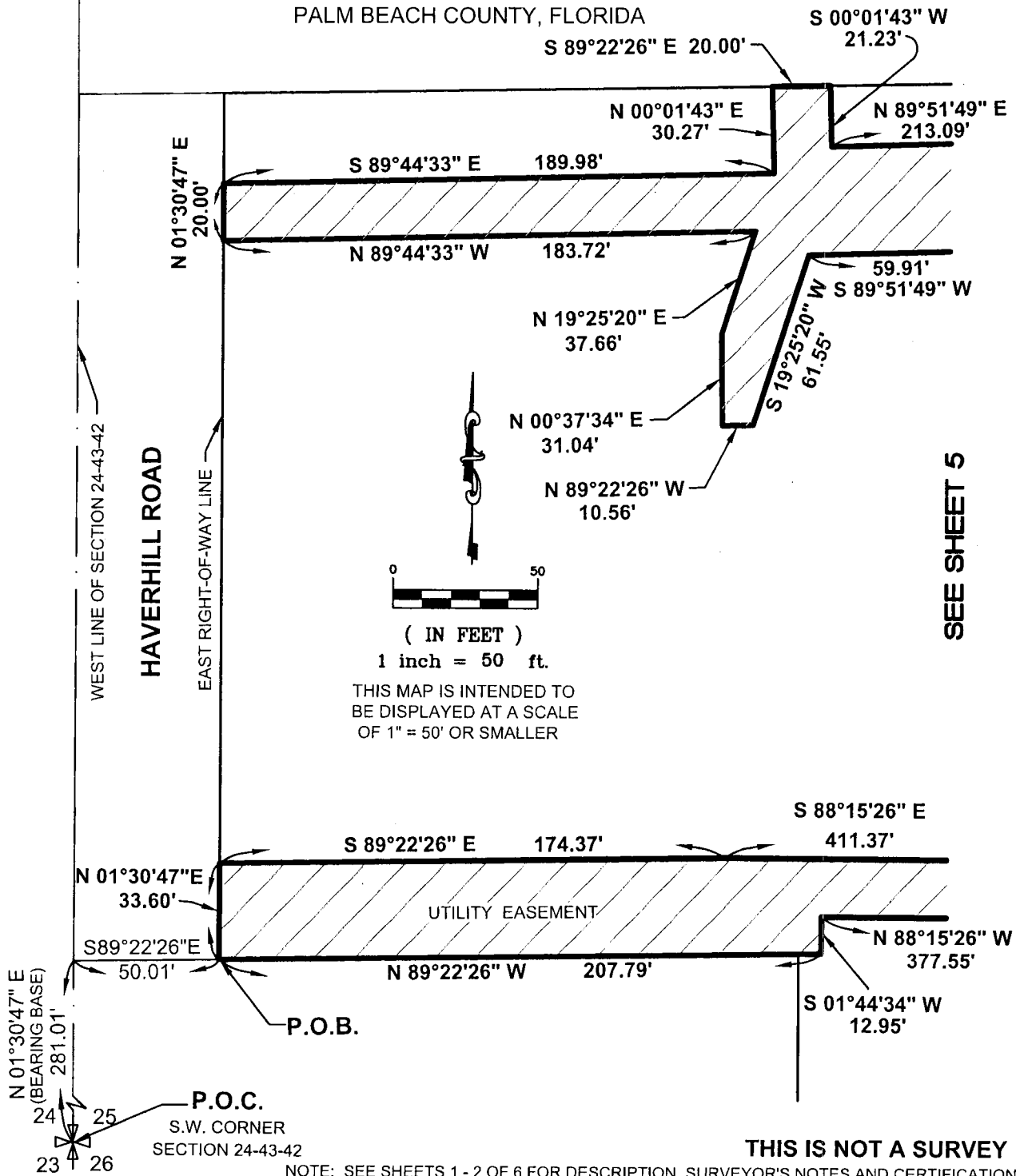
SCALE: 1" = 150'

SHEET 3 OF 6



# SKETCH OF DESCRIPTION

LYING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA



SEE SHEET 5

THIS MAP IS INTENDED TO  
BE DISPLAYED AT A SCALE  
OF 1" = 50' OR SMALLER

THIS IS NOT A SURVEY

NOTE: SEE SHEETS 1 - 2 OF 6 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

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UTILITY EASEMENT

PALM BEACH COUNTY

FLORIDA

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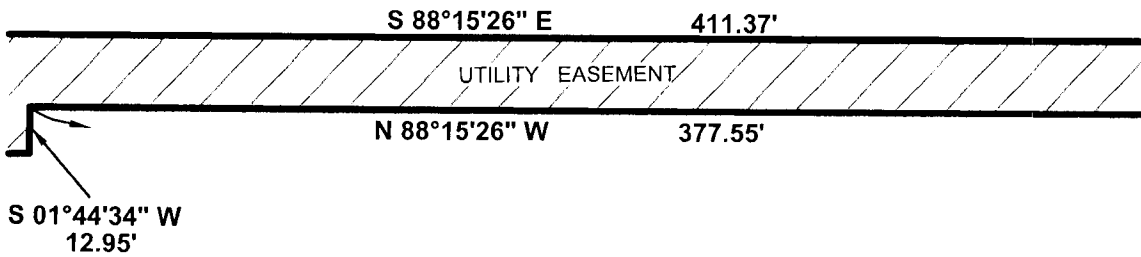
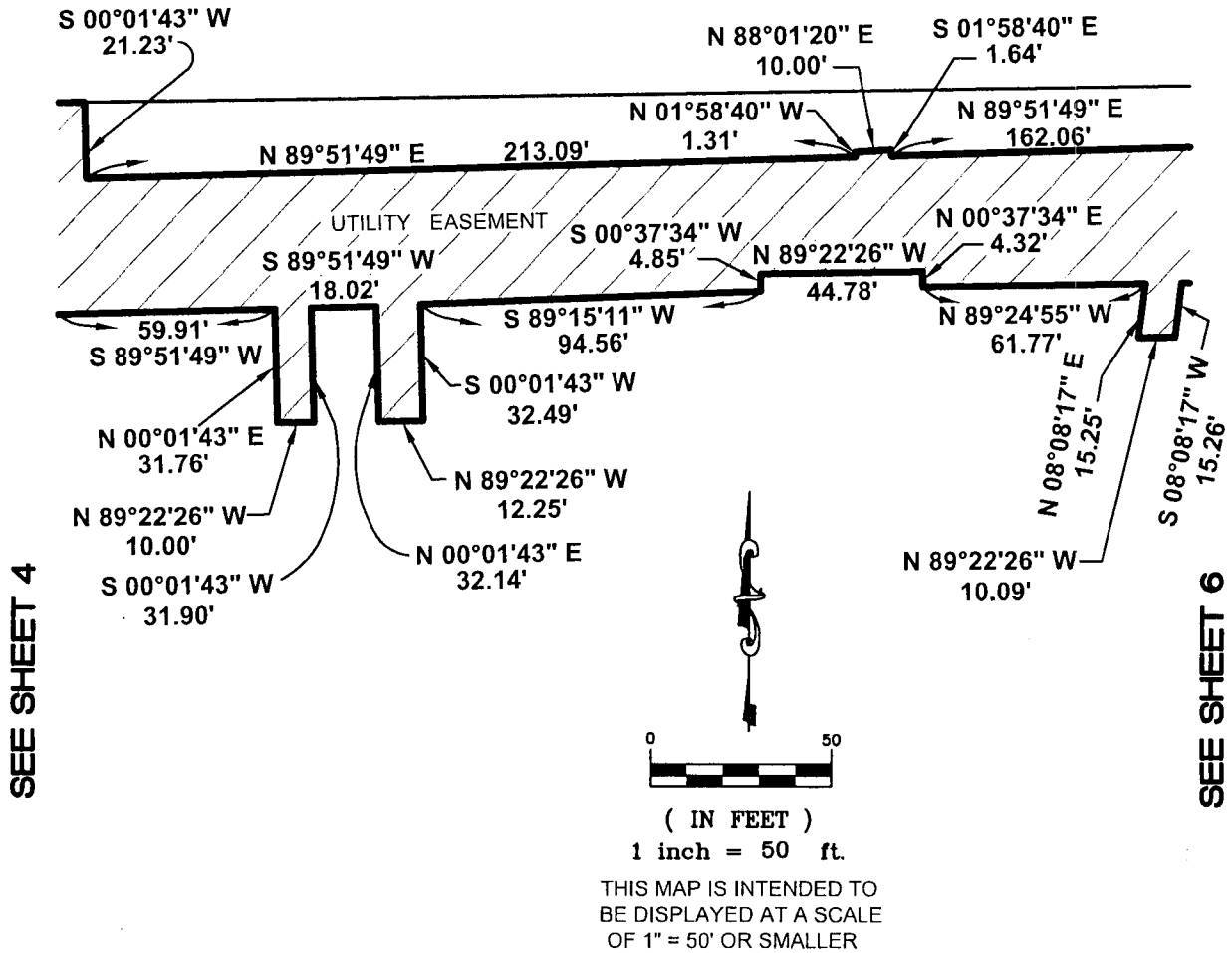
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SCALE: 1" = 50'

SHEET 4 OF 6

# SKETCH OF DESCRIPTION

LYING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA



NOTE: SEE SHEETS 1 - 2 OF 6 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

THIS IS NOT A SURVEY

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UTILITY EASEMENT

PALM BEACH COUNTY

FLORIDA

PROJECT NO. 010046-02-001

REVISED DATE:

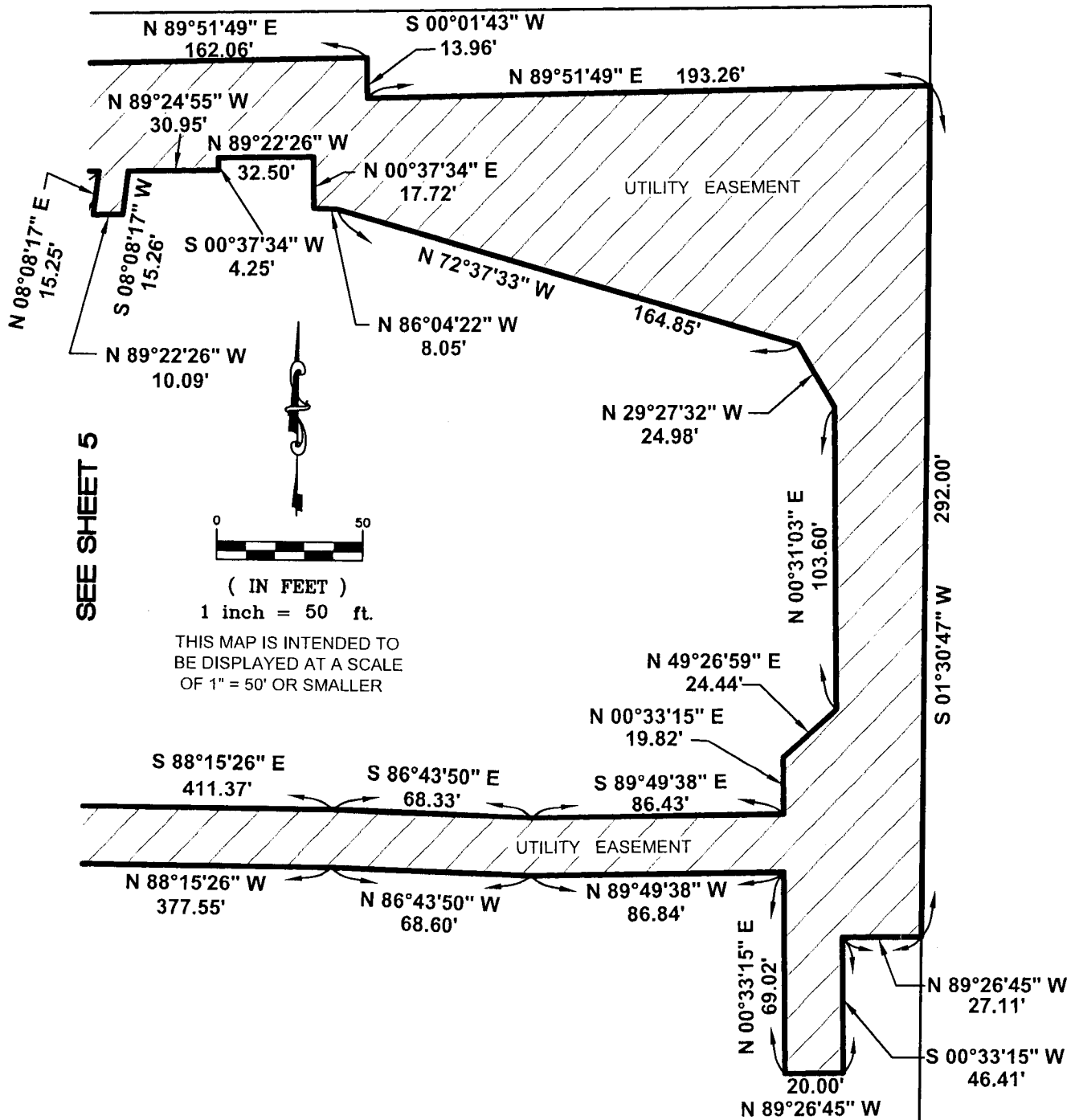
DATE: DEC. 10, 2014

CADD FILE: 010046 SKT DESC UE

SCALE: 1" = 50'

SHEET 5 of 6

LYING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA



**THIS IS NOT A SURVEY**

# Bowman

## CONSULTING

Professional Surveyors and Mappers, Certificate No. LB-8030

**PALM BEACH COUNTY**

## FLORIDA

PROJECT NO. 010046-02-001

REVISÉ DATE:

DATE: DEC. 10, 2014

CADD FILE: 010046 SKT DESC UE

SCALE: 1" = 50'

SHEET 6 OF 6

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 26563, Page 987, 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.

Witness:

A10 Term Asset Financing 2014-1, LLC,  
a Delaware limited liability company

Sign: Deborah J Max

Print: Deborah J Max

Sign: CRS

Print: CHARLES PIERCE

By: A10 REIT, LLC,  
a Delaware limited liability company,  
its Designated Manager

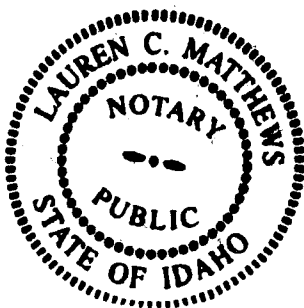
By: A10 Capital, LLC,  
a Delaware limited liability company,  
its Manager

By: Jacqueline C Cox  
Jacqueline C. Cox,  
Executive Vice President

STATE OF IDAHO )  
COUNTY OF ADA )

The foregoing instrument was subscribed and acknowledged before me this 13<sup>th</sup> day of March, 2015 by Jacqueline C. Cox, as Executive Vice President of A10 Capital, LLC, a Delaware limited liability company, as Manager of A10 REIT, LLC, a Delaware limited liability company, as Designated Manager of A10 Term Asset Financing 2014-1, LLC, a Delaware limited liability company, who: (check one) ☒ [X] is personally known to me ☐ [ ] produced \_\_\_\_\_ as identification.

[Notary Seal]



Lauren C. Matthews  
Notary Public  
Print Name: Lauren C. Matthews  
My Commission Expires: 2.18.2020

Prepared by and return to:  
Palm Beach County Water Utilities Department  
Att: Plan Review  
8100 Forest Hill Blvd  
West Palm Beach, Florida 33416

**RELEASE OF UTILITY EASEMENT**

**THIS RELEASE OF UTILITY EASEMENT**, executed this \_\_\_ day of \_\_\_\_\_, 2015, 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 ICM VI WPB1 LP, 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 UTILITY EASEMENT recorded in Official Records Book 5897, Page 1321, assigned to Palm Beach County in the "Assignment of Easement" recorded in Official Records Book 6156, Page 1850 Public Records of Palm Beach County, Florida.

THEREBY, the first party hereby releases any and all of its rights, title, and interest in the UTILITY EASEMENT as shown in the legal description attached hereto and incorporated herein as Exhibit "A".

**IN WITNESS WHEREOF** the first party has caused this 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, Mayor

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

By: \_\_\_\_\_  
County Attorney

Prepared by and return to:  
Palm Beach County Water Utilities Department  
Att: Plan Review  
8100 Forest Hill Blvd  
West Palm Beach, Florida 33416

**RELEASE OF UTILITY EASEMENT**

**THIS RELEASE OF UTILITY EASEMENT**, executed this\_\_day of \_\_\_\_\_, 2015, 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 ICM VI WPB1 LP, 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 UTILITY EASEMENT recorded in Official Records Book 5897, Page 1321, assigned to Palm Beach County in the "Assignment of Easement" recorded in Official Records Book 6156, Page 1850 Public Records of Palm Beach County, Florida.

THEREBY, the first party hereby releases any and all of its rights, title, and interest in the UTILITY EASEMENT as shown in the legal description attached hereto and incorporated herein as Exhibit "A".

**IN WITNESS WHEREOF** the first party has caused this 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, Mayor

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

By: \_\_\_\_\_  
County Attorney



Exhibit A

DEC-07-1988 10:20am 88-340765

ORB 5897 Pg 1321

MEADOWBROOK UTILITY SYSTEMS, INC.  
UTILITY EASEMENT

88-340765  
Con 10.00 Doc .55  
JOHN B. DONKLE, CLERK - PB COUNTY, FL

This Agreement, made and entered into this 6<sup>th</sup> day of December, 1988, by and between CENTURY ASSOCIATES, a New Jersey general partnership, hereinafter referred to as the Grantors and MEADOWBROOK UTILITY SYSTEMS, INC., a Florida corporation, formed under the laws of the State of Florida, hereinafter referred to as the Grantee;

WITNESSETH, that the Grantor does hereby give and grant the Grantee and its assigns, a right of way and easement for the purpose of ingress, egress, and utilities with full authority to enter upon, construct and maintain, as the Grantee and its assigns may deem necessary, water pipes and other utility facilities under and upon the following described land situated in Palm Beach County, Florida aforesaid, to wit:

Five (5) feet on each side of water and sewer lines located on the property described in Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD said right of way and easement unto said Grantee and its assigns forever.

It is the intention of Grantor and Grantee that this instrument shall convey the Grantee the above described rights as to those utility facilities located on the above described land as of the date of this instrument and after the date of this instrument. Nothing herein, however, shall be construed as granting any right to Grantee or imposing any obligation on Grantor, to remove, alter or change any building or structure existing as of the date of this instrument which may (i) encroach upon any utility facilities of Grantee located on the lands described above as of the date of this instrument or (ii) be located within any portion of the above described land within which Grantee desires to locate utility facilities after the date of this instrument.

This document prepared by:

Donald T. Suhr

RETURN TO:

Grantee's Address Furnished

The Grantee herein and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the utilities and any facilities placed thereon by the Grantee and its assigns, out of and away from the herein granted right of way, and the Grantor, its successors and assigns, agree not to build, construct or create, or permit others to build, construct to create any buildings or other structures on the herein granted right of way that may interfere with the normal operations or maintenance of the utility facilities installed hereon.

Said Grantors do hereby covenant with the said Grantee, that they are lawfully seized and possessed of the real estate above described, that Grantors have a good and lawful right to convey the said easement and that it is free from all encumbrances.

IN WITNESS WHEREOF the Grantors have hereunto set their hand and seal, the day and year first above written.

WITNESSES

GRANTOR:

CENTURY ASSOCIATES, a New Jersey general partnership

W. C. Koch

By Larry Rappaport  
Larry Rappaport, general partner

STATE OF NEW JERSEY )  
 ) ss:  
COUNTY OF MISSISSIPPI )

Before me the undersigned authority, this day appeared Larry Rappaport, a general partner of Century Associates, a New Jersey general partnership, to me well know and known to me to be the individuals described in and who executed the foregoing instrument, and they severally acknowledged before me that they executed the same for the purposes herein expressed.

WITNESS my hand and official seal this 6<sup>th</sup> day  
of December, A.D., 1988.

PATRICIA A. KOCHKA  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Mar. 11, 1991

Patricia A. Koch  
Notary Public in and for the  
County and State aforesaid

My Commission Expires:

NOTARY PUBLIC  
DAT155Xpm2

This is not a certified copy

EXHIBIT "A"

The South 581 feet of the West three-quarters (W-3/4) of the Southwest one-quarter (SW-1/4) of the Southwest one-quarter (SW-1/4) of Section 24, Township 43 South, Range 42 East, Palm Beach County, Florida, less the following described parcel:

For a point of beginning, commence at the intersection of the northerly right-of-way line of Okeechobee Road, and the easterly right-of-way line of Haverhill Road and run thence North 1°55'56" East, along the easterly right-of-way line of Haverhill Road, a distance of 200 feet; thence run South 88°57'24" East a distance of 200 feet, thence run South 1°55'56" West, a distance of 200 feet to the northerly right-of-way line of Okeechobee Road; thence run North 88°57'24" West, along the northerly right-of-way line of Okeechobee Road, a distance of 200 feet to the point of beginning, being the same parcel conveyed to Gulf Oil Corporation by Deed recorded in Official Record Book 1657, at page 595 of the Public Records of Palm Beach County, Florida.

DAT155/pm(2)

7090 Certified

RECORD VERIFIED  
PALM BEACH COUNTY FLA  
JOHN B. DUNKLE  
CLERK CIRCUIT COURT

## Attachment 4

URB 5897 Pg 1321

MEADOWBROOK UTILITY SYSTEMS, INC.  
UTILITY EASEMENT88-340765  
Con 10.00 Doc  
JOHN B. DONKLE, CLERK - PB COUNTY, FL .55

This Agreement, made and entered into this 6<sup>th</sup> day of December, 1988, by and between CENTURY ASSOCIATES, a New Jersey general partnership, hereinafter referred to as the Grantors, and MEADOWBROOK UTILITY SYSTEMS, INC., a Florida corporation, formed under the laws of the State of Florida, hereinafter referred to as the Grantee;

WITNESSETH, that the Grantor does hereby give and grant the Grantee and its assigns, a right of way and easement for the purpose of ingress, egress, and utilities with full authority to enter upon, construct and maintain, as the Grantee and its assigns may deem necessary, water pipes and other utility facilities under and upon the following described land situated in Palm Beach County, Florida aforesaid, to wit:

Five (5) feet on each side of water and sewer lines located on the property described in Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD said right of way and easement unto said Grantee and its assigns forever.

It is the intention of Grantor and Grantee that this instrument shall convey the Grantee the above described rights as to those utility facilities located on the above described land as of the date of this instrument and after the date of this instrument. Nothing herein, however, shall be construed as granting any right to Grantee or imposing any obligation on Grantor, to remove, alter or change any building or structure existing as of the date of this instrument which may (i) encroach upon any utility facilities of Grantee located on the lands described above as of the date of this instrument or (ii) be located within any portion of the above described land within which Grantee desires to locate utility facilities after the date of this instrument.

This document prepared by:  
Carmel T. Burt

RETURN TO:

Grantee's Address Furnished

The Grantee herein and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the utilities and any facilities placed thereon by the Grantee and its assigns, out of and away from the herein granted right of way, and the Grantor, its successors and assigns, agree not to build, construct or create, or permit others to build, construct to create any buildings or other structures on the herein granted right of way that may interfere with the normal operations or maintenance of the utility facilities installed hereon.

Said Grantors do hereby covenant with the said Grantee, that they are lawfully seized and possessed of the real estate above described, that Grantors have a good and lawful right to convey the said easement and that it is free from all encumbrances.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal, the day and year first above written.

WITNESSES

GRANTOR:

CENTURY ASSOCIATES, a New Jersey  
general partnership

W. A. Koch

By: Larry Rappaport  
Larry Rappaport, general partner

STATE OF NEW JERSEY     )  
                                  ) ss:  
COUNTY OF Missis     )

Before me the undersigned authority, this day appeared Larry Rappaport, a general partner of Century Associates, a New Jersey general partnership, to me well know and known to me to be the individuals described in and who executed the foregoing instrument, and they severally acknowledged before me that they executed the same for the purposes herein expressed.



WITNESS my hand and official seal this 6<sup>th</sup> day  
of December, A.D., 1988.

PATRICIA A. KOCHKA  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Mar. 11, 1991

Pat G. Koch  
Notary Public in and for the  
County and State aforesaid

My Commission Expires:

NOTARY  
PUBLIC  
DAT155Xpm(2)

This is not a certified copy

EXHIBIT "A"

The South 581 feet of the West three-quarters (W-3/4) of the Southwest one-quarter (SW-1/4) of the Southwest one-quarter (SW-1/4) of Section 24, Township 43 South, Range 42 East, Palm Beach County, Florida, less the following described parcel:

For a point of beginning, commence at the intersection of the northerly right-of-way line of Okeechobee Road, and the easterly right-of-way line of Haverhill Road and run thence North 1°55'56" East, along the easterly right-of-way line of Haverhill Road, a distance of 200 feet; thence run South 88°57'24" East a distance of 200 feet, thence run South 1°55'56" West, a distance of 200 feet to the northerly right-of-way line of Okeechobee Road; thence run North 88°57'24" West, along the northerly right-of-way line of Okeechobee Road, a distance of 200 feet to the point of beginning, being the same parcel conveyed to Gulf Oil Corporation by Deed recorded in Official Record Book 1657, at page 595 of the Public Records of Palm Beach County, Florida.

DAT155/pm(2)

Shirley A. Bower ✓  
1675 Palm Beach Lakes Blvd. #200  
West Palm Beach, FL 33411

AUG-09-1989 03:53pm 89-225762

ORB 6156 Pg 1850

ASSIGNMENT OF EASEMENTS

This Assignment of Easements, made and executed as of the 29 day of December, 1988, by MEADOWBROOK UTILITY SYSTEMS, INC., a corporation existing under the laws of Florida, hereinafter called the "Grantor", to PALM BEACH COUNTY, FLORIDA, hereinafter called the "Grantee".

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all of its right, title and interest in and to those certain easements situate in Palm Beach County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

Grantor hereby covenants with the said Grantee that it is lawfully seized of the said easements; that it has good right and lawful authority to sell and convey the same, that it hereby fully warrants the title to said easements and will defend the same against the lawful claims of all persons whomsoever, and that said easements are free from all encumbrances.

This Assignment of Easements shall bind and inure to the benefit of the Grantee, its respective representatives, successors and assigns.

WITNESSES:

MEADOWBROOK UTILITY SYSTEMS, INC.,  
a Florida corporation

*Marilyn A. Moore*  
*Sue Ellen Hurley*

By: *George E. Buscher*  
GEORGE E. BUSCHER, President



ATTEST:

By: *Virginia M. Buscher*  
VIRGINIA M. BUSCHER, Secretary

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) ss:

I HEREBY CERTIFY that on this day before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared GEORGE E. BUSCHER and VIRGINIA M. BUSCHER, to me known to be the persons described as President and Secretary, respectively, of MEADOWBROOK UTILITY SYSTEMS, INC., in and who executed the foregoing instrument, and they acknowledged before me that they executed the foregoing instrument in the name of and for that corporation, affixing the corporate seal of that corporation thereto; that as such corporate officers they are duly authorized by that corporation to do so; and that the foregoing instrument is the act of that corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of December, 1988.

*Shirley W. ...*  
Notary Public  
State of Florida at Large

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXP. SEPT. 28, 1992  
BONDED THIRD GENERAL INS. UND.

SEH332/ds(2)

DATE: 12/22/88

## MEADOWBROOK UTILITY SYSTEMS, INC.

PAGE 1 OF 5

RECORDERS MEMO: Legibility  
of Writing, Typing or Printing  
considered in this document  
when needed.

KEY	SHEET NO.	GRANTOR	GRANTEE	AREA	REC'D DATA	USE/ABE	REMARKS
EASEMENTS	100	4	PALM BEACH COUNTY SCHOOL BOARD	FIRST FLORIDA UTILITIES, INC.	500 SQ. FT.	OR 3008 PG 1324	INGRESS, EGRESS, UTILITIES, LS
	101	5	DALE W. ALEXANDER, INC.	MEADOWBROOK UTIL. SYSTEMS, INC.	13932 SQ. FT.	OR 5773 PG 949	INGRESS, EGRESS AND UTILITIES AREA BY LENGTH X WIDTH
	102	5	DALE W. ALEXANDER, INC.	MEADOWBROOK UTIL. SYSTEMS, INC.	13455 SQ. FT.	OR 5773 PG 946	INGRESS, EGRESS AND UTILITIES AREA BY LENGTH X WIDTH
	103	4	PALM BEACH COUNTY	MEADOWBROOK UTIL. SYSTEMS, INC.	7625 SQ. FT.	N/A	WASTEWATER LINES NOT AN EXCLUSIVE EASEMENT COUNTY HAS EASEMENT RIGHTS
	104	4	MILTON SCOTT & JACK SCOTT	MEADOWBROOK UTIL. SYSTEMS, INC.	325 SQ. FT.	OR 4233 PG 1607	WATER & SEWER
	105	4	CHARLES S. SCOTT & MARGARET SCOTT	MEADOWBROOK UTIL. SYSTEMS, INC.	1892 SQ. FT.	OR 4233 PG 1605	WATER & SEWER AREA BY LENGTH X WIDTH
	106	4	MILTON SCOTT	MEADOWBROOK UTIL. SYSTEMS, INC.	1125 SQ. FT.	OR 4233 PG 1611	WATER & SEWER
	107	4	MILTON SCOTT & JACK SCOTT	MEADOWBROOK UTIL. SYSTEMS, INC.	75 SQ. FT.	OR 4233 PG 1609	WATER & SEWER
	108	4	DR. BRADWELL DBA SEA BEE ENTERPRISES	MEADOWBROOK UTIL. SYSTEMS, INC.	4388 SQ. FT.	OR 5773 PG 954	INGRESS, EGRESS AND UTILITIES AREA BY LENGTH X WIDTH
	109	4	DEEDHOLME CORNER PARK	MEADOWBROOK UTIL. SYSTEMS, INC.	18237 SQ. FT.	OR 5773 PG 958	INGRESS, EGRESS AND UTILITIES AREA BY LENGTH X WIDTH
	110	5	NORTHWOOD PLAZA PARTNERSHIP	MEADOWBROOK UTIL. SYSTEMS, INC.	0.333 AC.	OR 5773 PG 960	INGRESS, EGRESS AND UTILITIES
	111	4	NATIONAL SELF STORAGE EQUITIES FLORIDA	MEADOWBROOK UTIL. SYSTEMS, INC.	30789 SQ. FT.	OR 5773 PG 1077	INGRESS, EGRESS AND UTILITIES
	112	4	ROBERT C. SCOTT & THOMAS A. GRIER	MEADOWBROOK UTIL. SYSTEMS, INC.	210 SQ. FT.	OR 3607 PG 4289	INGRESS, EGRESS AND UTILITIES
	113	4	HOLIDAY PLAZA MOBILE HOME PARK	MEADOWBROOK UTIL. SYSTEMS, INC.	14640 SQ. FT.	OR 5257 PG 1373	INGRESS, EGRESS AND UTILITIES
	114	4	ARTUR B. & ANN LEBOVITZ DBA EMPORIUM SHOPPING CENTER	MEADOWBROOK UTIL. SYSTEMS, INC.		OR 5773 PG 920	INGRESS, EGRESS AND UTILITIES BLANKET EASEMENTS
	115	5	CROSSTOWN PLAZA ASSOCIATES	MEADOWBROOK UTIL. SYSTEMS, INC.		OR 5773 PG 930	INGRESS, EGRESS AND UTILITIES BLANKET EASEMENTS
	116	3	TRIUMPHETICS, INC. DBA COURTYARD INN	FIRST FLORIDA UTILITIES, INC.		OR 2953 PG 12	WATER & SEWER UNABLE TO DETERMINE AREA OF EASEMENT, ASSIGNMENT
	117	5	COCO PALM PLAZA, INC.	MEADOWBROOK UTIL. SYSTEMS, INC.	42619 SQ. FT.	OR 4657 PG 13	INGRESS, EGRESS AND UTILITIES AREA BY LENGTH X WIDTH
	118	4	BAYVIEW J. HORTON	MEADOWBROOK UTIL. SYSTEMS, INC.	1100 SQ. FT.	OR 5548 PG 391	INGRESS, EGRESS AND UTILITIES
	119	3	WESTPAC INVESTORS TRUST II	MEADOWBROOK UTIL. SYSTEMS, INC.	3730 SQ. FT.	OR 5773 PG 912	INGRESS, EGRESS AND UTILITIES AREA BY LENGTH X WIDTH
	120	3	WESTPAC INVESTORS TRUST II	MEADOWBROOK UTIL. SYSTEMS, INC.		OR 5773 PG 916	INGRESS, EGRESS AND UTILITIES
	121	3	ROBERT J. MOLTANER	FIRST FLORIDA UTILITIES, INC.		OR 3047 PG 1207	INGRESS, EGRESS AND UTILITIES BLANKET EASEMENT, ASSIGNMENT
	122	3	WILLIAM H. & ETHEL D. COOPER, JAMES F. SMITH	MEADOWBROOK UTIL. SYSTEMS, INC.	1500 SQ. FT.	OR 5887 PG 1606	INGRESS, EGRESS AND UTILITIES
	123	3	RUDY W. SILC, JAMES E. & WILLIAM C. HOLLENBECK	MEADOWBROOK UTIL. SYSTEMS, INC.	7055 SQ. FT.	OR 5887 PG 1608	INGRESS, EGRESS AND UTILITIES AREA VERY APPROX. LENGTH ESTIMATED
	124	3	LARRY RUBIN	MEADOWBROOK UTIL. SYSTEMS, INC.	2.651 AC.	OR 5773 PG 942	INGRESS, EGRESS AND UTILITIES BLANKET EASEMENTS
	125	3	HANOVERHILL COMMONS LIMITED PARTNERSHIP	MEADOWBROOK UTIL. SYSTEMS, INC.	56109 SQ. FT.	OR 5455 PG 857	INGRESS, EGRESS AND UTILITIES AREA APPROX.

EXHIBIT "A"

ORB 6156 Pg 1852

DATE: 12/22/88

## MEADOWBROOK UTILITY SYSTEMS, INC.

PAGE 2 OF 3

RECORDERS MEMO: Legality  
of Widening, Tying or Fixing  
underlying in this document  
when needed.

KEY	SHEET NO.	GRANTOR	GRANTEE	AREA	PECCPD DATA	USAGE	REMARKS
126	4	ONEED-HORSE COMMERCE PARK INC.	MEADOWBROOK UTIL SYSTEMS, INC.		OR 5897 PG 1346	INGRESS, EGRESS AND UTILITIES	
127	3	TUNAL INVESTMENTS	FIRST FLORIDA UTILITIES, INC.	1600 SQ. FT.	OR 2955 PG 6	INGRESS, EGRESS AND UTILITIES	
128	3	SPRINGTREE APARTMENTS LTD.	MEADOWBROOK UTIL SYSTEMS, INC.		OR 5773 PG 951	INGRESS, EGRESS AND UTILITIES	BLANKET EASEMENTS
129	3	ALL CARE MEDICAL GENERAL PARTNERSHIP	MEADOWBROOK UTIL SYSTEMS, INC.		OR 4247 PG 412	WATER LINES	BLANKET EASEMENT, RELEASE ON LOT 11 BLOCK 18
130	2	HAVENHILL GARDENS WEST & EAST	MEADOWBROOK UTIL SYSTEM, INC.	16990 SQ. FT.	OR 5773 PG 933	INGRESS, EGRESS AND UTILITIES	
131	2	BULF STREAM MOTORS INC.	MEADOWBROOK UTIL SYSTEMS, INC.	3550 SQ. FT.	OR 5877 PG 950	INGRESS, EGRESS AND UTILITIES	
132	2	BULF STREAM MOTORS INC.	MEADOWBROOK UTIL SYSTEMS, INC.		OR 5408 PG 317	INGRESS, EGRESS AND UTILITIES	BLANKET EASEMENT
133	2	ELWOOD APARTMENTS II	MEADOWBROOK UTIL SYSTEMS, INC.		OR 4363 PG 812	INGRESS, EGRESS AND UTILITIES	BLANKET EASEMENT
134	2	ELWOOD APMS LTD CAROLINA INDUSTRIES	MEADOWBROOK UTIL SYSTEMS, INC.	15320 SQ. FT.	OR 5773 PG 944	INGRESS, EGRESS AND UTILITIES	7120 SQ. FT. WATER; 8200 SQ. FT. SEWER
135	2	BRECKENRIDGE, INC.	MEADOWBROOK UTIL SYSTEMS, INC.		OR 4450 PG 1120	INGRESS, EGRESS AND UTILITIES	BLANKET EASEMENT
136	1	CAN PROPERTIES, INC.	FIRST FLORIDA UTILITIES, INC.	34914 SQ. FT.	OR 1649 PG 212	SEWER & WATER	14,107 SQ. FT. SEWER; 20,807 SQ. FT. WATER
137	1	AVREP SOUTHEAST, INC.	MEADOWBROOK UTIL SYSTEMS, INC.		OR 5773 PG 927	INGRESS, EGRESS AND UTILITIES	BLANKET EASEMENT
138	3	M.R. PLUMMER, R.J. PLATT, T.V. IRELAND, R. WILSON	FIRST FLORIDA UTILITIES, INC.	6660 SQ. FT.	OR 1841 PG 353	INGRESS, EGRESS, SEWER & WATER	EXCLUSIVE EASMENT FOR SEWER & WATER ONLY
139	4	PALM BEACH COUNTY HOUSING AUTHORITY	MEADOWBROOK UTIL SYSTEMS, INC.	9,878 AC.	OR 4319 PG 733	GENERAL UTILITY EASEMENT	BLANKET EASEMENT AREA PER DEED
140	3	SPENCER RUN, LIMITED PARTNERSHIP	MEADOWBROOK UTIL SYSTEMS, INC.	48,268 AC.	OR 5123 PG 1069	INGRESS, EGRESS AND UTILITIES	BLANKET EASEMENT AREA PER DEED
141	4	HOLLYWOOD FEDERAL S & L	MEADOWBROOK UTIL SYSTEMS, INC.		OR 5897 PG 1353	INGRESS, EGRESS AND UTILITIES	
142	3	HARRY S. HAMILTON, TRUSTEE DBA PINE TRAIL PLAZA	MEADOWBROOK UTIL SYSTEMS, INC.	0.358 AC.	OR 3570 PG 588	WARRANTY DEED	
143	3	DANIEL L. BAKST, TRUSTEE	FIRST FLORIDA UTILITIES, INC.	17472 SQ. FT.	OR 2955 PG 11	LIFT STATION & GENERAL EASEMENT	312 SQ. FT. L.S. 1 17,160 SQ. FT. BLANKET EASEMENT
144	3	DANIEL L. BAKST, TRUSTEE	FIRST FLORIDA UTILITIES, INC.		OR 2955 PG 8	INGRESS, EGRESS AND UTILITIES	EASEMENT OVER S' EACH SIDE WATER & SEWER LINES
145	2	HAVENHILL GARDENS WEST LIMITED	MEADOWBROOK UTIL SYSTEMS, INC.	8506 SQ. FT.	OR 3649 PG 638	INGRESS, EGRESS, WATER	
146	2	CONRAD M. SCHREFFER, TRUSTEE	FIRST FLORIDA UTILITIES, INC.		OR 3060 PG 996	WATER AND SEWER	CONVEYS ALL EXISTING LINE WATER & SEWER
147	2	DELBERT D. & MAE C. ATTELL	MEADOWBROOK UTIL SYSTEMS, INC.	7635 SQ. FT.	OR 3657 PG 1082	INGRESS, EGRESS AND UTILITIES	
148	2	POLZIN HOUSING CORPORATION	FIRST FLORIDA UTILITIES, INC.	509 SQ. FT.	OR 3120 PG 1823	INGRESS, EGRESS, WATER	
149	3	CENTURY UTILITIES, INC.	FIRST FLORIDA UTILITIES, INC.	6489 SQ. FT.	OR 1754 PG 147	WARRANTY DEED	LOT 33 BLOCK 4, KNUTTY PINE ACRES
150	3	WESTCHESTER SQUARE PARTNERSHIP	MEADOWBROOK UTIL SYSTEMS, INC.		OR 5453 PG 853	INGRESS, EGRESS AND UTILITIES	BLANKET EASEMENT
151	3	FLORIDA REINVESTMENT CORPORATION	MEADOWBROOK UTIL SYSTEMS, INC.		OR 5791 PG 849	INGRESS, EGRESS AND UTILITIES	BLANKET EASEMENT

ORF 6156 Pg 1853



DATE: 12/22/88

RECORDS MEMO: Legibility of Writing, Typing or Printing is not a factor in this document when recorded.

KEY	SHEET NO.	GRANTOR	GRANTEE	AREA	RECORD DATA	ISSUANCE	REMARKS
152	2	KATHERINE & ERNEST WATSON	FIRST FLORIDA UTILITIES, INC.	3329 SQ. FT.	OR 2762 PG 667	INGRESS, EGRESS AND UTILITIES	EAST WALL 10" EASEMENT OVER WATER AND SEWER LINES
153	1	MENTON WOODS LIMITED	MEADOWBROOK UTIL SYSTEMS, INC.		BEING RECORDED	INGRESS, EGRESS AND UTILITIES	BLANKET EASEMENT
154	4	CENTURY ASSOCIATES	MEADOWBROOK UTIL SYSTEMS, INC.		OR 5897 PG 1371	EASEMENT AND AGREEMENT	REQUESTED SIGNED ORIGINAL
155	4	HINCHFIELD CORPORATION	FIRST FLORIDA UTILITIES, INC.		OR 5849 PG 1678	INGRESS, EGRESS AND UTILITIES	AREA APPROX. LENGTH & WIDTH
156	1	BRIDEL PLAZA	MEADOWBROOK UTIL SYSTEMS, INC.	3144 SQ. FT.	NOT RECORDED	INGRESS, EGRESS AND UTILITIES	
157	2	BOLF STREAM MOTORS, INC.	MEADOWBROOK UTIL SYSTEMS, INC.		OR 5191 PG 1309	EASEMENT AND AGREEMENT	
158	4	HOLIDAY PLAZA, INC.	MEADOWBROOK UTIL SYSTEMS, INC.	416 SQ. FT.	OR 5897 PG 1375	INGRESS, EGRESS, WATER	10" EASEMENT OVER WATER AND SEWER LINES
159	4	FIFTH KENDALL REALTY CORPORATION	FIRST FLORIDA UTILITIES, INC.	416 SQ. FT.	OR 5849 PG 1626	WATER AND SEWER	TRANSFERS RIGHT RECORDED IN OR 1695 PG 758
160	4	KENNETH L. BRIDGES ETAL	MEADOWBROOK UTIL SYSTEMS, INC.	.68 AC.	OR 5877 PG 947	INGRESS, EGRESS AND UTILITIES	WTP AND BOOSTER STATION SITE
161	3	WILLIAM R. BOOSE III, TRUSTEE	MEADOWBROOK UTIL SYSTEMS, INC.		OR 4415 PG 1983	INGRESS, EGRESS AND UTILITIES	
162	THRU 171	RESERVED	FIRST FLORIDA UTILITIES, INC.		OR 1754 PG 152	INGRESS, EGRESS AND UTILITIES	TRANSFERS RIGHT RECORDED IN OR 1704 PG 519
172	3	CENTURY UTILITIES, INC.	MANAGEMENT AND REGULATORY CONSULTANTS, INC.		OR 2142 PG 104	INGRESS, EGRESS AND UTILITIES	
173	1 & 2	FIRST FLORIDA UTILITIES, INC.	MEADOWBROOK UTIL SYSTEMS, INC.		OR 5773 PG 710	INGRESS, EGRESS AND UTILITIES	
174	4	YELLOWPIPER 1 PROPERTIES	FIRST FLORIDA UTILITIES, INC.		OR 1754 PG 146	INGRESS, EGRESS AND UTILITIES	
175	3	CENTURY UTILITIES, INC.	FIRST FLORIDA UTILITIES, INC.		OR 5898 PG 876	UTILITIES	ASSIGNMENT OF DOCUMENT RECORDED IN OR 5495 PG 1191
176	2	TURNTREE SHOPPING PLAZA	MEADOWBROOK UTIL SYSTEMS, INC.		OR 5897 PG 1344	INGRESS, EGRESS AND UTILITIES	DOCUMENT SENT FOR SIGNATURE
177	THRU 181	RESERVED	MEADOWBROOK UTIL SYSTEMS, INC.		OR 3486 PG 304	INGRESS, EGRESS AND UTILITIES	DOCUMENT SENT FOR SIGNATURE
182	2	MARTIN R. ROSENBERG, TRUSTEE	MEADOWBROOK UTIL SYSTEMS, INC.		OR 5897 PG 1317	INGRESS, EGRESS AND UTILITIES	DOCUMENT BEING PREPARED
183	2	H. SHOE CORP, JAN A. WOLFE, SR.,	MEADOWBROOK UTIL SYSTEMS, INC.		NOT RECORDED	INGRESS, EGRESS AND UTILITIES	
184	2	CONRAD W. SHAEFER CHEVROLET USA INC.	MEADOWBROOK UTIL SYSTEMS, INC.		NOT RECORDED	INGRESS, EGRESS AND UTILITIES	
185	3	CROSS COUNTY MALL	MEADOWBROOK UTIL SYSTEMS, INC.		OR 5897 PG 1349	INGRESS, EGRESS AND UTILITIES	
186	4	MENOMONIE MARY	MEADOWBROOK UTIL SYSTEMS, INC.		NOT RECORDED	INGRESS, EGRESS AND UTILITIES	
187	4	TOYS "R" US INC.	MEADOWBROOK UTIL SYSTEMS, INC.		OR 5897 PG 1361	INGRESS, EGRESS AND UTILITIES	
188	5	NORTHWOOD INSTITUTE	MEADOWBROOK UTIL SYSTEMS, INC.		OR 5897 PG 1365	INGRESS, EGRESS AND UTILITIES	
189	3	HARRY S. HAMILTON, TRUSTEE	MEADOWBROOK UTIL SYSTEMS, INC.				
190	3	H.R. MOSLER, S.E. GAMBLE	MEADOWBROOK UTIL SYSTEMS, INC.				

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## MEADOWBROOK UTILITY SYSTEMS, INC.

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SHEET		GRANTOR	GRANTEE	AREA	RECORD DATA	USEAGE	REMARKS
KEY	NO.						
191	5	NORTHWOOD PLAZA PARTNERSHIP	MEADOWBROOK UTIL SYSTEMS, INC.	0.168 AC.	OR 5773 PG 936	INGRESS, EGRESS AND UTILITIES	SEWER EASEMENT, INCORRECT
192	5	NORTHWOOD PLAZA PARTNERSHIP	MEADOWBROOK UTIL SYSTEMS, INC.	0.009 AC.	OR 5773 PG 939	INGRESS, EGRESS AND UTILITIES	SKETCH AREA PER DESCRIPTION
193	5	NORTHWOOD PLAZA PARTNERSHIP	MEADOWBROOK UTIL SYSTEMS, INC.	0.174 AC.	OR 5773 PG 963	INGRESS, EGRESS AND UTILITIES	LIFT STATION EASEMENT, INCORRECT
194	1	MARSHALL J. COOPER	MEADOWBROOK UTIL SYSTEMS, INC.		OR 5897 PG 1341	INGRESS, EGRESS AND UTILITIES	DESCRIPTION, SKETCH CORRECT
195	3	CAROL D. HENRYMAN	MEADOWBROOK UTIL SYSTEMS, INC.		BEING RECORDED	INGRESS, EGRESS AND UTILITIES	FORCE MAIN EASEMENT, INCORRECT
196	1	MEADOWBROOK MOBILE HOME PARK	MEADOWBROOK UTIL SYSTEMS, INC.		LEASED	INGRESS, EGRESS AND UTILITIES	DESCRIPTION, SKETCH CORRECT
197	3	J.D. & M.F. TEMPLETON	MEADOWBROOK UTIL SYSTEMS, INC.		BEING RECORDED	INGRESS, EGRESS AND UTILITIES	PRIVATE FACILITIES
198	3	JOYCE ORTON	MEADOWBROOK UTIL SYSTEMS, INC.		BEING RECORDED	INGRESS, EGRESS AND UTILITIES	
199	3	ROY R. SEXTON JR.	MEADOWBROOK UTIL SYSTEMS, INC.		BEING RECORDED	INGRESS, EGRESS AND UTILITIES	
200	3	KNOTTY PINE ADDITION	MEADOWBROOK UTIL SYSTEMS, INC.			INGRESS, EGRESS AND UTILITIES	DOCUMENTS SENT FOR SIGNATURES TO INDIVIDUAL PROPERTY OWNERS

PLATS	P1	MILITARY PARK	PB 12 PG 56		
	P2	THE MARQUETTA VILLAGES	PB 45 PG 195, 196	INGRESS, EGRESS, DRAINAGE & UTIL	43' WIDE FROM ENTRANCE
	P3	WESTCHESTER TOWNHOUSES	PB 42 PG 188	TRACT CUB ACCESS, PARKING, UTIL.	DRAIN, TRACT 1-LIFT STATION
	P4	CREEDMOORE GARDEN ESTATES	PB 23 PG 181	GENERAL	OTHER 12 UTIL EASE.
	P5	MILITARY PARK - HILLS ADD.	PB 18 PG 44		3' EASEMENT ON REAR LOT LINES OF ALL LOTS
	P6	SUBURBAN HOMESITES	PB 15 PG 20		
	P7	PLANT NO. 1 MEADOWOOD	PB 29 PG 8	PUBLIC UTILITY	SOUTH 12'
	P8	KNOTTY PINE ACRES	PB 27 PG 147		
	P9	HERLTH PARK	PB 23 PG 124	RESERVATION	
	P10	PARK PLACE TOWNHOUSES	PB 39 PG 70, 71, 72	TRACTS 1 THRU 6 BLANKET	TRACTS 7 & 8 ARE REC. & BUFFER TRACT 7 HAS 20' ZONE
	P11	PLANTATION MOBILE HOME ESTATES (PLAT #1)	PB 29 PG 42	PUBLIC UTILITIES	DRAINAGE ALSO
	P12	PLANTATION MOBILE HOME ESTATES (PLAT #2)	PB 28 PG 43	PUBLIC UTILITIES	DRAINAGE ALSO
	P13	BREEZY ACRES	PB 24 PG 48		NOT DEDICATED - SHOWN IN MAP PORTION ONLY

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MEADOWBROOK UTILITY SYSTEMS, INC.

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KEY	SHEET NO.	GRANTOR	GRANTEE	AREA	RECORD DATA	USEAGE	REMARKS
P14		MEADOWBROOK PLAT NO. 1			PB 26 PG 159	PUBLIC UTILITIES	
P15		MEADOWBROOK PLAT NO. 2			PB 26 PG 169	PUBLIC UTILITIES	
P16		MEADOWBROOK PLAT NO. 3			PB 26 PG 224	PUBLIC UTILITIES	
P17		BELVEDERE PLAZA			PB 29 PG 52	PUBLIC UTILITIES	DEDICATED EASEMENTS OF RECORD
P18		PLAT OF OAK ESTATES			PB 32 PG 128, 129, 130		10' SEWER EASE, 12' WATER, ONE EASE, ORD 1433 PG 123 (BOTH)
P19 THRU P25		RESERVED					
P26		PLAT OF HAWTHILL HOMESITES			PB 21 PG 24		10' WATER EASEMENT LOT 39
P27		THE DONALD C. WALKER COMMUNITY			PB 33 PG 17	PUBLIC UTILITIES	

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PALM BEACH COUNTY, FLA.  
JOHN B. DUNKLE  
CLERK CIRCUIT COURT

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