



**II. FISCAL IMPACT ANALYSIS**

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

Fiscal Years	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
Operating Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	=====	=====	=====	=====	=====
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	_____	_____	_____	_____	_____

Is Item Included in Current Budget? Yes \_\_\_\_\_ No X  
 Budget Account No: Fund \_\_\_\_\_ Department \_\_\_\_\_ Unit \_\_\_\_\_ RSource \_\_\_\_\_  
 Reporting Category \_\_\_\_\_

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**  
 No fiscal impact.

**C. Departmental Fiscal Review:** CM Sumner

**III. REVIEW COMMENTS**

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

[Signature]  
 9/3 2015 OFMB

[Signature] 9/10/15  
 Contract Dev. and Control  
 9-9-15 B Wheeler

**B. Legal Sufficiency:**

[Signature] 9/11/15  
 Assistant County Attorney

**C. Other Department Review:**

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

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

Prepared by and return to:  
Laura Beebe, Deputy Director  
Palm Beach County Dept of Airports  
846 Palm Beach International Airport  
West Palm Beach, FL 33406

A portion of PCN 00-43-43-29-25-002-0000

**DECLARATION OF EASEMENT**

**THIS IS A DECLARATION OF EASEMENT**, made this \_\_\_\_\_, by PALM BEACH COUNTY, a political subdivision of the state of Florida ("County") whose address is c/o Palm Beach County Department of Airports, 846 Palm Beach International Airport, West Palm Beach, Florida, 33406.

**WHEREAS**, County is the owner and operator of Palm Beach International Airport located in Palm Beach County, Florida (the "Airport"); and

**WHEREAS**, County desires to create an easement over, upon and under a portion of such Airport 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 such property by County.

**WITNESSETH:**

**NOW, THEREFORE**, County does hereby declare, grant and create a perpetual in gross water utility easement for the benefit of County upon the property consisting of four (4) parcels, labeled Parcel "1", Parcel "2", Parcel "3" and Parcel "4", legally described in Exhibit "A" attached hereto (collectively, the "Easement Premises"). This easement shall be for the sole purpose of water 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 water transmission and distribution facilities and all appurtenances thereto with the full right to ingress thereto and egress therefrom in, on, over, under and across the Easement Premises.

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 Airport 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**, County has caused this Declaration of Easement to be executed as of the day and year first above written.

**ATTEST:**

**SHARON R. BOCK**

By: \_\_\_\_\_  
Clerk & Comptroller

**PALM BEACH COUNTY, a political  
subdivision of the State of Florida by its  
Board of County Commissioners**

By: \_\_\_\_\_  
Shelley Vana, Mayor

(SEAL)

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

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

**APPROVED AS TO TERMS AND  
CONDITIONS**

By:  \_\_\_\_\_  
Department Director

**Exhibit "A"**  
**(the "Easement Premises")**  
**Parcel "1"**

2125  
OCLV. ROAD

**EXHIBIT A  
UTILITY EASEMENT**

SKETCH & DESCRIPTION

A PORTION OF TRACT 2, ENTERPRISE LEASING, P.B. 118, PGS. 117-119; PALM BEACH COUNTY, FLORIDA

A portion of Tract 2, ENTERPRISE LEASING, according to the Plat thereof, as recorded in Plat Book 118, Pages 117 through 119, of the Public Records of Palm Beach County, described as follows:

A 20 foot strip of land for a Utility Easement being 10 feet on each side of the following described centerline:

COMMENCE at the southwest corner of Tract 2, ENTERPRISE LEASING, according to said plat; thence S88°26'54"E along the south line of said Tract 2, 923.64 feet; thence N01°33'06"E 5.00 to the north line of a 5' utility easement and the POINT OF BEGINNING of said centerline; thence N01°33'06"E, 40.48 feet; thence S88°26'54"E, 2.00 feet to a point hereinafter referred to as Point 'A'; thence N01°33'06"E, 7.12 feet to the POINT OF TERMINATION of said centerline.

Side lines of said 20 foot Utility Easement are to be prolonged or shortened to coincide with the easterly line of said Tract 2.

TOGETHER WITH:

A 15 foot strip of land for a Utility Easement being 7.5 feet on each side of the following described centerline:

BEGIN at the aforementioned Point 'A'; thence S88°26'54"E, 6.74 feet to the POINT OF TERMINATION of said centerline.

Side lines of said 15 foot Utility Easement are to be prolonged or shortened to coincide with easterly line of said Tract 2.

Said land lying in the City of West Palm Beach, Palm Beach County, Florida.

**NOT VALID WITHOUT  
SHEETS 2 & 3**

<b>REVISIONS</b>		<b>AVIROM &amp; ASSOCIATES, INC.</b> <b>SURVEYING &amp; MAPPING</b> 7685 SW ELLIPSE WAY STUART, FLORIDA 34997 TEL. (772) 781-6266, FAX (772) 781-6268 www.AVIROMSURVEY.com <small>© 2015 AVIROM &amp; ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM &amp; ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small>	<b>JOB #:</b> 2394-4B
REVISED PER COUNTY COMMENTS 08/25/2015			<b>SCALE:</b> --
REVISED PER COUNTY COMMENTS 08/28/2015			<b>DATE:</b> 06/03/2015
			<b>BY:</b> T.M.W.
			<b>CHECKED:</b> D.A.H.
			<b>F.B.</b> -- <b>PG.</b> --
			<b>SHEET</b> 1 OF 3

EXHIBIT A  
**UTILITY EASEMENT**  
 SKETCH & DESCRIPTION

A PORTION OF TRACT 2, ENTERPRISE LEASING, P.B. 118, PGS. 117-119; PALM BEACH COUNTY, FLORIDA

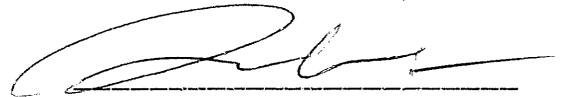
**SURVEYOR'S NOTES:**

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. There has been a review of the Ownership & Encumbrance Search issued by Fidelity National Title Insurance Company, certified as of August 4, 2015 relative to the any exceptions. No search of the Public Records has been made by the Surveyor.
3. The Parent Parcel has a PCN of 00-43-43-29-25-002-0000 with no recording information available.
4. The land description shown hereon was prepared by the surveyor.
5. Bearings shown hereon are assumed based on the south line of Tract 2, Enterprise Leasing, having a bearing of S88°26'54"W (Grid).
6. Coordinates shown are grid. Datum = NAD 83, 1990 adjustment. Zone = Florida East. Linear units = U.S. Survey foot. Coordinate system: 1983 State Plane Transverse Mercator projection. All distances are ground Project scale factor = 1.0000439395. Project scale factor = Ground distance x scale factor = grid distance.
7. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
8. Abbreviation Legend: L.A.E. = Limited Access Easement; L.B. = Licensed Business; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PGS. = Pages; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.O.T. = Point of Termination; P.S.M. = Professional Surveyor & Mapper; R/W= Right-of-Way.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 8/28/15



THOMAS M. WALKER, JR., P.S.M.  
 Florida Registration No. 6875  
 AVIROM & ASSOCIATES, INC.  
 L.B. No. 3300

**NOT VALID WITHOUT  
 SHEETS 1 & 3**

<b>REVISIONS</b>		<b>AVIROM &amp; ASSOCIATES, INC.</b> <b>SURVEYING &amp; MAPPING</b> 7685 SW ELLIPSE WAY STUART, FLORIDA 34997 TEL. (772) 781-6266, FAX (772) 781-6268 www.AVIROMSURVEY.com <small>© 2015 AVIROM &amp; ASSOCIATES, INC. all rights reserved.                  This sketch is the property of AVIROM &amp; ASSOCIATES, INC.                  and should not be reproduced or copied without written permission.</small>
REVISED PER COUNTY COMMENTS 08/25/2015		<b>JOB #:</b> 2394-4B
REVISED PER COUNTY COMMENTS 08/28/2015		<b>SCALE:</b> --
		<b>DATE:</b> 06/03/2015
		<b>BY:</b> T.M.W.
		<b>CHECKED:</b> D.A.H.
		<b>F.B.</b> -- <b>PG.</b> --
		<b>SHEET</b> 2 OF 3

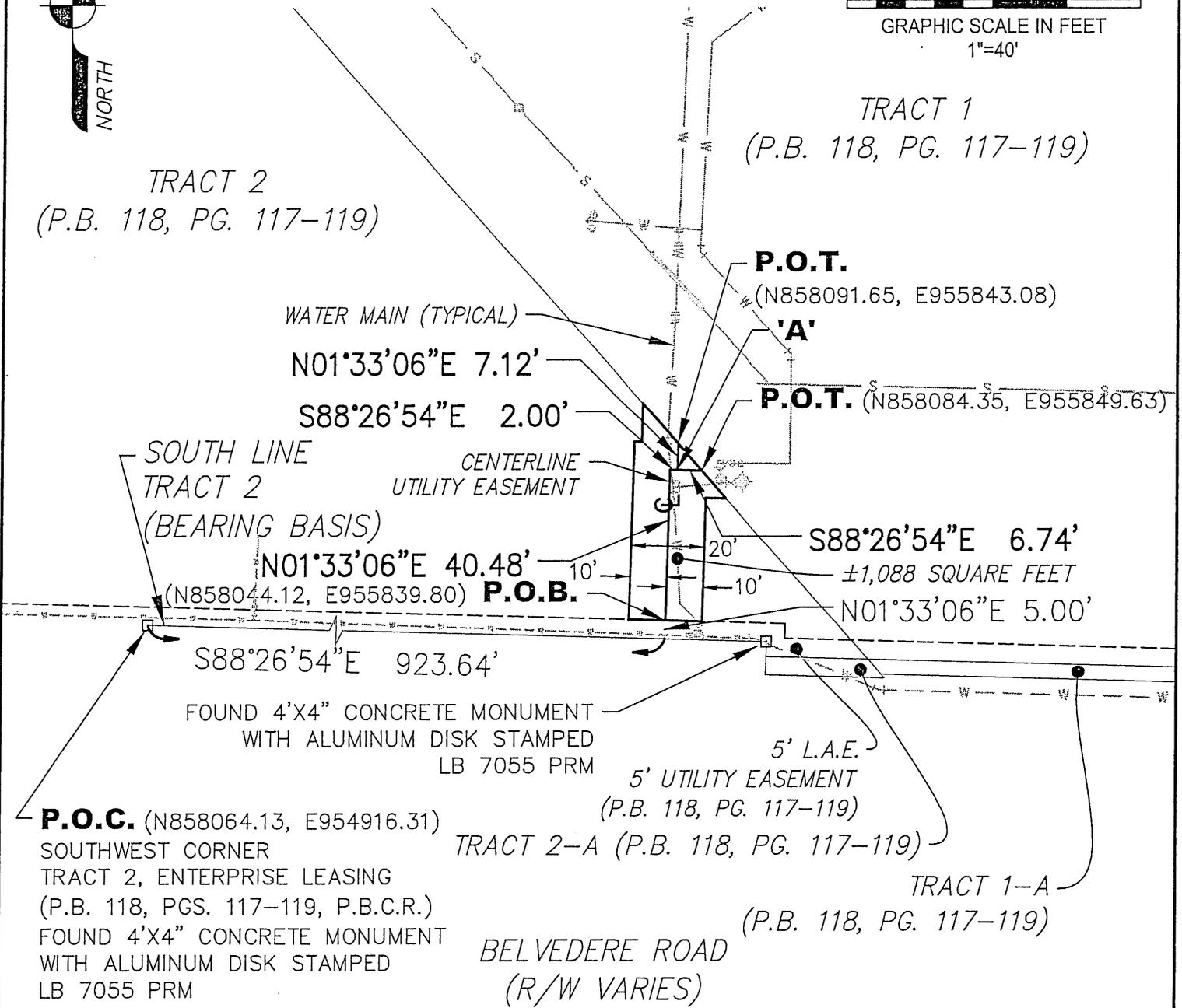
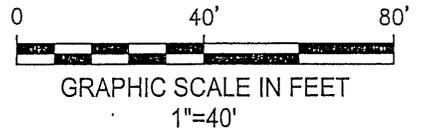
EXHIBIT A  
UTILITY EASEMENT

SKETCH & DESCRIPTION

A PORTION OF TRACT 2, ENTERPRISE LEASING, P.B. 118, PGS. 117-119; PALM BEACH COUNTY, FLORIDA



**NOT VALID WITHOUT  
SHEETS 1 & 2**



REVISIONS
REVISED PER COUNTY COMMENTS 08/25/2015
REVISED PER COUNTY COMMENTS 08/28/2015



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JOB #:	<b>2394-4B</b>
SCALE:	1"=40'
DATE:	06/03/2015
BY:	T.M.W.
CHECKED:	D.A.H.
F.B.	-- PG. --
SHEET	<b>3 OF 3</b>

**Exhibit "A"**  
**(the "Easement Premises")**  
**Parcel "2"**

2125 SW. Road

EXHIBIT A  
**UTILITY EASEMENT**

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A 20 foot strip of land for a Utility Easement being 10 feet on each side of the following described centerline:

COMMENCE at the southwest corner of Tract 2, ENTERPRISE LEASING, according to said plat; thence S88°26'54"E along the south line of said Tract 2, 381.04 feet; thence N01°33'06"E 5.00 to the north line of a 5' utility easement and the POINT OF BEGINNING of said centerline; thence continue N01°33'06"E, 100.67 feet to the POINT OF TERMINATION of said centerline.

Said land lying in the City of West Palm Beach, Palm Beach County, Florida.

**SURVEYOR'S NOTES:**

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5. Bearings shown hereon are assumed based on the south line of Tract 1, Enterprise Leasing, having a bearing of S88°26'54"W (Grid).
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Date: 8/28/15



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Florida Registration No. 6875  
AVIROM & ASSOCIATES, INC.  
L.B. No. 3300

**NOT VALID WITHOUT  
SHEET 2**

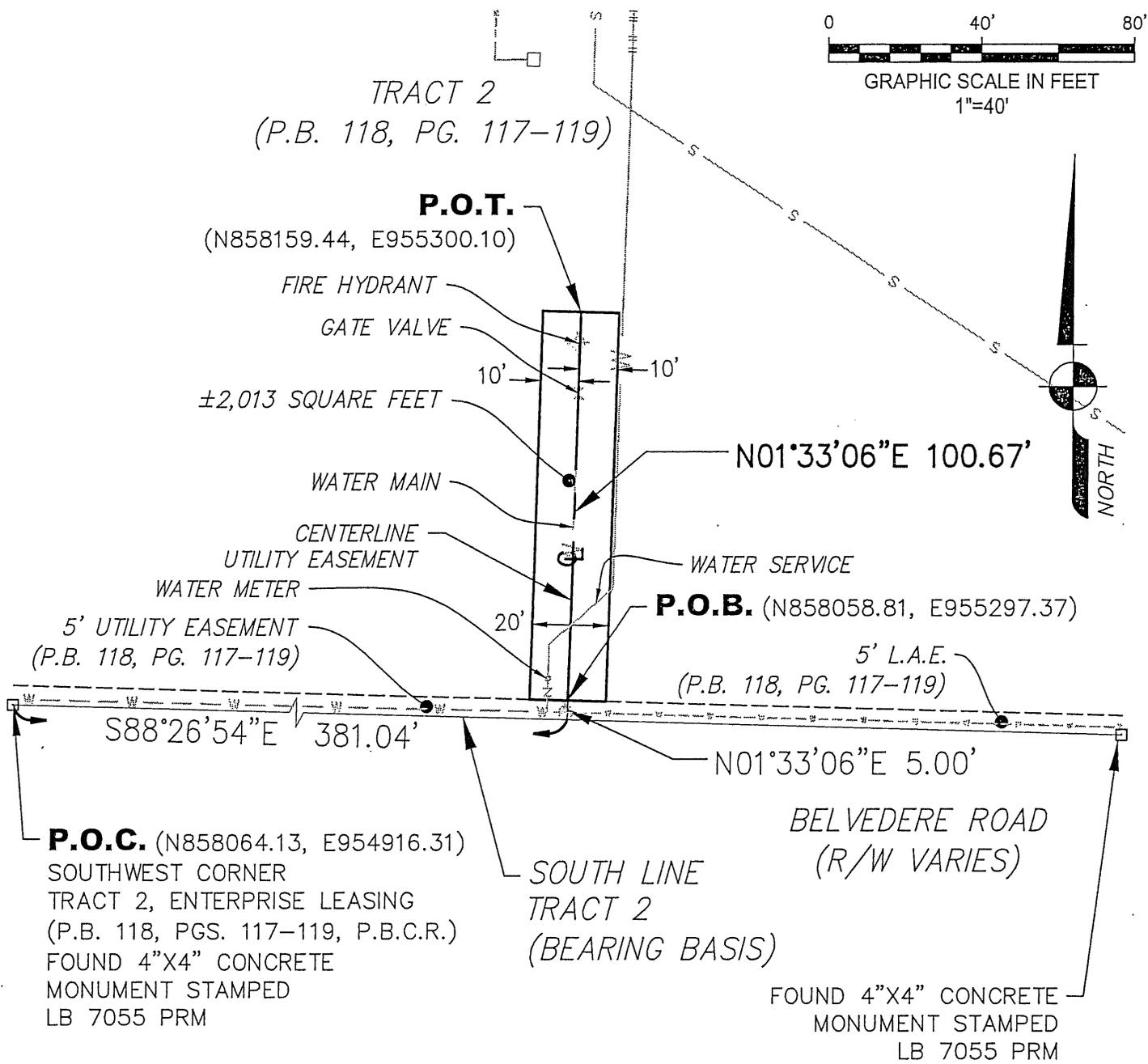
<b>REVISIONS</b>		<b>AVIROM &amp; ASSOCIATES, INC.</b> <b>SURVEYING &amp; MAPPING</b> 7685 SW ELLIPSE WAY STUART, FLORIDA 34997 TEL. (772) 781-6266, FAX (772) 781-6268 www.AVIROMSURVEY.com <small>© 2015 AVIROM &amp; ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM &amp; ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small>	<b>JOB #:</b> 2394-4C
REVISED PER COUNTY COMMENTS 08/25/2015			<b>SCALE:</b> --
REVISED PER COUNTY COMMENTS 08/28/2015			<b>DATE:</b> 06/03/2015
			<b>BY:</b> T.M.W.
			<b>CHECKED:</b> D.A.H.
			<b>F.B.</b> -- <b>PG.</b> --
			<b>SHEET</b> 1 OF 2

EXHIBIT A  
**UTILITY EASEMENT**

SKETCH & DESCRIPTION

A PORTION OF TRACT 2, ENTERPRISE LEASING, P.B. 118, PGS. 117-119; PALM BEACH COUNTY, FLORIDA

**NOT VALID WITHOUT  
 SHEET 1**



**REVISIONS**

REVISED PER COUNTY COMMENTS 08/25/2015  
 REVISED PER COUNTY COMMENTS 08/28/2015



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JOB #: 2394-4C  
 SCALE: 1"=40'  
 DATE: 06/03/2015  
 BY: T.M.W.  
 CHECKED: D.A.H.  
 F.B. -- PG. --  
 SHEET 2 OF 2

**Exhibit "A"**  
**(the "Easement Premises")**  
**Parcel "3"**

2125 Saw. Beach

EXHIBIT A  
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Said land lying in the City of West Palm Beach, Palm Beach County, Florida.

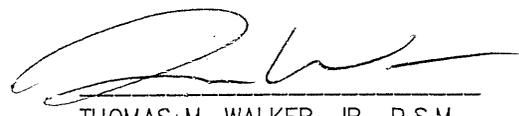
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Date: 8/28/15



THOMAS M. WALKER, JR., P.S.M.  
Florida Registration No. 6875  
AVIROM & ASSOCIATES, INC.  
L.B. No. 3300

**NOT VALID WITHOUT  
SHEETS 2**

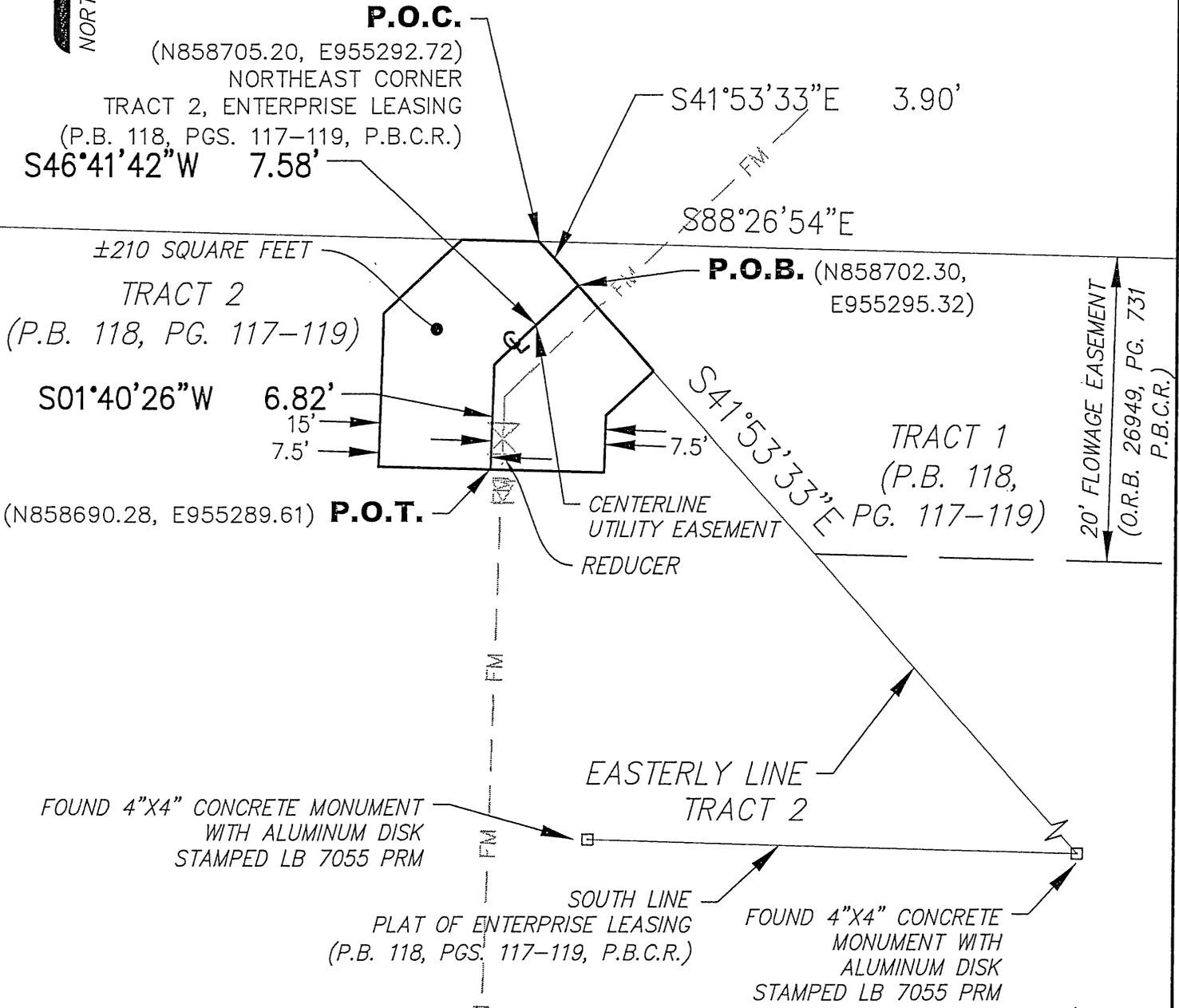
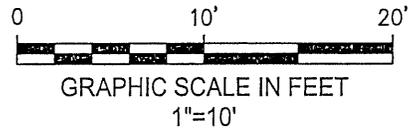
<b>REVISIONS</b>		<b>AVIROM &amp; ASSOCIATES, INC.</b> <b>SURVEYING &amp; MAPPING</b> 7685 SW ELLIPSE WAY STUART, FLORIDA 34997 TEL. (772) 781-6266, FAX (772) 781-6268 www.AVIROMSURVEY.com <small>© 2015 AVIROM &amp; ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM &amp; ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small>	<b>JOB #:</b> 2394-4D
REVISED PER COUNTY COMMENTS 08/25/2015			<b>SCALE:</b> --
REVISED PER COUNTY COMMENTS 08/28/2015			<b>DATE:</b> 06/03/2015
			<b>BY:</b> T.M.W.
			<b>CHECKED:</b> D.A.H.
			<b>F.B.</b> -- <b>PG.</b> --
			<b>SHEET</b> 1 OF 2

EXHIBIT A  
UTILITY EASEMENT

SKETCH & DESCRIPTION

A PORTION OF TRACT 2, ENTERPRISE LEASING, P.B. 118, PGS. 117-119; PALM BEACH COUNTY, FLORIDA

**NOT VALID WITHOUT SHEET 1**



REVISIONS
REVISED PER COUNTY COMMENTS 08/25/2015
REVISED PER COUNTY COMMENTS 08/28/2015



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JOB #:	2394-4D
SCALE:	1"=10'
DATE:	06/03/2015
BY:	T.M.W.
CHECKED:	D.A.H.
F.B. -- PG. --	
SHEET	2 OF 2

**Exhibit "A"**  
**(the "Easement Premises")**  
**Parcel "4"**

2125 SWV. ROAD

EXHIBIT A  
UTILITY EASEMENT

SKETCH & DESCRIPTION

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Said land lying in the City of West Palm Beach, Palm Beach County, Florida.

**SURVEYOR'S NOTES:**

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Date: 8/28/15

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Florida Registration No. 6875  
AVIROM & ASSOCIATES, INC.  
L.B. No. 3300

**NOT VALID WITHOUT  
SHEET 2**

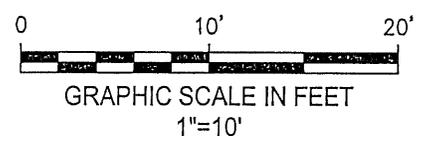
<b>REVISIONS</b>		<b>AVIROM &amp; ASSOCIATES, INC.</b> <b>SURVEYING &amp; MAPPING</b> 7685 SW ELLIPSE WAY STUART, FLORIDA 34997 TEL. (772) 781-6266, FAX (772) 781-6268 www.AVIROMSURVEY.com <small>© 2015 AVIROM &amp; ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM &amp; ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small>	<b>JOB #:</b> 2394-4F
REVISED PER COUNTY COMMENTS 08/25/2015			<b>SCALE:</b> --
REVISED PER COUNTY COMMENTS 08/28/2015			<b>DATE:</b> 06/03/2015
			<b>BY:</b> T.M.W.
			<b>CHECKED:</b> D.A.H.
			<b>F.B.</b> -- <b>PG.</b> --
			<b>SHEET</b> 1 OF 2

EXHIBIT A  
UTILITY EASEMENT

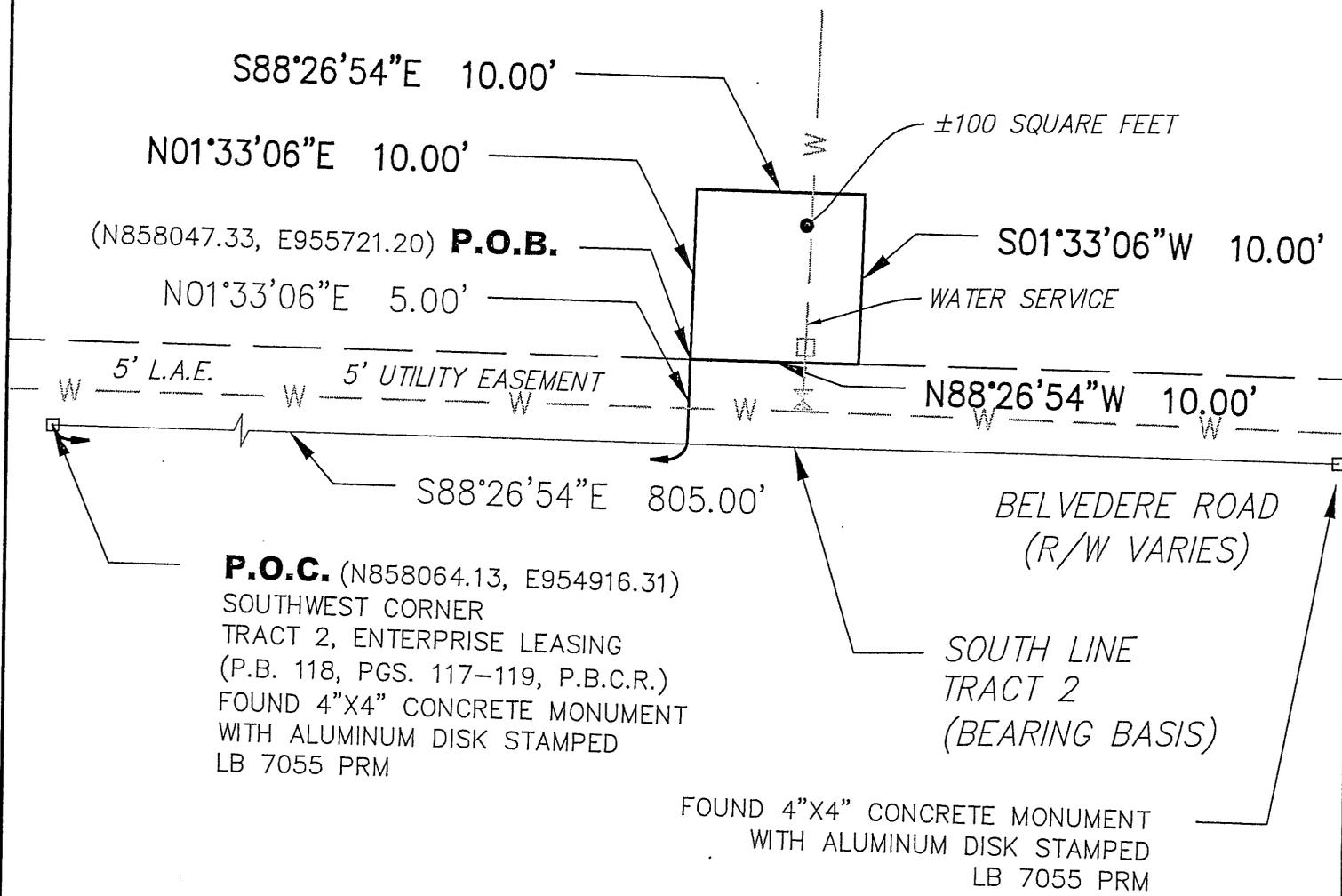
SKETCH & DESCRIPTION

A PORTION OF TRACT 2, ENTERPRISE LEASING, P.B. 118, PGS. 117-119; PALM BEACH COUNTY, FLORIDA

**NOT VALID WITHOUT SHEET 1**



TRACT 2  
(P.B. 118, PG. 117-119)



REVISIONS
REVISED PER COUNTY COMMENTS 08/25/2015
REVISED PER COUNTY COMMENTS 08/28/2015



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JOB #:	2394-4F
SCALE:	1"=10'
DATE:	06/03/2015
BY:	T.M.W.
CHECKED:	D.A.H.
F.B.	-- PG. --
SHEET	2 OF 2