

AGENDA ITEM SUMMARY

☒ Consent ☐ Regular
☐ Workshop ☐ Public Hearing

Submitted By: Department of Airports

[illegible]

Motion and Title: Staff recommends motion to approve: a Declaration of Easement (Declaration) on four parcels of County-owned property for water utility improvements at 2125 Belvedere Road at the Palm Beach International Airport (PBIA).

Background and Justification: The Enterprise facility is on land leased to Enterprise Leasing Company of Florida, LLC, for the development of rental car facilities on PBIA (R-2013-0137, as amended). The Declaration memorializes the existence of water transmission and distribution facilities on County-owned property.

AB

Recommended By:

Department Director

9/3/5

Date _____

Approved By:

County Administrator

9/11/65

Date _____

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

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

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:

Sherry Brown
9/3 2015 OFMB

Dr. J. Jacobson 9/10/15
Contract Dev. and Control
9-9-15 B Wheeler

B. Legal Sufficiency:

7/7/15
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

(SEAL)

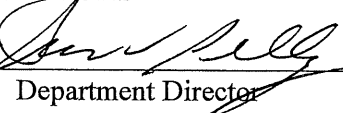
**PALM BEACH COUNTY, a political
subdivision of the State of Florida by its
Board of County Commissioners**

By: _____
Shelley Vana, Mayor

**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”**

EXHIBIT A
UTILITY EASEMENT

2125
OCLV. ROAD

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


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

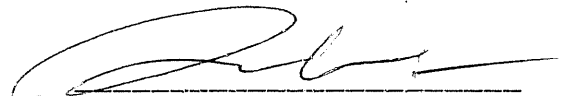
SURVEYOR'S NOTES:

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**


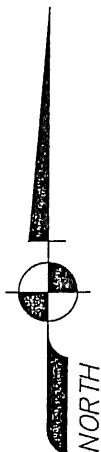
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					CHECKED:	D.A.H.
					F.B.	-- PG. --
					SHEET	2 OF 3

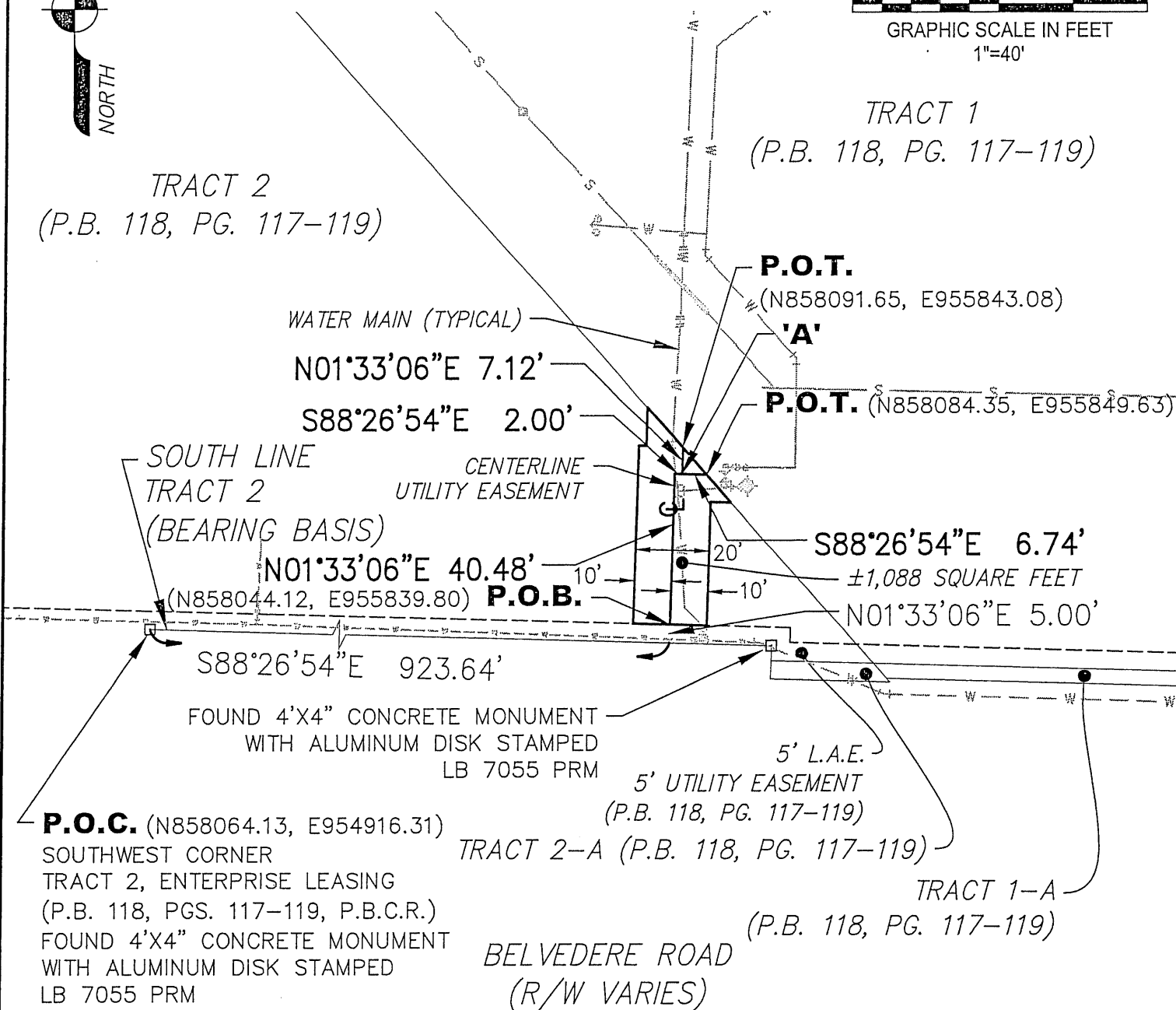
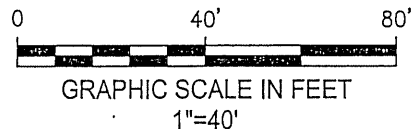
EXHIBIT A
UTILITY EASEMENT

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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SURVEYING & MAPPING

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STUART, FLORIDA 34997
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JOB #: 2394-4B

SCALE: 1"=40'

DATE: 06/03/2015

BY: T.M.W.

CHECKED: D.A.H.

F.B. -- PG. --

SHEET 3 OF 3

**Exhibit “A”
(the “Easement Premises”)
Parcel “2”**

EXHIBIT A
UTILITY EASEMENT

2125 SW. Road

SKETCH & DESCRIPTION

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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:

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 1, 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:

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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
SHEET 2


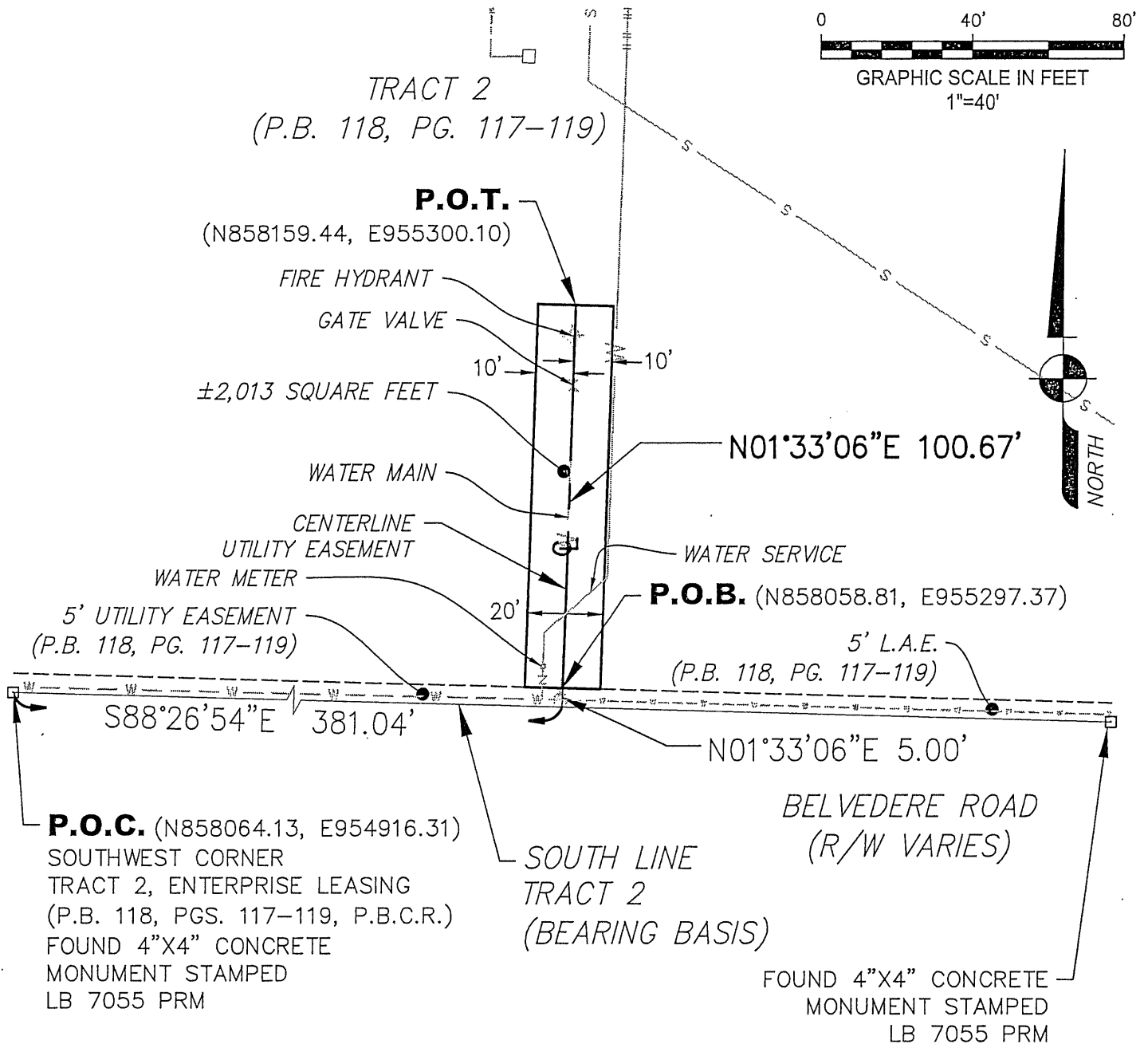
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REVISED PER COUNTY COMMENTS	08/25/2015		SCALE:	--
REVISED PER COUNTY COMMENTS	08/28/2015		DATE:	06/03/2015
			BY:	T.M.W.
			CHECKED:	D.A.H.
			F.B.	-- PG. --
			SHEET	1 OF 2

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



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



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SURVEYING & MAPPING

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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”**

EXHIBIT A
UTILITY EASEMENT
SKETCH & DESCRIPTION

2125 Saw. Road

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

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

COMMENCE at the northeast corner of Tract 2, ENTERPRISE LEASING, according to said plat; thence S41°53'33"E along the easterly line of said Tract 2, 3.90 feet to the POINT OF BEGINNING of said centerline; thence S46°41'42"W, 7.58 feet; thence S01°40'26"W, 6.82 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 the north line and easterly line of said Tract 2.

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

SURVEYOR'S NOTES:

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- 3. The Parent Parcel has a PCN of 00-43-43-29-25-001-0000 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.
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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

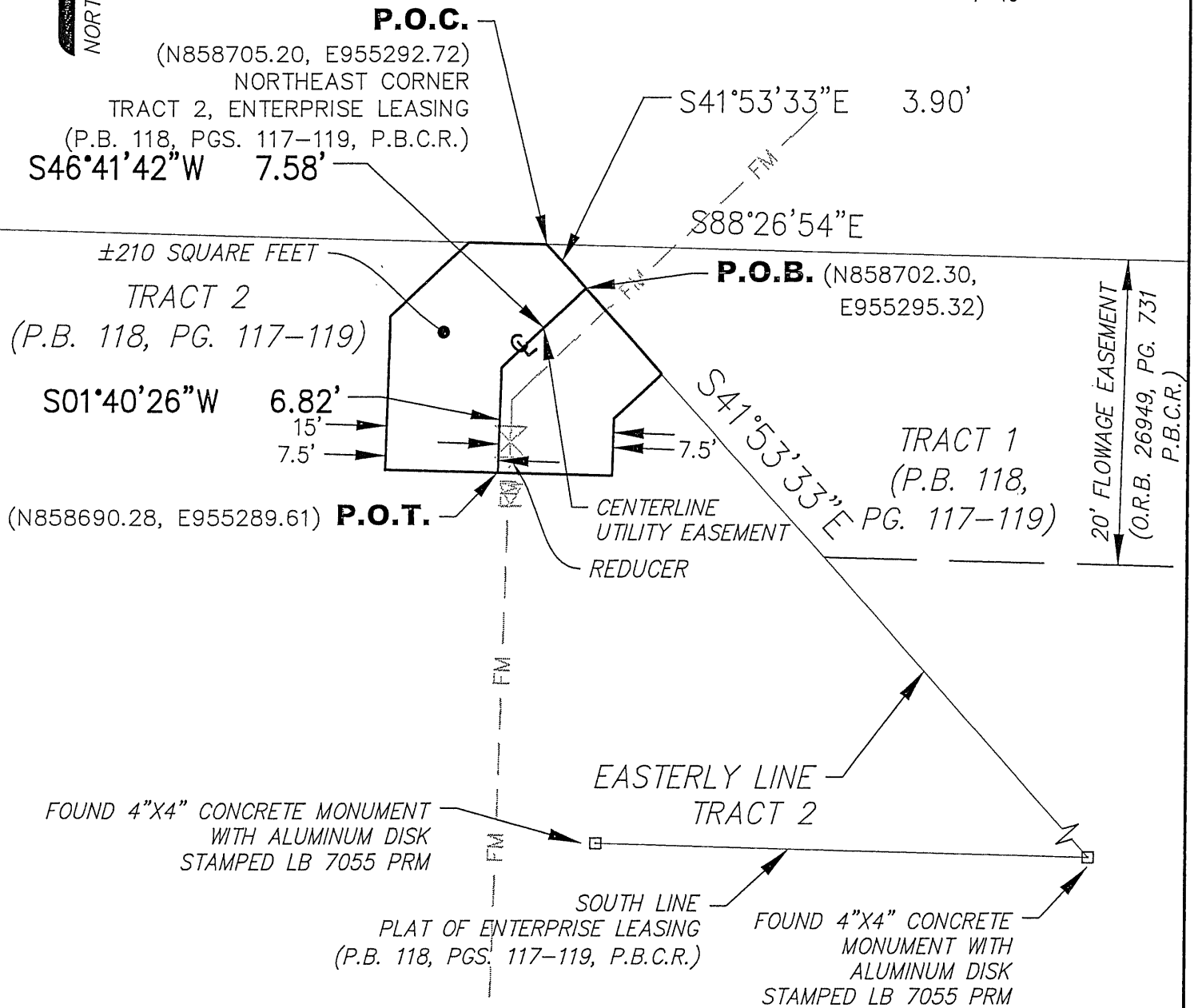
NOT VALID WITHOUT
SHEETS 2

REVISIONS			AVIROM & ASSOCIATES, INC.		JOB #:	2394-4D
REVISED PER COUNTY COMMENTS 08/25/2015			SURVEYING & MAPPING		SCALE:	--
REVISED PER COUNTY COMMENTS 08/28/2015			7685 SW ELLIPSE WAY		DATE:	06/03/2015
			STUART, FLORIDA 34997		BY:	T.M.W.
			TEL. (772) 781-6266, FAX (772) 781-6268		CHECKED:	D.A.H.
			www.AVIROMSURVEY.com		F.B.	-- PG. --
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A PORTION OF TRACT 2, ENTERPRISE LEASING, P.B. 118, PGS. 117-119; PALM BEACH COUNTY, FLORIDA

0 10' 20'

GRAPHIC SCALE IN FEET
1"=10'



REVISIONS

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



7685 SW ELLIPSE WAY
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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”**

EXHIBIT A
UTILITY EASEMENT

2125 SW. ROAD

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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- 7. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
- 8. Abbreviation Legend: CL = Centerline; 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.

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

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SHEET 2


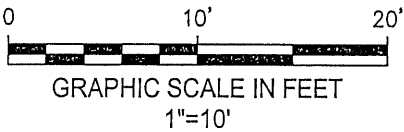
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				CHECKED:	D.A.H.
				F.B.	-- PG. --
				SHEET	1 OF 2

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)

S88°26'54"E 10.00'

N01°33'06"E 10.00'

(N858047.33, E955721.20) **P.O.B.**

N01°33'06"E 5.00'

±100 SQUARE FEET

S01°33'06"W 10.00'

WATER SERVICE

5' L.A.E.

5' UTILITY EASEMENT

N88°26'54"W 10.00'

S88°26'54"E 805.00'

BELVEDERE ROAD
(R/W VARIES)

P.O.C. (N858064.13, E954916.31)
SOUTHWEST CORNER
TRACT 2, ENTERPRISE LEASING
(P.B. 118, PGS. 117-119, P.B.C.R.)
FOUND 4"x4" CONCRETE MONUMENT
WITH ALUMINUM DISK STAMPED
LB 7055 PRM

SOUTH LINE
TRACT 2
(BEARING BASIS)

FOUND 4"x4" CONCRETE MONUMENT
WITH ALUMINUM DISK STAMPED
LB 7055 PRM

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