

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: November 3, 2015 Consent Regular
 Ordinance Public Hearing

Department: County Administration

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: a public utility easement in favor of Florida Power and Light Company and all other public utilities, and their successors and assigns.

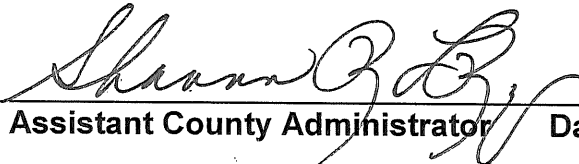
Summary: On February 28, 2006, the Board of County Commissioners (BCC) approved an Agreement for Donation and Purchase and Sale (R2006-0423) for 70 acres of property formerly known as Briger for Scripps Phase II. The Agreement provides for the granting of easement interests for public utility purposes. Countywide (HF)

Background and Justification: On November 6, 2007, the Lester Family Investments, L.P., a Florida Limited Partnership, entered into an Agreement (R2007-1888) to jointly fund professional services related to a joint application for a Development of Regional Impact (DRI), future Land Use Amendment, Concurrency Approval, Planned Community Development District and a conceptual Environmental Resource Permit for the 863 acre Briger property, including the County's 70 acres for Scripps Phase II. On April 1, 2010, the City of Palm Beach Gardens approved the DRI.

Attachment:

1. Public Utility Easement

Approved by:


Assistant County Administrator Date

10-8-15

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2016	2017	2018	2019	2020
Capital Expenditures	\$0	\$0	\$0	\$0	\$0
Operating Costs	0	0	0	0	0
External Revenues	0	0	0	0	0
Program Income (County)	0	0	0	0	0
In-Kind Match (County)	0	0	0	0	0
NET FISCAL IMPACT	\$0	\$0	\$0	\$0	\$0
# Additional FTE Positions (Cumulative)	0	0	0	0	0
Is Item Included in Current Budget:	Yes	_____	No	_____	_____

Budget Account No:

Reporting Category _____


B. Recommended Sources of Funds/Summary of Fiscal Impact:

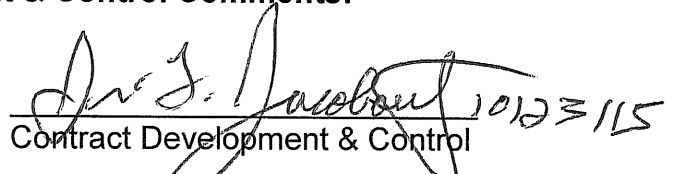
Indeterminable at this time

Departmental Fiscal Review: _____

III. REVIEW COMMENTS

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


 OFMB ^{KD} ^{WR}
 10/22 10/22/15


 Contract Development & Control 10/23/15

A. Legal Sufficiency:


 10/26/15
 Assistant County Attorney

A. Other Department Review:

 Department Director

Prepared by and Return to:
Tyrone T. Bongard, Esq.
Gunster, Yoakley & Stewart, P.A.
777 South Flagler Drive, Suite 500
West Palm Beach, Florida 33401
Will Call Box 22

PUBLIC UTILITY EASEMENT

THIS PUBLIC UTILITY EASEMENT ("Utility Easement") is made as of September _____, 2015, by **Palm Beach County**, a political subdivision of the State of Florida, having an address at 301 N. Olive Avenue, West Palm Beach, FL 33401 ("Grantor").

W I T N E S S E T H:

1. **Grant of Utility Easement; Purposes.** Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants to Florida Power and Light Company, and all other public utilities, and their successors and assigns (collectively "Grantee"), a perpetual, non-exclusive easement to enter upon the Easement Premises hereinafter described to install, operate, maintain, repair, replace and remove their respective utility facilities, within, under, across and along an easement area legally described on Exhibit "A" attached hereto ("Easement Premises"). This Utility Easement shall include the right of ingress to and egress from the Easement Premises; the right, with Grantor's prior consent, to clear the Easement Premises and keep it cleared of all trees, undergrowth and other obstructions within the Easement Premises, provided that Grantee shall not disturb any existing improvements within the Easement Premises. Notwithstanding the foregoing, in making any excavation on the Easement Premises, Grantee shall make the same in such manner as will cause the least injury to the surface of the ground, hardscapes (i.e., sidewalks) and landscaping around such excavation area and shall replace the earth, hardscapes and landscaping so removed by it and restore the area to the same condition as it existed prior to such excavation.

2. **Limitations.** This Utility Easement is expressly subject to Grantor's reserved right to permit any other person, firm or corporation to lay cable, conduit, water and sewer lines within the Easement Premises, and to make any other use of the Easement Premises which is not inconsistent with this Utility Easement.

3. **Release and Indemnification.** Each Grantee, by its exercise of the rights granted hereunder, releases and agrees to indemnify, defend and save harmless Grantor from and against any and all claims, demands, losses and causes of action of any kind or nature for injury or damage suffered by Grantor or its successors and assigns, in connection with the use of the Easement Premises by Grantee or its agents or employees, whether or not such claims, demands, losses or causes of action are a result of Grantee's negligence or willful misconduct. This indemnity shall include all costs and expenses incurred by Grantor in defending a claim, demand

or cause of action, or incurred in enforcing this indemnity, both including without limitation any attorneys' fees and costs and paraprofessional charges.

4. **Binding Effect.** All rights, benefits and burdens created by this Utility Easement shall run with title to the Easement Premises. All provisions of this Utility Easement shall inure to the benefit of and bind Grantor and Grantee, their successors and assigns.

IN WITNESS WHEREOF, Grantor has executed this Utility Easement as of the day and year first above written.

PALM BEACH COUNTY,
a political subdivision of the State of
Florida

ATTEST:

SHARON R. BOCK
CLERK AND COMPTROLLER

By its BOARD OF COUNTY
COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Mayor

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND
CONDITIONS

By: _____
Assistant County Attorney

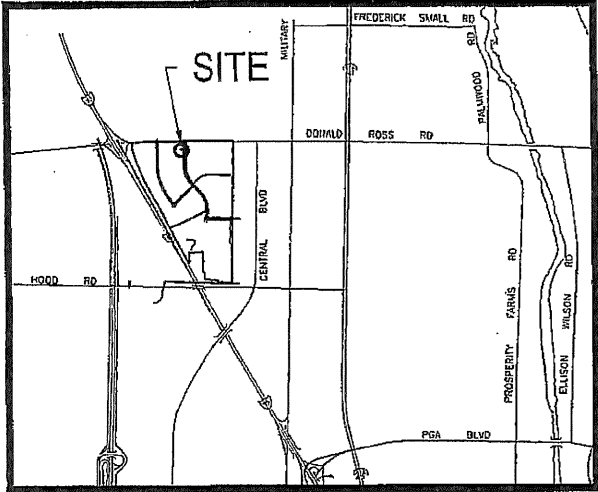
BY: _____
Assistant County Administrator

EXHIBIT "A"

EASEMENT PREMISES

[See attached]

Z:\2015\157722 Koller Homes - Surveying Services\Survey\SKETCH\15-7722-SD-FPL ESMIT-SW-2-SW4-SW6.dwg Jul 15, 2015 - 4:07pm



LOCATION MAP
Not to Scale

NOT VALID WITHOUT ACCOMPANYING
SHEET 2 OF 2
SKETCH AND LEGAL DESCRIPTION
(NOT A SURVEY)

LAND DESCRIPTION: SWITCH CABINET EASEMENT.

A STRIP OF LAND 20 FOOT IN WIDTH BEING A PORTION OF TRACT "A", ALTON PCD, AS RECORDED IN PLAT BOOK 118, PAGES 197 TROUGH 206, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE EASTERN MOST NORTHEAST CORNER OF SAID TRACT "A";
 THENCE SOUTH 00°04'14" EAST ON THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 314.00 FEET;
 THENCE SOUTH 89°55'46" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE;
 THENCE CONTINUE SOUTH 89°55'46" WEST ON SAID CENTERLINE, A DISTANCE OF 10.00 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE;
 THE SIDELINES OF SAID EASEMENTS TO BE LENGTHENED OR SHORTENED TO A POINT OF INTERSECTION SO AS TO CREATE A CONTINUOUS STRIP OF LAND AND TO INTERSECT EXISTING PROPERTY LINES AND/OR EASEMENT LINES.
 SAID LANDS LYING IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 200 SQUARE FEET, MORE OR LESS.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER AND ACCOMPANIED BY SHEETS 1 AND 2 OF 2. THIS INSTRUMENT MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT THE CONSENT OF CALVIN, GIORDANO AND ASSOCIATES, INC.
2. LANDS DESCRIBED HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY OR OTHER INSTRUMENTS THAT MAY APPEAR IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF ALTON PCD, AS RECORDED IN PLAT BOOK 118, PAGES 197 TROUGH 206, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE NORTH LINE OF SAID PLAT IS SHOWN TO BEAR NORTH 89°55'46" EAST.
4. THE DESCRIPTION CONTAINED HEREIN AND THE ATTACHED SKETCH DOES NOT REPRESENT A FIELD BOUNDARY SURVEY.
5. ALL MATTERS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
6. THIS SKETCH & LEGAL DESCRIPTION IS INTENDED TO BE USED FOR A FLORIDA POWER & LIGHT EASEMENT.

CALVIN, GIORDANO & ASSOCIATES, INC.

David E. Rohal 7-16-15

DAVID E. ROHAL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS 4315

SW #1
REVISED: 5-14-15
REVISED: 7-16-15



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™
560 Village Boulevard • Suite 340 • West Palm Beach, FL 33409
Phone: 561.684.6161 • Fax: 561.684.6360
Certificate of Authorization 0791

FLORIDA POWER & LIGHT
EASEMENT
PALM BEACH COUNTY, FLORIDA

SCALE	PROJECT No	SHEET
NONE	15-7722	1
DATE	CAD FILE	OF
4-23-15	SEE LEFT MARGIN	2

**SKETCH AND LEGAL DESCRIPTION
(NOT A SURVEY)**

NOT VALID WITHOUT ACCOMPANYING
SHEET 1 OF 2



NORTH LINE OF THE NE 1/4 OF
SECTION 26, TOWNSHIP 41 S, RANGE 42 E

DONALD ROSS ROAD

NORTH LINE ALTON PCD
(P.B. 118, PG's. 197-206, P.B.C.R.)

5.0' L.A.E.
(P.B. 118, PG's. 197-206, P.B.C.R.)

N89°55'46"E

10' S.U.A.E.
(P.B. 118, PG's. 197-206, P.B.C.R.)

(BASIS OF BEARINGS)

SCALE
1" = 60'

10' U.E.
(P.B. 118, PG's. 197-206, P.B.C.R.)

P.O.C.
EASTERN MOST
N.E. CORNER OF TRACT "A"
ALTON PCD
(P.B. 118, PG's. 197-206, P.B.C.R.)

62.50'

62.50'

TRACT "A"
ALTON PCD
(P.B. 118, PG's. 197-206, P.B.C.R.)

10' U.E. (P.B. 118, PG's. 197-206, P.B.C.R.)

S00°04'14"E 314.00'

ALTON ROAD

(TRACT "S-1")
(P.B. 118, PG's. 197-206, P.B.C.R.)

D.E. #1
(P.B. 118, PG's. 197-206, P.B.C.R.)

30' R.B.E.
(P.B. 118, PG's. 197-206, P.B.C.R.)

EAST LINE OF TRACT "A"
ALTON PCD
(P.B. 118, PG's. 197-206, P.B.C.R.)

LEGEND:

- ⊕ CENTERLINE
- D.E. DRAINAGE EASEMENT
- F.P.L. FLORIDA POWER & LIGHT
- L.B. LICENSED BUSINESS
- L.A.E. LIMITED ACCESS EASEMENT
- O.R.B. OFFICIAL RECORDS BOOK
- P.R.C.R. PALM BEACH COUNTY RECORDS
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.T. POINT OF TERMINATION
- R.B.E. ROADWAY BUFFER EASEMENT
- S.U.A.E. SEACOAST UTILITY AUTHORITY EASEMENT
- U.E. UTILITY EASEMENT

P.O.T.
(Easement Centerline)

PROPOSED EASEMENT
Area=200 Square Feet

S89°55'46"W 10.00'

P.O.B.
(Easement Centerline)

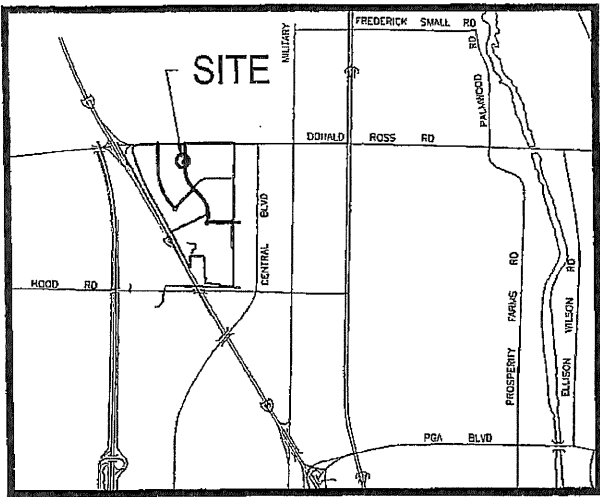
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**FLORIDA POWER & LIGHT
EASEMENT**
PALM BEACH COUNTY, FLORIDA

SCALE 1" = 60'	PROJECT No 15-7722	SHEET 2
DATE 4-23-15	CAD FILE S22 LDT MARGO	OF 2



LOCATION MAP
Not to Scale

NOT VALID WITHOUT ACCOMPANYING
SHEET 2 OF 2
SKETCH AND LEGAL DESCRIPTION
(NOT A SURVEY)

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COMMENCE AT THE EASTERN MOST NORTHEAST CORNER OF SAID TRACT "A";

THENCE SOUTH 00°04'14" EAST ON THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 690.00 FEET;

THENCE SOUTH 89°55'46" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE;

THENCE CONTINUE SOUTH 89°55'46" WEST ON SAID CENTERLINE, A DISTANCE OF 10.00 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE;

THE SIDELINES OF SAID EASEMENTS TO BE LENGTHENED OR SHORTENED TO A POINT OF INTERSECTION SO AS TO CREATE A CONTINUOUS STRIP OF LAND AND TO INTERSECT EXISTING PROPERTY LINES AND/OR EASEMENT LINES.

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CALVIN, GIORDANO & ASSOCIATES, INC.

David E. Rohal 7-16-15

DAVID E. ROHAL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS 4315

SW #6
REVISED: 5-14-15
REVISED: 7-16-15



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Certificate of Authorization 8781

**FLORIDA POWER & LIGHT
EASEMENT**
PALM BEACH COUNTY, FLORIDA

SCALE	PROJECT No	SHEET
NONE	15-7722	
DATE	CAD FILE	1
4-23-15	SEE LEFT MARGIN	OF 2

**SKETCH AND LEGAL DESCRIPTION
(NOT A SURVEY)**

NOT VALID WITHOUT ACCOMPANYING
SHEET 1 OF 2



SCALE
1" = 60'

NORTH LINE OF THE NE 1/4 OF
SECTION 26, TOWNSHIP 41 S, RANGE 42 E

DONALD ROSS ROAD

NORTH LINE ALTON PCD
(P.B. 118, PG's. 197-206, P.B.C.R.)

NB89°55'46"E
(BASIS OF BEARINGS)

LEGEND:

- ☉ CENTERLINE
- D.E. DRAINAGE EASEMENT
- F.P.L. FLORIDA POWER & LIGHT
- L.B. LICENSED BUSINESS
- L.A.E. LIMITED ACCESS EASEMENT
- O.R.B. OFFICIAL RECORDS BOOK
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- R.B.E. ROADWAY BUFFER EASEMENT
- S.U.A.E. SEACOAST UTILITY AUTHORITY EASEMENT
- U.E. UTILITY EASEMENT

P.O.C.
EASTERN MOST
N.E. CORNER OF TRACT "A"
ALTON PCD
(P.B. 118, PG's. 197-206, P.B.C.R.)

TRACT "A"
ALTON PCD
(P.B. 118, PG's. 197-206, P.B.C.R.)

D.E. #2
(P.B. 118, PG's. 197-206, P.B.C.R.)

S89°55'46"W 10.00'
P.O.T.
(Easement Centerline)

PROPOSED EASEMENT
Area=200 Square Feet

10' U.E.
(P.B. 118, PG's. 197-206, P.B.C.R.)

30' R.B.E.
(P.B. 118,
PG's. 197-206, P.B.C.R.)

EAST LINE OF TRACT "A"
ALTON PCD
(P.B. 118, PG's. 197-206, P.B.C.R.)

P.O.B.
(Easement Centerline)

S00°04'14"E 690.00'

ALTON ROAD
(TRACT "S-1")
(P.B. 118, PG's. 197-206, P.B.C.R.)

SW #6
REVISED: 5-14-15
REVISED: 7-16-15

Z:\2015\157722 Koller Homes - Surveying Services\Survey\SKETCH\15-7722-SD-FPL ESWT-SW1-SW2-SW4-SW6.dwg Jul 16, 2015 - 8:19am



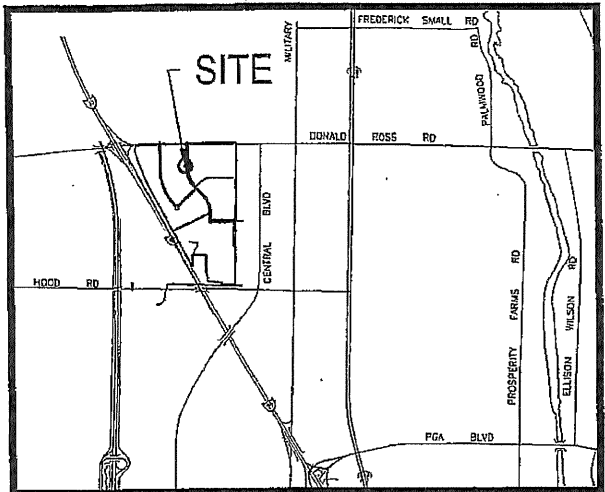
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**FLORIDA POWER & LIGHT
EASEMENT**
PALM BEACH COUNTY, FLORIDA

SCALE 1" = 60'	PROJECT No 15-7722
DATE 4-23-15	CAD FILE SEE LEFT MARGIN

SHEET 2
OF 2

Z:\2015\157722 Kotler Homes - Surveying Services\Survey\Sketch\15-7722-SD-FPL ESM-T-SW3-SW7.dwg Jul 15, 2015 4:07pm



LOCATION MAP
Not to Scale

NOT VALID WITHOUT ACCOMPANYING
SHEET 2 OF 2
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(NOT A SURVEY)

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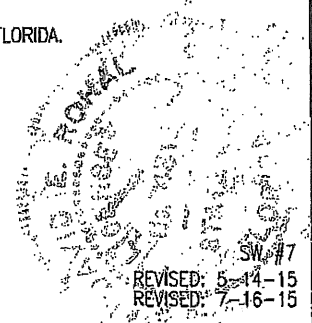
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FLORIDA REGISTRATION NO. LS 4315



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**FLORIDA POWER & LIGHT
EASEMENT**
PALM BEACH COUNTY, FLORIDA

SCALE	PROJECT No.	SHEET
NONE	15-7722	1
DATE	CAD FILE	OF
4-23-15	SEE LEFT MARGIN	2

**SKETCH AND LEGAL DESCRIPTION
(NOT A SURVEY)**

NOT VALID WITHOUT ACCOMPANYING
SHEET 1 OF 2



**SCALE
1" = 60'**

NORTH LINE OF THE NE 1/4 OF
SECTION 26, TOWNSHIP 41 S, RANGE 42 E

DONALD ROSS ROAD

NORTH LINE ALTON PCD
(P.B. 118, PG's. 197-206, P.B.C.R.)

N89°55'46"E
(BASIS OF BEARINGS)

P.O.C.
EASTERN MOST N.E. CORNER OF TRACT "A"
ALTON PCD
(P.B. 118, PG's. 197-206, P.B.C.R.)

62.50' 62.50'

S.U.A.E. #5
(P.B. 118, PG's. 197-206, P.B.C.R.)

TRACT "A"
ALTON PCD
(P.B. 118, PG's. 197-206, P.B.C.R.)

P.O.T.
(Easement Centerline)
PROPOSED EASEMENT
Area=200 Square Feet

10.0' 10.0'

S89°55'46"W 10.00'

10' U.E. (P.B. 118, PG's. 197-206, P.B.C.R.)

P.O.B.
(Easement Centerline)

S00°04'14"E 994.00'
EAST LINE OF TRACT "A"
ALTON PCD
(P.B. 118, PG's. 197-206, P.B.C.R.)

ALTON ROAD

TRACT "S-1"
(P.B. 118, PG's. 197-206, P.B.C.R.)

TRACT "C-3"

TRACT "O-11"

ALTON PCD
(P.B. 118, PG's. 197-206, P.B.C.R.)

SW #7

REVISED: 5-14-15
REVISED: 7-16-15

LEGEND:

- C CENTERLINE
- D.E. DRAINAGE EASEMENT
- F.P.L. FLORIDA POWER & LIGHT
- L.B. LICENSED BUSINESS
- L.A.E. LIMITED ACCESS EASEMENT
- O.R.B. OFFICIAL RECORDS BOOK
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- R.B.E. ROADWAY BUFFER EASEMENT
- S.U.A.E. SEACOAST UTILITY AUTHORITY EASEMENT
- U.E. UTILITY EASEMENT



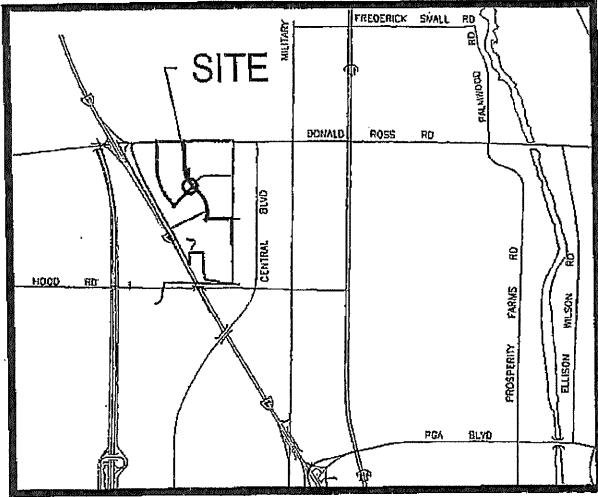
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**FLORIDA POWER & LIGHT
EASEMENT
PALM BEACH COUNTY, FLORIDA**

SCALE 1" = 60'	PROJECT No 15-7722
DATE 4-23-15	CAD FILE SEE LEFT MARGIN

SHEET 2
OF 2

Z:\2015\157722 Koller Homes - Surveying Services\Survey\SKETCH\15-7722-SP-FPL ESWT-SW1-SW-2-SW4-SW6.dwg Jul 15, 2015 - 4:08pm



LOCATION MAP
Not to Scale

NOT VALID WITHOUT ACCOMPANYING
SHEET 2 OF 2
SKETCH AND LEGAL DESCRIPTION
(NOT A SURVEY)

LAND DESCRIPTION: SWITCH CABINET EASEMENT.

A STRIP OF LAND 20 FOOT IN WIDTH BEING A PORTION OF TRACT "A", ALTON PCD, AS RECORDED IN PLAT BOOK 118, PAGES 197 TROUGH 206, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHERN MOST CORNER OF TRACT "S-3" OF SAID ALTON PCD PLAT;

THENCE ON THE EAST LINE OF SAID TRACT "A" THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 00°35'46" EAST, A DISTANCE OF 56.57 FEET;
2. NORTH 44°04'14" WEST, A DISTANCE OF 19.33 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;
3. NORTHWESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 1,210.00 FEET, THROUGH A CENTRAL ANGLE OF 01°03'58", AN ARC DISTANCE OF 22.52 FEET;

THENCE ALONG A RADIAL LINE, SOUTH 46°59'45" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE;

THENCE CONTINUE ALONG SAID RADIAL LINE, SOUTH 46°59'45" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE;

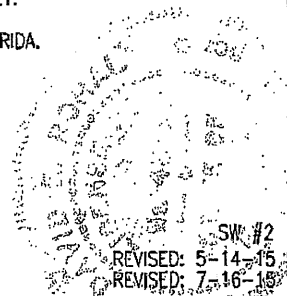
THE SIDELINES OF SAID EASEMENTS TO BE LENGTHENED OR SHORTENED TO A POINT OF INTERSECTION SO AS TO CREATE A CONTINUOUS STRIP OF LAND AND TO INTERSECT EXISTING PROPERTY LINES AND/OR EASEMENT LINES.

SAID LANDS LYING IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 200 SQUARE FEET, MORE OR LESS NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER AND ACCOMPANIED BY SHEETS 1 AND 2 OF 2. THIS INSTRUMENT MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT THE CONSENT OF CALVIN, GIORDANO AND ASSOCIATES, INC.
2. LANDS DESCRIBED HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY OR OTHER INSTRUMENTS THAT MAY APPEAR IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF ALTON PCD, AS RECORDED IN PLAT BOOK 118, PAGES 197 TROUGH 206, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE CENTERLINE OF PASTEUR BOULEVARD OF SAID PLAT IS SHOWN TO BEAR NORTH 45°55'46" EAST.
4. THE DESCRIPTION CONTAINED HEREIN AND THE ATTACHED SKETCH DOES NOT REPRESENT A FIELD BOUNDARY SURVEY.
5. ALL MATTERS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
6. THIS SKETCH & LEGAL DESCRIPTION IS INTENDED TO BE USED FOR A FLORIDA POWER & LIGHT EASEMENT.

CALVIN, GIORDANO & ASSOCIATES, INC.

David E. Rohal 7-16-15
 DAVID E. ROHAL
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. LS 4315



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 EXCEPTIONAL SOLUTIONS
 560 Village Boulevard • Suite 340 • West Palm Beach, FL 33409
 Phone: 561.684.6161 • Fax: 561.684.6360
 Certificate of Authorization 6791

**FLORIDA POWER & LIGHT
 EASEMENT**
PALM BEACH COUNTY, FLORIDA

SCALE NONE	PROJECT No 15-7722	SHEET 1
DATE 4-23-15	CAD FILE SEE LEFT MARGIN	OF 2

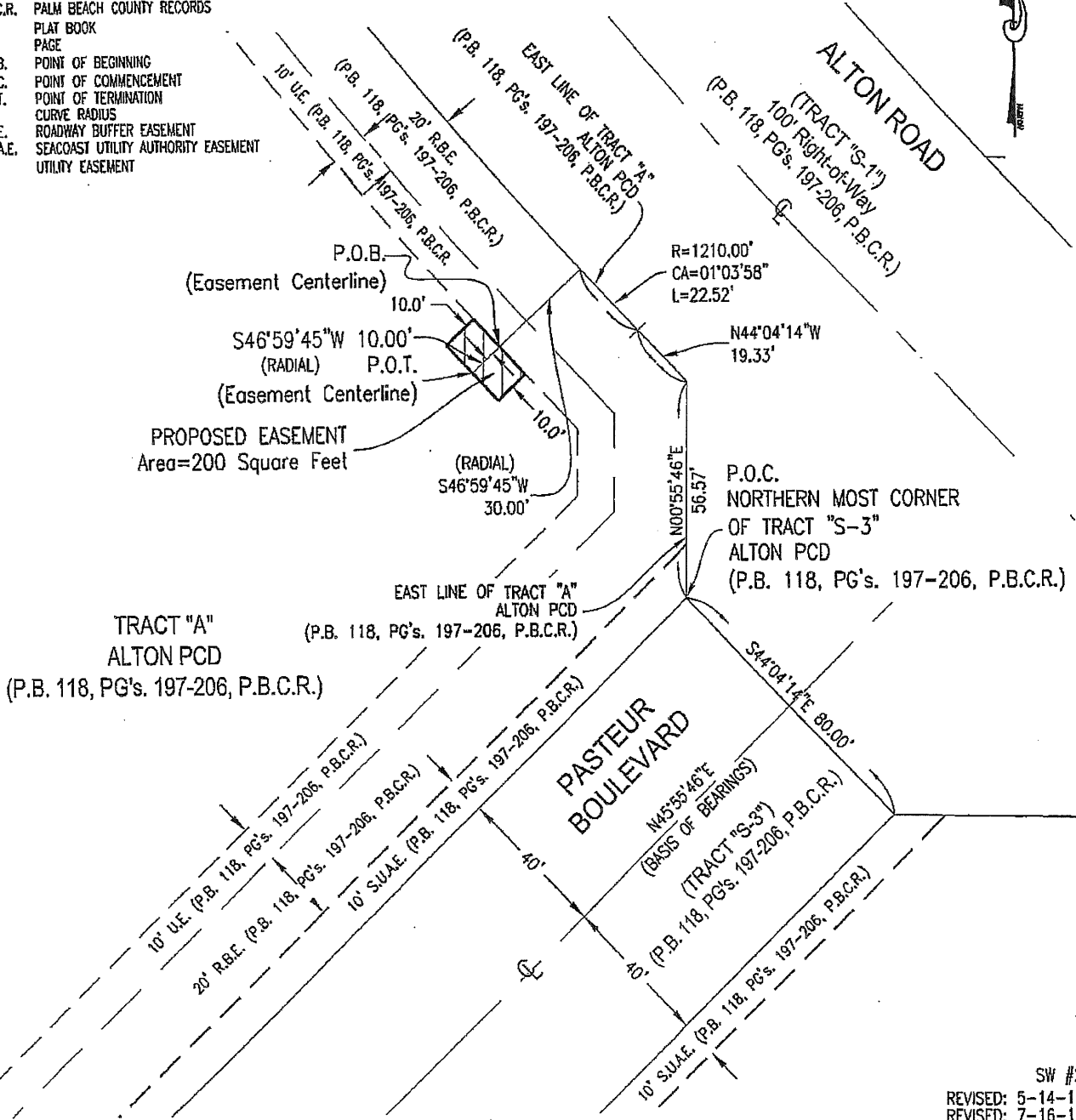
**SKETCH AND LEGAL DESCRIPTION
(NOT A SURVEY)**

NOT VALID WITHOUT ACCOMPANYING
SHEET 1 OF 2

LEGEND:

- CL CENTERLINE
- CA CENTRAL ANGLE
- D.E. DRAINAGE EASEMENT
- L. ARC LENGTH
- L.B. LICENSED BUSINESS
- O.R.B. OFFICIAL RECORDS BOOK
- P.R.C.R. PALM BEACH COUNTY RECORDS
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.T. POINT OF TERMINATION
- R. CURVE RADIUS
- R.B.E. ROADWAY BUFFER EASEMENT
- S.U.A.E. SEACOAST UTILITY AUTHORITY EASEMENT
- U.E. UTILITY EASEMENT

SCALE
1" = 40'



SW #2
REVISED: 5-14-15
REVISED: 7-16-15

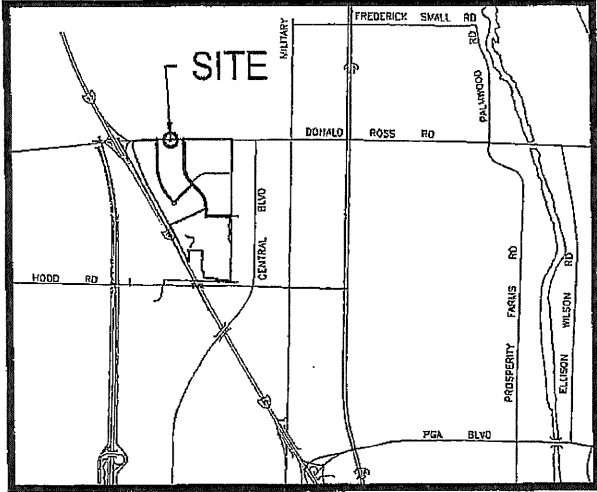


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**FLORIDA POWER & LIGHT
EASEMENT**
PALM BEACH COUNTY, FLORIDA

SCALE	PROJECT No	SHEET
1" = 40'	15-7722	
DATE	CAD FILE	2
4-23-15	SEE LEFT MARGIN	
		OF 2

Z:\2015\157722 Koller Homes - Surveying Services\Survey\SKETCH\15-7722-SD-FPL ESMIT-dwg Jul 16, 2015 - 8:26am



LOCATION MAP
Not to Scale

NOT VALID WITHOUT ACCOMPANYING
SHEET 2 OF 2

**SKETCH AND LEGAL DESCRIPTION
(NOT A SURVEY)**

LAND DESCRIPTION: SWITCH CABINET EASEMENT.

A PORTION OF TRACT "A", ALTON PCD, AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERN MOST NORTHEAST CORNER OF TRACT "A" OF SAID ALTON PCD PLAT;
 THENCE SOUTH 89°55'45" WEST ON THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 525.98 FEET;
 THENCE SOUTH 00°04'15" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE SOUTH 00°04'15", A DISTANCE OF 10.00 FEET;
 THENCE SOUTH 89°55'45" WEST, A DISTANCE OF 20.00 FEET;
 THENCE NORTH 00°04'15" WEST, A DISTANCE OF 10.00 FEET;
 THENCE NORTH 89°55'45" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;
 SAID LANDS LYING IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 200 SQUARE FEET, MORE OR LESS

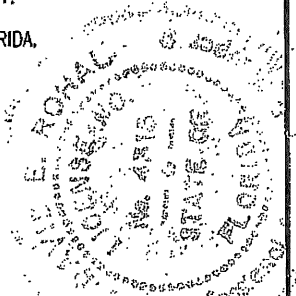
NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER AND ACCOMPANIED BY SHEETS 1 AND 2 OF 2. THIS INSTRUMENT MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT THE CONSENT OF CALVIN, GIORDANO AND ASSOCIATES, INC.
2. LANDS DESCRIBED HEREON WERE NOT ABSTRACTED BY THE SURVEYOR FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY OR OTHER INSTRUMENTS THAT MAY APPEAR IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF ALTON PCD, AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE NORTH LINE OF SAID PLAT IS SHOWN TO BEAR NORTH 89°55'45" EAST.
4. THE DESCRIPTION CONTAINED HEREIN AND THE ATTACHED SKETCH DOES NOT REPRESENT A FIELD BOUNDARY SURVEY.
5. ALL MATTERS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
6. THIS SKETCH & LEGAL DESCRIPTION IS INTENDED TO BE USED FOR A FLORIDA POWER & LIGHT EASEMENT.

CALVIN, GIORDANO & ASSOCIATES, INC.

David E. Rohal 7-16-15

DAVID E. ROHAL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS 4315



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**FLORIDA POWER & LIGHT
EASEMENT**
PALM BEACH COUNTY, FLORIDA

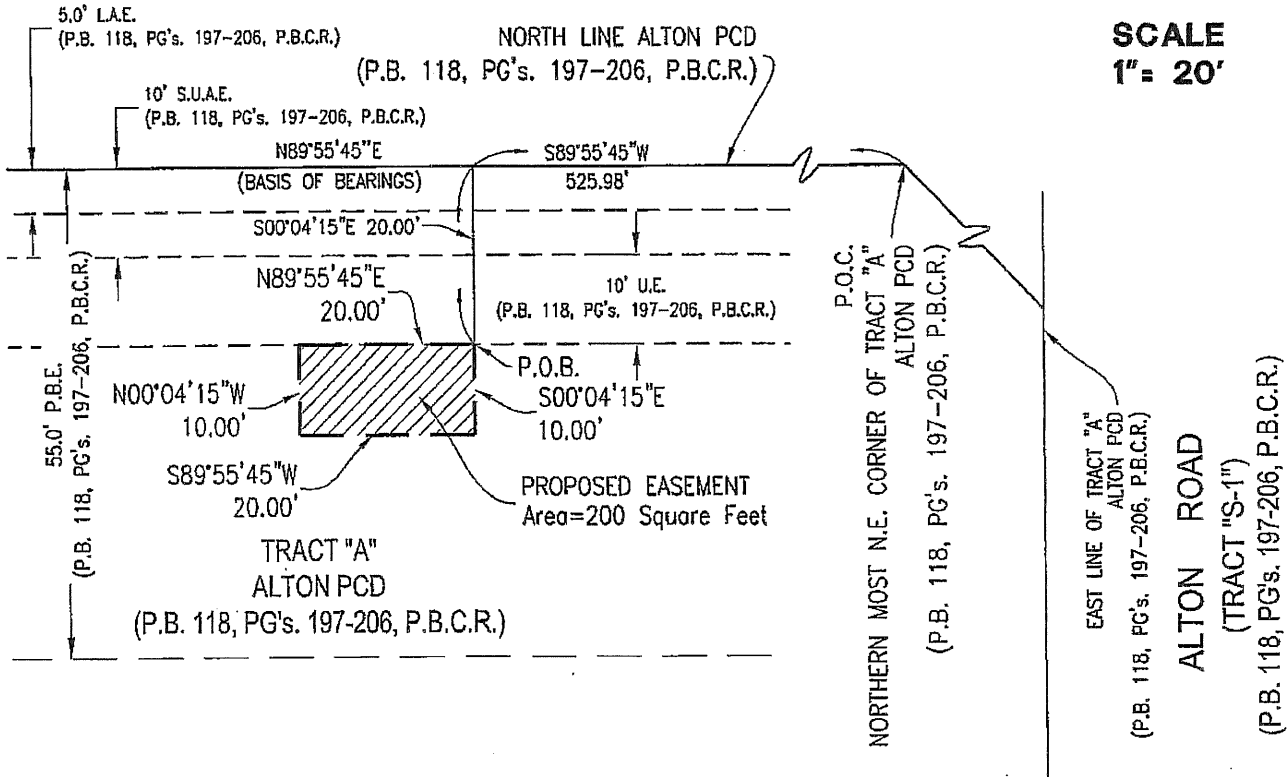
SCALE	PROJECT No	SHEET
NONE	15-7722	
DATE	CAD FILE	1
6-01-15	SEE LEFT MARGIN	
		OF 2

**SKETCH AND LEGAL DESCRIPTION
(NOT A SURVEY)**

NOT VALID WITHOUT ACCOMPANYING
SHEET 1 OF 2

DONALD ROSS ROAD

**SCALE
1" = 20'**



LEGEND:

- ☉ CENTERLINE
- D.E. DRAINAGE EASEMENT
- F.P.L. FLORIDA POWER & LIGHT
- L.B. LICENSED BUSINESS
- L.A.E. LIMITED ACCESS EASEMENT
- O.R.B. OFFICIAL RECORDS BOOK
- P.R.C.R. PALM BEACH COUNTY RECORDS
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.B.E. ROADWAY BUFFER EASEMENT
- S.U.A.E. SEACOAST UTILITY AUTHORITY EASEMENT
- U.E. UTILITY EASEMENT

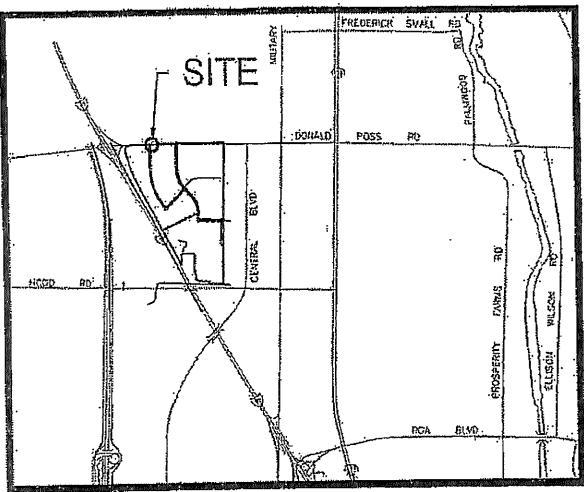


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**FLORIDA POWER & LIGHT
EASEMENT
PALM BEACH COUNTY, FLORIDA**

SCALE 1" = 20'	PROJECT No 15-7722	SHEET 2
DATE 6-01-15	CAD FILE SEE LEFT MARGIN	OF 2

Z:\2015\157722 Kaller Homes - Surveying Services\Survey\SKETCH\15-7722-SD-FPL ESM-T--.dwg Jul 21, 2015 -- 2:50pm



LOCATION MAP
Not to Scale

NOT VALID WITHOUT ACCOMPANYING
SHEET 2 OF 2
SKETCH AND LEGAL DESCRIPTION
(NOT A SURVEY)

LAND DESCRIPTION: SWITCH CABINET EASEMENT.

A STRIP OF LAND 10.0 FOOT IN WIDTH BEING A PORTION OF TRACT "A", ALTON PCD, AS RECORDED IN PLAT BOOK 118, PAGES 197 THROUGH 206, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING 5.0 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHERN MOST NORTHWEST CORNER OF SAID TRACT "A";
 THENCE NORTH 89°55'45" EAST ON THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 20.00 FEET;
 THENCE SOUTH 00°04'15" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE;
 THENCE CONTINUE SOUTH 00°04'15" EAST ON SAID CENTERLINE, A DISTANCE OF 10.00 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE;
 THE SIDELINES OF SAID EASEMENTS TO BE LENGTHENED OR SHORTENED TO A POINT OF INTERSECTION SO AS TO CREATE A CONTINUOUS STRIP OF LAND AND TO INTERSECT EXISTING PROPERTY LINES AND/OR EASEMENT LINES.
 SAID LANDS LYING IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 100 SQUARE FEET, MORE OR LESS.

NOTES:

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6. THIS SKETCH & LEGAL DESCRIPTION IS INTENDED TO BE USED FOR A FLORIDA POWER & LIGHT EASEMENT.

CALVIN, GIORDANO & ASSOCIATES, INC.

David E. Rohal 7-22-15

DAVID E. ROHAL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS 4315

REVISED: 7-21-15



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Certificate of Authorization 0701

FLORIDA POWER & LIGHT
EASEMENT
PALM BEACH COUNTY, FLORIDA

SCALE	PROJECT No	SHEET
NONE	15-7722	
DATE	CAD FILE	1 OF 2
6-01-15	SEE LEFT MARGIN	

**SKETCH AND LEGAL DESCRIPTION
(NOT A SURVEY)**

NOT VALID WITHOUT ACCOMPANYING
SHEET 1 OF 2

SCALE
1" = 20'

DONALD ROSS ROAD

P.O.C.
NORTHERN MOST N.W. CORNER OF TRACT "A"
ALTON PCD
(P.B. 118, PG's. 197-206, P.B.C.R.)

10' S.U.A.E.
(P.B. 118, PG's. 197-206, P.B.C.R.)

5.0' L.A.E.
(P.B. 118, PG's. 197-206, P.B.C.R.)

N89°55'45"E
(BASIS OF BEARINGS)

N89°55'45"E
20.00'

NORTH LINE ALTON PCD
(P.B. 118, PG's. 197-206, P.B.C.R.)

S00°04'15"E
20.00'

P.O.B.
(Easement Centerline)

10' U.E.
(P.B. 118, PG's. 197-206, P.B.C.R.)

5.0'

**PASTEUR
BOULEVARD**

(TRACT "S-3")
(P.B. 118, PG's. 197-206, P.B.C.R.)

WEST LINE OF TRACT "A"
ALTON PCD
(P.B. 118, PG's. 197-206, P.B.C.R.)

P.O.T.
(Easement Centerline)

PROPOSED EASEMENT
Area=100 Square Feet

55.0' P.B.E.
(P.B. 118, PG's. 197-206, P.B.C.R.)

TRACT "A"
ALTON PCD
(P.B. 118, PG's. 197-206, P.B.C.R.)

LEGEND:

- C CENTERLINE
- D.E. DRAINAGE EASEMENT
- F.P.L. FLORIDA POWER & LIGHT
- L.B. LICENSED BUSINESS
- L.A.E. LIMITED-ACCESS EASEMENT
- O.R.B. OFFICIAL RECORDS BOOK
- P.B.C.R. PALM BEACH COUNTY RECORDS
- P.B. PLAT BOOK
- P.G. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.T. POINT OF TERMINATION
- R.B.E. ROADWAY BUFFER EASEMENT
- S.U.A.E. SEACOAST UTILITY AUTHORITY EASEMENT
- U.E. UTILITY EASEMENT

REVISED: 7-21-15



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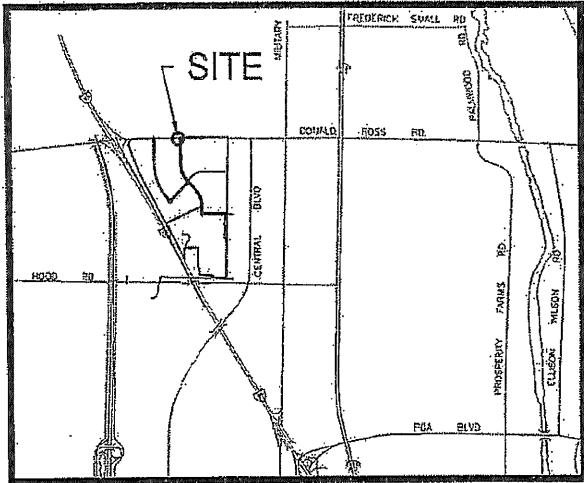
550 Village Boulevard • Suite 340 • West Palm Beach, FL 33409
Phone: 561.684.6101 • Fax: 561.684.6100

Certificate of Authorization 8791

**FLORIDA POWER & LIGHT
EASEMENT**
PALM BEACH COUNTY, FLORIDA

SCALE 1" = 20'	PROJECT NO 15-7722	SHEET 2
DATE 6-01-15	CAD FILE SEE LEFT MARGIN	OF 2

Z:\2015\157722 Kofler Homes - Surveying Services\Survey\SKETCH\15-7722-SD-FPL ESM T-divg Jul 21, 2015 - 2:55pm



LOCATION MAP
Not to Scale

NOT VALID WITHOUT ACCOMPANYING
SHEET 2 OF 2
SKETCH AND LEGAL DESCRIPTION
(NOT A SURVEY)

LAND DESCRIPTION: SWITCH CABINET EASEMENT.

A STRIP OF LAND 10.0 FOOT IN WIDTH BEING A PORTION OF TRACT "A", ALTON PGD, AS RECORDED IN PLAT BOOK 118, PAGES 197 TROUGH 206, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING 5.0 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE EASTERN MOST NORTHEAST CORNER OF SAID TRACT "A";

THENCE SOUTH 89°55'46" WEST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 00°04'14" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE;

THENCE SOUTH 89°55'45" WEST ON SAID CENTERLINE, A DISTANCE OF 10.00 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE;

THE SIDELINES OF SAID EASEMENTS TO BE LENGTHENED OR SHORTENED TO A POINT OF INTERSECTION SO AS TO CREATE A CONTINUOUS STRIP OF LAND AND TO INTERSECT EXISTING PROPERTY LINES AND/OR EASEMENT LINES.

SAID LANDS LYING IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 100 SQUARE FEET, MORE OR LESS.

NOTES:

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4. THE DESCRIPTION CONTAINED HEREIN AND THE ATTACHED SKETCH DOES NOT REPRESENT A FIELD BOUNDARY SURVEY.
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6. THIS SKETCH & LEGAL DESCRIPTION IS INTENDED TO BE USED FOR A FLORIDA POWER & LIGHT EASEMENT.

CALVIN, GIORDANO & ASSOCIATES, INC.

David E. Rohal 7-22-15
 DAVID E. ROHAL
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. LS 4315

REVISED: 7-21-15



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FLORIDA POWER & LIGHT
EASEMENT
PALM BEACH COUNTY, FLORIDA

SCALE	PROJECT No	SHEET
NONE	15-7722	
DATE	CAD FILE	1 OF 2
6-01-15	SEE LEFT MARGIN	

**SKETCH AND LEGAL DESCRIPTION
(NOT A SURVEY)**

NOT VALID WITHOUT ACCOMPANYING
SHEET 1 OF 2

SCALE
1" = 20'

DONALD ROSS ROAD

NORTH LINE ALTON PCD
(P.B. 118, PG's. 197-206, P.B.C.R.)

5.0' L.A.E.
(P.B. 118, PG's. 197-206, P.B.C.R.)

10' S.U.A.E.
(P.B. 118, PG's. 197-206, P.B.C.R.)

N89°55'45"E

(BASIS OF BEARINGS)

PROPOSED EASEMENT
Area=100 Square Feet

10' U.E.
(P.B. 118, PG's. 197-206, P.B.C.R.)

P.O.B.
(Easement Centerline)

55.0' P.B.E.
(P.B. 118, PG's. 197-206, P.B.C.R.)

P.O.T.
(Easement Centerline)

N00°04'14"W
15.00'

P.O.C.
EASTERN MOST
N.E. CORNER OF TRACT "A"
ALTON PCD
(P.B. 118, PG's. 197-206, P.B.C.R.)

S89°55'45"W 10.00'

S89°55'46"W 40.00'

TRACT "A"
ALTON PCD
(P.B. 118, PG's. 197-206, P.B.C.R.)

S00°04'14"E
EAST LINE OF TRACT "A"
ALTON PCD
(P.B. 118, PG's. 197-206, P.B.C.R.)

ALTON ROAD

(TRACT "S-1")
(P.B. 118, PG's. 197-206, P.B.C.R.)

62.50'

LEGEND:

- C CENTERLINE
- D.E. DRAINAGE EASEMENT
- F.P.L. FLORIDA POWER & LIGHT
- L.B. LICENSED BUSINESS
- L.A.E. LIMITED ACCESS EASEMENT
- O.R.B. OFFICIAL RECORDS BOOK
- P.B.C.R. PALM BEACH COUNTY RECORDS
- P.B. PLAT BOOK
- P.G. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.T. POINT OF TERMINATION
- R.B.E. ROADWAY BUFFER EASEMENT
- S.U.A.E. SEACOAST UTILITY AUTHORITY EASEMENT
- U.E. UTILITY EASEMENT

10' U.E. (P.B. 118, PG's. 197-206, P.B.C.R.)

30' R.B.E.
(P.B. 118, PG's. 197-206, P.B.C.R.)

REVISED: 7-21-15



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Certificate of Authorization: 0791

**FLORIDA POWER & LIGHT
EASEMENT**
PALM BEACH COUNTY, FLORIDA

SCALE
1" = 20'
DATE
6-01-15

PROJECT No
15-7722
CAD FILE
SEC CUT MARK

SHEET
2
OF
2

Z:\2015\157722 Koller Homes - Surveying Services\Survey\SKETCH\15-7722-SD-FPL ESMT-dwg. Jul 21, 2015 - 2:57pm