



**II. FISCAL IMPACT ANALYSIS**

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

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

Is Item Included in Current Budget: Yes \_\_\_\_\_ No \_\_\_\_\_

Budget Account No: Fund \_\_\_\_\_ Dept \_\_\_\_\_ Unit \_\_\_\_\_ Object \_\_\_\_\_  
 Program \_\_\_\_\_

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

\* *No Fiscal Impact,*

Fixed Asset Numbers: G06636

C. Departmental Fiscal Review: \_\_\_\_\_ *W 10/22/15*

**III. REVIEW COMMENTS**

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

*Sherry Brown*  
 \_\_\_\_\_  
 OFMB *10/26* *10/27*

*John J. Jacobson* *10/13/15*  
 \_\_\_\_\_  
 Contract Development and Control  
*B. Wheeler 10/20-15*

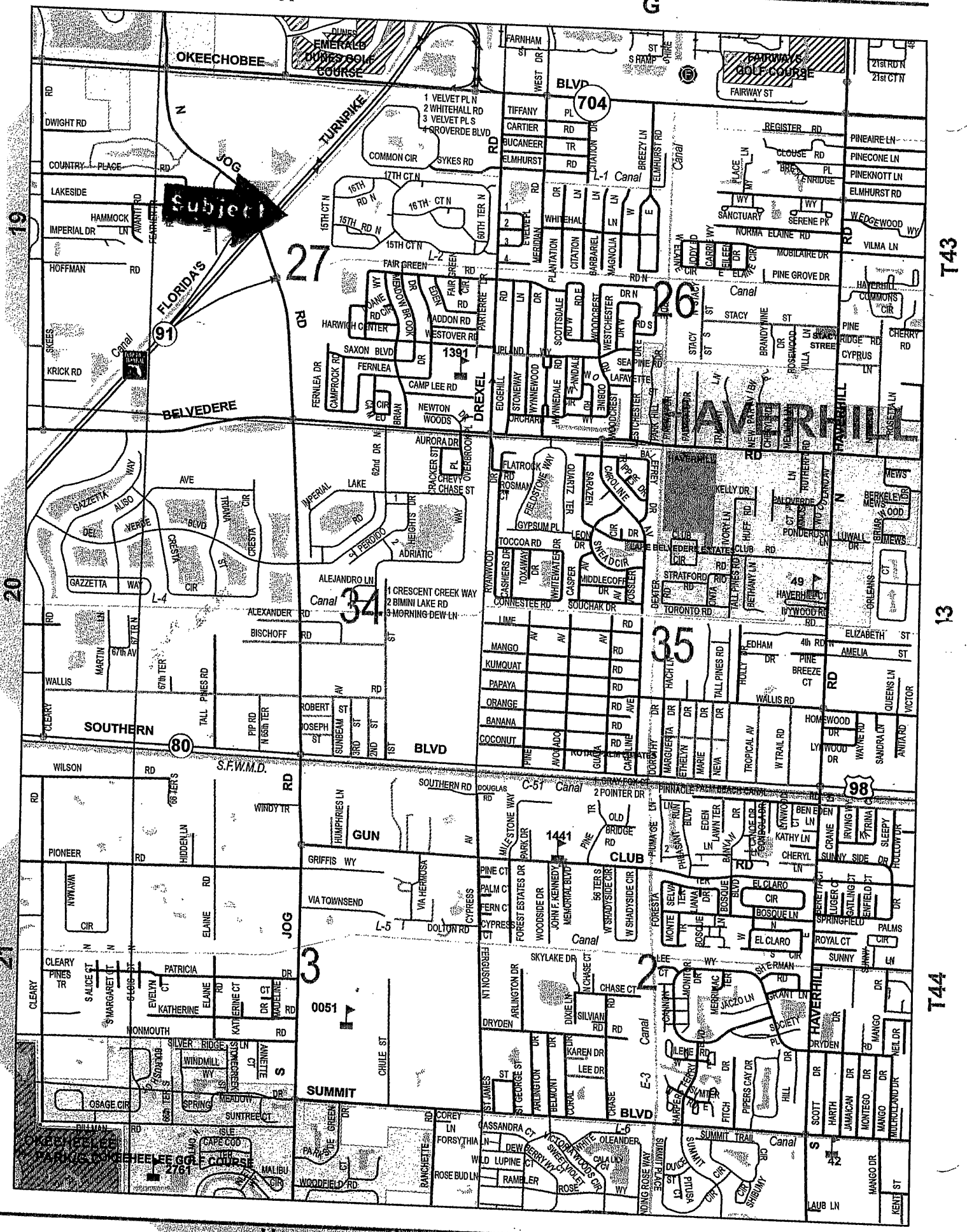
**B. Legal Sufficiency:**

*[Signature]* *11/2/15*  
 \_\_\_\_\_  
 Assistant County Attorney

**C. Other Department Review:**

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

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

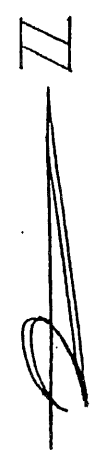


T43

13

T44

# LOCATION MAP



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

PCN: 00-42-43-27-05-004-0052 & 00-42-43-27-05-004-0053

## UTILITY EASEMENT AGREEMENT

This EASEMENT is granted \_\_\_\_\_, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, ("Grantor"), to **FLORIDA POWER & LIGHT COMPANY**, a Florida corporation, whose legal mailing address is Post Office Box 14000, Juno Beach, Florida 33408-0420, ("Grantee").

### WITNESSETH:

That said Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid, the receipt and sufficiency of which are hereby acknowledged, hereby grants unto Grantee, its successors and assigns, a perpetual non-exclusive easement (the "Easement") for the construction, operation and maintenance of underground electric utility facilities, wires, cables, conduits and appurtenant equipment (the "Facilities") to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as the size of and remove such Facilities or any of them within an easement upon, under and across the following described real property (the "Easement Premises") situate, lying and being in the County of Palm Beach, State of Florida to wit:

**See legal description/site sketch marked Exhibit "A"  
attached hereto and made a part hereof**

Together with the right to permit any other person, firm or corporation to lay cable and conduit within the Easement Premises and to operate the same for communications purposes. Together with the right of reasonable ingress and egress to said Easement Premises at all times, the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Premises; and the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Premises which might interfere with or fall upon the Facilities installed within the Easement Premises.

**THE CONDITIONS OF THIS RIGHT OF USAGE ARE SUCH THAT:**

1. Grantee shall cause the Facilities and their appurtenances to be constructed within the confines of the Easement Premises.
2. Grantee hereby expressly agrees that in the event Grantee abandons use of the Easement Premises for the purpose herein expressed, the Easement granted hereby shall become null and void, and all the rights in and to the Easement Premises shall revert to Grantor.
3. Grantee further expressly agrees to maintain in good condition and repair, at its sole cost and expense, its Facilities within the Easement Premises at all times during the term hereof.

4. The grant of this Easement shall in no way restrict the right and interest of Grantor in the use, maintenance and quiet enjoyment of the Easement Premises to the extent that such does not interfere with the rights granted herein.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, by its proper officers thereunto duly authorized, the day and year first above written.

**ATTEST:**

**SHARON R. BOCK  
CLERK & COMPTROLLER**

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

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Mayor

Signed and delivered  
in the presence of:

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

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

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

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

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

**APPROVED AS TO TERMS AND  
CONDITIONS**

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

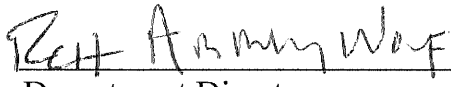
By:   
\_\_\_\_\_  
Department Director

EXHIBIT A

A FPL EASEMENT IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING IN TRACT 5, BLOCK 4, AND THE 25' ABANDONED RIGHT-OF-WAY LYING EAST OF TRACT 5, PALM BEACH FARMS CO. PLAT NO 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND IN THE AREA LYING EAST OF THE SAID 25' RIGHT-OF-WAY AND WEST OF THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 27, SAID EASEMENT BEING 10.00 FEET IN WIDTH, AND LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE SOUTH QUARTER (S.1/4) CORNER OF SAID SECTION 27;  
 THENCE ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 27, N01°47'03"E FOR 2559.10 FEET TO THE NORTH RIGHT-OF-WAY OF LAKE WORTH DRAINAGE DISTRICT CANAL L-2;  
 THENCE CONTINUE ALONG SAID NORTH-SOUTH QUARTER SECTION LINE, N01°47'03"E FOR 263.35 FEET;  
 THENCE N80°45'29"W FOR 15.13 FEET TO A LINE LYING 15.00 FEET WEST OF, AND PARALLEL WITH, THE SAID NORTH-SOUTH QUARTER SECTION LINE, AND THE POINT OF BEGINNING OF SAID CENTERLINE;  
 THENCE ALONG SAID PARALLEL LINE, N01°47'03"E FOR 628.00 FEET;  
 THENCE N58°48'00"W FOR 147.00 FEET;  
 THENCE S89°40'00"W FOR 162.00 FEET TO THE EASTERLY FACE OF AN EXISTING GENERATOR BUILDING, AND THE END OF SAID CENTERLINE;  
 THE SIDELINES OF SAID EASEMENT ARE TO BE LENGTHENED OR SHORTENED, AS NECESSARY, TO FORM A CONTINUOUS EASEMENT FROM THE REMAINING PORTION OF THE FPL EASEMENT RECORDED IN OFFICIAL RECORD BOOK 23334, PAGE 1335, OF SAID PUBLIC RECORDS, AND THE SAID EAST FACE OF SAID EXISTING GENERATOR BUILDING.

CONTAINING 9,370 SQUARE FEET, MORE OR LESS.

ABBREVIATIONS:

- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- P.B. - PLAT BOOK
- ORB - OFFICIAL RECORD BOOK
- D.B. - DEED BOOK
- PG. - PAGE
- R/W - RIGHT-OF-WAY
- U.E. - UTILITY EASEMENT
- ☉ - CENTERLINE
- LB - LICENSED BUSINESS
- WTP - WATER TREATMENT PLANT
- FPL - FLORIDA POWER & LIGHT
- LWDD - LAKE WORTH DRAINAGE DISTRICT
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- PBC or PBCo - PALM BEACH COUNTY
- (D) - DIMENSION PER FPL EASEMENT (ORB 23334 PG.1335)
- (P) - DIMENSION PER PLAT WAIVER (ORB 23676 PG.239)

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



JOHN E. PHILLIPS, III  
 PROFESSIONAL LAND SURVEYOR  
 STATE OF FLORIDA NO. 4826  
 DATE: 9/17/15

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

E-Mail: info@brown-phillips.com

LEGAL DESCRIPTION	
PROJ. No. 15-029	DRAWN: MB
FPL EASEMENT WTP No.8	SCALE: NONE
	DATE: 9/16/15
	SHEET 1 OF 3

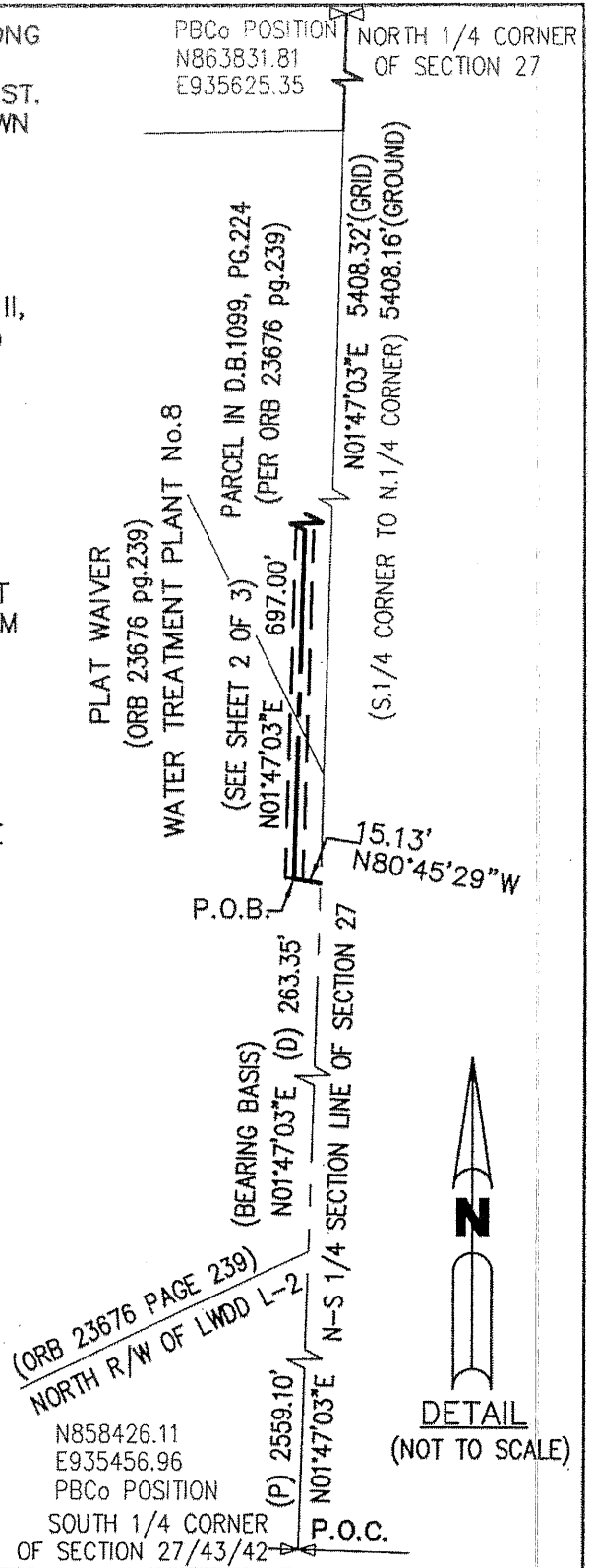


1. BEARINGS ARE BASED ON N01°47'03"E (GRID) ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 42 EAST.
2. THE LEGAL DESCRIPTION WAS PREPARED BY BROWN & PHILLIPS, INC., BASED ON THE PALM BEACH COUNTY AFFIDAVIT OF WAIVER, OFFICIAL RECORD BOOK 23676, PAGE 239.
3. AREA = 9,370 SQUARE FEET, MORE OR LESS.
4. EASEMENTS, RESTRICTIONS, AND OTHER ITEMS OF RECORD SHOWN ARE PER SCHEDULE B, SECTION II, OF THE FURNISHED TITLE COMMITMENT PREPARED BY SOUTHEAST GUARANTY & TITLE, INC., FILE NO.201502011, DATED FEBRUARY 8, 2015.

NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY BROWN & PHILLIPS, INC.

THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

5. STATE PLANE COORDINATES
  - A. COORDINATES SHOWN ARE GRID
  - B. DATUM - NAD 83, 1990 ADJUSTMENT
  - C. ZONE - FLORIDA EAST
  - D. LINEAR UNIT - US SURVEY FOOT
  - E. COORDINATE SYSTEM 1983/1990 STATE PLANE
  - F. TRANSVERSE MERCATOR PROJECTION
  - G. ALL DISTANCES ARE GROUND
  - H. SCALE FACTOR - 1.000030
  - I. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
  - J. ROTATION EQUATION: NONE
6. ABBREVIATIONS:
  - P.O.C.- POINT OF COMMENCEMENT
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  - LB - LICENSED BUSINESS
  - PBC or PBCo - PALM BEACH COUNTY
  - FPL - FLORIDA POWER & LIGHT



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 TELEPHONE (561)-615-3988, 615-3991 FAX

DESCRIPTION NOTES

PROJ. No. 15-029

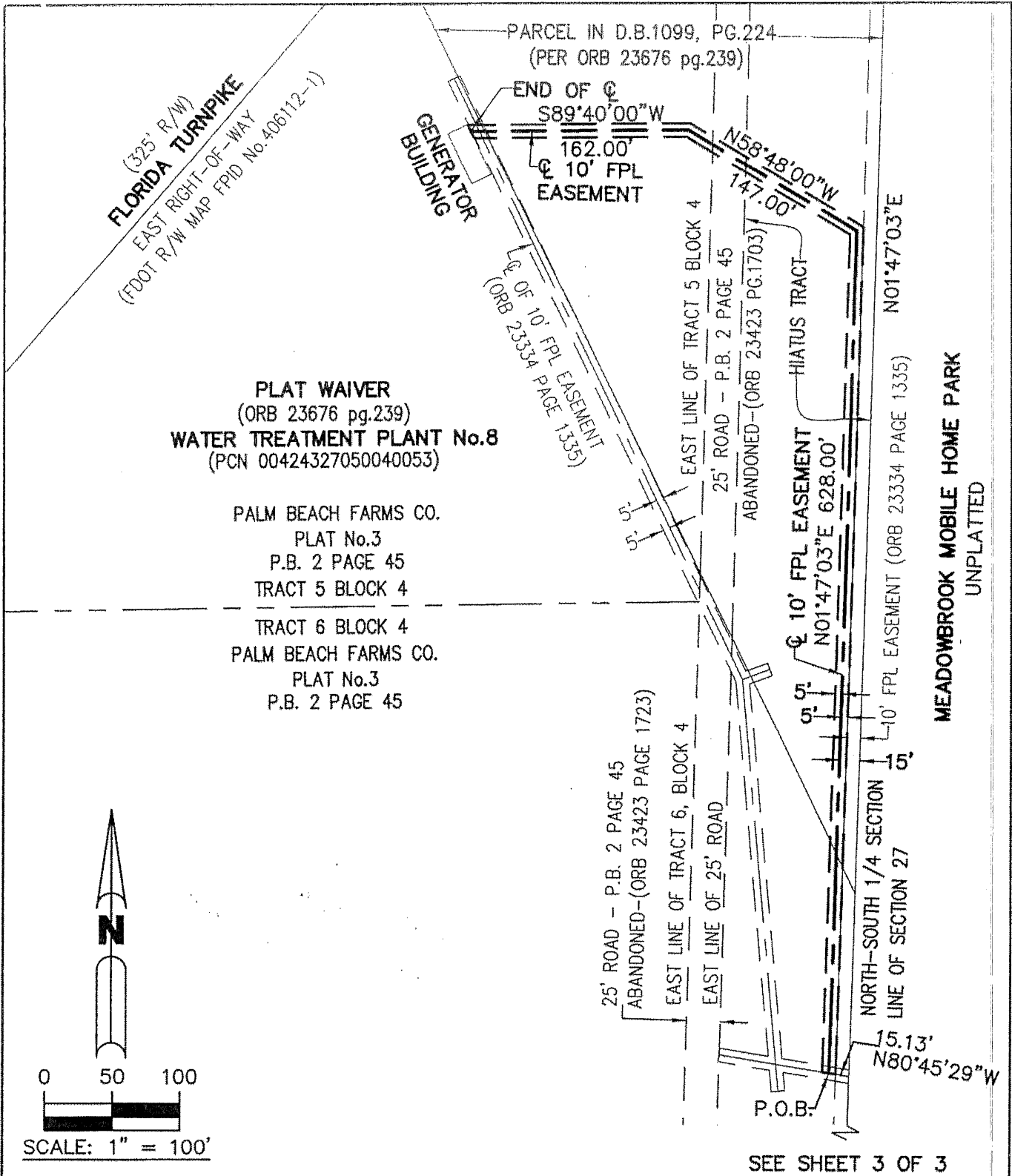
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FPL EASEMENT  
WTP No.8

SCALE: NONE

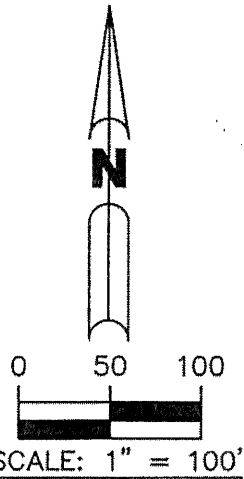
DATE: 9/16/15

SHEET 3 OF 3



**PLAT WAIVER**  
 (ORB 23676 pg.239)  
**WATER TREATMENT PLANT No.8**  
 (PCN 00424327050040053)

PALM BEACH FARMS CO.  
 PLAT No.3  
 P.B. 2 PAGE 45  
 TRACT 5 BLOCK 4  
 TRACT 6 BLOCK 4  
 PALM BEACH FARMS CO.  
 PLAT No.3  
 P.B. 2 PAGE 45



SEE SHEET 3 OF 3

**MEADOWBROOK MOBILE HOME PARK**  
 UNPLATTED

**B**  
**BROWN & PHILLIPS, INC.**  
 PROFESSIONAL SURVEYING SERVICES  
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**SKETCH TO ACCOMPANY  
 LEGAL DESCRIPTION**  
 (This sketch is not a survey)

PROJ. No. 15-029

DRAWN: MB

**FPL EASEMENT  
 WTP No.8**

SCALE: 1"=100'

DATE: 9/16/15

SHEET 2 OF 3