

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2016	2017	2018	2019	2020
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	=====	=====	=====	=====	=====
# ADDITIONAL FTE POSITIONS (Cumulative)	* 0 _____	_____	_____	_____	_____

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 Number F08087

C. Departmental Fiscal Review: _____ *[Signature]* *3-17-16*

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

[Signature]
 OFMB *HP* *AC*
 3/16 3/16

[Signature] *3/22/16*
 Contract Development and Control
 TW 3/22/16

B. Legal Sufficiency:

[Signature] *3/23/16*
 Assistant County Attorney

C. Other Department Review:

 Department Director

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

TWP 40

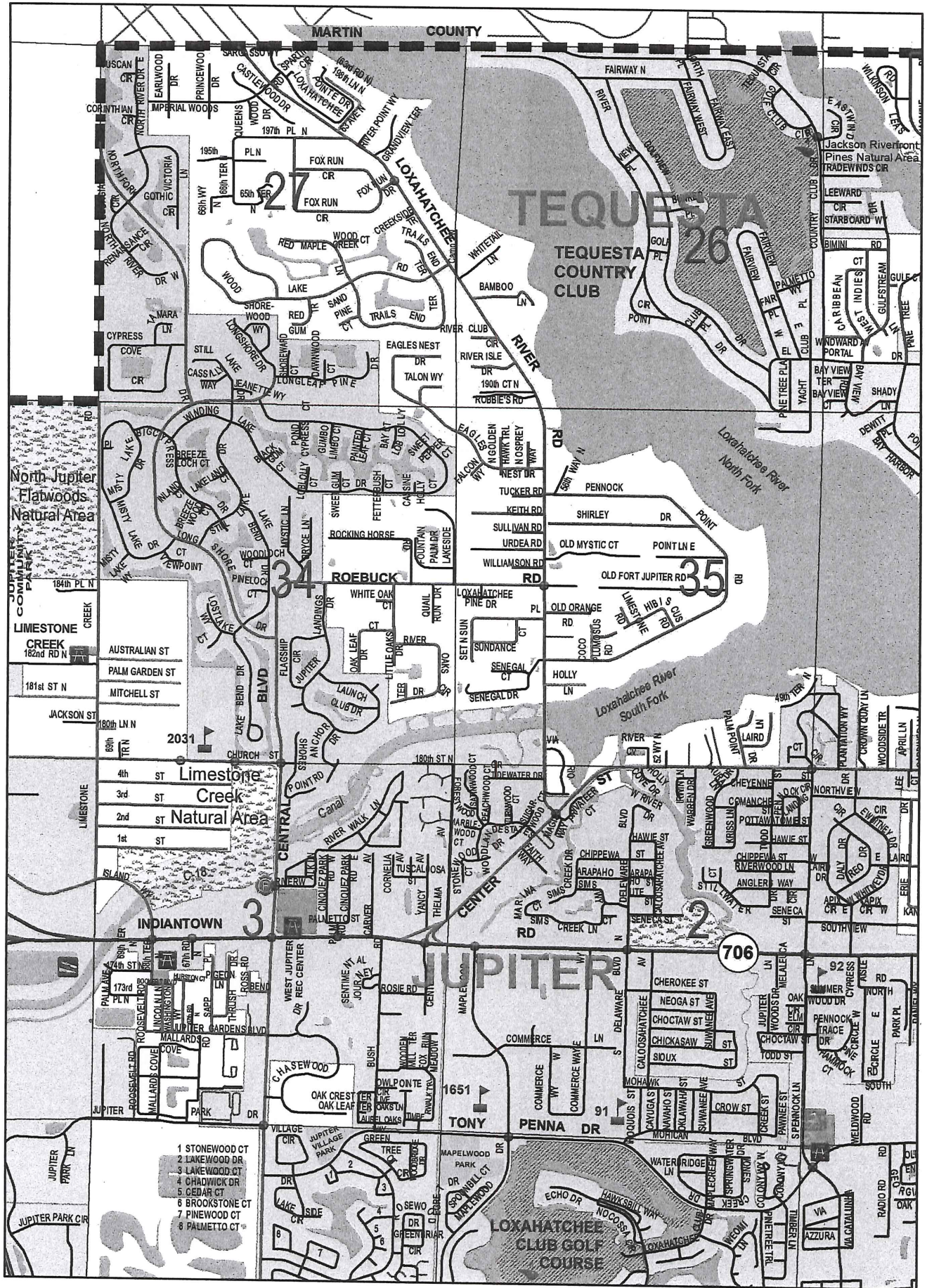
TWP 40

TWP 41

1

2

3



RNG 42

See pg 14

RNG 42

Page 6

LOCATION MAP

Prepared by and Return to:
Peter Banting, Real Estate Specialist
Palm Beach County
Property & Real Estate Management Division
2633 Vista Parkway West Palm Beach, Florida 33411-5605
Property Control Number: 30-42-41-03-00-000-1100

UTILITY and SIDEWALK EASEMENT

THIS UTILITY and SIDEWALK EASEMENT, made _____,
by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, whose mailing
address is 2633 Vista Parkway, West Palm Beach, Florida 33411, ("COUNTY"), in favor of
the **TOWN OF JUPITER**, a municipal corporation of the State of Florida, whose address is
210 Military Trail, Jupiter, Florida 33458-5784, ("TOWN").

WITNESSETH:

That the COUNTY for and in consideration of the sum of Ten Dollars (\$10.00) and
other good and valuable consideration, in hand paid, receipt of which is hereby
acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain,
sell and convey unto the TOWN, its successors and assigns, upon the conditions hereinafter
set forth, a perpetual non-exclusive easement for the construction, operation and maintenance
of underground utilities, fiber optic cable, and sidewalk, and appurtenances thereto, to be
installed from time to time, with the right to reconstruct, improve, add to, enlarge, change the
size of and remove such facilities or any of them, and for the right to cut and keep clear trees,
brush or undergrowth therefrom and all other obstructions that might endanger or interfere
therewith, together with the right of ingress and egress thereto, over, across, through and
upon, under or within that parcel of land located in Palm Beach County, Florida, described
on attached hereto and made a part hereof as if recited at length (the "Easement Premises").

**See Legal Description Marked Exhibit "A"
Attached Hereto and Made a Part Hereof.**

THE CONDITIONS OF THIS RIGHT OF USAGE ARE SUCH THAT:

1. The TOWN shall cause the underground utilities, fiber optic cable, and sidewalk and their appurtenances to be constructed within the confines of the Easement Premises.
2. The TOWN hereby expressly agrees that in the event that the TOWN, its successors and assigns, ceases to use the Easement Premises for the purposes herein expressed, the easement granted hereby shall become null and void, and all the right, title and interest in and to the Easement Premises shall revert to the COUNTY.

3. The TOWN further expressly agrees to maintain in good condition and repair, at its sole cost and expense, its underground utilities, fiber optic cable, and sidewalk and appurtenances within the Easement Premises at all times during the term hereof. TOWN shall have no obligation to maintain or repair any other utility provider's facilities or appurtenances within the Easement Premises, if any.

IN WITNESS WHEREOF, the COUNTY 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:

COUNTY:

SHARON R. BOCK
CLERK & COMPTROLLER


PALM BEACH COUNTY,
a political subdivision of the State of Florida
BOARD OF COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Mary Lou Berger, Mayor

(OFFICIAL SEAL)

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

By: 
Assistant County Attorney

APPROVED AS TO TERMS AND
CONDITIONS

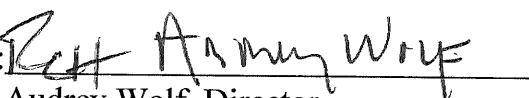
By: 
Audrey Wolf, Director
Facilities Development & Operations

EXHIBIT "A"

LEGAL DESCRIPTION

A STRIP OF LAND 10.00 IN WIDTH FOR UTILITY, FIBER OPTIC AND SIDEWALK EASEMENT PURPOSES, LYING IN THE SOUTH 800 FEET OF THE WEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, LYING NORTH OF STATE ROAD 706 AS RECORDED IN OFFICIAL RECORDS BOOK 4813, PAGE 1209, AND EAST OF THE EAST RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 4228, PAGE 561, ALL LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST; THENCE NORTH 01°54'18" EAST, ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 179.00 FEET; THENCE SOUTH 88°05'42" EAST A DISTANCE OF 80.00 FEET, TO THE EAST RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD, AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 4228, PAGE 561, AND BEING THE POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD 706, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4813, PAGE 1209; THENCE SOUTH 44°53'18" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 21.28 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED 10.00 FEET WIDE EASEMENT:

THENCE SOUTHEASTERLY AND EASTERLY, ALONG SAID NORTH RIGHT-OF-WAY LINE BY THE FOLLOWING FOUR COURSES AND DISTANCES; THENCE CONTINUE SOUTH 44°53'18" EAST A DISTANCE OF 13.72 FEET; THENCE NORTH 88°19'05" EAST A DISTANCE OF 154.03 FEET; THENCE SOUTH 87°48'11" EAST A DISTANCE OF 184.96 FEET; THENCE NORTH 88°52'57" EAST A DISTANCE OF 219.89 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 3 ; THENCE NORTH 01°09'10" EAST, ALONG LASTLY SAID LINE A DISTANCE OF 10.01 FEET TO THE INTERSECTION WITH A LINE BEING 10.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 706; THENCE SOUTH 88°52'57" WEST A DISTANCE OF 118.11 FEET; THENCE SOUTH 01°07'03" EAST A DISTANCE OF 4.35 FEET; THENCE SOUTH 88°52'57" WEST A DISTANCE OF 6.00 FEET; THENCE NORTH 01°07'03" WEST A DISTANCE OF 4.35 FEET; THENCE SOUTH 88°52'57" WEST A DISTANCE OF 95.89 FEET; THENCE NORTH 87°48'11" WEST A DISTANCE OF 185.01 FEET; THENCE SOUTH 88°19'05" WEST A DISTANCE OF 163.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 5612 SQUARE FEET, OR 0.129 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. THIS IS NOT A BOUNDARY SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE ATTACHED LEGAL DESCRIPTION. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONJUNCTION WITH THE PREPARATION OF THIS LEGAL DESCRIPTION AND SKETCH. THE INFORMATION SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY BROWN & PHILLIPS, INC. FOR THE JUPITER COMMUNITY CENTER, PROJ. NO. 13-059.

PROJECT NO. 2016009-03	OF: 4	SHEET: 1	PROJECT: 10' UTILITY, FIBER OPTIC & SIDEWALK EASEMENT	SCALE: 1" = 50' APPROVED: R. W. B. DRAWN: E. A. D. CHECKED: G. W. M. DATE: 12/09/15 FIELD BOOK NO. N/A	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:5%;">NO.</th> <th style="width:15%;">REVISION</th> <th style="width:10%;">BY</th> <th style="width:10%;">DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISION	BY	DATE					<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td align="center" colspan="2"> PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS </td> </tr> <tr> <td align="center" colspan="2"> </td> </tr> <tr> <td align="center" colspan="2"> ROADWAY PRODUCTION </td> </tr> <tr> <td align="center" colspan="2"> 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411 </td> </tr> </table>	PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS				ROADWAY PRODUCTION		2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411	
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DESIGN FILE NAME S-1-15-3688.DGN		DRAWING NO. S-1-15-3688																				

CONTINUED SURVEYOR'S NOTES

2. THE BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING (NAD 83, 90 ADJUSTMENT) OF N 01°54'18" E ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, UTILIZING PUBLISHED PALM BEACH COUNTY POSITIONS FOR THE NORTH QUARTER CORNER AND CALCULATED POSITION FOR THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 3.

3. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.

4. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.

5. COORDINATES SHOWN ARE GRID
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = US SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
ALL DISTANCES ARE GROUND.
STATIONING REFERENCES ARE GRID.
PROJECT SCALE FACTOR = 1.000032.
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARING ROTATION EQUATION: NONE.

6. THE INTENDED PLOT SCALE OF THIS DRAWING IS 1" = 50', ON AN 8.5" X 11.0" PAPER.

THIS INSTRUMENT PREPARED BY RICHARD W. BUSSELL, P.S.M., IN THE OFFICE OF THE COUNTY ENGINEER, VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

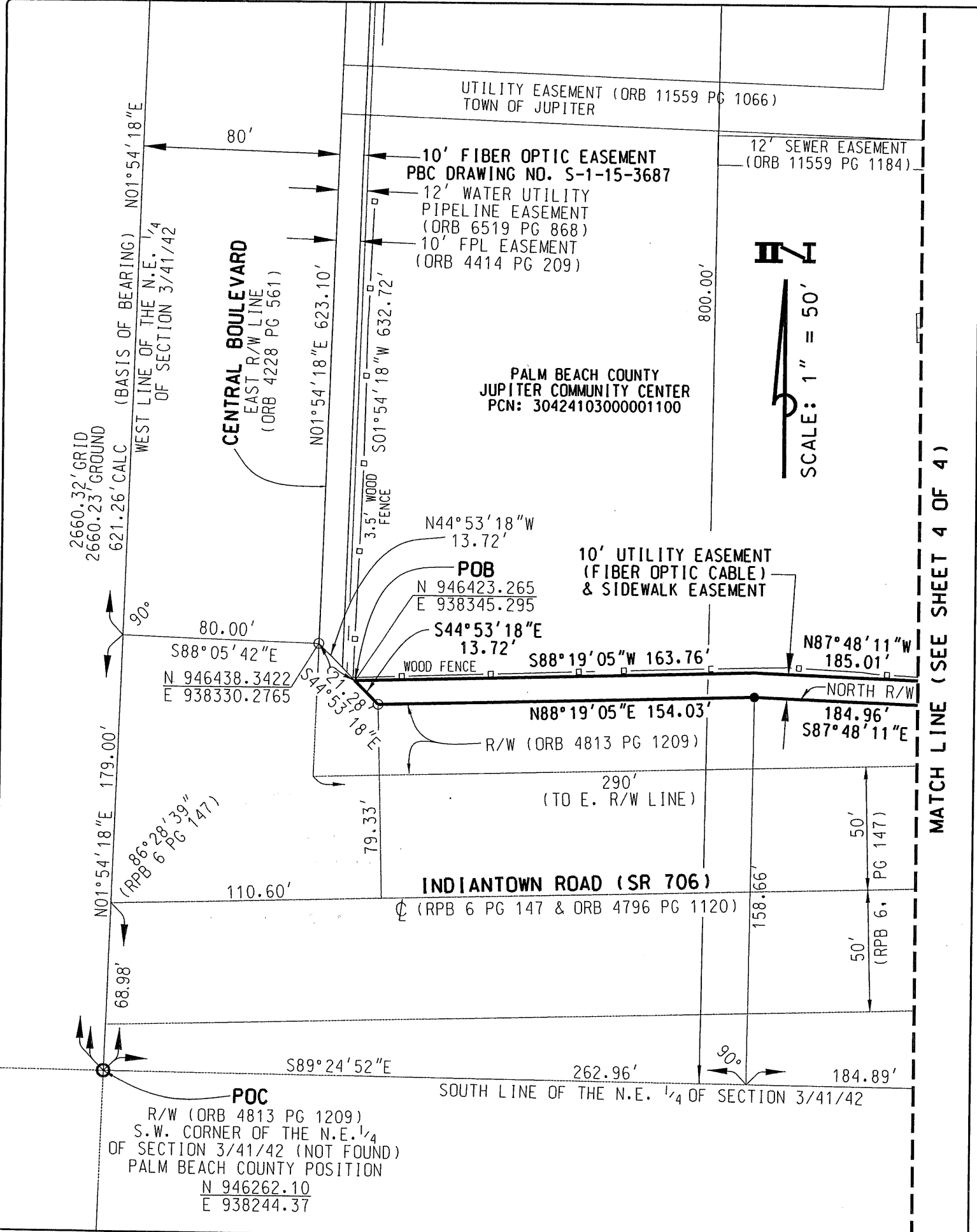
SURVEYOR'S CERTIFICATION

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

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AS SET FORTH IN RULE 5J-17.050 -052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, OF THE FLORIDA STATUTES.

Richard W. Busnell
RICHARD W. BUSSELL, P.S.M.
FLORIDA CERTIFICATE NO. 3858

1/14/16
DATE



LEGEND

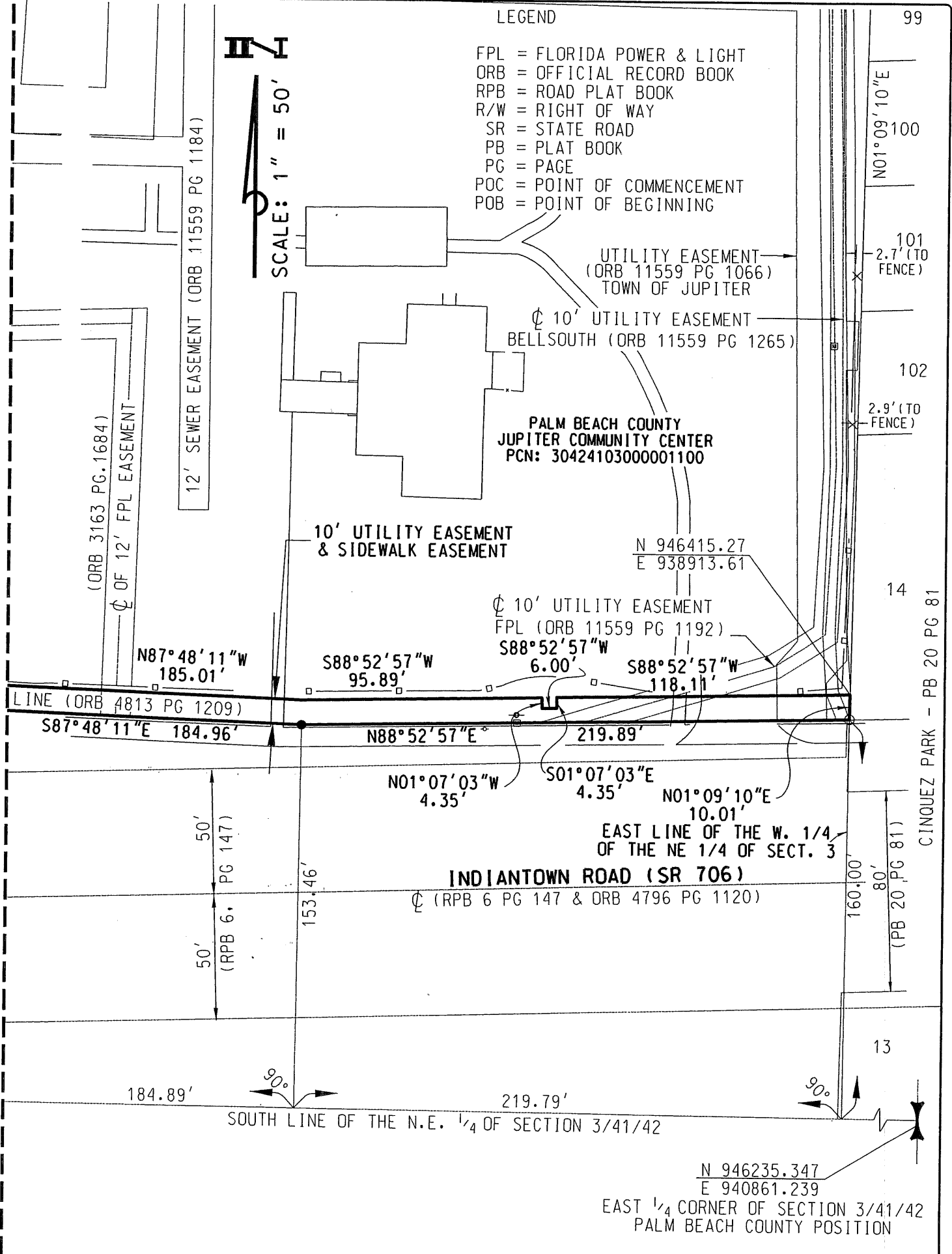
- FPL = FLORIDA POWER & LIGHT
- ORB = OFFICIAL RECORD BOOK
- RPB = ROAD PLAT BOOK
- R/W = RIGHT OF WAY
- SR = STATE ROAD
- PB = PLAT BOOK
- PG = PAGE
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING



SCALE: 1" = 50'

99

MATCH LINE (SEE SHEET 3 OF 4)



Prepared by and Return to:
Peter Banting, Real Estate Specialist
Palm Beach County
Property & Real Estate Management Division
2633 Vista Parkway West Palm Beach, Florida 33411-5605
Property Control Number: 30-42-41-03-00-000-1100

UTILITY EASEMENT

THIS UTILITY EASEMENT, made _____, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, whose mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411, ("COUNTY"), in favor of the **TOWN OF JUPITER**, a municipal corporation of the State of Florida, whose address is 210 Military Trail, Jupiter, Florida 33458-5784, ("TOWN").

WITNESSETH:

That the COUNTY for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the TOWN, its successors and assigns, upon the conditions hereinafter set forth, a perpetual non-exclusive easement for the construction, operation and maintenance of fiber optic cable, and appurtenances thereto, to be installed from time to time, with the right to reconstruct, improve, add to, enlarge, change the size of and remove such facilities or any of them, and for the right to cut and keep clear trees, brush or undergrowth therefrom and all other obstructions that might endanger or interfere therewith, together with the right of ingress and egress thereto, over, across, through and upon, under or within that parcel of land located in Palm Beach County, Florida, described on **Exhibit "A"** attached hereto and made a part hereof as if recited at length (the "Easement Premises").

**See Legal Description Marked Exhibit "A"
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THE CONDITIONS OF THIS RIGHT OF USAGE ARE SUCH THAT:

1. The TOWN shall cause the fiber optic cable, and appurtenances thereto, to be constructed within the confines of the Easement Premises.
2. The TOWN hereby expressly agrees that in the event that the TOWN, its successors and assigns, ceases to use the Easement Premises for the purposes herein expressed, the easement granted hereby shall become null and void, and all the right, title and interest in and to the Easement Premises shall revert to the COUNTY.

3. The TOWN further expressly agrees to maintain in good condition and repair, at its sole cost and expense, its fiber optic cable and appurtenances within the Easement Premises at all times during the term hereof.

IN WITNESS WHEREOF, the COUNTY 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:

COUNTY:

SHARON R. BOCK
CLERK & COMPTROLLER

PALM BEACH COUNTY,
a political subdivision of the State of Florida
BOARD OF COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Mary Lou Berger, Mayor

(OFFICIAL SEAL)

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND
CONDITIONS

By:  _____
Assistant County Attorney

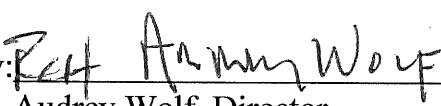
By:  _____
Audrey Wolf, Director
Facilities Development & Operations

EXHIBIT "A"

LEGAL DESCRIPTION

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THENCE NORTH 01°54'18" EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD, A DISTANCE OF 623.10 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE REPLAT OF PLAT NO 1 OF RIVERWALK, AS RECORDED IN PLAT BOOK 53, PAGE 171, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°24'55" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 10.00 FEET, TO THE INTERSECTION WITH A LINE BEING 10.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH SAID EAST RIGHT-OF-WAY LINE OF CENTRAL BOULEVARD; THENCE SOUTH 01°54'18" WEST, ALONG LASTLY SAID LINE, A DISTANCE OF 632.72 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE AFORESAID STATE ROAD 706; THENCE NORTH 44°53'18" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 13.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 6277 SQUARE FEET, OR 0.144 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. THIS IS NOT A BOUNDARY SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE ATTACHED LEGAL DESCRIPTION. THERE HAS BEEN NO FIELD WORK, VIEWING OF THE SUBJECT PROPERTY, OR MONUMENTS SET IN CONJUNCTION WITH THE PREPARATION OF THIS LEGAL DESCRIPTION AND SKETCH. THE INFORMATION SHOWN HEREON IS BASED ON A BOUNDARY SURVEY PREPARED BY BROWN & PHILLIPS, INC. FOR THE JUPITER COMMUNITY CENTER, PROJ. NO. 13-059.

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PROJECT NO. 2016009-03	SHEET: 1 OF: 4	PROJECT: 10' FIBER OPTIC EASEMENT	SCALE: 1" = 50' APPROVED: R. W. B. DRAWN: E. A. D. CHECKED: G. W. M. DATE DRAWN: 12/09/15 FIELD BOOK NO. N/A	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISION	BY	DATE					PALM BEACH COUNTY ENGINEERING AND PUBLIC WORKS ROADWAY PRODUCTION 2300 NORTH JOG ROAD WEST PALM BEACH, FL 33411
NO.	REVISION	BY	DATE										
DESIGN FILE NAME S-1-15-3687.DGN		DRAWING NO. S-1-15-3687											

CONTINUED SURVEYOR'S NOTES

3. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SIGNING SURVEYOR.

4. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, WHICH ARE UNKNOWN TO THE SIGNING SURVEYOR.

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6. THE INTENDED PLOT SCALE OF THIS DRAWING IS 1" = 50', ON AN 8.5" X 11.0" PAPER.

THIS INSTRUMENT PREPARED BY RICHARD W. BUSSELL, P.S.M., IN THE OFFICE OF THE COUNTY ENGINEER, VISTA CENTER 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

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Richard W. Buswell
RICHARD W. BUSSELL, P.S.M.
FLORIDA CERTIFICATE NO. 3858

1/14/16
DATE

N 948920.943
E 938332.801
NORTH 1/4 CORNER OF SECTION 3/41/42
PALM BEACH COUNTY POSITION

REPLAT OF
PLAT NO.1 OF RIVERWALK
PB 53 PG 171

N 947061.094
E 938350.989

10' UTILITY EASEMENT
(ORB 4180 PG 409)

S89°24'55"E
10.00

2.5' TRACT "C" AND LAE
(PB 53 PG 171)

80.02'

6' CHAIN LINK FENCE

N89°24'55"W

1.2'

SOUTH BOUNDARY
LINE REPLAT OF
PLAT NO.1 OF RIVERWALK
PB 53, PG 171

12' SEWER EASEMENT
(ORB 11559 PG 1184)

80'

10' FIBER OPTIC
EASEMENT

(BASIS OF BEARING) N01°54'18"E

WEST LINE OF THE NORTHEAST 1/4
OF SECTION 3/41/42

CENTRAL BOULEVARD
EAST RIGHT-OF-WAY LINE
(ORB 4228 PAGE 561)

N01°54'18"E 623.10'

3.5' WOOD FENCE

S01°54'18"W 632.72'

LEGEND

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- POB = POINT OF BEGINNING



SCALE: 1" = 50'

PALM BEACH COUNTY
JUPITER COMMUNITY CENTER
PCN: 30424103000001100

800.00'

12' WATER UTILITY
PIPELINE EASEMENT
(ORB 6519 PG 868)
10' FPL EASEMENT
(ORB 4414 PG 209)

UTILITY EASEMENT
TOWN OF JUPITER
(ORB 11559 PG 1066)

MATCH LINE (SEE SHEET 4 OF 4)

PROJECT NO. 2016009-03

DRAWING NO. S-1-15-3687

PROJECT:

10' FIBER OPTIC EASEMENT

SHEET: 3 OF 4

MATCH LINE (SEE SHEET 3 OF 4)

