

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 legally described in Exhibit "A" attached hereto (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: _____
Mary Lou Berger, 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")

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.

David A. Bower 7/8/16

DAVID A. BOWER
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA
CERTIFICATE NO. LS 5888

DESCRIPTION:

A 10.00 foot wide strip of land being 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, Florida. Being more particularly described as follows:

COMMENCING at the Southwest corner of said TRACT 2; thence South 88°26'54" East (as a basis of bearings) along the South line of said TRACT 2, a distance of 10.00 feet to a point being on a line lying 10.00 feet East of and parallel with (as measured at right angles) the West line of said TRACT 2 and the POINT OF BEGINNING; thence continue South 88°26'54" East along the South line of said TRACT 2, a distance of 10.00 feet to a point being on a line lying 20.00 feet East of and parallel with (as measured at right angles) the West line of said TRACT 2; thence North 01°38'24" East along said parallel line, a distance of 631.00 feet to a point being on a line lying 20.00 feet South of and parallel with (as measured at right angles) the North line of said TRACT 2; thence South 88°26'54" East along said parallel line, a distance of 94.07 feet; thence North 01°33'06" East, a distance of 10.00 feet to a point being on a line lying 10.00 feet South of and parallel with (as measured at right angles) the North line of said TRACT 2; thence North 88°26'54" West along said parallel line, a distance of 20.00 feet; thence North 01°33'06" East, a distance of 10.00 feet to a point being on the North line of said TRACT 2; thence North 88°26'54" West along said North line, a distance of 10.00 feet; thence South 01°33'06" West, a distance of 10.00 feet to a point being on a line lying 10.00 feet South of and parallel with (as measured at right angles) the North line of said TRACT 2;

Description continued on Sheet 2

3	07/08/16	REVISED EASEMENT CONFIGURATION	DAB
2	06/24/16	REVISED EASEMENT CONFIGURATION	DAB
1	04/29/16	REVISED PER REVIEW COMMENTS	DAB
NO.	DATE	REVISIONS	BY

Dennis J. Leavy & Associates, Inc.
Land Surveyors * Mappers
460 Business Park Way * Suite B
Royal Palm Beach, Florida 33411
Phone: 561 753-0650 Fax: 561 753-0290

SKETCH & DESCRIPTION
For: PALM BEACH COUNTY WATER
UTILITIES DEPARTMENT

DRAWN: DB	SCALE: N/A	DATE: 04/11/16
CHK: ASC	JOB# 16-045 SD	SHEET: 1 OF 6

DESCRIPTION continued:

thence North 88°26'54" West along said parallel line, a distance of 84.05 feet to a point being on the West line of said TRACT 2; thence South 01°38'24" West along said West line, a distance of 10.00 feet to a point being on a line lying 20.00 feet South of and parallel with (as measured at right angles) the North line of said TRACT 2; thence South 88°26'54" East along said parallel line, a distance of 10.00 feet; to a point being on a line lying 10.00 feet East of and parallel with (as measured at right angles) the West line of said TRACT 2; thence South 01°38'24" West along said parallel line, a distance of 631.00 feet to the POINT OF BEGINNING.

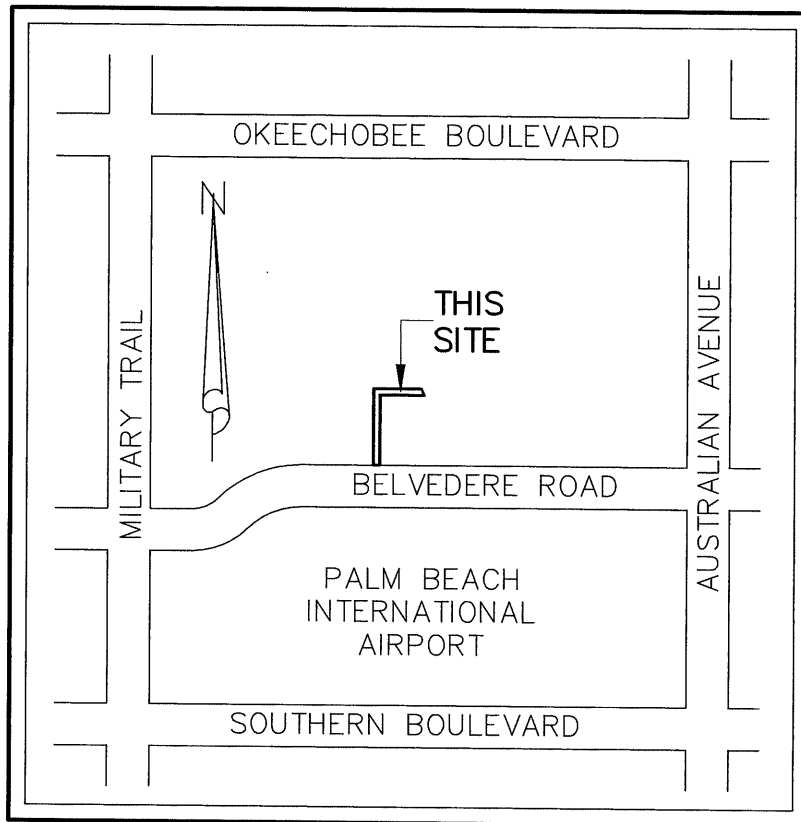
Said lands situate, lying and being within Section 29, Township 43 South, Range 43 East, Palm Beach County, Florida.

Containing 7,551 square feet more or less.

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LOCATION MAP
NOT TO SCALE

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SURVEYOR'S NOTES:

1. BEARINGS DEPICTED HEREON ARE RELATIVE TO THE SOUTH LINE 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, FLORIDA. SAID LINE HAVING A GRID BEARING OF SOUTH 88°26'54" EAST AS DEPICTED ON SAID PLAT.
2. THIS INSTRUMENT NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE UNDERSIGNED MAKES NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.
4. THE LICENSED BUSINESS NUMBER FOR DENNIS J. LEAVY & ASSOCIATES INC. IS LB #6599, THE CERTIFYING SURVEYORS LICENSE NUMBER IS LS #5888.
5. THIS IS NOT A SURVEY.

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 (EXCEPT AS NOTED)
 PROJECT SCALE FACTOR = 1.0000439395
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

$$\frac{S88^{\circ}26'54''E \text{ (PLAT)}}{S88^{\circ}26'54''E \text{ (GRID)}} = 00^{\circ}00'00''$$

↑
BEARING ROTATION
SOUTH LINE OF TRACT 2
(BASIS OF BEARINGS)

LEGEND:

- E = EASTING
- LB = LICENSED BUSINESS
- N = NORTHING
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- PCN = PARCEL CONTROL NUMBER
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- ± = MORE OR LESS

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150' 75' 0 150'

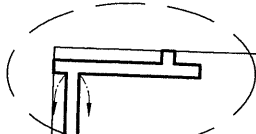


GRAPHIC SCALE IN FEET
SCALE: 1" = 150'



UNPLATTED LANDS

NORTHEAST CORNER
OF TRACT 2



NORTH LINE
OF TRACT 2

SEE DETAIL
ON SHEET 6

20' FLOWAGE EASEMENT
(O.R.B. 26949, PG. 731, P.B.C.R.)

TRACT 1

ENTERPRISE LEASING

(P.B. 118, PGS. 117-119, P.B.C.R.)

WEST LINE
OF TRACT 2

EAST LINE
OF TRACT 2

TRACT 2

ENTERPRISE LEASING

(P.B. 118, PGS. 117-119, P.B.C.R.)

PCN: 00434329250020000

(DEED BOOK 0856, PAGES 31 & 32)

UNPLATTED LANDS

631.00'

631.00'

10.00'

20.00'

10.00'

S 01°38'24" W

N 01°38'24" E

SOUTH LINE
OF TRACT 2

(BASIS OF BEARINGS)

5' UTILITY EASEMENT &
5' LIMITED ACCESS EASEMENT

S 88°26'54" E 10.00'

P.O.B.

N: 858063.85

E: 954926.34

S 88°26'54" E 10.00'

P.O.C.

SOUTHWEST CORNER
OF TRACT 2

BELVEDERE ROAD

VARIABLE WIDTH RIGHT-OF-WAY

(ROAD BOOK 3, PAGES 91-94 & O.R.B. 7992, PG. 543)

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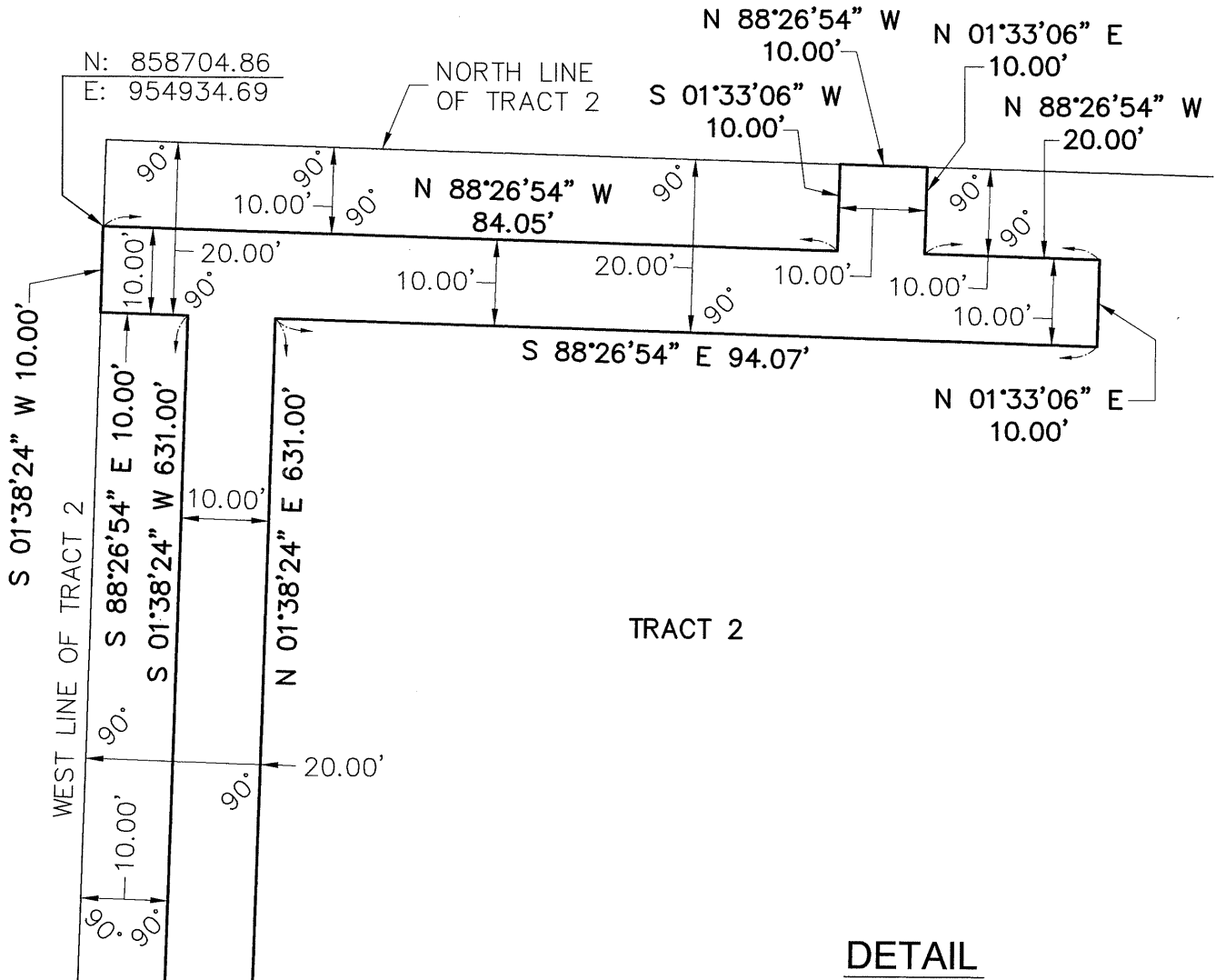
SHEET: 5 OF 6



20' 10' 0 20'



GRAPHIC SCALE IN FEET
SCALE: 1" = 20'



DETAIL

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