





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

PCN: portion of 00-43-43-32-00-000-1090  
and 74-43-43-32-00-000-1050

**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 wastewater 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 such 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)

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

By:   
Assistant County Attorney

**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 TERMS AND  
CONDITIONS**

By:   
Department Director

**EXHIBIT "A"**  
**THE "EASEMENT PREMISES"**

**SKETCH OF DESCRIPTION**  
(NOT A BOUNDARY SURVEY)

EXHIBIT "A"

LEGAL DESCRIPTION: PALM BEACH COUNTY UTILITY EASEMENT

A 20.00 FEET WIDE STRIP OF LAND LYING IN AND BEING PART OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF AUSTRALIAN AVENUE WITH THE SOUTH LINE OF THE NORTH 520.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE N00°28'44"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 83.78 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A STRIP OF LAND 20 FEET WIDE LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE; THENCE, N89°31'16"W, A DISTANCE OF 10.00 FEET; THENCE, S00°28'44"W, PARALLEL WITH AND 10 FEET WEST OF SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 66.16 FEET; THENCE, N88°26'29"W, PARALLEL WITH AND 17.50 FEET NORTH OF SAID SOUTH LINE OF THE NORTH 520.00 FEET OF SECTION 32, A DISTANCE OF 1,003.70 FEET; THENCE, S46°33'31"W, A DISTANCE OF 94.92 FEET; THENCE, N88°22'59"W, A DISTANCE OF 35.00 FEET TO THE POINT OF TERMINATION OF SAID 20 FEET WIDE STRIP OF LAND.

CONTAINS 24,194 SQUARE FEET, 0.555 ACRES OF LAND, MORE OR LESS.

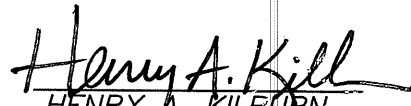
SKETCH REPORT:

1. UNLESS DIGITALLY SIGNED AND SEALED THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT SHEETS 1 THROUGH 5.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION WAS MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE REQUIREMENTS OF CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

 **EBI Surveying**  
8415 Sunstate Street  
Tampa, Florida 33634

Phone: (813) 886-6080 / Fax: (813) 886-6081  
Certificate of Authorization Number: LB-7652

  
HENRY A. KILBORN  
License Number: LS-6661  
Date Signed: 7/27/14

SHEET NO.  
1  
OF 5

DATE: 06/10/2016  
DRAWN: FRV  
CHECKED: HAK  
REVISION: 07/15/2016  
FILE: 3DBW01-SODX2.dwg  
SCALE: 1" = 60'

**SKETCH OF DESCRIPTION**  
**20' PALM BEACH COUNTY**  
**UTILITY EASEMENT**  
SECTION 32, T 43 S, R 43 E  
PALM BEACH COUNTY, FLORIDA

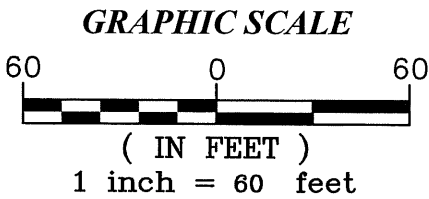
PROJECT NUMBER:  
**BWRE0001**

**SKETCH OF DESCRIPTION**  
(NOT A BOUNDARY SURVEY)

EXHIBIT "A"

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF AUSTRALIAN AVENUE, N00°28'44"E (GRID 83/90).
2. COORDINATES SHOWN HEREON ARE GRID.  
DATUM IS REFERENCED TO NAD 83, 1990 ADJUSTMENT.  
ZONE: FLORIDA EAST  
LINEAR UNITS = U.S. SURVEY FOOT  
COORDINATE SYSTEM: 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.  
SCALE FACTOR = 1.000044878

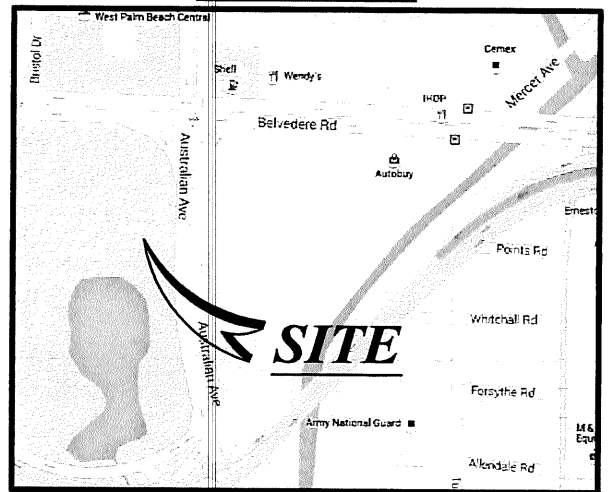


**LEGEND**

ABBREVIATIONS

(D)	DEED MEASUREMENT/CALL
DEPT.	DEPARTMENT
(C)	CALCULATED MEASUREMENT
ID	IDENTIFICATION
LB	LICENSED BUSINESS NUMBER
LS	LICENSED SURVEYOR
PBC	PALM BEACH COUNTY
P.L.S.	PROFESSIONAL LAND SURVEYOR
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK

LOCATION MAP



**EBI Surveying**  
8415 Sunstate Street  
Tampa, Florida 33634

Phone: (813) 886-6080 / Fax: (813) 886-6081  
Certificate of Authorization Number: LB-7652

SHEET NO.

**2**  
OF **5**

DATE: 06/10/2016  
DRAWN: FRV  
CHECKED: HAK  
REVISION: 07/15/2016  
FILE: 3DBW01-SODX2.dwg  
SCALE: 1" = 60'

**SKETCH OF DESCRIPTION**  
**20' PALM BEACH COUNTY**  
**UTILITY EASEMENT**  
SECTION 32, T 43 S, R 43 E  
PALM BEACH COUNTY, FLORIDA

PROJECT NUMBER:  
**BWRE0001**

**SKETCH OF DESCRIPTION**

(NOT A BOUNDARY SURVEY)

EXHIBIT "A"



NW CORNER OF NE 1/4  
OF SECTION 32  
(PBC POSITION)  
POINT NO: 33110  
N: 857,935.0510  
E: 956,911.2020

NORTH LINE OF  
SECTION 32

NE CORNER OF NE 1/4  
OF SECTION 32  
(PBC POSITION)  
POINT NO: 33109  
N: 857,862.5730  
E: 959,574.8170

N88°26'29"W(C)  
1192.58'(C)

N88°26'29"W(C)  
1471.89'

**P.B.I.A. LEASE PARCEL N-11 WPB**  
PER P.B.I.A. LEASE PARCEL N -11  
WPB BOUNDARY SURVEY MAP,  
PROJECT NO.2014013-10

POINT OF  
BEGINNING

**SUBJECT PARCEL**  
**20' PALM BEACH COUNTY**  
**UTILITY EASEMENT**

N89°31'16"W  
10.00'

CENETR LINE OF  
20.0' WIDE  
STRIP OF LAND

S00°28'44"W  
66.16'

S00°28'44"W(C)  
436.29'(C)

N00°28'44"E  
83.78'  
(BEARING BASIS)  
(GRID 83/90)

CENTER LINE  
OF R/W

**AUSTRALIAN AVENUE**  
(R/W VARIES)

10.0'

N88°26'29"W

17.5'

1003.70'

10.0'

SOUTH LINE OF THE  
NORTH 520.00 FEET  
OF THE NW 1/4 OF THE  
NE 1/4 OF SECTION 32,  
TOWNSHIP 43 SOUTH,  
RANGE 43 EAST

POINT OF COMMENCEMENT  
INTERSECTION OF THE  
WESTERLY R/W LINE  
OF AUSTRALIAN AVENUE  
WITH THE SOUTH LINE  
OF THE NORTH 520.00 FEET  
OF THE NW 1/4 OF THE  
NE 1/4 OF SECTION 32,  
TOWNSHIP 43 SOUTH,  
RANGE 43 EAST

APPROXIMATE BOUNDARY  
LINE LOCATION

WESTERLY  
R/W LINE OF  
AUSTRALIAN  
AVENUE

**P.B.I.A. LEASE PARCEL N-11 PBC**  
PER P.B.I.A. LEASE PARCEL N-11 LAKE  
SEE PBC DRAWING S-3-14-3526

**GRAPHIC SCALE**



( IN FEET )

1 inch = 60 feet

SHEET NO.

3

OF 5

DATE: 06/10/2016  
DRAWN: FRV  
CHECKED: HAK  
REVISION: 07/15/2016  
FILE: 3DBW01-SODX2.dwg  
SCALE: 1" = 60'

**SKETCH OF DESCRIPTION**  
**20' PALM BEACH COUNTY**  
**UTILITY EASEMENT**  
SECTION 32, T 43 S, R 43 E  
PALM BEACH COUNTY, FLORIDA

PROJECT NUMBER:  
**BWRE0001**

**SKETCH OF DESCRIPTION**  
(NOT A BOUNDARY SURVEY)

EXHIBIT "A"

**P.B.I.A. LEASE PARCEL N-11 WPB**

PER P.B.I.A. LEASE PARCEL N -11  
WPB BOUNDARY SURVEY MAP,  
PROJECT NO.2014013-10  
DESIGN FILE NAME: S-3-14-3524.DGN  
DRAWING NO. S-3-14-3524



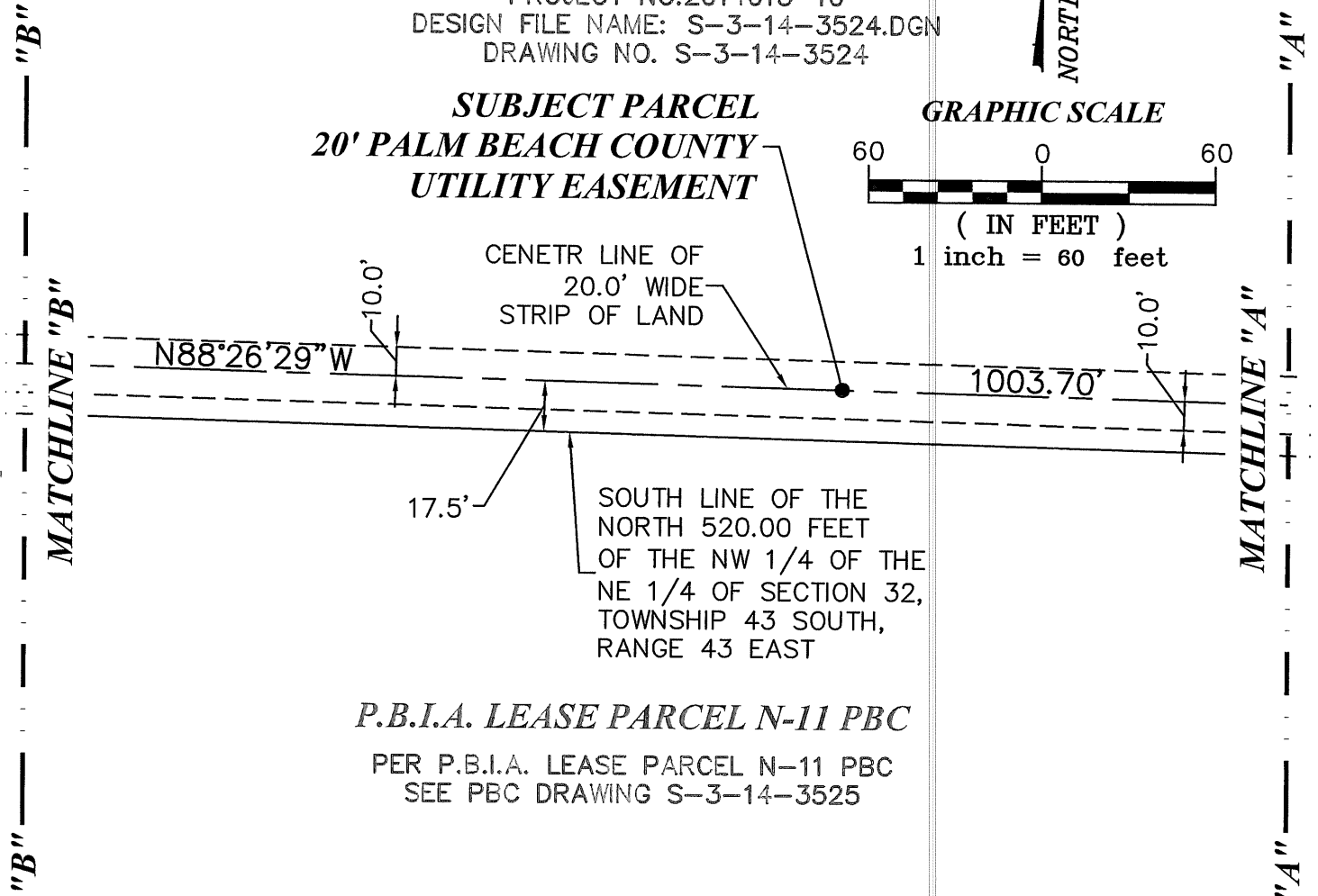
**SUBJECT PARCEL**  
**20' PALM BEACH COUNTY**  
**UTILITY EASEMENT**

GRAPHIC SCALE



( IN FEET )

1 inch = 60 feet



**P.B.I.A. LEASE PARCEL N-11 PBC**

PER P.B.I.A. LEASE PARCEL N-11 PBC  
SEE PBC DRAWING S-3-14-3525

SHEET NO.

**4**  
OF **5**

DATE: 06/10/2016  
DRAWN: FRV  
CHECKED: HAK  
REVISION: 07/15/2016  
FILE: 3DBW01-SODX2.dwg  
SCALE: 1" = 60'

**SKETCH OF DESCRIPTION**  
**20' PALM BEACH COUNTY**  
**UTILITY EASEMENT**  
SECTION 32, T 43 S, R 43 E  
PALM BEACH COUNTY, FLORIDA

PROJECT NUMBER:  
**BWRE0001**

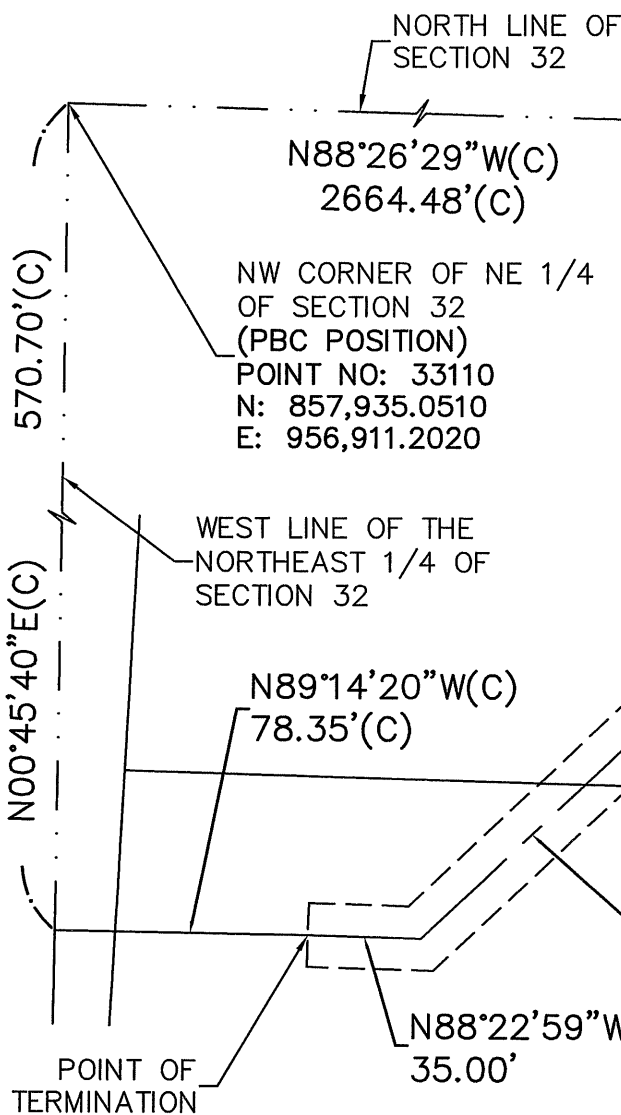


**SKETCH OF DESCRIPTION**

EXHIBIT "A"

(NOT A BOUNDARY SURVEY)

NE CORNER OF NE 1/4  
OF SECTION 32  
(PBC POSITION)  
POINT NO: 33109  
N: 857,862.5730  
E: 959,574.8170



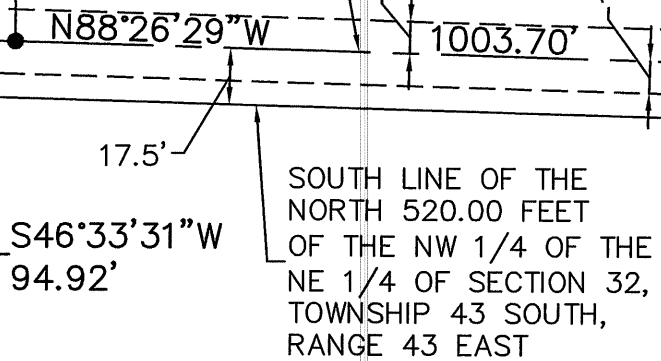
**P.B.I.A. LEASE PARCEL N-11 WPB**

PER P.B.I.A. LEASE PARCEL N -11  
WPB BOUNDARY SURVEY MAP,  
PROJECT NO.2014013-10  
DESIGN FILE NAME: S-3-14-3524.DGN  
DRAWING NO. S-3-14-3524

**SUBJECT PARCEL**

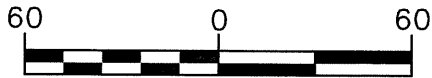
**20' PALM BEACH COUNTY  
UTILITY EASEMENT**

CENETR LINE OF  
20.0' WIDE  
STRIP OF LAND



SOUTH LINE OF THE  
NORTH 520.00 FEET  
OF THE NW 1/4 OF THE  
NE 1/4 OF SECTION 32,  
TOWNSHIP 43 SOUTH,  
RANGE 43 EAST

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 60 feet

**P.B.I.A. LEASE PARCEL N-11 PBC**

PER P.B.I.A. LEASE PARCEL N-11 PBC  
SEE PBC DRAWING S-3-14-3525



NORTH  
"B"  
MATCHLINE "B"  
"B"

SHEET NO.  
**5**  
OF 5

DATE: 06/10/2016  
DRAWN: FRV  
CHECKED: HAK  
REVISION: 07/15/2016  
FILE: 3DBW01-SODX2.dwg  
SCALE: 1" = 60'

**SKETCH OF DESCRIPTION**  
**20' PALM BEACH COUNTY**  
**UTILITY EASEMENT**  
SECTION 32, T 43 S, R 43 E  
PALM BEACH COUNTY, FLORIDA

PROJECT NUMBER:  
**BWRE0001**