



**II. FISCAL IMPACT ANALYSIS**

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

Fiscal Years	2017	2018	2019	2020	2021
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<u>* 0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
# 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: F08176

C. Departmental Fiscal Review: *K. J. [Signature]* 5/12/17

**III. REVIEW COMMENTS**

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

*[Signature]*  
 OFMB JET 5/15 P. 5/16

*[Signature]* 5/23/17  
 Contract Development and Control  
 5/23/17

**B. Legal Sufficiency:**

*[Signature]* 5/23/17  
 Chief Assistant County Attorney

**C. Other Department Review:**

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

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

F

E

TWP 46

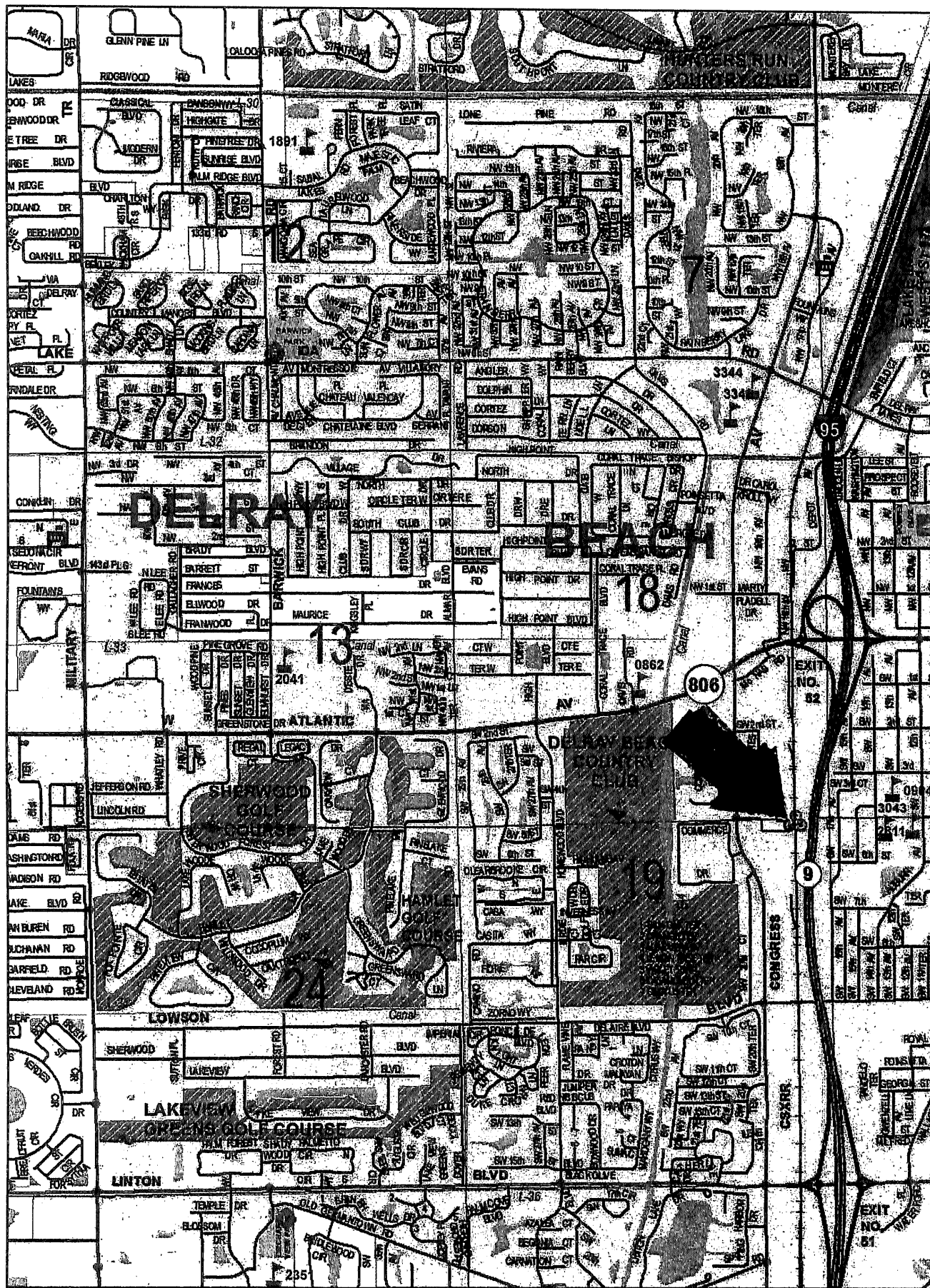
34

TWP 46

35

TWP 46

36



RNG 42

RNG 43

LOCATION MAP



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

PCN: 12-43-46-18-00-000-5200

## DECLARATION OF EASEMENT

**THIS IS A DECLARATION OF EASEMENT**, made \_\_\_\_\_, by **PALM BEACH COUNTY**, by and through its Board of County Commissioners, a political subdivision of the State of Florida (“County”), whose address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605.

**WHEREAS**, County is the owner of that certain real property located within Palm Beach County, Florida as set forth on **Exhibit “A”** attached hereto and made a part hereof (the “Property”); and

**WHEREAS**, County desires to create an easement to be recorded into the public records to document the location and existence of underground communication services upon the Property, as described in **Exhibit “B”** attached hereto and made a part hereof (“Easement Premises”) for the purposes set forth hereinafter; and

**WHEREAS**, County desires that such easement be extinguished upon a subsequent conveyance of the Property by County.

### WITNESSETH:

**NOW THEREFORE**, County does hereby declare, grant and create an in gross communications easement for the benefit of County, its successors and assigns. This easement shall be for the purpose of constructing, operating and maintaining communication services (“Communications Facilities”) to be installed below ground as necessary from time to time with the right to reconstruct, improve, add to, enlarge, change size of and remove such Communications Facilities or any of them within the Easement Premises.

The easement created hereby shall automatically be extinguished upon the County’s conveyance of the Property.

IN WITNESS WHEREOF, the County has caused this Declaration of Easement to be executed as of the day and year first above written.

ATTEST:

COUNTY:

SHARON R. BOCK  
CLERK & COMPTROLLER

PALM BEACH COUNTY, by and through  
its Board of County Commissioners, a  
political subdivision of the State of Florida

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

By: \_\_\_\_\_  
Paulette Burdick, 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"**

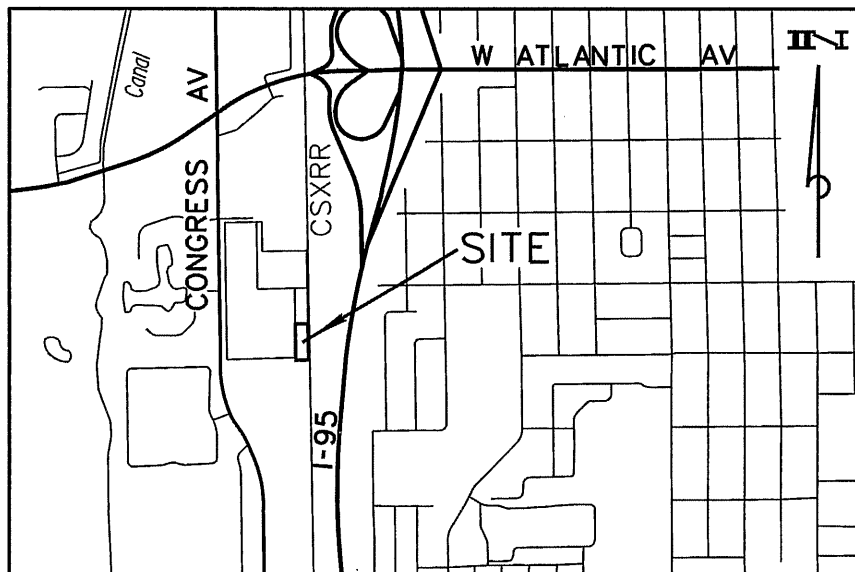
**THE PROPERTY**

**THE SOUTH ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ LYING WEST OF THE RIGHT OF WAY OF THE SEABOARD COAST LINE RAILROAD IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.**

EXHIBIT "B"

UTILITY EASEMENT  
 PALM BEACH COUNTY  
 SHERIFF'S OFFICE MOTORPOOL OPERATIONS  
 SOUTH COUNTY GOVERNMENTAL COMPLEX

SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST



**LOCATION MAP**  
 NOT TO SCALE

LEGAL DESCRIPTION

A PARCEL OF LAND 10.00 FEET IN WIDTH FOR UTILITY EASEMENT PURPOSES BEING A PORTION OF THE LANDS OWNED BY PALM BEACH COUNTY KNOWN AS SOUTH COUNTY GOVERNMENTAL COMPLEX AS SHOWN ON THE PALM BEACH COUNTY ENGINEERING SERVICES DRAWING NUMBER S-3-98-1224, LYING IN SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18, THENCE SOUTH 88°18'11" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18 A DISTANCE OF 564.01 FEET TO THE EAST LINE OF SAID SOUTH COUNTY GOVERNMENTAL COMPLEX SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF THE SEABOARD AIRLINE RAILROAD COMPANY RIGHT-OF-WAY SHOWN ON THE RIGHT-OF-WAY AND TRACK MAP, SEABOARD ALL FLORIDA RAILROAD, OPERATED BY THE SEABOARD AIRLINE RAILROAD COMPANY, STATION 11641+16.0 TO STATION 11852+29.5, DECEMBER 31, 1927; THENCE NORTH 00°50'12" WEST ALONG SAID LINE, A DISTANCE OF 120.75 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 89°09'48" WEST, A DISTANCE OF 26.35 FEET; THENCE NORTH 00°50'12" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°09'48" EAST, A DISTANCE OF 16.35 FEET TO A LINE 10.00 FEET WEST OF AND PARALLEL WITH (MEASURED AT RIGHT ANGLES TO) SAID EAST BOUNDARY LINE AND WEST RIGHT-OF-WAY LINE; THENCE NORTH 00°50'12" WEST, A DISTANCE OF 186.35 FEET; THENCE NORTH 89°09'48" EAST, A DISTANCE OF 10.00 FEET TO SAID EAST BOUNDARY LINE AND WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00°50'12" EAST ALONG SAID LINE, A DISTANCE OF 196.35 FEET TO THE POINT OF BEGINNING

PARCEL CONTAINS 2,127 SQUARE FEET OR 0.0488 ACRES MORE OR LESS.

OF 3 SHEETS  
 SHEET 1  
 PROJECT NO.  
 2017009-03

PROJECT: **UTILITY EASEMENT  
 PALM BEACH COUNTY  
 SHERIFF'S OFFICE  
 MOTORPOOL OPERATIONS  
 SOUTH COUNTY  
 GOVERNMENTAL COMPLEX**

DESIGN FILE NAME: S-1-16-3832.DGN  
 DRAWING NO.: S-1-16-3832

SCALE: 1" = 40'  
 APPROVED: G.W.M.  
 DRAWN: S.T.A.  
 CHECKED: G.W.M.  
 DATE: 12/14/2016  
 FIELD BOOK NO.

NO.	REVISION	BY	DATE

**PALM BEACH COUNTY  
 ENGINEERING AND PUBLIC WORKS**

**ROADWAY PRODUCTION**

2300 NORTH JOG ROAD  
 WEST PALM BEACH, FL 33411

LEGEND

- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.B.C. = PALM BEACH COUNTY
- R/W = RIGHT OF WAY
- P.B.S.O. = PALM BEACH COUNTY SHERIFF'S OFFICE
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- D.N.R. = FLORIDA DEPARTMENT OF NATURAL RESOURCES
- = WOOD POWER POLE
- P.P.
- REF = REFERENCE
- D.B. = DEED BOOK
- O.R.B. = OFFICIAL RECORD BOOK
- SEC = SECTION
- TWP = TOWNSHIP
- RNG = RANGE
- FP&L = FLORIDA POWER AND LIGHT
- AKA = ALSO KNOWN AS
- R.P.B. = ROAD PLAT BOOK
- L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
- L.A.E. = LIMITED ACCESS EASEMENT

SURVEYOR'S REPORT

BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 46 SOUTH, RANGE 43 EAST HAVING A GRID BEARING (NAD 83,1990 ADJUSTMENT) OF NORTH 00°50'58" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

THIS INSTRUMENT PREPARED BY SCOTT T. ADAMS SR. & GLENN W. MARK, P.L.S. IN THE OFFICE OF THE COUNTY ENGINEER, 2300 NORTH JOG ROAD, WEST PALM BEACH, FLORIDA 33411-2745.

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

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.  
PROJECT SCALE FACTOR = 1.000042942  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

ALL FEATURE SYMBOLS SHOWN ARE NOT TO SCALE.

THIS IS NOT A SURVEY

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 MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 - .052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

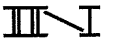
\_\_\_\_\_  
GLENN W. MARK, P.L.S.  
FLORIDA CERTIFICATE #5304

3/8/17  
\_\_\_\_\_  
DATE



PCN: 12434618000005160  
O.R.B. 2178, PG. 1717

100.00'



SCALE: 1" = 40'

**SOUTH COUNTY  
GOVERNMENTAL COMPLEX**  
PALM BEACH COUNTY SURVEY  
DRAWING NO. S-3-98-1224

N89° 09' 48" E  
10.00'

EAST QUARTER (1/4) CORNER  
SECTION 18,  
TOWNSHIP 46 SOUTH, RANGE 43 EAST  
PALM BEACH COUNTY POSITION  
774531.156  
954045.049

1 STORY ALUMINUM BUILDING  
P.B.S.O. MOTORPOOL OPERATIONS

10' U.E.

186.35'

196.35'

N89° 09' 48" E  
16.35'

N00° 50' 12" W

S00° 50' 12" E

P.O.B.

RIGHT-OF-WAY & TRACK MAP  
SEABOARD ALL FLORIDA RAILROAD,  
OPERATED BY THE  
SEABOARD AIRLINE RAILROAD CO.  
STATION 11641+16.0 TO  
STATION 11852+29.5  
DECEMBER 31, 1927

N00° 50' 12" W  
10.00'

S89° 09' 48" W  
26.35'

N00° 50' 12" W  
120.75'

**P.O.C.**  
SOUTHEAST CORNER SECTION 18,  
TOWNSHIP 46 SOUTH, RANGE 43 EAST  
PALM BEACH COUNTY POSITION  
771872.718  
954084.464

2658.73'

N00° 50' 58" W

S88° 18' 11" W

564.01'

PCN: 12434619000001022  
O.R.B. 4350, PG. 361

SOUTH LINE OF THE SOUTHEAST 1/4 OF  
SECTION 18, TOWNSHIP 46 SOUTH,  
RANGE 43 EAST