

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2018	2019	2020	2021	2022
Capital Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Operating Costs	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
External Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Program Income (County)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
In-Kind Match County	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
NET FISCAL IMPACT	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>	<u><u>0</u></u>
# ADDITIONAL FTE POSITIONS (Cumulative)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Budget Account No.: Fund _____ Dept _____ Unit _____ Object _____

Is Item Included in Current Budget? Yes _____ No _____

Does this item include the use of federal funds? Yes _____ No X

Reporting Category N/A

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

This item has no fiscal impact.

C. Department Fiscal Review: _____

III. REVIEW COMMENTS

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

[Signature]
OFMB 2/14/18 2/15/18

[Signature]
Contract Development and Control 2/20/18

B. Legal Sufficiency:

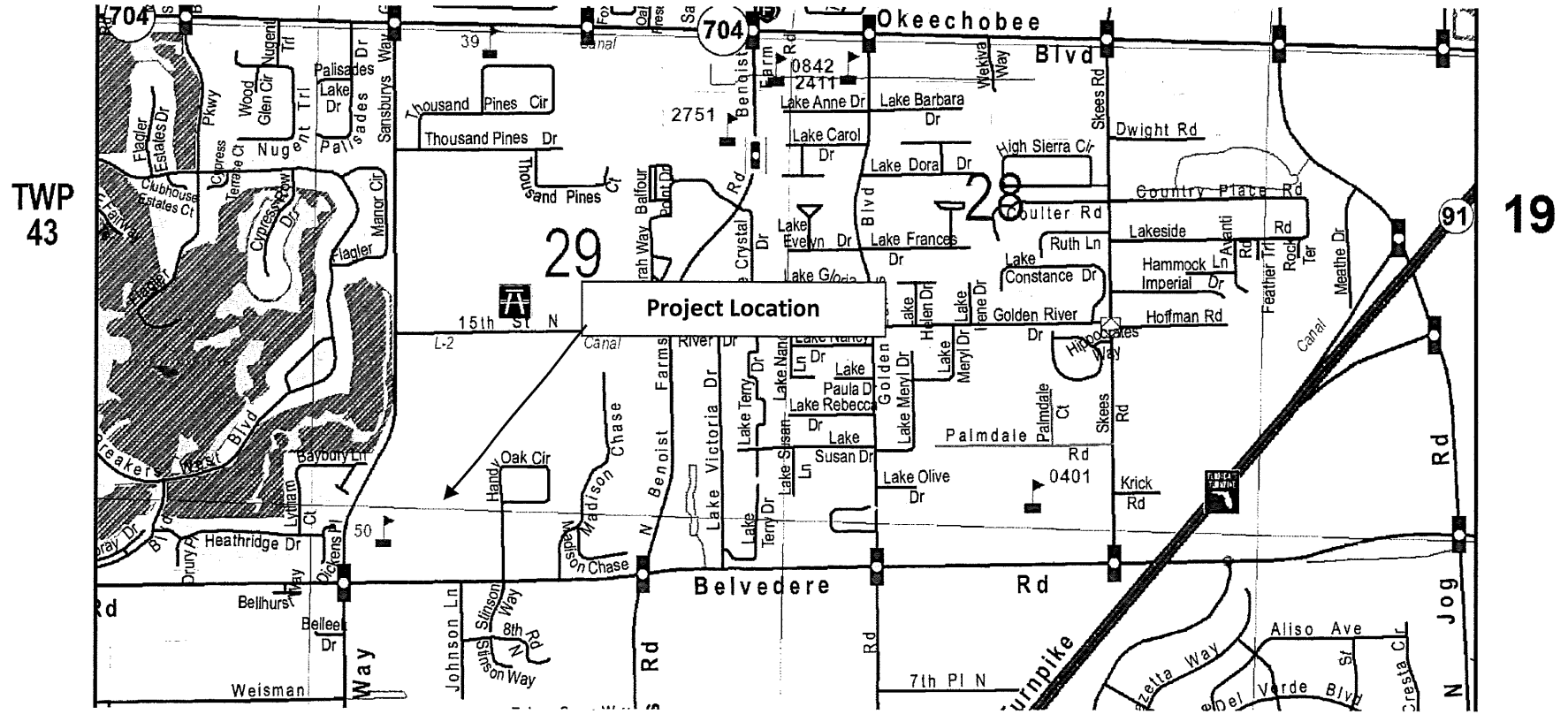
[Signature] 2/22/18
Assistant County Attorney

C. Other Department Review:

Department Director

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

ATTACHMENT 1
Location Map



Prepared by & Return to:
Palm Beach County Water Utilities Department
Attn. Plan Review
8100 Forest Hill Blvd.
West Palm Beach, Fl. 33413

PCN: 00-42-43-29-19-019-0000

RELEASE OF DECLARATION OF EASEMENT

This **RELEASE** is made _____, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida (“County”), whose address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605.

W I T N E S S E T H:

WHEREAS, County declared an easement pursuant to that certain instrument recorded in Official Records Book 14712, Page 1788, of the public records of Palm Beach County, Florida (the “Declaration of Easement”); and

WHEREAS, The Kings Academy, Inc. has requested that County release the Declaration of Easement.

NOW, THEREFORE, for good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, County does hereby release the Declaration of Easement and any rights, privileges and interest held by County and created under the Declaration of Easement.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

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

ATTEST:

**SHARON R. BOCK
CLERK & COMPTROLLER**

By: _____
Deputy Clerk

COUNTY:


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

By: _____
Melissa McKinlay, Mayor

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

By: _____
Assistant County Attorney

**APPROVED AS TO TERMS AND
CONDITIONS**

By:  _____
Department



01/24/2003 16:55:03 20030043664
OR BK 14712 PG 1788
Palm Beach County, Florida

Prepared By:
David Kuzmenko, Real Estate Specialist
Palm Beach County
Property and Real Estate Management Division
3323 Belvedere Road, Building 503
West Palm Beach, Florida 33406-1548

Return Via Interoffice Mail To:
David Kuzmenko
PREM

Property Control Number: 00-42-43-27-05-002-0012

R2003 0084

DECLARATION OF EASEMENT

THIS IS A DECLARATION OF EASEMENT, made JAN 07 2003, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida ("County") whose address is c/o Palm Beach County Property and Real Estate Management Division, 3323 Belvedere Road, Building 503, West Palm Beach, Florida 33406-1548.

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 over, upon and under such 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 the Property by County.

WITNESSETH:

NOW THEREFORE, County does hereby declare, grant and create a perpetual in gross utility easement for the benefit of County upon the real property legally described in Exhibit "B", attached hereto (the "Easement Premises"). This easement shall be for the purpose of water and sewer 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 potable water, reclaimed water and/or wastewater lines and appurtenant facilities and equipment 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 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, the County has caused this Declaration of Easement to be executed as of the day and year first above written.

ATTEST:

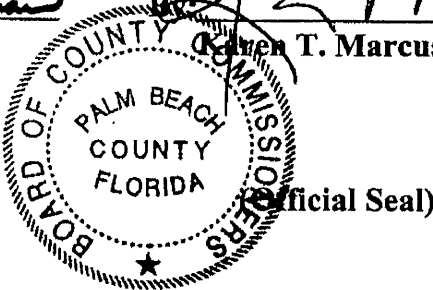
County: R2003 0084

DOROTHY H. WILKEN, Clerk

PALM BEACH COUNTY, FLORIDA, a
Political Subdivision of the State of Florida
BOARD OF COUNTY COMMISSIONERS

BY: Diida C. Heikman
Deputy Clerk

BY: [Signature] JAN 07 2003
Karen T. Marcus, Chair



APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS
AND CONDITIONS

[Signature]
Assistant County Attorney

[Signature]
Audrey Wolf, Director
Facilities Development & Operations

Exhibit "A"

A parcel of land in Sections 29 and 32, Township 43 South, Range 42 East, in Block 2 of PALM BEACH FARMS CO. PLAT NO. 3, recorded in Plat Book 2, Page 45 of the public records of Palm Beach County, Florida, more particularly described as follows:

Begin at the Northwest corner of the plat of OAK-LAND PARK, recorded in Plat Book 55, Page 197 of said public records; thence along the West boundary of said plat, S00°55'40"E for 658.82 feet to the South line of Tract 13, Block 2 of said PALM BEACH FARMS CO. PLAT NO. 3; thence along said South line, S89°02'13"W for 1004.67 feet to a point on a line 15 feet West of and parallel to the West line of Tract 16; thence along said parallel line, S00°56'49"E for 583.96 feet to the North line of Lake Worth Drainage District Canal L-3, as shown on Road Plat Book 4, Page 96, of said public records; thence along said North line, S89°01'45"W for 633.23 feet to the East right-of-way of Sansbury's Way (Rubin Road) as shown on Palm Beach County Engineering Department Drawing No. 3-79-561 R/W; thence along said East right-of-way for the following courses:

Thence N00°55'26"W for 201.35 feet to the Point of Curvature of a curve concave to the Southeast, having a radius of 1105.92 feet; thence Northeasterly, along said curve to the right, through a central angle of 33°07'27" for 639.36 feet to a Point of Tangency; thence N32°12'01"E for 502.91 feet to the Point of Curvature of a curve concave to the Northwest, having a radius of 1185.92 feet; thence Northeasterly, along said curve to the left, through a central angle of 2°38'38" for 54.72 feet to the South line of "O-S" Tract 5, BREAKERS WEST PLAT NO. 2, recorded in Plat Book 36, Page 31 of said public records;

Thence along said South line, N89°03'11"E for 134.13 feet to the Southeast corner of said "O-S" Tract 5; thence along the East line of said "O-S" Tract 5, N00°56'49"W for 336.90 feet to the said East right-of-way, being a non-tangent curve concave to the Northwest, having a radius of 1185.92 feet, where a radial line bears N78°01'55"W; thence Northeasterly, along said curve and right-of-way to the left, through a central angle of 12°54'54" for 267.31 feet to a Point of Tangency; thence continue along said East right-of-way, N00°56'49"W for 136.22 feet; thence departing said East right-of-way, N89°02'41"E for 990.36 feet to the Northerly extension of the said West boundary of the plat of OAK-LAND PARK; thence along said Northerly extension, S00°55'40"E for 768.17 feet to the Point of Beginning.

LEGAL DESCRIPTION

A 15 FOOT WIDE UTILITY EASEMENT LYING IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 42 EAST, BEING A PORTION OF THAT 30 FOOT ROAD LYING BETWEEN TRACTS 8 AND 13, BLOCK 2, PALM BEACH FARMS CO. PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ALSO BETWEEN TRACT 12, BLOCK 2 OF SAID PLAT AND "O-S" TRACT 5, BREAKERS WEST PLAT NO. 2 AS RECORDED IN PLAT BOOK 36, PAGE 31 OF SAID PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE PLAT OF OAK-LAND PARK AS RECORDED IN PLAT BOOK 55, PAGE 197 OF SAID PUBLIC RECORDS; THENCE S89°02'47"W ALONG THE NORTH LINE OF SAID TRACT 13 AND 12, BLOCK 2 FOR 1172.50 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SANSBURY'S WAY (RUBIN ROAD) ACCORDING TO PALM BEACH COUNTY ENGINEERING DEPARTMENT DRAWING NO. 3-79-561R/W, ALSO BEING A POINT ON A NON-TANGENT CURVE HAVING A RADIUS OF 1185.92 FEET WHERE THE RADIAL LINE BEARS N58°44'50"W; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 0°51'09" FOR 17.65 FEET TO A POINT ON A LINE 15 FEET NORTH OF AND PARALLEL WITH THE SAID NORTH LINE OF TRACTS 13 AND 12; THENCE N89°02'47"E ALONG SAID PARALLEL LINE FOR 1178.21 FEET; THENCE S00°57'13"E FOR 15.00 FEET TO THE NORTH LINE OF SAID PLAT OF OAK-LAND PARK; THENCE S89°02'47"W ALONG SAID NORTH LINE FOR 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,742.42 SQUARE FEET (0.407 ACRES), MORE OR LESS.

BEARING BASIS: S89°02'47"W ALONG THE NORTH LINE OF TRACT 13, BLOCK 2, PALM BEACH FARMS CO. PLAT NO. 3.

EXHIBIT "B"

ABBREVIATIONS

- R - RADIUS
- C - CENTRAL ANGLE
- A - ARC LENGTH
- R/W - RIGHT-OF-WAY
- ORB - OFFICIAL RECORDS BOOK

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 BELOW.

[Signature]
 JOHN E. PHILLIPS III
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA No. 4828
 DATE: 11/5/02

REVISION: REVISED PER COUNTY COMMENTS. 12-9-02



BROWN & PHILLIPS, INC.
 PROFESSIONAL SURVEYING SERVICES
 CERTIFICATE OF AUTHORIZATION # LB 6473
 3969 N. HAVERHILL RD, SUITE 105, W. PALM BEACH, FL 33417
 (561) 615-3988, (561) 615-3986 FAX

LEGAL DESCRIPTION

DRAWN: DKW	PROJ. No. 01-038
CHECKED: TB	SCALE: 1" = 200'
UTILITY EASEMENT FOR PBC WUD FORCEMAIN	DATE: NOV. 2002
	SHEET 1 OF 2

