



**II. FISCAL IMPACT ANALYSIS**

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

Fiscal Years	2018	2019	2020	2021	2022
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>
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes \_\_\_\_\_ No \_\_\_\_\_

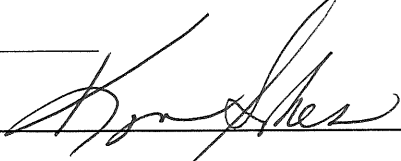
Does this item include the use of federal funds? Yes \_\_\_\_\_ No \_\_\_\_\_

Budget Account No: Fund \_\_\_\_\_ Dept \_\_\_\_\_ Unit \_\_\_\_\_ Object \_\_\_\_\_  
 Program \_\_\_\_\_

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

No fiscal impact.

Fixed Asset Number n/a

C. Departmental Fiscal Review: 

**III. REVIEW COMMENTS**

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

<p><u></u> 8/22/18                  OFMB PD 8/28/18 RE 8/27</p>	<p><u></u> 8/31/18                  Contract Development and Control</p>
--	--

**B. Legal Sufficiency:**

 9/4/18  
 Assistant County Attorney

**C. Other Department Review:**

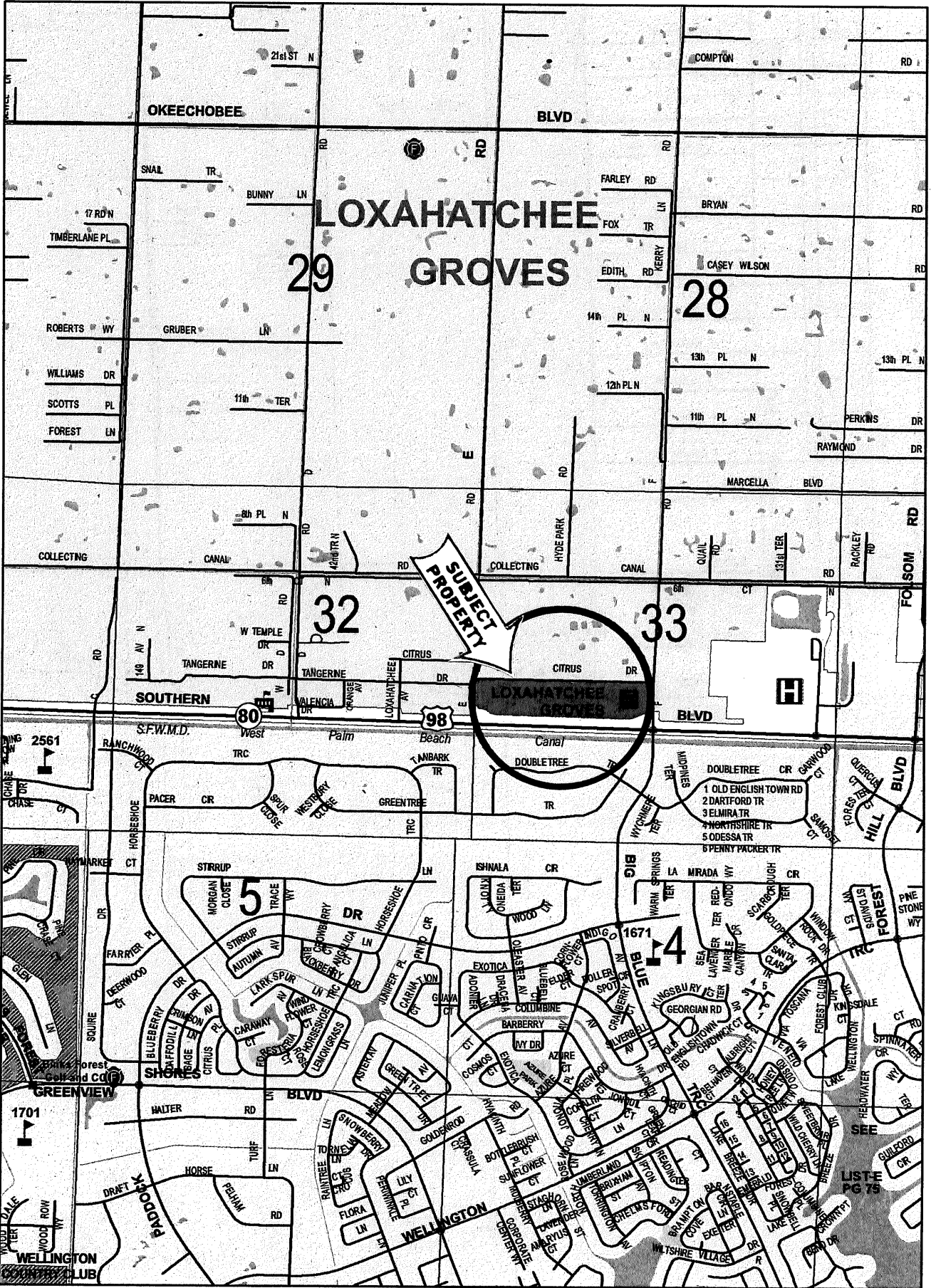
\_\_\_\_\_  
 Department Director

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

TWP 43

TWP 43

TWP 44



19

20

21

RNG 41

See pg 75

RNG 41

Page 65

ATTACHMENT 1  
 LOCATION MAP  
 (PAGE 1 OF 1)



ATTACHMENT 2  
DECLARATION OF EASEMENT  
(8 PAGES)

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

PCN: 41-41-43-17-01-906-0040

## **DECLARATION OF EASEMENT**

**THIS IS A DECLARATION OF EASEMENT**, 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.

**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 “Easement Premises”); 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.

### **W I T N E S S E T H:**

**NOW THEREFORE**, County does hereby declare, grant and create a perpetual in gross utility easement for the benefit of County upon 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. This easement or portion thereof can be utilized for a wastewater pump station and said pump station may be fenced in for access control purposes.

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:**

**SHARON R. BOCK  
CLERK & COMPTROLLER**

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

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

By: \_\_\_\_\_  
Melissa McKinlay, 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

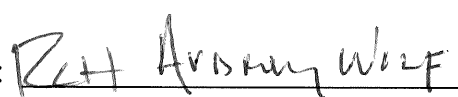
By:   
Department Director

EXHIBIT "A"

THE 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.

3/29/18

*David A. Bower*

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

**DESCRIPTION:**

A 12.00 foot wide strip of land being a portion of Tract 8, Block K, LOXAHATCHEE GROVES, according to the plat thereof, as recorded in Plat Book 12, Page 29 of the Public Records of Palm Beach County, Florida. Being more particularly described as follows:

COMMENCING at the Northwest corner of Section 33, Township 43 South, Range 41 East, Palm Beach County, Florida; thence South 01°22'56" West (as a basis of bearings) along the West line of said Section 33, a distance of 3,204.90 feet; thence South 88°37'04" East, a distance of 20.13 feet to the Northwest corner of Parcel No. 110 as recorded in Official Records Book 5966, Page 1448 and Official Records Book 5966, Page 1456 both of the Public Records of Palm Beach County, Florida; thence South 37°43'03" East, a distance of 50.06 feet to a point being on the arc of a circular curve to the right whose radius point bears South 02°00'53" West from said point; thence Southerly and Easterly along the arc of said curve having a radius of 263.50 feet, a central angle of 34°10'28", for a distance of 157.17 feet to the point of reverse curvature; thence Southerly and Easterly along the arc of said curve having a radius of 218.50 feet, a central angle of 32°15'58", for a distance of 123.05 feet to the POINT OF BEGINNING, (the preceding two (2) courses and distances being coincident with the North line of said Parcel No. 110); thence North 01°30'59" East, a distance of 37.81 feet; thence South 88°29'01" East, a distance of 12.00 feet; thence South 01°30'59" West, a distance of 38.00 feet to a point being on the North line of said Parcel No. 110; thence North 88°29'07" West, a distance of 2.82 feet to the point of curvature of a circular curve to the right; thence Northerly and Westerly along the arc of said curve having a radius of 218.50 feet, a central angle of 02°24'30", for a distance of 9.18 feet to the POINT OF BEGINNING, (the preceding two (2) courses and distances being coincident with the North line of said Parcel No. 110).

Said lands situate, lying and being within Section 33, Township 43 South, Range 41 East, Palm Beach County, Florida.

Containing 455 square feet more or less.

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

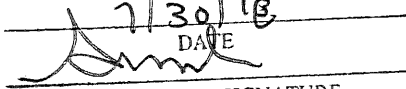
DRAWN: DB	SCALE: N/A	DATE: 03/29/18
CHK: MH	JOB#: 17-071-06	SHEET: 1 OF 6

8/1/18

APPROVED FOR RECORDATION

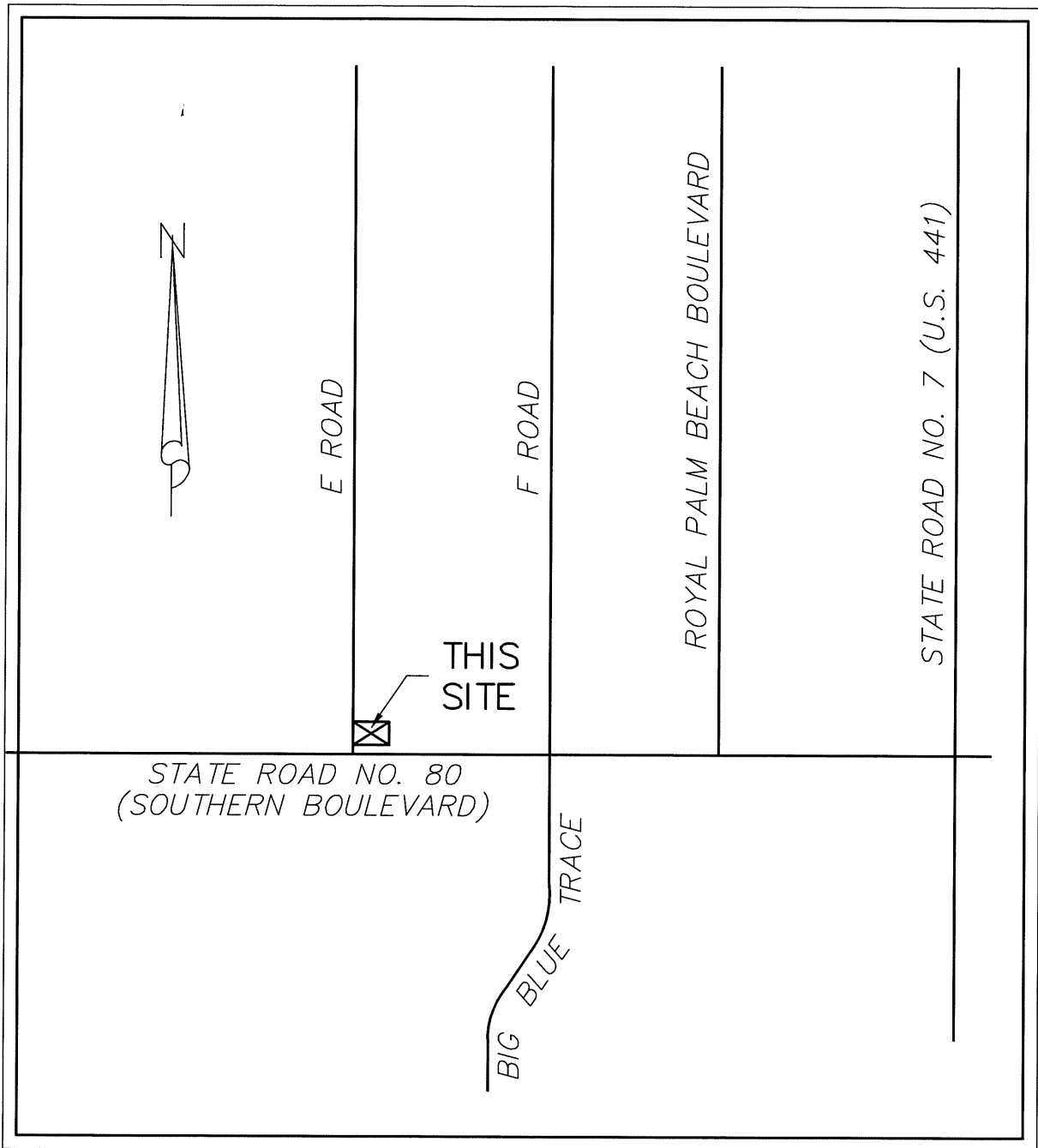
7/30/18

DATE



AUTHORIZED SIGNATURE  
PALM BEACH COUNTY  
ROADWAY PRODUCTION  
SURVEY SECTION





LOCATION MAP  
(NOT TO SCALE)

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: 03/29/18
CHK: MH	JOB#: 17-071-06	SHEET: 2 OF 6

APPROVED FOR RECORDATION

7/30/18

DATE

A handwritten signature in black ink, appearing to be "D. Smith", written over a horizontal line.

AUTHORIZED SIGNATURE  
PALM BEACH COUNTY  
ROADWAY PRODUCTION  
SURVEY SECTION

**SURVEYOR'S NOTES:**

1. BEARINGS DEPICTED HEREON ARE BASED UPON THE WEST LINE OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA. SAID LINE HAVING A GRID BEARING OF SOUTH 01°22'56" WEST, NAD 83, 1990 ADJUSTMENT.
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.

**LEGEND:**

- |        |                         |          |                             |
|--------|-------------------------|----------|-----------------------------|
| D      | = CENTRAL ANGLE         | P.B.C.R. | = PALM BEACH COUNTY RECORDS |
| L      | = ARC LENGTH            | PG.      | = PAGE                      |
| LB     | = LICENSED BUSINESS     | PCN      | = PARCEL CONTROL NUMBER     |
| LB     | = LICENSED BUSINESS     | R        | = RADIUS                    |
| O.R.B. | = OFFICIAL RECORDS BOOK | ±        | = MORE OR LESS              |
| P.B.   | = PLAT BOOK             |          |                             |

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 = 1.000006875  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

$\frac{S01^{\circ}22'56''W \text{ (ASSUMED)}}{S01^{\circ}22'56''W \text{ (GRID)}} = 00^{\circ}00'00''$   
 = BEARING ROTATION  
 WEST LINE OF SECTION 33-43S-41E (BASIS OF BEARINGS)

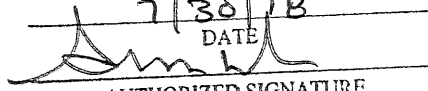
**Dennis J. Leavy & Associates, Inc.**  
 Land Surveyors \* Mappers  
 460 Business Park Way \* Suite B  
 Royal Palm Beach, Florida 33411  
 Phone: 561 753-0650 Fax: 561 753-0290

**SKETCH & DESCRIPTION**  
 For: PALM BEACH COUNTY WATER UTILITIES DEPARTMENT

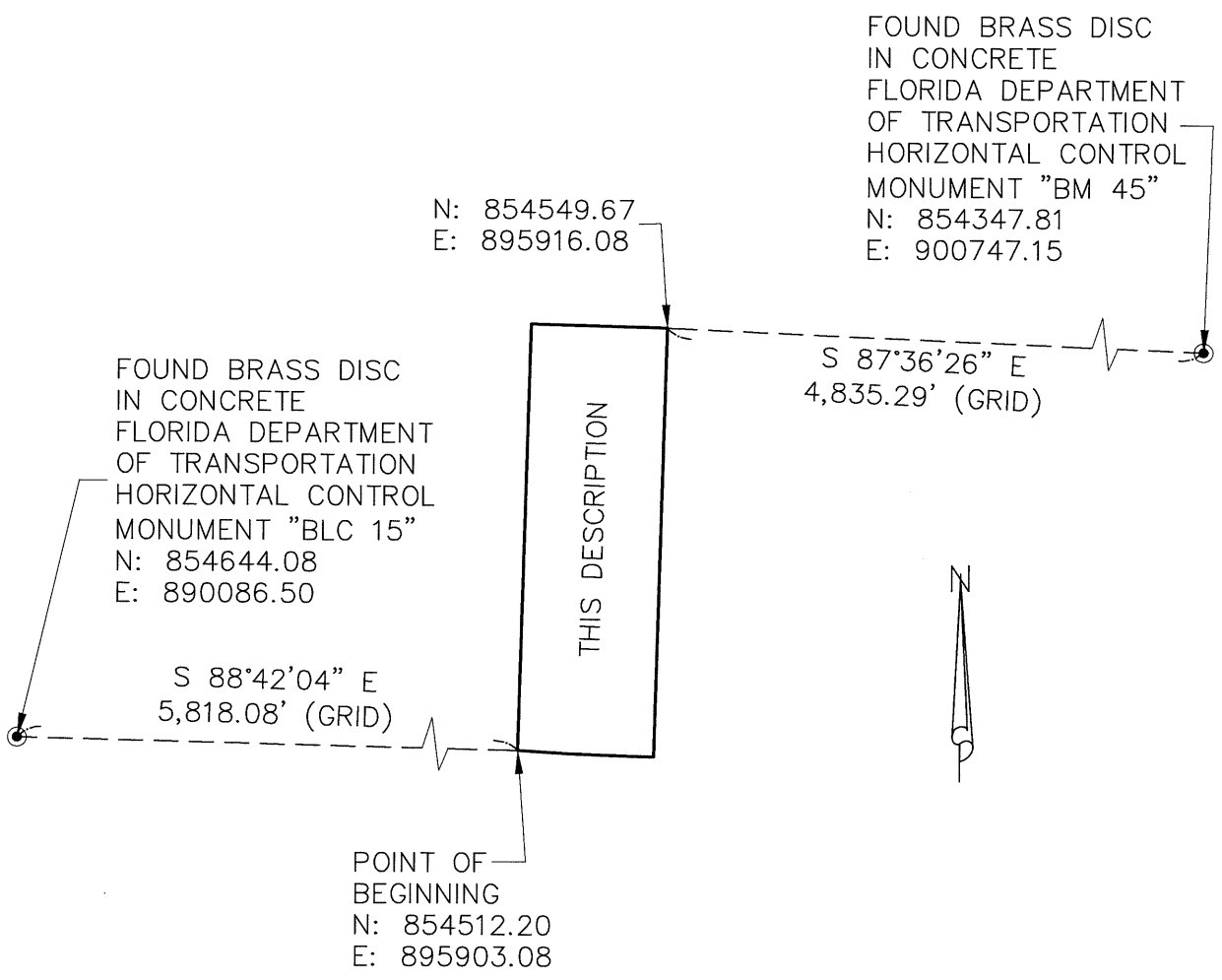
<b>DRAWN:</b> DB	<b>SCALE:</b> NTS	<b>DATE:</b> 03/29/18
<b>CHK:</b> MH	<b>JOB#:</b> 17-071-06	<b>SHEET:</b> 3 OF 6

APPROVED FOR RECORDATION

7/30/18  
DATE



AUTHORIZED SIGNATURE  
PALM BEACH COUNTY  
ROADWAY PRODUCTION  
SURVEY SECTION



NOTE: DATA FOR THE HORIZONTAL CONTROL MONUMENTS WAS OBTAINED FROM THE SPECIFIC PURPOSE SURVEY ENTITLED "PROJECT CONTROL" PREPARED BY SEXTON ENGINEERING ASSOCIATES, INC. FOR THE FLORIDA DEPARTMENT OF TRANSPORTATION, SHEETS CTL-1 THROUGH CTL-5, ROAD NO. SR 80, FINANCIAL PROJECT ID: 419345-2-52-01.

**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

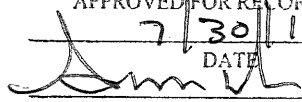
**SKETCH & DESCRIPTION**  
 For: PALM BEACH COUNTY WATER  
 UTILITIES DEPARTMENT

<b>DRAWN:</b> DB	<b>SCALE:</b> NOT TO SCALE	<b>DATE:</b> 03/29/18
<b>CHK:</b> MH	<b>JOB#:</b> 17-071-06	<b>SHEET:</b> 4 OF 6

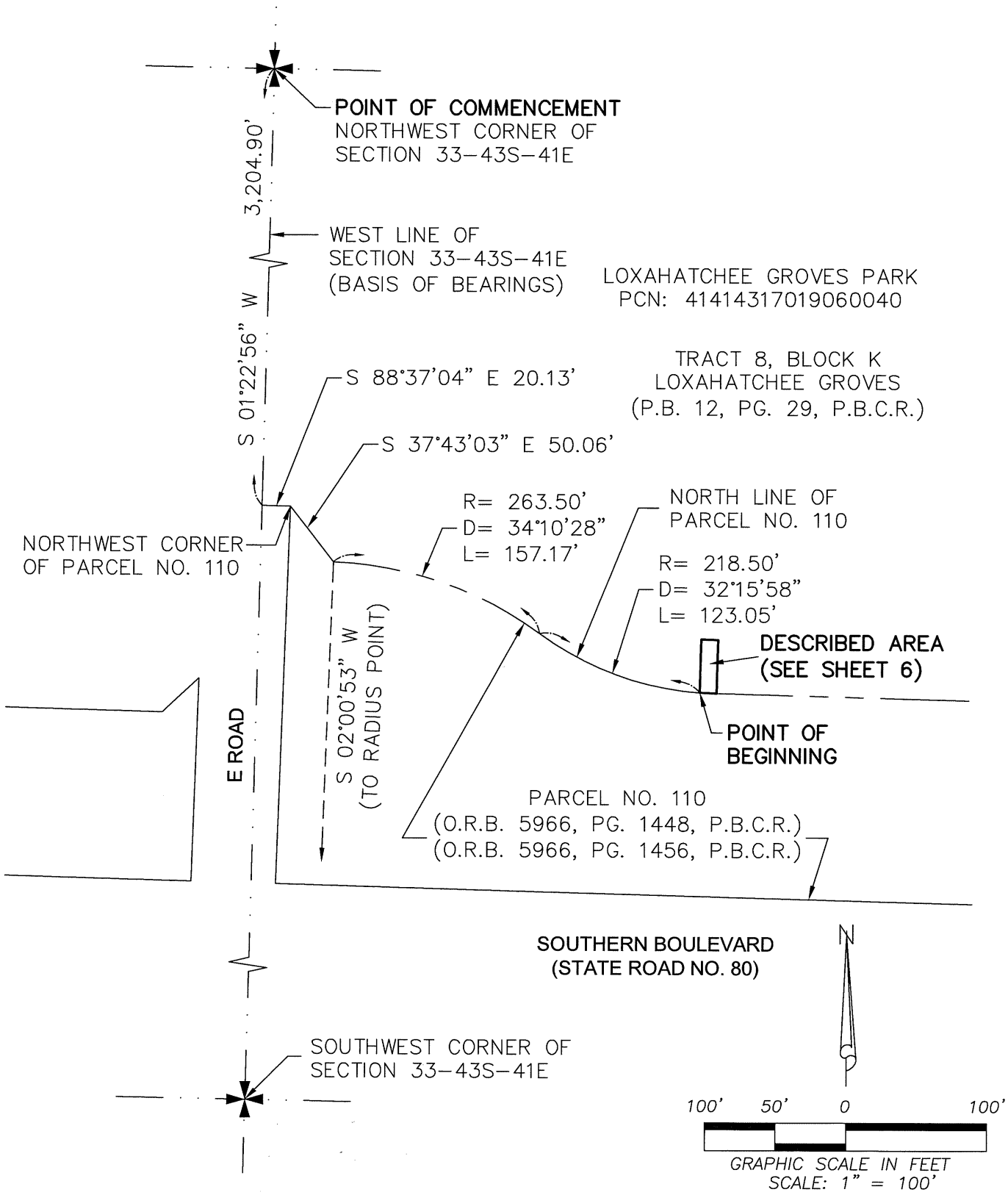
APPROVED FOR RECORDATION

7/30/18

DATE

A handwritten signature in black ink, appearing to be 'D. M. V.', written over a horizontal line.

AUTHORIZED SIGNATURE  
PALM BEACH COUNTY  
ROADWAY PRODUCTION  
SURVEY SECTION




**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

<b>SKETCH &amp; DESCRIPTION</b>		
For: <b>PALM BEACH COUNTY WATER UTILITIES DEPARTMENT</b>		
<b>DRAWN:</b> DB	<b>SCALE:</b> 1"=100'	<b>DATE:</b> 03/29/18
<b>CHK:</b> MH	<b>JOB#:</b> 17-071-06	<b>SHEET:</b> 5 OF 6

APPROVED FOR RECORDATION

7/30/18

DATE

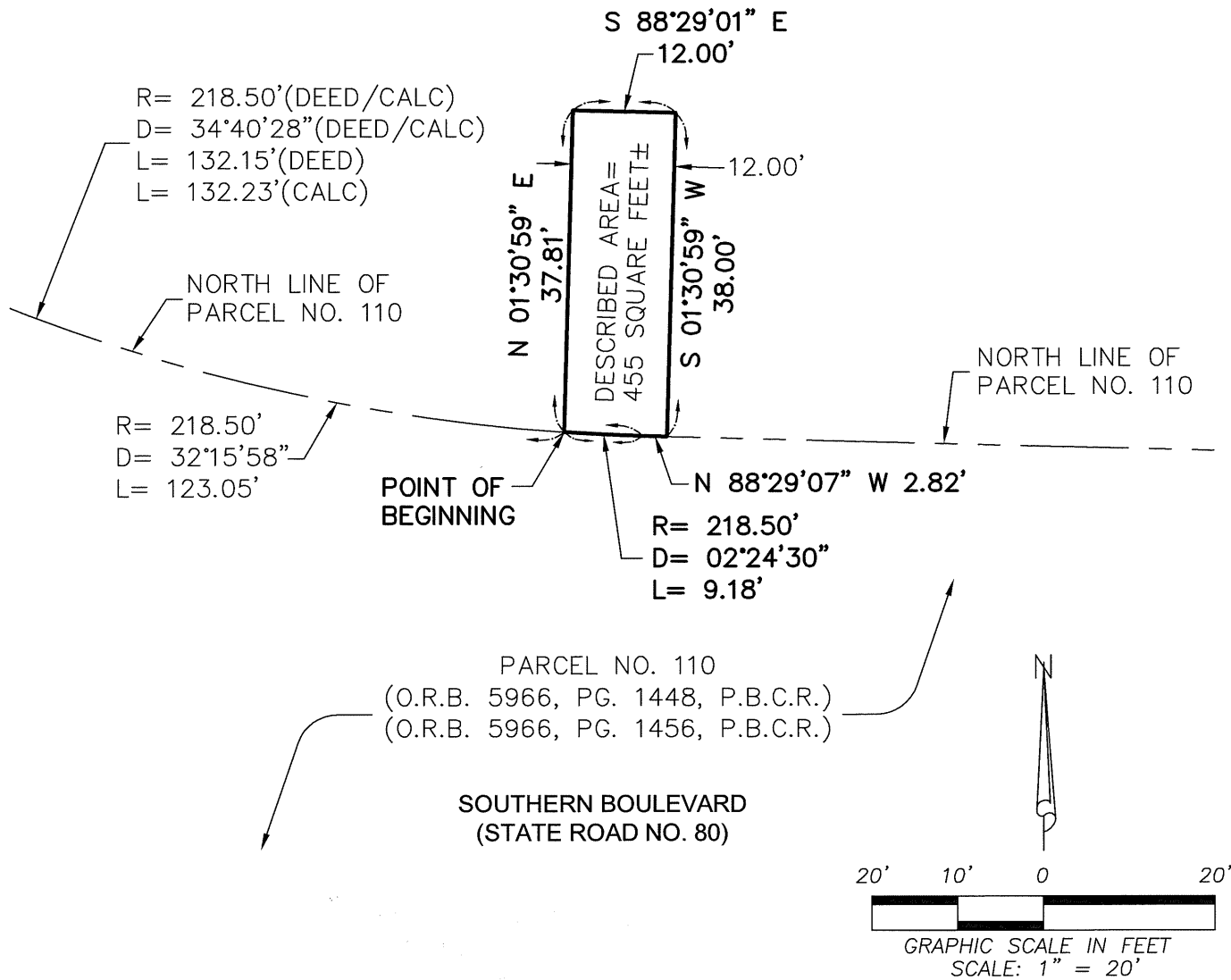
A handwritten signature in black ink, appearing to be "Dan L.", written over a horizontal line.

AUTHORIZED SIGNATURE  
PALM BEACH COUNTY  
ROADWAY PRODUCTION  
SURVEY SECTION



LOXAHATCHEE GROVES PARK  
 PCN: 41414317019060040

TRACT 8, BLOCK K  
 LOXAHATCHEE GROVES  
 (P.B. 12, PG. 29, P.B.C.R.)



**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

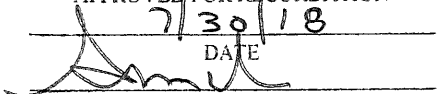
SKETCH & DESCRIPTION  
 For: PALM BEACH COUNTY WATER  
 UTILITIES DEPARTMENT

DRAWN: DB	SCALE: 1"=20'	DATE: 03/29/18
CHK: MH	JOB#: 17-071-06	SHEET: 6 OF 6

APPROVED FOR RECORDATION

7/30/18

DATE

A handwritten signature in black ink, appearing to be "D. Smith", written over a horizontal line.

AUTHORIZED SIGNATURE  
PALM BEACH COUNTY  
ROADWAY PRODUCTION  
SURVEY SECTION