





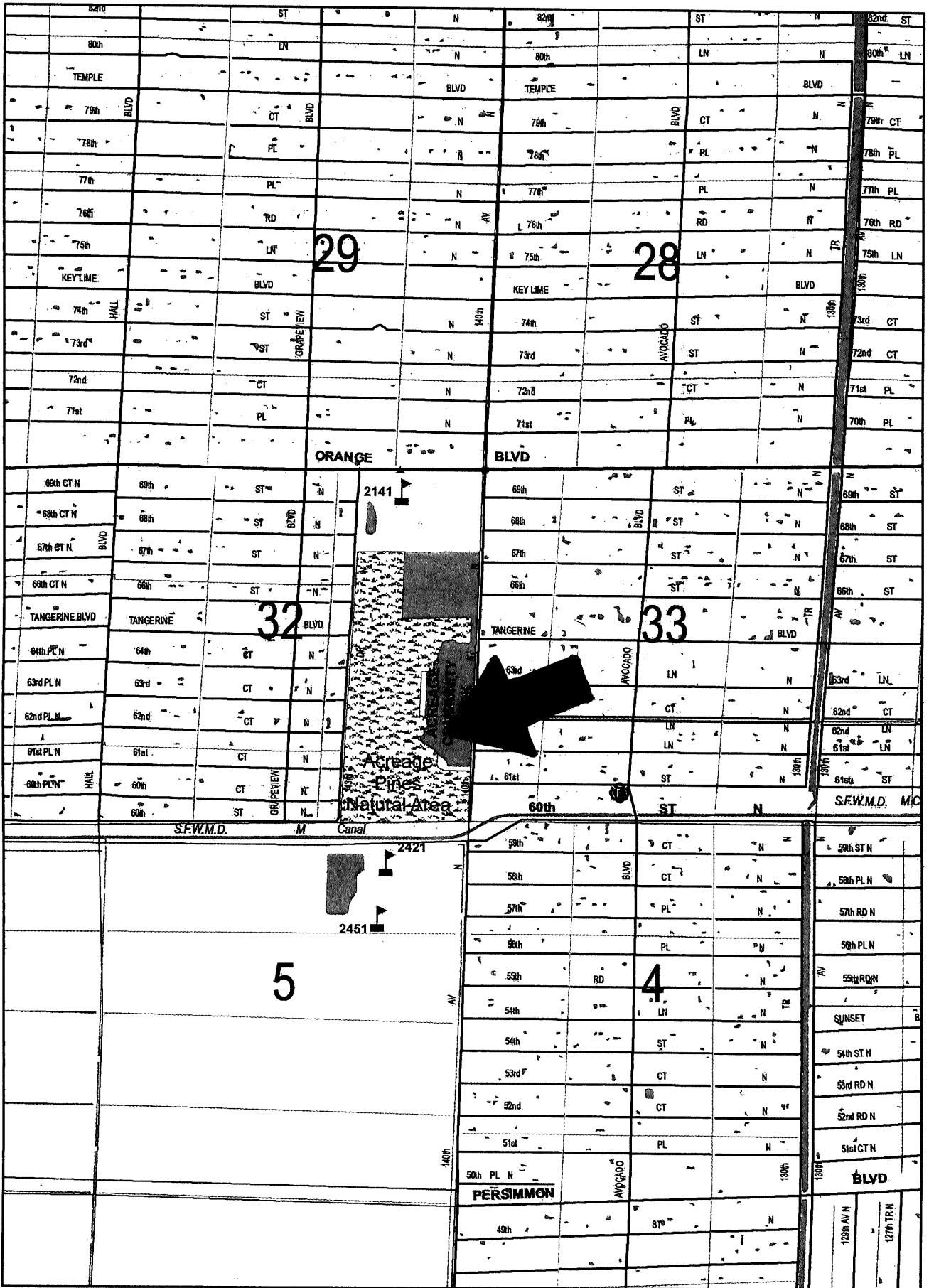
P

O

TWP 42

TWP 42

TWP 43



RNG 41

RNG 41

ATTACHMENT #1  
LOCATION MAP – PAGE 1 OF 1



ATTACHMENT NO. 2

UTILITY EASEMENT AGREEMENT with Exhibit "A" – 6 PAGES

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

PCN: 00-41-42-32-00-000-1030

## UTILITY EASEMENT AGREEMENT

**This EASEMENT** is granted \_\_\_\_\_, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, (“Grantor”), to **FLORIDA POWER & LIGHT COMPANY**, a Florida corporation, whose legal mailing address is Post Office Box 14000, Juno Beach, Florida 33408-0420, (“Grantee”).

### WITNESSETH:

That said Grantor, in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid, the receipt and sufficiency of which are hereby acknowledged, hereby grants unto Grantee, its successors and assigns, a perpetual non-exclusive easement (the “Easement”) for the construction, operation and maintenance of underground electric utility facilities, including wires, cables, conduits, and appurtenant equipment, and an above-ground pad-mounted transformer (the “Facilities”) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as the size of and remove such Facilities or any of them within an easement

upon, under and across the following described real property (the "Easement Premises")  
situate, lying and being in the County of Palm Beach, State of Florida to wit:

**See legal description/site sketch marked Exhibit "A"  
attached hereto and made a part hereof,**

Together with the right to permit any other person, firm or corporation to lay cable and conduit within the Easement Premises and to operate the same for communications purposes. Together with the right of reasonable ingress and egress to said Easement Premises at all times, the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Premises; and the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Premises which might interfere with or fall upon the Facilities installed within the Easement Premises.

**THE CONDITIONS OF THIS RIGHT OF USAGE ARE SUCH THAT:**

1. Grantee shall cause the Facilities and their appurtenances to be constructed within the confines of the Easement Premises.
2. Grantee hereby expressly agrees that in the event Grantee abandons use of the Easement Premises for the purpose herein expressed, the Easement granted hereby shall become null and void, and all the rights in and to the Easement Premises shall revert to Grantor.

3. Grantee further expressly agrees to maintain in good condition and repair, at its sole cost and expense, its Facilities within the Easement Premises at all times during the term hereof.

4. The grant of this Easement shall in no way restrict the right and interest of Grantor in the use, maintenance and quiet enjoyment of the Easement Premises to the extent that such does not interfere with the rights granted herein.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, by its proper officers thereunto duly authorized, the day and year first above written.

**ATTEST:**

**SHARON R. BOCK  
CLERK & COMPTROLLER**

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

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

By: \_\_\_\_\_  
, Mayor

Signed and delivered  
in the presence of:

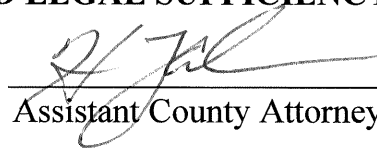
\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Print Witness Name

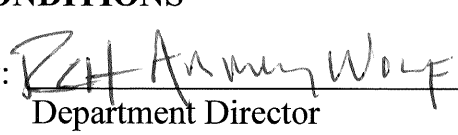
\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Print Witness Name

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

By:   
Assistant County Attorney

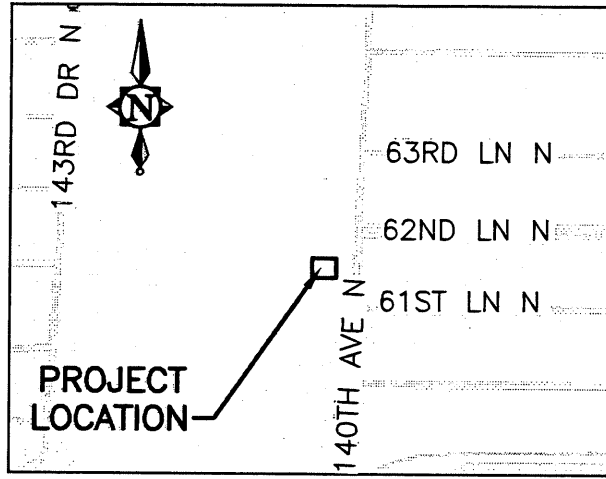
**APPROVED AS TO TERMS AND  
CONDITIONS**

By:   
Department Director



# EXHIBIT "A"

## LOCATION MAP SCALE: NTS



### DESCRIPTION

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 32;  
 THENCE SOUTH 02°11'43" WEST ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER, ALSO BEING THE EAST LINE OF THAT 10 FOOT RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 18146, PAGE 1015 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1375.11 FEET;  
 THENCE NORTH 87°48'17" WEST, A DISTANCE OF 10.00 FEET TO THE WEST LINE OF SAID RIGHT-OF-WAY, ALSO BEING THE POINT OF BEGINNING;  
 THENCE SOUTH 88°35'40" WEST, A DISTANCE OF 90.00 FEET;  
 THENCE SOUTH 01°24'20" EAST, A DISTANCE OF 2.50 FEET;  
 THENCE SOUTH 88°35'40" WEST, A DISTANCE OF 15.00 FEET;  
 THENCE NORTH 01°24'20" WEST, A DISTANCE OF 15.00 FEET;  
 THENCE NORTH 88°35'40" EAST, A DISTANCE OF 15.00 FEET;  
 THENCE SOUTH 01°24'20" EAST, A DISTANCE OF 2.50 FEET;  
 THENCE NORTH 88°35'40" EAST, A DISTANCE OF 90.63 FEET TO SAID WEST RIGHT-OF-WAY LINE;  
 THENCE SOUTH 02°11'43" WEST ALONG SAID LINE, A DISTANCE OF 10.02 FEET TO THE POINT OF BEGINNING

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 1,128 SQUARE FEET, OR 0.0259 ACRES, MORE OR LESS.

THIS IS NOT A SURVEY

PREPARED FOR:

INDIAN TRAIL  
IMPROVEMENT DISTRICT

**CRAIG A. SMITH & ASSOCIATES**

7777 GLADES ROAD, SUITE 410  
BOCA RATON, FLORIDA 33434  
(561)791-9280  
CERT. NO. LB0003110



REVISED_PER_COMMENTS	SEE	10/09/18	N/A	RDK
REVISED_PER_COMMENTS	MM	01/30/18	N/A	RDK
REVISED_PER_COMMENTS	MM	11/20/17	N/A	RDK
REVISED_PER_COMMENTS	MM	06/29/17	N/A	RDK
SKETCH_&_DESCRIPTION	MM	06/01/17	N/A	RDK
REVISION	DWN	DATE	FB/PG	CKD

FPL TRANSFORMER EASEMENT  
ACREAGE COMMUNITY PARK SOUTH EXPANSION  
PALM BEACH COUNTY, FLORIDA

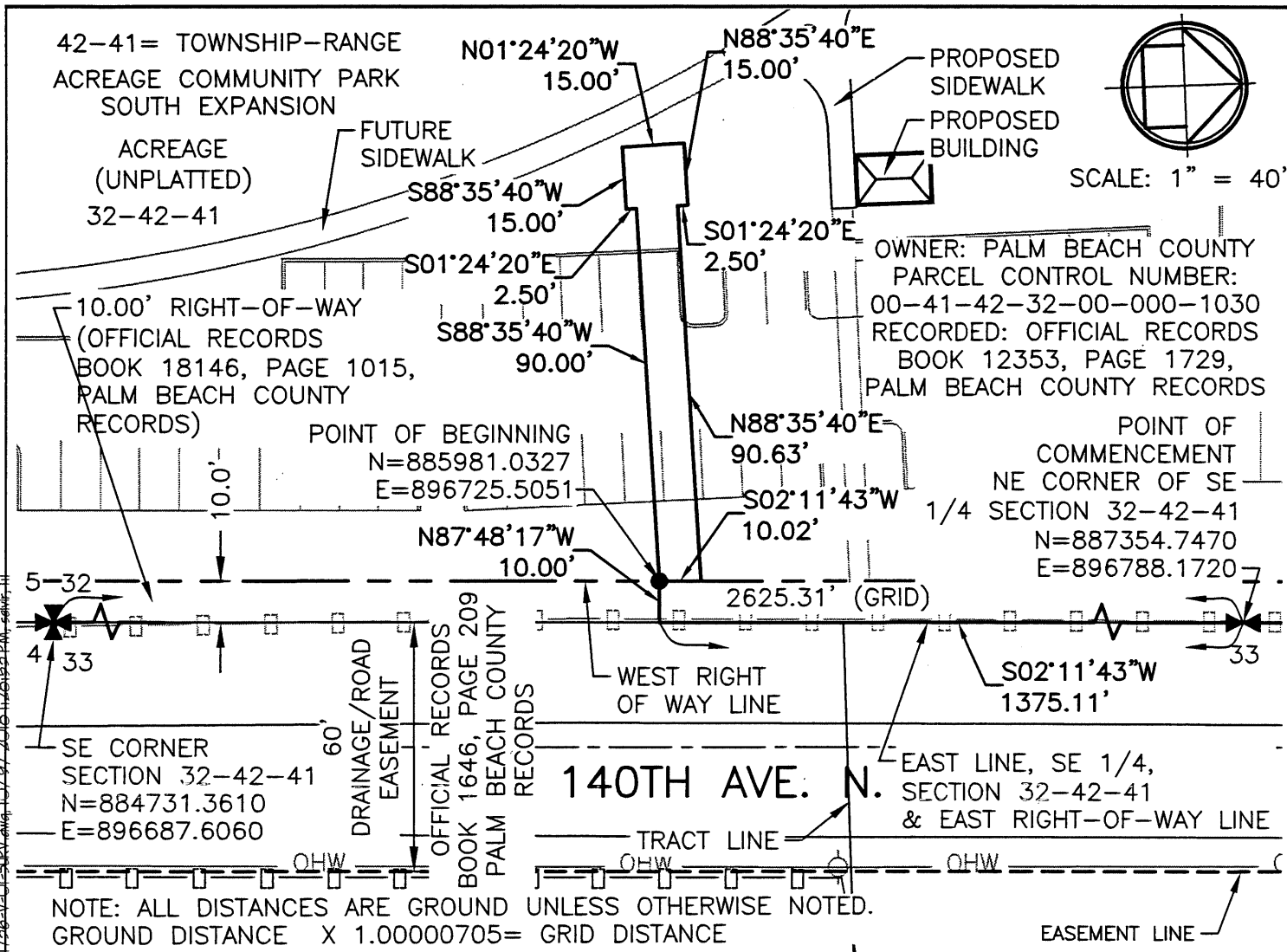
PROJECT NUMBER: 13-1736-0690

FILE NAME: 10-1736-V-01-SURV.dwg

SHEET 1 OF 2

10-1736-V-01-SURV.dwg 10/2/2018 10:12:14 AM  
 13-1736-0690-ACRAGE COMMUNITY PARK SOUTH EXPANSION FPL TRANSFORMER EASEMENT

# EXHIBIT "A"



NOTE: ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.  
 GROUND DISTANCE X 1.00000705 = GRID DISTANCE

**SURVEYOR'S NOTES:**

1. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 42 SOUTH, RANGE 41 EAST, DETERMINED BASED ON PALM BEACH COUNTY PUBLISHED STATE PLANE COORDINATES, (NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT), SHOWN HEREON. (SAID LINE CALCULATED TO BEAR S02°11'43"W). SECTIONAL COORDINATES SHOWN HEREON ARE PER THE PALM BEACH COUNTY SURVEY SECTION.
3. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS FIRM IN THE MAKING OF THIS SURVEY. THERE MAY EXIST EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, ETC., WHICH APPEAR IN THE PUBLIC RECORDS, OR THAT ARE BASED ON UNDOCUMENTED AND/OR UNRECORDED AGREEMENTS, WHICH AFFECT THIS SURVEY.

**THIS IS NOT A SURVEY**

**SURVEYORS CERTIFICATE:**

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND PALM BEACH COUNTY'S STATE PLANE COORDINATES REQUIREMENTS AS SET FORTH IN PALM BEACH COUNTY'S PPM CW-0-058.

FOR THE FIRM,  
 ROBERT D. KEENER  
 PROFESSIONAL SURVEYOR AND MAPPER #4846

**CRAIG A. SMITH & ASSOCIATES**  
 7777 GLADES ROAD, SUITE 410  
 BOCA RATON, FLORIDA 33434  
 (561)791-9280  
 CERT. NO. LB0003110

REVISED_PER_COMMENTS	SEE	10/09/18	N/A	RDK	
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SKETCH_&_DESCRIPTION	MM	06/01/17	N/A	RDK	
REVISION	DWN	DATE	FB/PG	CKD	
<b>FPL TRANSFORMER EASEMENT</b>					
<b>ACREAGE COMMUNITY PARK SOUTH EXPANSION</b>					
<b>PALM BEACH COUNTY, FLORIDA</b>					
<b>PROJECT NUMBER: 13-1736-0690</b>					
FILE NAME: 10-1736-V-01-SURV.dwg				SHEET 2 OF 2	

15-1736-0690-ACREAGE COMMUNITY PARK SOUTH EXPANSION FPL TRANSFORMER EASEMENT PLAN EXHIBIT A 10/9/2018 11:28:52 AM - edit: rdk