

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

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Meeting Date:	January 15, 2019	Consent [X] Public Hearing [ ]	Regular [ ]
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Department:	Water Utilities Department
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I. EXECUTIVE BRIEF



**Motion and Title:** **Staff recommends motion to accept:** A non-standard Utility Easement (Easement) granted by Congress Avenue Properties, LTD., to the County on properties located within Blackbird Subdivision, Parcel 4 and Innovation Subdivision, Parcel 1.

**Summary:** The proposed Easement is required at five (5) separate locations over lands where the Water Utilities Department (WUD) owned utilities are proposed to be installed. The Easement will provide WUD staff access to the property for operation and maintenance purposes. Congress Avenue Properties, LTD., has requested modifications to the standard utility easement language that require approval by the Board of County Commissioners (BCC). The changes include the insertion of two (2) additional paragraphs that state: (1) Grantor reserves the right to use the easement areas for purposes that do not necessarily interfere with Grantee’s use of the premises; and (2) Grantor reserves the right to require the Grantee to relocate the easements at Grantor’s expense. The process and responsibilities of each of the parties in relocating any portion of easement and the underlying utilities are also detailed within the Easement. (WUD Project 16-544) District 1 (MJ)

**Background and Justification:** The proposed Easement will allow WUD staff access to the subject properties to perform normal operations and maintenance to the water infrastructure. The Easement requires BCC approval as it contains certain nonstandard provisions not contained within WUD’s standard utility easement.

**Attachments:**

- 1. Location Map
- 2. Two (2) Original Utility Easements in Blackbird Subdivision, Parcel 4 and Innovation Subdivision, Parcel 1.

Recommended By:	 Department Director	12-20-18 Date
Approved By:	 Assistant County Administrator	1/10/19 Date

## II. FISCAL IMPACT ANALYSIS

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

Fiscal Years	2019	2020	2021	2022	2023
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	0	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</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


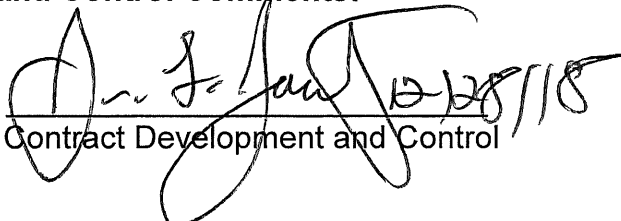
### B. Recommended Sources of Funds/Summary of Fiscal Impact:

No fiscal impact.

C. Department Fiscal Review: \_\_\_\_\_

## III. REVIEW COMMENTS

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

 12/27/18       12/28/18  
EB 12/28      OFMB      9/12/20      Contract Development and Control

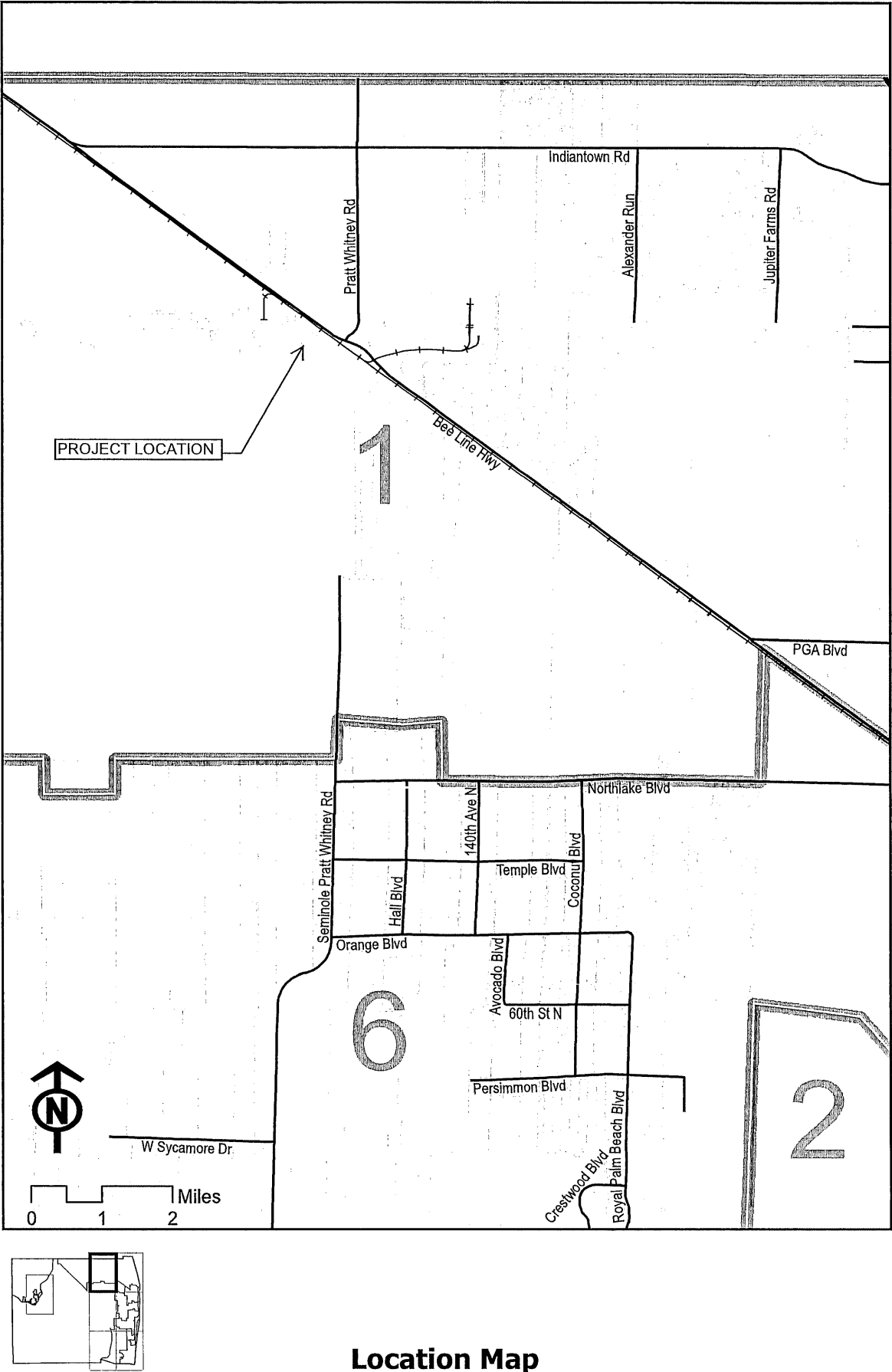
### B. Legal Sufficiency:

 1/6/18  
Assistant County Attorney

### C. Other Department Review:

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

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



Location Map

Prepared by and Return to:  
Palm Beach County Water Utilities Department  
P.O. Box 16097  
West Palm Beach, FL 33416-6097

#### UTILITY EASEMENT

THIS EASEMENT is made, granted and entered into this 18<sup>th</sup> day of September, 2018, by CONGRESS AVENUE PROPERTIES, LTD., a Florida limited partnership, (hereinafter referred to as "Grantor"), whose address is 4500 PGA Boulevard, Suite 207, Palm Beach Gardens, FL 33418, to Palm Beach County (hereinafter referred to as "Grantee"), c/o Water Utilities Department, 8100 Forest Hill Boulevard, West Palm Beach, FL 33413.

#### WITNESSETH

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to the Grantee, its successors and assigns, a non-exclusive perpetual utility easement which shall permit Grantee authority to enter upon the property of the Grantor at any time to install, operate, maintain, service, construct, reconstruct, remove, relocate, repair, replace, improve, expand, tie into, and inspect potable water lines, and appurtenant facilities and equipment in, on, over, under and across the easement premises. The easement hereby granted covers a strip of land lying, situate and being in Palm Beach County, Florida, and being more particularly described as follows:

SEE EXHIBITS "A through E", ATTACHED HERETO AND MADE A PART HEREOF

The right to use the Easement Area for a purpose that does not unnecessarily interfere with Grantee's use of the premises is expressly reserved to the Grantor, and Grantor's respective legal representatives, successors and assigns. Any use of the Easement Area by Grantor shall be at Grantor's expense.

The Grantor hereby reserves for themselves and their successors and assigns the right to require the Grantee or their successor or assigns to relocate the easement herein granted at Grantor's expense and cost. Prior to any such relocation, Grantor shall prepare and submit plans for the relocation of the easement and replacement of the affected facilities for Grantee's approval, which shall not be unreasonably withheld. Prior to release and abandonment of the easement for the existing facilities, Grantor will be required to permit, construct, and test the replacement facilities, and also prepare new easement documents for the replacement facilities at Grantor's expense. The existing facilities may not be taken out of service until replacement facilities have been cleared for use and replacement easements have been recorded and transmitted to the Department. Following the successful completion of these requirements, upon written demand, the Grantee shall release and abandon this easement.

Grantor hereby covenants with Grantee that it is lawfully seized and in possession of the real property herein described and that it has good and lawful right to grant the aforesaid easement free and clear of mortgages and other encumbrances unless specifically stated to the contrary.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and affixed its seal as of the date first above written.

WITNESSES:

Signed, sealed and delivered in  
the presence of:

[Signature]  
Witness Signature

Phillip Brandt  
Print Name

[Signature]  
Witness Signature

Carolyn Galant  
Print Name

GRANTOR:

Congress Avenue Properties, Ltd.  
by: Perpetuities Trust Holdings, LLC,  
its sole general partner

By: [Signature]

Judith M. Galini  
Print Name

NOTARY CERTIFICATE

STATE OF FLORIDA :

COUNTY OF PALM BEACH :

The foregoing instrument was acknowledged before me this 18th day of  
September, 2018, by Judith M. Galini who is personally known to me ~~or who has~~  
produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public, State of Florida

Mary T. Lord  
Printed Notary's Name

My Commission Expires:

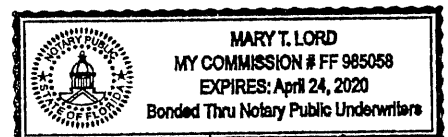


EXHIBIT "A"  
LEGAL DESCRIPTION

BEING A STRIP OF LAND LYING IN PARCEL 4, BLACKBIRD SUBDIVISION, AS RECORDED IN PLAT BOOK 98, PAGE 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 4, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF ENDEAVOR DRIVE, BLACKBIRD SUBDIVISION AS RECORDED IN PLAT BOOK 98, PAGE 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE SOUTH 00°20'57" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 201.07 FEET;

THENCE NORTH 89°41'19"E, DEPARTING SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE NORTH 89°41'19" EAST, 428.11 FEET;

THENCE SOUTH 00°18'41" EAST, 20.00 FEET;

THENCE SOUTH 89°41'19" WEST, 413.11 FEET;

THENCE SOUTH 00°19'49" EAST, 20.00 FEET;

THENCE SOUTH 89°41'19" WEST, 15.00 FEET;

THENCE NORTH 00°19'49" WEST, 40.00 FEET, TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ENDEAVOR DRIVE, BLACKBIRD SUBDIVISION, AS RECORDED IN PLAT BOOK 98, PAGE 54 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA. SAID LINE IS SHOWN TO BEAR SOUTH 00°20'57" EAST, ALL OTHER BEARINGS SHOWN AND DESCRIBED HEREON ARE RELATIVE THERETO.
- THIS DESCRIPTION IS NOT VALID UNLESS ACCOMPANIED BY THE SKETCH ON SHEETS 2 AND 3 AND THE ORIGINAL SIGNATURE AND SEAL OF THE SIGNING SURVEYOR.
- THIS IS NOT A BOUNDARY SURVEY.

LAND SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE ACCOMPANYING DESCRIPTION AND COMFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 F.A.C. AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. NOT VALID UNLESS SEALED WITH SURVEYOR'S EMBOSSED SEAL AND SIGNATURE.

F.R.S. AND ASSOCIATES, INC.

REVIEWED & ACCEPTED

PALM BEACH COUNTY WATER UTILITIES DEPT.

BY:

GARY P. WILLIAMS, P.S.M.  
FLORIDA CERTIFICATION No. 4817  
FOR THE FIRM

JUL 03 2018

Date

DRAWN BY: D. WILSON	DATE: 1/11/18
APPROVED BY: G. WILLIAMS	DATE: 1/11/18
SCALE: N/A	DATE: 1/11/18
JOB NUMBER: A2K-021A2	DATE: 1/11/18
SHEET: 1 OF 3	DATE: 1/11/18

DK	1/11/18	ENGINEER'S COMMENTS
BY:	DATE:	REVISIONS

SKETCH & DESCRIPTION  
20' PALM BEACH COUNTY  
UTILITY EASEMENT  
IN  
BLACKBIRD SUBDIVISION  
PARCEL 4



F.R.S. & ASSOCIATES, INC.  
LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. LB 4241  
2257 VISTA PARKWAY, SUITE 4  
WEST PALM BEACH, FLORIDA 33411  
PHONE (561) 478-7178 FAX (561) 478-7922  
Web Site: www.frssurvey.com



WESTERLY RIGHT-OF-WAY  
SEABOARD AIR LINE  
RAILWAY COMPANY

PARCEL 3  
BLACKBIRD SUBDIVISION  
(PB 98, PG. 54)

STORMWATER  
MANAGEMENT TRACT  
(PB 98, PG. 54)

ENDEAVOR DRIVE

20' PALM BEACH COUNTY  
UTILITY EASEMENT

PARCEL 4  
BLACKBIRD SUBDIVISION  
(PB 98, PG. 54)

INNOVATION DRIVE

# LOCATION MAP

NOT TO SCALE

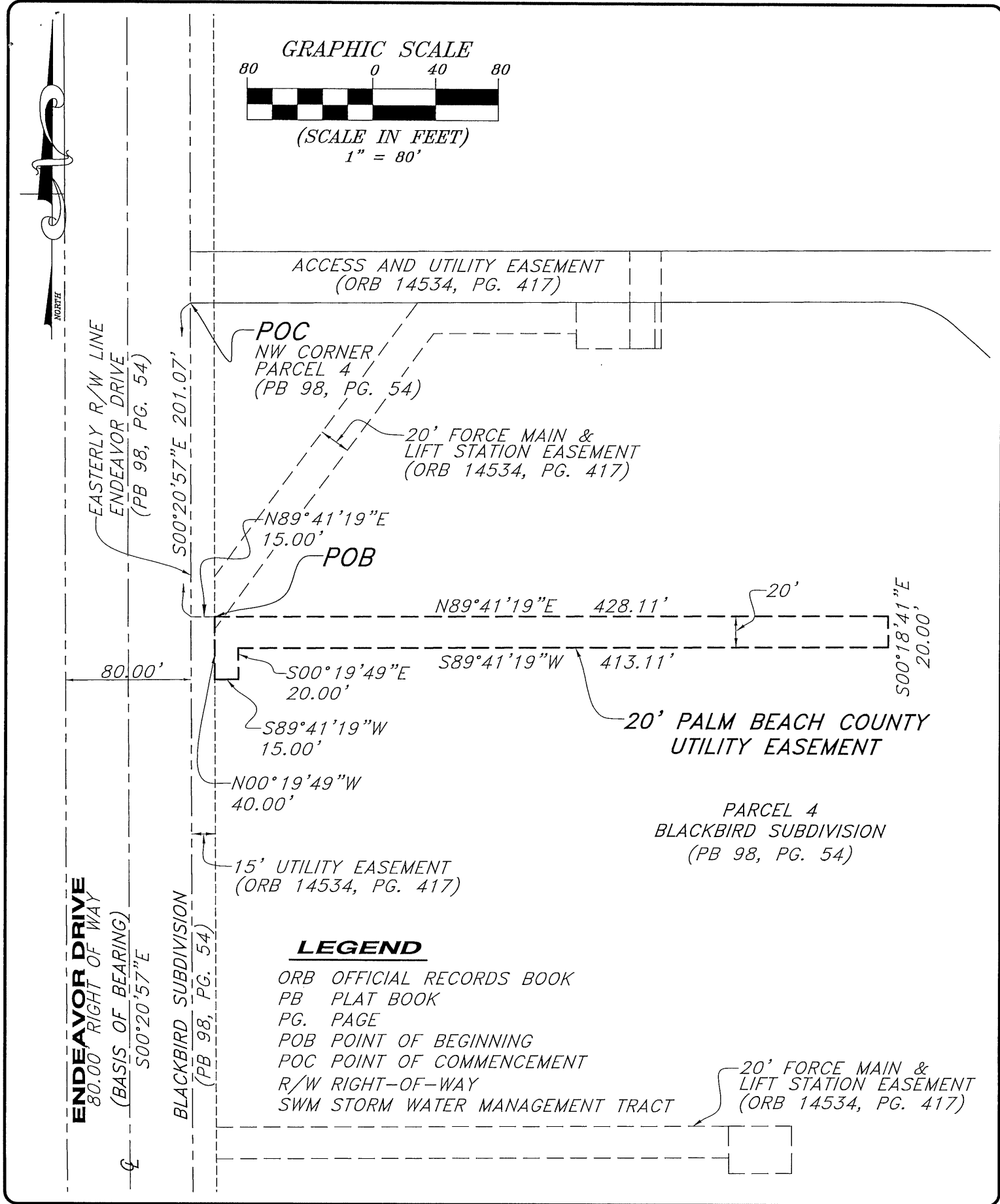
DRWN BY: D. KUPSTICK
APPROVED BY: G. WILLIAMS
SCALE: N/A
DATE: 7/2/16
FIELD BOOK/PAGES: N/A
JOB NUMBER: A2K-021-A2
SHEET: 2 OF 3

DK	1/11/18	ENGINEER'S COMMENTS
BY:	DATE:	REVISIONS

SKETCH & DESCRIPTION  
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DRAWN BY: D. KUPSTICK
APPROVED BY: G. F. WILLIAMS
1" = 80'
10/16/17
FIELD BOOK/PAGES
SHEET: 3 OF 3
JOB NUMBER: A2K-021.A2

DATE:	1/11/18	ENGINEER'S COMMENTS
BY:		REVISIONS

**SKETCH & DESCRIPTION**  
**20' PALM BEACH COUNTY**  
**UTILITY EASEMENT**  
**IN**  
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**PARCEL 4**

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EXHIBIT "B"  
LEGAL DESCRIPTION

PALM BEACH COUNTY UTILITY EASEMENT "A"  
BEING A STRIP OF LAND LYING IN PARCEL 4, BLACKBIRD SUBDIVISION, AS RECORDED IN PLAT BOOK 98,  
PAGE 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

COMMENCING AT THE WESTERLY MOST SOUTHWEST CORNER OF SAID PARCEL 4, SAID POINT ALSO BEING ON  
THE EAST RIGHT-OF-WAY LINE OF ENDEAVOR DRIVE, BLACKBIRD SUBDIVISION AS RECORDED IN PLAT BOOK  
98, PAGE 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE NORTH 00°20'57" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 89.23 FEET;  
THENCE NORTH 89°41'22"E, DEPARTING SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 46.13 FEET  
TO THE POINT OF BEGINNING.  
THENCE CONTINUE NORTH 89°41'22" EAST, 28.32 FEET;  
THENCE NORTH 44°46'05" EAST, 4.31 FEET;  
THENCE NORTH 00°21'41" WEST, 38.45 FEET;  
THENCE SOUTH 89°38'19" WEST, 20.00 FEET;  
THENCE SOUTH 00°21'41" EAST, 30.14 FEET;  
THENCE SOUTH 44°46'05" WEST, 16.05 FEET, TO THE POINT OF BEGINNING.

PALM BEACH COUNTY UTILITY EASEMENT "B"  
BEING A STRIP OF LAND LYING IN PARCEL 4, BLACKBIRD SUBDIVISION, AS RECORDED IN PLAT BOOK 98,  
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98, PAGE 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE NORTH 00°20'57" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 49.23 FEET;  
THENCE NORTH 89°41'22" EAST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 15.00  
FEET TO THE POINT OF BEGINNING.  
THENCE CONTINUE NORTH 89°41'22" EAST, 19.33 FEET;  
THENCE NORTH 44°46'05" EAST, 28.32 FEET;  
THENCE SOUTH 89°41'22" WEST, 39.39 FEET;  
THENCE SOUTH 00°20'57" EAST, 20.00 FEET, TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ENDEAVOR DRIVE, BLACKBIRD  
SUBDIVISION, AS RECORDED IN PLAT BOOK 98, PAGE 54 IN THE PUBLIC RECORDS OF PALM BEACH  
COUNTY FLORIDA. SAID LINE IS SHOWN TO BEAR SOUTH 00°20'57" EAST, ALL OTHER BEARINGS  
SHOWN AND DESCRIBED HEREON ARE RELATIVE THERETO.
2. THIS DESCRIPTION IS NOT VALID UNLESS ACCOMPANIED BY THE SKETCH ON SHEETS 2 AND 3 AND  
THE ORIGINAL SIGNATURE AND SEAL OF THE SIGNING SURVEYOR.
3. THIS IS NOT A BOUNDARY SURVEY.

LAND SURVEYOR'S STATEMENT

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MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. NOT VALID UNLESS SEALED WITH  
SURVEYOR'S EMBOSSED SEAL AND SIGNATURE.

F.R.S. AND ASSOCIATES, INC.

BY:

GARY P. WILLIAMS, P.S.M.  
FLORIDA CERTIFICATION No. 4817  
FOR THE FIRM

REVIEWED & ACCEPTED

PALM BEACH COUNTY WATER UTILITIES DEPT

JUL 03 2018

Date

1 OF 3	SHEET:
2K-021-A2	JOB NUMBER:
10/16/17	DATE:
N/A	SCALE:
10/16/17	DATE:
N/A	SCALE:
10/16/17	DATE:
N/A	SCALE:

DK	1/11/18	ENGINEER'S COMMENTS
BT	DATE:	REVISIONS

SKETCH & DESCRIPTION
20' PALM BEACH COUNTY
UTILITY EASEMENT
IN
BLACKBIRD SUBDIVISION
PARCEL 4

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(PB 98, PG. 54)

STORMWATER  
MANAGEMENT TRACT  
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PARCEL 4  
BLACKBIRD SUBDIVISION  
(PB 98, PG. 54)

20' PALM BEACH COUNTY  
UTILITY EASEMENT "A"

ENDEAVOR DRIVE

INNOVATION DRIVE

20' PALM BEACH COUNTY  
UTILITY EASEMENT "B"

## LOCATION MAP

NOT TO SCALE

SHEET:  
2 OF 3

JOB NUMBER:  
A2K-021.A2

FIELD BOOK/PAGES:  
N/A

DATE:  
7/21/16

SCALE:  
N/A

APPROVED BY:  
G. WILLIAMS

DRAWN BY:  
D. KUPSTICK

DATE:  
1/11/18

ENGINEER'S COMMENTS

REVISIONS

DATE:

REVISIONS

DATE:

REVISIONS

DATE:

REVISIONS

DATE:

REVISIONS

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REVISIONS

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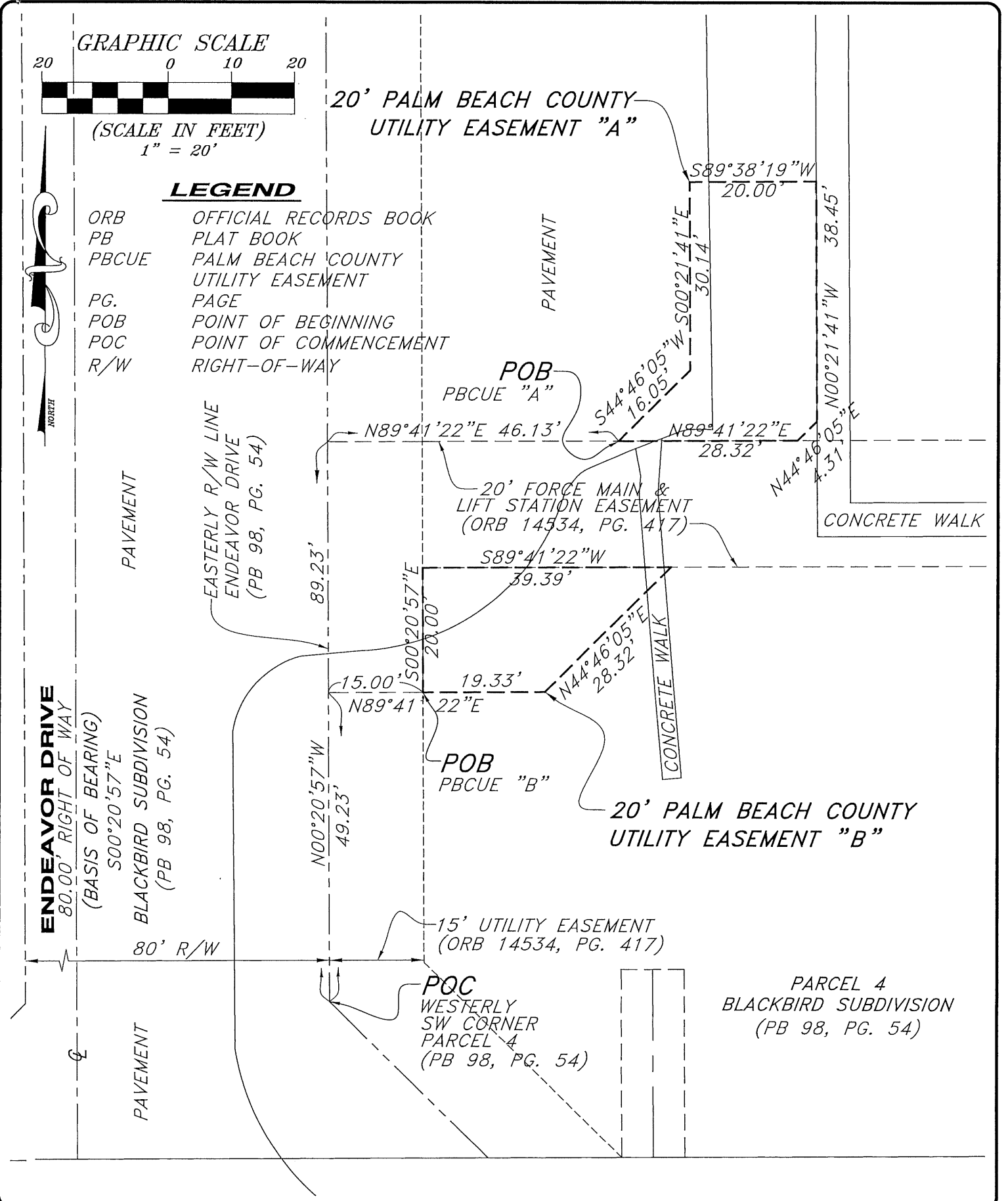
DATE:

REVISIONS

SKETCH & DESCRIPTION  
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3 OF 3

SHEET:

JOB NUMBER:  
A2K-021.A2

DATE:  
1/12/2018

SCALE:  
1" = 20'

APPROVED BY:  
G.F. WILLIAMS

DRAWN BY:  
D. KUPSTICK

FIELD BOOK/PAGES:  
10/16/17

DATE	BY	REVISIONS
1/11/18	DK	ENGINEER'S COMMENTS

**SKETCH & DESCRIPTION**  
**20' PALM BEACH COUNTY**  
**UTILITY EASEMENT**  
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EXHIBIT "C"  
LEGAL DESCRIPTION

BEING A STRIP OF LAND LYING IN PARCEL 4, BLACKBIRD SUBDIVISION, AS RECORDED IN PLAT BOOK 98, PAGE 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST SOUTHWEST CORNER OF SAID PARCEL 4, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF INNOVATION DRIVE, INNOVATION SUBDIVISION AS RECORDED IN PLAT BOOK 98, PAGE 50, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE NORTH 89°39'03" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 693.59 FEET, TO THE POINT OF BEGINNING.  
THENCE CONTINUE NORTH 89°39'03" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 28.11 FEET;  
THENCE NORTH 45°00'00" WEST, 40.21 FEET;  
THENCE NORTH 00°00'12" EAST, 61.66 FEET;  
THENCE NORTH 90°00'00" WEST, 20.00 FEET;  
THENCE SOUTH 00°00'00" WEST, 6.50 FEET;  
THENCE SOUTH 90°00'00" WEST, 19.63 FEET;  
THENCE SOUTH 00°00'00" WEST, 20.00 FEET;  
THENCE NORTH 90°00'00" EAST, 19.63 FEET;  
THENCE SOUTH 00°00'18" WEST, 43.44 FEET;  
THENCE SOUTH 45°00'00" EAST, 28.73 FEET, TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF INNOVATION DRIVE, INNOVATION SUBDIVISION, AS RECORDED IN PLAT BOOK 98, PAGE 50 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA. SAID LINE IS SHOWN TO BEAR NORTH 89°39'03" EAST, ALL OTHER BEARINGS SHOWN AND DESCRIBED HEREON ARE RELATIVE THERETO.
2. THIS DESCRIPTION IS NOT VALID UNLESS ACCOMPANIED BY THE SKETCH ON SHEETS 2 AND 3 AND THE ORIGINAL SIGNATURE AND SEAL OF THE SIGNING SURVEYOR.
3. THIS IS NOT A BOUNDARY SURVEY.

LAND SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE ACCOMPANYING DESCRIPTION AND COMFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 F.A.C. AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. NOT VALID UNLESS SEALED WITH SURVEYOR'S EMBOSSED SEAL AND SIGNATURE.

REVIEWED & ACCEPTED

F.R.S. AND ASSOCIATES, INC.

PALM BEACH COUNTY WATER UTILITIES DEPT.

BY:

GARY P. WILLIAMS, P.S.M.  
FLORIDA CERTIFICATION No. 4817  
FOR THE FIRM

JUL 03 2018

Date

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		A 2K-021-A2		G. WILLIAMS	N/A	10 7/8 17

DK	1/11/18	ENGINEER'S COMMENTS
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SKETCH & DESCRIPTION  
20' PALM BEACH COUNTY  
UTILITY EASEMENT  
IN  
BLACKBIRD SUBDIVISION  
PARCEL 4

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WESTERLY RIGHT-OF-WAY  
SEABOARD AIR LINE  
RAILWAY COMPANY

PARCEL 3  
BLACKBIRD SUBDIVISION  
(PB 98, PG. 54)

STORMWATER  
MANAGEMENT  
TRACT  
(PB 98, PG. 54)

PARCEL 4  
BLACKBIRD SUBDIVISION  
(PB 98, PG. 54)

ENDEAVOR DRIVE

20' PBCUE

INNOVATION DRIVE

INNOVATION SUBDIVISION  
(PB 98, PG. 50)

## LOCATION MAP

NOT TO SCALE

SHEET:  
2 OF 3

JOB NUMBER:  
A2K-021.A2

DATE:  
7/12/18  
FIELD BOOK PAGES:  
N/A

SCALE:  
N/A

DRAWN BY:  
D. WILSON  
APPROVED BY:  
G. WILLIAMS

DK	DATE	ENGINEER'S COMMENTS
BT	DATE	REVISIONS

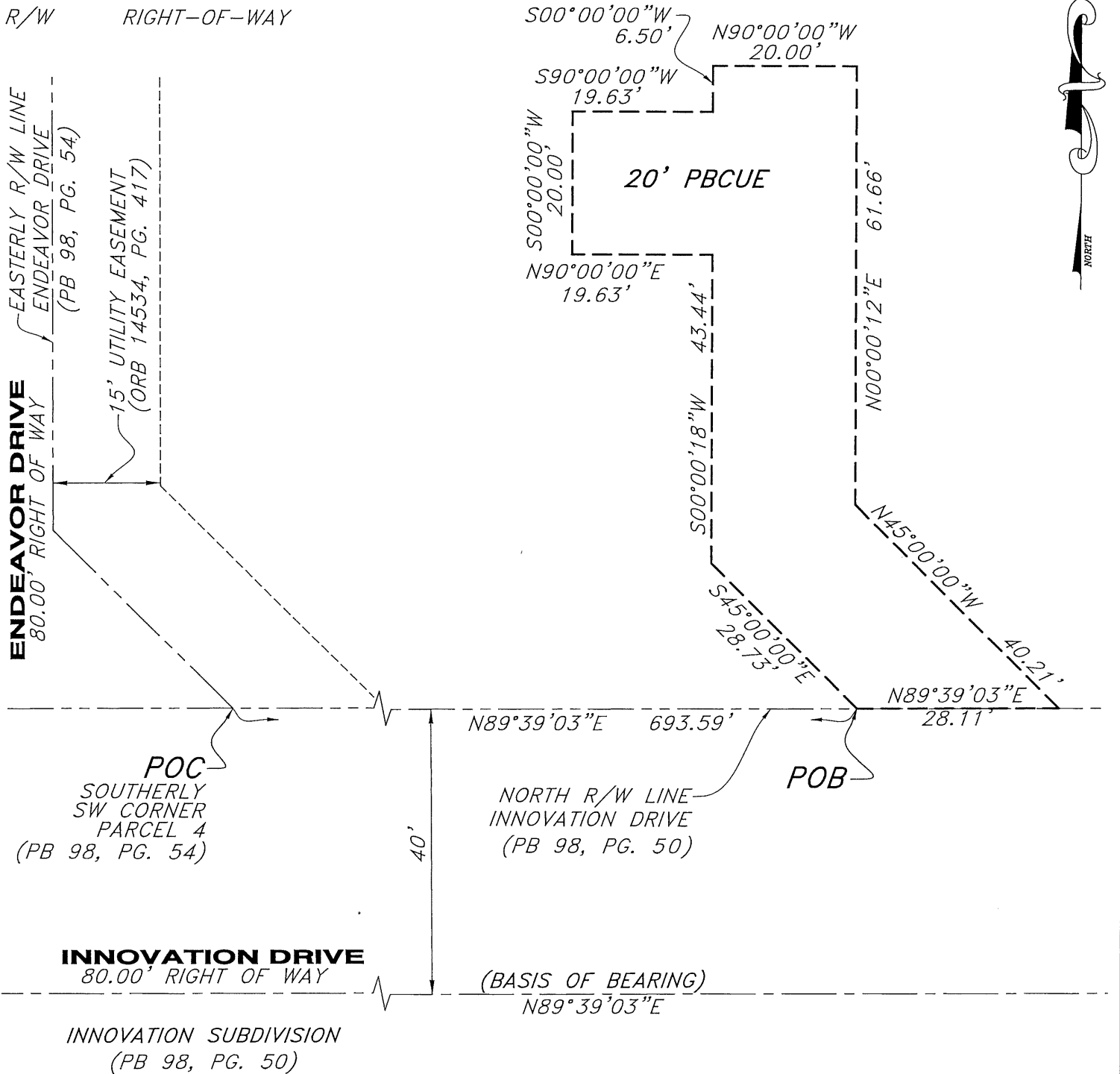
SKETCH & DESCRIPTION  
20' PALM BEACH COUNTY  
UTILITY EASEMENT  
IN  
BLACKBIRD SUBDIVISION  
PARCEL 4



**F.R.S. & ASSOCIATES, INC.**  
LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. LB 4241  
2257 VISTA PARKWAY, SUITE 4  
WEST PALM BEACH, FLORIDA 33411  
PHONE (561) 478-7178 FAX (561) 478-7922  
Web Site: [www.frssurvey.com](http://www.frssurvey.com)

ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PBCUE	PALM BEACH COUNTY UTILITY EASEMENT
PG.	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY

(SCALE IN FEET)  
1" = 20'



DRAWN BY: D. KUPSIK  
APPROVED BY: G.P. WILLIAMS  
SCALE: 1" = 20'  
DATE: 10/16/17  
FIELD BOOK/PAGES  
JOB NUMBER: A 2K-021.A2  
SHEET: 3 OF 3

DK	1/11/18	ENGINEER'S COMMENTS
BY:	DATE:	REVISIONS

**SKETCH & DESCRIPTION  
20' PALM BEACH COUNTY  
UTILITY EASEMENT  
IN  
BLACKBIRD SUBDIVISION  
PARCEL 4**



**F.R.S. & ASSOCIATES, INC.**  
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EXHIBIT "D"  
LEGAL DESCRIPTION

BEING A 10' x 20' STRIP OF LAND LYING IN PARCEL 4, BLACKBIRD SUBDIVISION, AS RECORDED IN PLAT BOOK 98, PAGE 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY MOST SOUTHWEST CORNER OF SAID PARCEL 4, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF INNOVATION DRIVE, INNOVATION SUBDIVISION AS RECORDED IN PLAT BOOK 98, PAGE 50, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE NORTH 89°39'03" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 395.04 FEET, TO THE POINT OF BEGINNING.

THENCE CONTINUE NORTH 89°39'03" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 20.00 FEET;

THENCE NORTH 00°20'57" WEST, 10.00 FEET;

THENCE SOUTH 89°39'03" WEST, 20.00 FEET;

THENCE SOUTH 00°20'57" EAST, 10.00 FEET, TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ENDEAVOR DRIVE, BLACKBIRD SUBDIVISION, AS RECORDED IN PLAT BOOK 98, PAGE 54 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA. SAID LINE IS SHOWN TO BEAR SOUTH 00°20'57" EAST, ALL OTHER BEARINGS SHOWN AND DESCRIBED HEREON ARE RELATIVE THERETO.
- THIS DESCRIPTION IS NOT VALID UNLESS ACCOMPANIED BY THE SKETCH ON SHEETS 2 AND 3 AND THE ORIGINAL SIGNATURE AND SEAL OF THE SIGNING SURVEYOR.
- THIS IS NOT A BOUNDARY SURVEY.

LAND SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE ACCOMPANYING DESCRIPTION AND COMFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 F.A.C. AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. NOT VALID UNLESS SEALED WITH SURVEYOR'S EMBOSSED SEAL AND SIGNATURE.

F.R.S. AND ASSOCIATES, INC.

REVIEWED & ACCEPTED

BY:

PALM BEACH COUNTY WATER UTILITIES DEPT.

GARY P. WILLIAMS, P.S.M.  
FLORIDA CERTIFICATION No. 4817  
FOR THE FIRM

JUL 03 2018

Date

DETAILED BY: D. KILBICK
APPROVED BY: G. WILLIAMS
SCALE: N/A
DRAWN BY: D. KILBICK
DATE: 1/11/18
FIELD BOOK/PAGES: N/A
JOB NUMBER: A2K-021A2
SHEET: 1 OF 3

DATE:	1/11/18	ENGINEER'S COMMENTS
BY:		REVISIONS

SKETCH & DESCRIPTION  
10' x 20' PALM BEACH COUNTY  
UTILITY EASEMENT  
IN  
BLACKBIRD SUBDIVISION  
PARCEL 4

	<b>F.R.S. &amp; ASSOCIATES, INC.</b>
	LAND SURVEYORS AND MAPPERS
	CERTIFICATE OF AUTHORIZATION NO. LB 4241
	2257 VISTA PARKWAY, SUITE 4
	WEST PALM BEACH, FLORIDA 33411
	PHONE (561) 478-7178 FAX (561) 478-7922
	Web Site: www.frssurvey.com



WESTERLY RIGHT-OF-WAY  
SEABOARD AIR LINE  
RAILWAY COMPANY

PARCEL 3  
BLACKBIRD SUBDIVISION  
(PB 98, PG. 54)

PARCEL 4  
BLACKBIRD SUBDIVISION  
(PB 98, PG. 54)

ENDEAVOR DRIVE

10'x20' PBCUE

INNOVATION DRIVE

INNOVATION SUBDIVISION  
(PB 98, PG. 50)

**LOCATION MAP**  
NOT TO SCALE

DRAWN BY: D. WILSON
APPROVED BY: G. WILLIAMS
SCALE: N/A
DATE: 7/2/16
FIELD BOOK PAGES: N/A
JOB NUMBER: A2K-021.A2
SHEET: 2 OF 3

DK	DATE	ENGINEER'S COMMENTS
BY:	DATE:	REVISIONS

SKETCH & DESCRIPTION  
10' x 20' PALM BEACH COUNTY  
UTILITY EASEMENT  
IN  
BLACKBIRD SUBDIVISION  
PARCEL 4

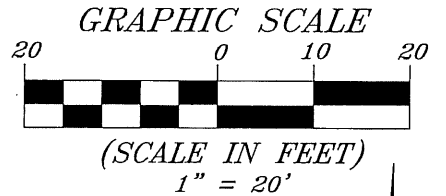


**F.R.S. & ASSOCIATES, INC.**  
LAND SURVEYORS AND MAPPERS  
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**LEGEND**

ORB OFFICIAL RECORDS BOOK  
PB PLAT BOOK  
PBCUE PALM BEACH COUNTY  
UTILITY EASEMENT  
PG. PAGE  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
R/W RIGHT-OF-WAY



**ENDEAVOR DRIVE**  
80.00' RIGHT OF WAY  
(BASIS OF BEARING)  
S00°20'57"E

EASTERLY R/W LINE  
ENDEAVOR DRIVE  
(PB 98, PG. 54)

15' UTILITY EASEMENT  
(ORB 14534, PG. 417)

10' SIGN EASEMENT  
(ORB 14534, PG. 417)

PARCEL 4  
BLACKBIRD SUBDIVISION  
(PB 98, PG. 54)

POC  
SOUTHERLY  
SW CORNER  
PARCEL 4  
(PB 98, PG. 54)

NORTH R/W LINE  
INNOVATION DRIVE  
(PB 98, PG. 50)

**INNOVATION DRIVE**  
80.00' RIGHT OF WAY

INNOVATION SUBDIVISION  
(PB 98, PG. 50)

POB

S00°20'57"E  
10.00'  
10'x20'  
PBCUE  
N89°39'03"E  
20.00'  
N00°20'57"W  
10.00'

DESIGN BY:  
D. KILPATRICK  
APPROVED BY:  
G. P. WILLIAMS  
SCALE: 1" = 20'  
DATE: 10/26/17  
FIELD BOOK/PAGES

SHEET:  
3 OF 3

JOB NUMBER:  
A2K-021.A2

DK	1/11/18	ENGINEER'S COMMENTS
BY:	DATE:	REVISIONS

**SKETCH & DESCRIPTION**  
**10' x 20' PALM BEACH COUNTY**  
**UTILITY EASEMENT**  
**IN**  
**BLACKBIRD SUBDIVISION**  
**PARCEL 4**



**F.R.S. & ASSOCIATES, INC.**  
LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION NO. LB 4241  
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WEST PALM BEACH, FLORIDA 33411  
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EXHIBIT "E"  
LEGAL DESCRIPTION

BEING A 20' STRIP OF LAND LYING IN PARCEL 1, OF INNOVATION SUBDIVISION, AS RECORDED IN PLAT BOOK 98, PAGE 50, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 1, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF INNOVATION DRIVE, INNOVATION SUBDIVISION AS RECORDED IN PLAT BOOK 98, PAGE 50, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE NORTH 89°39'03" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 31.96 FEET, TO THE POINT OF BEGINNING.  
THENCE CONTINUE NORTH 89°39'03" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 20.00 FEET;  
THENCE SOUTH 00°00'00" EAST, 110.32 FEET;  
THENCE NORTH 90°00'00" EAST, 61.83 FEET;  
THENCE SOUTH 00°00'00" EAST, 20.00 FEET  
THENCE SOUTH 90°00'00" WEST, 61.83 FEET;  
THENCE SOUTH 00°00'00" EAST, 324.78 FEET;  
THENCE NORTH 90°00'00" EAST, 234.82 FEET;  
THENCE NORTH 00°00'00" EAST, 29.14 FEET;  
THENCE NORTH 90°00'00" EAST, 20.00 FEET;  
THENCE SOUTH 00°00'00" EAST, 29.14 FEET;  
THENCE NORTH 90°00'00" EAST, 102.81 FEET;  
THENCE NORTH 00°00'00" EAST, 22.00 FEET;  
THENCE NORTH 90°00'00" EAST, 20.00 FEET;  
THENCE SOUTH 00°00'00" EAST, 22.00 FEET;  
THENCE NORTH 90°00'00" EAST, 9.00 FEET;  
THENCE SOUTH 00°00'00" EAST, 20.00 FEET;  
THENCE SOUTH 90°00'00" WEST, 386.63 FEET;  
THENCE SOUTH 00°00'00" EAST, 137.16 FEET;  
THENCE NORTH 90°00'00" EAST, 6.94 FEET;  
THENCE SOUTH 00°00'00" EAST, 20.00 FEET;  
THENCE SOUTH 90°00'00" WEST, 6.94 FEET;  
THENCE SOUTH 00°00'00" EAST, 12.48 FEET;  
THENCE SOUTH 90°00'00" WEST, 41.09 FEET;  
THENCE NORTH 00°00'00" EAST, 20.00 FEET;  
THENCE NORTH 90°00'00" EAST, 21.09 FEET;  
THENCE NORTH 00°00'00" EAST, 624.62 FEET, TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF INNOVATION DRIVE, INNOVATION SUBDIVISION, AS RECORDED IN PLAT BOOK 98, PAGE 50 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA. SAID LINE IS SHOWN TO BEAR NORTH 89°39'03" EAST, ALL OTHER BEARINGS SHOWN AND DESCRIBED HEREON ARE RELATIVE THERETO.
2. THIS DESCRIPTION IS NOT VALID UNLESS ACCOMPANIED BY THE SKETCH ON SHEETS 2 AND 3 AND THE ORIGINAL SIGNATURE AND SEAL OF THE SIGNING SURVEYOR.
3. THIS IS NOT A BOUNDARY SURVEY.

LAND SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE ACCOMPANYING DESCRIPTION AND COMFORMS TO THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 F.A.C. AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. NOT VALID UNLESS SEALED WITH SURVEYOR'S EMBOSSED SEAL AND SIGNATURE.

F.R.S. AND ASSOCIATES, INC.

BY:

GARY P. WILLIAMS, P.S.M.  
FLORIDA CERTIFICATION No. 4817  
FOR THE FIRM

REVIEWED & ACCEPTED

PALM BEACH COUNTY WATER UTILITIES DEPT

JUL 03 2018

Date

1 OF 3	SHEET:
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DATE	1/11/18	ENGINEER'S COMMENTS
DATE		REVISIONS

SKETCH & DESCRIPTION
20' PALM BEACH COUNTY
UTILITY EASEMENT
IN
INNOVATION SUBDIVISION
PARCEL 1

F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION NO. LB 4241
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178 FAX (561) 478-7922
Web Site: www.frssurvey.com



WESTERLY RIGHT-OF-WAY  
SEABOARD AIR LINE  
RAILWAY COMPANY

PARCEL 3  
BLACKBIRD SUBDIVISION  
(PB 98, PG. 54)

ENDEAVOR DRIVE

PARCEL 4  
BLACKBIRD SUBDIVISION  
(PB 98, PG. 54)

INNOVATION DRIVE

PARCEL 2  
INNOVATION SUBDIVISION  
(PB 98, PG. 50)

PARCEL 1  
INNOVATION  
SUBDIVISION  
(PB 98, PG. 50)

20' PBCUE

**LOCATION MAP**  
NOT TO SCALE

DESIGNED BY: D. KUPSTICK
APPROVED BY: G. WILLIAMS
SCALE: N/A
DATE: 7/2/2018
FIELD BOOK/PAGES: N/A
JOB NUMBER: A2K-021-A2
SHEET: 2 OF 3

DATE:	1/11/18	ENGINEER'S COMMENTS
BY:		REVISIONS

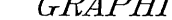
SKETCH & DESCRIPTION  
20' PALM BEACH COUNTY  
UTILITY EASEMENT  
IN  
INNOVATION SUBDIVISION  
PARCEL 1



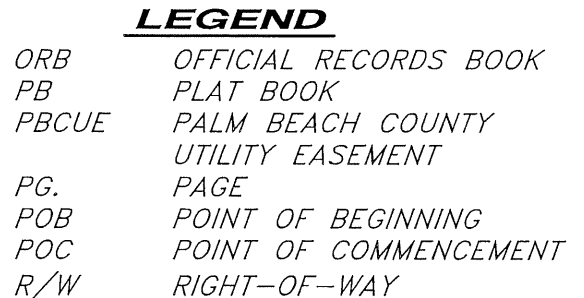
**F.R.S. & ASSOCIATES, INC.**  
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*GRAPHIC SCALE*

100                      0                      50                      100



(SCALE IN FEET)  
1" = 100'



**F.R.S. & ASSOCIATES, INC.**  
 LAND SURVEYORS AND MAPPERS  
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 PHONE (561) 478-7178 FAX (561) 478-7922  
 Web Site: [www.frssurvey.com](http://www.frssurvey.com)

ACCEPTED BY PALM BEACH COUNTY

(COUNTY SEAL)

PALM BEACH COUNTY, FLORIDA, BY ITS  
BOARD OF COUNTY COMMISSIONERS

ATTEST:

SHARON R. BOCK, CLERK  
AND COMPTROLLER

By: \_\_\_\_\_  
DEPUTY CLERK

By: \_\_\_\_\_  
Mack Bernard, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: \_\_\_\_\_  
ASSISTANT COUNTY ATTORNEY

APPROVED AS TO TERMS AND CONDITIONS

By: Jim Stiles  
DIRECTOR OF WATER UTILITIES