

TWP 43

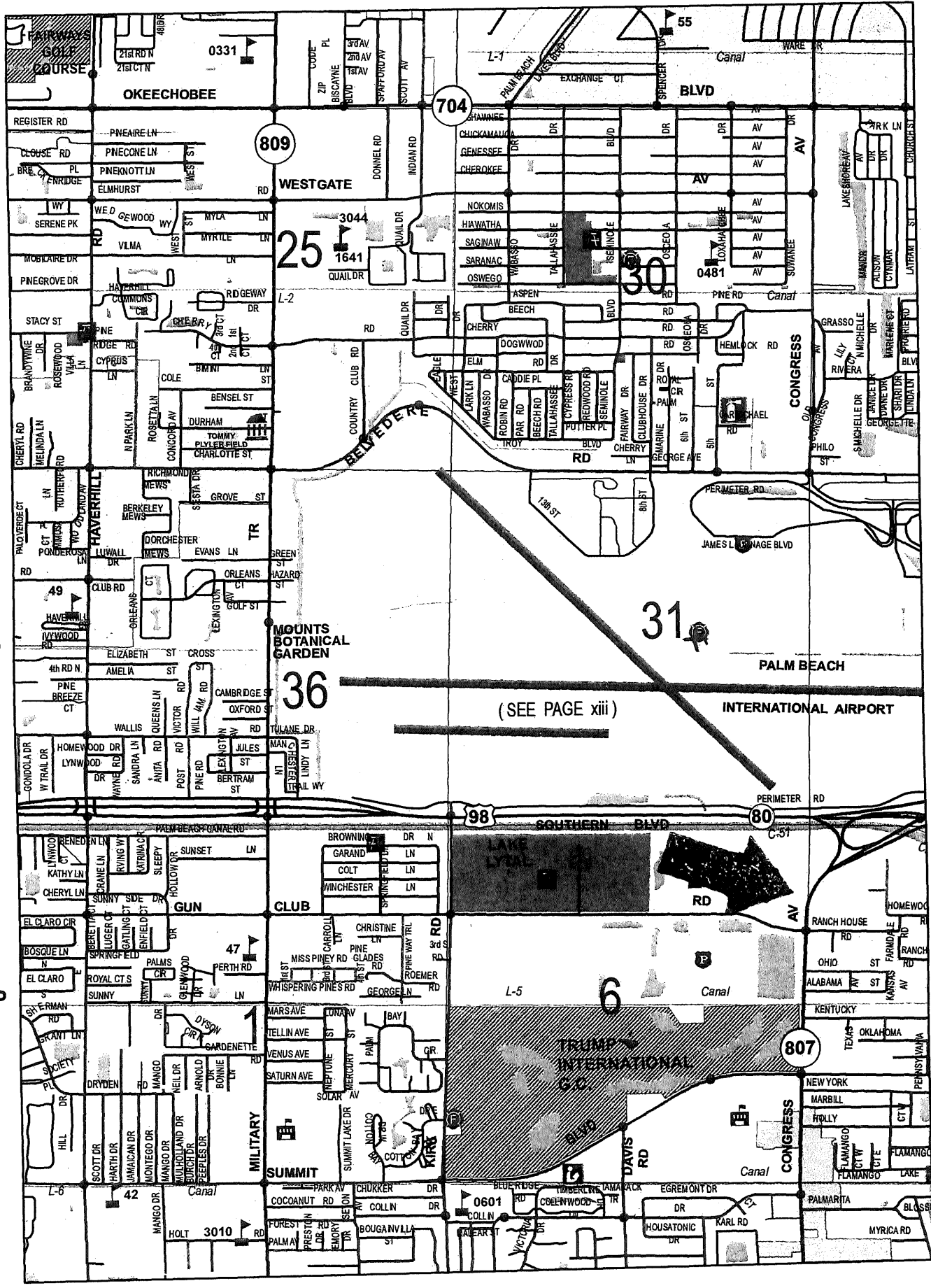
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TWP 43

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TWP 44

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RNG 42

RNG 43

Handwritten signature or initials.

**ATTACHMENT NO. 2
DECLARATION OF EASEMENT – 6 PAGES**

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

PCN: 00-43-44-06-00-000-1060

DECLARATION OF EASEMENT

THIS IS A DECLARATION OF EASEMENT, made _____, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, (“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 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 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. 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: _____
Dave Kerner, 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
For H. Falcon

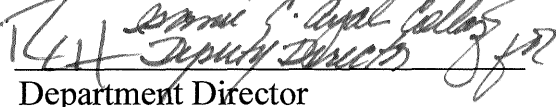
By: 
Department Director

EXHIBIT "A"

THE PROPERTY

A PARCEL OF LAND BEING A PORTION OF TRACT 1 & 8, BLOCK 1 OF THE PLAT OF PALM BEACH PLANTATION AS RECORDED IN PLAT BOOK 10, PAGE 20 AND A PORTION OF THE GUN CLUB ROAD RIGHT-OF-WAY AS SHOWN ON ROAD PLAT BOOK 3, PAGE 181 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATED IN SECTION 6, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH $88^{\circ}38'58''$ EAST ALONG THE EAST/WEST QUARTER SECTION LINE OF SAID SECTION 6, A DISTANCE OF 5330.50 FEET TO THE BASELINE OF SURVEY FOR STATE ROAD 807 - CONGRESS AVENUE, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93120-2517; THENCE NORTH $02^{\circ}31'02''$ EAST ALONG SAID BASELINE, A DISTANCE OF 1174.29 FEET; THENCE NORTH $87^{\circ}28'58''$ WEST AT RIGHT ANGLES TO SAID BASELINE, A DISTANCE OF 154.84 FEET TO THE EXISTING WEST RIGHT-OF-WAY LINE OF CONGRESS AVENUE AS RECORDED IN OFFICIAL RECORD BOOK 10803, PAGE 1837 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING. THENCE NORTH $89^{\circ}21'55''$ WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF GUN CLUB ROAD AS SHOWN ON THE LEGAL AND SKETCH FOR PARCEL NO. 1 ON FILE IN THE OFFICE OF THE COUNTY ENGINEER, A DISTANCE OF 80.51 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 914.75 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $22^{\circ}28'37''$, AN ARC DISTANCE OF 358.85 FEET TO THE POINT OF TANGENCY; THENCE NORTH $66^{\circ}53'18''$ WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 47.91 FEET; THENCE NORTH $65^{\circ}36'45''$ WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 30.03 FEET TO THE WEST LINE OF SAID TRACT 8, BLOCK 1; THENCE NORTH $02^{\circ}23'24''$ EAST ALONG THE WEST LINE OF SAID TRACT 8, BLOCK 1 AND THE WEST LINE OF SAID TRACT 1, BLOCK 1, A DISTANCE OF 1148.04 FEET TO THE EXISTING SOUTH RIGHT-OF-WAY LINE OF THE C-51 CANAL AS RECORDED IN OFFICIAL RECORD BOOK 10803, PAGE 1835 OF SAID PUBLIC RECORDS; THENCE SOUTH $79^{\circ}11'02''$ EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 610.28 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1614.17 FEET A RADIAL LINE FROM SAID POINT BEARS NORTH $10^{\circ}48'58''$ EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $00^{\circ}03'41''$, AN ARC DISTANCE OF 1.73 FEET TO THE EXISTING WEST RIGHT OF WAY LINE OF CONGRESS AVENUE AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93580-2601; THENCE SOUTH $02^{\circ}31'02''$ WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 696.67 FEET TO SAID EXISTING RIGHT-OF-WAY LINE OF CONGRESS AVENUE RECORDED IN OFFICIAL RECORD BOOK 10803, PAGE 1837 BEING A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH-EAST AND HAVING A RADIUS OF 938.58 FEET A RADIAL LINE FROM SAID POINT BEARING SOUTH $69^{\circ}15'29''$ EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $18^{\circ}13'30''$, AN ARC DISTANCE OF 298.55 FEET TO THE POINT OF TANGENCY; THENCE SOUTH $02^{\circ}31'02''$ WEST CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 111.23 FEET; THENCE SOUTH $61^{\circ}17'21''$ WEST CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 59.65 FEET; THENCE SOUTH $02^{\circ}18'34''$ WEST CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 10.70 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING DESCRIBED FOR PALM BEACH COUNTY DECLARATION OF EASEMENT PURPOSES, LYING IN TRACT 1, BLOCK 1, ACCORDING TO THE PLAT OF PALM BEACH PLANTATION AS RECORDED IN PLAT BOOK 10, PAGE 20, PUBLIC RECORDS OR PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 6; THENCE SOUTH 88°38'58" EAST ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 6 AS ESTABLISHED BY THE PALM BEACH COUNTY SECTIONAL BREAKDOWN, A DISTANCE OF 4909.67 FEET; THENCE NORTH 01°21'02" EAST DEPARTING SAID EAST-WEST QUARTER SECTION LINE, A DISTANCE OF 1378.17 FEET TO A POINT ON THE NORTHERLY LINE OF AN 80 FOOT WIDE UTILITY EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 14954, PAGE 1529, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE NORTH 01°12'49" EAST DEPARTING SAID EASEMENT LINE, A DISTANCE OF 33.52 FEET; THENCE SOUTH 88°43'18" EAST, A DISTANCE OF 42.39 FEET; THENCE NORTH 01°12'49" EAST, A DISTANCE OF 244.44 FEET; THENCE NORTH 43°43'28" WEST, A DISTANCE OF 18.65 FEET; THENCE NORTH 01°16'32" EAST, A DISTANCE OF 29.45 FEET; THENCE NORTH 88°43'28" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 01°16'32" EAST, A DISTANCE OF 28.00 FEET; THENCE SOUTH 88°43'28" EAST, A DISTANCE OF 35.00 FEET; THENCE SOUTH 01°16'32" WEST, A DISTANCE OF 49.17 FEET; THENCE SOUTH 43°43'28" EAST, A DISTANCE OF 18.63 FEET; THENCE SOUTH 01°12'49" WEST, A DISTANCE OF 248.40 FEET; THENCE SOUTH 88°43'28" EAST, A DISTANCE OF 12.17 FEET; THENCE SOUTH 01°12'49" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 88°43'28" WEST, A DISTANCE OF 12.17 FEET; THENCE SOUTH 01°12'49" WEST, A DISTANCE OF 14.34 FEET; THENCE NORTH 88°43'18" WEST, A DISTANCE OF 33.02 FEET; THENCE SOUTH 01°12'49" WEST, A DISTANCE OF 13.52 FEET TO A POINT ALONG THE NORTHERLY LINE OF SAID 80 FOOT WIDE UTILITY EASEMENT AS DESCRIBED IN OFFICIAL RECORD BOOK 14954, PAGE 1529, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE NORTH 88°43'18" WEST ALONG SAID EASEMENT LINE, A DISTANCE OF 29.37 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 8597.5 SQUARE FEET OR 0.197 ACRES, MORE OR LESS.

**Craig S
Pusey**

Digitally signed by Craig S Pusey
DN: c=US, o=Michael B Schorah and Assoc Inc, ou=A01410D00000170A6A1EB9C00009F1E, cn=Craig S Pusey
Date: 2020.06.16 17:14:25 -04'00'

UNLESS THIS DOCUMENT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

THIS SURVEY HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CRAIG S. PUSEY, P.S.M. FLORIDA LICENSE NO. 5019 ON 6/16/20 USING A DIGITAL SIGNATURE.

6/16/20

DATE OF SIGNATURE

CRAIG S. PUSEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 5019

W.U.D. #16-578



MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

FIELD: N/A	DRAWN: R.A.B.	SCALE: N/A
BOOK: N/A	DATE: APRIL, 2020	CADDFILE:
PAGE: N/A	CHECKED: C.S.P.	1744_20 PBCUE

SKETCH AND DESCRIPTION
P.B.C. DECLARATION OF EASEMENT
PALM BEACH COUNTY
SHERIFF'S OFFICE FORENSIC SCIENCES
AND TECHNOLOGY FACILITY

SHEET NO. 1 OF 3 JOB NO. 1744

SURVEY NOTES:

- 1.) NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
- 2.) NO RESEARCH OF ADJOINERS WAS PERFORMED BY THIS OFFICE.
- 3.) THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY, NOT SHOWN HEREON, WHICH MAY BE REVEALED BY A SEARCH OF THE PUBLIC RECORDS.
- 4.) BEARINGS AS SHOWN HEREON ARE BASED ON THE EAST / WEST QUARTER SECTION LINE OF SECTION 6, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. HAVING A GRID BEARING OF SOUTH 88°38'58" EAST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (N.A.D.) 83 1990 ADJUSTMENT.
- 5.) THIS SKETCH MEETS THE STANDARDS OF PRACTICE AS REQUIRED BY RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES."
- 6.) THIS SKETCH AND LEGAL WAS PREPARED WITHOUT A REVIEW OF A TITLE POLICY OR OWNERSHIP AND ENCUMBRANCE REPORT; AND IT IS POSSIBLE THAT THERE ARE EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, IN PARTICULAR OTHER EASEMENTS OF RECORD THAT MAY BE IN CONFLICT WITH THE GRANTING OF THIS EASEMENT.
- 7.) REFERENCE SURVEY INFORMATION OBTAINED FROM BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY PALM BEACH COUNTY SURVEY SECTION, DRAWING NO. S-3-15-3628, PROJECT NO. 2015018-01.


LEGEND

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- N/A = NOT APPLICABLE
- O.R.B. = OFFICIAL RECORD BOOK
- P.O.T. = POINT OF TERMINATION
- P.B. = PLAT BOOK
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- R.P. = REFERENCE POINT
- (P.) = PLAT
- P.B.C. = PALM BEACH COUNTY
- U.E. = UTILITY EASEMENT
- P.C.N. = PROPERTY CONTROL NUMBER
- W.U.D. = WATER UTILITY DEPARTMENT
- B.E. = BUFFER EASEMENT
- S.R. = STATE ROAD
- R/W = RIGHT-OF-WAY
- PG. = PAGE
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION

COORDINATES NOTE:

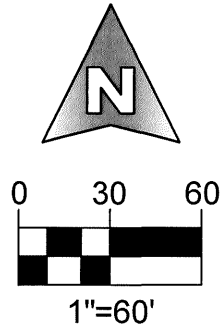
STATE PLANE COORDINATES SHOWN ARE GRID
 DATUM = NAD 83, 1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNITS = US SURVEY FOOT
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 ALL DISTANCES ARE GROUND
 PROJECT SCALE FACTOR = 1.000041
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM,
 NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.
 ROTATION ANGLE: NONE

W.U.D. #16-578

	MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438			SKETCH AND DESCRIPTION P.B.C. DECLARATION OF EASEMENT PALM BEACH COUNTY SHERIFF'S OFFICE FORENSIC SCIENCES AND TECHNOLOGY FACILITY	
	FIELD: N/A	DRAWN: R.A.B.	SCALE: N/A		
	BOOK: N/A	DATE: APRIL, 2020	CADDFILE:		
PAGE: N/A	CHECKED: C.S.P.	1744_20 PBCUE	SHEET NO. 2 OF 3	JOB NO. 1744	

THIS IS NOT A BOUNDARY SURVEY

EXHIBIT 8



AREA = 8597.5 SQUARE FEET
OR 0.197 ACRES, MORE OR LESS

SECTION 6, TOWNSHIP 44 SOUTH, RANGE 43 EAST

PCN 00-43-44-06-00-000-1060

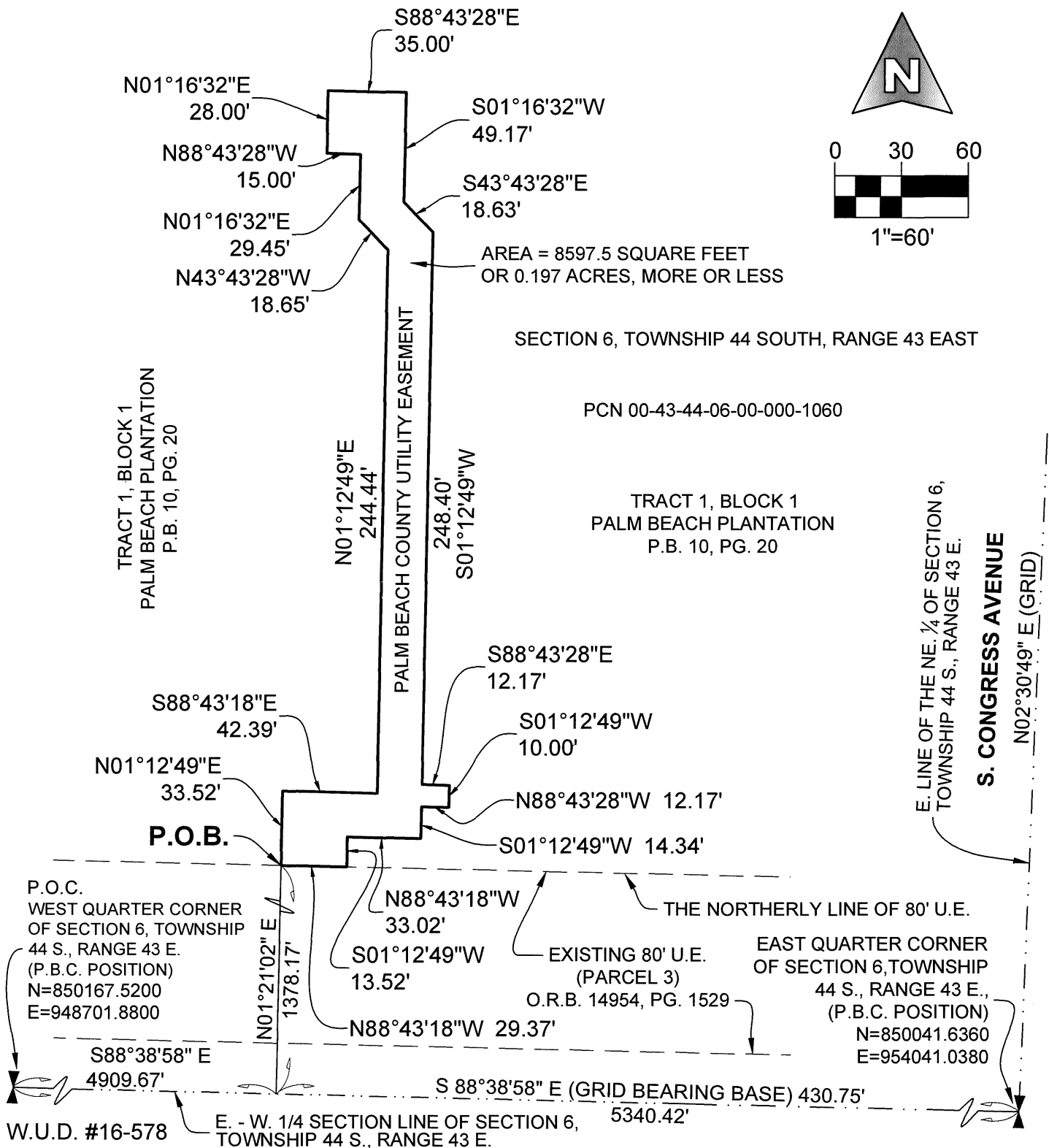
TRACT 1, BLOCK 1
PALM BEACH PLANTATION
P.B. 10, PG. 20

E. LINE OF THE NE. 1/4 OF SECTION 6,
TOWNSHIP 44 S., RANGE 43 E.

S. CONGRESS AVENUE
N02°30'49" E (GRID)

TRACT 1, BLOCK 1
PALM BEACH PLANTATION
P.B. 10, PG. 20

PALM BEACH COUNTY UTILITY EASEMENT



W.U.D. #16-578

	MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD., SUITE 206 WEST PALM BEACH, FLORIDA 33406 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438			SKETCH AND DESCRIPTION P.B.C. DECLARATION OF EASEMENT PALM BEACH COUNTY SHERIFF'S OFFICE FORENSIC SCIENCES AND TECHNOLOGY FACILITY	
	FIELD: N/A	DRAWN: R.A.B.	SCALE: 1"=60'	SHEET NO. 3 OF 3	
	BOOK: N/A	DATE: APRIL, 2020	CADDFILE:		
PAGE: N/A	CHECKED: C.S.P.	1744_20 PBCUE			