



II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2021	2022	2023	2024	2025
Capital Expenditures	\$ -0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	\$ -0-	-0-	-0-	-0-	-0-
# ADDITIONAL FTE					
POSITIONS (Cumulative)					

Is Item Included in Current Budget? Yes No  
Does this item include the use of federal funds? Yes No X

Budget Account No:  
Fund Dept Unit Object

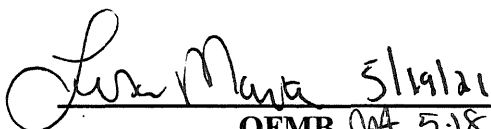
Recommended Sources of Funds/Summary of Fiscal Impact:


\*\*This item has no fiscal impact.

C. Departmental Fiscal Review: 

III. REVIEW COMMENTS

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

  
OFMB QA 5-18-21 8/5/18

  
Contract Dev. and Control 5-24-21

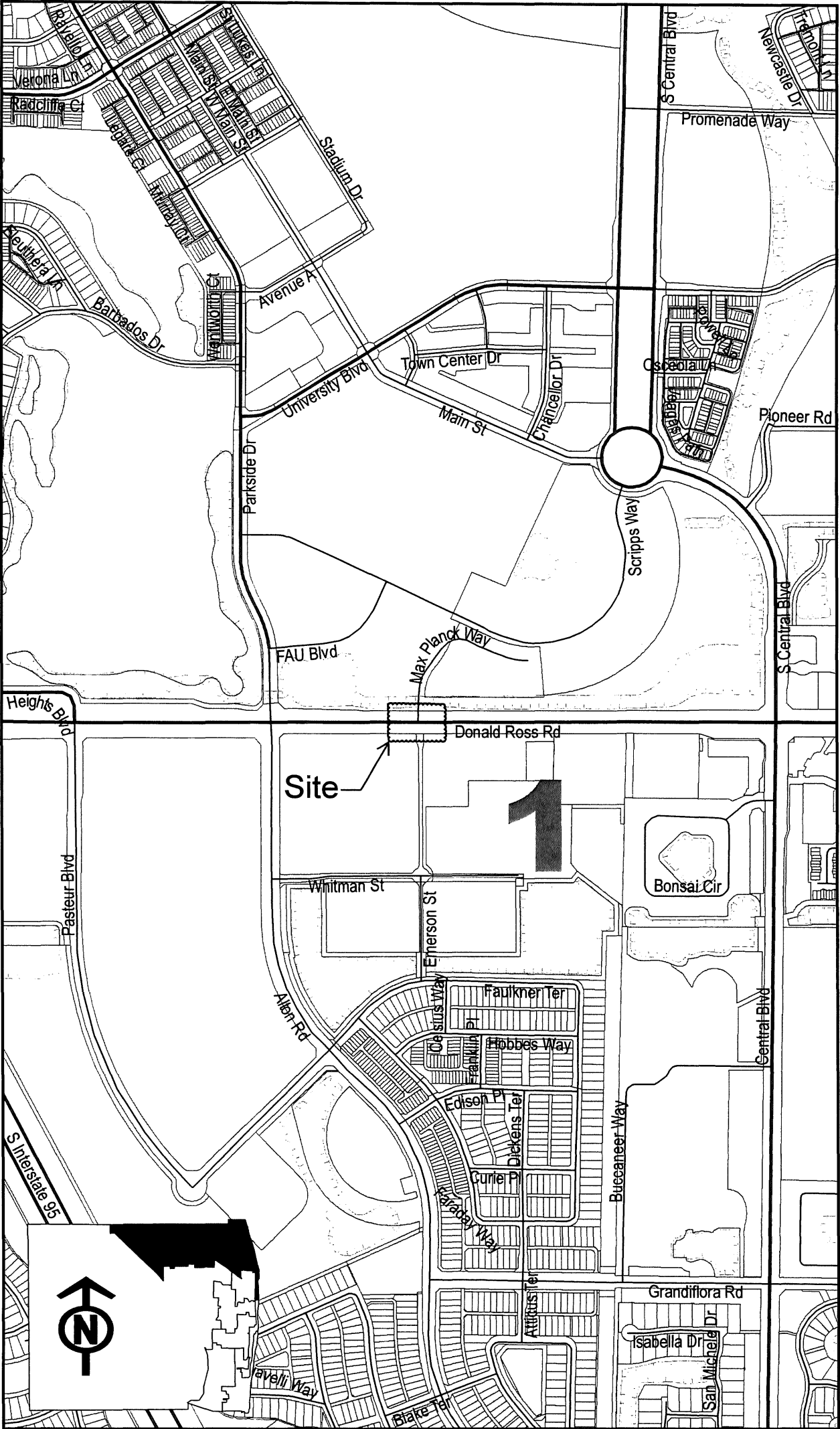
B. Approved as to Form  
and Legal Sufficiency:

  
Assistant County Attorney

C. Other Department Review:

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

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



0 0.5 1 Mile  
Location Map

This Easement was prepared by:  
**Jay Sircy,**  
Bureau of Public Land Administration  
Division of State Lands  
Department of Environmental Protection, MS 130  
3900 Commonwealth Boulevard,  
Tallahassee, Florida 32399-3000  
AID# 42759

OAE1  
[ 0.048 acres +/-]

**BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT  
TRUST FUND OF THE STATE OF FLORIDA**

**EASEMENT**

**Easement Number 33383**

THIS EASEMENT, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, between the **BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA**, acting pursuant to its authority set forth in Section 253.03, Florida Statutes, hereinafter referred to as "GRANTOR", and **PALM BEACH COUNTY, FLORIDA**, a political subdivision of the State of Florida, hereinafter referred to as "GRANTEE".

**WHEREAS**, GRANTOR is the owner of the hereinafter described real property, which is managed by the Florida Atlantic University Board of Trustees under Lease Number **4189** ("managing agency"); and

**WHEREAS**, GRANTEE desires an easement across the hereinafter described real property for construction, operation and maintenance of traffic signals; and

**WHEREAS**, the managing agency has agreed to the proposed use of the land subject to this easement.

**NOW THEREFORE**, GRANTOR, for and in consideration of mutual covenants and agreements hereinafter contained, has granted, and by these presents does grant unto GRANTEE, a non-exclusive easement across the following described real property in **Palm Beach** County, Florida, to-wit:

(See Exhibit "A" Attached)(the "Easement Area")

subject to the following terms and conditions:

1. **DELEGATIONS OF AUTHORITY**: GRANTOR'S responsibilities and obligations herein shall be exercised by the Division of State Lands, State of Florida Department of Environmental Protection.
2. **TERM**: GRANTOR does hereby grant to the GRANTEE an easement for as long as the easement is used and maintained for construction, operation and maintenance of traffic signals. If the easement is ever abandoned for construction,

operation and maintenance of traffic signals, all right, title and interest conveyed under this instrument shall automatically revert to GRANTOR, unless sooner terminated pursuant to the provisions of this easement.

3. **USE OF PROPERTY AND UNDUE WASTE:** This easement shall be limited to construction, operation and maintenance of traffic signals, upon and across the Easement Area during the term of this easement. This easement shall be non-exclusive. GRANTOR retains the right to engage in any activities on, over, below or across the Easement Area which do not unreasonably interfere with GRANTEE'S exercise of this easement and further retains the right to grant compatible uses to third parties during the term of this easement.

GRANTEE shall dispose of, to the satisfaction of GRANTOR, all brush and refuse resulting from the clearing of the Easement Area for the uses authorized hereunder. If timber is removed in connection with clearing this easement, the net proceeds derived from the sale of such timber shall accrue to GRANTOR. GRANTEE shall take all reasonable precautions to control soil erosion and to prevent any other degradation of the Easement Area and adjacent land during the term of this easement. GRANTEE shall not remove water from any source on this easement including, but not limited to, a water course, reservoir, spring, or well, without the prior written approval of GRANTOR. GRANTEE shall clear, remove and pick up all debris including, but not limited to, containers, papers, discarded tools and trash foreign to the work locations and dispose of the same in a satisfactory manner as to leave the work locations clean and free of any such debris. GRANTEE, its agents, successors, or assigns, shall not dispose of any contaminants including, but not limited to, hazardous or toxic substances, chemicals or other agents produced or used in GRANTEE'S operations on this easement or on any adjacent state land or in any manner not permitted by law. GRANTEE shall be liable for all costs associated with any cleanup of the Easement Area and adjacent land which is a result of GRANTEE'S operations and use of the Easement Area.

Upon termination or expiration of this easement GRANTEE shall restore the Easement Area to substantially the same condition it was upon the Effective Date. GRANTEE agrees that upon termination or expiration of this easement all authorization granted hereunder shall cease and terminate. If the Easement Area is under lease to another agency, GRANTEE shall obtain the consent of such agency prior to engaging in any use of the Easement Area.

4. **ASSIGNMENT:** This easement shall not be assigned in whole or in part without the prior written consent of GRANTOR. Any assignment made either in whole or in part without the prior written consent of GRANTOR shall be void and without legal effect.

5. **RIGHT OF INSPECTION:** GRANTOR or its duly authorized agents, representatives or employees shall have the right at any and all times to inspect this easement and the works of GRANTEE in any matter pertaining to this easement.

6. **NON-DISCRIMINATION**: GRANTEE shall not discriminate against any individual because of that individual's race, color, religion, sex, national origin, age, handicaps, or marital status with respect to any activity occurring within this easement or upon lands adjacent to and used as an adjunct of this easement.
7. **LIABILITY**: GRANTOR does not warrant or represent that Easement Area is safe or suitable for the purpose for which GRANTEE is permitted to use it, and GRANTEE and its agents, representatives, employees, and independent contractors assume all risks in its use. GRANTEE hereby covenants and agrees to investigate all claims of every nature at its own expense and to indemnify, protect, defend, save and hold harmless GRANTOR and the State of Florida, its officers, agents and employees from any and all damages, claims, costs, expense, demands, lawsuits, causes of action or liability of any kind or nature arising out of all personal injury or damages attributable to the negligent acts or omissions of GRANTEE and its agents, officers, and employees. GRANTEE shall contact GRANTOR regarding the legal action deemed appropriate to remedy such damage or claims. The GRANTEE shall maintain a program of insurance covering its liabilities as prescribed by Section 768.28, F.S. Nothing herein shall be construed as a waiver of sovereign immunity enjoyed by any party hereto, as provided in Section 768.28, Florida Statutes, as amended from time to time, or any other law providing limitations on claims, nor shall it be construed as a waiver of any defense the parties may have under such statutes, nor as consent to be sued by third parties. In the event GRANTEE subcontracts any part or all of the work performed in the Easement Area, the GRANTEE shall require each and every subcontractor to identify the GRANTOR as an additional insured on all insurance policies required by the GRANTEE. Any contract awarded by GRANTEE for work in the Easement Area shall include a provision whereby the GRANTEE's subcontractor agrees to indemnify, pay on behalf, and hold the GRANTOR harmless for all injuries and damages arising in connection with the GRANTEE's subcontract.
8. **COMPLIANCE WITH LAWS**: GRANTEE agrees that this easement is contingent upon and subject to GRANTEE obtaining all applicable permits and complying with all applicable permits, regulations, ordinances, rules, and laws of the State of Florida or the United States or of any political subdivision or agency of either.
9. **ARCHAEOLOGICAL AND HISTORIC SITES**: Execution of this easement in no way affects any of the parties' obligations pursuant to Chapter 267, Florida Statutes. The collection of artifacts or the disturbance of archaeological and historic sites on state-owned lands is prohibited unless prior authorization has been obtained from the State of Florida Department of State, Division of Historical Resources.
10. **PROHIBITIONS AGAINST LIENS OR OTHER ENCUMBRANCES**: Fee title to the lands underlying this easement is held by GRANTOR. GRANTEE shall not do or permit anything to be done which purports to create a lien or

encumbrance of any nature against the real property of GRANTOR including, but not limited to, mortgages or construction liens against the real property described in Exhibit "A" or against any interest of GRANTOR therein.

11. **PARTIAL INVALIDITY**: If any term, covenant, condition or provision of this easement shall be ruled by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

12. **SOVEREIGNTY SUBMERGED LANDS**: This easement does not authorize the use of any lands located waterward of the mean or ordinary high water line of any lake, river, stream, creek, bay, estuary, or other water body or the waters or the air space there above.

13. **ENTIRE UNDERSTANDING**: This easement sets forth the entire understanding between the parties and shall only be amended with the prior written approval of GRANTOR.

14. **TIME**: Time is expressly declared to be of the essence of this easement.

15. **RIGHT OF AUDIT**: GRANTEE shall make available to GRANTOR all financial and other records relating to this easement and GRANTOR shall have the right to audit such records at any reasonable time during the term of this easement. This right shall be continuous until this easement expires or is terminated. This easement may be terminated by GRANTOR should GRANTEE fail to allow public access to all documents, papers, letters or other materials made or received in conjunction with this easement, pursuant to Chapter 119, Florida Statutes.

16. **PAYMENT OF TAXES AND ASSESSMENTS**: GRANTEE shall assume full responsibility for and shall pay all the following liabilities that accrue to the Easement Area or to the improvements thereon: taxes of every kind; any and all drainage and special assessments; all mechanic's or materialman's liens; and any similar tax, assessment or lien which may be hereafter lawfully assessed and levied against this easement.

17. **AUTOMATIC REVERSION**: This easement is subject to an automatic termination and reversion to GRANTOR when, in the opinion of GRANTOR, this easement is not used for the purposes outlined herein, and any costs or expenses arising out of the implementation of this clause shall be borne completely, wholly and entirely by GRANTEE.

18. **RECORDING OF EASEMENT**: GRANTEE, at its own expense, shall record this fully executed easement in its entirety in the public records of the county within which the easement site is located within fourteen days after receipt, and shall provide to the GRANTOR within ten days following the recordation a copy of the recorded easement in its entirety which contains the O.R. Book and Pages at which the easement is recorded. Failure to comply with this paragraph shall constitute grounds for immediate termination of this easement agreement at the option of the GRANTOR.

19. **GOVERNING LAW**: This easement shall be governed by and interpreted according to the laws of the State of Florida.
20. **SECTION CAPTIONS**: Articles, subsections and other captions contained in this easement are for reference purposes only and are in no way intended to describe, interpret, define or limit the scope, extent or intent of this easement or any provisions thereof.
21. **SPECIAL CONDITIONS**: The following special conditions shall apply to this easement: None.

*[Remainder of page intentionally left blank; Signature page follows]*



IN WITNESS WHEREOF, the parties have caused this Easement to be executed on the day and year first above written.

WITNESSES:

Original Signature

Print/Type Name of Witness

Original Signature

Print/Type Name of Witness

BOARD OF TRUSTEES OF THE INTERNAL  
IMPROVEMENT TRUST FUND OF THE STATE  
OF FLORIDA

(SEAL)

BY: Brad Richardson, Chief, Bureau of Public Land Administration,  
Division of State Lands, State of Florida Department of  
Environmental Protection, as agent for and on behalf  
of the Board of Trustees of the Internal Improvement Trust Fund  
of the State of Florida

STATE OF FLORIDA  
COUNTY OF LEON

“GRANTOR”

The foregoing instrument was acknowledged before me by means of \_\_\_ physical presence or \_\_\_ online notarization  
this \_\_\_ day of \_\_\_, 20\_\_\_, by Brad Richardson, Chief, Bureau of Public Land Administration, Division of  
State Lands, State of Florida Department of Environmental Protection for, as agent for and on behalf of the Board of Trustees of  
the Internal Improvement Trust Fund of the State of Florida. He is personally known to me.

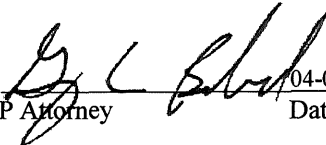
Notary Public, State of Florida

Printed, Typed or Stamped Name

My Commission Expires:

Commission/Serial No.

Approved Subject to Proper Execution

By:  04-09-2021  
DEP Attorney Date

WITNESSES:

**PALM BEACH COUNTY, FLORIDA,**  
**a political subdivision of the State of Florida**  
**By its Board of County Commissioners**

\_\_\_\_\_  
Original Signature

(SEAL)

\_\_\_\_\_  
Print/Type Name of Witness

BY: \_\_\_\_\_  
Dave Kerner, Mayor

\_\_\_\_\_  
Original Signature

\_\_\_\_\_  
Print/Type Name of Witness

**“GRANTEE”**

**STATE OF FLORIDA**  
**COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me by means of \_\_\_\_ physical presence or \_\_\_\_ online notarization this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, Dave Kerner, as Mayor for and on behalf of the Board of County Commissioners of Palm Beach County, Florida, a political subdivision of the State of Florida. He is personally known to me or who has produced \_\_\_\_\_, as identification.

\_\_\_\_\_  
Notary Public, State of Florida

\_\_\_\_\_  
Printed, Typed or Stamped Name

My Commission Expires: \_\_\_\_\_

Commission/Serial No. \_\_\_\_\_

\_\_\_\_\_  
Approved as to Form and Legal Sufficiency      Date

EXHIBIT "A"

DESCRIPTION:

A PARCEL OF LAND LYING IN TRACT UN 1, ABACOA PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 78, PAGES 145 THROUGH 163, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING A PORTION OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE SOUTHEAST CORNER OF SAID SECTION 23, TOWNSHIP 41 SOUTH, RANGE 42 EAST; THENCE S.89°55'46"W., ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (1/4) OF SAID SECTION 23, A DISTANCE OF 1295.11 FEET; THENCE N.00°04'14"W., A DISTANCE OF 75.00 FEET TO A POINT NORTH RIGHT-OF-WAY OF DONALD ROSS ROAD, PER DEED BOOK 1031, PAGE 628 AND THE **POINT OF BEGINNING**; THENCE S.89°55'46"W., ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 91.00 FEET; THENCE N.00°04'14"W., A DISTANCE OF 23.00 FEET; THENCE N.89°55'46"E., A DISTANCE OF 91.00 FEET; THENCE S.00°04'14"E., A DISTANCE OF 23.00 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY AND THE **POINT OF BEGINNING**.

CONTAINING: 2,093 SQUARE FEET OR 0.048 ACRES MORE OR LESS.

BSM: *May 15*  
DATE: October 21, 2020

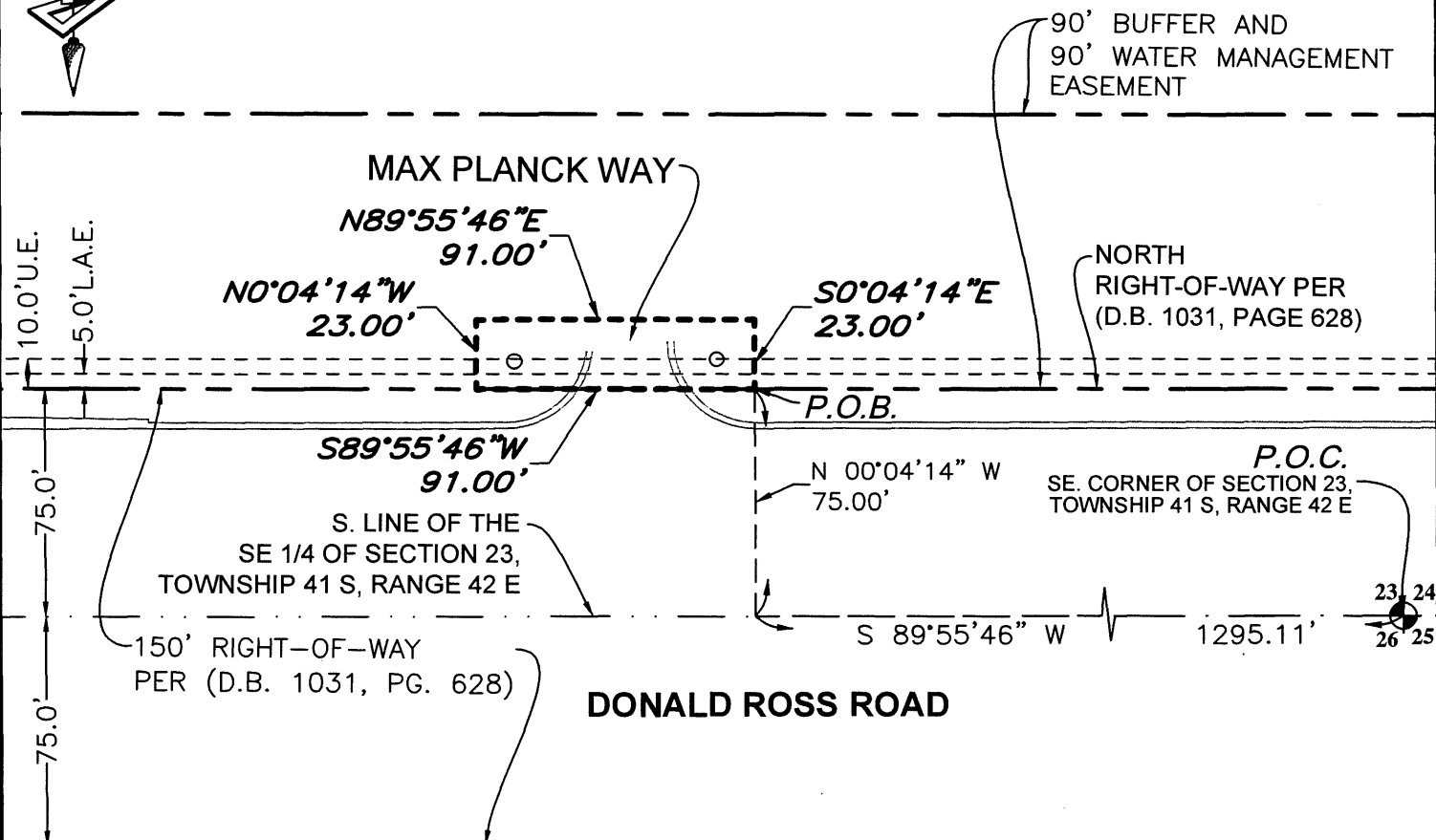
UTILITY EASEMENT  
SKETCH & DESCRIPTION

REVISIONS				Prepared For: J. RAYMOND	
No.	Date	Description	Dwn.	Last Date of Field Survey: 02/26/2020	
				SURVEYOR'S CERTIFICATE	
				This certifies that a sketch and description of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.	
				Gary A. Rager	
				FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828	
Sheet No. 1 of 2 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
				4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404	
				Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768	
				Drawn: SVM	Date: 02/27/20
				Check: GAR	P.C.: ~~~
				Section: 23 Twn. 41S Rng. 42E	Field Book: ~~~~~
				Job #: S&D Mast Arm	

DWG NAME: WALTON TOWN CENTERSURVEYSKETCH & DESCRIPTIONMAST ARMS & D\_MAST ARM.DWG PLOTTED BY: SERGIO MACHADO ON: 2/28/2020 8:14 AM LAST SAVED BY: SERGIOM ON: 2/28/2020 8:12 AM



ABACOA PLAT NO.1  
(P.B. 78, PG(s). 145-163)  
TRACT UN 1



TRACT "1"

ALTON TOWN CENTER  
(P.B. 126, PG(s). 163-166)

TRACT "1-C"

LEGEND

- P.O.C. ---- POINT OF COMMENCEMENT  
P.O.B. ---- POINT OF BEGINNING  
P.B. ---- PLAT BOOK  
PG(s). ---- PAGE(S)  
D.B. ---- DEED BOOK  
U.E. ---- UTILITY EASEMENT  
L.A.E. ---- LIMITED ACCESS EASEMENT

BSM: *May 10/20*

DATE: October 21, 2020

UTILITY EASEMENT  
SKETCH & DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: J. RAYMOND

Last Date of Field Survey: 02/26/2020

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

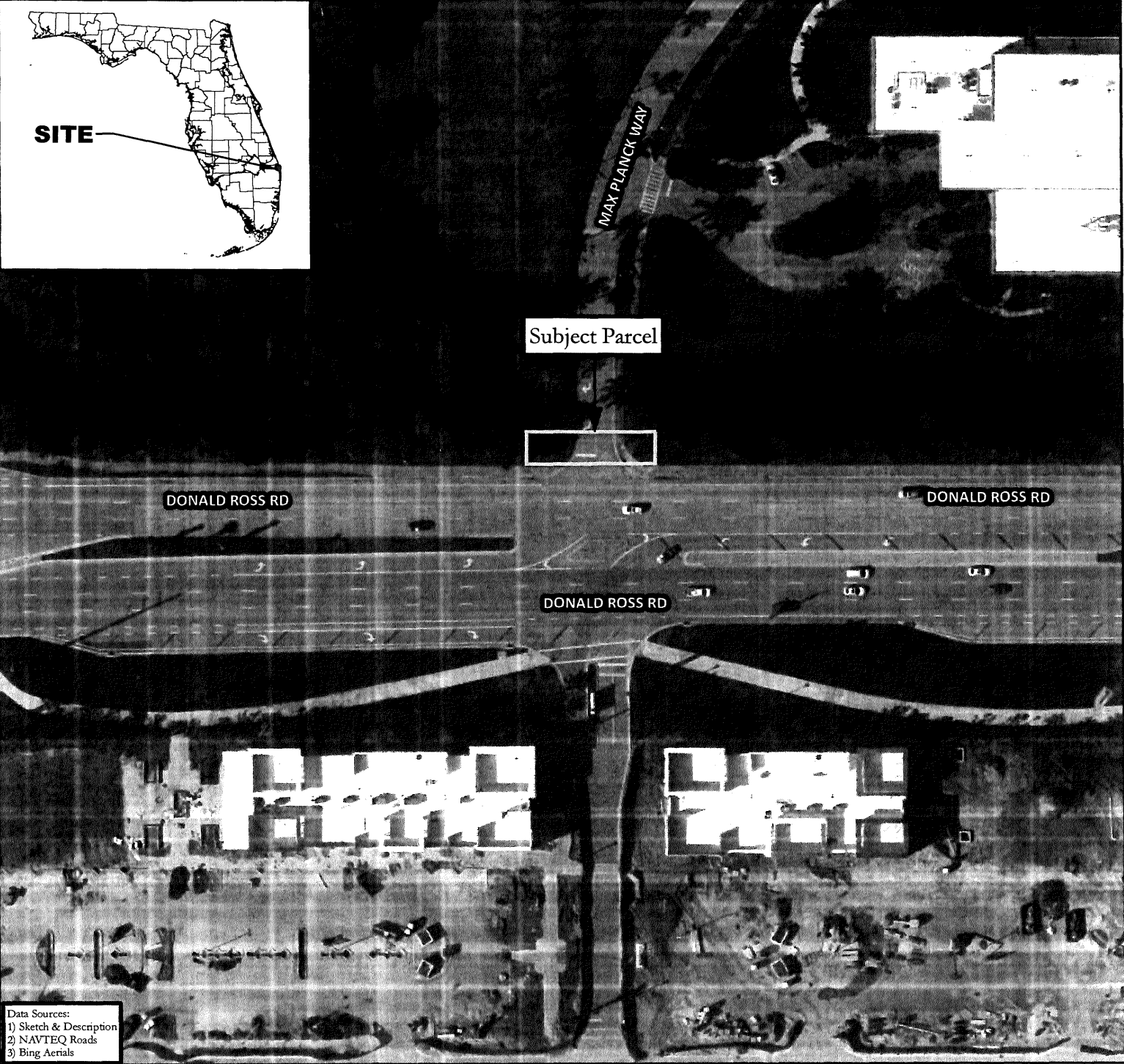
**GeoPoint**  
Surveying, Inc.

4152 W. Blue Heron Blvd.  
Suite 105  
Riviera Beach, FL 33404

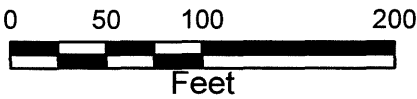
Phone: (561) 444-2720  
www.geopointsurvey.com  
Licensed Business Number LB 7768

Drawn: SWM	Date: 02/27/20	Data File: ~~~~
Check: GAR	P.C.: ~~~~	Field Book: ~~~~
Section: 23 Twn. 41S Rng. 42E	Job #: S&D Mast Arm	

DWG NAME: WALTON TOWN CENTER SURVEY SKETCH & DESCRIPTION MAST ARMS & D\_MAST ARM.DWG PLOTTED BY: SERGIO MACHADO ON: 2/28/2020 8:14 AM LAST SAVED BY: SERGIO M ON: 2/28/2020 8:12 AM



 Subject Parcel



Easement No. 33383

Palm Beach County, Florida