

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2023	2024	2025	2026	2027
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	*0	0	0	0	0
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____
Is Item Included in Current Budget:	Yes _____		No <u>X</u>		
Does this item include the use of federal funds?	Yes _____		No <u>X</u>		
Budget Account No:	Fund _____	Dept _____	Unit _____	Object _____	
		Program _____			

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

* No fiscal impact *Non-exclusive Easement Agreement with limited or specific rights.*
 Fixed Assets Number N/A *Existing land Asset #s M06582*

C. Departmental Fiscal Review: *[Signature]* *L. DiPiero, Mgr., PAMO*
OFMB 8/24/23

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

[Signature] *8/29/23*
 OFMB *JA 8/29* *[Signature]* *8-29-23*
[Signature] *9/17/23*
 Contract Development and Control
[Signature] *9/6/23*

B. Legal Sufficiency:

[Signature] *9/11/23*
 Assistant County Attorney

C. Other Department Review:

 Department Director

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

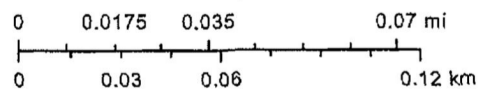
LOCATION MAP

00-43-44-30-01-011-0010



August 17, 2023

1:2,257



ATTACHMENT NO. 1

ATTACHMENT NO. 2
UTILITY EASEMENT AGREEMENT W/EXHIBIT "A"
(5 Pages)

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

PCN: 00-43-44-30-01-011-0010

UTILITY EASEMENT AGREEMENT

This EASEMENT is granted _____, by PALM BEACH COUNTY, a political subdivision of the State of Florida, whose legal mailing address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605, ("Grantor"), to CITY OF LAKE WORTH BEACH, a Florida municipal corporation, whose legal mailing address is 7 N. Dixie Highway, Lake Worth Beach, FL 33460-3725, ("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 guy-wire and 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 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.

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:

**JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
& 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**

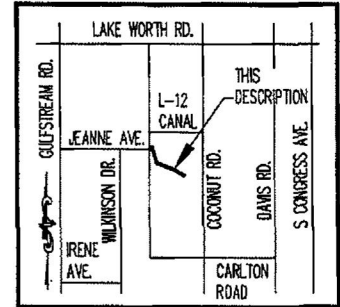
By: _____
Department Director

LEGAL DESCRIPTION:

"EXHIBIT A"

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; ALSO BEING A PORTION OF SUBDIVISIONS A & B, TRACT 22, PALM BEACH FARMS CO. PLAT NO. 7, PLAT BOOK 5, PAGE 72, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE S88°04'40"E ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 1667.09 FEET; THENCE S01°55'20"W, A DISTANCE OF 676.32 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION A; THENCE S01°29'21"W ALONG THE WEST LINE OF SAID SUBDIVISION A, A DISTANCE OF 114.57 FEET TO THE POINT OF BEGINNING; THENCE S89°38'10"E, A DISTANCE OF 17.31 FEET; THENCE S00°21'50"W, A DISTANCE OF 17.04 FEET; THENCE S47°32'05"E, A DISTANCE OF 5.39 FEET; THENCE S17°05'13"E, A DISTANCE OF 54.80 FEET; THENCE S70°04'42"E, A DISTANCE OF 81.71 FEET; THENCE S56°59'18"E, A DISTANCE OF 45.30 FEET; THENCE S68°42'01"E, A DISTANCE OF 11.62 FEET; THENCE S20°26'48"W, A DISTANCE OF 10.33 FEET; THENCE N69°33'12"W, A DISTANCE OF 10.49 FEET; THENCE N56°59'18"W, A DISTANCE OF 47.55 FEET; THENCE N70°04'42"W, A DISTANCE OF 85.55 FEET; THENCE N17°05'13"W, A DISTANCE OF 57.06 FEET; THENCE N47°32'05"W, A DISTANCE OF 17.35 FEET TO A POINT ON SAID WEST LINE; THENCE ALONG SAID WEST LINE N01°29'21"E, A DISTANCE OF 14.63 FEET TO THE POINT OF BEGINNING.



SEC.30, T.44 S., R.43 E.
PALM BEACH COUNTY, FLORIDA
LOCATION MAP:
NOT TO SCALE

SAID LANDS CONTAINING 2,365 SQUARE FEET MORE OR LESS.

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR, BASED UPON AN AS-BUILT OF THE INSTALLED UTILITY.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
3. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
4. COORDINATE VALUES SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 TRANSVERSE MERCATOR, FLORIDA EAST ZONE WITH THE 1990 ADJUSTMENT APPLIED (NAD 83/90).
5. LANDS SHOWN HEREON ARE BASED ON A REFERENCED BEARING OF SOUTH 88°04'40" EAST ALONG THE NORTH LINE OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.
6. LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD PER CHICAGO TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF SEPTEMBER 6, 2020 @ 8:00 A.M.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON JULY 26, 2023 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 4677
STATE OF FLORIDA



Digitally signed by DONALD A. SPICER
Date: 2023.07.26 15:11:20-04'00'

<p>SKETCH & DESCRIPTION LWBU EASEMENT</p> <p>A PORTION OF SUBDIVISIONS A & B, TRACT 22 PALM BEACH FARMS CO. PLAT NO. 7 P.B. 5, PG. 72, P.B.C.R.</p> <p>UNINCORPORATED PALM BEACH COUNTY, FLORIDA.</p>	<p>301 EAST ATLANTIC BOULEVARD POMPAÑO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@KEITHteam.com LB NO. 6860</p> <p>SHEET <u>1</u> OF <u>2</u></p> <p>DRAWING NO. <u>12235.00-LWBU Easement</u></p>	DATE <u>10/13/22</u>	DATE <u>2/20/23</u>	REVISIONS <u>PER COMMENTS</u>
		SCALE <u>N/A</u>	DATE <u>5/15/23</u>	REVISIONS <u>PER COMMENTS</u>
		FIELD BK. <u>1052</u>	DATE <u>7/26/23</u>	REVISIONS <u>PER COMMENTS</u>
		DWNG. BY <u>ZH</u>		
		CHK. BY <u>SM</u>		

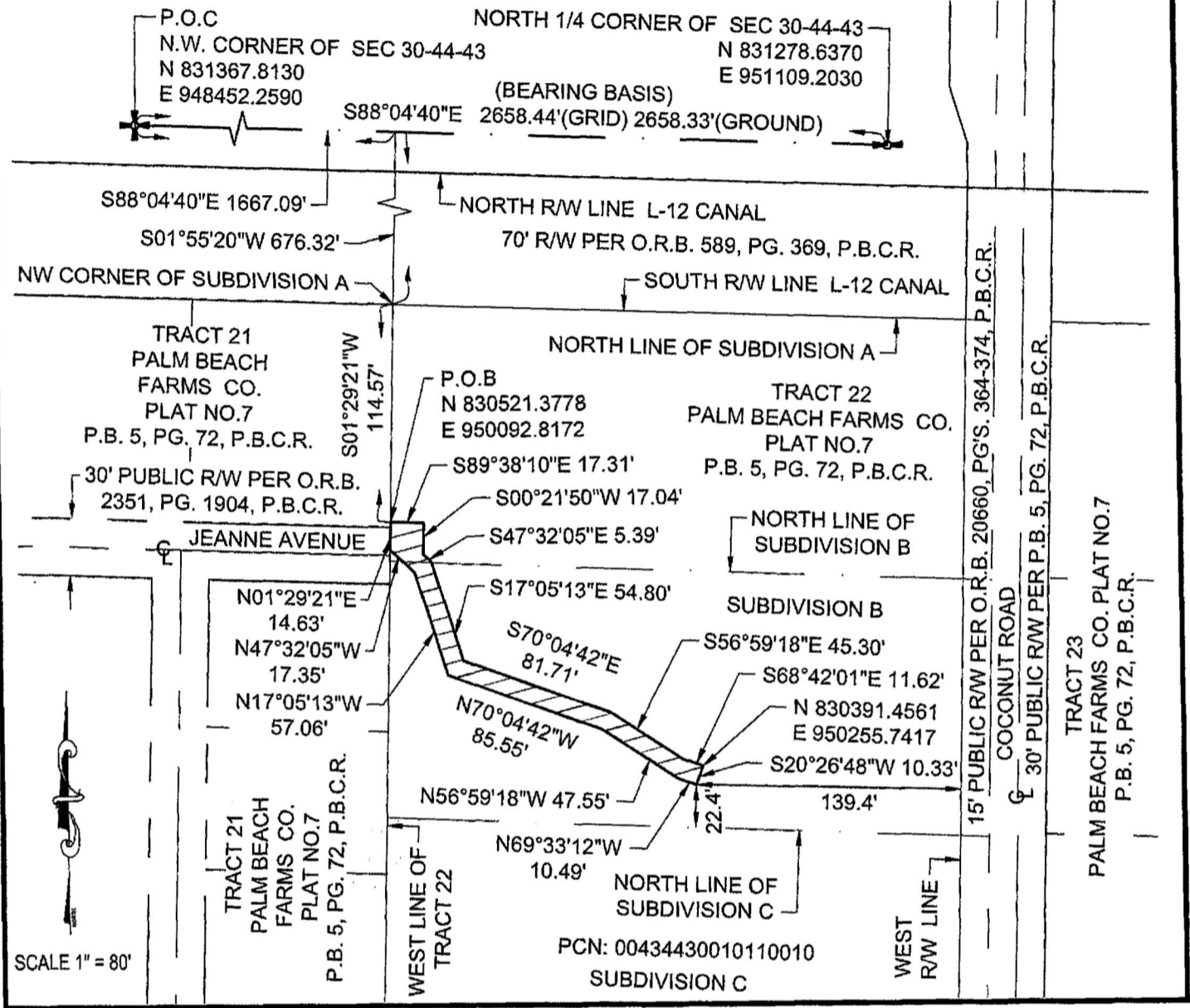
LEGEND:

LB FLORIDA LICENSED BUSINESS NUMBER
 LWBU LAKE WORTH BEACH UTILITY
 P.B.C.R. PALM BEACH COUNTY RECORDS
 P.B. PLAT BOOK
 PG. PAGE
 PG'S. PAGES
 P.O.B POINT OF BEGINNING
 P.O.C POINT OF COMMENCEMENT
 O.R.B. OFFICIAL RECORDS BOOK
 R/W RIGHT OF WAY
 SEC SECTION
 CL CENTERLINE

"EXHIBIT A"

COORDINATE NOTE:

STATE PLANE COORDINATE VALUES SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 TRANSVERSE MERCATOR, FLORIDA EAST ZONE WITH THE 1990 ADJUSTMENT APPLIED (NAD 83/90). ALL DISTANCES SHOWN ARE GROUND SCALE FACTOR = 1.000040902 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE



**SKETCH & DESCRIPTION
 LWBU EASEMENT**

A PORTION OF SUBDIVISIONS A & B, TRACT 22
 PALM BEACH FARMS CO. PLAT NO. 7
 P.B. 5, PG. 72, P.B.C.R.

UNINCORPORATED PALM BEACH COUNTY,
 FLORIDA .



301 EAST ATLANTIC BOULEVARD
 POMPANO BEACH, FLORIDA 33060-6643
 (954) 788-3400 FAX (954) 788-3500
 EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 2

DRAWING NO. 12235.00-LWBU Easement

DATE 10/13/22

SCALE 1"=80'

FIELD BK. 1052

DWNG. BY ZH

CHK. BY SM

DATE	REVISIONS
2/20/23	PER COMMENTS
5/15/23	PER COMMENTS
7/26/23	PER COMMENTS