



**II. FISCAL IMPACT ANALYSIS**

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

Fiscal Years	2024	2025	2026	2027	2028
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
<b>NET FISCAL IMPACT</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes \_\_\_\_\_ No X

Does this item include the use of federal funds? Yes \_\_\_\_\_ No X

Does this item include the use of state funds? Yes \_\_\_\_\_ No X

Budget Account No: Fund \_\_\_\_\_ Dept \_\_\_\_\_ Unit \_\_\_\_\_ Object \_\_\_\_\_  
 Program \_\_\_\_\_

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

If \$25,000.00 or more, WUD's infrastructure asset(s) would be reported to FAMO via its CIP process at fiscal year end.  
 C. DeLoe, WUD, FAMO  
 1/19/24

Fixed Asset Number \_\_\_\_\_

**C. Departmental Fiscal Review:** [Signature]

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Development Comments:**

[Signature] 1/22/24  
 OFMB  
 JA 1/17  
 EJW 1-17-23

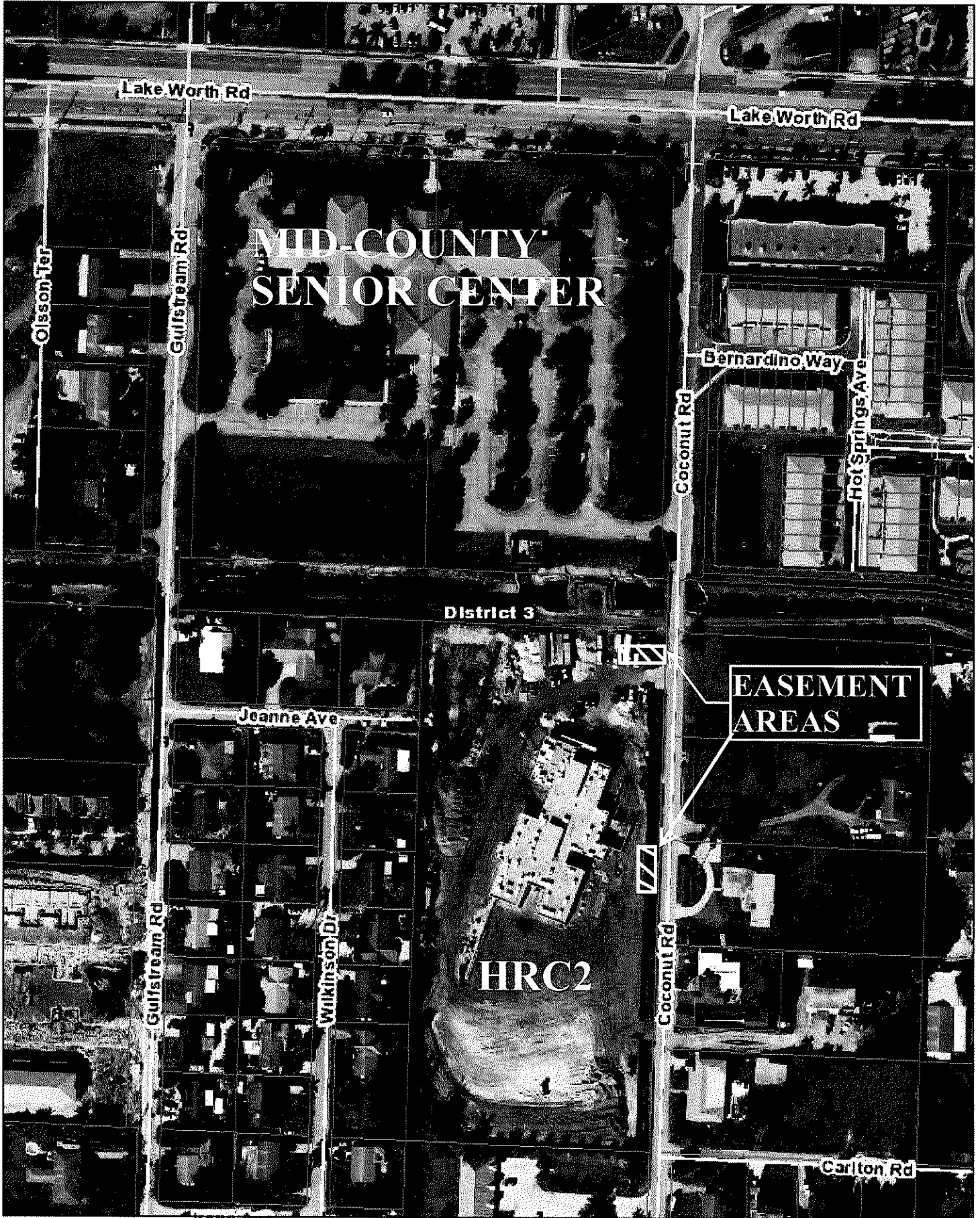
[Signature] 1/23/24  
 Contract Development and Control

**B. Legal Sufficiency:**  
[Signature]  
 Assistant County Attorney

**C. Other Department Review:**  
 \_\_\_\_\_  
 Department Director

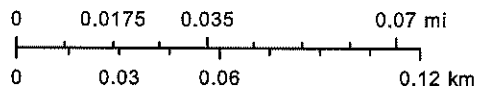
**This summary is not to be used as a basis for payment.**

# MID-COUNTY - HRC2



October 25, 2023

1:2,257



## LOCATION MAP

Attachment 2  
Declaration of Easement w/ Ex A and Ex B  
6 pages

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

A portion of PCN: 00-43-44-30-01-011-0010

## DECLARATION OF EASEMENT

**THIS IS A DECLARATION OF EASEMENT**, made \_\_\_\_\_, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida ("County"), whose address is 301 North Olive Avenue, West Palm Beach, Florida, 33401-4791.

**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:

JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT  
COURT & COMPTROLLER

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

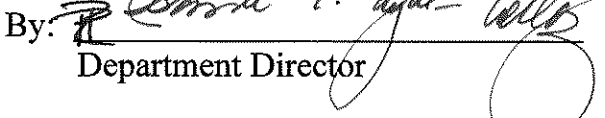
By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Maria Sachs, Mayor

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND  
CONDITIONS

By: \_\_\_\_\_  
Assistant County Attorney

By:  \_\_\_\_\_  
Department Director

**EXHIBIT "A"**

**THE PROPERTY**

SUBDIVISIONS A, B, C, D, AND E, IN TRACT TWENTY-TWO (22) ACCORDING TO THE PALM BEACH FARMS COMPANY PLAT NO. 7, RECORDED IN PLAT BOOK 5, PAGE 72, PALM BEACH COUNTY, FLORIDA, BEING A SUBDIVISION IN SECTION THIRTY (30), TOWNSHIP 44 SOUTH, RANGE 43 EAST.

LESS ANY RIGHT-OF-WAYS

**EXHIBIT "B"**

**THE EASEMENT PREMISES**



**LEGAL DESCRIPTION:**

**EXHIBIT "B"**

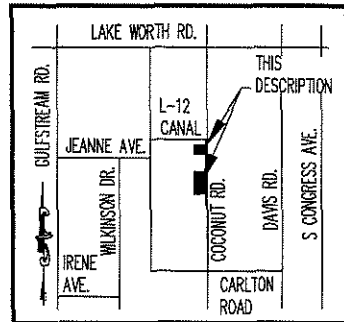
PARCELS OF LAND LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; ALSO BEING A PORTION OF SUBDIVISIONS A, B AND C, TRACT 22, PALM BEACH FARMS CO. PLAT NO. 7, PLAT BOOK 5, PAGE 72, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS 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 1969.31 FEET; THENCE S01°55'20"W, A DISTANCE OF 684.94 FEET TO A POINT ON THE WEST LINE OF THAT PARTICULAR 45.00 FOOT RIGHT-OF-WAY OF COCONUT ROAD, SAID POINT ALSO BEING POINT OF BEGINNING (1); THENCE S01°27'17"W ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT 'A'; THENCE N88°32'43"W, A DISTANCE OF 35.00 FEET; THENCE N01°27'17"E, A DISTANCE OF 20.00 FEET; THENCE S88°32'43"E, A DISTANCE OF 35.00 FEET TO POINT OF BEGINNING (1).

TOGETHER WITH:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT 'A'; THENCE S01°27'17"W ALONG THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF COCONUT ROAD, A DISTANCE OF 214.74 FEET TO POINT OF BEGINNING (2); THENCE S01°27'17"W ALONG SAID WEST LINE, A DISTANCE OF 30.00 FEET; THENCE N88°32'43"W, A DISTANCE OF 15.00 FEET; THENCE N01°27'17"E, A DISTANCE OF 30.00 FEET; THENCE S88°32'43"E, A DISTANCE OF 15.00 FEET TO POINT OF BEGINNING (2).

SAID LANDS CONTAINING 1,150 SQUARE FEET MORE OR LESS.



SEC.30, T.44 S., R.43 E.  
PALM BEACH COUNTY, FLORIDA

**LOCATION MAP:**  
NOT TO SCALE

**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 SEPTEMBER 7, 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*  
DONALD A. SPICER  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION No. 4677  
STATE OF FLORIDA

<p><b>SKETCH &amp; DESCRIPTION</b></p> <p>PALM BEACH COUNTY UTILITY EASEMENT</p> <p>A PORTION OF SUBDIVISIONS A, B AND C 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 POMPANO 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 - UTILITY EASEMENT</u></p>

DATE	<u>9/7/2023</u>
SCALE	<u>N/A</u>
FIELD BK.	<u>1052</u>
DWNG. BY	<u>S.M.</u>
CHK. BY	<u>D.S.</u>

DATE	REVISIONS
10/23/23	PER COMMENTS
10/31/23	PER COMMENTS

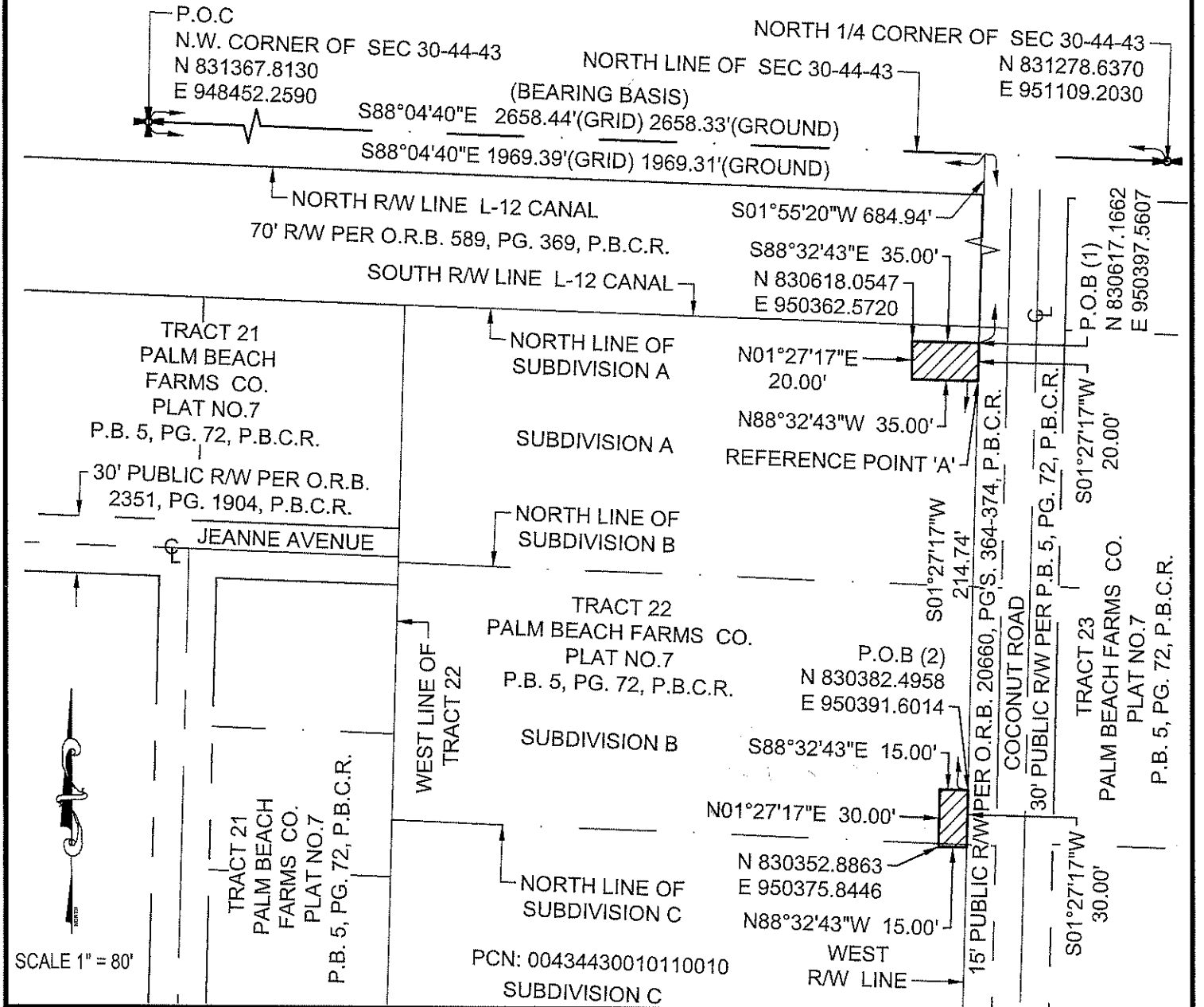
**LEGEND:**

LB FLORIDA LICENSED BUSINESS NUMBER  
 P.B.C.R. PALM BEACH COUNTY RECORDS  
 P.B. PLAT BOOK  
 PCN PARCEL CONTROL NUMBER  
 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 "B"**

**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 UNLESS OTHERWISE NOTED  
 SCALE FACTOR = 1.000040902  
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE



**SKETCH & DESCRIPTION**  
**PALM BEACH COUNTY**  
**UTILITY EASEMENT**  
 A PORTION OF SUBDIVISIONS A, B AND C  
 TRACT 22, PALM BEACH FARMS CO. PLAT NO. 7  
 P.B. 5, PG. 72, P.B.C.R.  
 UNINCORPORATED PALM BEACH COUNTY,  
 FLORIDA .

**KEITH**  
 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 - UTILITY EASEMENT

DATE	9/7/2023
SCALE	1"=80'
FIELD BK.	1052
DWNG. BY	S.M.
CHK. BY	D.S.

DATE	REVISIONS
10/23/23	PER COMMENTS
10/31/23	PER COMMENTS