

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2012	2013	2014	2015	2016
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>0</u> <i>* See below</i>	_____	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget: Yes _____ No _____

Budget Account No: Fund _____ Dept _____ Unit _____ Object _____
 Program _____

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

No fiscal impact.

W 3-19-12

C. Departmental Fiscal Review: _____

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

OFMB *[Signature]* *3/20/12*
3/20/12 *3/20/12*

[Signature] *3/26/12*
 Contract Development and Control
3-23-12 B. Wheeler

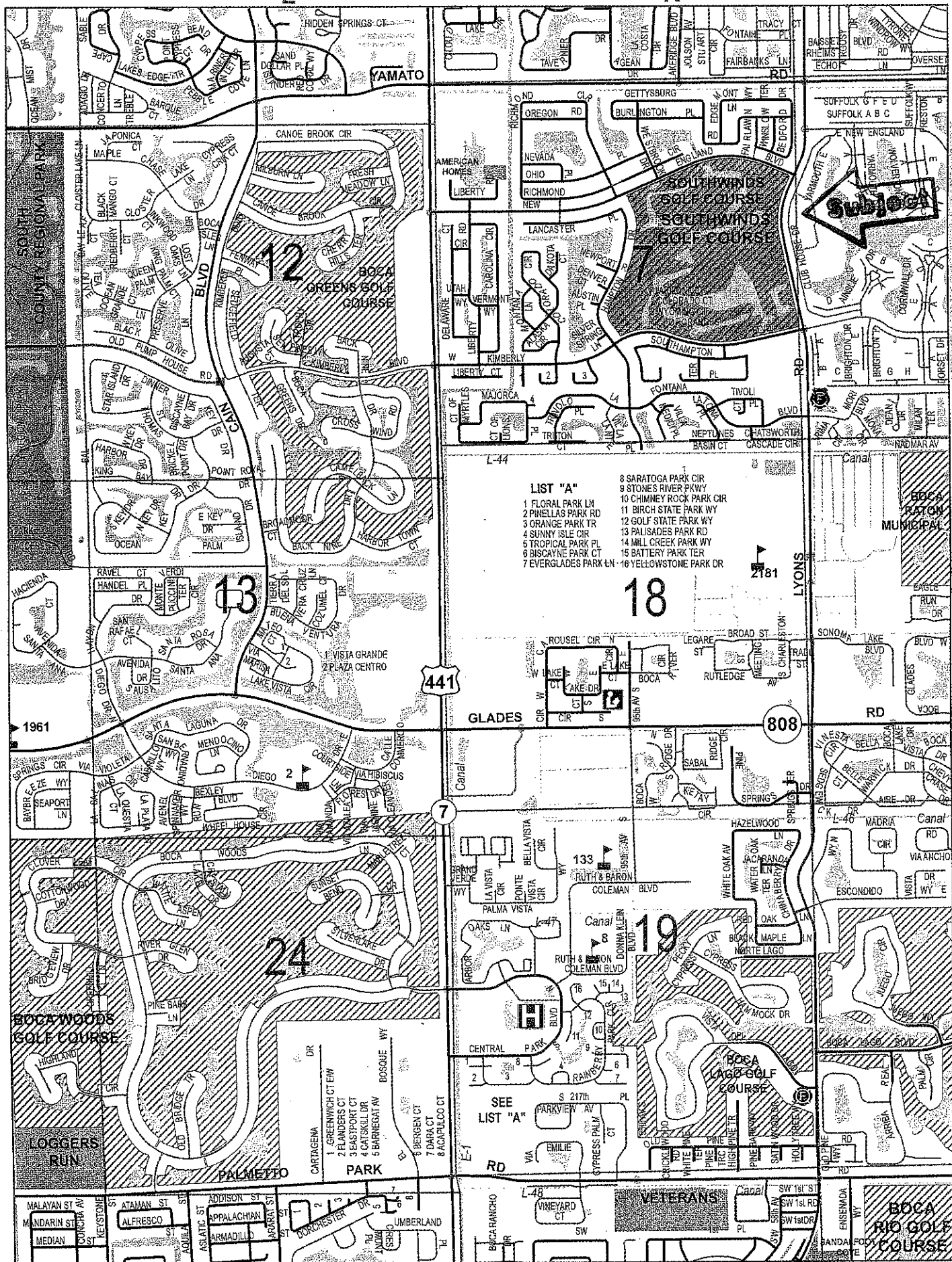
B. Legal Sufficiency:

[Signature] *3/26/12*
 Assistant County Attorney

C. Other Department Review:

 Department Director

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



T47

47

T47

40

41

42

LOCATION MAP



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

PCN: 00-42-47-07-08-001-0000

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.

WITNESSETH:

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 underground 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 underground water, reclaimed water and/or wastewater lines and appurtenant facilities and equipment in, on, under and across the Easement Premises.

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: _____
Shelley Vana, Chair

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

By: 
Department Director

EXHIBIT "A"

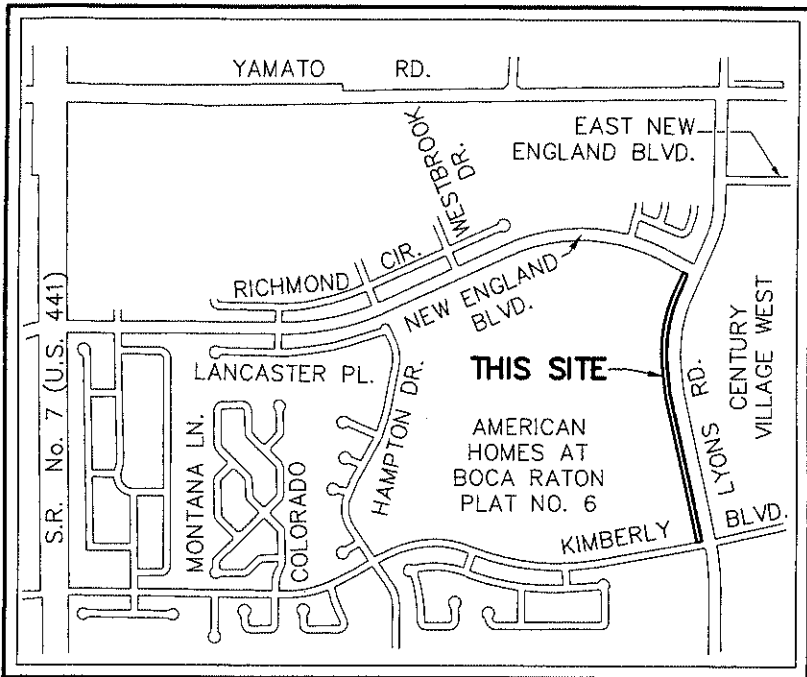
THE PROPERTY

All of American Homes at Boca Raton Plat No. 6, according to the Plat thereof, as recorded in Plat Book 35, Page 87 of the Public Records of Palm Beach County, Florida.

EXHIBIT "B"

THE EASEMENT PREMISES

SKETCH & DESCRIPTION



LOCATION MAP
NOT TO SCALE

T. J. ... a. Bourne
2/16/12

DESCRIPTION:

A variable width strip of land lying within the plat of AMERICAN HOMES AT BOCA RATON PLAT NO. 6 as recorded in Plat Book 35, on Pages 87 through 88 of the Public Records of Palm Beach County, Florida. Being more particularly described as follows:

Commencing at the Southwest corner of Lyons Road as depicted on said plat of AMERICAN HOMES AT BOCA RATON PLAT NO. 6; thence Due North (as a Basis of Bearings) along the West right-of-way line of said Lyons Road, a distance of 450.00 feet to the point of curvature of a circular curve to the left; thence Northerly along the arc of said curve having a radius of 1926.00 feet, a central angle 11°45'00" and an arc length of 394.98 feet; thence North 11°45'00" West, a distance of 79.71 feet; thence South 78°15'00" West departing said West right-of-way line, a distance of 25.00 feet to the POINT OF BEGINNING; thence continue South 78°15'00" West, a distance of 52.38 feet; thence North 37°35'11" East, a distance of 46.32 feet; thence North 11°30'45" West, a distance of 960.94 feet; thence North 34°53'49" East; a

DESCRIPTION CONTINUED ON SHEET 2 OF 8

2	02/16/12	REVISE PER PBC SURVEY REVIEW	DAB
1	01/12/12	REVISE PER PBC PREM REVIEW	DAB
NO.	DATE	REVISIONS	BY

Dennis J. Leavy & Associates, Inc.
Land Surveyors * Mappers
460 Business Park Way * Suite B
Royal Palm Beach, Florida 33411
Phone: 561 753-0650 Fax: 561 753-0290

SKETCH & DESCRIPTION
For: Palm Beach County Water Utilities Department

DRAWN: RRM	SCALE: N/A	DATE: 12/07/11
CHK: DB	JOB# 11-053-02-UF-SD	SHEET: 1 OF 8

DESCRIPTION continued:

distance of 21.01 feet; thence North 11°16'08" West, a distance of 20.05 feet; thence North 52°46'28" West, a distance of 48.12 feet; thence North 12°01'59" West, a distance of 397.17 feet; thence North 33°06'11" East, a distance of 56.30 feet; thence North 00°00'47" East, a distance of 112.27 feet to the point of curvature of a circular curve to the right; thence Northerly along the arc of said curve having a radius of 1249.00 feet, a central angle of 3°54'03" and an arc length of 85.04 feet; thence North 43°21'07" West, a distance of 42.84 feet; thence North 05°54'48" East, a distance of 97.89 feet; thence North 11°22'43" East, a distance of 321.16 feet; thence North 50°06'30" East, a distance of 141.90 feet; thence North 23°15'00" East, a distance of 69.74 feet to the South right-of-way line of New England Boulevard as depicted on said plat; thence South 21°45'00" East along said South line, a distance of 28.28 feet to a point being on the West right-of-way line of said Lyons Road; thence South 23°15'00" West along said West line, a distance of 54.51 feet; thence South 50°06'30" West departing said West right-of-way line, a distance of 139.64 feet; thence South 11°22'43" West, a distance of 313.17 feet; thence South 05°54'48" West, a distance of 87.76 feet; thence South 43°21'07" East, a distance 42.47 feet to a point being on the West right-of-way line of said Lyons Road, said point also being on the arc of a circular curve to the left whose radius point bears South 85°40'45" East from said point; thence Southerly along the arc of said curve having a radius of 1229.00 feet, a central angle of 4°18'27" and an arc length of 92.40 feet; thence South 00°00'47" West departing said West right-of-way line, a distance of 118.21 feet; thence South 33°06'11" West, a distance of 53.75 feet; thence South 12°01'59" East, a distance of 362.60 feet; thence North 69°26'27" East, a distance of 34.82 feet to a point being on the West right-of-way line Lyons Road; thence South 11°45'00" East along said West line, a distance of 20.24 feet; thence South 69°26'27" West departing said West line, a distance of 33.86 feet; thence South 52°46'28" East, a distance of 46.78 feet; thence South 11°16'08" East, a distance of 36.15 feet; thence South 34°53'49" West, a distance of 20.96 feet; thence South 11°30'45" East, a distance of 947.31 feet; thence South 47°46'07" East, a distance of 23.18 feet to a point being on the North right-of-way line of Kimberly Boulevard as depicted on said plat; thence South 33°15'00" West along said North line, a distance of 23.21 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Section 7, Township 47 South, Range 42 East, Palm Beach County, Florida.

Containing 1.13 acres, more or less.

Dennis J. Leavy & Associates, Inc.
Land Surveyors * Mappers
460 Business Park Way * Suite B
Royal Palm Beach, Florida 33411
Phone: 561 753-0650 Fax: 561 753-0290

SKETCH & DESCRIPTION

For: Palm Beach County Water Utilities Department

DRAWN: RRM	SCALE: N/A	DATE: 12/07/11
CHK: DB	JOB# 11-053-02-UF-SD	SHEET: 2 OF 8

SURVEY NOTES:

1. BEARINGS DEPICTED HEREON ARE RELATIVE TO THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD OF THE PLAT ENTITLED AMERICAN HOMES AT BOCA RATON PLAT NO. 6 AS RECORDED IN PLAT BOOK 35, PAGE 87 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LINE HAVING A BEARING OF DUE NORTH AS DEPICTED ON SAID PLAT.
2. THIS INSTRUMENT NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE UNDERSIGNED MAKES NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.
4. THE LICENSED BUSINESS NUMBER FOR DENNIS J. LEAVY & ASSOCIATES INC. IS LB #6599, THE CERTIFYING SURVEYORS LICENSE NUMBER IS LS #5888.
5. THIS IS NOT A SURVEY.
6. ALL DISTANCES SHOWN ARE GROUND DISTANCES. COORDINATES SHOWN HEREON ARE GRID COORDINATES, NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION, GEODETIC CONTROL AS ESTABLISHED AND ADOPTED BY THE PALM BEACH COUNTY SURVEY SECTION.

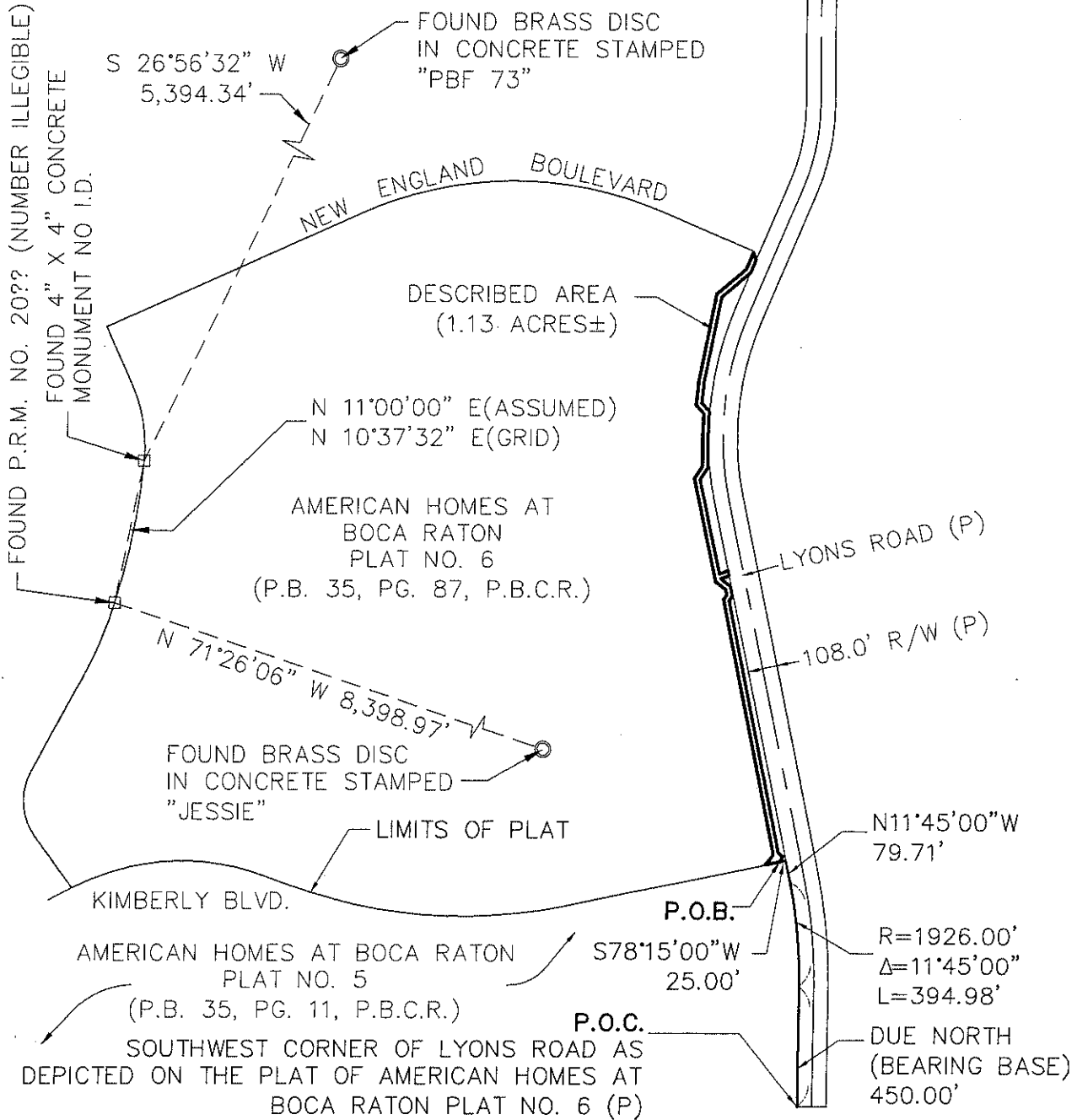
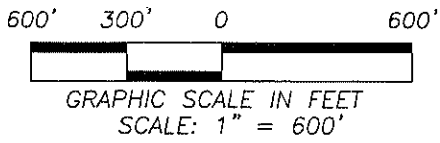
$$\frac{N\ 11^{\circ}00'00''\ E\ (ASSUMED)}{N\ 10^{\circ}37'32''\ E\ (GRID)} = \frac{00^{\circ}22'28''}{\text{COUNTER CLOCKWISE BEARING ROTATION (ASSUMED TO GRID)}}$$

LEGEND:

- | | | | |
|----------|---|-----|-----------------|
| L | = ARC LENGTH | R | = RADIUS |
| P.O.B. | = POINT OF BEGINNING | R/W | = RIGHT OF WAY |
| P.O.C. | = POINT OF COMMENCEMENT | ± | = MORE OR LESS |
| P.B. | = PLAT BOOK | Δ | = CENTRAL ANGLE |
| P.B.C.R. | = PALM BEACH COUNTY RECORDS | | |
| PG. | = PAGE | | |
| (P) | = PER THE PLAT OF "AMERICAN HOMES AT BOCA RATON PLAT NO. 6", RECORDED IN PLAT BOOK 35, PAGE 87, PALM BEACH COUNTY RECORDS, PALM BEACH COUNTY, FLORIDA | | |

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SKETCH & DESCRIPTION		
For: Palm Beach County Water Utilities Department		
DRAWN: RRM	SCALE: N/A	DATE: 12/07/11
CHK: DB	JOB# 11-053-02-UF-SD	SHEET: 3 OF 8



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SKETCH & DESCRIPTION

For: Palm Beach County Water Utilities Department

DRAWN: RRM	SCALE: 1"=600'	DATE: 12/07/11
CHK: DB	JOB# 11-053-02-UF-SD	SHEET: 4 OF 8

MATCHLINE "A" (SEE SHEET 6)

R=1926.00'
Δ=11°45'00"
L=394.98'

N: 745666.34
E: 922398.65

WEST R/W LINE OF
LYONS ROAD (P)

LYONS ROAD (P)

(BEARING BASE)

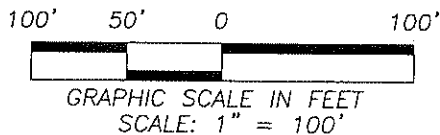
DUE NORTH (ASSUMED)
450.00'

108.0' R/W (P)

54.0'(P)

54.0'(P)

P.O.C.
SOUTHWEST CORNER OF
LYONS ROAD AS DEPICTED
ON THE PLAT OF
AMERICAN HOMES AT BOCA
RATON PLAT NO. 6 (P)
N: 745216.35
E: 922401.60



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DRAWN: RRM

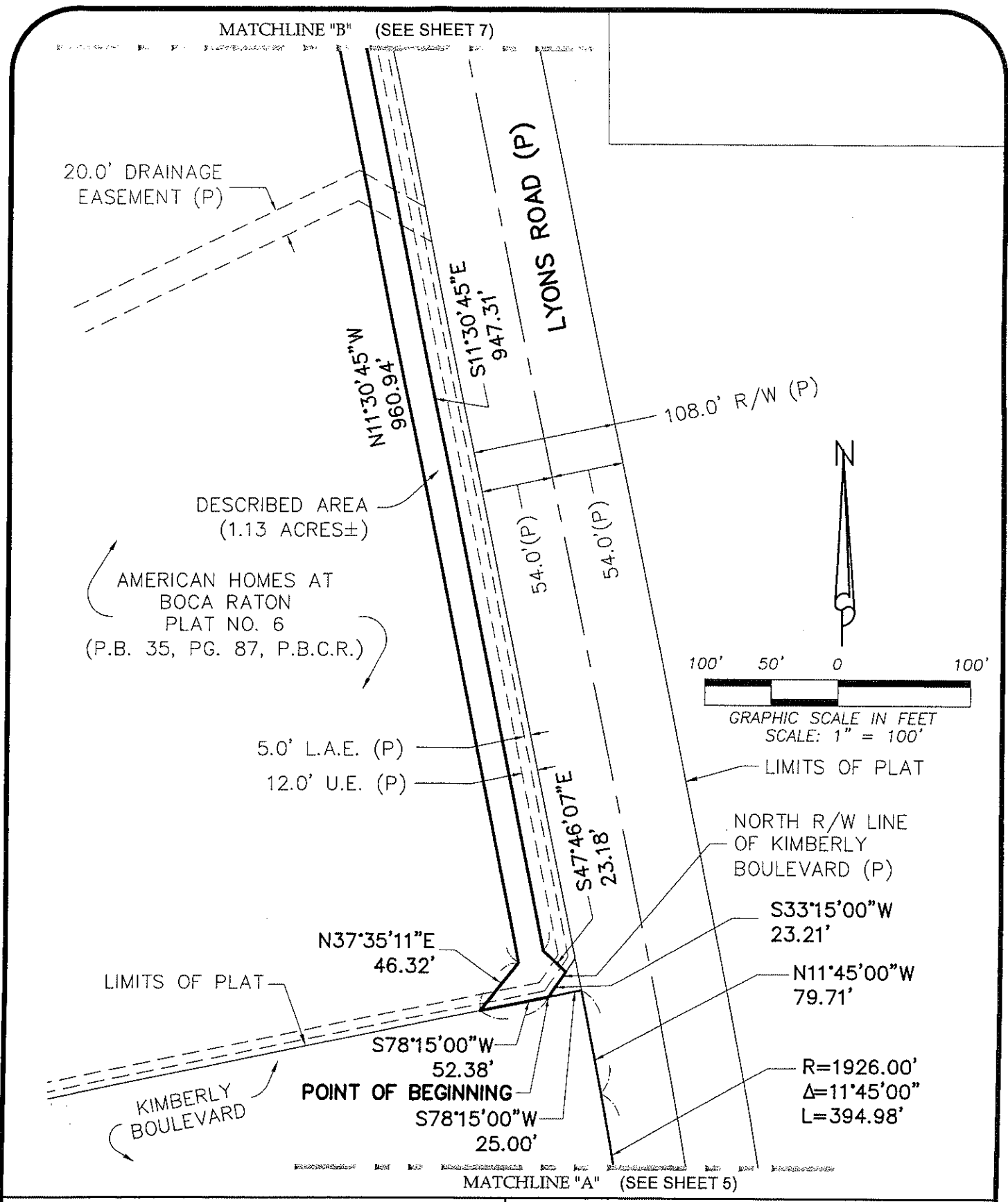
SCALE: 1"=100'

DATE: 12/07/11

CHK: DB

JOB# 11-053-02-
UF-SD

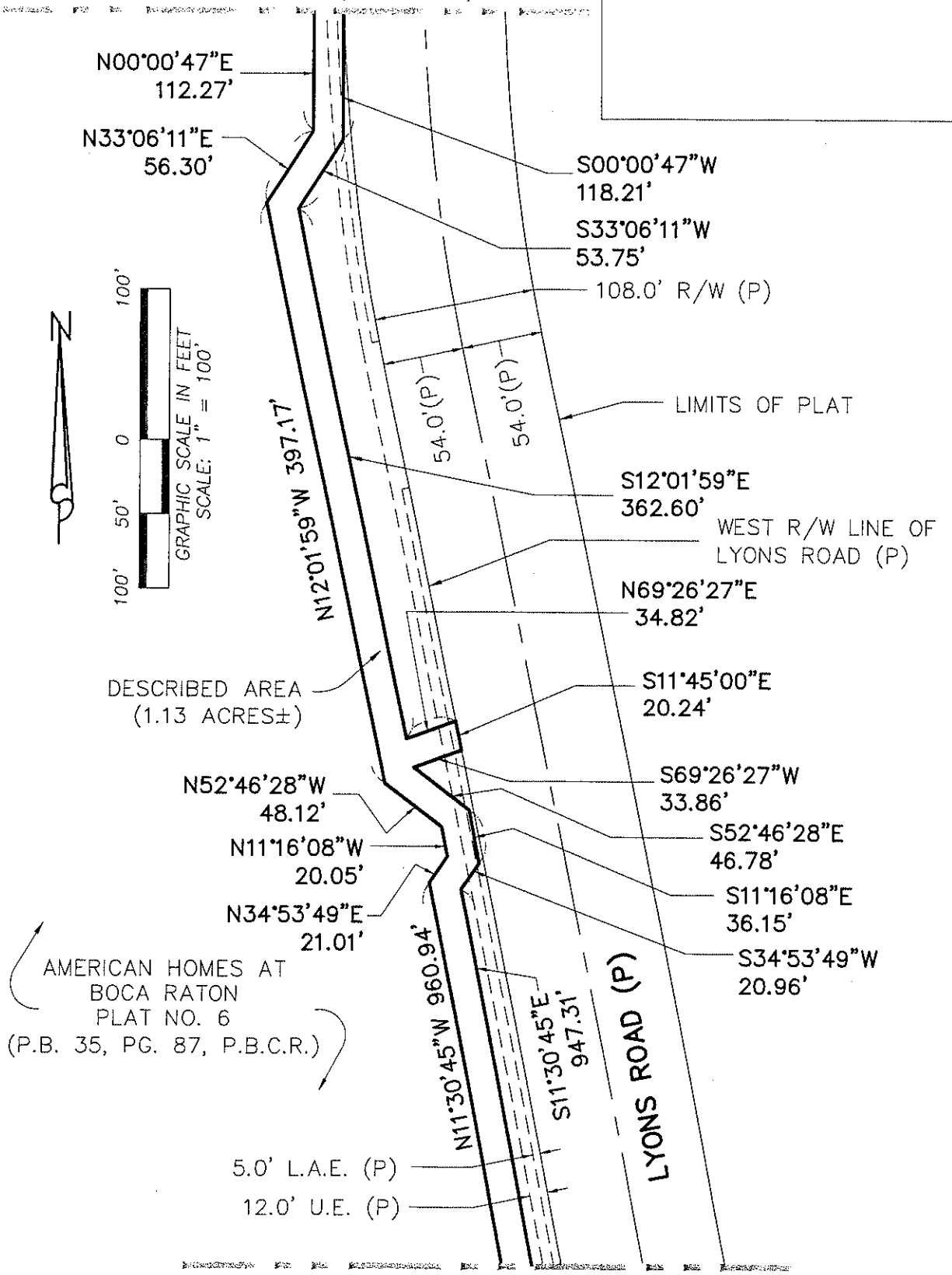
SHEET: 5 OF 8



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SKETCH & DESCRIPTION		
For: Palm Beach County Water Utilities Department		
DRAWN: RRM	SCALE: 1"=100'	DATE: 12/07/11
CHK: DB	JOB# 11-053-02-UF-SD	SHEET: 6 OF 8

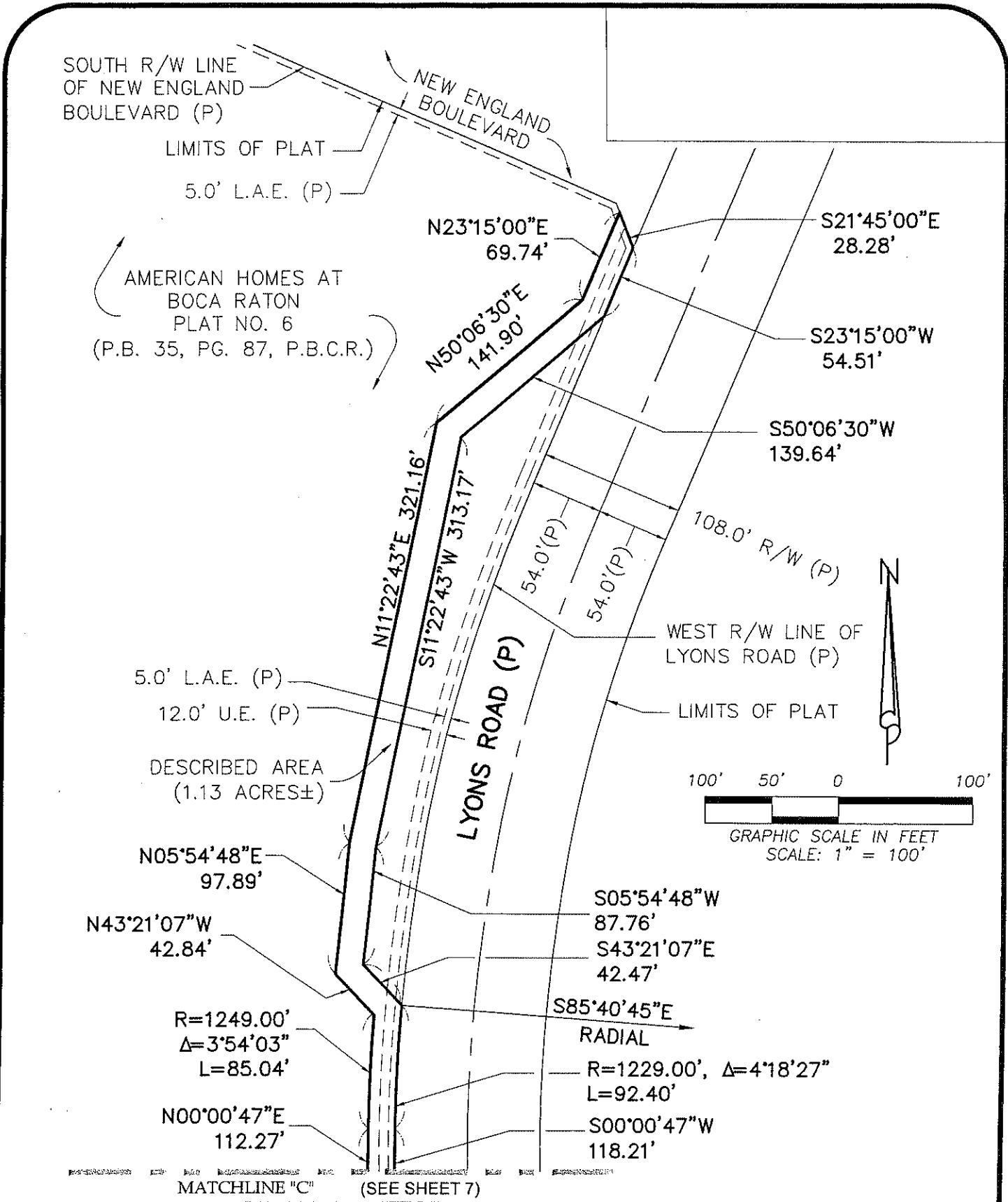
MATCHLINE "C" (SEE SHEET 8)



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SKETCH & DESCRIPTION
 For: Palm Beach County Water Utilities Department

DRAWN: RRM	SCALE: 1"=100'	DATE: 12/07/11
CHK: DB	JOB# 11-053-02-UF-SD	SHEET: 7 OF 8



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SKETCH & DESCRIPTION
 For: Palm Beach County Water Utilities Department

DRAWN: RRM	SCALE: 1"=100'	DATE: 12/07/11
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WUD 10-010

Memorandum of Understanding

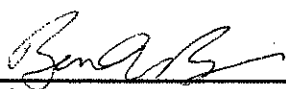
**Between the Palm Beach County Parks and Recreation Department
and the Palm Beach County Water Utilities Department**

May 3, 2011

This will confirm the discussions and understanding reached by the representatives of the Water Utilities Department and the Parks and Recreation Department concerning the installation of a force main along the front of Southwinds Public Golf Course.

1. The work will be performed between April and October
2. All disturbed area outside of the parking lot will be returned to equal or better condition (paved cart paths and sod replacement)
3. WUD will contribute \$60,000 toward the repaving of the Southwinds golf course clubhouse parking lot via a BAS. The restoration of the parking lot paving cut by WUD will be limited to installation of compacted rock level with the existing pavement.
4. The construction timing and progress will be scheduled and coordinated with the Golf Course Superintendent
5. Open trenches will be limited to a minimum (especially on weekends), and access to the parking lot from Lyons Road will be maintained
6. The most eastern double row of parking spots may be blocked during the pipe installation in the parking lot area
7. Any damaged irrigation system lines will be repaired in a timely manner
8. The Parks and Recreation Department will locate the irrigation lines within the proposed pipe corridor prior to the commencement of construction.
9. It is our understanding that the pipe alignment is acceptable to the Parks Department as shown on the provided preliminary plans and that the Parks Department approves in concept the force main installation. WUD will provide Parks Department with the final design drawings (prior to construction) and Record Drawings (upon project completion). The legal and sketches for the "Declaration of Easement" documents will be prepared based on the as-built location of the pipe.


Eric Call, Director
Palm Beach County Parks and
Recreation Department


Bevin A. Beaudet, Director
Palm Beach County Water Utilities
Department