

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: May 7, 2024 [X] Consent [] Regular
[] Ordinance [] Public Hearing

Department: Facilities Development & Operations

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: a Utility Easement Agreement (Easement) in favor of Florida Power & Light Company for the construction, operation and maintenance of electric transmission lines on monopole structures at the Mid-County Senior Center/Central County Housing Resource Center located at 3680 Lake Worth Road in unincorporated Palm Beach County, for \$55,000.

Summary: Florida Power & Light Company (FPL) is constructing the Cedar-Ranch Transmission Line Project (Project) which will connect the Cedar-Ranch 138 kV transmission line to Greenacres to Osborne line section and the Lake Worth Beach Electric Utility Canal substation in Palm Beach County. During construction of the Project, FPL identified 0.05 acres of County owned property located at the Mid-County Senior Center/Central County Housing Resource Center (MCSC/CCHRC) for which it requires an utility easement (Easement) in order to complete the Project. The proposed Easement will encumber two areas fronting Lake Worth Road; one area containing approximately 219 square feet (.01 acre) and another area containing approximately 2,076 square feet (.04 acre). FPL has offered to pay \$55,000 for the Easement as the Project is for an independent transmission line that does not benefit County property. A non-exclusive easement will be granted for \$55,000 and will be recorded to provide public notice of its existence and location. **(Property & Real Estate Management) District 3 (HJF)**

Background and Policy Issues: FPL is in the process of constructing the Cedar-Ranch Transmission Line Project and has determined that an easement over a portion of County owned Property is needed for the Project. FPL has provided a copy of a 2023 appraisal report prepared by Valbridge Property Advisors, showing an appraised value of \$46,000 for the 0.05 acre Easement areas. FPL has made an offer of \$55,000 for the Easement, which is in excess of the appraised value. FPL seeks only easement interests over the County property. This offer was made as an incentive to the County in resolving this matter without the necessity of filing an eminent domain action.

Attachments:

- 1. Location Map
- 2. Utility Easement Agreement w/Exhibits A-1 and A-2)

Recommended By: [Signature] Department Director Date 4/11/24

Approved By: [Signature] County Administrator Date 4/10/24

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2024	2025	2026	2027	2028
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	(\$55,000)	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>(\$55,000)</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

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 0001 Dept 760 Unit 7601 Object 6999
 Program _____

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

Funds will be deposited to General Government, other Miscellaneous Revenue.

Fixed Assets Number 1106581* and 1106582* the easement will come out of both parcels. A. DeRosa, Mgr., F&U, OFMB

C. Departmental Fiscal Review: [Signature] 3/29/24

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Development Comments:

[Signature] 4/4/24
 OFMB GA 4B ESW
4-3-24

[Signature] 4/8/24
 Contract Development and Control

B. Legal Sufficiency:

[Signature] 4/9/24
 Assistant County Attorney

C. Other Department Review:

 Department Director

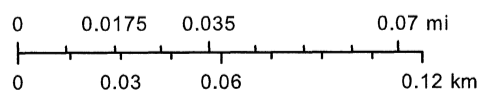
This summary is not to be used as a basis for payment.

LOCATION MAP



March 19, 2024

1:2,257



Mid-County Senior Center/Central County Housing Resource Center

Attachment No. 1

Attachment No. 2

Utility Easement Agreement w/Exhibit (“A-1 and A-2”)

(12 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

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 **FLORIDA POWER & LIGHT COMPANY**, a Florida corporation, whose legal mailing address is Post Office Box 14000, Juno Beach, Florida 33408-0420, Grantee.

W I T N E S S E T H:

That the 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 overhead electric utility facilities, wires, poles, monopole structures, anchors, guys, cables, conduits and appurtenant equipment, including transformers (the "Facilities") to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage (not to exceed a normal transmission line voltage of 230 kV), as well as the size of and remove, replace, or relocate such Facilities or any part of them within an

easement upon, over 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 Exhibit "A-1" also referenced as Parcel 124.A and
Exhibit "A-2" also referenced as Parcel 124.B
attached hereto and made a part hereof.**

Together with the right to permit Grantee to attach overhead wires within the Easement Premises and to operate the same for Grantee's 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.

Remainder of this page intentionally left blank

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:

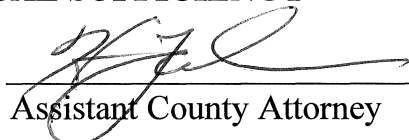
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

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

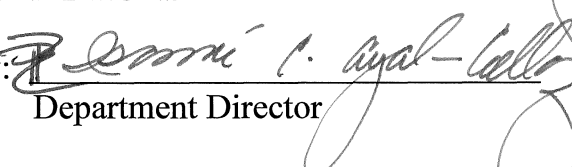
By: _____
Deputy Clerk

By: _____
Maria Sachs, Mayor

**APPROVED AS TO
LEGAL SUFFICIENCY**

By: 
Assistant County Attorney

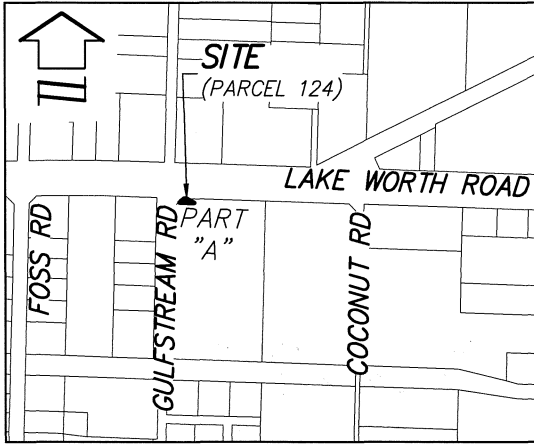
**APPROVED AS TO TERMS AND
CONDITIONS**

By: 
Department Director

"EXHIBIT A-1"

SURVEY NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE GRID AND BASED ON THE STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 1990 ADJUSTMENT AND DERIVING A BEARING OF S88°04'40"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST.
2. THIS SKETCH WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE AGENCY, INC., 46454 (PARCELS #124), DATED 01/17/2024.
3. THIS IS A LEGAL AND SKETCH OF A UTILITY EASEMENT PREPARED FOR FLORIDA POWER & LIGHT. ONLY TOPOGRAPHIC FEATURES LYING WITHIN AND NEAR THE UTILITY EASEMENT WERE LOCATED AND ARE SHOWN HEREON.
4. FIELD WORK PERFORMED FOR THE COMPLETION OF THIS LEGAL AND SKETCH WAS SUPERVISED BY A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER AND COMPLETED ON 07/29/2022.
5. ADDITIONS AND DELETIONS TO THIS LEGAL AND SKETCH BY OTHER THAN THE SIGNING SURVEYOR IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING SURVEYOR.
6. ALL DIMENSIONS SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
7. THE ACCURACY OF THE LEGAL AND SKETCH MEASUREMENTS USED FOR THE LEGAL AND SKETCH MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (COMMERCIAL) 1 FOOT IN 10,000 FEET.
8. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12099C0776F, PALM BEACH COUNTY, FLORIDA, EFFECTIVE DATE OF OCTOBER 5, 2021, THE PROPERTY DESCRIBED HEREON COMPLETELY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
9. PARCEL IS LOCATED ON LAKE WORTH ROAD.
10. NOTES FOR THIS LEGAL AND SKETCH LOCATED ON FIELD BOOK FPL PALM BEACH CO. #3, PAGE 7.
11. ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS; DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
12. SCALE FACTOR: 1.00005883
13. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.050-052
14. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM P. HINKLE, PSM 4633, ON 03/13/2024 PER FAC 5J-17.062(2).
15. THIS LEGAL & SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.



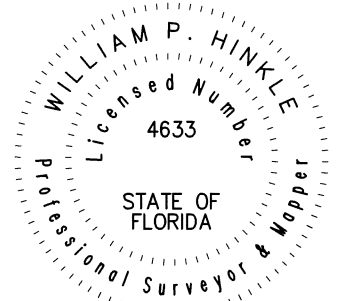
VICINITY MAP
(NOT TO SCALE)

SHEET INDEX

- SHEET 1 - SURVEY NOTES
- SHEET 2 - LEGAL DESCRIPTION
- SHEET 3 - ENCUMBRANCE TABLE
- SHEET 4 - BOUNDARY DETAILS

CERTIFIED TO:

FLORIDA POWER & LIGHT COMPANY



Digitally signed by William P Hinkle
Date: 2024.03.13 14:02:11
-04'00'

William P Hinkle

WILLIAM P. HINKLE
FLORIDA LICENSED SURVEYOR & MAPPER
NO. LS 4633

DATE

THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 1 OF 4

LEGAL & SKETCH

-OF-

**(PARCEL 124.A)
UTILITY EASEMENT**

SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST

PALM BEACH COUNTY FLORIDA



131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR & CERTIFIED TO:

**FLORIDA POWER & LIGHT
COMPANY**

DATE: 11/28/22
REV DATE: 03/12/24
SCALE 1" = NA

PROJ: 50147500
DRAWN BY: GLM
CHECKED BY: WPH

Drawing name: S:\FPL\U314-Cedar to Ranch\DWG-Civil\30\Boundary Surveys\FPL-U314-Cedar to Ranch_surbdy_PARCEL 124A_031224.dwg SHEET 1-124A Mar-13, 2024 11:27am by gmitcheil

"EXHIBIT A-1"

LEGAL DESCRIPTION (PARCEL 124.A):

A PORTION OF LOT A, BLOCK 12, PALM BEACH FARMS COMPANY PLAT NO. 7 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30, THENCE RUN S88°04'40"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1392.21 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S01°55'20"W, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF LAKE WORTH ROAD PER ROAD PLAT BOOK 5, PAGE 125 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT OF WAY RUN S60°35'00"E, A DISTANCE OF 21.67 FEET; THENCE RUN N88°04'40"W, A DISTANCE OF 36.43 FEET TO A POINT ON THE WEST LINE OF LOT A AND THE EAST RIGHT OF WAY OF GULFSTREAM ROAD ROAD PER OFFICIAL RECORDS BOOK 20660, PAGE 364; THENCE RUN N46°41'53"E ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 14.09 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF LAKE WORTH ROAD; THENCE RUN S88°04'40"E ALONG SAID SOUTH RIGHT OF WAY LINE OF LAKE WORTH ROAD AND THE NORTH LINE OF SAID LOT A, A DISTANCE OF 7.28 FEET TO THE POINT OF BEGINNING;

CONTAINING 219 SQUARE FEET, MORE OR LESS.

SHEET 2 OF 4

LEGAL & SKETCH

-OF-

**(PARCEL 124.A)
UTILITY EASEMENT**

SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST

PALM BEACH COUNTY

FLORIDA



Dewberry

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CHECKED BY: WPH

Drawing name: S:\FPL\J314_Cedar to Ranch\DWG-Civil 3D\Boundary Surveys\FPL-J314-Cedar to Ranch_subrbndy.PARCEL 124A_031224.dwg SHEET 2-124A Mar 13, 2024 11:27am by: gmitchell

"EXHIBIT A-1"

ENCUMBRANCE SUMMARY TABLE

ENCUMBRANCE NUMBER	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS PROPOSED EASEMENT	ACTION TAKEN
1	PB 5, PG 72	EASEMENT, RESTRICTIONS, RESERVATIONS AND DEDICATIONS	YES	PLOTTED HEREON
2	RPB 5, PG 125	RIGHT OF WAY MAP (FOR REFERENCE ONLY)	NO	PLOTTED HEREON
3	RPB 12, PG 151	MAINTENANCE MAP (FOR REFERENCE ONLY)	NO	NOT PLOTTED
4	DB 889, PG 536	EASEMENT FOR INGRESS AND EGRESS	NO	NOT PLOTTED
5	DB 1145, PG 525 DB 1145, PG 536	RESOLUTIONS FIXING SETBACK REQUIREMENTS	NO	NOT PLOTTED
6	ORB 1732, PG 612	LAKE WORTH DRAINAGE DISTRICT AFFIDAVIT (FOR REFERENCE ONLY)	NO	NOT PLOTTED
7	ORB 1836, PG 237	UNITY OF TITLE	YES	NOT PLOTTABLE
8	ORB 6495, PG 761 ORB 6495, PG 1165	DECREE CREATING AND INCORPORATING THE LAKE WORTH DRAINAGE DISTRICT	NO	NOT PLOTTED
9	ORB 12332, PG 1811	UTILITY EASEMENT	YES	PLOTTED HEREON
10	ORB 12414, PG 405 ORB 32721, PG 1973	UTILITY EASEMENT	YES	PLOTTED HEREON
11	ORB 19425, PG 17	EASEMENT	NO	NOT PLOTTED
12	ORB 20660, PG 364	BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA RESOLUTION NO. 2006-1234 (ZONING)	NO	PLOTTED HEREON
13	ORB 21191, PG 1901	BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA RESOLUTION NO. 2006-1277	NO	PLOTTED HEREON
14	ORB 21284, PG 645	PALM BEACH COUNTY AFFIDAVIT OF WAIVER	YES	NOT PLOTTED
15	ORB 21284, PG 654	AFFIDAVIT IN SUPPORT OF APPLICATION FO PLAT WAIVER	YES	NOT PLOTTED
16	ORB 22360, PG 1120	DECLARATION OF EASEMENT MADE BY PALM BEACH COUNTY	NO	NOT PLOTTED
17	ORB 32854, PG 483	UTILITY EASEMENT AGREEMENT	YES	PLOTTED HEREON

SHEET 3 OF 4

LEGAL & SKETCH

-OF-

**(PARCEL 124.A)
UTILITY EASEMENT**

SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST

PALM BEACH COUNTY FLORIDA



Dewberry

131 WEST KALEY STREET
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PREPARED FOR & CERTIFIED TO:

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COMPANY**

DATE: 11/28/22
REV DATE: 03/12/24
SCALE 1" = NA

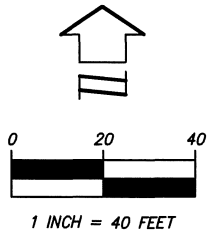
PROJ: 50147500
DRAWN BY: GLM
CHECKED BY: WPH

Drawing name: S:\FPL\J314_Cedar to Ranch\DWG-Civil 3D\Boundary Surveys\FPL-J314-Cedar to Ranch_surbndy.PARCEL 124A_031224.dwg SHEET 3-124A Mar 13, 2024 11:27am by: gmitcheil

"EXHIBIT A-1"

LEGEND:

- LINE BREAK
- PC POINT OF CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- PNT POINT OF NON-TANGENCY
- PT POINT OF TANGENCY
- R/W RIGHT OF WAY
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PG(S) PAGE(S)
- L LENGTH
- R RADIUS
- CA CENTRAL ANGLE
- CB CHORD BEARING
- CL CHORD LENGTH
- SF SQUARE FEET
- AC ACRES
- SEC SECTION
- CCR# CERTIFIED CORNER RECORD NUMBER
- ⊕ SET 5/8" IRON ROD & CAP (LB 8011)
- FOUND 1/2" IROD ROD (NO ID)



LINE TABLE		
LINE	BEARING	LENGTH
L1	S60°35'00"E	21.67'
L2	N88°04'40"W	36.43'
L3	N46°41'53"E	14.09'
L4	S88°04'40"E	7.28'

POINT OF COMMENCEMENT

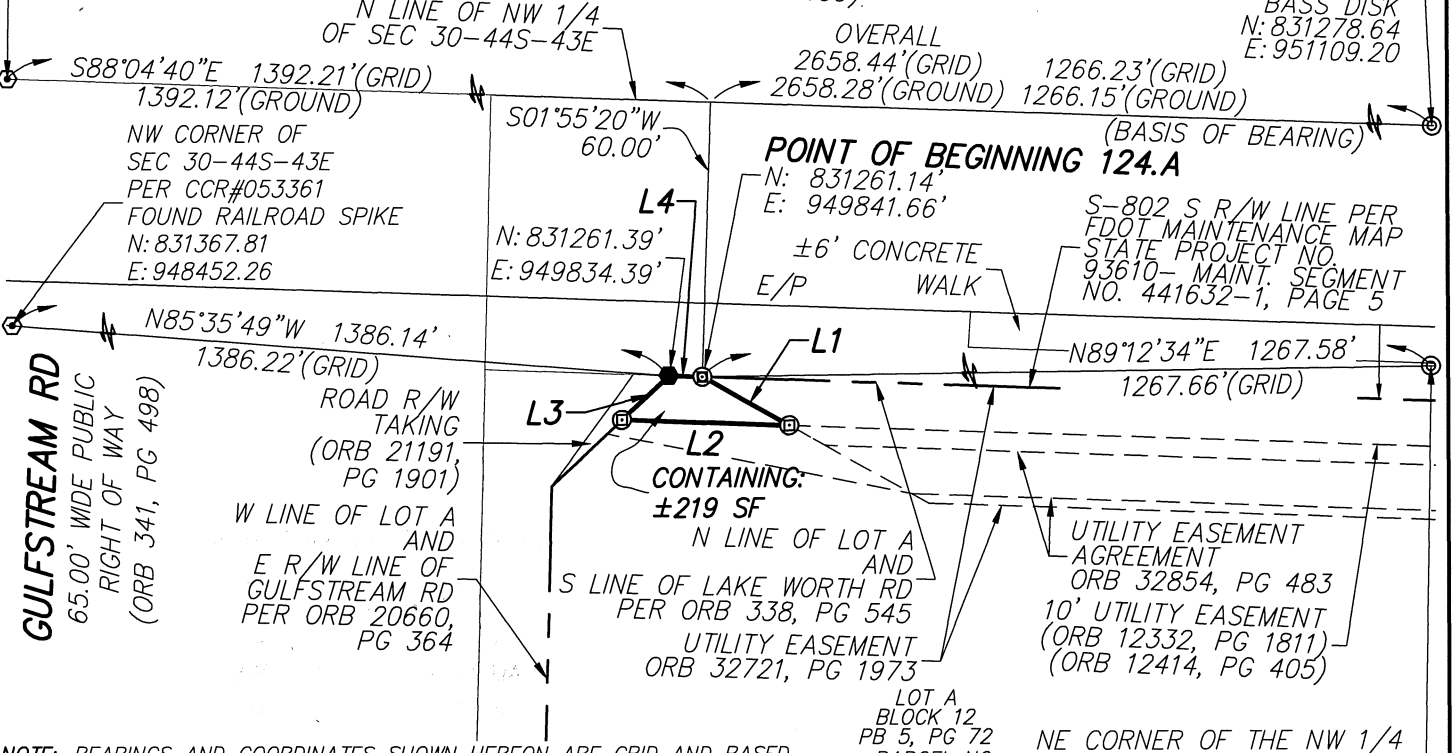
NW CORNER OF SEC 30-44S-43E
 PER CCR#053361
 FOUND RAIL ROAD SPIKE
 N: 831367.81
 E: 948452.26

LAKE WORTH ROAD

(VARIABLE WIDTH PUBLIC RIGHT OF WAY
 PER ROAD PB 5, PGS 125-139)

NE CORNER OF THE NW 1/4
 OF SEC 30-44S-43E
 PER CCR#053535
 FOUND PALM BEACH COUNTY
 BASS DISK
 N: 831278.64
 E: 951109.20

Drawing name: S:\FPL\J314_Cedar to Ranch\DMG-Civil 3D\Boundary Surveys\FPL-J314-Cedar to Ranch_surbndy.PARCEL 124A_031224.dwg SHEET 4-124A Mar 13, 2024 11:27am by: gmitcheil



NOTE: BEARINGS AND COORDINATES SHOWN HEREON ARE GRID AND BASED ON THE STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 1990 ADJUSTMENT AND DERIVING A BEARING OF S88°04'40"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST. ALL DISTANCES SHOWN ARE IN US SURVEY FEET.

LOT A
 BLOCK 12
 PB 5, PG 72
 PARCEL NO.
 00434430010110010
 OWNER: PALM BEACH
 COUNTY
 NE CORNER OF THE NW 1/4
 OF SEC 30-44S-43E
 PER CCR#053535
 FOUND PALM BEACH
 COUNTY BASS DISK
 N: 831278.64
 E: 951109.20

SHEET 4 OF 4

LEGAL & SKETCH
 -OF-
(PARCEL 124.A)
UTILITY EASEMENT

SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST

PALM BEACH COUNTY FLORIDA

Dewberry

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 ORLANDO, FLORIDA 32806
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CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR & CERTIFIED TO:

**FLORIDA POWER & LIGHT
 COMPANY**

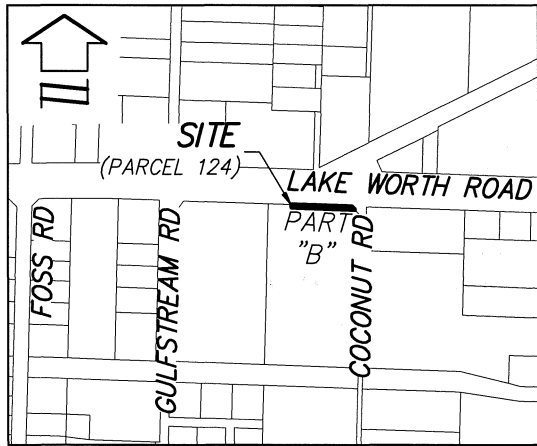
DATE: 11/28/22
 REV DATE: 03/12/24
 SCALE 1" = 40'

PROJ: 50147500
 DRAWN BY: GLM
 CHECKED BY: WPH

"EXHIBIT A-2"

SURVEY NOTES:

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8. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12099C0776F, PALM BEACH COUNTY, FLORIDA, EFFECTIVE DATE OF OCTOBER 5, 2021, THE PROPERTY DESCRIBED HEREON COMPLETELY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
9. PARCEL IS LOCATED ON LAKE WORTH ROAD.
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12. SCALE FACTOR: 1.00005883
13. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.050-.052
14. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM P. HINKLE, PSM 4633, ON 03/12/2024 PER FAC 5J-17.062(2).
15. THIS LEGAL & SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.



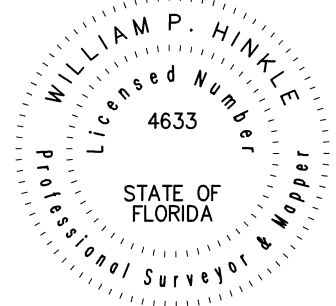
VICINITY MAP
(NOT TO SCALE)

SHEET INDEX

- SHEET 1 - SURVEY NOTES
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- SHEET 3 - ENCUMBRANCE TABLE
- SHEET 4 - BOUNDARY DETAILS

CERTIFIED TO:

FLORIDA POWER & LIGHT COMPANY



William P Hinkle

Digitally signed by William P Hinkle
Date: 2024.03.13 14:04:16 -04'00'

WILLIAM P. HINKLE
FLORIDA LICENSED SURVEYOR & MAPPER
NO. LS 4633

DATE

THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 1 OF 4

LEGAL & SKETCH

-OF-

**(PARCEL 124.B)
UTILITY EASEMENT**

SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST

PALM BEACH COUNTY FLORIDA



Dewberry

131 WEST KALEY STREET
ORLANDO, FLORIDA 32806

PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM

CERTIFICATE OF AUTHORIZATION No. LB 8011

PREPARED FOR & CERTIFIED TO:

**FLORIDA POWER & LIGHT
COMPANY**

DATE: 11/28/22
REV DATE: 03/12/24
SCALE 1" = NA

PROJ: 50147500
DRAWN BY: GLM
CHECKED BY: WPH

Drawing name: C:\Users\GMITCH~1\AppData\Local\Temp\AcPublish_36752\FPL-014-Cedar to Ranch_subdiv_PARCEL 124B_022724.dwg SHEET 1-124B Mar 12, 2024 3:20am by: gmitchell

"EXHIBIT A-2"

LEGAL DESCRIPTION (PARCEL 124.B):

A PORTION OF LOT A, BLOCK 11, PALM BEACH FARMS COMPANY PLAT NO. 7 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30, THENCE RUN S88°04'40"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1727.21 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S01°55'20"W, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF LAKE WORTH ROAD PER ROAD PLAT BOOK 5, PAGE 125 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, BEING A POINT ON THE NORTH LINE OF LOT A, BLOCK 11 OF AFOREMENTIONED PALM BEACH FARMS COMPANY PLAT NO. 7, ALSO BEING THE POINT OF BEGINNING; THENCE RUN S88°04'40"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 202.56 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY RUN S43°19'50"E ALONG THE WEST RIGHT OF WAY LINE OF COCONUT ROAD PER OFFICIAL RECORDS BOOK 20660, PAGE 364, A DISTANCE OF 14.21 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY, RUN N88°04'40"W, A DISTANCE OF 212.65 FEET; THENCE RUN N01°55'15"E, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 2,076 SQUARE FEET, MORE OR LESS.

SHEET 2 OF 4

LEGAL & SKETCH

—OF—

**(PARCEL 124.B)
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"EXHIBIT A-2"

ENCUMBRANCE SUMMARY TABLE

ENCUMBRANCE NUMBER	RECORD DOCUMENT	DOCUMENT TYPE	AFFECTS PROPOSED EASEMENT	ACTION TAKEN
1	PB 5, PG 72	EASEMENT, RESTRICTIONS, RESERVATIONS AND DEDICATIONS	YES	PLOTTED HEREON
2	RPB 5, PG 125	RIGHT OF WAY MAP (FOR REFERENCE ONLY)	NO	PLOTTED HEREON
3	RPB 12, PG 151	MAINTENANCE MAP (FOR REFERENCE ONLY)	NO	NOT PLOTTED
4	DB 889, PG 536	EASEMENT FOR INGRESS AND EGRESS	NO	NOT PLOTTED
5	DB 1145, PG 525 DB 1145, PG 536	RESOLUTIONS FIXING SETBACK REQUIREMENTS	NO	NOT PLOTTED
6	ORB 1732, PG 612	LAKE WORTH DRAINAGE DISTRICT AFFIDAVIT (FOR REFERENCE ONLY)	NO	NOT PLOTTED
7	ORB 1836, PG 237	UNITY OF TITLE	YES	NOT PLOTTABLE
8	ORB 6495, PG 761 ORB 6495, PG 1165	DECREE CREATING AND INCORPORATING THE LAKE WORTH DRAINAGE DISTRICT	NO	NOT PLOTTED
9	ORB 12332, PG 1811	UTILITY EASEMENT	YES	PLOTTED HEREON
10	ORB 12414, PG 405 ORB 32721, PG 1973	UTILITY EASEMENT	YES	PLOTTED HEREON
11	ORB 19425, PG 17	EASEMENT	NO	NOT PLOTTED
12	ORB 20660, PG 364	BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA RESOLUTION NO. 2006-1234 (ZONING)	NO	PLOTTED HEREON
13	ORB 21191, PG 1901	BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA RESOLUTION NO. 2006-1277	NO	NOT PLOTTED
14	ORB 21284, PG 645	PALM BEACH COUNTY AFFIDAVIT OF WAIVER	YES	NOT PLOTTED
15	ORB 21284, PG 654	AFFIDAVIT IN SUPPORT OF APPLICATION FO PLAT WAIVER	YES	NOT PLOTTED
16	ORB 22360, PG 1120	DECLARATION OF EASEMENT MADE BY PALM BEACH COUNTY	NO	NOT PLOTTED
17	ORB 32854, PG 483	UTILITY EASEMENT AGREEMENT	YES	PLOTTED HEREON

SHEET 3 OF 4

LEGAL & SKETCH

-OF-

**(PARCEL 124.B)
UTILITY EASEMENT**

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PALM BEACH COUNTY FLORIDA



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PREPARED FOR & CERTIFIED TO:

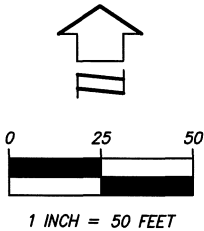
**FLORIDA POWER & LIGHT
COMPANY**

DATE: 11/28/22
REV DATE: 03/12/24
SCALE 1" = NA

PROJ: 50147500
DRAWN BY: GLM
CHECKED BY: WPH

Drawing name: C:\Users\GMITD\OneDrive\AppData\Local\Temp\AcPublish\36752\FPL-0314-Cedar to Ranch_surbndy.PARCEL 124B_022724.dwg SHEET 3-124B Mar 12, 2024 3:20am by: gmitchell

"EXHIBIT A-2"



LEGEND:

—	LINE BREAK
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PNT	POINT OF NON-TANGENCY
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
L	LENGTH
R	RADIUS
A	CENTRAL ANGLE
CB	CHORD BEARING
CL	CHORD LENGTH
SF	SQUARE FEET
AC	ACRES
SEC	SECTION
CCR#	CERTIFIED CORNER RECORD NUMBER
⊕	SET 5/8" IRON ROD & CAP (LB 8011)
⊙	FOUND 1/2" IRON ROD (NO ID)

NOTE: BEARINGS AND COORDINATES SHOWN HEREON ARE GRID AND BASED ON THE STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 1990 ADJUSTMENT AND DERIVING A BEARING OF S88°04'40"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST. ALL DISTANCES SHOWN ARE IN US SURVEY FEET.

POINT OF COMMENCEMENT

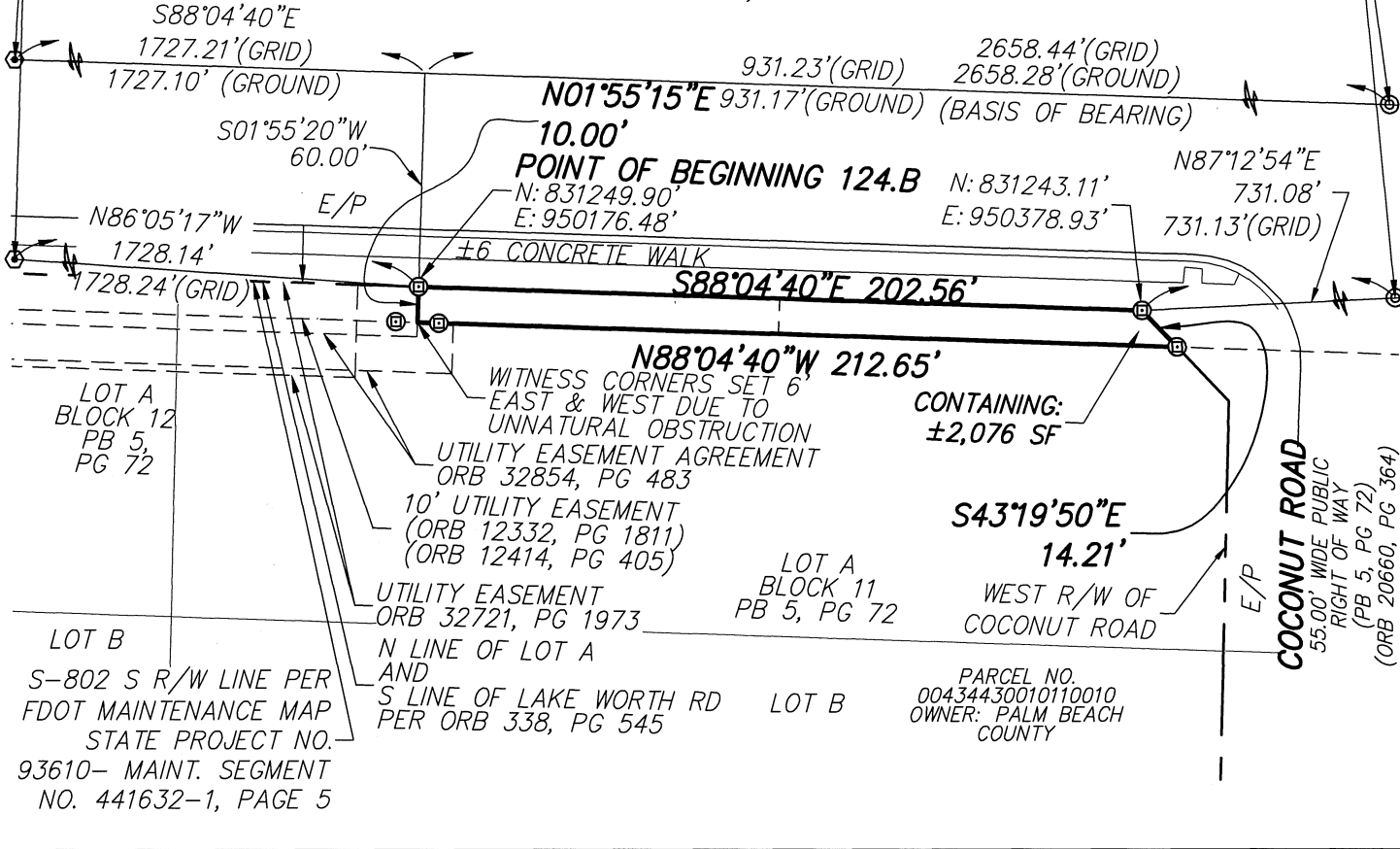
NW CORNER OF SEC 30-44S-43E
PER CCR#053361

FOUND RAIL ROAD SPIKE **LAKE WORTH ROAD**
N: 831367.81
E: 948452.26
(VARIABLE WIDTH PUBLIC RIGHT OF WAY
PER ROAD PB 5, PGS 125-139)

NE CORNER OF THE NW 1/4 OF SEC
30-44S-43E

PER CCR#053535
FOUND PALM BEACH COUNTY BASS DISK
N: 831278.64
E: 951109.20

Drawing name: C:\Users\GMITOH\1\AppData\Local\Temp\AcPublish\36752\FPL-314-Cedar to Ranch_surbndy.PARCEL 124B_022724.dwg SHEET 4-124B Mar 12, 2024 3:20am by: gmitoh



SHEET 4 OF 4

LEGAL & SKETCH

-OF-

(PARCEL 124.B)
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COMPANY

DATE: 11/28/22
REV DATE: 03/12/24
SCALE 1" = 50'

PROJ: 50147500
DRAWN BY: GLM
CHECKED BY: WPH

Katrina L Bellinger

From: Hedda Mitchell
Sent: Thursday, March 21, 2024 8:11 AM
To: Katrina L Bellinger
Subject: FPL deposit

Katrina,

Please post check to 0001-760-7601-6999 which is General Government, Other Miscellaneous Revenue. Thank you