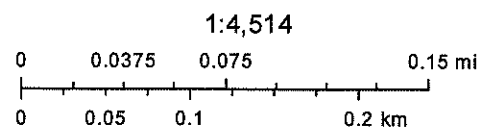


LOCATION MAP
00-42-43-25-33-001-0000



July 9, 2024



ATTACHMENT 1

ATTACHMENT 2
Utility Easement Agreement w/Exhibit "A" and Exhibits "B-1" and "B-2"
15 Pages

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

PCN: portions of 00-42-43-25-33-01-0000

DECLARATION OF EASEMENT

THIS IS A DECLARATION OF EASEMENT, made August 20, 2024, by **PALM BEACH COUNTY**, a political subdivision of the State of Florida, by and through its Board of County Commissioners, ("County"), whose address is 2633 Vista Parkway, West Palm Beach, Florida 33411-5605.

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-1" and Exhibit "B-2", attached hereto (collectively 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, together with reasonable access across the Property to 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
LEGAL SUFFICIENCY

APPROVED AS TO TERMS AND
CONDITIONS

By: 
Assistant County Attorney

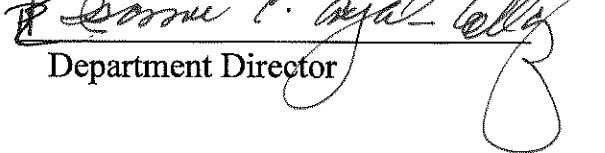
By: 
Department Director

EXHIBIT "A"

THE PROPERTY

✓
TRACT A OF CHERRY ROAD COMPLEX PLAT, ACCORDING TO THE MAP OR
PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGE 114 OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS SOUTHERLY 10 FT OF W
671.42 FT FOR CHERRY ROAD RIGHT-OF-WAY.

EXHIBIT "B -1"

THE EASEMENT PREMISES

EXHIBIT B-1



<p>LEGEND:</p> <p> C - CENTERLINE D.B. - DEED BOOK L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT O.R.B. - OFFICIAL RECORDS BOOK PG. - PAGE P.O.B. - POINT OF BEGINNING P.O.C. - POINT OF COMMENCEMENT P.B.C.R. - PALM BEACH COUNTY PUBLIC RECORDS L.B. - LICENSED BUSINESS </p>	<p> R/W - RIGHT-OF-WAY 23-47-42 - SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST LAE - LIMITED ACCESS EASEMENT UE - UTILITY EASEMENT Δ - DELTA (CENTRAL ANGLE) L - LENGTH R - RADIUS RB - RADIAL BEARING - UTILITY EASEMENT </p>											
<p>SURVEYOR'S NOTES:</p> <ol style="list-style-type: none"> 1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER. 2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. 3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD. 4. BEARINGS SHOWN HEREON ARE BASED UPON A GRID BEARING OF S88°57'15"E (NAD 83/90 ADJUSTMENT) ALONG THE SOUTH LINE OF THE PLAT OF CHERRY ROAD COMPLEX, P.B. 114, PGS 114-15. 5. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR. 6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH. 7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN. 												
<p>CERTIFICATE:</p> <p>I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JUNE 18, 2024. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.</p>												
<p>THIS IS NOT A SURVEY SHEET 1 OF 6</p>												
 <p>CAULFIELD & WHEELER, INC. CIVIL ENGINEERING - LAND PLANNING LANDSCAPE ARCHITECTURE - SURVEYING 7900 GLADES ROAD - SUITE 100 BOCA RATON, FLORIDA 33434 PHONE (561)-392-1991 / FAX (561)-750-1452</p>	 <p>Digitally signed by Jeffrey R. Wagner Date: 2024.06.18 16:19:15 -0400 Adobe Acrobat version: 2024062200057</p> <p>JEFFREY R. WAGNER REGISTERED LAND SURVEYOR NO. 5302 STATE OF FLORIDA L.B. 3591</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DATE</td> <td>6/18/2024</td> </tr> <tr> <td>DRAWN BY</td> <td>RFJ</td> </tr> <tr> <td>F.B./ PG.</td> <td>N/A</td> </tr> <tr> <td>SCALE</td> <td>NONE</td> </tr> <tr> <td>JOB NO.</td> <td>9867</td> </tr> </table>	DATE	6/18/2024	DRAWN BY	RFJ	F.B./ PG.	N/A	SCALE	NONE	JOB NO.	9867
DATE	6/18/2024											
DRAWN BY	RFJ											
F.B./ PG.	N/A											
SCALE	NONE											
JOB NO.	9867											
<p>CHERRY ROAD COMPLEX UTILITY EASEMENT EAST SKETCH OF DESCRIPTION</p>												

EXHIBIT B-1

- LEGEND:**
- CL - CENTERLINE
 - D.B. - DEED BOOK
 - L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
 - O.R.B. - OFFICIAL RECORDS BOOK
 - PG. - PAGE
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - P.B.C.R. - PALM BEACH COUNTY PUBLIC RECORDS
 - L.B. - LICENSED BUSINESS
 - R/W - RIGHT-OF-WAY
 - 23-47-42 - SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST
 - LAE - LIMITED ACCESS EASEMENT
 - UE - UTILITY EASEMENT
 - Δ - DELTA (CENTRAL ANGLE)
 - L - LENGTH
 - R - RADIUS
 - RB - RADIAL BEARING
 - - UTILITY EASEMENT

DESCRIPTION:

A PORTION OF TRACT "A" OF CHERRY ROAD COMPLEX PLAT, AS RECORDED IN PLAT BOOK 114, PAGES 114-115, PUBLIC RECORDS OF PALM BEACH COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

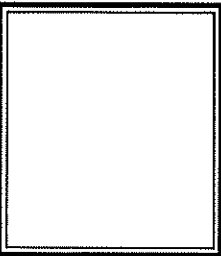
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT A; THENCE S 88°57'15" E, ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE THEREOF, A DISTANCE OF 697.31 FEET; THENCE N 00°21'24" W, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE N 00°21'24" W, A DISTANCE OF 203.78 FEET; THENCE N 89°16'12" W, A DISTANCE OF 83.64 FEET; THENCE N 00° 00'00" W, A DISTANCE OF 20.00 FEET; THENCE S 89°16'12" E, A DISTANCE OF 83.51 FEET; THENCE N 00°21'24" W, A DISTANCE OF 72.35 FEET; THENCE N 45°02'12" W, A DISTANCE OF 26.14 FEET; THENCE N 01°38'01"E, A DISTANCE OF 311.48 FEET; THENCE N 40°17'18" W, A DISTANCE OF 30.79 FEET; THENCE N 01°10'21" E, A DISTANCE OF 26.71 FEET TO THE SOUTH LINE OF LWDD CANAL L-2; THENCE S 88°49'39" E, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 20.00 FEET; THENCE S 01°10'21" W, A DISTANCE OF 19.15 FEET; THENCE S 40°17'18" E, A DISTANCE OF 30.89 FEET; THENCE S 01°38'01" W, A DISTANCE OF 310.52 FEET; THENCE S 45°02'12" E, A DISTANCE OF 25.74 FEET; THENCE S 00°21'24" E, A DISTANCE OF 304.84 FEET; THENCE N 88°57'10"W, A DISTANCE OF 20.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 15495.54 SQUARE FEET/ 0.3557 ACRES, MORE OR LESS. FEET

THIS IS NOT A SURVEY

SHEET 2 OF 6

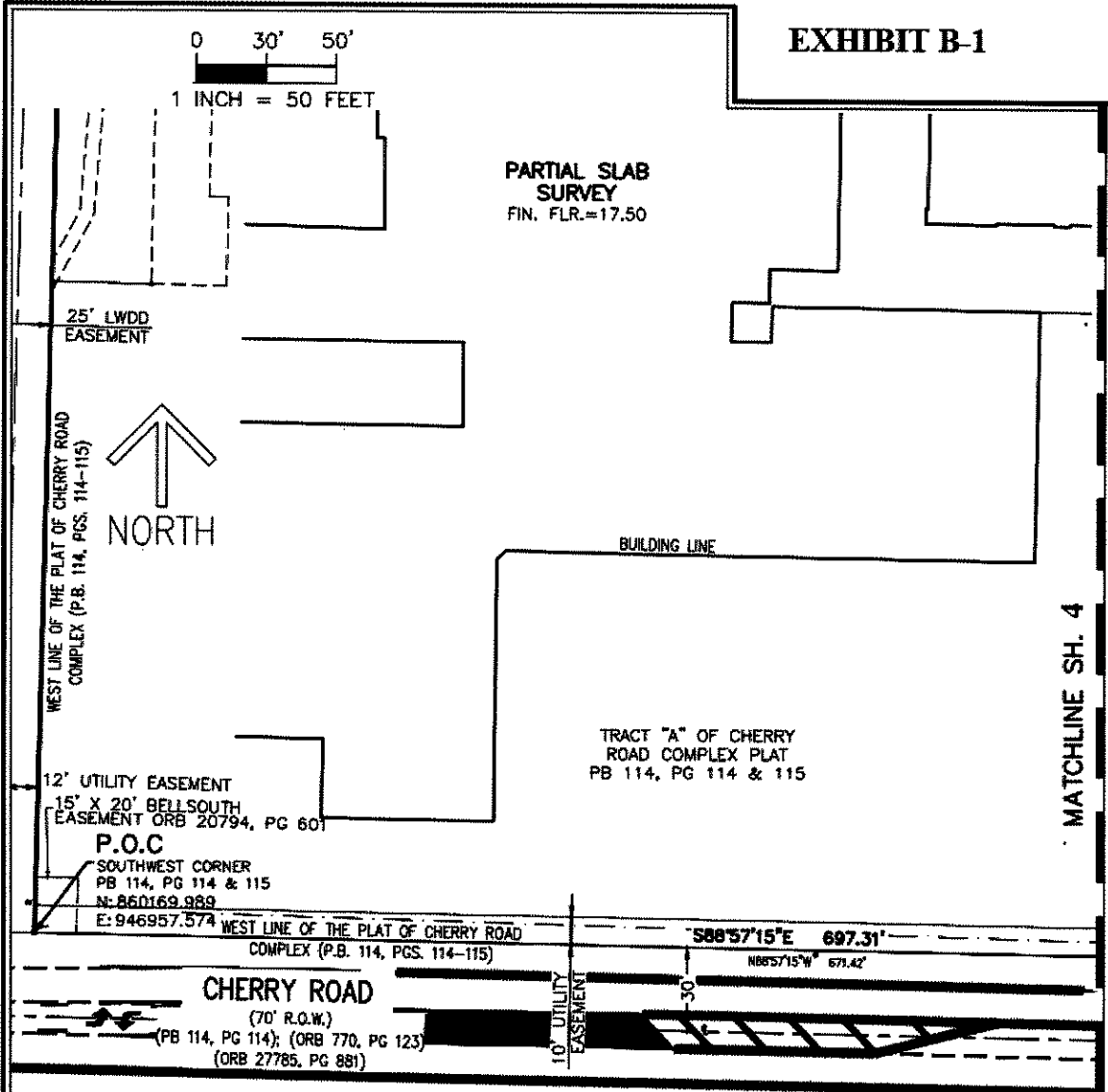
CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	6/18/2024
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9867

**CHERRY ROAD COMPLEX
 UTILITY EASEMENT EAST
 SKETCH OF DESCRIPTION**

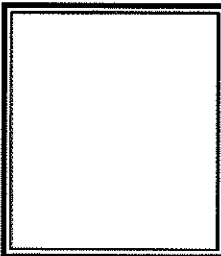
EXHIBIT B-1



THIS IS NOT A SURVEY

SHEET 3 OF 6

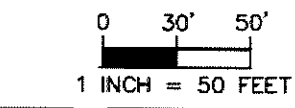
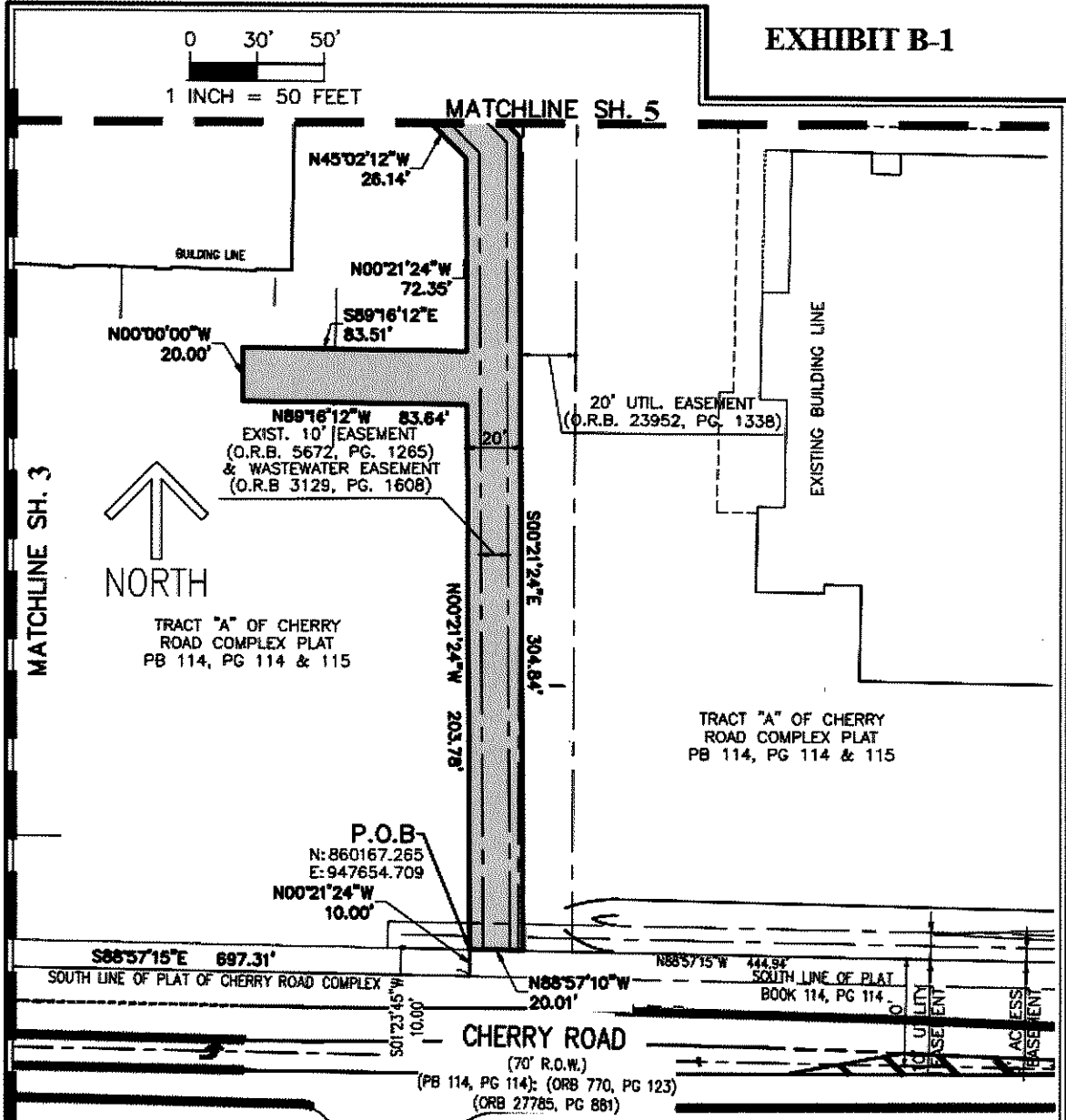
CAULFIELD & WHEELER, INC.
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F.B./ PG.	N/A
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JOB NO.	9867

**CHERRY ROAD COMPLEX
 UTILITY EASEMENT EAST
 SKETCH OF DESCRIPTION**

EXHIBIT B-1



MATCHLINE SH. 3

MATCHLINE SH. 5

TRACT "A" OF CHERRY ROAD COMPLEX PLAT PB 114, PG 114 & 115

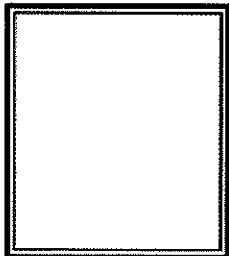
TRACT "A" OF CHERRY ROAD COMPLEX PLAT PB 114, PG 114 & 115

P.O.B.
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E: 947654.709
N00°21'24"W 10.00'

THIS IS NOT A SURVEY

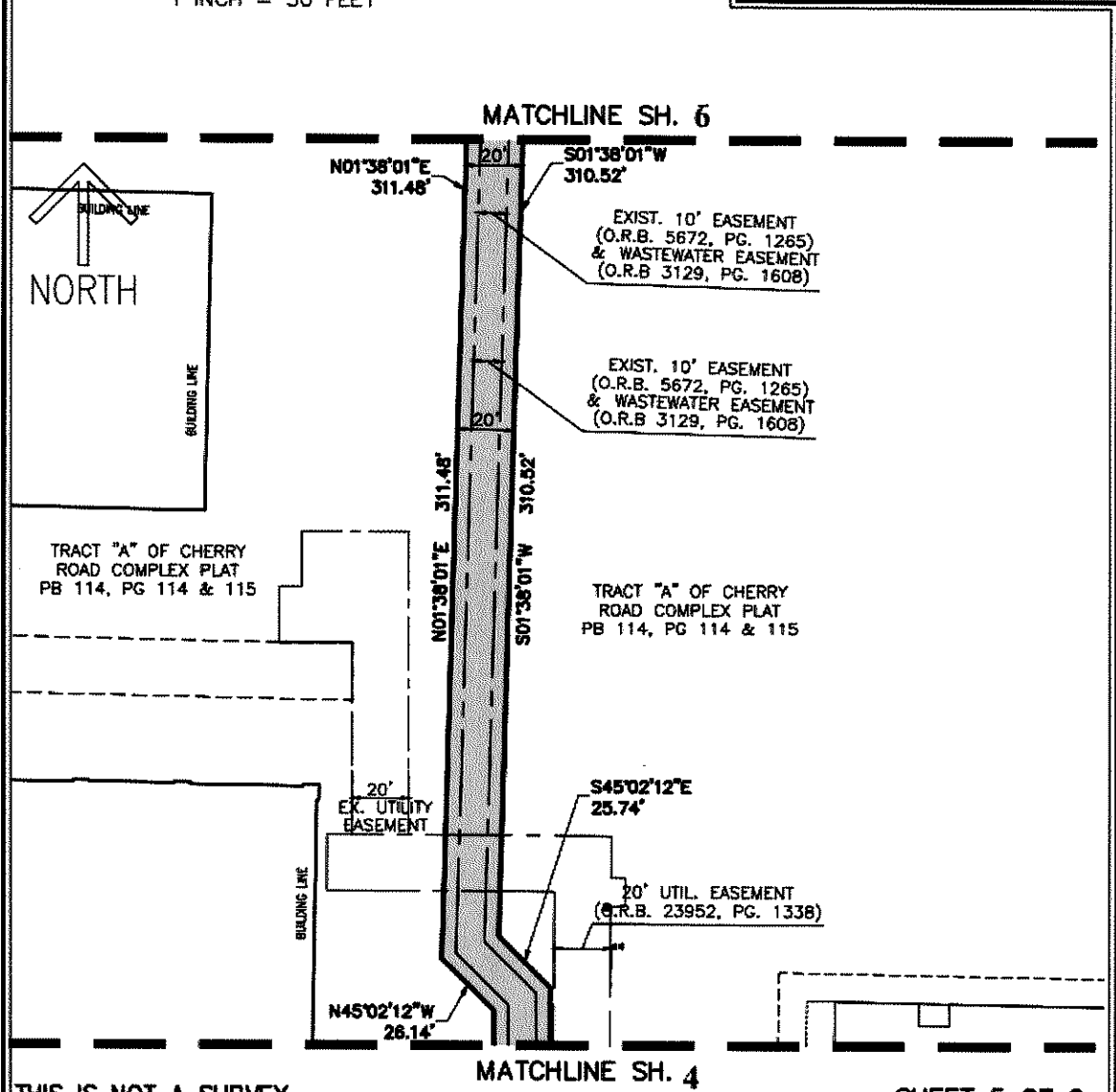
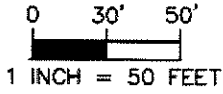
SHEET 4 OF 6

	CAULFIELD & WHEELER, INC.
	CIVIL ENGINEERING - LAND PLANNING LANDSCAPE ARCHITECTURE - SURVEYING 7900 GLADES ROAD - SUITE 100 BOCA RATON, FLORIDA 33434 PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	6/18/2024
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9867

**CHERRY ROAD COMPLEX
UTILITY EASEMENT EAST
SKETCH OF DESCRIPTION**



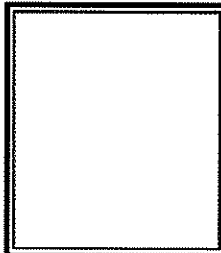
THIS IS NOT A SURVEY

MATCHLINE SH. 4

SHEET 5 OF 6

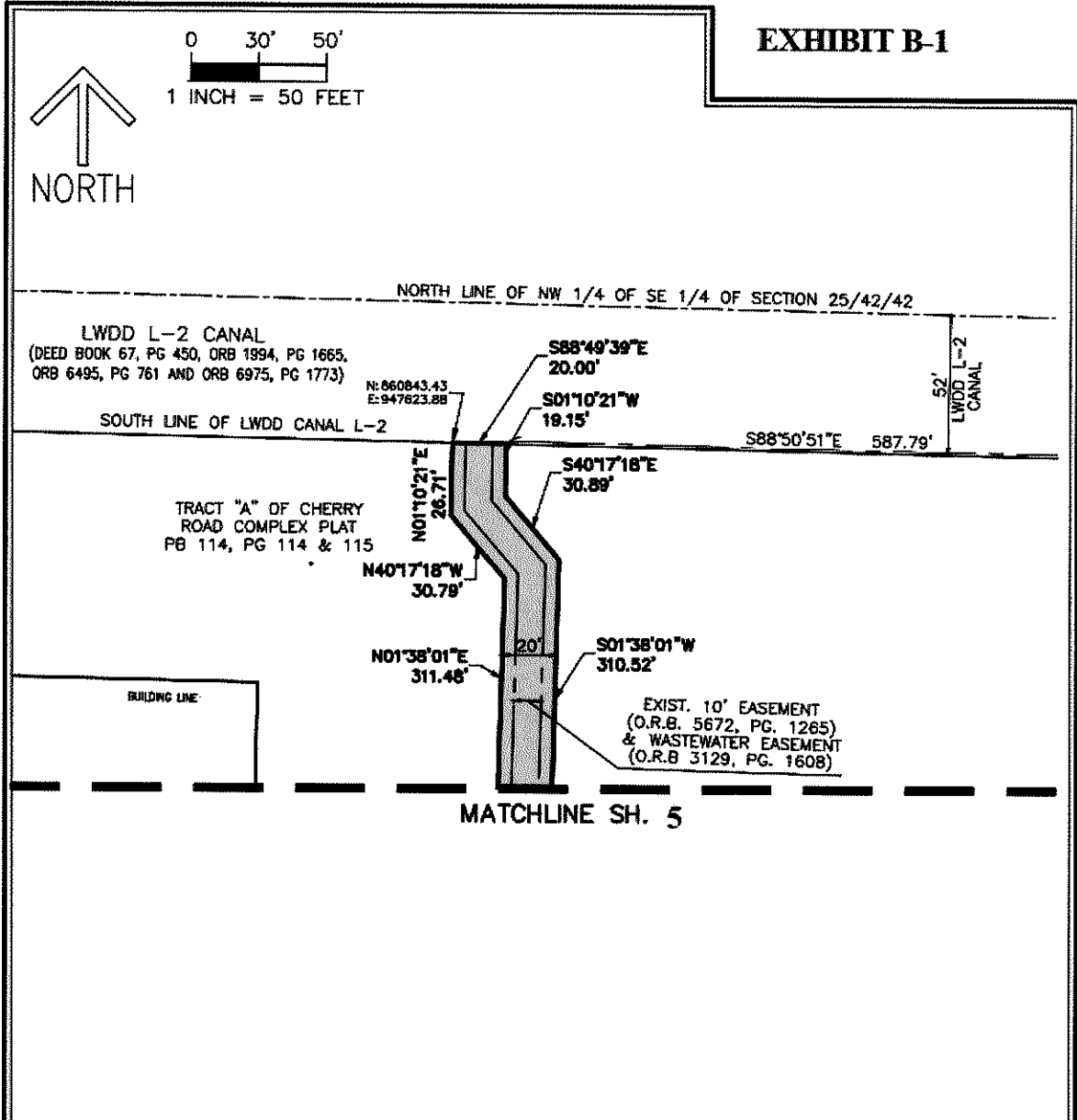
CAULFIELD & WHEELER, INC.
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**CHERRY ROAD COMPLEX
 UTILITY EASEMENT EAST
 SKETCH OF DESCRIPTION**



DATE	6/18/2024
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SCALE	NONE
JOB NO.	9867

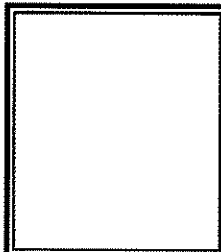
EXHIBIT B-1



THIS IS NOT A SURVEY

SHEET 6 OF 6

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	6/18/2024
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9867

**CHERRY ROAD COMPLEX
 UTILITY EASEMENT EAST
 SKETCH OF DESCRIPTION**

EXHIBIT "B -2"

THE EASEMENT PREMISES

EXHIBIT B-2

<p>LEGEND:</p> <p> ☉ - CENTERLINE D.B. - DEED BOOK L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT O.R.B. - OFFICIAL RECORDS BOOK PG. - PAGE P.O.B. - POINT OF BEGINNING P.O.C. - POINT OF COMMENCEMENT P.B.C.R. - PALM BEACH COUNTY PUBLIC RECORDS L.B. - LICENSED BUSINESS </p>	<p> R/W - RIGHT-OF-WAY 23-47-42 - SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST LAE - LIMITED ACCESS EASEMENT UE - UTILITY EASEMENT Δ - DELTA (CENTRAL ANGLE) L - LENGTH R - RADIUS RB - RADIAL BEARING - UTILITY EASEMENT </p>											
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<p>THIS IS NOT A SURVEY SHEET 1 OF 6</p>												
<p>CAULFIELD & WHEELER, INC. CIVIL ENGINEERING - LAND PLANNING LANDSCAPE ARCHITECTURE - SURVEYING 7900 GLADES ROAD - SUITE 100 BOCA RATON, FLORIDA 33434 PHONE (561)-392-1991 / FAX (561)-750-1452</p>	<p>Digitally signed by Jeffrey R. Wagner Date: 2024.06.28 15:22:50 -04'00' Adobe Acrobat version: 2024.002.20857</p> <p>JEFFREY R. WAGNER REGISTERED LAND SURVEYOR NO. 5302 STATE OF FLORIDA L.B. 3591</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DATE</td> <td>6/18/2024</td> </tr> <tr> <td>DRAWN BY</td> <td>RFJ</td> </tr> <tr> <td>F.B./ PG.</td> <td>N/A</td> </tr> <tr> <td>SCALE</td> <td>NONE</td> </tr> <tr> <td>JOB NO.</td> <td>9867</td> </tr> </table>	DATE	6/18/2024	DRAWN BY	RFJ	F.B./ PG.	N/A	SCALE	NONE	JOB NO.	9867
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DRAWN BY	RFJ											
F.B./ PG.	N/A											
SCALE	NONE											
JOB NO.	9867											
<p>CHERRY ROAD COMPLEX UTILITY EASEMENT WEST SKETCH OF DESCRIPTION</p>												

EXHIBIT B-2

LEGEND:

- ☉ - CENTERLINE
- D.B. - DEED BOOK
- L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
- O.R.B. - OFFICIAL RECORDS BOOK
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.B.C.R. - PALM BEACH COUNTY PUBLIC RECORDS
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- △ - DELTA (CENTRAL ANGLE)
- L - LENGTH
- R - RADIUS
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- ▭ - UTILITY EASEMENT

DESCRIPTION:


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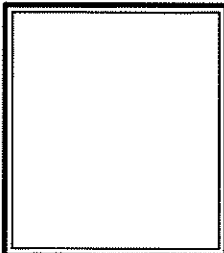
COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT A; THENCE N01°27'34"E, A DISTANCE OF 233.65 FEET ALONG THE WEST LINE THEREOF, THENCE S88°32'26"E, A DISTANCE OF 35.33 FEET TO THE POINT OF BEGINNING; THENCE N01°09'10"E, A DISTANCE OF 253.76 FEET; THENCE N45°47'36"E, A DISTANCE OF 92.47 FEET; THENCE S89°00'20"E, A DISTANCE OF 210.55 FEET; THENCE S01°08'55"W, A DISTANCE OF 77.72 FEET; THENCE S43°51'05"E, A DISTANCE OF 55.29 FEET; THENCE S88°51'38"E, A DISTANCE OF 259.09 FEET; THENCE N90°00'00"E, A DISTANCE OF 26.00 FEET; THENCE S00°00'00"E, A DISTANCE OF 20.53 FEET; THENCE N88°51'30"W, A DISTANCE OF 293.78 FEET; THENCE N43°51'05"W, A DISTANCE OF 10.13 FEET; THENCE S46°08'26"W, A DISTANCE OF 12.07 FEET; THENCE S00°55'37"W, A DISTANCE OF 8.26 FEET; THENCE N88°53'49"W, A DISTANCE OF 20.46 FEET; THENCE N00°10'13"W, A DISTANCE OF 7.33 FEET; THENCE N43°51'34"W, A DISTANCE OF 6.10 FEET; THENCE N00°00'00"W, A DISTANCE OF 6.93 FEET; THENCE N46°08'26"E, A DISTANCE OF 13.11 FEET; THENCE S43°51'34"E, A DISTANCE OF 5.00 FEET; THENCE N46°08'26"E, A DISTANCE OF 9.39 FEET; THENCE N43°51'05"W, A DISTANCE OF 41.72 FEET; THENCE N01°08'55"E, A DISTANCE OF 65.95 FEET; THENCE N89°00'12"W, A DISTANCE OF 182.17 FEET; THENCE S45°47'36"W, A DISTANCE OF 75.94 FEET; THENCE S01°08'35"W, A DISTANCE OF 213.77 FEET; THENCE S89°02'02"E, A DISTANCE OF 6.88; THENCE S01°17'04"W, A DISTANCE OF 31.72 FEET; THENCE N89°02'02"W, A DISTANCE OF 26.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 20,008.62 SQUARE FEET/ 0.4593 ACRES, MORE OR LESS. FEET

THIS IS NOT A SURVEY

SHEET 2 OF 6

CAULFIELD & WHEELER, INC.

 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452



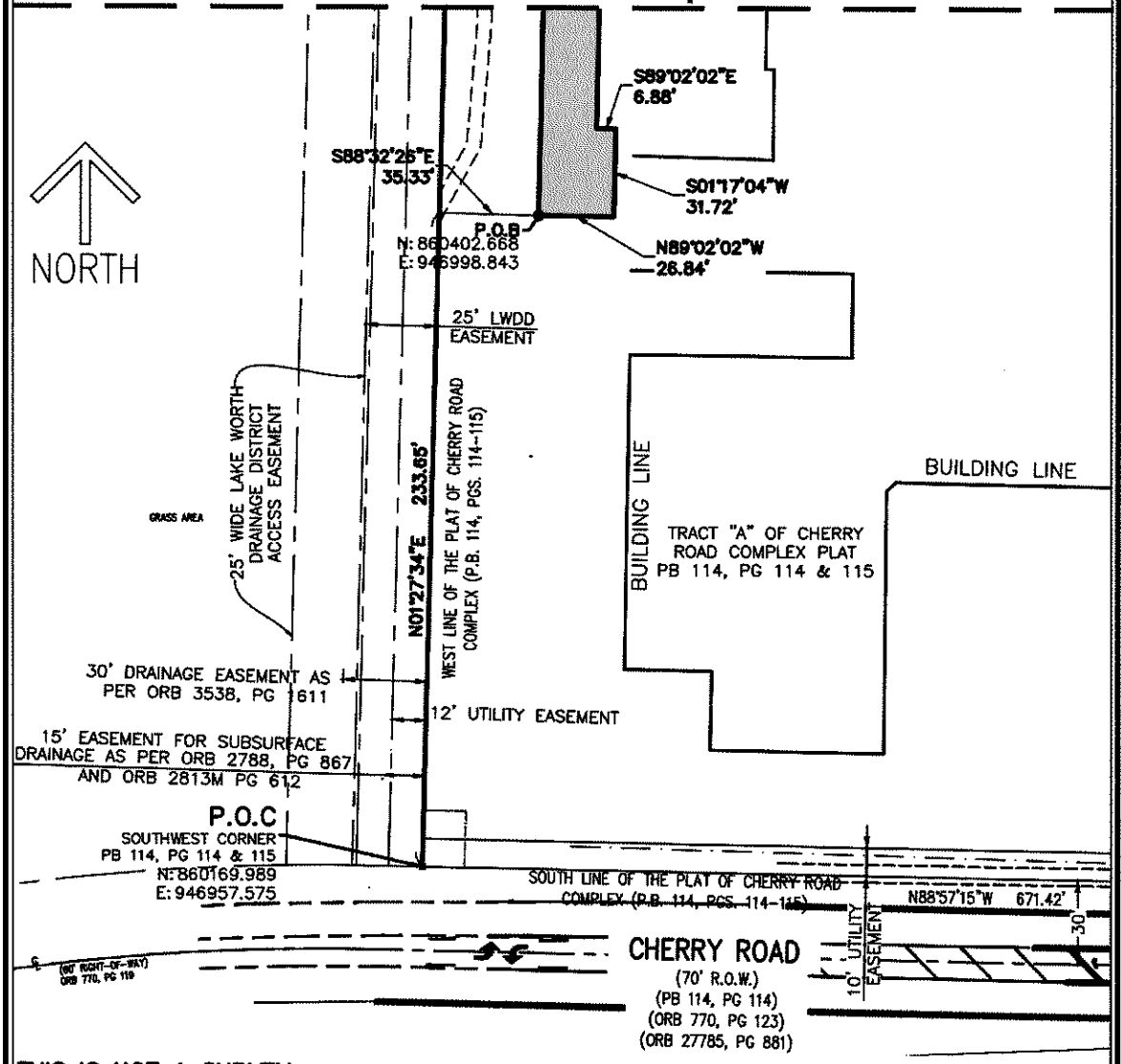
DATE	6/18/2024
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9867

**CHERRY ROAD COMPLEX
 UTILITY EASEMENT WEST
 SKETCH OF DESCRIPTION**

EXHIBIT B-2

0 25' 50'
1 INCH = 50 FEET

MATCHLINE SH.4

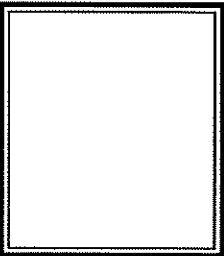


THIS IS NOT A SURVEY

SHEET 3 OF 6

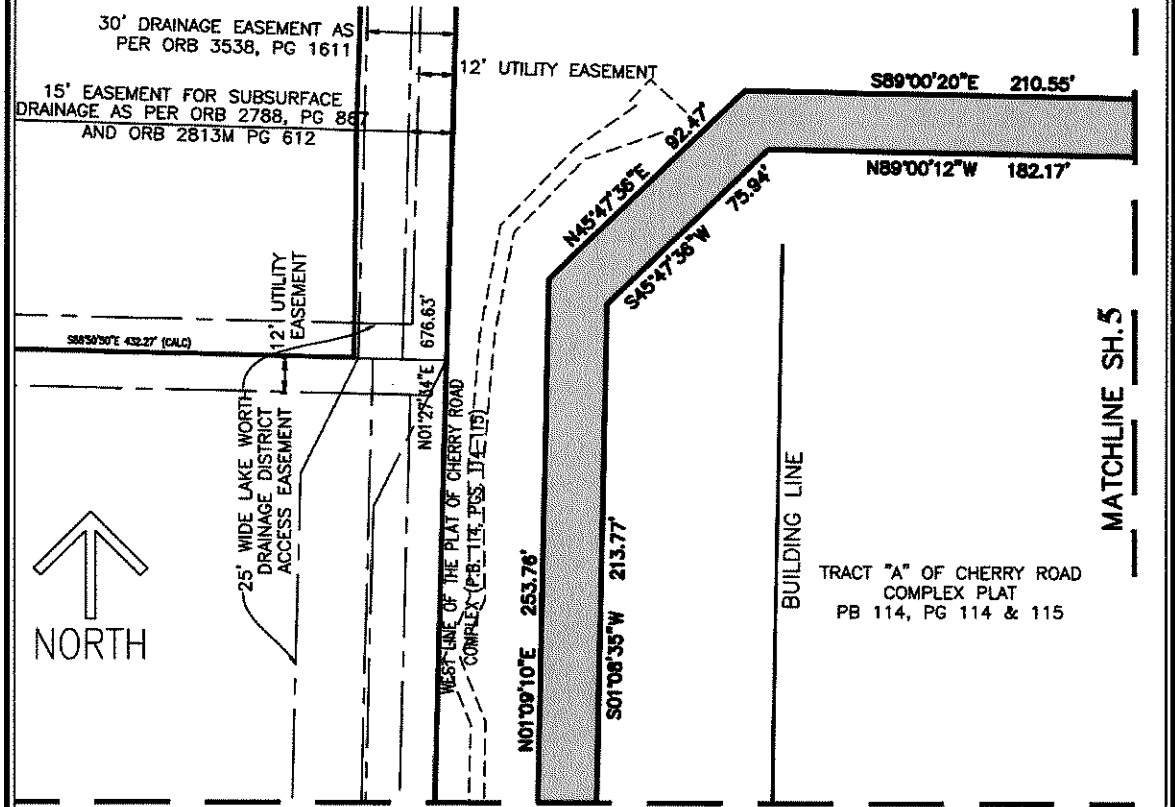
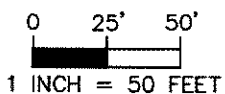
CAULFIELD & WHEELER, INC.
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**CHERRY ROAD COMPLEX
 UTILITY EASEMENT WEST
 SKETCH OF DESCRIPTION**



DATE	6/18/2024
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9867

EXHIBIT B-2

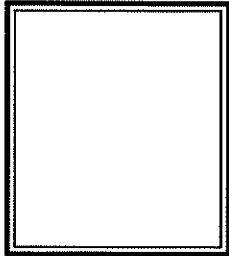


MATCHLINE SH 3

THIS IS NOT A SURVEY

SHEET 4 OF 6

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

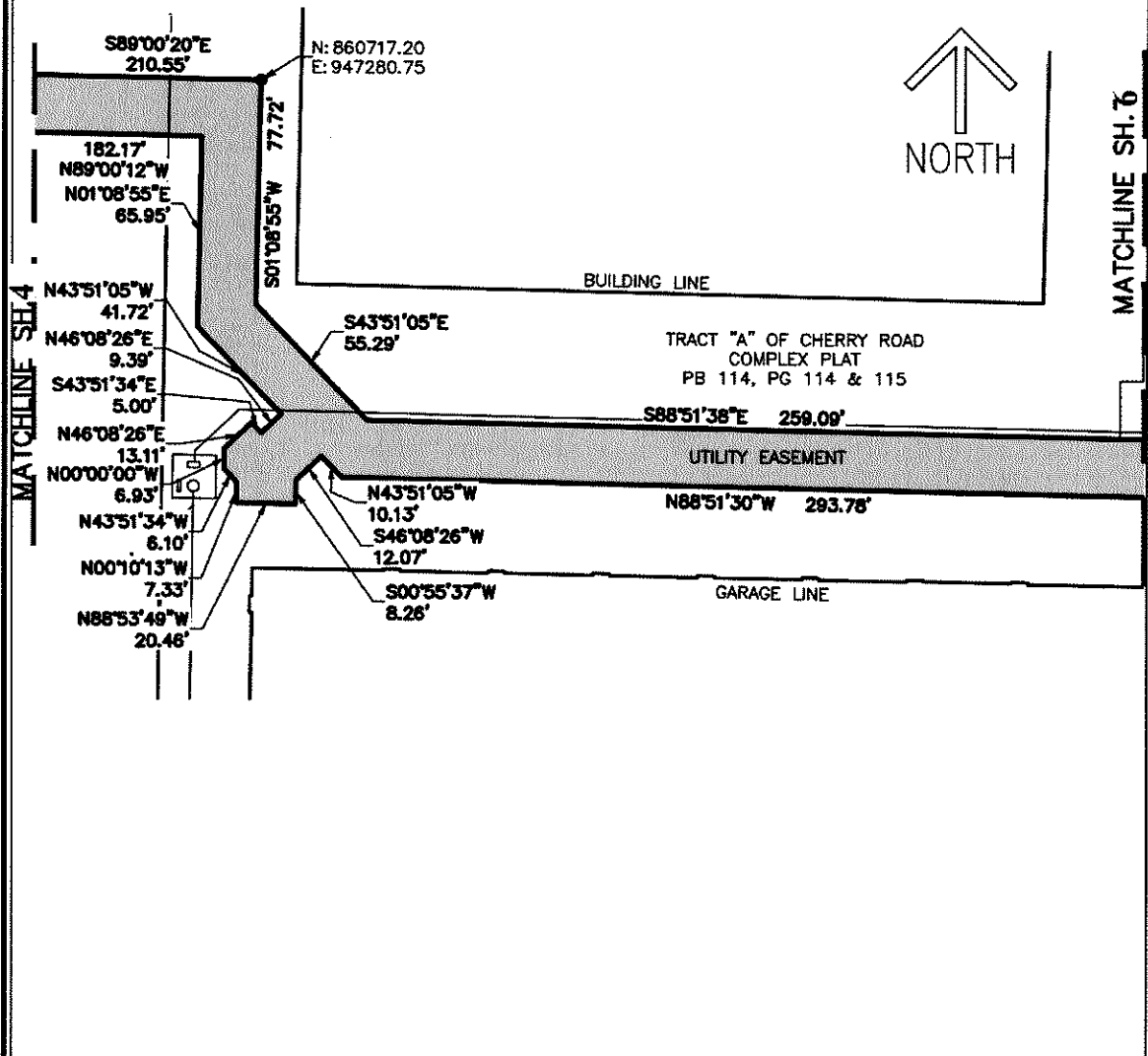


DATE	6/18/2024
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9867

**CHERRY ROAD COMPLEX
 UTILITY EASEMENT WEST
 SKETCH OF DESCRIPTION**

EXHIBIT B-2

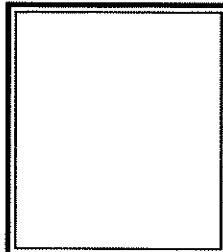
0 25' 50'
1 INCH = 50 FEET



THIS IS NOT A SURVEY

SHEET 5 OF 6

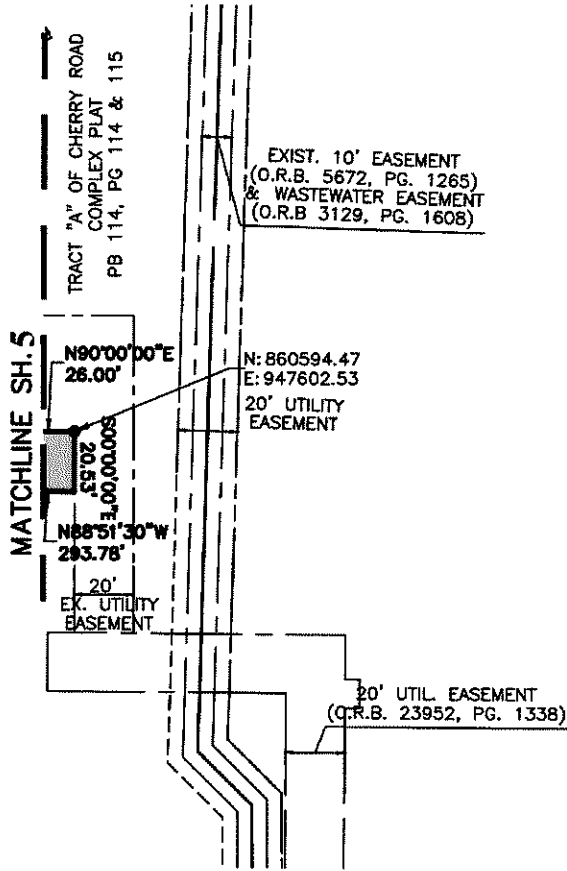
CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
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DATE	6/18/2024
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9867


**CHERRY ROAD COMPLEX
 UTILITY EASEMENT WEST
 SKETCH OF DESCRIPTION**

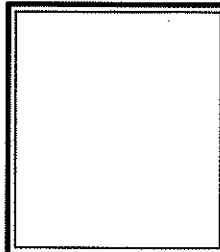
0 25' 50'
1 INCH = 50 FEET



THIS IS NOT A SURVEY

SHEET 6 OF 6

CAULFIELD & WHEELER, INC.

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SCALE	NONE
JOB NO.	9867

**CHERRY ROAD COMPLEX
 UTILITY EASEMENT WEST
 SKETCH OF DESCRIPTION**