

Prepared By:
Laura H. Niemann
Seacoast Utility Authority
4200 Hood Road
Palm Beach Gardens, Fl 33410

EASEMENT

THIS EASEMENT made and entered into this ____ day of _____, 2023 between the **Town of Lake Park, a Florida municipal corporation**, (hereinafter referred to as "Grantor") whose address is 535 Park Avenue, Lake Park, Florida 33403 and **Seacoast Utility Authority** (hereinafter referred to as "Grantee") whose address is 4200 Hood Road, Palm Beach Gardens, Florida 33410.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant to the Grantee, its successors and assigns, a perpetual non-exclusive utility easement which shall permit the Grantee to enter upon the property herein described at any time to install, operate, maintain and service water and sewer lines and appurtenant facilities in, on, over, under and across the easement premise. The easement hereby granted covers a parcel of land lying, situate and being in Palm Beach County, Florida and being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Grantor hereby covenants with Grantee that it is lawfully seized and in possession of the real property herein described.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and affixed its seal as of the date first above written.

WITNESSES:

TOWN OF LAKE PARK

Signed, sealed and delivered
in the presence of:

Witness Signature

By: _____
Roger Michaud, Mayor

Print Name

Attest: _____
Vivan Mendez, CMC

Witness Signature

Print Name

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ of _____ 2023, by Roger Michaud and Vivan Mendez, CMC, as Mayor and clerk of the Town of Lake Park, who are personally known to me or who has produced _____ as identification.

Notary Signature

Print Name

Notary Public – State

Commission No:

My Commission Expires:

EXHIBIT "A"

DESCRIPTION:

A PORTION OF LOTS 16, 17, 18 AND 26 THROUGH 31, BLOCK 114, KELSEY CITY (NOW KNOWN AS LAKE PARK), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PAGE BOOK 8, PAGES 15 THROUGH 23 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 31, BLOCK 114; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF LAKE SHORE DRIVE, AS SHOWN ON SAID PLAT, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIAL BEARING OF S85°40'19"W, HAVING A RADIUS OF 262.04 FEET, A CENTRAL ANGLE OF 7°27'18", AN ARC DISTANCE OF 34.09 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE; THENCE S84°48'51"W, A DISTANCE OF 14.76 FEET; THENCE S5°34'16"E, A DISTANCE OF 12.34 FEET; THENCE S84°25'44"W, A DISTANCE OF 12.00 FEET; THENCE N5°34'16"W, A DISTANCE OF 12.42 FEET; THENCE S84°48'51"W, A DISTANCE OF 109.99 FEET; THENCE S55°57'20"W, A DISTANCE OF 12.37 FEET; THENCE S5°00'49"E, A DISTANCE OF 90.62 FEET; THENCE S85°00'14"W, A DISTANCE OF 25.11 FEET; THENCE N5°00'49"W, A DISTANCE OF 67.27 FEET; THENCE S84°59'11"W, A DISTANCE OF 40.00 FEET; THENCE S5°00'49"E, A DISTANCE OF 6.89 FEET; THENCE S84°59'44"W, A DISTANCE OF 154.92 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 9302 AND ROAD PLAT BOOK 1, PAGE 53 OF SAID PUBLIC RECORDS; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S86°37'54"W, HAVING A RADIUS OF 5801.04 FEET, A CENTRAL ANGLE OF 0°00'07", AN ARC DISTANCE OF 12.00 FEET TO A POINT; THENCE N84°59'44"E, A DISTANCE OF 134.98 FEET; THENCE N5°00'16"W, A DISTANCE OF 15.74 FEET; THENCE S85°05'11"W, A DISTANCE OF 19.93 FEET; N5°00'18"W, A DISTANCE OF 10.00 FEET; THENCE S85°05'11"W, A DISTANCE OF 114.43 FEET TO A POINT OF INTERSECTION WITH SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S86°15'04"W, HAVING A RADIUS OF 5801.84 FEET, A CENTRAL ANGLE OF 0°07'07", AN ARC DISTANCE OF 12.00 FEET TO A POINT; THENCE N85°05'11"E, A DISTANCE OF 114.18 FEET; THENCE N5°00'18"W, A DISTANCE OF 20.32 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID LOT 31; THENCE N84°52'19"E, ALONG SAID NORTH LINE A DISTANCE OF 12.00 FEET; THENCE S5°00'18"E, A DISTANCE OF 20.36 FEET; THENCE N85°05'11"E, A DISTANCE OF 9.22 FEET; THENCE N5°00'16"W, A DISTANCE OF 20.40 FEET TO A POINT OF INTERSECTION WITH SAID NORTH LINE OF LOT 31; THENCE N84°52'19"E, ALONG SAID NORTH LINE, A DISTANCE OF 15.00 FEET; THENCE S5°00'16"E, A DISTANCE OF 9.18 FEET; THENCE N84°48'51"E, A DISTANCE OF 211.87 FEET; THENCE N5°00'09"W, A DISTANCE OF 8.97 FEET; THENCE N84°52'19"E, A DISTANCE OF 6.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,177 SQUARE FEET OR 0.3255 ACRES, MORE OR LESS.

CERTIFICATE:

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 AUGUST 10, 2023. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 4



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452



Digitally signed by
David Lindley
Date: 2023.08.15
15:10:14 -04'00'
Adobe Acrobat
version:
2017.011.30142

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
L.B. 3591

DATE 8-10-2023

DRAWN BY GC

F.B./ PG. 00/00

SCALE 1"=30'

JOB 9622TOWSUA

SKETCH & DESCRIPTION (TOWN)

UTILITY EASEMENT
PALM BEACH COUNTY, FLORIDA

EXHIBIT "A"

NOTES:

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. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF LOT 31, BLOCK 114, KELSEY CITY (NOW KNOWN AS LAKE PARK), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PAGE BOOK 8, PAGES 15 THROUGH 23 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA ASSUMED BEARING OF NORTH 84°52'19"E EAST.
4. THE "LAND DESCRIPTION" HEREON PREPARED BY THE SURVEYOR.
5. ADDITIONS OR DELETIONS TO SURVEY SKETCH BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.
7. RECORDING INFORMATION SHOWN HEREON IS OF THE PUBLIC RECORDS OF PALM BEACH COUNTY COUNTY, FLORIDA.



LOCATION SKETCH
NOT TO SCALE

THIS IS NOT A SURVEY

SHEET 2 OF 4



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

SKETCH & DESCRIPTION (TOWN)

UTILITY EASEMENT
PALM BEACH COUNTY, FLORIDA

DATE 8-10-2023

DRAWN BY GC

F.B./ PG. 00/00

SCALE 1"=30'

JOB 9622TOWSUA

EXHIBIT "A"

MATCH LINE 4

BLOCK 114
PLAT OF KELSEY CITY
(P.B. 8, PGS. 15 & 23)

NORTH LINE OF
OF LOT 31, BLOCK 114
PLAT OF KELSEY CITY
(P.B. 8, PGS. 15 & 23)

P.O.B.
NORTHEAST CORNER
OF LOT 31, BLOCK 114
PLAT OF KELSEY CITY
(P.B. 8, PGS. 15 & 23)

N84°52'19"E
15.00'
S5°00'16"E
9.18'
N84°52'19"E
(BASIS OF BEARINGS)

N84°48'51"E 211.87' S5°34'16"E 12.34'

S84°48'51"W 109.99'

S55°57'20"W 12.37'

S5°00'49"E 6.89'

40.00'
S84°59'11"W

N5°00'49"W 67.27'

S84°59'44"W 154.92'

25.11'
S85°00'14"W

S05°00'49"E 90.62'

N5°34'16"W 12.42'

S84°25'44"W 12.00'

S84°48'51"W 14.76'

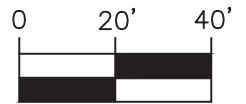
WESTERLY RIGHT OF WAY
OF LAKE SHORE DRIVE

R=262.04'
Δ=7°27'18"
L=34.09'
CD=34.07'
CB=S00°36'02"E

S85°40'19"W
RADIAL

N84°52'19"E 6.73'

LAKE SHORE DRIVE
60' PUBLIC PUBLIC R/W
(P.B. 8, PGS. 15 & 23)



1 INCH = 40 FEET

THIS IS NOT A SURVEY

SHEET 3 OF 4



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SKETCH & DESCRIPTION (TOWN)

FLORIDA POWER & LIGHT EASEMENT
PALM BEACH COUNTY, FLORIDA

DATE 8-10-2023

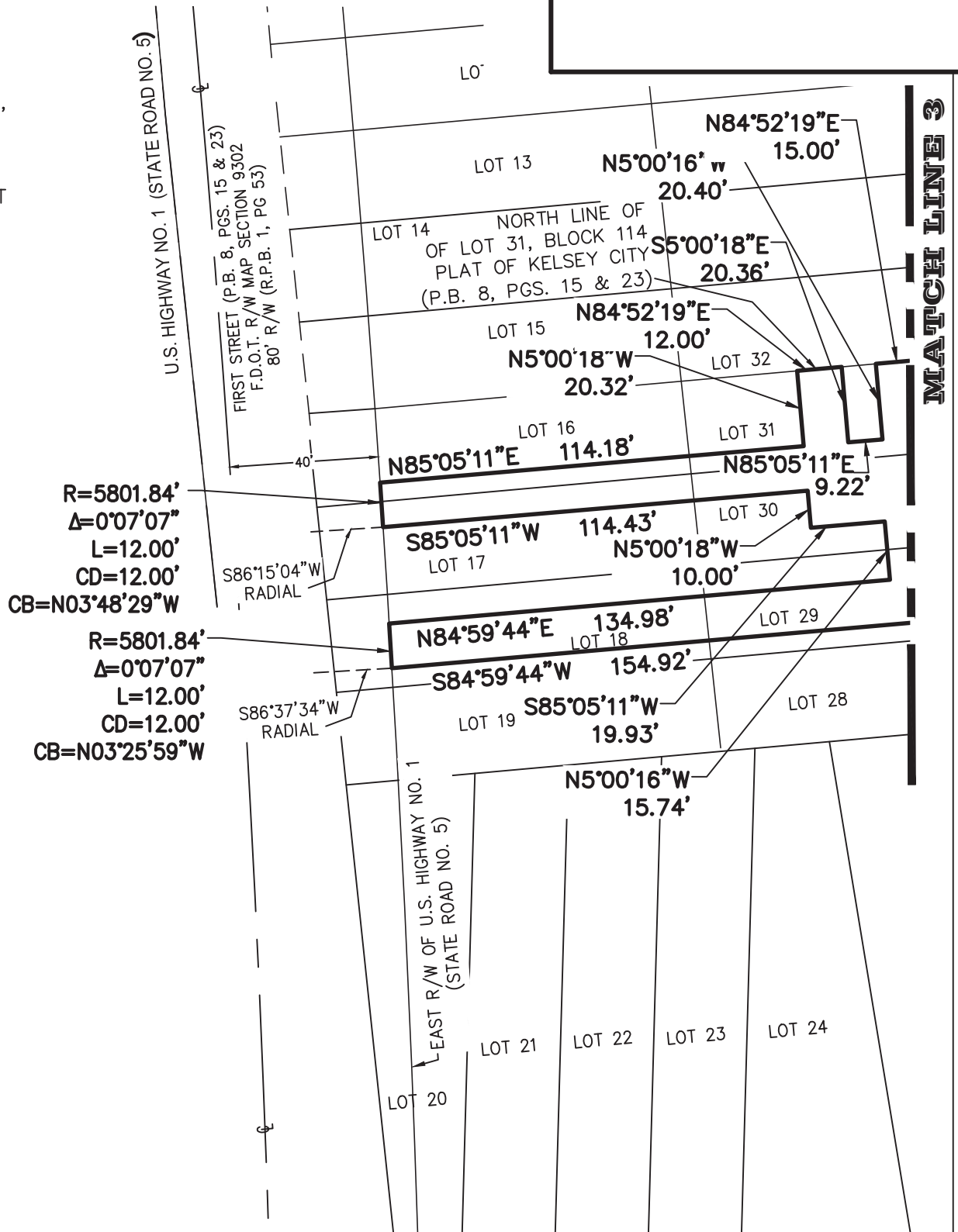
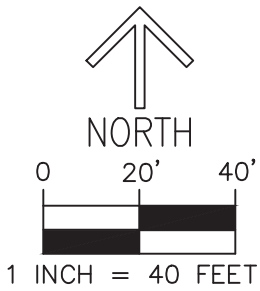
DRAWN BY dl

F.B./ PG. N/A

SCALE 1"=40'

JOB 9622TOWNSUA

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 4 OF 4



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SKETCH & DESCRIPTION (TOWN)

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PALM BEACH COUNTY, FLORIDA

DATE	8-10-2023
DRAWN BY	dl
F.B./ PG.	N/A
SCALE	1"=40'
JOB	9622TOWNSUA

