

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 exclusive utility easement which shall permit the Grantee to enter upon the property herein described at any time to install, operate, maintain and service a sewer lift station and appurtenant facilities in, on, over, under and across the easement premises together with the rights of light and air above the easement premises. 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

Print Name

Witness Signature

Print Name

By: _____
Roger Michaud, Mayor

Attest: _____
Vivan Mendez, CMC

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:

DESCRIPTION:

BEING A PORTION OF LOTS 26, 27, 28 AND 29, BLOCK 114, KELSEY CITY (NOW KNOWN AS LAKE PARK), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 15 AND 23 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 31, BLOCK 114, AS SHOWN ON SAID PLAT; THENCE ALONG THE NORTH LINE OF SAID LOT 31, BLOCK 114, S84°52'19"W, A DISTANCE OF 175.30 FEET; THENCE S05°00'49"E, A DISTANCE OF 63.37 FEET TO THE POINT OF BEGINNING; THENCE S84°59'11"W, A DISTANCE OF 40.00 FEET; S05°00'49"E, A DISTANCE OF 40.00 FEET; THENCE N84°59'11"E, A DISTANCE OF 40.00 FEET; THENCE N05°00'49"W, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

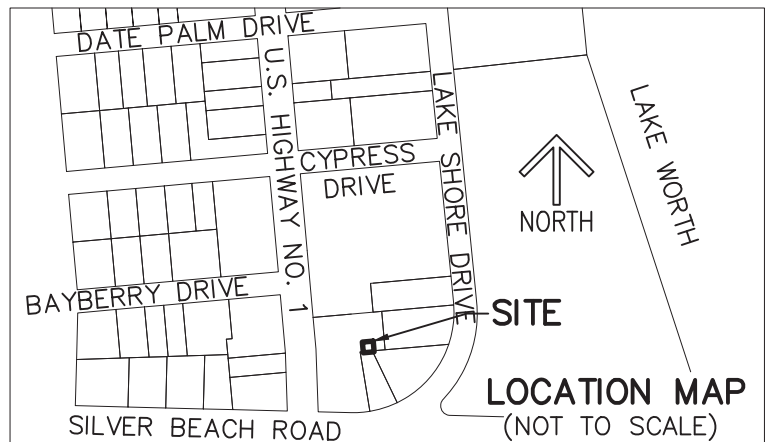
CONTAINING 1,600 SQUARE FEET OR 0.0367 ACRES, MORE OR LESS.

SURVEYOR'S 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.
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 RELATIVE TO THE CENTERLINE OF LAKE SHORE DRIVE HAVING AN ASSUMED BEARING OF S05°34'25"E.
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN 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.

LEGEND/ABBREVIATIONS:

- CL — CENTERLINE
 FPL — FLORIDA POWER & LIGHT COMPANY
 O.R.B. — OFFICIAL RECORDS BOOK
 P.B. — PLAT BOOK
 P.O.C. — POINT OF COMMENCEMENT
 P.O.B. — POINT OF BEGINNING
 PG(S). — PAGES
 R/W — RIGHT-OF-WAY
 SUAE — SEACOAST UTILITY AUTHORITY EASEMENT
 UE — UTILITY EASEMENT

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND 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 11, 2023. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 2



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
 15:09:27 -04'00'
 Adobe Acrobat
 version:
 2017.011.30142

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

SEACOAST UTILITY AUTHORITY LIFT STATION EASEMENT
PLAT OF KELSEY CITY
SKETCH AND DESCRIPTION

DATE 8-11-2023

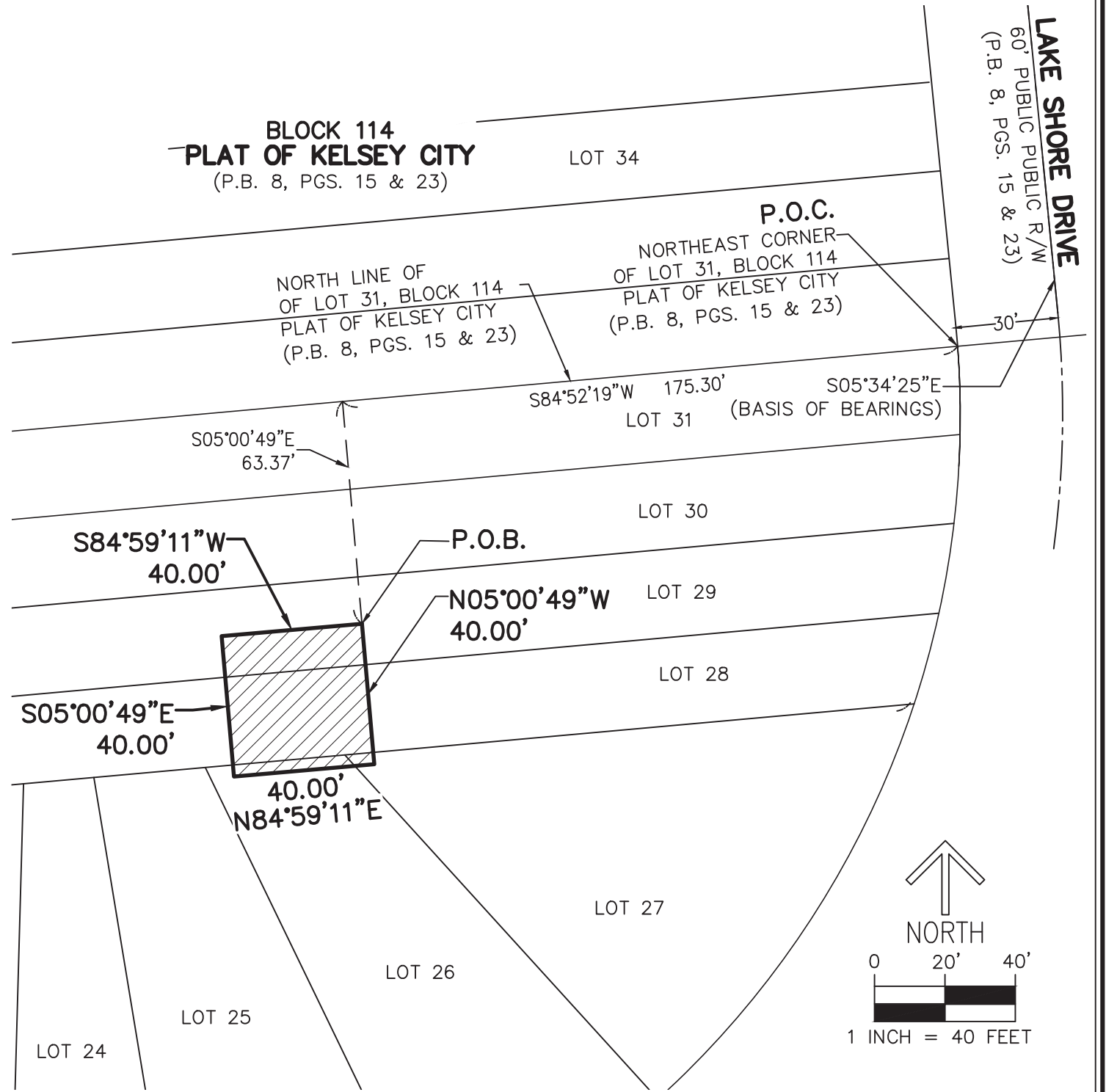
DRAWN BY SAS

F.B./ PG. N/A

SCALE NONE

JOB 9622-1-LSE

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 2 OF 2



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**SEACOAST UTILITY AUTHORITY LIFT STATION EASEMENT
PLAT OF KELSEY CITY
SKETCH AND DESCRIPTION**

DATE	8.11-2023
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=40'
JOB	9622-1-LSE



N Federal Hwy



N Federal Hwy



N Federal Hwy

Lake Shore Dr

Lake Shore Dr

Lake Shore Dr

Lake Shore Dr

