

RESOLUTION NO. __ - __ -26

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE AN EASEMENT AND A PARTIAL RELEASE OF EASEMENT WITH THE SEACOAST UTILITY AUTHORITY GRANTING AN EASEMENT TO SERVICE ITS UTILITY AND A PARTIAL EASEMENT RELEASE BACK TO THE TOWN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Lake Park, Florida ("Town") is a municipal corporation of the State of Florida with such power and authority as has been conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

WHEREAS, the Town owns certain land which is legally described in the attached Exhibit "A" (the Property); and

WHEREAS, the Seacoast Utility Authority (Seacoast) has sought a utility easement from the Town which permits Seacoast to enter upon the Property to install, operate, maintain, and service its utility in, on, over, under and across the Property; and

WHEREAS, Seacoast has also sought a utility easement partial release back to the Town; and

WHEREAS, the Town Manager has recommended to the Town Commission that it is in the best interest of the Town to execute the Easement for the benefit of Seacoast, and for the Partial Easement Release for the Town, as it pertains to the Property.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LAKE PARK, FLORIDA, AS FOLLOWS:

Section 1. The foregoing recitals are incorporated herein.

Section 2. The Mayor is hereby authorized and directed to execute the Easement and the Partial Easement Release, copies of which are attached hereto and incorporated herein by reference as Exhibit B.

Section 3. This Resolution shall take effect immediately upon adoption.

Exhibit 'A' – Legal Descriptions

Sewer Line/Utility Easement

LEGAL DESCRIPTION:

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL 2, AS RECORDED IN OFFICIAL RECORD BOOK 11995, PAGE 858, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THENCE SOUTH 01°18'42" WEST, 5.31 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING;

THENCE NORTH 57°53'59" EAST, 91.65 FEET TO A POINT ON THE NORTHWEST LINE OF A 20' WIDE SANITARY SEWER EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 12296, PAGE 1265, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LATER ASSIGNED TO SEACOAST UTILITY AUTHORITY IN OFFICIAL RECORD BOOK 12678, PAGE 540, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH 40°06'40" WEST, 65.47 FEET ALONG SAID NORTHWEST LINE TO A POINT; THENCE SOUTH 57°53'59" WEST, 18.55 FEET TO A POINT ON THE SOUTHWEST LINE OF SAID PARCEL 2; THENCE SOUTH 01°18'42" WEST, 866.60 FEET TO A POINT; THENCE SOUTH 41°36'29" WEST, 30.92 FEET TO A POINT; THENCE NORTH 01°18'42" EAST, 900.95 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING AND CONTAINING 0.4311 ACRES (18,778 SQUARE FEET) MORE OR LESS.

Partial Release of Easement Area

LEGAL DESCRIPTION:

BEING A PORTION OF PARCEL 2, AS RECORDED IN OFFICIAL RECORD BOOK 11995, PAGE 858, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 2; THENCE SOUTH 49°53'20" EAST, 31.33 FEET, ALONG THE SOUTHWEST LINE OF SAID PARCEL 2 TO THE POINT OF BEGINNING;

THENCE NORTH 40°06'40" EAST, 17.66 FEET ALONG THE NORTHWEST LINE OF A 20' WIDE SANITARY SEWER EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 12296, PAGE 1265, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LATER ASSIGNED TO SEACOAST UTILITY AUTHORITY IN OFFICIAL RECORD BOOK 12678, PAGE 540, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE NORTH 57°53'59" EAST, 65.47 FEET TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID UTILITY EASEMENT; THENCE SOUTH 40°06'40" WEST, 80.00 FEET ALONG SAID NORTHERLY SOUTHWEST LINE TO A POINT LYING IN THE SOUTHWEST LINE OF SAID PARCEL 2; THENCE NORTH 49°53'20" WEST, 20.00 FEET ALONG THE SOUTHWEST LINE OF SAID PARCEL 2 TO THE POINT OF BEGINNING AND CONTAINING 0.0224 ACRES (977 SQUARE FEET) MORE OR LESS.

Prepared by: Dawn Phillips
Seacoast Utility Authority
4200 Hood Road
Palm Beach Gardens, FL 33410

EASEMENT

THIS EASEMENT made and entered into this ____ day of _____ 2026 between **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 of which is hereby acknowledged, does hereby grant to the Grantee, its successors and assigns, a perpetual utility easement which shall permit the Grantee to enter upon the property herein described at any time to install, operate, maintain and service sewer lines and appurtenant facilities in, on, over, under and across 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 and that it has good and lawful right to grant the aforesaid easement.

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

WITNESSES:

GRANTOR:

Signed, sealed and delivered
in the presence of:

Town of Lake Park, a Florida corporation

Witness #1 Signature

By: _____
Roger Michaud, Mayor

Witness #1 Print Name

Witness #1 Address

By: _____
Vivian Mendez, CMC

Witness #2 Signature

Witness #2 Printed Name

Witness #2 Address

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____ 2026 by Roger Michaud as Mayor of Town of Lake Park, a Florida municipal corporation, who is personally known to me or who has produced _____ as identification.

Notary Signature

Print Name

Notary Public - State

Commission No:

My Commission Expires:

LEGAL DESCRIPTION:

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PARCEL 2, AS RECORDED IN OFFICIAL RECORD BOOK 11995, PAGE 858, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THENCE SOUTH 01°18'42" WEST, 5.31 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING;

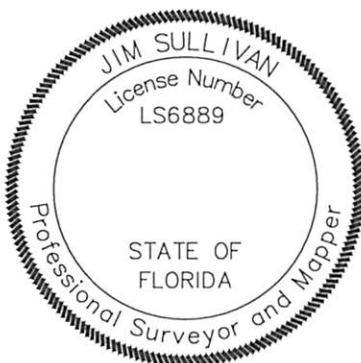
THENCE NORTH 57°53'59" EAST, 91.65 FEET TO A POINT ON THE NORTHWEST LINE OF A 20' WIDE SANITARY SEWER EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 12296, PAGE 1265, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LATER ASSIGNED TO SEACOAST UTILITY AUTHORITY IN OFFICIAL RECORD BOOK 12678, PAGE 540, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH 40°06'40" WEST, 65.47 FEET ALONG SAID NORTHWEST LINE TO A POINT; THENCE SOUTH 57°53'59" WEST, 18.55 FEET TO A POINT ON THE SOUTHWEST LINE OF SAID PARCEL 2; THENCE SOUTH 01°18'42" WEST, 866.60 FEET TO A POINT; THENCE SOUTH 41°36'29" WEST, 30.92 FEET TO A POINT; THENCE NORTH 01°18'42" EAST, 900.95 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING AND CONTAINING 0.4311 ACRES (18,778 SQUARE FEET) MORE OR LESS.

NOTES:

1. THE PURPOSE OF THE SKETCH IS SOLELY TO ILLUSTRATE A PROPOSED EASEMENT.
2. THE SKETCH WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SKETCH IS NOT A BOUNDARY SURVEY.
4. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NE 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST PER PALM BEACH COUNTY'S PUBLISHED SECTION CORNER HISTORY HAVING A BEARING OF NORTH 01°18'42" EAST.
5. THE DOCUMENTS LISTED IN THIS EXHIBIT ARE PER THE PALM BEACH COUNTY PROPERTY RECORDS UNLESS STATED OTHERWISE.

LEGEND

O.R.B.	OFFICIAL RECORD BOOK
P.B.	PLAT BOOK
PCN	PARCEL CONTROL NUMBER
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
R/W	RIGHT-OF-WAY
RGE.	RANGE
SEC.	SECTION
SQ. FT.	SQUARE FEET
S.S.E.	SANITARY SEWER EASEMENT
S.U.A.E.	SEACOAST UTILITY AUTHORITY EASEMENT
TWP.	TOWNSHIP
U.E.	UTILITY EASEMENT



Jim

Sullivan

Digitally signed
by Jim Sullivan
Date:

2026.05.18
14:08:57 -04'00'

JIM SULLIVAN, PSM LS6889
BGE, INC.
4440 PGA BOULEVARD, SUITE 104
PALM BEACH GARDENS, FLORIDA 33410
TELEPHONE: (561) 559-2280
EMAIL: JSULLIVAN@BGEINC.COM



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EXHIBIT "A"
SEWER LINE EASEMENT
SOUTHWEST QUARTER
SEC. 20, TWP. 42S, RGE. 43E
TOWN OF LAKE PARK
PALM BEACH COUNTY, FLORIDA

Scale:	Job No.:	Date:	Drawing:
1" = 60'	15860-00	05/18/2026	1 OF 3

NE ¼ SEC. 20

SW ¼ SEC. 20

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	5.31'	S01°18'42"W
L2	91.65'	N57°53'59"E
L3	65.47'	S40°06'40"W
L4	18.55'	S57°53'59"W
L5	866.60'	S01°18'42"W
L7	900.95'	N01°18'42"E
L8	16.72'	N40°04'58"E



P.O.C.
NW CORNER OF
PARCEL 2

P.O.B.

12TH STREET

R/W VARIES

O.R.B. 7150, PG. 1152

60.0'

0.4311 ACRES
18,778 SQ. FT.

WATER TOWER PARK
P.B. 82, PG. 4

NW ¼, SW ¼ SEC. 20

NE ¼, SW ¼ SEC. 20

20.0'

20.0'

MATCHLINE "A" (SEE SHEET 3)

20' S.U.A.E.
O.R.B. 12296, PG. 1265
O.R.B. 12678, PG. 540

NE LINE OF PARCEL 2

PARCEL 2
CALLED 2.488 ACRES
TOWN OF LAKE PARK
O.R.B. 11995, PG. 858

TOWN OF LAKE PARK

PCN# 36-43-42-20-00-000-7190



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EXHIBIT "A"
SEWER LINE EASEMENT
SOUTHWEST QUARTER
SEC. 20, TWP. 42S, RGE. 43E
TOWN OF LAKE PARK
PALM BEACH COUNTY, FLORIDA

Scale:

1" = 60'

Job No.:

15860-00

Date:

05/18/2026

Drawing:

2 OF 3

MATCHLINE "A" (SEE SHEET 2)



LINE TABLE

LINE #	LENGTH	DIRECTION
L5	866.60'	S01°18'42"W
L6	30.92'	S41°36'29"W
L7	900.95'	N01°18'42"E

TOWN OF LAKE PARK
PCN# 36-43-42-20-00-000-7190

PARCEL 34.02A
PALM BEACH COUNTY
O.R.B. 11903, PG. 158

PARCEL 7
CALLED 0.186 ACRES
TOWN OF LAKE PARK
O.R.B. 11995, PG. 858



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EXHIBIT "A"
SEWER LINE EASEMENT
SOUTHWEST QUARTER
SEC. 20, TWP. 42S, RGE. 43E
TOWN OF LAKE PARK
PALM BEACH COUNTY, FLORIDA

Scale: 1" = 60'	Job No.: 15860-00	Date: 05/18/2026	Drawing: 3 OF 3
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WATER TOWER PARK
P.B. 82, PG. 4

WATER TOWER
CENTER PARK
P.B. 82, PG. 5

JOULE ROAD

R/W R/W VARIES
O.R.B. 7150, PG. 1152
O.R.B. 6918, PG. 1126

12TH STREET

NW ¼, SW ¼ SEC. 20

NE ¼, SW ¼ SEC. 20

NE ¼, SW ¼ SEC. 20

SE ¼, SW ¼ SEC. 20

R/W

L7

L5

L6

12.56'

20.0'

20.0'

30.0'

Prepared by: Bruce Gregg
Seacoast Utility Authority
4200 Hood Road
Palm Beach Gardens, FL 33410
(561) 627-2900 Escrow 1024

PARTIAL RELEASE OF EASEMENT

THIS PARTIAL RELEASE OF EASEMENT, executed this _____ day of _____ 2026
by **Seacoast Utility Authority**, (hereinafter referred to as Grantor), whose address is 4200 Hood Road,
Palm Beach Gardens, Florida 33410, to **Town of Lake Park**, a Florida municipal corporation (hereinafter
referred to as Grantee), whose address is 535 Park Avenue, Lake Park, Florida 33403:

WITNESSETH, that the said Grantor, for and in consideration of the sum of \$10.00, in hand paid by
the said Grantee, the receipt whereof is hereby acknowledged, will hereby remise, release and quit-claim
unto Grantee as to each of their respective properties as set forth above forever, all the right, title,
interest, claim and demand which the said Grantor has in and to a portion of an easement, to wit:

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

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances there unto
belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim
whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the
said Grantee forever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above
written.

WITNESSES:

Signed, sealed and delivered
in the presence of:

Witness #1 Signature

Witness #1 Print Name

Witness #1 Address

Witness #2 Signature

Witness #2 Printed Name

Witness #2 Address

GRANTOR:

SEACOAST UTILITY AUTHORITY

By: _____
Robert Weisman, Chair

By: _____
Jessica Moore, Authority Clerk

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____ 2026 by Robert Weisman, Chair, and Jessica Moore, Clerk of Seacoast Utility Authority who are personally known to me or who has produced _____ as identification.

Notary Signature

Print Name

Notary Public - State

Commission No:

My Commission Expires:

LEGAL DESCRIPTION:

BEING A PORTION OF PARCEL 2, AS RECORDED IN OFFICIAL RECORD BOOK 11995, PAGE 858, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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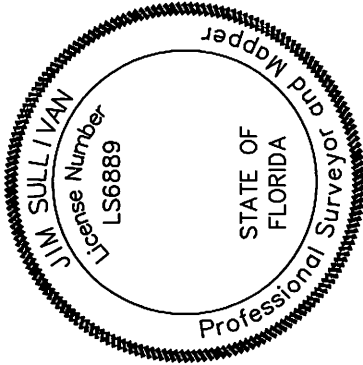
NOTES:

1. THE PURPOSE OF THE SKETCH IS SOLELY TO ILLUSTRATE AN EXISTING EASEMENT TO BE VACATED.
2. THE SKETCH WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
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4. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NE 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST PER PALM BEACH COUNTY'S PUBLISHED SECTION CORNER HISTORY HAVING A BEARING OF N 01°18'42" E UNLESS OTHERWISE SHOWN.
5. THE DOCUMENTS LISTED IN THIS EXHIBIT ARE PER THE PALM BEACH COUNTY PROPERTY RECORDS UNLESS STATED OTHERWISE.

LEGEND

- | | |
|---------|-------------------------|
| O.R.B. | OFFICIAL RECORD BOOK |
| P.B. | PLAT BOOK |
| PCN | PARCEL CONTROL NUMBER |
| PG. | PAGE |
| P. | PROPERTY LINE |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCING |
| R/W | RIGHT-OF-WAY |
| RGE. | RANGE |
| SEC. | SECTION |
| SQ. FT. | SQUARE FEET |
| S.S.E. | SANITARY SEWER EASEMENT |
| U.E. | UTILITY EASEMENT |

Digitally signed
by Jim Sullivan
Date:
Sullivan 2026.05.18
14:09:16 -04'00'



JIM SULLIVAN, PSM LS6889
BGE, INC.
4440 PGA BOULEVARD, SUITE 104
PALM BEACH GARDENS, FLORIDA 33410
TELEPHONE: (561) 559-2280
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EXHIBIT "A"

SANITARY SEWER EASEMENT
PARTIAL RELEASE
SEC. 20, TWP. 42S, RGE. 43E
TOWN OF LAKE PARK
PALM BEACH COUNTY, FLORIDA

Scale: 1" = 60'	Job No.: 15860-00	Date: 05/18/2026	Drawing: 1 OF 2
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LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	31.33'	S49°53'20"E
L2	17.66'	N40°06'40"E
L3	65.47'	N57°53'59"E
L4	80.00'	S40°06'40"W
L5	20.00'	N49°53'20"W

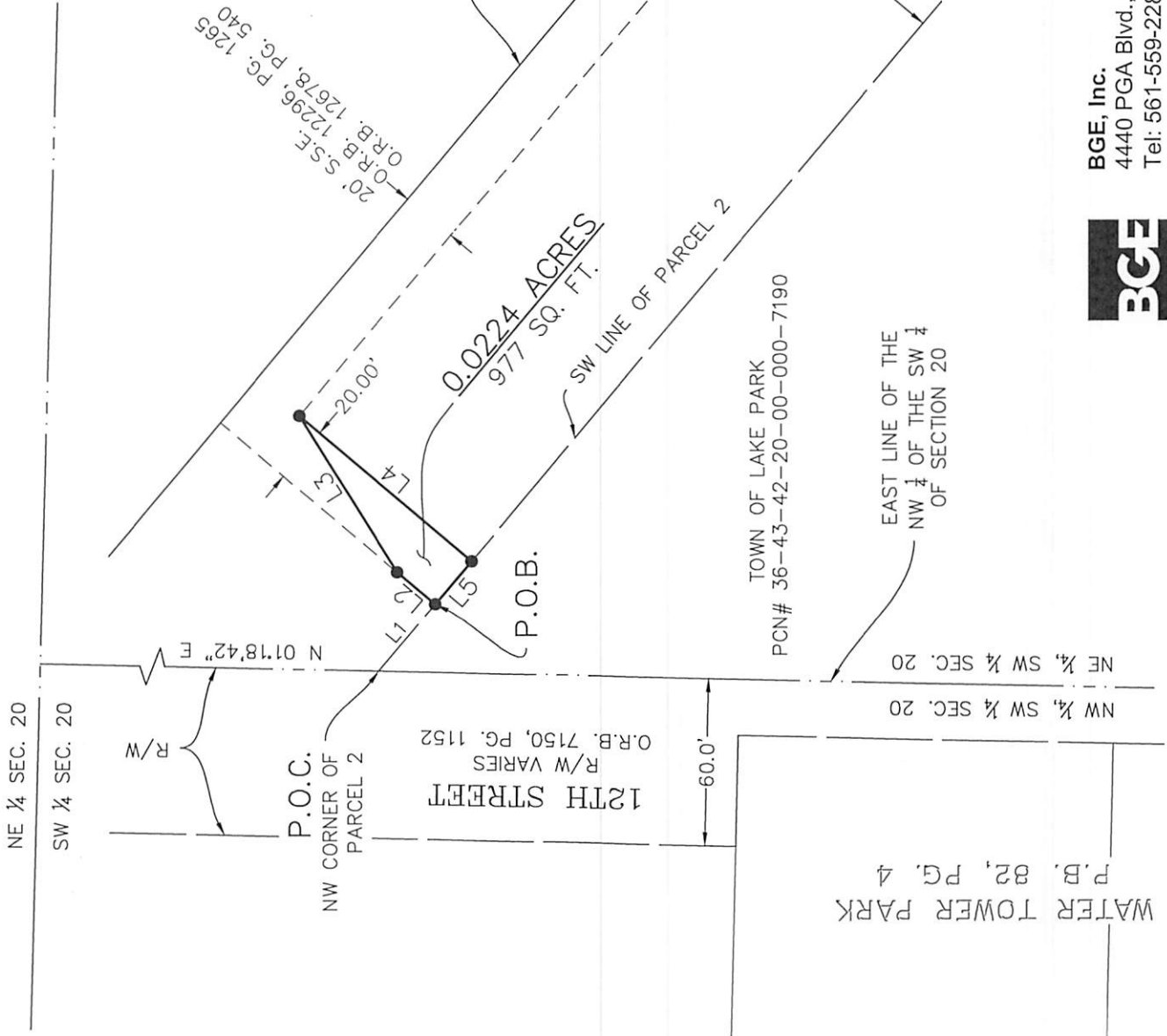
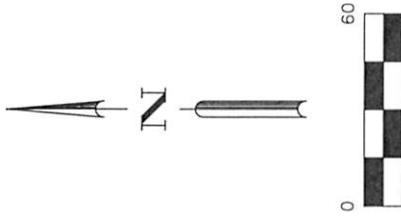


EXHIBIT "A"

SCALE: 1"=60'

SHEET 2

OF 2

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