

Prepared & return to:
Laura Niemann
4200 Hood Road
Palm Beach Gardens, FL 33410

EASEMENT

THIS EASEMENT made and entered into this ____ day of _____, 2024 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, FL 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 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 (the "Improvements") 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.

[Signature Page Follows]

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 #1 Signature

By: _____
Roger Michaud, Mayor

Witness #1 Printed Name

Attest: _____
Vivan Mendez, CMC

Witness #1 Address

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 _____ of _____, 2024 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

LEGAL DESCRIPTION

A SEACOAST UTILITY AUTHORITY EASEMENT IN SECTION 20, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, WITHIN A TOWN OF LAKE PARK PARCEL LYING WESTERLY OF THE WEST RIGHT-OF-WAY OF FLORIDA EAST COAST RAILWAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AN EASEMENT 12.00 FEET IN WIDTH, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE #1:

COMMENCE AT THE SOUTHEAST CORNER OF PARCEL 1 RECORDED IN OFFICIAL RECORDS BOOK 30741, PAGE 1086 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING A POINT ON A LINE PARALLEL WITH AND 50 FEET WESTERLY OF THE SAID WEST RIGHT-OF-WAY OF FLORIDA EAST COAST RAILWAY; THENCE N20°54'07"W ALONG SAID WESTERLY LINE FOR 90.09 FEET; THENCE DEPARTING SAID WESTERLY LINE, N68°51'05"E FOR 6.00 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE;

THENCE S20°54'07"E FOR 223.61 FEET; THENCE S46°43'29"E FOR 21.17 FEET; THENCE S20°54'07"E FOR 52.79 FEET POINT "A"; THENCE CONTINUE, S20°54'07"E FOR 161.57 FEET TO THE NORTH RIGHT-OF-WAY OF OLD DIXIE HIGHWAY AND THE POINT OF TERMINATION OF SAID CENTERLINE #1.

IT IS INTENDED FOR THE SIDELINES OF SAID EASEMENT TO BE SHORTENED OR LENGTHENED AT THE POINT OF TERMINATION OF CENTERLINE #1 TO INTERSECT THE NORTH RIGHT-OF-WAY OF OLD DIXIE HIGHWAY.

TOGETHER WITH:

AN EASEMENT 15.00 FEET IN WIDTH, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE #2:

BEGIN AT SAID POINT "A"; THENCE N69°05'33"E FOR 34.78 FEET TO THE WEST RIGHT-OF-WAY OF FLORIDA EAST COAST RAILWAY AND THE POINT OF TERMINATION OF SAID CENTERLINE #2.

CONTAINING 5941 SQUARE FEET (0.136 ACRES), MORE OR LESS.

THE DESCRIPTION SKETCH AND THE DESCRIPTION TEXT COMPRISE THE COMPLETE LEGAL DESCRIPTION.

THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BROWN & PHILLIPS, INC.

REVISIONS:

6/28/24 REVISED PER S.U.A. COMMENTS

7/18/24 REVISED PER S.U.A. COMMENTS

7/24/24 REVISED PER S.U.A. COMMENTS



E-Mail: info@brown-phillips.com

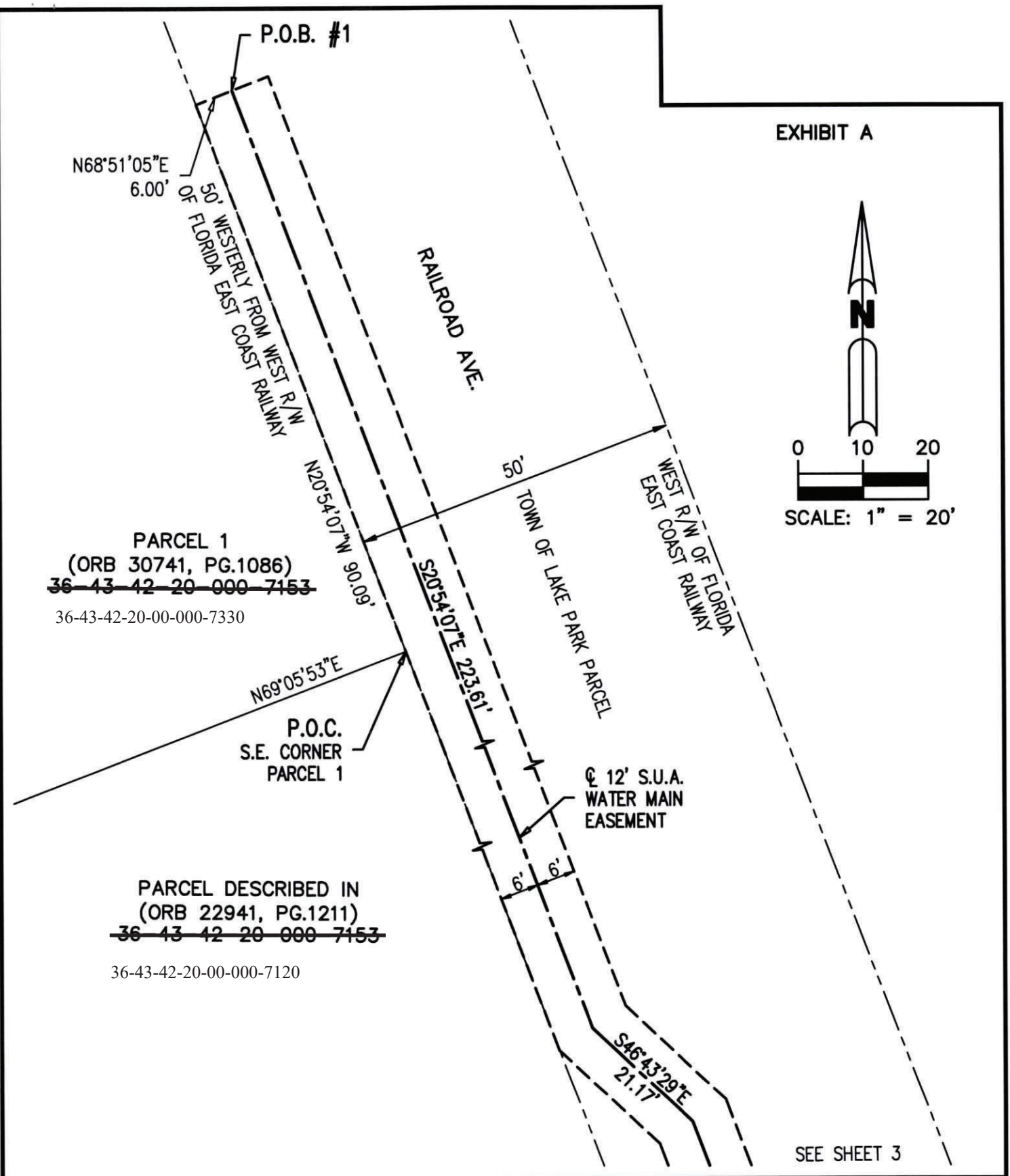
BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
CERTIFICATE OF AUTHORIZATION # LB 6473
1860 OLD OKEECHOBEE ROAD., SUITE 509,
WEST PALM BEACH, FLORIDA 33409
TELEPHONE (561)-615-3988, 615-3991 FAX

JOHN E. PHILLIPS, III
License Number 4826
JOHN E. PHILLIPS, III
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 4826
DATE: 7/24/24

12' S.U.A. EASEMENT
810 WATERTOWER RD.
LAKE PARK, FL
(THIS IS NOT A SURVEY)

DRAWN: DKN	PROJ. No. 22-097
CHECKED: JEP	SCALE: NONE
LEGAL DESCRIPTION	DATE: 5-20-24
	SHEET 1 OF 4

S:\2022 drawing files\22-097\22-097 Clean Sweep Specific Purpose Survey with grades (NGVD 29 Datum).dwg, 7/24/2024 11:19:58 AM, AutoCAD PDF (General Documentation).pc3



E-Mail: info@brown-phillips.com

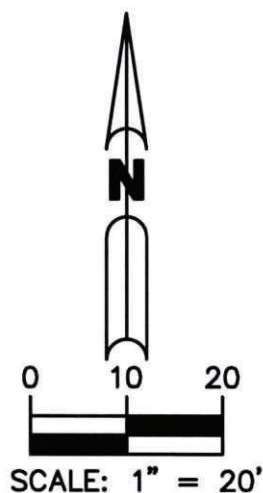
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LAKE PARK, FL
(THIS SKETCH IS NOT A SURVEY)

DRAWN: DKN	PROJ. No. 22-097
CHECKED: JEP	SCALE: 1" = 20'
SKETCH TO ACCOMPANY LEGAL DESCRIPTION	DATE: 5-20-24
	SHEET 2 OF 4

SEE SHEET 2

EXHIBIT A



P.O.T. #2

P.O.T. #1

POINT "A"

PARCEL DESCRIBED IN
(ORB 22941, PG.1211)

~~36 43 42 20 000 7153~~

36-43-42-20-00-000-7153

R/W PER
PG. 1528

ORB

OLD DIXIE
HIGHWAY

NORTH R/W

Q 15' S.U.A.
WATER MAIN
EASEMENT

Q 12' S.U.A.
WATER MAIN
EASEMENT

RAILROAD AVE.

WESTERLY FROM WEST R/W
OF FLORIDA EAST COAST RAILWAY

TOWN OF LAKE PARK PARCEL
50'

S46°43'29"E
21.17'

52.79°E 2054.07

N69°05'53"E 34.78'

S20°54'07"E 161.57

E-Mail: info@brown-phillips.com



BROWN & PHILLIPS, INC.
PROFESSIONAL SURVEYING SERVICES
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 WEST PALM BEACH, FLORIDA 33409
 TELEPHONE (561)-615-3988, 615-3991 FAX

**12' S.U.A. EASEMENT
810 WATERTOWER RD.
LAKE PARK, FL**

(THIS SKETCH IS NOT A SURVEY)

DRAWN: DKN

PROJ. No. 22-097

CHECKED: JEP

SCALE: 1" = 20'

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

DATE: 5-20-24

SHEET 3 OF 4

EXHIBIT A

NOTES:

- 1) THIS DESCRIPTION IS BASED ON OFFICIAL RECORDS BOOK 30741, PAGE 1086, OFFICIAL RECORDS BOOK 22941, PAGE 1211, OFFICIAL RECORDS BOOK 3420, PAGE 1528 AND INSTRUCTIONS FROM CLIENT.

NO ENCUMBRANCES OF RECORD WERE NOTED EXCEPT AS SHOWN ON THE ATTACHED SKETCH.

NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY BROWN & PHILLIPS, INC.

- 2) ABBREVIATIONS:

P.O.C. - POINT OF COMMENCEMENT

P.O.B. - POINT OF BEGINNING

P.O.T. - POINT OF TERMINATION

D.B. - DEED BOOK

ORB - OFFICIAL RECORD BOOK

PG. - PAGE

R/W - RIGHT-OF-WAY

CL - CENTERLINE

S.U.A. - SEACOAST UTILITY AUTHORITY

- 3) BEARINGS ARE BASED ON N20°54'07"W (ASSUMED) ALONG THE LINE PARALLEL WITH AND 50' WESTERLY OF THE WEST RIGHT-OF-WAY OF FLORIDA EAST COAST RAILWAY.



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LAKE PARK, FL
(THIS SKETCH IS NOT A SURVEY)

DRAWN: DKN

PROJ. No. 22-097

CHECKED: JEP

SCALE: NONE

DESCRIPTION NOTES

DATE: 5-20-24

SHEET 4 OF 4