

Return to:  
City of Lake Worth Beach  
City Clerk  
7 North Dixie Hwy.  
Lake Worth Beach, FL 34460

### UTILITY EASEMENT

THIS UTILITY EASEMENT is made this \_\_\_\_ day of \_\_\_\_\_ 20\_\_, by and between \_\_\_\_\_ ("Grantor") and **CITY OF LAKE WORTH BEACH**, a Florida municipal corporation ("City").

### WITNESSETH

WHEREAS, the Grantor is the owner of property generally located at 302 N. Lakeside Dr. Lake Worth Beach, Florida, and as legally described in Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, the City desires an unrestricted and nonexclusive easement for public utility purposes through the Property as described and mapped in Exhibit "B" attached hereto and incorporated herein (the "Easement Area"); and

WHEREAS, the public utilities to be placed in the Easement Area may provide services to and from the Property and other properties which may or may not abut and be contiguous to the Easement Area; and

WHEREAS, the Grantor is willing to grant such easement.

NOW, THEREFORE, for and in consideration of the mutual covenants and other valuable consideration, the sufficiency and receipt of which is acknowledged by Grantor and the City, the Grantor grants unto the City, its licensees, agents, successors and assigns:

A perpetual, unrestricted and nonexclusive easement in, over, under, through, upon and across the Easement Area for the purpose of providing utility services to and from properties or lands or maintain the same, which may include the Property, also for the City to provide utility service to properties which may not be contiguous to the Easement Area, including the right to lay, or cause to be laid, and to maintain utility pipes, mains, appurtenances and devices; to maintain, repair, rebuild, operate and control utility transmission lines; the right to clear said Easement Area and keep it clear of brush, trees, and permanent structures and fire hazards; together with all rights of ingress and egress necessary for the full and complete use, occupation, and enjoyment of the Easement Area hereby granted, and all rights and privileges incident thereto; and, the permanent, full and free right and authority to own, construct, operate, maintain, repair, install, rebuild and replace utility facilities within the Easement Area.

TO HAVE AND TO HOLD the said Easement, unto the City, its licensees, agents, successors and assigns forever. It being expressly understood, however, that in the event the City, its licensees, successors and assigns, abandons or vacates the easement herein granted, that the same shall revert back to Grantor, its heirs, successors or assigns.

By accepting this Easement, the City agrees: (a) to perform all work undertaken by the City within the Easement Area in a good and workmanlike manner and to promptly complete all work within the Easement Area; (b) to restore any of the Property disturbed by work undertaken by the City for purposes of construction, removal, demolition and/or maintenance to its condition that existed prior to the commencement of such work; (c) to not unreasonably interfere with the use of the Property by Grantor or any of Grantor's tenants, invitees or guests; and (d) to be responsible for all costs associated with the City's construction, removal, demolition and/or maintenance pursuant to this Easement.

Signed, sealed and delivered  
In the presence of:

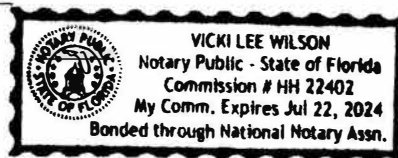
Vicki Wilson  
Signature of Witness

Vicki Wilson  
Printed Name of Witness

Jim Rhodes  
Signature of Witness

Jim Rhodes  
Printed Name of Witness

STATE OF FLORIDA  
COUNTY OF Palm Beach



[Signature] (Owner)

Print Name: Gustavo Mon + Maria Novo  
Print Title: owners

[Corporate Seal]

The foregoing instrument was acknowledged before me this 10th day of May, 2024, by Gustavo Mon + Maria Novo who is personally known to me or who has produced [Signature] as identification and who did not take an oath.

[Signature]  
Notary Public

The City of Lake Worth Beach accepted the foregoing Easement on \_\_\_\_\_, 2024.

City of Lake Worth Beach

Betty Resch, Mayor

ATTEST:

Approved as to form and legal sufficiency:

Melissa Coyne, City Clerk

Christy J. Goddeau, City Attorney

**EXHIBIT "A"**  
Legal Description of Property

302 N Lakeside Drive  
Lake Worth Beach

Parcel Control Number: 38-43-44-21-15-430-0010

Legal Description: TOWN OF LAKE WORTH LT 1 BLK 430 &  
N 20 FT OF ABND 3RD AVE NO LYG S OF & ADJ THERETO



**PROPERTY ADDRESS:**  
302 N LAKESIDE DRIVE  
LAKE WORTH, FL 33460

**FLOOD ZONE:** "AE" EL 7'

**Panel No:** 12099C 0781 F

**Date:** OCTOBER 5, 2017

**CERTIFIED TO:**  
PIERRE JOLICOEUR

**LEGAL DESCRIPTION:**  
LOT 1, BLOCK 430 IN THE TOWNSITE  
THE PALM BEACH FARMS COMPANY,  
PLAT BOOK 2, PAGES 29 TO 40 IN THE  
THE CIRCUIT COURT IN AND FOR PALM  
BEACH COUNTY, FLORIDA.

**SURVEYORS' NOTES:**

1. I HEREBY CERTIFY THIS SURVEY MAP  
PRACTICE PURSUANT TO FLORIDA S  
2. THE SURVEY MAP AND REPORT ARE  
NOT VALID WITHOUT THE SIGNATURE  
SEAL OF A FLORIDA LICENSED SURV  
3. UNDERGROUND OR OBSCURED IM  
4. DIMENSIONS ARE RECORD AND FILE  
NOTED.  
5. STATED DIMENSIONS TAKE PRECE  
DIMENSIONS.  
6. THIS FIRMS CERTIFICATE OF AUTH  
LB8261.  
7. ADDITIONS OR DELETIONS TO SUR  
OTHER THAN THE SIGNING PARTY OF  
WITHOUT WRITTEN CONSENT OF THE  
8. SURVEY SUBJECT TO RESERVATION  
EASEMENTS AND RIGHTS-OF-WAY OR  
REVIEW, COMMITMENT REVIEW, OR  
ENCUMBRANCE REVIEW IS PRESENT  
DOCUMENT. THIS SURVEY HAS BEEN  
ABSENCE OF A TITLE INSURANCE PC  
9. LOCATION MAP IS CLEANED FROM  
AND IS ONLY Y APPROXIMATE.  
10. ELEVATIONS SHOWN HEREON ARE  
AMERICAN VERTICAL DATUM OF 1988

**EXHIBIT "B"**

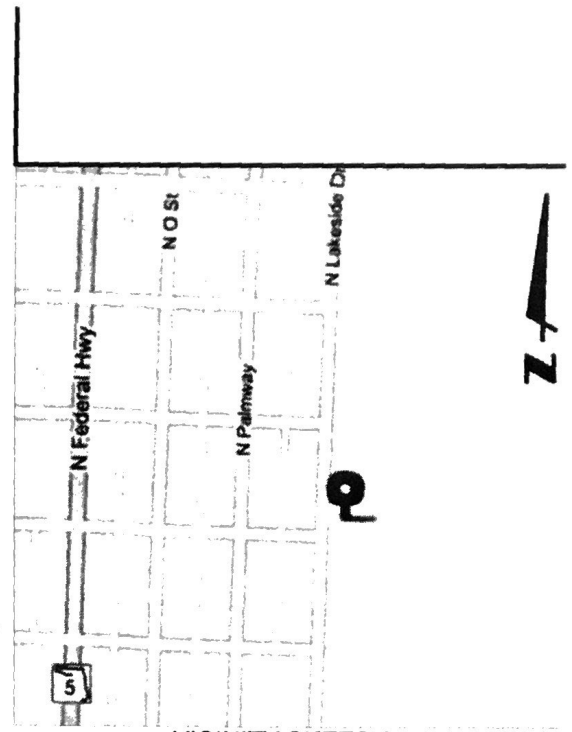
Legal Description and Survey of Easement Area

SKETCH AND DESCRIPTION  
EXHIBIT 'B'

SECTION 22, TOWNSHIP 44 SOUTH, RANGE 43 EAST,  
CITY OF LAKE WORTH BEACH,  
PALM BEACH COUNTY, FLORIDA

**LEGAL DESCRIPTION :**

THE SOUTH 20 FEET OF THE FOLLOWING DESCRIBED LANDS:  
LOT 1, BLOCK 430 IN THE TOWNSITE OF LUCERNE, ACCORDING TO THE PALM BEACH  
FARMS COMPANY, PLAT NO. 2 RECORDED IN PLAT BOOK 2, PAGES 29 TO 40 IN THE  
OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY,  
FLORIDA  
TOGETHER WITH THE NORTH 1/2 OF THE ABANDONED 40' RIGHT-OF-WAY OF 3RD  
AVENUE LYING SOUTH OF AND ADJACENT TO SAID LOT 1 BLOCK 30.



VICINITY SKETCH  
NOT TO SCALE

**SURVEYORS' NOTES:**

1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, OF THE FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.
2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR VERIFIED ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. THIS SKETCH REFLECTS A BOUNDARY SURVEY PREPARED BY THIS OFFICE DATED 03-04-21, JOB NUMBER S16020128.

03-12-21

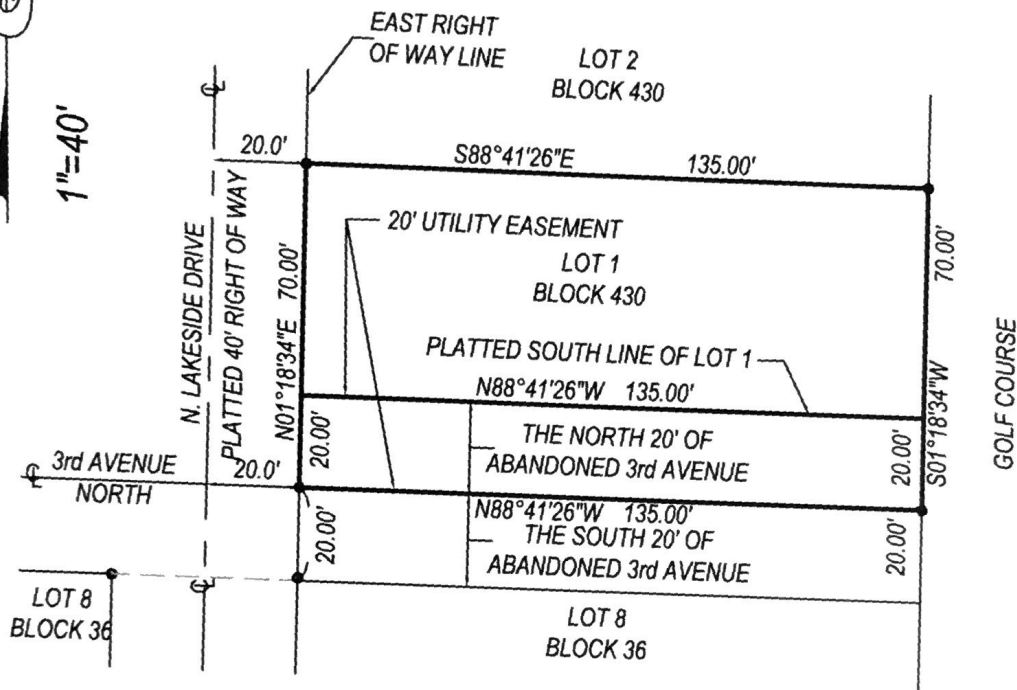
DATE

PROFESSIONAL LAND SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE No. 7211



**PRINCIPAL  
MERIDIAN  
SURVEYING INC.**

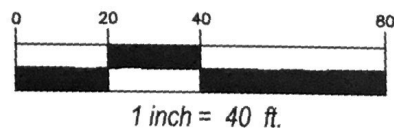
4546 CAMBRIDGE STREET  
WEST PALM BEACH, FL 33415  
PHONE 833.478.7764 / FAX 561.478.1094



# **PRINCIPAL MERIDIAN SURVEYING INC.**

4546 CAMBRIDGE STREET  
 WEST PALM BEACH, FL 33415  
 PHONE 833.478.7764 / FAX 561.478.1094  
 WWW.PMSURVEYING.NET

## GRAPHIC SCALE



SECTION 22, TOWNSHIP 44 SOUTH, RANGE 43 EAST  
 PALM BEACH COUNTY FLORIDA  
 JOB#16020128