

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

Meritage Homes of Florida, Inc.
1400 Centrepark Blvd., Suite 1000
West Palm Beach, FL 33401
Attention: Florida Regional Counsel

PARTIAL RELEASE AND VACATION OF EASEMENT

This PARTIAL RELEASE AND VACATION OF EASEMENT (this “Release”) is executed this ___ day of _____, 2021, by the CITY OF LAKE WORTH BEACH, a municipal corporation existing under the laws of the State of Florida (the “City”).

W I T N E S S E T H:

WHEREAS, the City was granted certain easement and other rights pursuant to that certain Easement Agreement recorded in Book 1324, Page 554, Public Records of Palm Beach County, Florida (the “Easement”) with respect to certain real property more particularly described in the Easement.

WHEREAS, the City desires to release and vacate the Easement as to that certain property more particularly described on Exhibit “A” attached hereto and incorporated herein by this reference (the “Released Property”).

NOW, THEREFORE, for and in consideration of the premises hereof and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City hereby releases the Released Property from the Easement and vacates the Easement in its entirety solely as to the Released Property. Any remaining property (other than the Released Property) that is subject to the Easement shall not be affected by this Release and shall continue to be subject to the Easement.

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SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF, the City of Lake Worth Beach has executed this Release for the Released Property in manner and form sufficient to bind it as of the day and year first above written.

ATTEST:

CITY OF LAKE WORTH BEACH

Melissa Coyne, Interim City Clerk

Betty Resch, Mayor

WITNESS:

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 _____ day of _____, 2021, by Betty Resch as the Mayor of the **CITY OF LAKE WORTH BEACH**, a Florida municipal corporation, on behalf thereof. He/She is personally known to me or has produced _____ as identification.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed or stamped)

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

LOT D, LESS THE EAST 15 FEET FOR ROAD RIGHT-OF-WAY IN BLOCK 9, THE PALM BEACH FARMS CO. PLAT NO.7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2:

LOT B, LESS THE NORTH 53 FEET THEREOF; ALL OF LOTS C AND D; AND LOT E, LESS THE SOUTH 70 FEET THEREOF, ALL IN BLOCK 10, THE PALM BEACH FARMS CO. PLAT NO. 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 3:

PREMISES KNOWN AS THE WESTERLY 160.51 FEET OF LOT E, BLOCK 9, LYING NORTH OF THE LAKE WORTH DRAINAGE DITCH LATERAL CANAL L-12, ACCORDING TO THE PLAT OF THE PALM BEACH FARMS CO. PLAT NO.7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 72, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER (1/4) CORNER OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, SAID POINT ALSO BEING IN THE CENTER LINE OF DAVIS ROAD; THENCE RUNNING, SOUTH 01 DEGREES 50 MINUTES 55 SECONDS WEST 546.70 FEET TO A POINT; THENCE RUNNING NORTH 87 DEGREES 38 MINUTES 05 SECONDS WEST 171.78 FEET TO THE POINT OF BEGINNING AND THE NORTHEAST CORNER OF THIS PARCEL BEING DESCRIBED; THENCE, NORTH 87 DEGREES 38 MINUTES 05 SECONDS WEST 160.51 FEET TO AN IRON PIPE; THENCE, SOUTH 01 DEGREES 51 MINUTES 22 SECONDS WEST 60.37 FEET TO AN IRON PIPE; THENCE, SOUTH 75 DEGREES 31 MINUTES 34 SECONDS EAST 164.47 FEET ALONG THE NORTH RIGHT-OF-WAY OF LAKE WORTH DRAINAGE DITCH LATERAL CANAL L-12 TO AN IRON PIPE; THENCE, NORTH 01 DEGREES 51 MINUTES 22 SECONDS EAST 94.87 FEET TO THE POINT AND PLACE OF BEGINNING.