

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 Corner Investments LLC ("Grantor") and **CITY OF LAKE WORTH BEACH**, a Florida municipal corporation ("City").

WITNESSETH

WHEREAS, the Grantor is the owner of property generally located at 1002 9th Ave N, 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

[Signature]
Signature of Witness

Jickly Hernandez
Printed Name of Witness

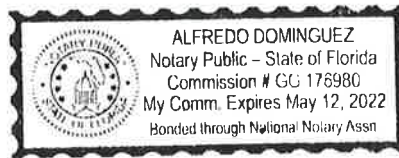
[Signature]
Signature of Witness

Marcos Guerrero
Printed Name of Witness

STATE OF FLORIDA)
COUNTY OF _____)

CORNER FACILITIES, LLC (Owner)
Print Name: Javin Puga
Print Title: Manager/Member

[Corporate Seal]



The foregoing instrument was acknowledged before me this 6 day of July, 2020 by Javin Puga, who is personally known to me or who has produced _____ as identification and who did not take an oath.

[Signature]
Notary Public

The City of Lake Worth Beach accepted the foregoing Easement on _____, 20__.

City of Lake Worth Beach

Pam Triolo, Mayor

Approved as to form and legal sufficiency:

ATTEST:

Deborah M. Andrea, City Clerk

Christy J. Goddeau, City Attorney

BAF 8/26/20

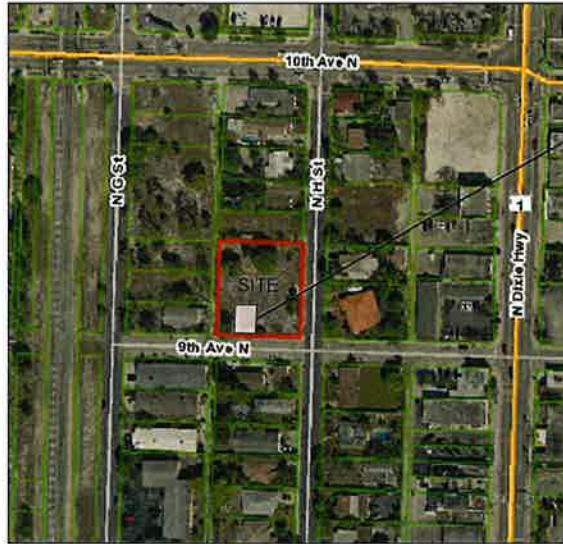
Exhibit A

Lots 14, 15 and 16, Block 274, of "The Palm Beach Farms CO. Plat No. 2, Townsite of Lucerne" (now known as Lake Worth) according to the Plat thereof, as recorded in Plat Book 2, Page 29, of the Public Records of Palm Beach County, Florida.

Parcel Identification Number: 38-43-44-21-15-274-0140

SKETCH AND LEGAL

FOR 1002 9th AVENUE N.



APPROXIMATE
LOCATION

LOCATION MAP

SECTION 21, TOWNSHIP 44 SOUTH, RANGE 43 EAST
LYING AND BEING IN PALM BEACH COUNTY FLORIDA
(NOT TO SCALE)


PROPERTY ADDRESS:

FOLIO NO. 38-43-44-21-15-274-0140

1002 9th AVENUE N.,
LAKE WORTH, FL 33460

AREA OF PROPERTY: 20,250 SQUARE FEET AND/OR
0.465 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY TO
THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "SKETCH AND LEGAL"
MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF
FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS

SIGNED  FOR THE FIRM
ARTURO MENDIGORRÍA, P.S.M. P.S.M. No. 5844-STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER. 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 AND/OR NOT VALID WITHOUT
AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

THIS IS NOT A SURVEY
NOT VALID WITHOUT SHEET 2 AND 3 OF 3.

PARCEL NUMBER: 38-43-44-21-15-274-0140

LOCATION MAP, SURVEYORS NOTES, PROPERTY ADDRESS

Project No.: LAKE WORTH

Drawn by: M.G.

SKETCH

Approved by: AM

SHEET 1 OF 3

DATE: 05-08-2020

Scale: AS SHOWN



1435 S.W. 87th AVENUE
SUITE "201"
MIAMI, FL 33174
PHONE: (305) 556-4002
FAX: (305) 556-4003
EMAIL:
JFEE@LMSURVEYING.COM

SKETCH AND LEGAL

FOR 1002 9th AVENUE N.
SEC. 21. TWP. 44 S. RNG. 43 E.

PARENT EASEMENT DESCRIPTION :

A PORTION OF LAND LAYING IN LOT 16, BLOCK 274, OF "THE PALM BEACH FARMS CO. PLAT NO.2 TOWNSITE OF LUCERNE", (NOW KNOW AS LAKE WORTH), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.E. CORNER OF SAID LOT 16. THENCE RUN WEST ALONG THE NORTH RIGHT OF WAY LINE OF 9th AVENUE N. A DISTANCE OF 53 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE THIS COURSE A DISTANCE OF 10 FEET. THENCE RUN NORTH AND PARALLEL TO THE WEST RIGHT OF WAY LINE OF N.H STREET A DISTANCE OF 15 FEET. THENCE RUN EAST AND PARALLEL OF MENTIONED NORTH RIGHT OF WAY OF 9th AVENUE N. A DISTANCE OF 10 FEET. THENCE RUN SOUTH A DISTANCE OF 15 FEET TO THE POINT OF BEGINNING BEING AND LAYING ON THE NORTH RIGHT OF WAY LINE OF 9th AVENUE N.

SAID LANDS SITUATE, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 135 SQUARE FEET 0.003 ACRES MORE OR LESS.

LEGEND

ABBREVIATION	DEFINITION
R/W	RIGHT OF WAY
P.B.	PLAT BOOK
B.O.B.	BASIS OF BEARING
PG.	PAGE
P.O.C.	POINT OF COMMENCE
P.O.B.	POINT OF BEGINNING
BLK.	BLOCK
C/L	CENTER LINE

SURVEYOR'S NOTES:

- 1.) THIS IS NOT A SURVEY.
- 2.) BEARINGS AND COORDINATES SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON THE FLORIDA STATE PLANES COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 1990.
- 3.) TYPE OF SURVEY: SPECIFIC PURPOSE SURVEY.
- 4.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT.
- 5.) DISTANCES AND BEARINGS SHOWN HEREON AND NORTH ARROW DIRECTION ARE BASED ON AN ASSUMED VALUE OF "THE PALM BEACH FARMS CO. PLAT NO.2, TOWNSITE OF LUCERNE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 2, AT PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALL OTHER MEASURED ARE RELATIVE THERETO.
- 6.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 7.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 8.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 9.) FENCE OWNERSHIP NOT DETERMINED.
- 10.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 11.) THE SOURCES OF DATE USED FOR THE PREPARATION OF THIS SPECIFIC SURVEY IS "THE PALM BEACH FARMS CO. PLAT NO.2, TOWNSITE OF LUCERNE". ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THIS IS NOT A SURVEY
 NOT VALID WITHOUT SHEET 1 AND 3 OF 3.

FOLIO NUMBER: 38-43-44-21-15-274-0140

LEGAL DESCRIPTION OF PARCEL, LEGEND & SURVEYOR'S NOTE

Project No.: LAKE WORTH

Drawn by: M.G. SKETCH

Approved by: AM SHEET 2 OF 3

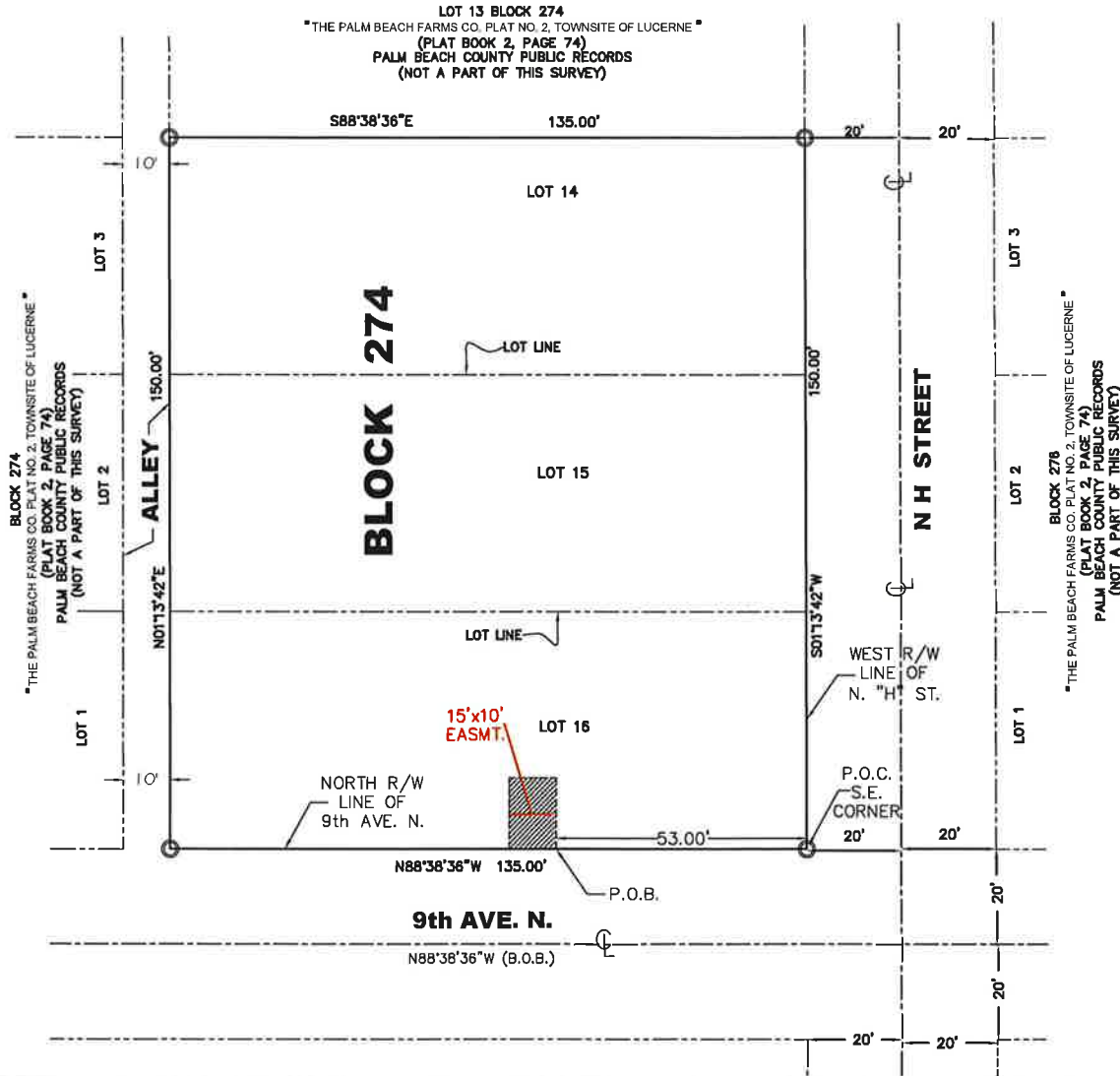
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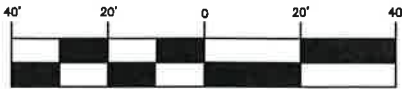
**1435 S.W. 87th AVENUE
 SUITE "201"
 MIAMI, FL 33174
 PHONE: (305) 556-4002
 FAX: (305) 556-4003
 EMAIL:
 JFEE@LMSURVEYING.COM**

SKETCH AND LEGAL

DETAIL FOR 1002 9th AVENUE N.
SEC. 21. TWP. 44 S. RNG. 43 E.



GRAPHIC SCALE



(IN FEET)

1 inch = 40 feet



PROPOSED LAND USE
CONTAINING 150 SQUARE FEET;
0.003 ACRES MORE OR LESS

THIS IS NOT A SURVEY
NOT VALID WITHOUT SHEET 1 AND 2 OF 3.

FOLIO NUMBER: 38-43-44-21-15-274-0140

SKETCH

Project No.: LAKE WORTH

Drawn by: M.G.

SKETCH

Approved by: AM

SHEET 3 OF 3

Date: 05-08-2020

Scale: 1" - 40'



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