

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

### UTILITY EASEMENT

THIS UTILITY EASEMENT is made this 8 day of November 2018, by and between Neighborhood Renaissance, Inc. (“Grantor”) and **CITY OF LAKE WORTH**, a Florida municipal corporation (“City”).

### WITNESSETH

WHEREAS, the Grantor is the owner of property generally located at 1110 Lucerne Avenue, Lake Worth, 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

Michael Pecar  
Printed Name of Witness

[Signature]  
Signature of Witness

Carlos L. Toledo  
Printed Name of Witness

Terri Murray (Owner)

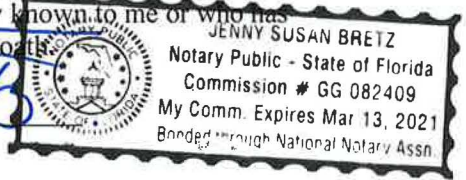
Neighborhood Renaissance, Inc.  
Print Name: Terri Murray  
Print Title: Executive Director

[Corporate Seal]

STATE OF FLORIDA )  
COUNTY OF Palm Beach )

The foregoing instrument was acknowledged before me this 8 day of November, 2018, by Terri Murray, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.

Jenny S. Bretz  
Notary Public



The City of Lake Worth accepted the foregoing Easement on \_\_\_\_\_, 20\_\_.

City of Lake Worth

\_\_\_\_\_  
Pam Triolo, Mayor

ATTEST:

Approved as to form and legal sufficiency:

\_\_\_\_\_  
Deborah M. Andrea, City Clerk

\_\_\_\_\_  
Christy J. Goddeau, City Attorney



947 Clint Moore Road  
Boca Raton, Florida 33487

SURVEYING & MAPPING  
Certificate of Authorization No. LB7264

Tel: (561) 241-9988  
Fax: (561) 241-5182

## SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY) WEST VILLAGE ARTIST LOFT - UTILITY EASEMENT

### LEGAL DESCRIPTION

THE NORTH 5.00 FEET OF LOTS D,E,F,G, AND H OF "WEST VILLAGE ARTIST LOFT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125 AT PAGES 49 AND 50, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF LAKE WORTH, PALM BEACH COUNTY, FLORIDA.

### NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED OR REFERENCED IN THE PREPARATION OF THIS SURVEY.
3. THE BEARINGS ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 90°00'00" EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF LUCERNE AVENUE, ACCORDING TO SAID PLAT..



**LOCATION MAP**  
(NOT TO SCALE)

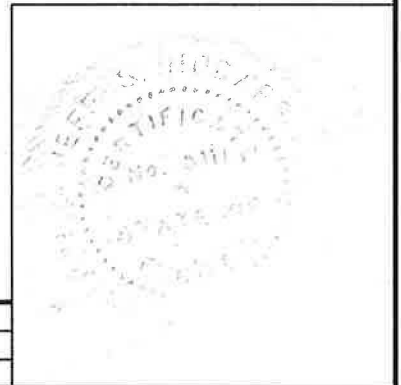
### ABBREVIATIONS

VG	•	VALLEY GUTTER
C.B.S.	•	CONCRETE BLOCK STRUCTURE
CONC.	•	CONCRETE
COR.	•	CORNER
D.E.	•	DRAINAGE EASEMENT
F.F. ELEV.	•	FINISHED FLOOR ELEVATION
I.R.	•	IRON ROD
I.R.C.	•	IRON ROD AND CAP
L.B.	•	LICENSED BUSINESS
L.S.	•	LICENSED SURVEYOR
O.R.B.	•	OFFICIAL RECORDS BOOK
P.B.	•	PLAT BOOK
P.B.C.R.	•	PALM BEACH COUNTY RECORDS
PG.	•	PAGE
P.S.M.	•	PROFESSIONAL SURVEYOR & MAPPER
U.E.	•	UTILITY EASEMENT

### CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

  
JEFFREY S. MODAPP  
SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS5111



Project Name: LAKE WORTH ARTIST LOFT	DATE: 11/19/2018
JOB NO. 17145	DWG BY: JSH
	CK'D By: AR
	SHEET 1 OF 2

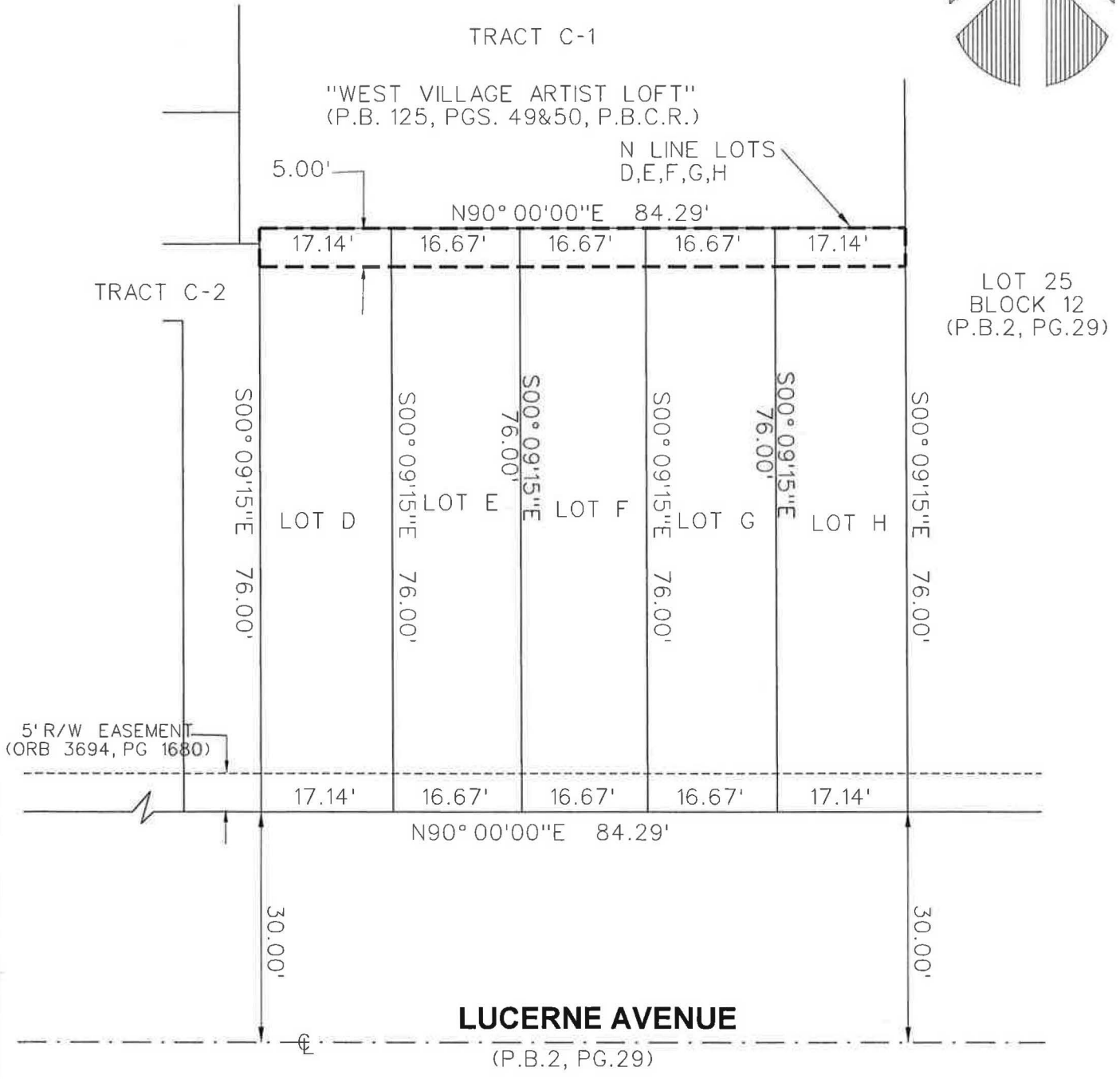
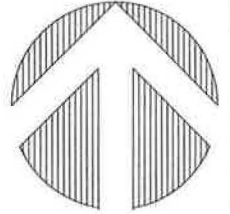
# PERIMETER

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JOB NO. 17145	Project Name: LAKE WORTH ARTIST LOFT	DWG BY: JSH	SCALE: 1"=20'	
		CK'D By: AR	DATE: 11/19/2018	SHEET 2 OF 2