

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

UTILITY EASEMENT

THIS UTILITY EASEMENT is made this ____ day of FEBRUARY 20¹⁸, by and between STATESIDE PARTNERS LLC (“Grantor”) and **CITY OF LAKE WORTH**, a Florida municipal corporation (“City”).

WITNESSETH

WHEREAS, the Grantor is the owner of property generally located at 127 N. DIXIE HIGHWAY, 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:

Melanie Priest
Signature of Witness

Melanie Priest
Printed Name of Witness

Candace LaFontaine
Signature of Witness

Candace LaFontaine
Printed Name of Witness

Norman Weinstein (Owner)

STATESIDE PARTNERS LLC
Print Name: NORMAN WEINSTEIN
Print Title: MANAGER

[Corporate Seal]

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this _____ day of
FEBRUARY _____, 2018, by NORMAN WEINSTEIN, who is personally known to me or who has
produced _____ as identification and who did not take an oath.

Melanie Priest
Notary Public



The City of Lake Worth accepted the foregoing Easement on _____, 2018.

City of Lake Worth

Pam Triolo, Mayor

Approved as to form and legal sufficiency:

ATTEST:

Deborah M. Andrea, City Clerk

Glen J. Torcivia, City Attorney

EXHIBIT "A"
Legal Description of Property

See attached.



CFN 20140261206
 OR BK 26916 PG 0973
 RECORDED 07/15/2014 14:03:42
 Palm Beach County, Florida
 AMT 335,000.00
 Doc Stamp 2,345.00
 Sharon R. Bock, CLERK & COMPTROLLER
 Pgs 0973 - 974; (2pgs)

Prepared by and return to:
 Daniel B. Wurtenberger, Esq.
 Kopelowitz Ostrow P.A.
 200 SW 1st Avenue Suite 1200
 Fort Lauderdale, FL 33301
 954-525-3100
 File Number: 12646-001

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 10th day of July, 2014 between Jeffrey M. Liggio and Susan Liggio, husband and wife whose post office address is 1615 Forum Place, West Palm Beach, FL 33401, grantor, and STATESIDE PARTNERS LLC, a Florida limited liability company whose post office address is 2700 N. Military Trail, Suite 225, Boca Raton, FL 33431, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Palm Beach County, Florida to-wit:

A parcel of land being a portion of Lots 13 through 19, inclusive, Block 16, The Palm Beach Farms Co. Plat No. 2, The Townsite of Lucerne (now Lake Worth), according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 2, Page 29 and being more particularly described as follows: Beginning at the Northwest corner of said Lot 13; run along the Northerly line of said Lot 13, North 90° 00' 00" East, a distance of 112.00 feet to a point on a line being 53.00 feet West of and parallel with the centerline of North Dixie Highway; thence along said parallel line, South 00° 00' 00" West, a distance of 175.00 feet; thence leaving said line and along the Southerly line of said Lot 19, North 90° 00' 00" West, a distance of 112.00 feet to the Southwest corner of said Lot 19; thence along the Westerly line of Lots 19, 18, 17, 16, 15, 14 and 13, North 00° 00' 00" West, a distance of 175.00 feet to the Point of Beginning.

Parcel Identification Number: 38-43-44-21-15-016-0130

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTimes

REVISIONS:

DESCRIPTION:

EASEMENT "A"

A PORTION OF LOTS 4 - 9, BLOCK 16, THE PALM BEACH FARMS COMPANY, PLAT NO. 2, TOWNSITE OF LUCERNE, NOW KNOW AS LAKE WORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9, BLOCK 16; THENCE S.00°00'00"E. ALONG THE EAST LINE OF LOTS 4-9, BLOCK 16, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF LOT 4; THENCE N.90°00'00"W. ALONG THE SOUTH LINE OF LOT 4, A DISTANCE OF 7.00 FEET; THENCE N.00°00'00"W., A DISTANCE OF 6.64 FEET; THENCE N.90°00'00"W., A DISTANCE OF 18.46 FEET; THENCE N.67°29'57"W., A DISTANCE OF 29.78 FEET; THENCE N.90°00'00"W., A DISTANCE OF 82.03 FEET TO THE WEST LINE OF BLOCK 16; THENCE N.00°00'00"W., A DISTANCE OF 15.00 FEET; THENCE N.90°00'00"E., A DISTANCE OF 85.01 FEET; THENCE S.67°29'57"E., A DISTANCE OF 29.78 FEET; THENCE N.90°00'00"E., A DISTANCE OF 15.47 FEET; THENCE N.00°00'00"W. ALONG A LINE PARALLEL WITH AND 7.00 FEET WEST OF THE EAST LINE OF LOTS 4-9, BLOCK 16, A DISTANCE OF 80.97 FEET; THENCE N.90°00'00"E., A DISTANCE OF 2.00 FEET; THENCE N.00°00'00"W. ALONG A LINE PARALLEL WITH AND 5.00 FEET WEST OF THE EAST LINE OF LOTS 4-9, BLOCK 16, A DISTANCE OF 47.39 FEET TO THE NORTH LINE OF LOT 9; THENCE N.90°00'00"E., ALONG THE NORTH LINE OF LOT 9, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,909 SQUARE FEET.

EASEMENT "B"

A PORTION OF LOTS 17, 18 AND 19, BLOCK 16, THE PALM BEACH FARMS COMPANY, PLAT NO. 2, TOWNSITE OF LUCERNE, NOW KNOW AS LAKE WORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 11, BLOCK 16; THENCE S.00°00'00"E. ALONG THE WEST LINE OF LOTS 11-17, BLOCK 16, A DISTANCE OF 165.78 FEET TO THE POINT OF BEGINNING; THENCE N.90°00'00"E., A DISTANCE OF 4.90 FEET; THENCE S.60°53'48"E., A DISTANCE OF 76.99 FEET; THENCE S.29°06'12"W., A DISTANCE OF 10.00 FEET; THENCE N.60°53'48"W., A DISTANCE OF 74.39 FEET; THENCE N.00°00'00"W., A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 793 SQUARE FEET.

SHEET 1 OF 2

DESCRIPTION

Michael J. Miller
 MICHAEL J. MILLER #4034
 PROFESSIONAL SURVEYOR
 & MAPPER
 FLORIDA LICENSE NO. 4064

This sketch is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.



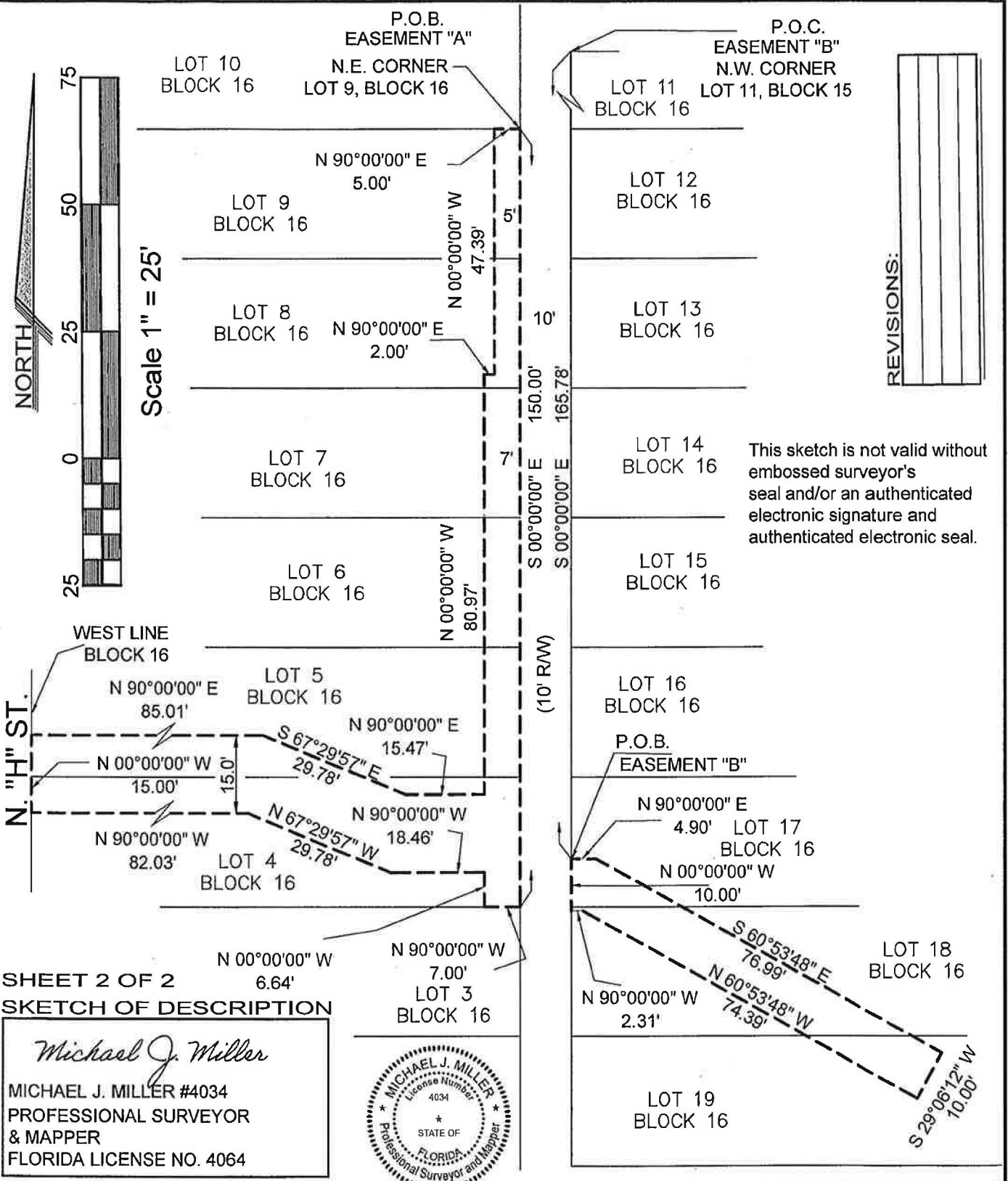
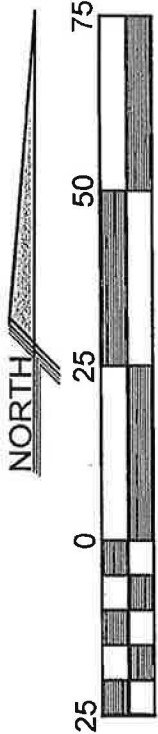
SCALE:	1" = 25'
DRAWN BY:	MJM
FIELD WK:	
DATE:	01/31/2018

MILLER LAND SURVEYING
 1121 LAKE AVENUE
 LAKE WORTH, FLORIDA 33460
 PHONE: (561) 586-2669 - FAX: (561) 582-0151
 www.millersurveying.com
 e-mail: orders@millersurveying.com

REF:	
PRIOR	
JOB NO.	Y180090
S - 48,427	

EXHIBIT "B"
Legal Description and Survey of Easement Area

See attached Survey



REVISIONS:

This sketch is not valid without embossed surveyor's seal and/or an authenticated electronic signature and authenticated electronic seal.

SHEET 2 OF 2
SKETCH OF DESCRIPTION

Michael J. Miller
MICHAEL J. MILLER #4034
PROFESSIONAL SURVEYOR
& MAPPER
FLORIDA LICENSE NO. 4064



SCALE:	1" = 25'
DRAWN BY:	MJM
FIELD WK:	
DATE:	01/31/2018

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S - 48,427	