

Prepared by and return to:  
Town of Loxahatchee Groves  
155 F Road  
Loxahatchee Groves, FL 33470

## DRAINAGE EASEMENT AGREEMENT

THIS GRANT OF A DRAINAGE EASEMENT ("Easement") is made and entered into this 11<sup>th</sup> day of July, 2022 by and between **David L. Froehlich and Linda Mae Froehlich, his wife** with a mailing address of 3254 B Road, Loxahatchee, FL 33470-4244, hereinafter collectively referred to as the "GRANTOR", and the **TOWN OF LOXAHATCHEE GROVES**, a municipal corporation, in Palm Beach County, Florida, hereinafter referred to as the "GRANTEE," with a mailing address of 155 F Road, Loxahatchee Groves, FL 33470.

### WITNESSETH:

THAT, the GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the GRANTEE and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant to the GRANTEE, its agents, successors and assigns, a perpetual roadway/drainage/utility easement over, under and across that certain real property owned by the GRANTOR which is described in **Exhibit "A"** attached hereto ("Easement Property") and incorporated herein.

The GRANTOR represents and warrants to the GRANTEE that GRANTOR is in exclusive possession of the Easement Property and owns fee simple title to the Easement Property and that it has good and lawful right to grant this Easement. The GRANTOR hereby grants this Easement subject only to comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority.

This Easement shall permit the GRANTEE, its employees, agents, contractors, subcontractors, consultants and licensees and each of the aforementioned party's successors and assigns, to enter upon and use the Easement Property at any time and from time to time to install, construct, reconstruct, operate, inspect, maintain, service, remove, relocate, repair, replace and improve the drainage improvements therein. The GRANTOR, or its successors or assigns, shall not construct any structure or other improvement upon the Easement Property or engage in any use of the surface of the Easement Property which is inconsistent or interferes with the rights of the GRANTEE under this Easement.

The GRANTEE shall have the right, but not the obligation, to clear the Easement Property and keep it cleared of all trees, undergrowth or other obstructions and the right to trim, cut or remove all trees located within or outside the Easement Property which might interfere with the GRANTEE's use of the Easement Property as permitted hereby. The GRANTEE shall use the Easement Property in accordance with all applicable laws, rules and regulations of

governmental authorities having jurisdiction over the Easement Property or use thereof as herein provided.

This Easement shall continue unless or until GRANTEE terminates its rights herein provided by written notice to the GRANTOR, its successors or assigns. Neither the failure to use the Easement Property nor the abandonment of the Easement Property shall constitute or be construed as a termination of this Easement. This Easement grants to the GRANTEE, its successors and assigns the exclusive right to use the Easement Property above, on and below its surface.

This Easement shall run with the land and shall be binding upon the GRANTOR, all parties entitled to use or possession of the Easement Property by or through the GRANTOR, including lessees, and the successors and assigns of each of the aforementioned parties unless or until this easement is terminated as hereinabove provided. This Easement shall be binding upon the parties hereto and their respective successors and assigns.

**IN WITNESS WHEREOF**, the parties have executed this easement on the day and year first above written.

WITNESSES:

By: Amber S. Williams

Witness name: Amber S. Williams

By: [Signature]

Witness name: Missy C Hanks

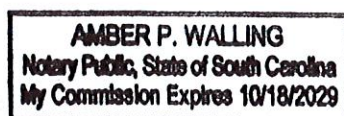
GRANTOR:

David L. Froehlich  
David L. Froehlich

STATE OF South Carolina )  
COUNTY OF Bamberg )

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11th this \_\_\_\_\_ day of July, 2022 by **David L. Froehlich**, who is ☒ personally known to me or ☒ produced Drivers License - F642-172-49-205-0 as identification.

[SEAL]



Amber P. Walling  
(Signature of Notary Public-State of ~~Florida~~)  
South Carolina



WITNESSES:

By: Amber S. Williams  
Witness name: Amber S. Williams  
By: [Signature]  
Witness name: Miss G Hanks

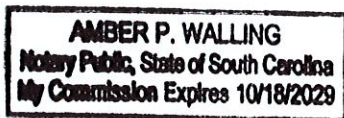
GRANTOR:

[Signature]  
**Linda Mae Froehlich**

STATE OF South Carolina )  
COUNTY OF Bamberg )

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 11<sup>th</sup> this \_\_\_\_\_ day of July, 2022 by **Linda Mae Froehlich**, who is ☒ personally known to me or ☒ produced Drivers License- FL042-522-49-970-1 as identification.

[SEAL]



Amber P. Walling  
(Signature of Notary Public-State of Florida)  
South Carolina

GRANTEE ACCEPTANCE:

TOWN OF LOXAHATCHEE GROVES

ATTEST:

By: \_\_\_\_\_  
Robert Shorr, Mayor

\_\_\_\_\_  
Town Clerk

Approved as to form  
and legal sufficiency

\_\_\_\_\_  
Office of the Town Attorney  
Date: \_\_\_\_\_

## Exhibit "A"

### Description of Easement

A STRIP OF LAND BEING A PORTION OF THE NORTH ONE-HALF (S 1/2) OF TRACT 22, BLOCK B, AND THE SOUTH ONE-HALF (S 1/2) OF THE WEST ONE-HALF (W 1/2) TRACT 23, BLOCK B, REPLAT OF LOXAHATCHEE GROVES, PLAT BOOK 12, PAGE 29 AND ALSO BEING A PORTION OF THAT CERTAIN REAL PROPERTIES DESCRIBED IN THOSE CERTAIN WARRANTY DEEDS IN OFFICIAL RECORD BOOK 2820, PAGE 1665, OFFICIAL RECORD BOOK 7910, PAGE 1558 AND OFFICIAL RECORD BOOK 6235, PAGE 1983, ALL OF PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF THE SAID NORTH ONE-HALF (N 1/2) TRACT 22 OF SAID BLOCK B OF SAID REPLAT AND THE SAID POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF THAT SAID CERTAIN REAL PROPERTY IN SAID OFFICIAL RECORD BOOK 2820, PAGE 1665 WITH THE SAID POINT OF COMMENCEMENT ALSO HAVING AN APPROXIMATE STATE PLANE COORDINATE VALUE OF NORTH: 869355.02 EAST: 888230.89; THENCE SOUTH 89°12'34" EAST, ALONG THE SOUTH LINE OF THE NORTH ONE-HALF (S 1/2) OF TRACT 22, BLOCK B AND THE SOUTH LINE OF THAT SAID CERTAIN REAL PROPERTY, A DISTANCE OF 5.23 FEET TO A POINT ON A LINE ON THE EAST EDGE OF THE APPARENT MAINTAINED LIMITS FOR B ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE NORTH 02°06'12" EAST, ALONG THE SAID EAST EDGE OF THE APPARENT MAINTAINED LIMITS, A DISTANCE OF 315.36 FEET; THENCE NORTH 01°37'31" EAST CONTINUING ALONG THE SAID EAST EDGE OF THE APPARENT MAINTAINED LIMITS, A DISTANCE OF 345.54 FEET; THENCE NORTH 02°47'26" EAST CONTINUING ALONG THE SAID EAST EDGE OF APPARENT MAINTAINED LIMITS, A DISTANCE OF 14.36 FEET TO TO A POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE WEST ONE-HALF (W 1/2) OF SAID TRACT 23, BLOCK B AND THE NORTH LINE OF THAT SAID CERTAIN REAL PROPERTY DESCRIBED IN SAID OFFICIAL RECORD BOOK 6235, PAGE 1983; THENCE THENCE SOUTH 89°12'34" EAST, ALONG THE SAID NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE WEST ONE-HALF (W 1/2) OF SAID TRACT 23 AND ALONG THE NORTH LINE OF THAT SAID CERTAIN REAL PROPERTY, A DISTANCE OF 13.78 FEET TO A POINT ON A LINE PARALLEL WITH AND 14.0 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE NORTH ONE-HALF (N 1/2) OF

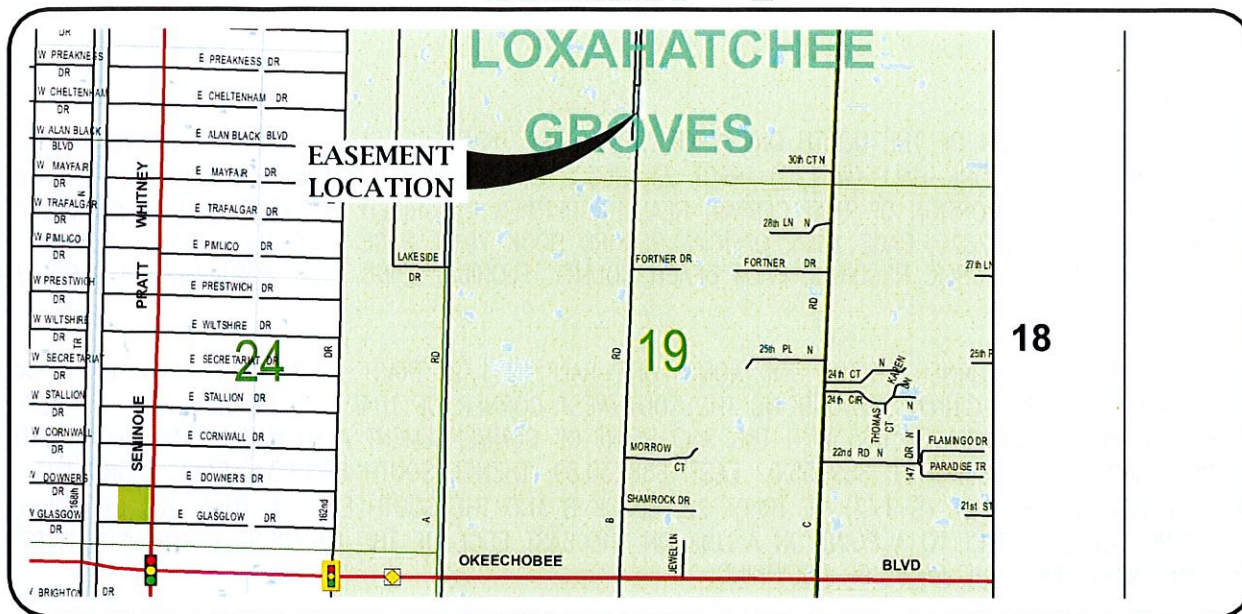
TRACT 22, BLOCK B AND THE WEST LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE WEST ONE-HALF (W 1/2) SAID TRACT 23, BLOCK B AND THE WEST LINE OF THAT SAID CERTAIN REAL PROPERTY, THE SAID WEST LINES ALSO BEING THE EAST RIGHT-OF-WAY LINE OF B ROAD AS SHOWN ON THE SAID REPLAT; THENCE SOUTH 02°17'52" WEST, ALONG THE SAID PARALLEL LINE A DISTANCE OF 675.37 FEET TO THE SOUTH LINE OF THE SAID NORTH ONE-HALF (N 1/2) OF SAID TRACT 22, BLOCK B AND THE SOUTH LINE OF THAT CERTAIN REAL PROPERTY DESCRIBED IN SAID OFFICIAL RECORD BOOK 2820, PAGE 1665; THENCE NORTH 89°12'34" WEST, ALONG THE SAID SOUTH LINES A DISTANCE OF 8.77 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 7,234.062 SQUARE FEET AND / OR 0.166 ACRES, MORE OR LESS.

NOTE: ALL OF THE DISTANCES ALONG THE ABOVE DESCRIBED PROPERTY / TRACT LINE SEGMENTS THAT INTERSECT THE ABOVE DESCRIBED APPARENT MAINTAINED LIMITS LINE (AND AS SHOWN ON THE ASSOCIATED SKETCH OF DESCRIPTION) SHALL ALWAYS BE LENGTHENED AND / OR SHORTENED (EXTENDED AND / OR TRIMMED) TO INTERSECT ANY ACTUAL MAINTAINED LIMITS LINE AS MAPPED BY AN ON THE GROUND SURVEY, RECORDED INTO THE PUBLIC RECORDS AND DEDICATED TO THE PUBLIC TO THE EXTENT IN WIDTH THAT HAS ACTUALLY BEEN MAINTAINED FOR THE PRESCRIBED PERIOD IN ACCORDANCE WITH THE PROVISIONS OF SECTION 95.361 (FORMERLY 337.31), FLORIDA STATUTES.



# EXHIBIT 'B'



## SURVEYORS' NOTES:

LOCATION MAP ~ NOT TO SCALE

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SKETCH THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY KESHAVARZ & ASSOCIATES, INC.
3. THIS SKETCH MEETS THE 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.
4. THE DESCRIPTION TEXT AND THE SKETCH OF DESCRIPTION COMPRISE THE COMPLETE LEGAL DESCRIPTION. THE LEGAL DESCRIPTION IS NOT VALID UNLESS BOTH ACCOMPANY EACH OTHER.
5. BEARINGS AND STATE PLANE COORDINATES SHOWN ARE REFERENCED TO GRID NORTH, BASED ON THE 1990 ADJUSTMENT OF THE NORTH AMERICAN DATUM OF 1983 (NAD 83/90) OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRAVERSE MERCATOR PROJECTION), EAST ZONE. THE WEST LINE OF TRACTS 22 & 23, BLOCK B, AS SHOWN ON THE BOUNDARY SURVEY OF PLATTED RIGHT-OF-WAY LOXAHATCHEE GROVES, PREPARED FOR THE LOXAHATCHEE GROVES WATER CONTROL DISTRICT, HAVING A DATE OF JUNE 18, 1998 AND A WORK ORDER No: 86053E, BEARS NORTH 02°17'52" EAST AND ALL OTHER BEARINGS SHOWN HERON ARE RELATED THERETO.
6. THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ITS AUTHENTICATED DIGITAL EQUIVALENT OF A LICENSED SURVEYOR AND MAPPER, EMPLOYED BY KESHAVARZ & ASSOCIATES, INC. THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID

3254 B ROAD  
LOXAHATCHEE GROVES, FL.  
33470

## LEGEND

C/L = CENTERLINE  
LB = LICENSED BUSINESS  
LS = LICENSED SURVEYOR  
ORB = OFFICIAL RECORD BOOK  
PB = PLAT BOOK  
PG = PAGE  
POB = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
POT = POINT OF TERMINUS  
ROW = RIGHT-OF-WAY  
UE = UTILITY EASEMENT  
LAE = LIMITED ACCESS EASEMENT  
Δ = DELTA ANGLE  
R = RADIUS  
L = ARC LENGTH  
C = CHORD LENGTH  
CB = CHORD BEARING

DATE OF LEGAL DESCRIPTION: SEPTEMBER 28, 2021

KESHAVARZ & ASSOCIATES, INC.

*Scott F. Bryson*

SCOTT F. BRYSON

PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE No.: 5991



Digitally signed by Scott  
F Bryson  
DN: c=US, o=KESHAVARZ  
AND ASSOCIATES,  
ou=A01410D0000016F15  
79D2E600000A97,  
cn=Scott F Bryson  
Date: 2021.09.28 11:21:10  
-04'00'

# EXHIBIT 'B'

**KESHAVARZ & ASSOCIATES**

Civil Engineers • Land Surveyors

711 North Dixie Highway, Suite 201

West Palm Beach, Florida 33401

Tel: (561) 689-8600 Fax: (561) 689-7476

DESCRIPTION & SKETCH PREPARED FOR:  
THE TOWN OF LOXAHATCHEE GROVES

ROAD & DRAINAGE EASEMENT

DRAWN: SFB	DATE: 09/28/21	SCALE: N/A
CHECKED: SFB	PROJECT No: 17-1208	DWG No: A17-1208P
APPROVED: SFB	17-1208	SHEET No. 1 OF 1



# EXHIBIT 'B'

## LEGAL DESCRIPTION:

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**3254 B ROAD  
LOXAHATCHEE GROVES, FL.  
33470**



**KESHAVARZ & ASSOCIATES**

Civil Engineers • Land Surveyors

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West Palm Beach, Florida 33401

Tel: (561) 689-8600 Fax: (561) 689-7476

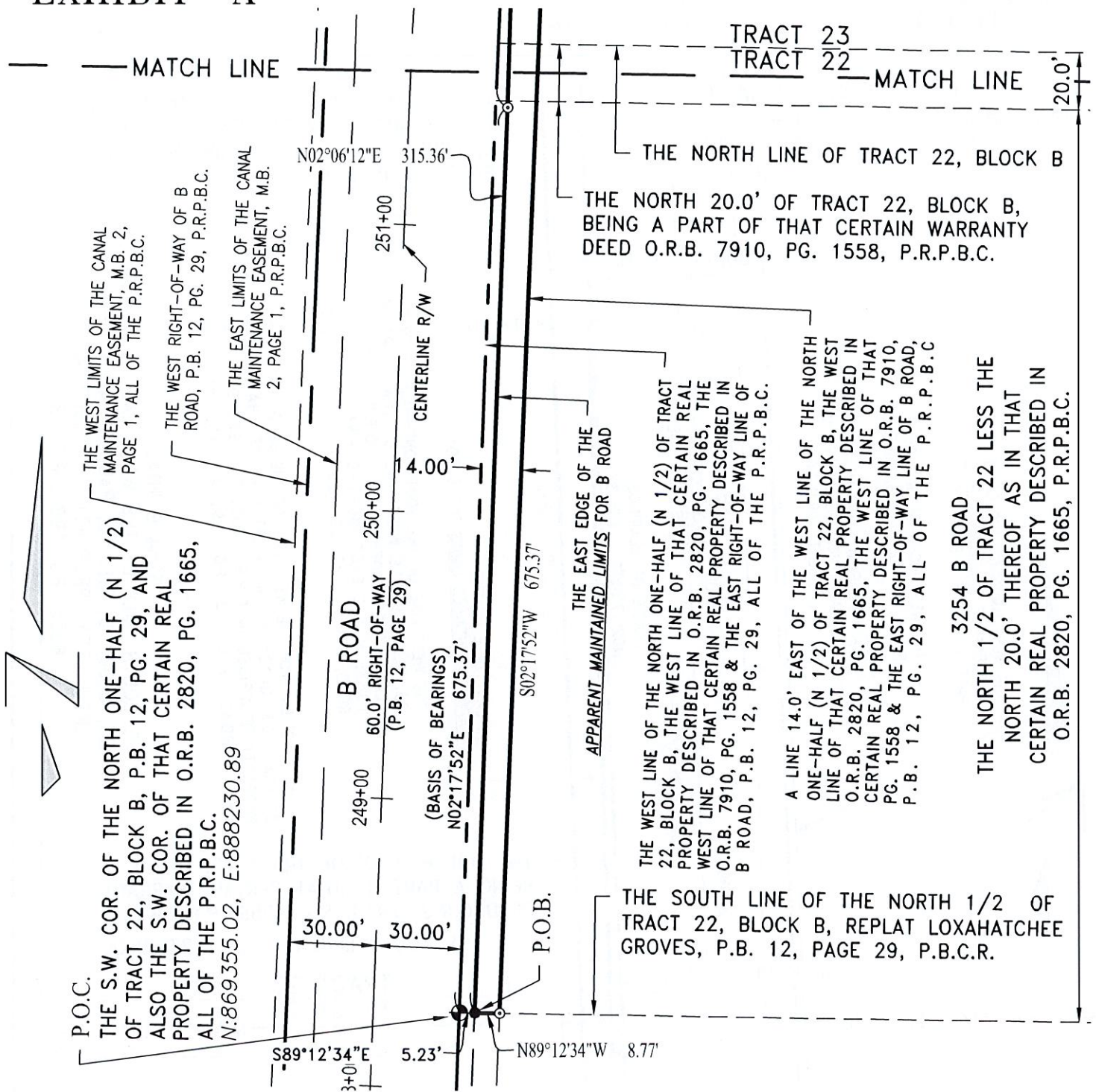
**DESCRIPTION & SKETCH PREPARED FOR:  
THE TOWN OF LOXAHATCHEE GROVES**

**ROAD & DRAINAGE EASEMENT**

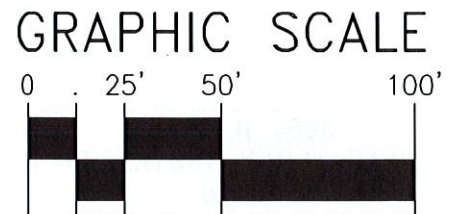
<b>DRAWN:</b> SFB	<b>DATE:</b> 09/28/21	<b>SCALE:</b> N/A
<b>CHECKED:</b> SFB	<b>PROJECT No:</b> 17-1208	<b>DWG No:</b> A17-1208P
<b>APPROVED:</b> SFB		<b>SHEET No:</b> 2 OF 4



# EXHIBIT 'A'



3254 B ROAD  
LOXAHATCHEE GROVES, FL.  
33470



**KESHAVARZ & ASSOCIATES**

Civil Engineers • Land Surveyors

711 North Dixie Highway, Suite 201

West Palm Beach, Florida 33401

Tel: (561) 689-8600 Fax: (561) 689-7476

DESCRIPTION & SKETCH PREPARED FOR:  
THE TOWN OF LOXAHATCHEE GROVES

ROAD & DRAINAGE EASEMENT

DRAWN: SFB	DATE: 09/28/21	SCALE: 1" = 50'
CHECKED: SFB	PROJECT No: 17-1208	DWG No: A17-1208P
APPROVED: SFB		SHEET No. 1 OF 1



# EXHIBIT 'A'

THE N.W. CORNER OF THE SOUTH ONE-HALF OF THE WEST ONE-HALF (S 1/2) OF TRACT 23, N:870029.85, E:888257.97

THE NORTH LINE OF THE SOUTH 1/2 OF THE WEST 1/2 OF TRACT 23, BLOCK B, REPLAT LOXAHATCHEE GROVES, P.B. 12, PAGE 29, P.R.P.B.C.

THE WEST LIMITS OF THE CANAL MAINTENANCE EASEMENT, M.B. 2, PAGE 1, ALL OF THE P.R.P.B.C.

THE WEST RIGHT-OF-WAY OF B ROAD, P.B. 12, PG. 29, P.R.P.B.C.

THE EAST LIMITS OF THE CANAL MAINTENANCE EASEMENT, M.B. 2, PAGE 1, P.R.P.B.C.

B ROAD  
60.0' RIGHT-OF-WAY  
(P.B. 12, PAGE 29)

(BASIS OF BEARINGS)  
N02°17'52"E 675.37'

S02°17'52"W 675.37'

THE EAST EDGE OF THE APPARENT MAINTAINED LIMITS FOR B ROAD

THE WEST LINE OF THE SOUTH ONE-HALF OF TRACT 23, BLOCK B, THE WEST LINE OF THAT CERTAIN REAL PROPERTY DESCRIBED IN O.R.B. 6235, PG. 1983, & THE EAST RIGHT-OF-WAY LINE OF B ROAD, P.B. 12, PG. 29, ALL OF THE P.R.P.B.C.

A LINE 14.0' EAST OF THE WEST LINE OF THE SOUTH ONE-HALF (S 1/2) OF TRACT 23, BLOCK B, THE WEST LINE OF THAT CERTAIN REAL PROPERTY DESCRIBED IN O.R.B. 6235, PG. 1983 & THE EAST R/W LINE B ROAD, P.B. 12, PG. 29, ALL IN THE P.R.P.B.C.

3254 B ROAD  
THE SOUTH HALF OF THE WEST HALF OF TRACT 23, BLOCK B, P.B. 12, PAGE 29 AS IN THAT CERTAIN REAL PROPERTY DESCRIBED IN O.R.B. 6235, PG. 1983, P.R.P.B.C.

THE NORTH 20.0' OF TRACT 22, BLOCK B, BEING A PART OF THAT CERTAIN WARRANTY DEED O.R.B. 7910, PG. 1558, P.R.P.B.C.

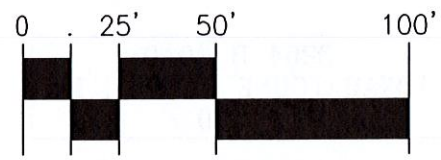
THE SOUTH LINE OF TRACT 23, BLOCK B

MATCH LINE

MATCH LINE

3254 B ROAD  
LOXAHATCHEE GROVES, FL.  
33470

## GRAPHIC SCALE



**KESHAVARZ & ASSOCIATES**

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Tel: (561) 689-8600 Fax: (561) 689-7476

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DRAWN: SFB	DATE: 09/28/21	SCALE: 1" = 50'
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APPROVED: SFB		SHEET No: 4 OF 4