Prepared by: RETURN:

City Attorney's Office 200 N.W. 1st Avenue Delray Beach, Florida 33444

PCN 12-43-46-08-13-000-0020 Address 410 Enfield Terrace, Delray Beach, FL

## WATER AND SEWER UTILITY EASEMENT AGREEMENT

THIS INDENTURE made this day of, 202_, between Ronald L. Stevenson
with a mailing address of 410 Enfield Terrace, Delray Beach, FL 33444 , GRANTOR,
and CITY OF DELRAY BEACH, FLORIDA, a Florida municipal corporation with a mailing
address of 100 N.W. 1st Avenue, Delray Beach, Florida 33444, GRANTEE.
(Whenever used herein the term "GRANTOR" and "GRANTEE" include singular and plural, heirs,
legal representatives, and assigns of individuals, and the successors and assigns of corporation,
whenever the context so admits or requires.)

### WITNESSETH:

That GRANTOR, for and in consideration of the mutual promises herein contained and other good and valuable considerations, does hereby grant, bargain, sell and release unto the GRANTEE, its successors and assigns, a perpetual exclusive easement which shall permit the GRANTEE authority to enter upon the property of the GRANTOR at any time to install, operate, maintain, service, construct, remove, relocate, repair, replace, improve, expand, tie into, and inspect potable water, reclaimed water and/or wastewater pipelines, appurtenant facilities, and equipment, including but not limited to wastewater pump stations and fencing, with the full and free right, liberty, enter upon and to install, operate and maintain such facilities under, across, through and upon, over or within the following described property located in Palm Beach County, Florida, to-wit:

See Exhibit "A" attached hereto.

Concomitant and coextensive with this right is the further right in the Grantee, its successors and assigns, of ingress and egress over and on that portion of land described above, to affect the purposes of this Easement, as expressed hereinafter.

That this Easement shall be subject only to those easements, restrictions, and reservations of record. That the GRANTOR agrees to provide for the release or subordination of any and all mortgages or liens encumbering this Easement. The GRANTOR agrees to erect no building or affect any other kind of construction or improvements upon the above-described property without prior consent of the GRANTEE. The GRANTEE shall have the right to remove any permanent or temporary structure in order to access the Easement for the installation, maintenance, or repair of the potable water, reclaimed water, wastewater, and related facilities. GRANTEE shall not be responsible for repairing any structures damaged or destroyed while accessing the easement for maintenance or repair. The GRANTEE shall only be responsible for restoring the affected property area to a substantially similar condition utilizing substantially similar materials which were existing before repairs or maintenance

took place, except for unapproved improvements and as to grass areas, the GRANTEE shall only be required to restore grass areas with either Bahia or St Augustine sod, and no specialty sod shall be installed without payment for same by GRANTOR to GRANTEE prior to the restoration of the grass areas.

GRANTOR does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good right and lawful authority to grant the above-described Easement and that the same is unencumbered. Where the context of this Easement Agreement allows or permits, the same shall include the successors or assigns of the parties.

IN WITNESS WHEREOF, said Grantor has signed and sealed these presents the day and year first above written.

Printed or Typed Name  Date: April 15, 2025  Address  WITCHESS #2:  Signature  Signature  Signature  Signature  Signature  Signature  Signature  Signature  Frinted or Typed Name  STATE OF FLORIDA  COUNTY OF PALM BEACH  The foregoing instrument was acknowledged before me by means of physical presence or	WITNESS #1	GRANTOR
Printed or Typed Name  Date: April 15, 2025  Address  WILL 15, 2025  Address  WILL 15, 2025  Address  Signature  Printed or Typed Name  Or Ty	Amplande	By: Ronald & Stevenson
Address  Signature  Si	Signature St. Tanelli	
Address  Signature  Si	Printed or Typed Name	Anni 15 100 5
Signature  Printed or Typed 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 the county of person acknowledging).  Personally known OR Produced Identification  OR Produced Identification	5515e 8/1/5t	Date: FIPICLE 18, 0025
Signature  Printed or Typed 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 the county of person acknowledging).  Personally known OR Produced Identification  OR Produced Identification	Delrayburn. 33-103	
Signature  Printed or Typed 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 the contraction of physical presence or (name of person acknowledging).  Personally known OR Produced Identification	Address	
Printed or Typed 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 physical presence or name of person acknowledging).  Personally known OR Produced Identification	WITNESS #2:	
Printed or Typed Name    Color   Color	Signature A POROUS	$\mathcal{N}$
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online notarization, this day of Apple , 200 by Ronald Leven V (name of person acknowledging).  Personally known OR Produced Identification		wledged before me by means of physical presence or
Personally known OR Produced Identification		
	(name	of person acknowledging).
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Themes and	Type of Identification Froduced	Janes an
Notary Public – State of Florida		Notary Public - State of Florida
JENNIFER A. FERGUSON Notary Public. State of Florida	637	

My comm. expires May 8, 2027

ATTEST:	GRANTEE/ CITY OF DELRAY BEACH FLORIDA
By:City Clerk	By:City Mayor
Approved as to Form:	
By: City Attorney	

[Remainder of Page Intentionally Left Blank]

## EXHIBIT "A"



SCALE = 1"=30"

WATER AND SEWER EASEMENT

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION:
THE LAND REFERENCED TO HERBURN BELOWIS SITUATED IN THE COUNTY OF PALM
BEACH, STATE OF ELORIDA, AND IS DESCRIBED AS FOLLOWS.
THE WIEST IS FEET AND THE WORTH A FEET OF LOT 2, LAKE IDAMANORA ADDITION
AND ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25,
PAGE 61, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

8EVERLY DR 6.00° 100° 03° 26°E

N89° 56' 38"W 126.69'

NORTH 6 FEET OF LOT 2 N88° 56' 38"W

NORTH LINE OF LOT 2

CB =N14°43'29"E

C2 L=6.02' R=40.00' △=8°37'37"

CL=6.02'

CB=N85°42'53"E

C1 L=6.21' R=40.00' \D =8'53'34' CL=6.20'

LOT 1
LAKE IDA MANOR ADDITION NO. 2,
PLAT BOOK 25, PAGE 61
PARCEL NO. 12434668130000010
OWNER SHOE EDWARD L

SHIP!

# CERTIFIED TO: RONALD L STEVENSON

() THS SURVEY (S BASED UPON RECORD INFORMATION BY CLIENT, NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN LADE BY THIS OFFICE UNLESS OTHERWISE NOTED. GENERAL NOTES:

SUFFIGURES CANSELLA REBAND FOR THE PURPOSES OF ANASTIGACE
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PARCEL NO. 12434608210050020 OWNER:DELRAY BEACH CITY OF LESSOR PIONEER BOYS ASSN INC LESSEE 6.00 S89° 58' 19"E

OWNER: VOSS RONALD LIII LOT 49
CHEVY CHASE
PLAT BOOK 24, PAGE 27
PARCEL NO.124346080600000999

LAKE IDA MANOR ADDITION NO. 2. PLAT BOOK 25, PAGE 61 PARCEL NO. 1243460813000020 OWNER:STEVENSON RONALD L

W"14'10 º008

WEST LINE

WEST 6 FEET OF LOT 2

M"I1'10 000

ОУМЕР; LURIE ИАТНАИ & LURIE SARAH R LAKE IDA MANOR ADDITION NO. 2,
PLAT BOOK 25, PAGE 61
PARCEL NO. 12434608130000030

ET01

34.08

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(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING) D.E.-DRAINAGE EASEMENT
PRIJE, PAUGU CIIILIYE ESEMENT
LAE-LINITED ACCESS EASEMENT
LAE-LINITED ACCESS EASEMENT
OH E-CATENIEDA EASEMENT
D.H.E.-CATENIEDA EASEMENT
D.H.E.-CATENIEDA EASEMENT
D P.O.B.-POINT OF BEGINNIG P.O.C.-POINT OF CONNENCEMENT P.B.-PLAT BOOK LE-UTILITY EASEMEN ACAR CONDITIONER P WIL-WATER METER AL- ARC LENGTH IC)-CALCULATED IN)-WISASURED

-BEARING BASIS: THE SOUTH LINE OF LOT 2 BEING, N89°5819°E, PER PLAT BOOK 25, PAGE 61. -THIS IS NOT A BOUNDARY SURVEY

- NOTES:

R-RADIUSIR)
G.R.B.-OFFICIAL RECORDS BOOK
SO IT.-SQUARE FEET
AC-ACRES восжорновер

( EDWEGGE OF WATER FERMSHED ALCOR TOB-TOP OF BANK LEYLICASED SURFURN CH-OFFERED UNE CA-OLEMO UNE PSI, PROFESSIONAL SUR PSI, PROFESSIONAL SUR DRAWN BY: C.C. ORDER NO: 253946 REVISIONS:

NEXGEN LAND SOLUTIONS, LLC 1547 PROSPERITY FARMS ROAD, WEST PALM BEACH, FL 33403 NEXGENLOGIX.COM LB#8642 PHONE: 561.508.6272 FAX: 561.508.6309

HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE

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WRI WATER WE CENTER JAE CATCHERSHI FARE HIGHWIT OX-EP

LS-UCENSED SURVEYOR
LB-UCENSED BUSINESS
PSIR-PROFESSIONAL SURVEYOR & MAPPER

LIGHT POCE

₽

LEGEND

SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA PURSUANT TO SECTION 472,027, FLORIDA ADMINISTRATIVE CODE, STATUTES.

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION 200 -

Digitally signed by THOMAS F LUBANOVIC ON: c=US, o=Unaffillated, dnQualifier=A01410C0000019377F2457

900047370, cn=THOMAS F LUBAN OVIC

SHEET 1 OF '

Date; 2025.04.14.13:38:54-04'00

THOMAS LUBANOVIC PSM FLORIDA REGISTRATION NO. 6939