

It is further understood that in the event the above described premises are abandoned by the party of the second part and cease to be used for utility easement and maintenance purposes, that this easement shall terminate and the encumbrance shall become of the same status as if the easement had never been made.

IN WITNESS WHEREOF, the parties to this Easement Deed set their hands and seals the day and year first above written.

WITNESS #1:

[Signature]
 (name printed or typed)

PARTY OF THE FIRST PART

By: [Signature]
 Eugene H. Monnier, Jr.

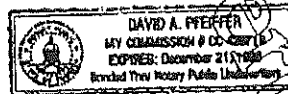
WITNESS #2:

[Signature]
 (name printed or typed)

STATE OF FLORIDA

COUNTY OF PAVIA BEACH

The foregoing instrument was acknowledged before me this 1 day of May, 1998 by EUGENE H. MONNIER, JR. who is personally known to me or who has produced _____ as identification.



[Signature]
 Signature of Notary Public - State of Florida

WITNESS #1:

[Signature]
 (name printed or typed)

PARTY OF THE FIRST PART

By: [Signature]
 Jean E. Monnier

WITNESS #2:

[Signature]
 (name printed or typed)

STATE OF FLORIDA

COUNTY OF PAVIA BEACH

The foregoing instrument was acknowledged before me this 1 day of May, 1998 by JEAN E. MONNIER who is personally known to me or who has produced _____ as identification.



[Signature]
 Signature of Notary Public - State of Florida

MONNIER.DED

UTILITY EASEMENT

A Parcel of land in Section 27, Township 46 South, Range 42 East; described as follows :

BEGINNING at the Southwest corner of the following described property :

A Parcel of land situate in Section 27, Township 46 South, Range 42 East, Palm Beach County, Florida; and being more particularly described as follows:

The East one-half (E1/2) of the Northwest one-quarter (NW1/4) of the Northeast one-quarter (NE1/4) of the Southwest one-quarter (SW1/4) of said Section 27, less the North 525.56 feet thereof.

TOGETHER WITH the West one-half (W1/2) of the East one-half (E1/2) of the Northeast one-quarter (NE1/4) of the Southwest one-quarter (SW1/4) of said Section 27, less the following three parcels: the North 525.56 feet thereof, the South 30 feet thereof, and the East 20 feet thereof.

The above described parcel contains 7.084 Acres, more or less.

thence North 89°23'49" East along the southerly line of said parcel, a distance of 13.70 feet;

thence North 28°04'54" West, a distance of 13.70 feet;

thence North 00°17'02" West, a distance of 2.00 feet;

thence South 89°42'58" West, a distance of 6.00 feet;

thence South 00°17'02" East along the westerly line of said property, a distance of 16.00 feet to the POINT OF BEGINNING.

SUBJECT TO easements, restrictions, reservations, covenants and rights-of-way of record.

NOTES:

1.- Bearings shown hereon are based on a bearing of North 00° 32' 00" West along the West line of Section 27 -T46S-R42E.

2.- Description derived from an original survey of the property by Stanley/Wantman, Inc., dated 6/10/88.

CERTIFICATION:

I hereby certify that the Graphic Depiction and Legal Description shown hereon are true and correct to the best of my knowledge and belief, based on field work performed on April 14th, 1998; and that said Depiction and Description conform to the Minimum Technical Standards adopted by the Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Manuel A. Gutiérrez
Professional Surveyor & Mapper
Fla. Reg. #4102
SURVEY SOUTH, INC.
101 SE 6th Avenue
Delray Beach, FL 33483

West Line of Sect. 27 (PBC Datum)

N 00° 32' 00" W

GRB 10419 Pg 13
DOROTHY H. WILKER, CLERK PB COUNTY, FL



West
property
line

4' Wire Fence

Power
Pole

Anchor

24"
PINE

N 89° 42' 58" W
6.00'

N 00° 17' 02" W

2.24'

15.48'

16.0'

13.30'

SW corner
of property
POINT OF BEGINNING

Found Broken
4"x4" Concrete
Monument
29.3' North
of Centerline

6' o/s North
FM Marker

Existing
Easement

Found PK
Nail & Disk

Proposed Backflow
Preventor

Proposed WM

7' Chain-Link
Fence Gate with
4" steel posts

Water
Valve
Vault

4' o/s North
FM Marker

MORIKAMI PARK ROAD

N 89° 23' 49" E 690'

North R/W &
South property
line

U.E.M.
ORCHIDS

JOG ROAD

1379.69'

East Line of the W1/2 of Sect. 27 (PBC Datum)

Sheet 2 of 2

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft

