

Prepared by: RETURN:

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

SIDEWALK EASEMENT DEED

THOMAS J. CROCKER and BARBARA F. CROCKER, husband and wife, with a mailing address of 73 Palm Square, Delray Beach, FL 33483, (Grantor), and the CITY OF DELRAY BEACH, with a mailing address of 100 N.W. 1st Avenue, Delray Beach, Florida 33444, a municipal corporation in Palm Beach County, State of Florida, (City/Grantee):

WITNESSETH: That the 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 City/Grantee, its successors and assigns, a right of way and perpetual easement for the purpose of the construction and maintenance of a public sidewalk with full and free right, liberty, and authority to enter upon and to install and maintain such sidewalk across, through and upon or within the following described property located in Palm Beach County, Florida, to-wit:

DESCRIPTION

See Exhibit "A"

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

That this easement shall be subject only to those easements, restrictions, conditions 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. Grantor also agrees to erect no building or affect any other kind of construction or improvements upon the above-described property, other than the aforementioned sidewalk.

It is understood that City/Grantee shall construct the sidewalk. Upon completion of sidewalk construction, all lands disturbed thereby as a result of such construction performed thereon, will be restored to its original or like condition without expense to the Grantor, its successors and assigns, and that once the sidewalk has been constructed to the required standards

the City/Grantee shall repair and maintain the sidewalk in conformance with its practices of maintaining public sidewalks throughout the City.

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 except as provided above. Where the context of this Easement Deed allows or permits, the same shall include the successors or assigns of the parties.

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

WITNESS #1:

GRANTOR(S)

By: _____

Thomas J. Crocker

(name printed or typed)

WITNESS #2:

(name printed or typed)

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2017 by _____ (name of officer or agent), of _____ (name of corporation), a _____ (State or place of incorporation) corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ (type of identification) as identification and did/did not take an oath.

Signature of Notary Public -
State of _____

(SEAL)

WITNESS #1:

(name printed or typed)

GRANTOR(S)

By: _____

Barbara F. Crocker

WITNESS #2:

(name printed or typed)

STATE OF _____

COUNTY OF _____

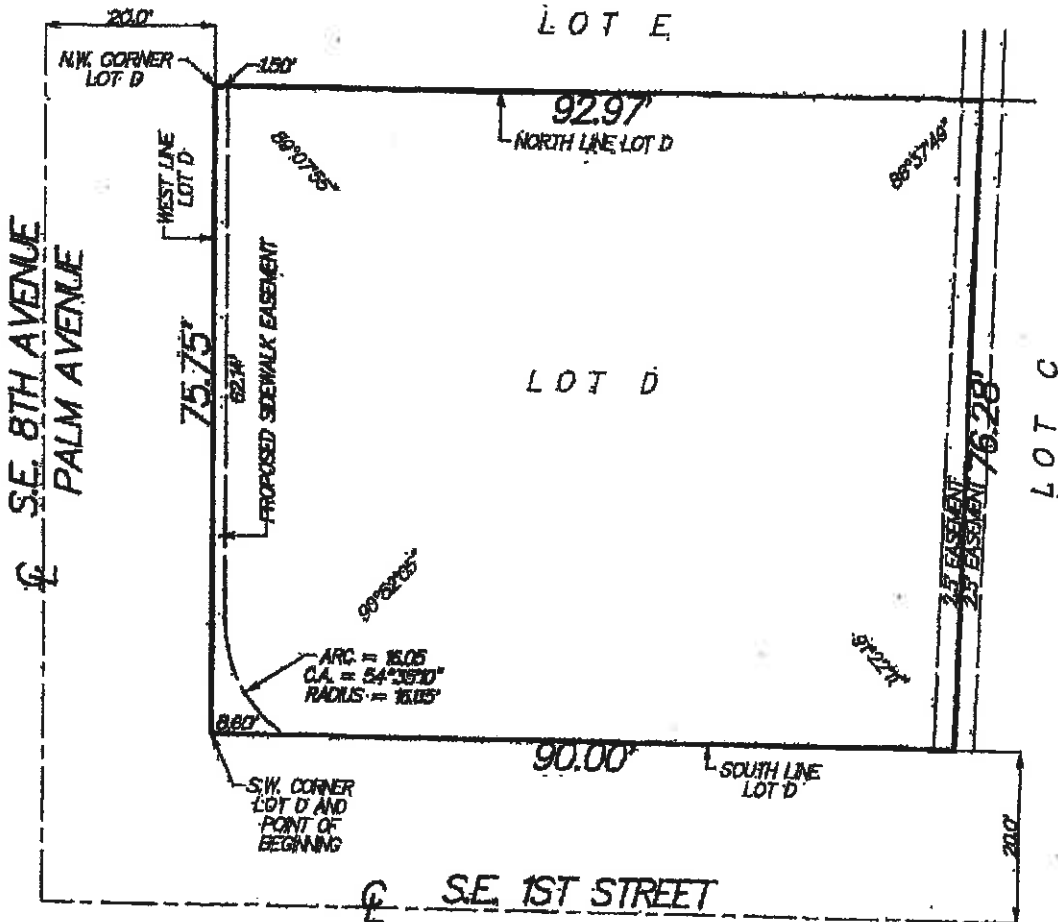
The foregoing instrument was acknowledged before me this ____ day of _____, 2017 by _____ (name of officer or agent), of _____ (name of corporation), a _____ (State or place of incorporation) corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ (type of identification) as identification and did/did not take an oath.

Signature of Notary Public -
State of _____

(SEAL)

SKETCH OF DESCRIPTION

EXHIBIT "A"
SHEET 1 OF 1



DESCRIPTION:

THAT PORTION OF LOT D, RIVERS SQUARE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 74, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT D; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID LOT D, A DISTANCE OF 75.75 FEET TO THE NORTHWEST CORNER OF SAID LOT D; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LOT D, A DISTANCE OF 150 FEET; THENCE SOUTHERLY, PARALLEL TO THE WEST LINE OF SAID LOT D, A DISTANCE OF 62.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 54° 35' 10" AND A RADIUS OF 16.85 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 16.85 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT D; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT D, A DISTANCE OF 8.60 FEET TO THE POINT OF BEGINNING.

ORDER NO. 11-36"EA"

NOTES:

THIS IS NOT A SURVEY

☉ = CENTERLINE

CA = CENTRAL ANGLE

Paul D. Engle

PAUL D. ENGLE
SURVEYOR & MAPPER NO. 5708

DATE: MAY 1 2015

O'BRIEN, SUITER & O'BRIEN, INC.
CERTIFICATE OF AUTHORIZATION #LB353
SURVEYOR AND MAPPER IN RESPONSIBLE
CHARGE: PAUL D. ENGLE
955 N.W. 17TH AVENUE, SUITE K-1
DELRAY BEACH FLORIDA 33445
(561) 276-4501 (561) 732-3279