

PREPARED BY AND RETURN TO:

Lynn Gelin, Esq.  
City of Delray Beach  
200 NW 1st Avenue  
Delray Beach, FL 33444

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### **EASEMENT AGREEMENT**

**THIS INDENTURE**, made this \_\_\_\_ day of \_\_\_\_\_, 2019, by and between **GRIECO MOTORS, LLC**, with a mailing address of \_\_\_\_\_ (the "**Grantor**") and the **CITY OF DELRAY BEACH, FLORIDA** with a mailing address of 100 N.W. 1<sup>st</sup> Avenue, Delray Beach, Florida, 33444, a Florida municipal corporation in Palm Beach County, State of Florida (the "**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 Grantee, its successors and assigns, a perpetual exclusive easement for the purpose of the construction and maintenance of public utilities/drainage facilities which are wholly owned by the Grantee, with full and free right, liberty, and authority to enter upon and to install, operate, and maintain such facilities under, across, through and upon, over, under, or within the following described property located in Palm Beach County, Florida, to-wit:

### **DESCRIPTION**

See Composite **Exhibit "A"** (Sketch of Easement Area)

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 the 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 maintenance or repair of the public utilities/drainage facilities; and 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

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similar materials which were existing before repairs or maintenance took place, except that 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 except as provided above. Where the context of this Easement Agreement allows or permits, the same shall include the successors or assigns of the parties.

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

WITNESSES:

**GRANTOR**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ 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 \_\_\_\_\_

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**EXHIBIT "A"**  
**SKETCH OF APPROXIMATE LOCATION**  
(AS BUILT LOCATION DESCRIPTION  
TO BE IDENTIFIED AND RECORDED BY SKETCH AND DESCRIPTION THAT WILL  
SUPERSEDE AND REPLACE THE ATTACHED SKETCH)

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