

Prepared by/Return to:

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

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**GRANT OF TEMPORARY CONSTRUCTION ACCESS EASEMENT**

THIS GRANT OF EASEMENT is entered into this \_\_\_\_ day of \_\_\_\_\_, 2019, by **GRIECO MOTORS, LLC**, with a mailing address of \_\_\_\_\_, (Grantor), and the CITY OF DELRAY BEACH, a municipal corporation in Palm Beach County, State of Florida, with a mailing address of 100 N.W. 1st Avenue, Delray Beach, Florida 33444 (Grantee).

WITNESSETH, that the Grantor, being the owner of certain real property, lying situate in Palm Beach County, Florida, more particularly described in Exhibit "A" attached hereto and made a part hereof ("Avenue F Parcel"), for and in consideration of the sum of ONE (\$1.00) DOLLAR and other valuable considerations, receipt of which is hereby acknowledged, hereby grants unto Grantee, its successors and assigns, a non-exclusive temporary construction access easement, for ingress, egress over, upon, under, through and across the Avenue F parcel until the improvements to La Mat Avenue are completed.

THIS TEMPORARY CONSTRUCTION ACCESS EASEMENT, as described herein, is granted for the purpose of maintaining adequate access to the surrounding area while and until La Mat Avenue is improved. This Temporary Construction Access Easement shall commence upon the date of execution by the Grantor and shall automatically expire ("Expiration Date") upon the sooner to occur of the following events: (a) the completion of the improvements to La Mat Avenue and the issuance of a certificate of completion; or (b) the reestablishment of Avenue F in the same or similar condition prior to its abandonment. The Temporary Construction Access Easement set forth above shall automatically terminate as set forth in this paragraph; provided, however, the Grantee agrees, upon the request of Grantor, to execute such documents reasonably necessary to acknowledge the automatic termination of the Temporary Construction Access Easement.

TO HAVE AND TO HOLD THE SAME unto the Grantee, its successors and assigns.

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

WITNESSES:

**GRANTOR**

\_\_\_\_\_  
Signature

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

\_\_\_\_\_  
Signature

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

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

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

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

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

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

Date: \_\_\_\_\_

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 \_\_\_\_\_

(SEAL)

## **EXHIBIT A**

### **Easement Area Legal Description**

# EXHIBIT A



947 Clint Moore Road  
Boca Raton, Florida 33487

Tel: (561) 241-9988  
Fax: (561) 241-5182

## SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

### AVENUE F - DEL RATON PARK

#### LEGAL DESCRIPTION

A PORTION OF AVENUE F, "DEL RATON PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14 AT PAGES 9 AND 10 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 22 BLOCK 24 OF SAID PLAT; THENCE SOUTH  $86^{\circ}39'32''$  WEST, ALONG THE NORTH LINE OF SAID BLOCK 24, A DISTANCE OF 144.65 FEET; THENCE NORTH  $82^{\circ}14'43''$  WEST, ALONG SAID NORTH LINE, A DISTANCE OF 106.65 FEET; THENCE NORTH  $07^{\circ}45'17''$  EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH  $82^{\circ}14'43''$  EAST, ALONG THE SOUTH LINE OF BLOCK 23 OF SAID PLAT, A DISTANCE OF 101.80 FEET; THENCE NORTH  $86^{\circ}39'32''$  EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 139.79 FEET TO THE SOUTHEAST CORNER OF LOT 11 BLOCK 23 OF SAID PLAT; THENCE SOUTH  $03^{\circ}20'28''$  EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

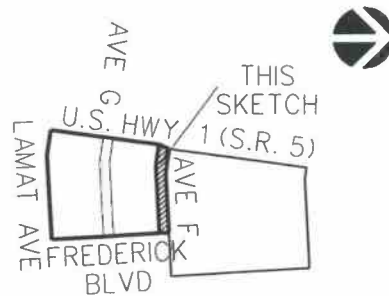
SAID LANDS SITUATE IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 0.283 ACRES, MORE OR LESS.

#### ABBREVIATIONS

L.B.	•	LICENSED BUSINESS
L.S.	•	LICENSED SURVEYOR
O.R.B.	•	OFFICIAL RECORDS BOOK
P.O.B.	•	POINT OF BEGINNING
P.B.	•	PLAT BOOK
P.B.C.R.	•	PALM BEACH COUNTY RECORDS
PG.	•	PAGE
P.S.M.	•	PROFESSIONAL SURVEYOR & MAPPER
R/W	•	RIGHT-OF-WAY
U.E.	•	UTILITY EASEMENT

#### NOTES

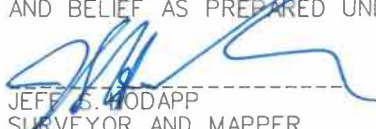
1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED OR REFERENCED IN THE PREPARATION OF THIS SURVEY.
3. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF NORTH  $07^{\circ}45'17''$  EAST, ALONG THE EAST LINE OF STATE ROAD NO. 5, ACCORDING TO PALM BEACH COUNTY CONTROL MONUMENTS, "DIXIE LAMATRA" AND "McCARTHY".



LOCATION MAP  
N.T.S.

#### CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

  
JEFF S. MODAPP  
SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS5111

Project Name:	DEL RATON PARK	DATE:	2/21/2018
JOB NO.	16166	DWG BY:	JSH
		CK'D By:	TP
			SHEET 1 OF 2



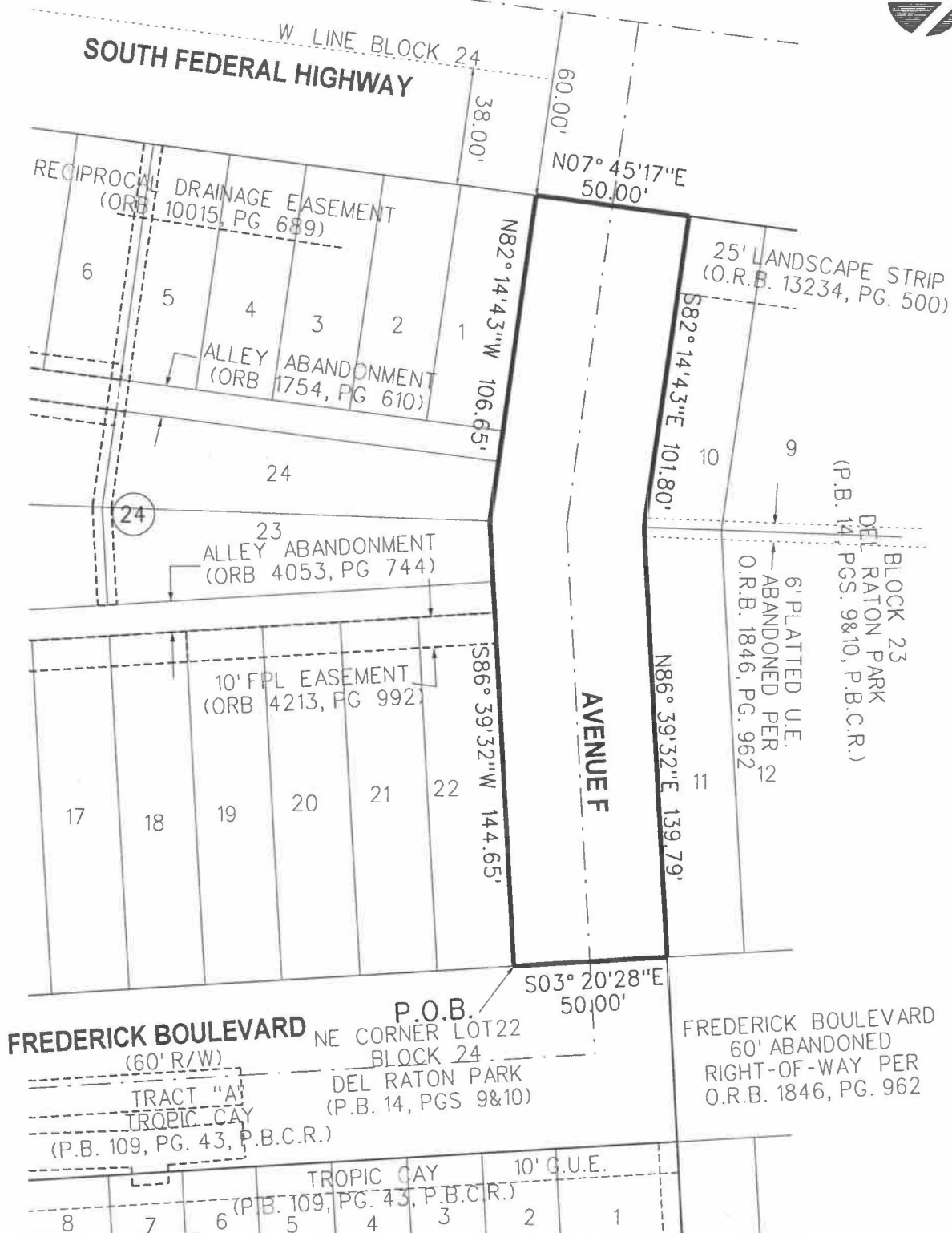


947 Clint Moore Road  
Boca Raton, Florida 33487

SURVEYING & MAPPING  
Certificate of Authorization No. LB7264

Tel: (561) 241-9988  
Fax: (561) 241-5182

## SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)



JOB NO.	16166	Project Name:	DEL RATON PARK	DWG BY:	JSH	SCALE:	1"=50'
		CK'D By:	TP	DATE:	2/21/2018		SHEET 2 OF 2