

Prepared and Return To:  
City Attorney's Office  
Lynn Gelin, Esq.  
200 N.W. 1<sup>st</sup> Avenue  
Delray Beach, FL 33444

PCN: 12-43-46-09-24-000-0560

### **PERPETUAL SIDEWALK EASEMENT AGREEMENT**

THIS EASEMENT AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 2019 by and between **M2D Seven, LLC** with a mailing address of 755 NW 17<sup>th</sup> Avenue Suite 107, Delray Beach, FL 33445, hereinafter referred to as "Grantor", and the **CITY OF DELRAY BEACH**, with a mailing address of 100 N.W. 1<sup>st</sup> Avenue, Delray Beach, FL 33444, a municipal corporation in Palm Beach County, State of Florida, hereinafter described as "Grantee" or "City".

WITNESSETH: That Grantor, for and in consideration of ten dollars (\$10.00), the mutual promises herein contained, and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grant(s) unto Grantee, its successors and assigns, a **PERPETUAL SIDEWALK EASEMENT** ("Easement") over, upon, under, through and across the following described land, situate in Palm Beach County, Florida, to-wit:

See Exhibit "A"

Grantee, its officers, employees, and/or agents shall have the non-exclusive right to access and use the Easement property, as describe in Exhibit "A", hereinafter the "Easement Area", for the public purposes of constructing, installing, and maintaining certain public improvements, including but not limited to, sidewalk, pathways, lighting, curbing, drainage facilities, street furniture, handicap access, underground drainage, utilities and landscaping in Grantee's sole and absolute discretion. It is the express intent of the Grantor and Grantee that this Easement shall continue and exist in perpetuity after the completion of construction activities, including the right of the public for ingress and egress over and through the Easement Area. Additionally, Grantor shall not install or construct any improvements within easement area without City's prior written consent.

It is further understood and agreed that upon completion of construction of public improvements, the City shall maintain, at its sole cost and expense, any such public improvements that the City constructs, installs, or places or causes to be placed within the Easement Area in accordance with the City's standards for such maintaining such improvements. Notwithstanding the foregoing, if the City, its successors or assigns, determines that no public purpose exists for the continued use of the Easement Area for the purposes herein expressed, the Easement shall be null and void, and all right, title and interest in and to the Easement Area shall revert to Grantor. In such event, the City will provide written notice to Grantor by executing and recording a termination of rights under this Easement.

Each party to this Easement shall be liable for its own actions and negligence and, to the extent permitted by law, the Grantor shall indemnify, defend and hold harmless the City against any actions, claims or damages arising out of the Grantor's negligence in connection with this Easement; and the City shall indemnify, defend and hold harmless the Grantor against any actions, claims or damages arising out of the negligence of the City in connection with this Easement. The foregoing indemnification shall not constitute a waiver of sovereign immunity beyond the limited set forth as Sec. 768.28, *Florida Statutes*. Furthermore, in no case, whatsoever, shall such limits extend beyond \$200,000 for any one person or beyond \$300,000 for any judgment which, when totaled with all other judgments, arises out of the same incident or occurrence. These provisions shall not be construed to constitute agreement by either party to indemnify the other for such other's negligent, willful or intentional acts or omissions. Grantor acknowledged a duty to notify the City of a known or reasonably knowable, hazardous condition(s) within the Easement Area.

FURTHERMORE, this Grant or Perpetual Sidewalk Easement does in no way convey fee simple title to the Easement Area but is only a Perpetual Sidewalk Easement for the uses and public purposes stated herein. This Easement shall be applicable to and binding upon the successors and assigns of Grantor and the City. The Easement granted shall run with the land.

IN WITNESS WHEREOF, the parties, along with their successors or assigns to the Perpetual Sidewalk Easement, set their hand and seals the day and year first above written.

WITNESSES:

GRANTOR:

M2D Seven LLC, a Florida limited liability company

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

By: Marc Julien

Title: Manager

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

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2019 by Marc Julien, as Manager of M2D Seven, LLC, a Florida limited liability company, on behalf of the company. He/She is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification and did/did not take an oath.

(SEAL)

\_\_\_\_\_  
Signature of Notary Public

ATTEST:

GRANTEE/CITY:

By: \_\_\_\_\_  
City Clerk

By: \_\_\_\_\_  
Shelly Petrolia, Mayor

Approved as to Form:

By: \_\_\_\_\_  
Lynn Gelin, Esq.  
City Attorney

**[Remainder of page intentionally left blank]**

### SKETCH AND DESCRIPTION PROPOSED 5' SIDEWALK EASEMENT



ALL THAT PART OF LOT 56 AND THE SOUTH 10 FEET OF LOT 57, HOFMAN ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 3, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF DEERFIELD BEACH, PALM BEACH COUNTY, FLORIDA.

CONTAINING 977 SQUARE FEET, MORE OR LESS.

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.

SURVEYOR'S NOTES:

1. ALL BEARINGS OR ANGLES SHOWN HEREON ARE BASED ON THE RECORD PLAT UNLESS OTHERWISE NOTED. (ASSUMED)
2. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND EMBOSSED SEAL.



LB #0007219  
Land Surveyors • Land Development • Consultants • Planners  
4710 N.E. 17TH AVE., POMPAÑO BEACH, FLA. 33064-5837  
Phone: (954) 263-3102

Subdivisions & Condominiums Land & Site Planning  
Lot Surveys • Mortgage Surveys • Acreage Surveys • Topographic Surveys • Record Plots • Condominium Plots • Construction Layout

DATE	REVISIONS
SCALE: 1" = 40'	
DRAWN BY: P.A.D.	
DATE: 8/14/18	
JOB NO: 180157	
F.B./PG. N/A	
FILE	
SHEET NO. 1 OF 1	