

Lot 23 of EL ENCANTO, a subdivision of the Town of Palm Beach, Florida, according to the Plat thereof as recorded in Plat Book 11, Page(s) 53, of the Public Records of Palm Beach County, Florida.

EXHIBIT "A"

NORTH

LA PUERTA WAY

32

31

30

5' UTILITY EASEMENT  
(PLAT BOOK 11, PAGE 53)

5' UTILITY EASEMENT  
(PLAT BOOK 11, PAGE 53)

EL ENCANTO  
(PLAT BOOK 11, PAGE 53)

22

23

24

WEST LINE LOT 31

EAST LINE LOT 31

WEST LINE LOT 23

EAST LINE LOT 23

SOUTH LINE LOT 31  
NORTH LINE LOT 23

SOUTH LINE LOT 23

EL PUEBLO WAY

2,376 S.F.

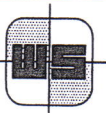
10' U.E.

0' 40' 80' 120'



SCALE: 1"=40'

EXHIBIT "A"



**WALLACE**

**SURVEYING**  
CORP. LICENSED BUSINESS # 4569

5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 \* (561) 640-4551

DATE: 2/2/18

DWG. No.: 05-1197-8

OFFICE: M.B.

SHEET: 2 OF 2

C'K'D.: C.W.

REF.: 05-1197-8.DWG

CFN 20180120141

OR BK 29747 PG 0611  
 RECORDED 03/30/2018 11:16:08  
 AMT 1.00  
 Doc Stamp 0.70  
 Palm Beach County, Florida  
 Sharon R. Bock, CLERK & COMPTROLLER  
 Pgs 0611 - 4124 (2pgs)

Work Request No. \_\_\_\_\_

# UTILITY EASEMENT (INDIVIDUAL)

Parcel I.D. 50-43-43-02-01-000-0310 and

Parcel I.D. 50-43-43-02-01-000-0230  
 (Maintained by County Appraiser)

This Instrument Prepared By  
 Maura Ziska, Esq.  
 Kochman & Ziska PLC  
 222 Lakeview Ave. Suite 1500  
 West Palm Beach, FL 33401

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company ("FPL"), Bellsouth Telecommunications, LLC, Comcast Corporation, and the Town of Palm Beach, together with the affiliates, licensees, agents, successors, and assigns of the above named entities, a non-exclusive easement forever for the construction, operation and maintenance of underground electric utility, communications, and cable distribution facilities (including cables, conduits, appurtenant equipment, and appurtenant above ground equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them, within an easement described as follows:

Reserved for Circuit Court

The South 2.5 feet of Lot 31 and the North 2.5 feet of Lot 23 of EL ENCANTO, a subdivision in the Town of Palm Beach, Florida, according to the plat thereof recorded in the office of the Clerk of the Circuit Court of Palm Beach County, Florida in Plat Book 11, Page 53. (See attached Exhibit "A")

Together with the right to permit any other person, firm, or corporation on behalf of the above named entities, and their affiliates, licensees, agents, successors, and assigns, to attach or place wires to or within any facilities hereunder and lay cable and conduit within the easement area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area, over, along, under, and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on March 26<sup>th</sup>, 2018.

Signed, sealed, and delivered in the presence of:

218LPW LLC, a Delaware limited liability company

Jamie Hudak  
 (Witness' Signature)

By: [Signature]  
 (Grantor's signature)

Print Name: Jamie Hudak  
 (Witness)

Print Name: MARK MASHBURN

Print Address: \_\_\_\_\_

Kristina Kenille  
 (Witness' Signature)

Print Name: Kristina Kenille  
 (Witness)

STATE OF FLORIDA AND COUNTY OF PALM BEACH. The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of March, 2018, by Mark Mashburn on behalf of the company, who is personally known to me or ☒ who has (have) produced \_\_\_\_\_ as identification, and who did (did not) take an oath.  
 My Commission Expires: \_\_\_\_\_

Jamie Hudak  
 Notary Public, Signature

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

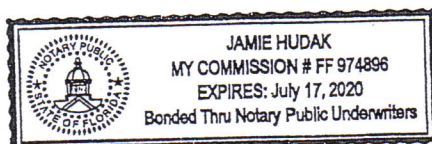
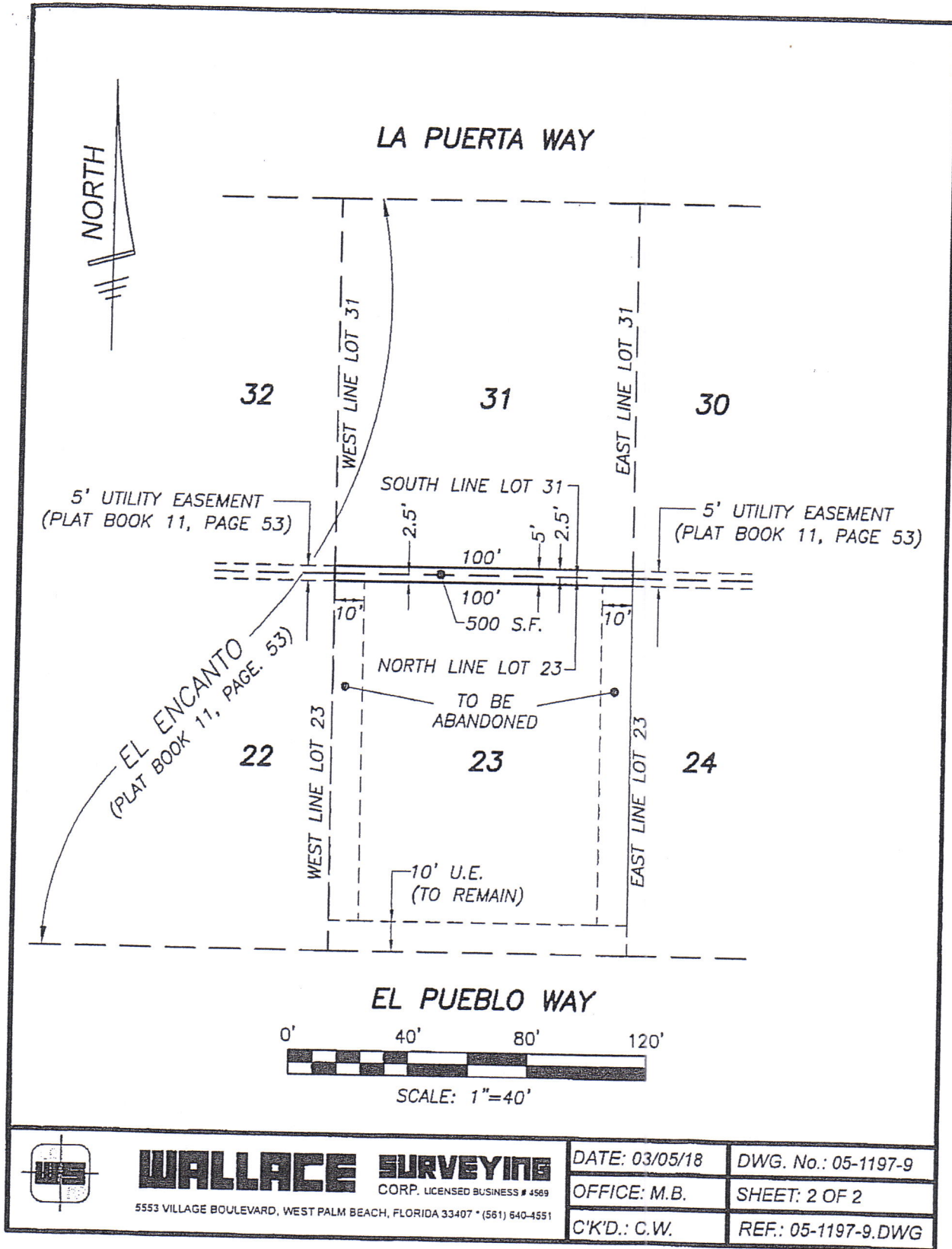


EXHIBIT "B"



**EXHIBIT "B"**



STATE OF FLORIDA • PALM BEACH COUNTY

I hereby certify that the foregoing is a true copy of the record in my office with redactions, if any as required by law.

THIS 30 DAY OF March 2018

SHARON R. BOCK  
CLERK & COMPTROLLER

By V. Welsh  
DEPUTY CLERK