

Work Request No. 8910790 **UNDERGROUND EASEMENT  
(BUSINESS)**

Sec. \_\_\_\_, Twp \_\_ S, Rge \_\_E

Parcel I.D. 50-43-43-23-05-020-0010  
(Maintained by County Appraiser)

320 S Lake Drive  
This Instrument Prepared By  
Lee Hudson  
Town of Palm Beach  
951 Okeechobee Road

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

See Exhibit "A" ("Easement Area")

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 \_\_\_\_\_, 20\_\_.

Signed, sealed, and delivered in the presence of:

\_\_\_\_\_  
(Witness' Signature - Required)

\_\_\_\_\_  
(Entity Name)

Print Name: \_\_\_\_\_  
(Witness)

\_\_\_\_\_  
(Witness' Signature - Required)

By: \_\_\_\_\_  
(Grantor's signature)

Print Name: \_\_\_\_\_  
(Witness)

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

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

STATE OF \_\_\_\_\_ AND COUNTY OF \_\_\_\_\_. The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as the \_\_\_\_\_ of \_\_\_\_\_, on behalf of the \_\_\_\_\_. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public  
Print Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

**EXHIBIT A****SKETCH AND DESCRIPTION  
UTILITY EASEMENT**

A PORTION OF BLOCK 20, REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA  
(PLAT BOOK 4, PAGE 1, P.B.C.R.)  
TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA

**SURVEYOR'S NOTES:**

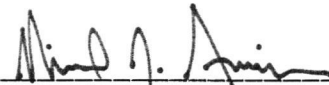
1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida licensed surveyor and mapper.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
5. Bearings shown hereon are assumed based on the west line of Lot 54, Block C, having a bearing of S01°42'29"W.
6. Abbreviation Legend: L.B.=Licensed Business; P.B.=Plat Book; P.B.C.R.=Palm Beach County Records; PCN=Property Control Number; P.S.M.=Professional Surveyor & Mapper; R/W=Right of Way.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 6/29/2023

**NOT VALID WITHOUT  
SHEETS 1 & 2**

  
MICHAEL J. AVIOM, P.S.M.  
Florida Registration No. 7253  
AVIOM & ASSOCIATES, INC.  
L.B. No. 3300

**REVISIONS**

REVISED PER COMMENT	08/20/21	M.J.A.
REVISED PER COMMENT	06/16/23	M.J.A.

**AVIOM & ASSOCIATES, INC.  
SURVEYING & MAPPING**

50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
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JOB #: **10194-4.491**

SCALE: **1" = 20'**

DATE: **06/01/2021**

BY: **M.J.A.**

CHECKED: **M.D.A.**

F.B. — PG. —

SHEET: **1 OF 2**

**EXHIBIT A****SKETCH AND DESCRIPTION  
UTILITY EASEMENT**

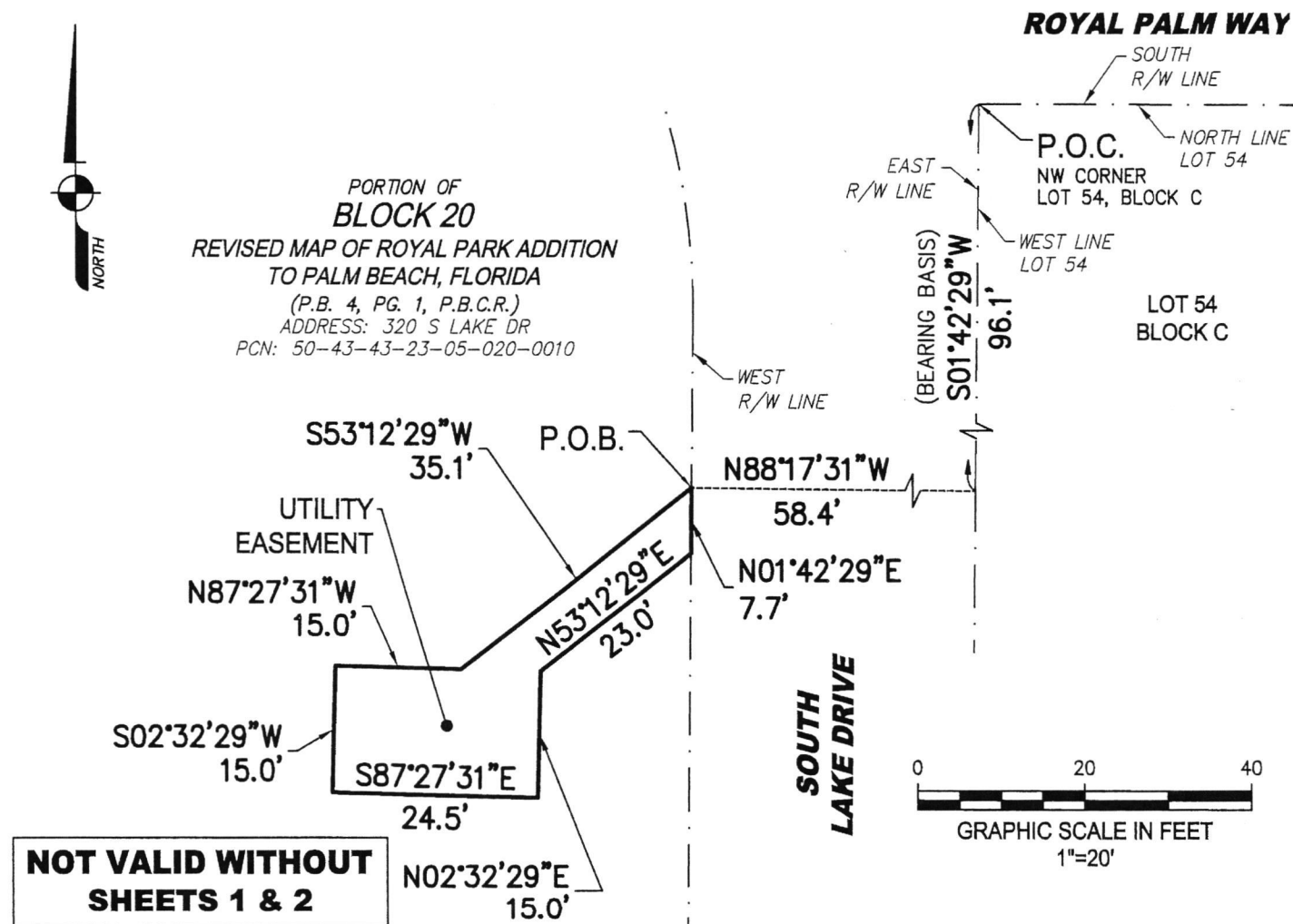
A PORTION OF BLOCK 20, REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA  
(PLAT BOOK 4, PAGE 1, P.B.C.R.)  
TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA

**LAND DESCRIPTION:**

A portion of Block 20, REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA, as recorded in Plat Book 4, Page 1 of the Public Records of Palm Beach County, Florida, described as follows:

COMMENCE at the northwest corner of Lot 54, Block C, of said REVISED MAP OF ROYAL PARK ADDITION TO PALM BEACH, FLORIDA; thence S01°42'29"W, along the west line of said Lot 54, Block C, 96.1 feet; thence N88°17'31"W, 58.4 feet to the west right-of-way line of South Lake Drive and the POINT OF BEGINNING; thence S53°12'29"W, 35.1 feet; thence N87°27'31"W, 15.0 feet; thence S02°32'29"W, 15.0 feet; thence S87°27'31"E, 24.5 feet; thence N02°32'29"E, 15.0 feet; thence N53°12'29"E, 23.0 feet to said west right-of-way line of South Lake Drive; thence N01°42'29"E, along said west right-of-way line, 7.7 feet to the POINT OF BEGINNING.

Said land lying in Palm Beach County, Florida and contains 543 square feet, more or less.

**REVISIONS**

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REVISED PER COMMENT	06/16/23	M.J.A.

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SHEET: 2 OF 2