

Prepared By and Return To:
Laurie Stilwell Cohen, Esq.
Village of Wellington, FL
12300 Forest Hill Blvd.
Wellington, FL 33414
(561) 791-4000

GRANT OF EASEMENT FOR PIERSON ROAD

THIS EASEMENT, executed this 20th day of June, 2014, by SOUTHFIELDS OF PALM BEACH POLO AND COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., a Florida corporation with offices at 11199 Polo Club Road, Suite 3, Wellington, FL 33414, (hereinafter referred to as the "GRANTOR"), the VILLAGE OF WELLINGTON, a municipal corporation having its principal place of business at 12300 Forest Hill Boulevard, Wellington, Florida 33414 and ACME IMPROVEMENT DISTRICT, a dependent special district of the VILLAGE OF WELLINGTON (hereinafter collectively referred to as "GRANTEES").

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, as well as for the undertakings by the GRANTEEES as hereinafter provided, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does hereby grant and convey to GRANTEEES a perpetual PUBLIC EASEMENT (EASEMENT) for the purposes of public ingress/egress and installing and maintaining public roadway facilities, public water and sewer facilities and bridle trail, across, in, over, under and upon the following described real property (PROPERTY) attached hereto and incorporated herein as Exhibit "A".

Said EASEMENT shall be used by GRANTEEES for a public roadway and bridle trail for public ingress/egress across to and from adjacent properties and public rights-of-way, and further for use by GRANTEEES for the construction, operation, and maintenance of roadway facilities, bridle trail, public water and wastewater facilities and other public uses consistent with and for public use.

The GRANTOR, its successors and assigns, shall not construct any improvements upon or under the PROPERTY. The GRANTEEES, their successors, and assigns shall be responsible for maintaining all public facilities within the EASEMENT.

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 exclusive EASEMENT, and that the same is unencumbered. Where the context of this EASEMENT Agreement allows or permits, the same shall include the successors or assigns of the parties.

GRANTOR agrees to provide for the execution of a joinder and non-disturbance agreement by all mortgagees or lienors of mortgages or liens encumbering this EASEMENT.

This EASEMENT shall be binding upon and shall inure to the benefit of the respective parties, their successors or assigns and grantees. In the event the PROPERTY is no longer used by GRANTEES for public facilities, it shall revert back to the GRANTOR and its successors and assigns.

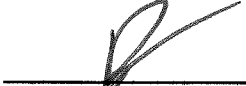
This EASEMENT shall be governed by the laws of the State of Florida as now and hereafter in force.

The venue of any litigation arising out of this Agreement shall be exclusively in Palm Beach County, Florida.

IN WITNESS WHEREOF, the undersigned has signed and sealed this document on the day and year first above written.


Signed, sealed and delivered in the presence of:

Witnesses:




Signature – Witness 1
Bedonna Flesher

Print Name – Witness 1



Signature – Witness 2
Misty Green

Print name – Witness 2

By: 

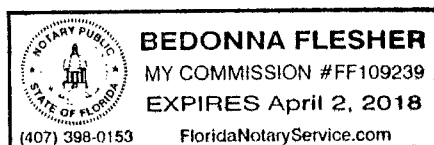
Signature
MICHAEL NELSON, PRESIDENT


Print Name & Title

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by MICHAEL NELSON, as President of SOUTHFIELDS OF PALM BEACH POLO AND COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., a Florida corporation, who is personally known to me or who produced _____ as identification.

WITNESS my hand and official seal this 20TH day of June, 2014.





Notary Public, State of Florida
Print Name: Bedonna Flesher

My Commission expires:

DESCRIPTION: THE NORTHERLY 50.00 FEET OF SOUTHFIELD ROAD, A 60.00 FOOT PRIVATE ROAD, AS SHOWN ON THE PLAT OF SOUTHFIELDS - PHASE I OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON COUNTRYPLACE - P.U.D. AS RECORDED IN PLAT BOOK 39, PAGE 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING WITHIN SECTION 21, TOWNSHIP 44 SOUTH, RANGE 41 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

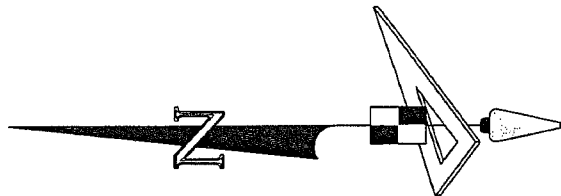
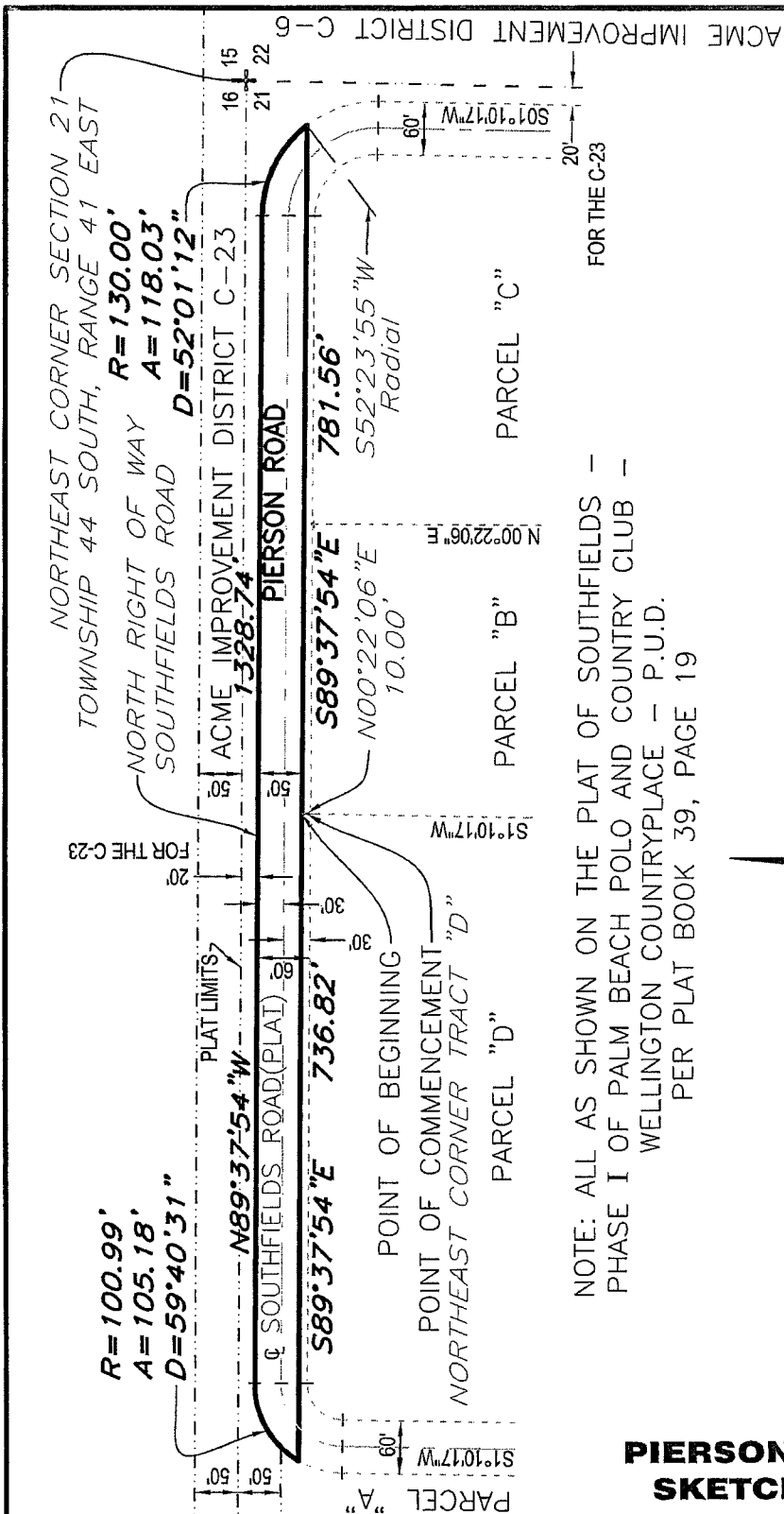
COMMENCE AT THE NORTHWEST CORNER OF TRACT "D", AS SHOWN ON THE PLAT OF SOUTHFIELDS - PHASE I OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON COUNTRYPLACE - P.U.D. AS RECORDED IN PLAT BOOK 39, PAGE 19 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.00°22'06" E., A DISTANCE OF 10.00 FEET TO THE INTERSECTION WITH A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF SOUTHFIELDS ROAD, AS SHOWN ON SAID PLAT OF SOUTHFIELDS - PHASE I OF PALM BEACH POLO AND COUNTRY CLUB - WELLINGTON COUNTRYPLACE - P.U.D., AND THE **POINT OF BEGINNING**; THENCE S.89°37'54" E. ALONG SAID PARALLEL LINE, A DISTANCE OF 781.56 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID SOUTHFIELDS ROAD AND A NON TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 130.00 FEET AND A RADIAL BEARING OF S. 52°23'55" W. AT SAID INTERSECTION; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF SOUTHFIELD ROAD AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°01'12", A DISTANCE OF 118.03 FEET TO THE POINT OF TANGENCY; THENCE N.89°37'54" W. ALONG SAID NORTH RIGHT OF WAY LINE OF SOUTHFIELDS ROAD, A DISTANCE OF 1328.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 100.99 FEET; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID SOUTHFIELDS ROAD AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°40'31", A DISTANCE OF 105.18 FEET TO A NON-TANGENT INTERSECTION WITH SAID PARALLEL LINE; THENCE S.89°37'54" E. ALONG SAID PARALLEL LINE, A DISTANCE OF 736.82 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 73,098.9 SQUARE FEET OR 1.68 ACRES MORE OR LESS.

PIERSON ROAD RIGHT OF WAY SKETCH AND DESCRIPTION



REVISIONS				Prepared For: SCOTTY SWERDLIN										
No.	Date	Description	Dwn.	<p align="center">SURVEYOR'S CERTIFICATE</p> <p>This certifies that a sketch and description of the hereon described property was made under my supervision and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.</p> <p>Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828</p> <p align="center">NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p>										
Sheet No. 1 of 2 Sheets				<p>GeoPoint Surveying, Inc.</p> <p>1403 E. 5th Avenue Tampa, Florida 33605 www.geopointsurvey.com</p> <p>Phone: (813) 248-8888 Fax: (813) 248-2266 Licensed Business Number 18 7768</p> <table border="1"> <tr> <td>Drawn: GAR</td> <td>Date: 06/04/14</td> <td>Data File: -</td> </tr> <tr> <td>Check: KKM</td> <td>P.C.: -</td> <td>Field Book: -</td> </tr> <tr> <td colspan="2">Section: 21, Twn. 44S., Rng. 41 E.</td> <td>Job #: SWE-PS-001</td> </tr> </table>		Drawn: GAR	Date: 06/04/14	Data File: -	Check: KKM	P.C.: -	Field Book: -	Section: 21, Twn. 44S., Rng. 41 E.		Job #: SWE-PS-001
Drawn: GAR	Date: 06/04/14	Data File: -												
Check: KKM	P.C.: -	Field Book: -												
Section: 21, Twn. 44S., Rng. 41 E.		Job #: SWE-PS-001												



SCALE: 1" = 200'

THE BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY LINE OF SOUTHFIELDS ROAD, HAVING A BEARING OF N.89°37'54"W.

LEGEND

- P.B. = PLAT BOOK
- PG = PAGE
- O.R.B. = OFFICIAL RECORDS BOOK
- C = CENTERLINE

PIERSON ROAD RIGHT OF WAY SKETCH AND DESCRIPTION

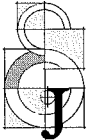
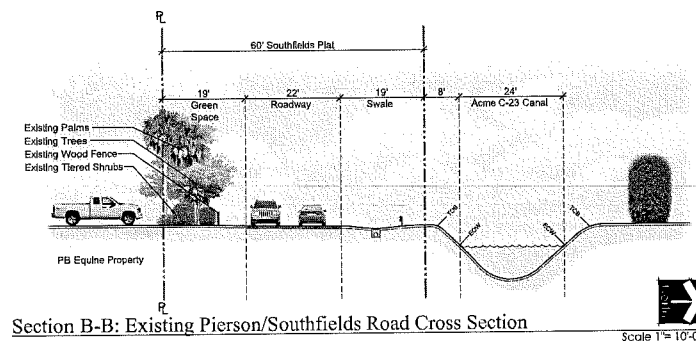
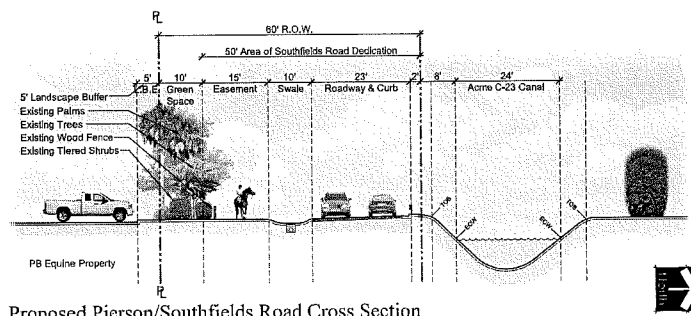
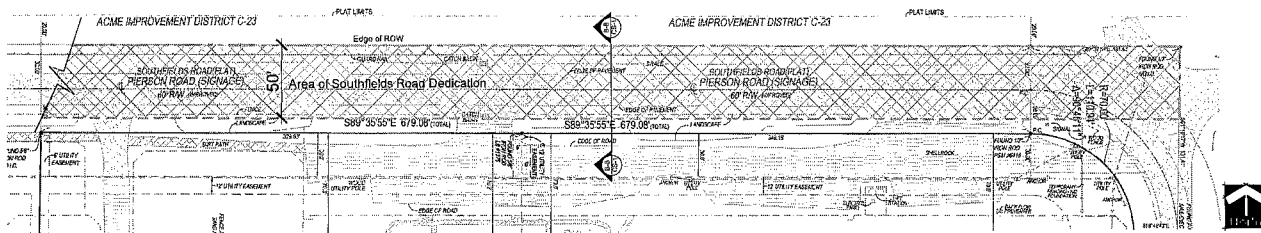
REVISIONS			
No.	Date	Description	Dwn.

Prepared For: SCOTT SWERDLIN

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Parcel "D"
Palm Beach Equine
Sports Complex
Village of Wellington, Florida

Palm Beach Equine

Sports Complex

Village of Wellington, Florida

Date:	06/02/14
Scale:	As Noted
Design By:	JES
Drawn By:	MJD
Checked By:	Jes
File No.	382.06
Jub No.	11-28

REVISIONS / SUBMISSIONS

The diagram illustrates the experimental design. It shows a sequence of events for multiple trials. Each trial begins with a stimulus (represented by a horizontal bar), followed by a response (represented by a vertical bar), and then a feedback stimulus (represented by a horizontal bar). The sequence is repeated for multiple trials, with the response and feedback stimulus occurring after each stimulus.

Cross Sections

Sections

PS-1 of 1