

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

Misty Green

Signature – Witness 2
Misty Green

Print name – Witness 2

By: 

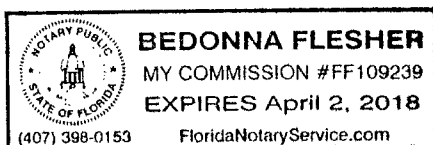
Signature
MICHAEL NELSON, PRESIDENT

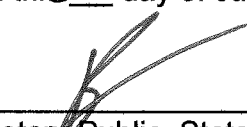
Print Name & Title

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.

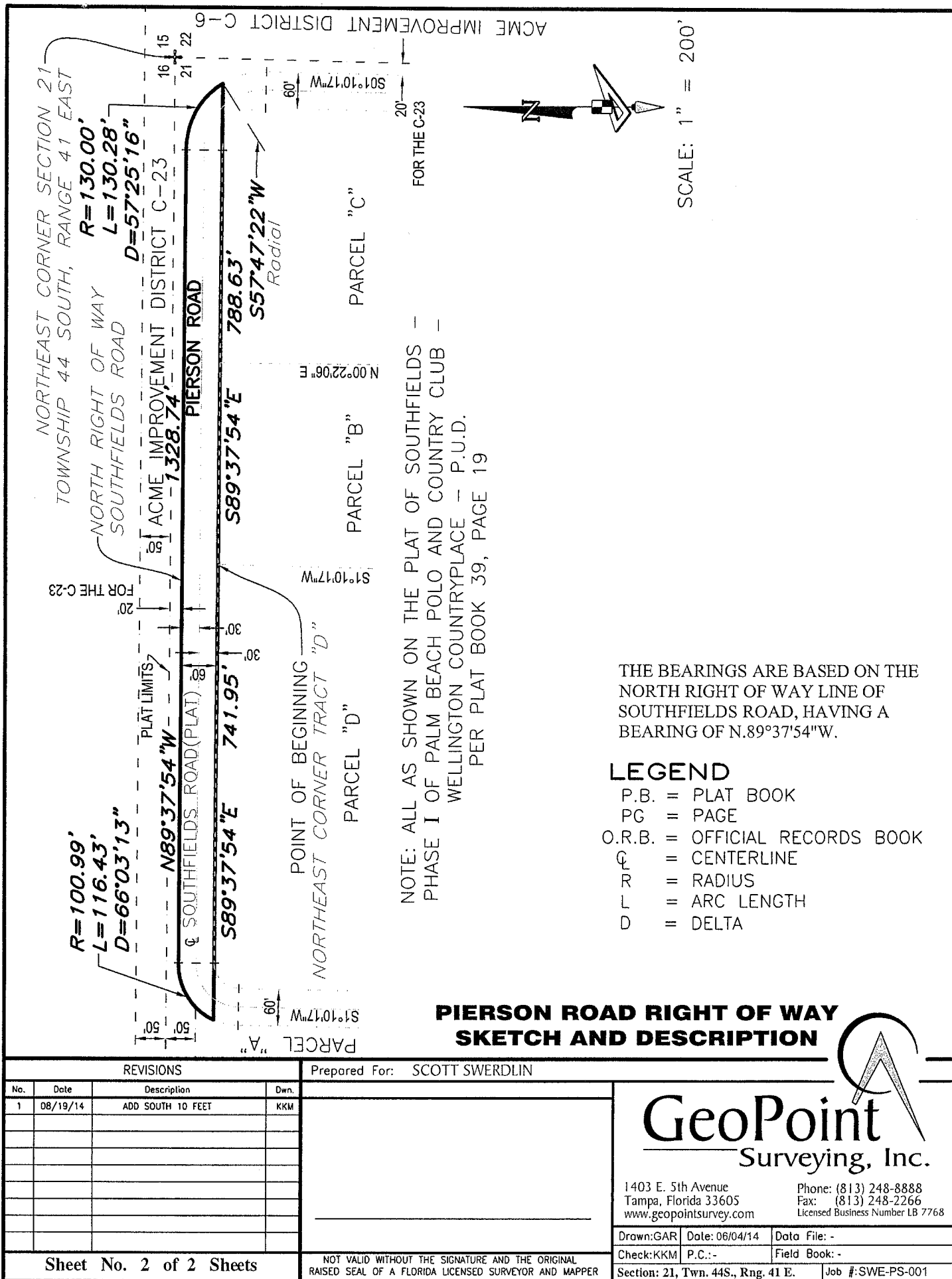
WITNESS my hand and official seal this 20TH day of June, 2014.





Notary Public, State of Florida
Print Name: Bedonna Flesher

My Commission expires:



REVISIONS			
No.	Date	Description	Dwn.
1	08/19/14	ADD SOUTH 10 FEET	KKM

Prepared For: SCOTT SWERDLIN

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GeoPoint
Surveying, Inc.

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Tampa, Florida 33605
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Phone: (813) 248-8888
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Licensed Business Number LB 7768

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