

SIDEWALK EASEMENT

THIS SIDEWALK EASEMENT, made the _____ day of _____, 20____, between _____, whose address is _____ (hereinafter referred to as “Grantor”); and **THE CITY OF ALTAMONTE SPRINGS, FLORIDA** whose address is 225 Newburyport Avenue, Altamonte Springs, FL 32701 (hereinafter referred to as “Grantee”).

WITNESSETH

WHEREAS, Grantor is the owner of fee simple title in and to the property described on Exhibit “A” attached hereto and incorporated herein by this reference (the “Burdened Property”);

WHEREAS, Grantor desires to grant to Grantee an easement for sidewalk and utility purposes over, under, and upon the Burdened Property as described on Exhibit “B” attached hereto and incorporated herein by this reference (the “Easement Property”); and

That Grantor, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby give and grant to the Grantee and its assigns, an easement for the pedestrian ingress and egress over and upon the sidewalk constructed thereon, with full authority to enter upon, construct and maintain the sidewalk, as the Grantee and its assigns may deem necessary, over, under and upon the Easement Property.

TO HAVE AND TO HOLD said right of way and easement unto said Grantee and its assigns forever.

THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth and other obstructions that may interfere with normal operation and maintenance of the easement by the Grantee and its assigns, out of and away from the herein granted right of way, and that the Grantor, its successors and assigns, agree not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the facilities installed therein. Grantor further grants the reasonable right to enter upon adjoining lands of the Grantor for the purpose of exercising the rights herein granted. Grantor may keep the easement area landscaped, and may maintain access driveway entrances in the easement area.

Sidewalk Easement - cont.

GRANTEE may at any time change the location of the sidewalk or utilities within the boundaries of the easement right of way, or modify the size of the existing sidewalk as it may determine in its sole discretion from time to time without paying any additional compensation to Grantor or Grantor's heirs, successors, or assigns, provided Grantee does not expand its use of the easement beyond the easement boundaries described above. Grantee shall promptly restore any landscaping or driveway entrances damaged by Grantee's use of the easement area, to their pre-existing condition. Grantee shall maintain all sidewalks within the easement area in good condition and repair. Grantor reserved the right to grant other easements within the easement area, and to use the easement area for Grantor's own benefit, provided such other easements and uses do not interfere with Grantee's use of the easement area as granted hereby.

This Agreement shall be binding upon the successors and assigns, personal representatives, executors, and administrators of the parties hereto.

IN WITNESS WHEREOF, the said Grantor hereunto sets its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

(Witness Signature)

(Print or Type Name)

(Witness Signature)

(Print or Type Name)

Sidewalk Easement - cont.

AS TO GRANTOR:

STATE OF _____

COUNTY OF _____

The foregoing Easement was acknowledged before me this ____ day of _____, 20____, by _____, who is personally known to me or who has produced _____ as identification and he acknowledged before me that he had the authority to and did execute same.

NOTARY PUBLIC:

(Signature)

(Print or Type Name)

State of _____ at Large
Commission No. _____
My Commission Expires: _____

(SEAL)

AS TO GRANTOR(S):

(Print or Type Address)

This instrument prepared by:

(Sidewalkesmt.wpd)