

THIS EASEMENT AND CONTRACT made and entered into this 10th day of October, 1947, by and between JOHN KRAFT and LOUISE KRAFT, his wife, of the County of Palm Beach and State of Florida, parties of the first part, and VICTOR T. DUMAS and ANNA DUMAS, his wife, of the County of Palm Beach and State of Florida, parties of the second part, WITNESSETH:

That Whereas, the parties of the first part are the fee simple owners of lands and premises situate, lying and being to the north of the roadway hereinafter described; and the parties of the second part are the fee simple owners of the lands and premises situate, lying and being to the south of the roadway hereinafter described;

That the center line of the roadway in this instrument referred to is situate in the County of Palm Beach and State of Florida, and is more particularly described as follows:

Beginning at an iron spike at the intersection of the quarter section line of Section 15, Township 45 South, Range 43 East, and the center line of the Dixie Highway (situated 15 feet east of the east right-of-way line of the Florida East Coast Railway, measured at right angles therefrom); thence running southwesterly along said center line of the Dixie Highway a distance of 125.01 feet to the westerly projection of the south line of Lot 2 of Sam Brown Jr.'s Subdivision in said Section 15, Township 45 South, Range 43 East; thence continuing southwesterly along said center line of said Dixie Highway a distance of 8.29 feet to a point, which point is the intersection of the center line of said Dixie Highway and the center line of the road herein described and the point of beginning; thence running easterly a distance of 33.28 feet to the east right-of-way line of said Dixie Highway to an iron pipe, which pipe is 8 feet southwest-erly from an iron pipe at the intersection of said east right-of-way line with the line between Lot 2 and Lot 3 of said Sam Brown Jr.'s Subdivision; thence continuing easterly a distance of 891.69 feet to an iron pipe on the said line between said Lot 2 and Lot 3, situated on the west shore of Lake Worth, which pipe is the eastern terminus of the said center line of this road.



A plat of the survey by Chester F. Wright, Engineer and Surveyor, of Lake Worth, Florida, bearing date of November 26, 1945, showing the above described center line of such road, is hereto attached and by reference made a part hereof; and

Whereas, the parties hereto are desirous of creating a roadway for themselves, their heirs, executors, administrators, assigns and successors in title, the center line of which shall be as heretofore designated and described;

NOW, THEREFORE, for and in consideration of the easement herein given and granted by the parties of the second

*Now, this was filed just before the parties to this started deeding out subdivided parcels.*

*From KMC - Alou...*

part to the parties of the first part, and in consideration of the covenants and agreements to be kept and performed by the second parties herein, the parties of the first part do convey, give and grant unto their heirs, executors, administrators, assigns and successors in title, and also unto the parties of the second part herein, their heirs, executors, administrators, assigns and successors in title, an easement and right-of-way for road purposes to lands lying along the center line of said roadway above described, and extending a distance of seven and one-half feet northerly from the center line of said roadway hereinbefore described, from the Dixie Highway as presently constituted to the waters of Lake Worth, and also projected eastward upon any fill which may be made in the waters of Lake Worth abutting the center line of the roadway above described.)

And the said parties of the first part do, for themselves, their heirs, executors, administrators, assigns and successors in title, further covenant with the second parties, their heirs, executors, administrators, assigns and successors in title, that they will bear the cost and expense of the construction, building and maintenance of such road, upon and over such seven and one-half feet of land lying north of the center line of the above described roadway, and upon which an easement for road and right-of-way purposes is herein given and granted.

And the parties of the second part, for and in consideration of the easement herein given and granted by the parties of the first part to the parties of the second part, and in consideration of the covenants and agreements to be kept and performed by the first parties herein, do convey, give and grant unto their heirs, executors, administrators, assigns and successors in title, and also unto the parties of the first part, their heirs, executors, administrators, assigns and successors in title, an easement and right-of-way for road purposes to lands lying along the center line of said roadway above described, and extending a distance of seven and one-half feet southerly from the center line of said roadway hereinbefore described, from the Dixie Highway as presently constituted to the waters of Lake Worth, and also projected eastward upon any fill which may be made in the waters of Lake Worth abutting

the center line of the roadway above described.

And the said parties of the second part do, for themselves, their heirs, executors, administrators, assigns and successors in title, further covenant with the first parties, their heirs, executors, administrators, assigns and successors in title, that they will bear the cost and expense of the construction, building and maintenance of such road, upon and over such seven and one-half feet of land lying south of the center line of the above described roadway, and upon which an easement for road and right-of-way purposes is herein given and granted.

It is the intention of the parties hereto, and it is covenanted and agreed by and between them, that the respective easements herein given and granted the right to use the roadway to be constructed over and upon such easements, and the cost and burden of maintenance of such roadway, shall run as covenants with the title to the lands of the respective parties hereto abutting upon such roadway, and shall extend to and be obligatory upon, the heirs, executors, administrators, assigns and successors in title of the respective parties hereto.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and affixed their seals the day and year first above written.

Signed, sealed and delivered in the presence of

[Signature]  
[Signature]

[Signature] (SEAL)  
[Signature] (SEAL)  
Parties of the first part

[Signature] (SEAL)  
[Signature] (SEAL)  
Parties of the second part

STATE OF FLORIDA     )  
                               :  
 COUNTY OF PALM BEACH )

I HEREBY CERTIFY that on this day personally appeared before me JOHN KRAFT and LOUISE KRAFT, his wife, and VICTOR T. DUMAS and ANNA DUMAS, his wife, known to me and known to me to be the individuals who executed the foregoing EASEMENT AND CONTRACT, and they acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal at Lake Worth,  
 Palm Beach County, Florida, this 10th day of October, A.D. 1947

Anna E. Pollock

Notary Public

My commission expires July 20, 1948

8-22-20  
824 30

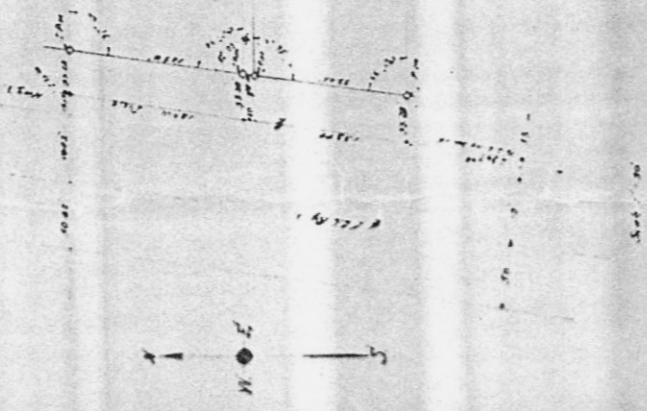


**Certificate**

Survey of the lot at Lot 2 East of the Dase Highway and of Lot 3 of Jan Brown's Subdivision in Section 18 T48S R43E Township 48 North, Range 43 East, extending from the Center Line of the Dase Highway as now laid out and in use to the West shore of Lake Storch Center Line of said Highway as its Western terminus on the Center Line of the Dase Highway 825 feet South of the Projected South Line of said Lot 2 and intersects said South Line at a point 225.63 feet East from the intersection of the Projected South Line of Lot 2 with the Center Line of the Dase Highway, hereby certify that iron pipes have been set as indicated on the above plat of this Survey and that measurements indicated are correct to the best of my knowledge and belief.



*H. H. H. H.*  
Registered Engineer & Surveyor  
Lake Marsh Twp., Nov. 28, 1925.



The Commission on the part of the State of Wisconsin, Department of Natural Resources, hereby certifies that the above plat of this Survey is a true and correct copy of the original filed in the office of the Surveyor at Lake Marsh Twp., Nov. 28, 1925.

D.P.-8