



UTILITIES DEPARTMENT

Valued Customer,

Please note: Any paperwork submitted to the Town of Jupiter Utilities Department that does not comply with the following requirements will be returned as incomplete.

The below requirements apply when you are completing the following documents for the Town of Jupiter Utilities:

- Indemnity Agreement

Requirements:

- All entities or individuals listed on the Warranty Deed (company, trust, individual, etc.) must print and sign, as they are listed on the deed, examples:
 - John Smith and Jane Smith as owners
 - John Smith as President of John Company, Inc.
 - John Smith as Managing Member of John Company, LLC
 - John Smith as Trustee of the John Smith Living Trust
- Two witnesses must sign – neither notary, nor property owner can act as a witness
 - Starting Jan 1, 2024 all witnesses must include their legal address
- The notary must complete the bottom of the form in its entirety (including the date, the names of all parties signing the document, documents presented for identification, notary stamp and notary signature)
- The complete notary stamp must be affixed to the document, partial or illegible notary stamps cannot be accepted
- Please include a single page Exhibit A – Legal description and location map of the property.

If you have any questions regarding the completion of any of our documents, please contact our Customer Service Office at (561) 741-2300, option 2. We are available by phone to assist you Monday through Thursday from 8:00 am to 5:00 pm and on Fridays from 8:00 am to 5:00 pm.

We do require the original forms to be filed with the Palm Beach County Clerk's Office. If mailing, please send to:

Town of Jupiter Utilities

PO Box 8900

Jupiter, FL 33468

Sincerely,

Town of Jupiter Utilities Customer Service

Prepared By/Return To:
Town of Jupiter Utilities
210 Military Trl
Jupiter FL 33458

INDEMNITY AGREEMENT

THIS AGREEMENT made and entered into this 1st day of April 2024, by and between Main Street LLC (hereinafter referred to as "Owner") whose address is 123 Main St, Jupiter FL 33458 (Principal Address) and the TOWN OF JUPITER (hereinafter referred to as "Town") whose address is 210 Military Trail, Jupiter, Florida 33458.

WITNESSETH:

WHEREAS, Owner holds title to a certain parcel of real estate more particularly described as:

SEE LEGAL DESCRIPTION AND LOCATION MAP MARKED EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF

PROPERTY IDENTIFICATION NUMBER 01 - 02 - 03 - 04 - 05 - 001 - 0050 (hereinafter referred to as the "Property"), and

WHEREAS, the Property is encumbered by a certain utility easement (hereinafter referred to as the "Easement"), such Easement being for the benefit of the Town of Jupiter Utilities and other utilities, and

WHEREAS, Owner desires to install Paver Driveway within a portion of the Easement (hereinafter referred to as "encroachment").

WHEREAS, Owner acknowledges that in order to install within a portion of the easement, Owner must secure the approval of all other utilities for whom the easement is intended to benefit.

NOW THEREFORE, for and in consideration of the covenants set forth herein, Owner hereby agrees as follows:

The foregoing recitals are true and correct and are incorporated herein by reference.

The Town of Jupiter Utilities hereby consents to the installation by Owner of the encroachment within the Easement, which exists for the benefit of the Town's Utility, subject to the terms herein.

In consideration of the Town's Utility consent to the Owner's encroachment upon the Easement, Owner hereby agrees that in the event that the Town ever determines it is necessary to construct, maintain, repair, remove or replace any facilities of the Town located within or to be located within the Easement, and should such work require the removal or relocation of the encroachment in whole or part, such removal and replacement may be done by the Town or its agents or subcontractors at the sole cost and expense of the Owner.

This Agreement shall be binding upon the Owner, its heirs, successors, legal representatives and assigns. This Agreement shall run with the title to the Property and shall forever benefit the Town and bind the Owner and all future owners of the Property, including without limitation, their heirs, successors, legal representatives and assigns.

Owner for itself and on behalf of all future owners of the Property, hereby agrees to indemnify and hold the Town harmless from and against any and all liabilities, damages, claims, costs and expenses, including attorney's fees, which may be imposed upon or asserted against the Town arising from or in any way connected with the Town Utility's acquiescence to the Owner's installation of the encroachment within the Easement.

IN WITNESS WHEREOF, the Owner has executed this Agreement as of the date first above written.

WITNESS:

Signed, sealed and delivered in the presence of:

Witness Signature
Print Name
Witness Address
Witness Signature
Print Name
Witness Address

OWNERS: PRINT NAME AND ADDRESS

By: Main St LLC
Owner / Managing Entity
Its Managing Member
Of: 123 Main St
Owner Address
Jupiter, FL 33458
John Smith
Owner / Authorized Agent Signature
John Smith, Managing Member
Owner / Authorized Agent Name and Title

STATE OF Florida
COUNTY OF Palm Beach

I HEREBY CERTIFY that before me personally appeared by means of [] physical presence or [] online notarization, John Smith, Managing Member of Main St LLC a Corporation organized under the Laws of the State of Florida, or as an individual who is/are [] personally known to me or [] has/have produced Driver's License as identification to me known to be the person(s) who signed the foregoing instrument as such officer(s), and each of whom acknowledge the execution thereof to be their free act and deed as such officer(s) for the uses and purposes therein mentioned, and they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation, such execution having been authorized by the governing board thereof.

WITNESS my hand and official seal in the County and State last above written, this ___ day of _____, 20__ .

Notary Seal

Notary Public

----- BELOW SECTION TO BE COMPLETED BY TOWN OFFICIALS: -----

WITNESS:

Signed, sealed and delivered in the presence of:

Witness Signature
Print Name
Witness Address
Witness Signature
Print Name
Witness Address

TOWN OF JUPITER

By: Amanda Barnes, Director of Utilities

Attest:

Approved as to Form and Legal Sufficiency by Thomas J. Baird, Town Attorney

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization this ___ day of _____, 20__, by _____, Director, Town of Jupiter Utilities, who is personally known to me and who did not take an oath.

Notary Seal

Notary Signature