



Standard Plat Dedication Language

1. Private Street / Rights-of-Way:

Place language dedicating streets, rights-of-way, etc. to a Private Association here, An easement over and under such (streets, rights-of-way) as shown hereon is also reserved in favor of the City of Port St. Lucie ("City"), its successors, agents, employees, contractors, designees and assigns, for access to, operation, modification, installation, and/or maintenance of, public utility facilities, including but not limited to, water and wastewater lines, appurtenant facilities or equipment. The City shall not be responsible for any maintenance obligations for said easement area or such (streets, rights-of-way, etc.) except as shall relate to the servicing of such public utilities by the City.

2. Non-Specific Utility Easements:

Place language dedicating the nonspecific utility easements here, Said Easement as shown hereon is also dedicated in favor of the City of Port St. Lucie ("City"), its successors, agents, employees, contractors, designees and assigns, a general ingress/egress easement over and across its driveways, parking, common or open areas for access to, operation, modification, installation and/or maintenance of, public utility facilities, including but not limited to, water and wastewater lines, appurtenant facilities and equipment. The City shall not be responsible for any maintenance obligations for said easement except as shall relate to the servicing of such public utilities by the City.

3. Specific Utility Easement:

Place language dedicating the specific utility easement here, Said Easement as shown hereon is a Utility Easement which is hereby dedicated to the City of Port St. Lucie ("City"), its successors, agents, employees, contractors, designees, and assigns, a general ingress/egress easement over and across its driveways, parking, common or open areas for access to, operation modifications, installation of or maintenance of, public utilities facilities, including but not limited to, water and wastewater lines, appurtenant facilities and equipment. There shall be no other public or private utility facilities installed in, on, over, under, or across the easement area without the City's written permission. There shall be no improvements of any kind including, but not limited to, landscaping constructed within the boundaries of the easement area which would restrict the operation and maintenance of, or which may in any manner result in harm to, the City's facilities. **(Insert name of Owner or Private Association here)**, its successors or assigns, shall own, maintain, repair, and replace any permitted improvements over the utility easement, which are not precluded by the foregoing, which may be damaged or destroyed by the



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Utility Systems Department**

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City, its successors or assigns, designees or contractors in the construction, operation, maintenance of, or access to, the City's facilities. The City, its successors or assigns, shall have the right to require the removal of any improvements, which are constructed in violation of the conditions set forth above. If violating improvements are not removed upon request, the City, its successors or assigns, designees or contractors will remove said improvements without liability or responsibility or cost to the City. The City of Port St. Lucie shall not be responsible for any maintenance obligations for said easements except as shall relate to the servicing of such public utilities by the City of Port St. Lucie.

4. Public Utility Easement (PUE):

The Public Utility Easement (PUE) as shown hereon, is dedicated to the City of Port St. Lucie, its successors and assigns, pursuant to Section 177.009(28), Florida Statutes. Said easement as shown hereon is also dedicated in favor of the City of Port St. Lucie ("City"), its successors, agents, employees, contractors, designees and assigns, a general ingress/egress easement over and across its driveways, parking, common or open areas are for access to operation, modification, installation and/or maintenance of public utility facilities, including but not limited to, water and wastewater lines, appurtenant facilities and equipment. The City shall not be responsible for any maintenance obligations for said easement except as shall relate to the servicing of such public utilities by the City. The Public Utility Easement (PUE) shall also include the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission and City Code requirements. In the event that a law, standard, code or City code requirement, relating to the installation and maintenance of public utilities or drainage facilities, as referenced in the provision, conflicts, the more stringent requirement regulation prevails.



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REVIEWER NOTES (how to apply notes above):

1. **Nonspecific easements** are generally any easement contained in the plat dedicated to any other Public and/or Private Utilities. All **nonspecific easements** shall also be dedicated to the City.
2. **Specific easements** will be required for Lift Stations & Well Sites, Side Lot Easements within Private Developments, Parking Lots and Private Roadways, where easements are not provided for outside the **private roadway** for any other Public and/or Private Utilities.
3. If the plat contains both **Specific and Nonspecific easements** the easements shall be numbered as Utility Easement No. 1 and Utility Easement No. 2, etc. within the dedication and the Plat shall identify these easements with numbering relative to the dedication.
4. **Public utility easements (PUE)** are typically 10' wide and adjacent to and outside of a right-of-way on both sides. The PUE is for all public utilities like power, gas, communication, etc. and is typically not for City utilities, however, City utilities may cross a PUE or a portion of the PUE may be needed to be used for maintenance of a City utility.