

1 RESOLUTION NO. 2020-

2 A RESOLUTION OF THE BOARD OF COUNTY  
3 COMMISSIONERS OF BROWARD COUNTY, FLORIDA,  
4 ACCEPTING A ROAD EASEMENT ON, OVER, ACROSS,  
5 AND THROUGH A PORTION OF REAL PROPERTY  
6 OWNED BY HTG VILLAGE VIEW, LLC, AND LOCATED IN  
7 THE CITY OF THE FORT LAUDERDALE, FLORIDA; AND  
8 PROVIDING FOR SEVERABILITY AND AN EFFECTIVE  
9 DATE.

10 WHEREAS, HTG Village View, LLC, a Florida limited liability company, is the  
11 owner of certain real property located in the City of Fort Lauderdale ("Property"), which  
12 Property is more particularly described in the legal description and sketch made subject  
13 to the Road Easement, which is attached hereto and made a part hereof as  
14 Attachment 1 ("Road Easement");

15 WHEREAS, HTG Village View, LLC, is willing to grant the Road Easement to  
16 Broward County, Florida ("County"), in accordance with the terms of the attached  
17 Road Easement; and

18 WHEREAS, the Board of County Commissioners of Broward County, Florida  
19 ("Board"), has determined that acceptance of the Road Easement serves a public  
20 purpose and is in the best interest of the County, NOW, THEREFORE,

21 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF  
22 BROWARD COUNTY, FLORIDA:

23 Section 1. The recitals set forth in the preamble to this Resolution are true,  
24 accurate, and incorporated by reference herein as though set forth in full hereunder.

1 Section 2. The Board hereby accepts the Road Easement attached as  
2 Attachment 1.

3 Section 3. The Road Easement shall be properly recorded in the  
4 Public Records of Broward County, Florida.

5 Section 4. Severability.

6 If any portion of this Resolution is determined by any court to be invalid, the  
7 invalid portion will be stricken, and such striking will not affect the validity of the remainder  
8 of this Resolution. If any court determines that this Resolution, in whole or in part, cannot  
9 be legally applied to any individual, group, entity, property, or circumstance, such  
10 determination will not affect the applicability of this Resolution to any other individual,  
11 group, entity, property, or circumstance.

12 Section 5. Effective Date.

13 This Resolution is effective upon adoption.

14  
15 ADOPTED this day of , 2020.

16  
17 Approved as to form and legal sufficiency:  
Andrew J. Meyers, County Attorney

18 By: /s/ Claudia Capdesuner 11/04/2020  
19 Claudia Capdesuner  
20 Assistant County Attorney

21 By: /s/ Annika E. Ashton 11/04/2020  
22 Annika E. Ashton  
Deputy County Attorney

23 CC/mdw  
11/04/2020  
Road Easement from HTG Village View, LLC  
#504821  
24

Return to:  
Frank J. Guiliano, PSM  
Highway Construction and  
Engineering Division  
1 N. University Drive, Suite 300  
Plantation, FL 33324-2038

## Attachment 1

This Instrument prepared by:  
Andrew J. Schein, Esq.  
1401 East Broward Boulevard, Suite 303  
Fort Lauderdale, FL 33301

### ROAD EASEMENT (Corporate)

**THIS INDENTURE**, made this 24 day of March, 2020, by HTG VILLAGE VIEW, LLC, a Florida limited liability company, whose principal address is 3225 Aviation Avenue, 6<sup>th</sup> Floor, Coconut Grove, FL 33133, first party, to BROWARD COUNTY, a political subdivision of the State of FLORIDA, whose Post Office address is Broward County Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, second party:

(Wherever used herein the terms, "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations wherever the context so admits or requires).

### WITNESSETH

**WHEREAS**, the first party is the owner of a property situated, lying and being in Broward County, Florida, and described as follows:

**See Exhibit "A" with accompanying sketch of description attached hereto and made a part hereof.**

and,

**WHEREAS**, the second party desires an easement for public roadway and/or other appropriate purposes incidental thereto, on, over and across said property,

and,

**WHEREAS**, the first party is willing to grant such an easement,

**NOW THEREFORE**, for and in consideration of the mutual covenants each to the other running and one dollar (\$1.00) and other good and valuable considerations, the first party does hereby grant unto the second party, its successors and assigns, full and free right and authority to construct, maintain, repair, install and rebuild facilities for the above stated purposes and does hereby grant a perpetual easement on, over and across the above-described property for said purposes.

**ACKNOWLEDGEMENT**

**IN WITNESS WHEREOF**, the first party has caused these presents to be duly executed in its name and its corporate seal to be hereto affixed, attested by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

HTG VILLAGE VIEW, LLC, a Florida limited liability company

Carrie Schaffer  
Witness (Signature)

By: HTG VILLAGE VIEW MANAGER, LLC, a Florida limited liability company

CARRIE SCHAEFFER  
Print Name

By: [Signature]  
Matthew Rieger, Manager

[Signature]  
Witness (Signature)

Glenda Brown  
Print Name

(CORPORATE SEAL)

STATE OF Florida  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 24 day of March, 2020, by Matthew Rieger, as Manager of HTG VILLAGE VIEW MANAGER, LLC, a Florida limited liability company, the Manager of HTG VILLAGE VIEW LLC, a Florida limited liability company, who is personally known to me or who has produced \_\_\_\_\_ as identification.

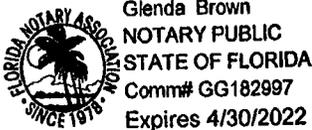
(SEAL)

[Signature]  
(Signature of person taking acknowledgment)

\_\_\_\_\_  
(Name of officer taking acknowledgment)  
**typed, printed or stamped**

\_\_\_\_\_  
(Title or rank)

\_\_\_\_\_  
(Serial number, if any)



My commission expires:



SKETCH AND LEGAL DESCRIPTION  
BY  
**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351



TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778  
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

**LEGAL DESCRIPTION: (9' ROADWAY EASEMENT)**

THE EAST 9.00 FEET OF THE WEST 24.00 FEET OF LOTS 35, 36, 37, 38 AND 39, BLOCK 319, "SUPPLEMENTAL PLAT OF BLOCK 319, TOWN OF PROGRESSO DADE CO. FLA.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 125, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID EASEMENT SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 1,125 SQUARE FEET, MORE OR LESS.

**NOTES:**

- 1) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 2) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, UNLESS OTHERWISE NOTED.
- 4) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN WITH THE WEST RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE BEARING N00°00'00"E.

FILE: HTG VILLAGE VIEW, LLC

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 65825A

DATE: 3/11/19; REV 4/16/20, 4/29/20, 5/19/20; 6/15/20

9' ROADWAY EASEMENT

FT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: VILLAGE VIEW

SHEET 1 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 3, INCLUSIVE

Digitally signed  
by John F Pulice

Date: 2020.06.15

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS1764'00'
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274 STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

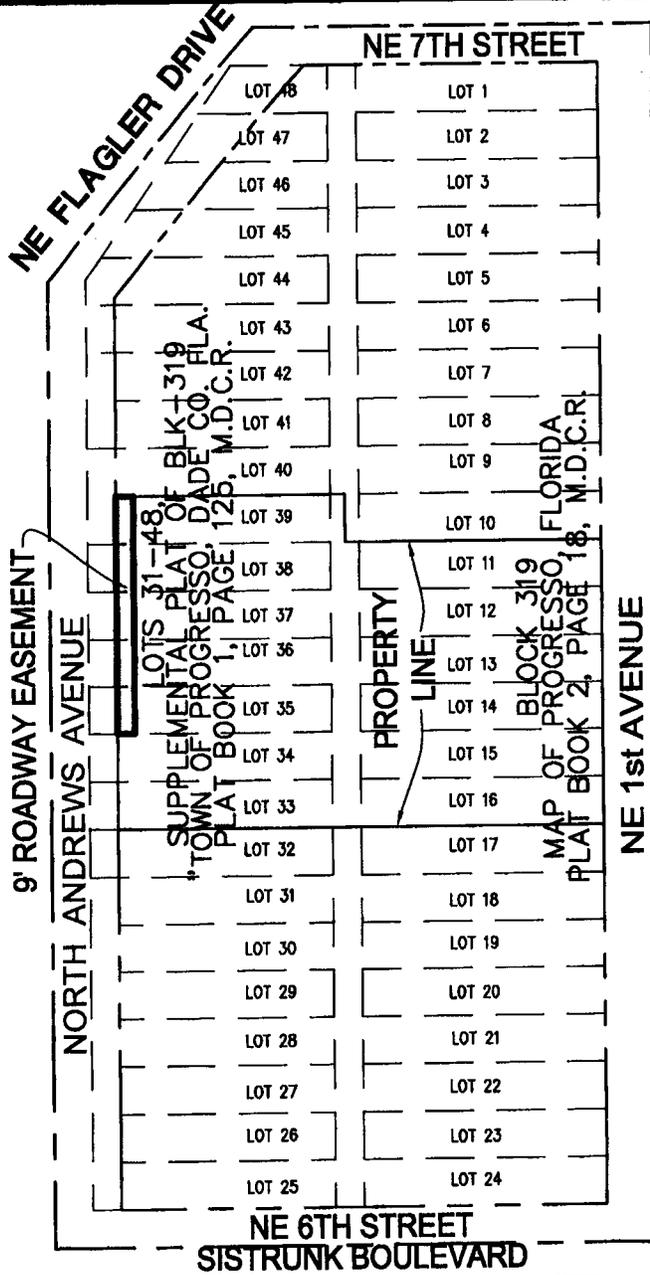
BY

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



LOCATION SKETCH  
NOT TO SCALE

FILE: HTG VILLAGE VIEW, LLC

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 65825A

DATE: 3/11/19; REV 4/16/20, 4/29/20, 5/19/20; 6/15/20

9' ROADWAY EASEMENT

FT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: VILLAGE VIEW

SHEET 2 OF 3

THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 THRU 3,  
INCLUSIVE



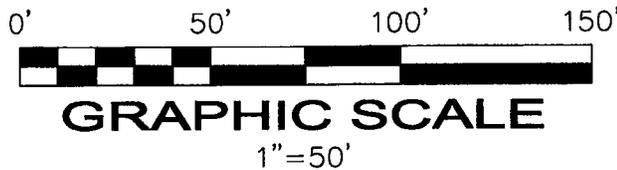
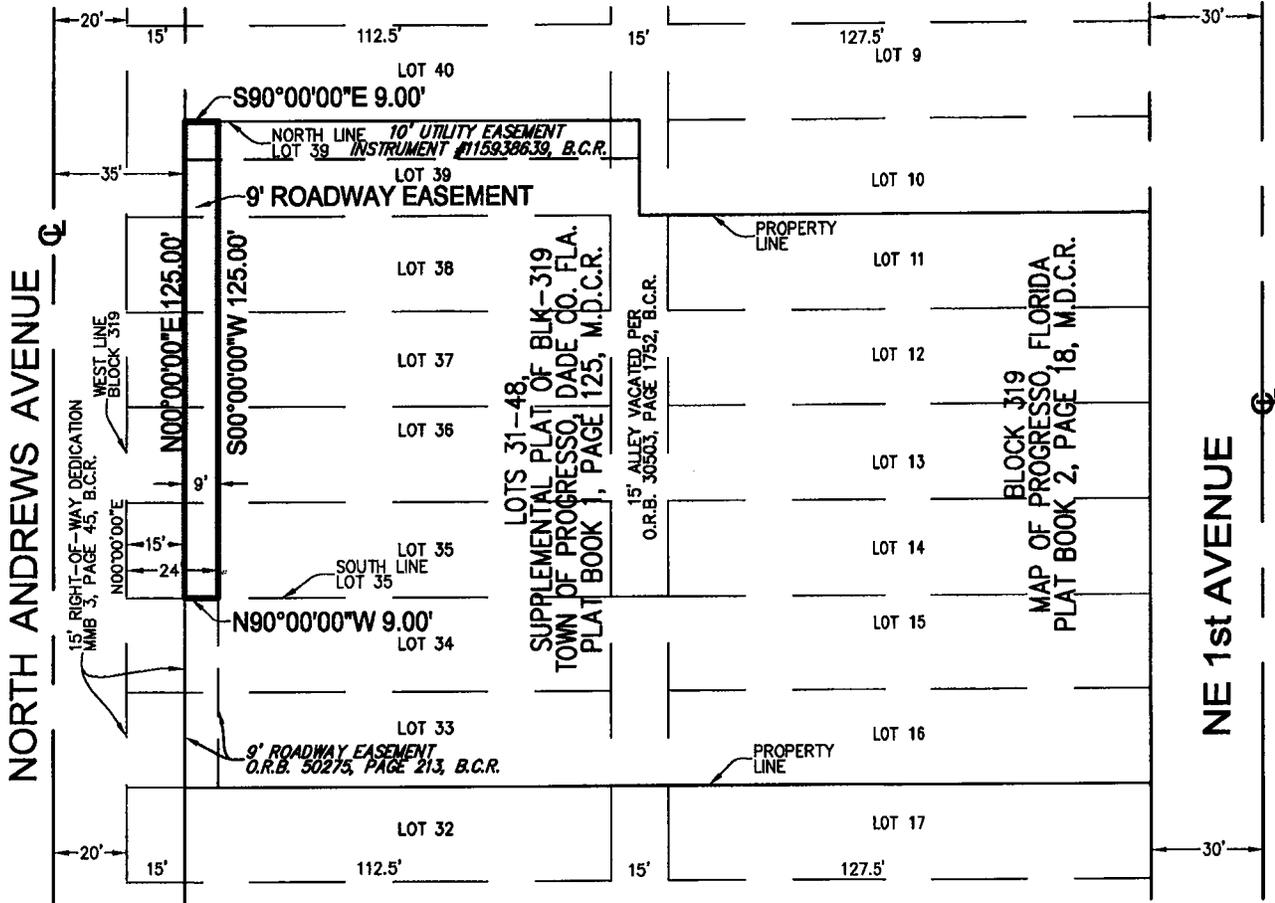
SKETCH AND LEGAL DESCRIPTION

BY  
**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



FILE: HTG VILLAGE VIEW, LLC

SCALE: 1"=50'

DRAWN: L.S.

ORDER NO.: 65825A

DATE: 3/11/19; REV 4/16/20, 4/29/20, 5/19/20; 6/15/20

9' ROADWAY EASEMENT

FT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: VILLAGE VIEW

SHEET 3 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 3, INCLUSIVE

LEGEND:

- CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- MMB MISCELLANEOUS MAP BOOK
- B.C.R. BROWARD COUNTY RECORDS