Attachment 1

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Return to: Broward County Real Property Section 115 South Andrews Avenue, Room 501 Fort Lauderdale, Florida 33301

Prepared by: Margarita Jaramillo Broward County Water and Waste Water Services 2555 West Copans Road, Pompano Beach, Florida 33068 and approved as to form by Broward County Office of the County Attorney

Folio Number: 484319250010

# EASEMENT

THIS EASEMENT is given this <u>so</u> day of <u>analy</u>, <u>2020</u>, byd <u>City of Pompano Beach, a Government Entity</u>, whose address is <u>100 W. Atlantic Blvd</u>. <u>Pompano Beach, FL 33060</u> ("Grantor"), to Broward County, a political subdivision of the State of Florida, whose address is 115 South Andrews Avenue, Room 423, Fort Lauderdale, Florida 33301 ("Grantee"):

(Wherever used herein the terms, "Grantor" and "Grantee" 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).

## RECITALS

A.d Grantor is the fee simple owner of the Property, as defined in Section 2, located at 2669 N Federal Highway Pompano Beach, FL 33064

B.d Grantee desires an unrestricted and perpetual nonexclusive easement in, over, under, through, upon, and across a portion of the Property.

C.d Grantor is willing to grant such Easement, as specifically defined in Section 3, to Grantee.

NOW, THEREFORE, for and in consideration of the mutual terms and conditions contained herein, and the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby declare as follows:

1.d <u>Recitals.</u> The recitals set forth above are true, accurate, and fullyd incorporated by reference herein.

2.e <u>Description of Property.</u> Grantor is the fee simple owner of that certaine real property, as more particularly described in the <u>Special Warranty</u> deed recorded As Instrument No. 115734980

the Public Records of Broward County, Florida ("Property").

3.e <u>Grant of Easement.</u> Grantor hereby grants to Grantee an unrestricted ande perpetual nonexclusive easement in, over, under, through, upon, and across a portion of the Property, as more particularly described in Exhibit A with the accompanying sketch of description attached hereto and made a part hereof ("Easement Area"), to construct, maintain, repair, install, and rebuild thereon water mains, wastewater gravity mains, wastewater force mains, reclaimed water mains, and/or any other water or wastewater facilities (collectively, "Water and Wastewater Facilities") for purposes of providing water supply service for domestic or other uses and collecting domestic or other kinds of wastewater to and from Grantor's Property and other properties which may or may not abut and be contiguous to the Easement Area ("Easement"). Grantee may exercise its rights hereunder by and through Grantee's employees, licensees, agents, independent contractors, successors and assigns.

4.e <u>Grantor's Use of Easement Area.</u> Grantor has submitted to Grantee planse and drawings of all existing and proposed aboveground structures, improvements, asphalt, pavements, landscaping, walls, fences, underground piping, underground structures, duct banks, transformers, poles, retention areas, pavers, electric facilities, cables, and other utility facilities within the Easement Area, and has obtained Grantee's approval of the same. Except as permitted above, Grantor agrees that no obstructions that would preclude maintenance or improvement of Grantee's Water and Wastewater Facilities may be placed in the Easement Area by Grantor or any other easement holder without Grantee's consent.

[Signatures on Following Pages]

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on

30 Day of January , 2020. **"GRANTOR":** 

Witnesses:

CITY OF POMPANO BEACH

By:\_\_\_\_\_\_ REX HARDIN, MAYOR

Attest:

By: GREGOR HARRISON, CITY MANAGER

(SEAL)

ASCELETA HAMMOND

Approved As. To For

MARK E. BERMAN CITY ATTORNEY

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of  $\square$  physical presence or  $\square$  online notarization, this <u>30</u> day <u>of <u>30</u>, 2020, by REX HARDIN as Mayor, GREGORY P. HARRISON as City Manager and ASCELETA HAMMOND as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who are personally knowned me,</u>

NOTARY'S SEAL:

Qms NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Approved as to from by the Office of the

Broward County Attorney By: Irma Qureshi hog Assistant County Attorney

WNETTE FORRESTER WILLIAMS

Notary Public - State of Florida Commission # FF 993881 My Comm. Expires May 18, 2020 Bonded through National Notary Assn.

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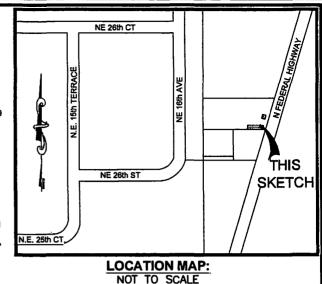
## LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", "M.W.S. PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A", THENCE ALONG THE SOUTH LINE OF SAID PARCEL "A", SOUTH 88°33'32" WEST, 12.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE, SOUTH 88°33'32" WEST, 89.89 FEET; THENCE NORTH 01'26'28" WEST, 20.00 FEET; THENCE NORTH 88°33'32" EAST, 92.76 FEET TO A POINT ON THE WEST LINE OF THE 12 FOOT UTILITY EASEMENT AS SHOWN ON SAID PLAT, SAID POINT HEREON REFERRED TO AS REFERENCE POINT "A"; THENCE SOUTH 06°44'44" WEST ALONG SAID WEST LINE, 20.21 FEET TO THE POINT OF BEGINNING.

### TOGETHER WITH:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH 06°44'44" EAST, ALONG THE WEST LINE OF THE 12 FOOT UTILITY EASEMENT AS SHOWN ON SAID PLAT, 20.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83°03'10" WEST, 8.39 FEET; THENCE NORTH 06°56'50" EAST, 15.00 FEET; THENCE SOUTH 83°03'10" EAST, 8.34 FEET TO A POINT ON SAID WEST LINE; THENCE SOUTH 66°44'44" WEST ALONG SAID WEST LINE, 15.00 FEET TO THE POINT OF BEGINNING.



SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 1,952 SQUARE FEET (0.045) ACRES MORE OR LESS.

## SURVEY NOTES:

- 1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR, BASED UPON A BOUNDARY SURVEY OF 2671 N FEDERAL HIGHWAY, AS PROVIDED BY PRINCIPAL MERIDIAN SURVEYING, DATED 7-19-16 (LATEST REVISION 5-28-19), AND A WATER/SEWER PLAN MARKED BY THE CLIENT.
- 2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
- 3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
- 5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- 6. BEARINGS SHOWN HEREON ARE ASSUMED, WITH A REFERENCE BEARING OF SOUTH 88°33'29" WEST ALONG THE SOUTH LINE OF PARCEL "A", "M.W.S. PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
- 7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- 8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=20' OR SMALLER,

#### **CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON DECEMBER 13, 2019 MEETS THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC. CONSULTING ENGINEERS

TIMOTHY H. GRAY PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION No. 6604 STATE OF FLORIDA



Timothy H Gray 2019.12.16 10:07:50-05'00'

SKETCH & DESCRIPTION		DATE 12/13/19	DATE	REVISIONS
		SCALE1"=20'		
A PORTION OF PARCEL "A" "M.W.S. PLAT"	301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400	FIELD BK <u>NA</u>		
(P.B. 91, PG. 43, B.C.R.)	EMAIL: mail@KEITHteam.com LB NO. 6860 SHEET 1 OF 2	DWNG. BY DDB		
POMPANO BEACH BROWARD COUNTY FLORIDA		СНК. ВҮ <u>ТНG</u>		

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