

This instrument prepared by:
Christina A. Blythe
Office of County Attorney
115 South Andrews Avenue, Suite 423
Fort Lauderdale, Florida 33301

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

Folio number: 4942-3201-3530

EASEMENT

THIS EASEMENT is given this _____ day of _____, 20____, by Catar Homes LLC, a Florida limited liability company, whose address is 4273 SW 124th Terrace, Miramar, Florida 33027 (“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 heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations wherever the context so admits or requires).

RECITALS

- A. Grantor is the fee simple owner of the Property, as defined in Section 2, located at NW 27th Avenue in the Broward Municipal Services District, Florida 33311.
- B. Grantee desires an unrestricted and perpetual nonexclusive easement for traffic control devices, utilities, public sidewalk and/or other appropriate purposes incidental thereto, on, over, under, upon, across, and through a portion of said Property.
- C. Grantor is willing to grant such Easement, as 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. **Recitals.** The recitals set forth above are true and correct, and fully incorporated by reference herein.
2. **Description of the Property.** Grantor is the fee simple owner of that certain real property located at NW 27th Avenue in the Broward Municipal Services District, Florida 33311, as more particularly described in **Exhibit A**, attached hereto and made a part hereof (“Property”).
3. **Grant of Easement.** Grantor hereby grants to Grantee, its licensees, agents, independent contractors, successors, and assigns, a perpetual and unrestricted easement on, over, under, upon, across, and through a portion of the Property, as more particularly described in **Exhibit B** with the accompanying sketch of description attached hereto and made a part hereof (“Easement Area”), together with any incidental or necessary appurtenances thereto to utilize, construct, maintain, repair, install, and rebuild facilities for traffic control devices, utilities, public sidewalks and/or other appropriate purposes incidental thereto (“Easement”).

[Signatures on Following Pages]

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____ day of _____, 20_____.

Signed, sealed and delivered in the presence of:

GRANTOR

CATAR HOMES LLC,
a Florida limited liability company

Signature of Witness 1

By: _____

Print Name of Witness 1

Print Name: _____

Signature of Witness 2

Print Name of Witness 2

ACKNOWLEDGMENT

STATE OF _____ }
 }
COUNTY OF _____ }

The foregoing instrument was acknowledged before me, **by means of** **physical presence** or **online notarization**, this _____ day of _____, 20____, by _____, as _____, who is personally known to me or who has produced _____ as identification.

NOTARY PUBLIC

Printed Name of Notary: _____
Commission Expires: _____
Commission No.: _____

(Seal)

Exhibit A to the Easement

Folio Number:

4942-3201-3530

Legal Description:

Lot 29, Block 50, WASHINGTON PARK FOURTH ADDITION, according to the Plat thereof as recorded in Plat Book 22, Page 44 B, of the Public Records of Broward County, Florida.

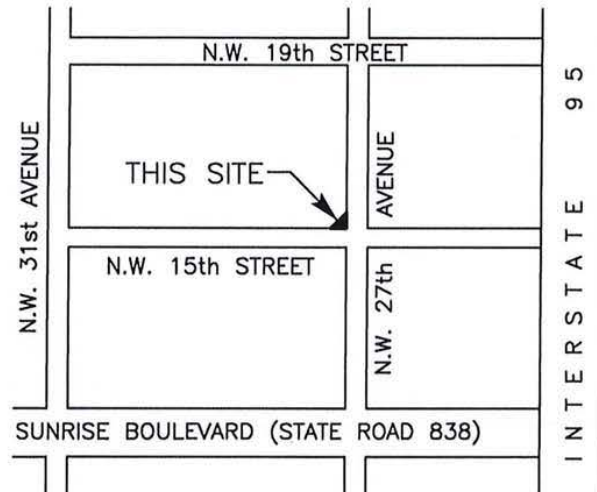
Exhibit B to the Easement

EASEMENT AREA

EXHIBIT "B"

SHEET 1 OF 3

SECTION 32, TOWNSHIP 49 SOUTH, RANGE 42 EAST



LOCATION SKETCH
NOT TO SCALE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION CONSISTING OF SHEETS ONE THROUGH THREE IS TRUE, CORRECT AND COMPLETED ON 02-12-15 AND IS DONE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

[Signature]
FRANK J. GUILIANO
PROFESSIONAL SURVEYOR & MAPPER NO. 5768
NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOTE:

- 1) BEARINGS ARE BASED ON THE CENTERLINE OF N.W. 27th AVENUE, HAVING AN ASSUMED BEARING OF N 00°00'00" E.
- 2) THIS SKETCH REFLECTS ALL EASEMENTS AND RIGHTS OF WAYS, AS SHOWN ON THE REFERENCED RECORDED PLAT(S). THE SUBJECT PROPERTY WAS NOT ABSTRACTED FOR OTHER EASEMENTS, ROAD RESERVATIONS OR RIGHTS OF WAYS OF RECORD.
- 3) UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED.
- 4) DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.

THIS IS NOT A SURVEY, but only a graphic depiction of the description shown hereon or attached hereto. There are no monuments set in connection with the preparation of the information shown hereon. Broward County makes no representation or guarantees as to the information shown hereon pertaining to easements, rights-of-ways, setback lines, reservations agreements, etc., nor is it the intent of this instrument to reflect all such matters. Such information should be obtained and confirmed by others through appropriate title verification.

LEGEND:

- B.C.R. = BROWARD COUNTY RECORDS
- ☉ = CENTERLINE
- (P) = PLAT
- P.B. = PLAT BOOK
- PG. = PAGE
- R/W = RIGHT-OF-WAY

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| 2. | | |
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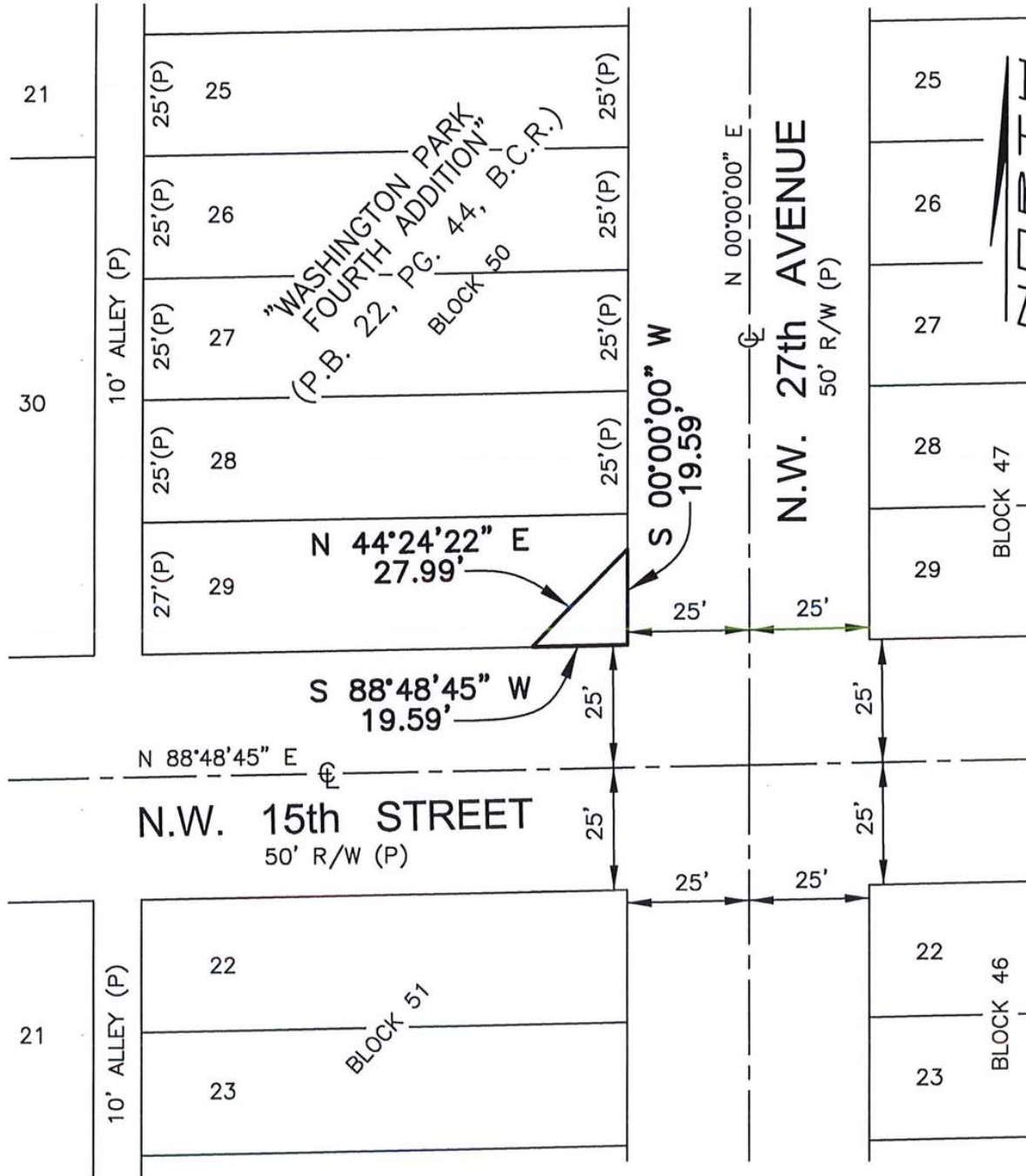
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| Scale: | Drawn By: | Date: | Checked By: | Date: | File Location: |
| Not To Scale | RPL Jr, JSH | 08-26-13 | F. Guiliano | 08-26-13 | E:\RW\ROW\Parcel Sketches\NW 15 Street & NW 27 Avenue\Sheets 1-3.dwg |

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION

EXHIBIT "B"

SHEET 2 OF 3

SECTION 32, TOWNSHIP 49 SOUTH, RANGE 42 EAST



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| Scale: | Drawn By: | Date: | Checked By: | Date: | File Location: |
| 1" = 30' | RPL Jr, JSH | 08-26-13 | F. Guillano | 08-26-13 | E:\RW\ROW\Parcel Sketches\NW 15 Street & NW 27 Avenue\Sheets 1-3.dwg |

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION

EXHIBIT "B"

SHEET 3 OF 3

SECTION 32 , TOWNSHIP 49 SOUTH, RANGE 42 EAST

LEGAL DESCRIPTION:

A PORTION OF LOT 29, BLOCK 50, OF "WASHINGTON PARK FOURTH ADDITION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF SAID LOT 29 LYING SOUTHEASTERLY OF A CHORD BASED ON A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 20.00 FEET, AND BEING TANGENT TO THE EAST AND SOUTH LINES OF SAID LOT 29.

SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, AND CONTAINS 192 SQUARE FEET, MORE OR LESS.

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| 3. | | |
| 2. | | |
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| DATE | REVISIONS | BY |

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| Scale: | Drawn By: | Date: | Checked By: | Date: | File Location: |
| Not To Scale | RPL Jr, JSH | 08-26-13 | F. Gulliano | 08-26-13 | E:\RW\ROW\Parcel Sketches\NW 15 Street & NW 27 Avenue\Sheets 1-3.dwg |

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION