

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

Prepared by: MARCO OLIVIERI  
Name: MARCO OLIVIERI  
Address: 2946 NW 10 COURT, UNINCORPORATED, 33311

Folio Number: 494232060660

### **ROAD EASEMENT**

This Easement is given this 16 day of JANUARY, 2021, by M & R HOMETRUST BUILDERS LLC, a FLORIDA LLC ("Grantor") whose principal place of business is 942 LAVANDER CIR, WESTON, FL 33327, in favor of Broward County, a political subdivision of the State of Florida ("Grantee"), whose address is Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301. Grantor and Grantee are hereinafter referred to collectively as the "Parties," and individually referred to as a "Party."

(Wherever used herein the terms, "Grantor" and "Grantee" shall include heirs, legal representatives, successors, and assigns).

### **RECITALS**

- A. Grantor is the fee simple owner of the following property located in Broward County, Florida (the "Property"):

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

- B. Grantee desires a nonexclusive and perpetual easement over, across, under, and through the Easement Area, as defined in Section 2, for public road and other appropriate purposes incidental thereto ("Easement").
- C. Grantor is willing to grant the Easement to Grantee under the terms herein.

Now, therefore, for and in consideration of the mutual terms and conditions contained herein, the sum of one dollar (\$1.00), and other good and valuable consideration, the sufficiency of which is hereby acknowledged, Grantor does hereby declares as follows:

1. The recitals set forth above are true and accurate, and fully incorporated by this reference herein.

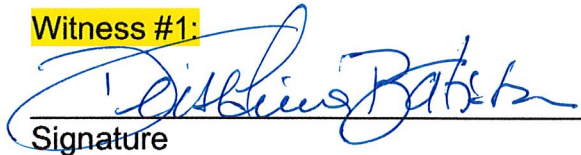
2. Grantor hereby grants unto Grantee, its licensees, agents, and independent contractors the Easement together with any incidental or necessary appurtenances thereto ("Easement Area"), which Easement Area is further described in **Exhibit A** attached hereto and made a part hereof.
3. Grantor agrees that no obstructions that would interfere with the maintenance or improvement of Grantee's Easement shall be placed in the Easement Area without Grantee's prior consent.
4. This Easement may be amended, altered, or modified only by written agreement between the Parties, or their heirs, assigns, or successors-in-interest, which shall be recorded in the Official Records of Broward County, Florida.
5. This Easement shall run with the land and shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, executors, administrators, successors, and assigns.
6. Grantee, at its own expense, shall record this fully executed Easement in its entirety in the Official Records of Broward County, Florida.

[Signature Pages on the Following Page]

**IN WITNESS WHEREOF**, the undersigned has signed and sealed this Instrument on the respective date under its signature and certifies that he/she has the authority to execute this Instrument.


**GRANTOR**

Witness #1:

  
Signature

DEISEL BATISTA  
Print Name of Witness

Witness #2

  
Signature

MICHAEL LEVINSON  
Print Name of Witness

Witness #3:

  
Signature

NICHOLAS BATISTA  
Print Name of Witness

Witness #4

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name of Witness

By 

Signature

MARCO OLIVIERI

MARCO OLIVIERI

Print Name

Owner

Title

16 day of JANUARY, 2021

By \_\_\_\_\_

Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

\_\_\_\_ day of \_\_\_\_\_, 20\_\_

[Acknowledgment on the next page]

**ACKNOWLEDGMENT**

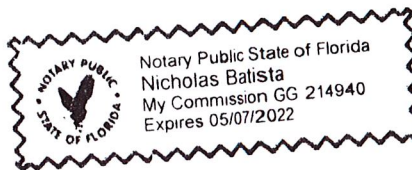
STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing Instrument was acknowledged before me, by means of  physical presence or [ ] online notarization, this 16 day of January, 2021, by MARCO OLIVIERI, on behalf of M&R HOMETRUST BUILDERS LLC, a FLORIDA, LIMITED LIABILITY COMPANY,  who is personally known to me or [ ] who has produced \_\_\_\_\_ as identification.

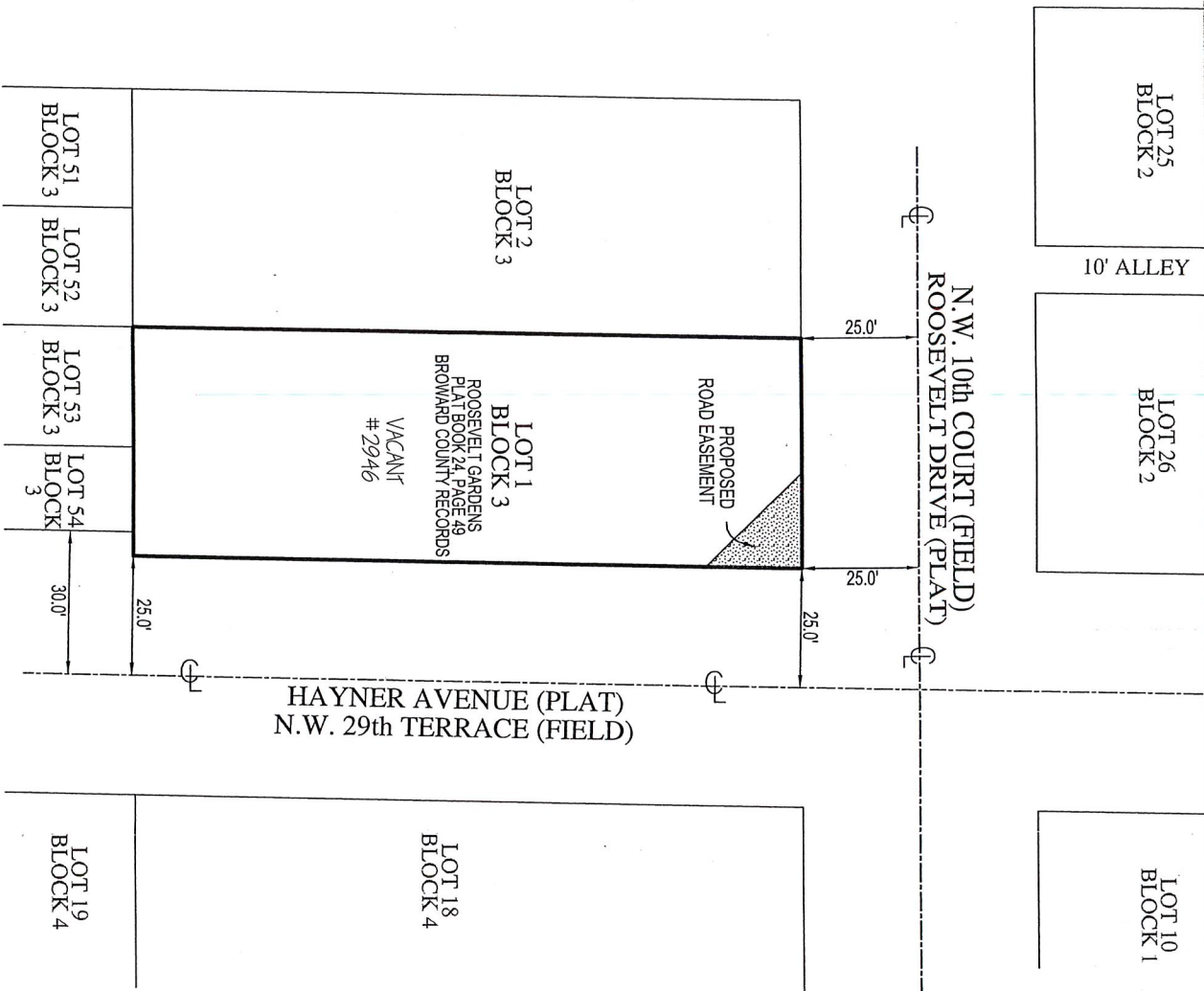
Notary Public:  
Signature: Nicholas Batista  
Print Name: NICHOLAS BATISTA

State of Florida  
My Commission Expires: 05/07/22  
Commission Number: GG214940

(Notary Seal)



**EXHIBIT A  
EASEMENT**



**EXHIBIT "A" (ROAD EASEMENT)**

LOCATION MAP

ABBREVIATION	DESCRIPTION
I.D.	IDENTIFICATION
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
PSM	PROFESSIONAL SURVEYOR MAPPER
R/W	RIGHT OF WAY
	CENTERLINE

**REVISIONS:**  
1. REVISED PER CLIENT'S REQUEST : 02-09-2021

THIS DRAWING IS NOT FULL AND COMPLETE  
WITHOUT ALL ITS ACCOMPANYING PAGES

**SURVEYORS CERTIFICATE:**  
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION; NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)  
*Marco OLMIERI*  
KENNETH J. OSBORNE  
PROFESSIONAL SURVEYOR AND MAPPER #6415

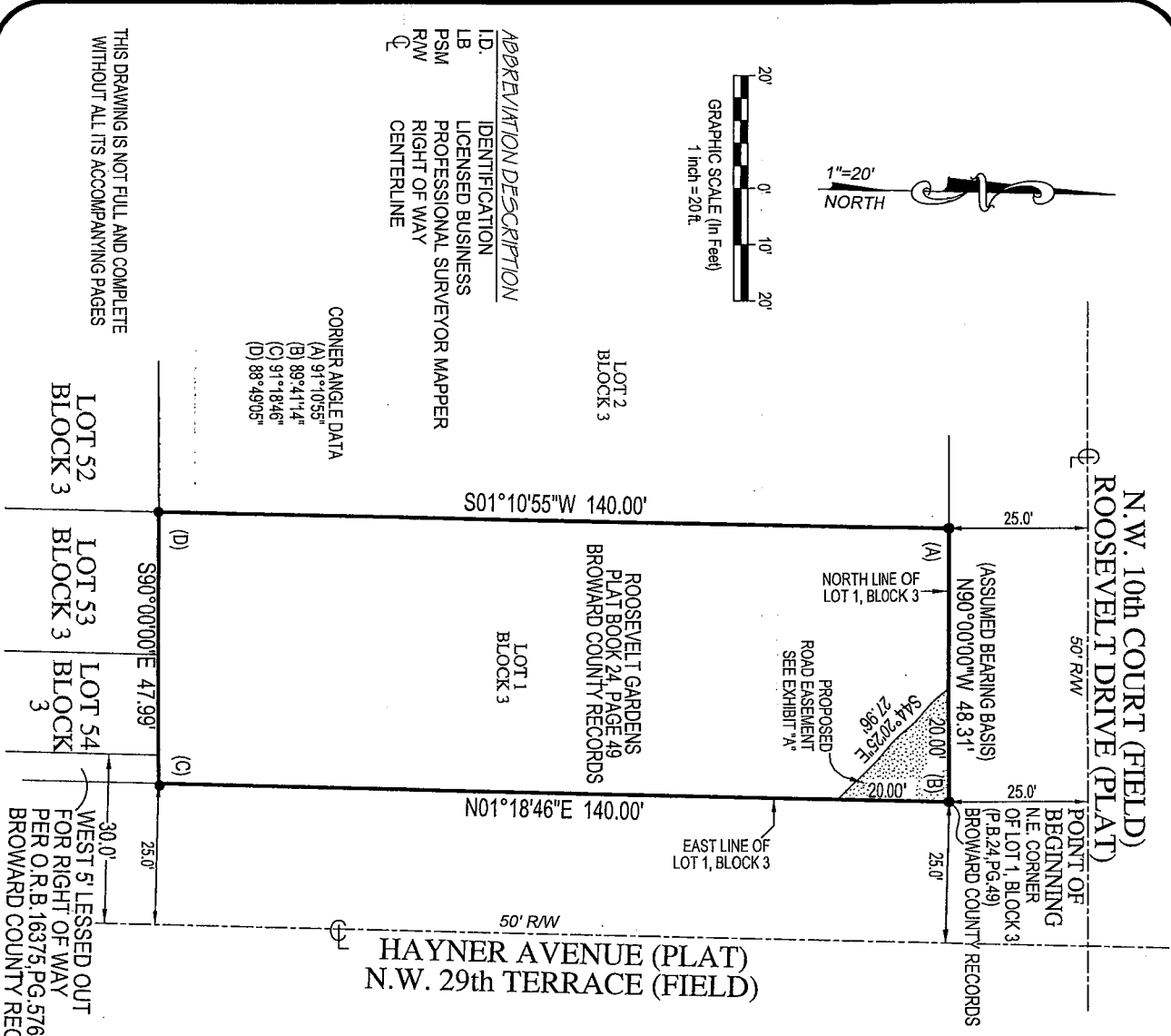
6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
www.compassurveying.net

**COMPASS SURVEYING**

LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

Product: C-30049  
Date: 12-01-2020  
Scale:  
1 of 2

EXHIBIT "A"  
2946 NW. 10th COURT  
FT. LAUDERDALE, FL 33311  
PREPARED FOR  
MARCO OLMIERI



**ABBREVIATION DESCRIPTION**  
 I.D. IDENTIFICATION  
 LB LICENSED BUSINESS  
 PSM PROFESSIONAL SURVEYOR MAPPER  
 RW RIGHT OF WAY  
 C CENTERLINE

**CORNER ANGLE DATA**  
 (A) 91°10'55"  
 (B) 89°41'14"  
 (C) 91°18'46"  
 (D) 88°49'05"

THIS DRAWING IS NOT FULL AND COMPLETE  
 WITHOUT ALL ITS ACCOMPANYING PAGES

**EXHIBIT "A" (ROAD EASEMENT)**  
 LOT 1, BLOCK 3

**LEGAL DESCRIPTION:**  
 A PORTION OF LOT 1, BLOCK 3, ROOSEVELT GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 3; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1, NORTH 90°00'00" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 44°20'25" EAST, A DISTANCE OF 27.96 FEET TO THE EAST LINE OF SAID LOT 1; THENCE NORTH 01°18'46" EAST, ALONG THE EAST LINE OF LOT 1, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL, 200 SQUARE FEET.

**NOTES:**  
 1. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE  
 2. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY  
 3. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED  
 4. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY PROPERTY LINE, ASSUMED TO BEAR N90°00'00"W.

**SURVEYORS CERTIFICATE:**  
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)  
 KENNETH J. OSBORNE  
 PROFESSIONAL SURVEYOR AND MAPPER #6415

6250 N. MILITARY TRAIL, SUITE 102  
 WEST PALM BEACH, FL 33407  
 www.compassurveying.net

**COMPASS SURVEYING**

LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

Project: 2946  
 Date: 11-05-2020  
 Scale: 1" = 20'

2 of 2

EXHIBIT "A"  
 2946 NW, 10th COURT  
 FT. LAUDERDALE, FL 33311

PREPARED FOR  
 MARCO OLIVIERI