

07-PE.06A-07/18

This instrument prepared under the direction of:

Elizabeth S. Quintana, Esq. _____

District Four Assistant General Counsel

Sketch & Legal Description prepared by:

Keith & Associates, Inc.

A. M. Keith-Lazowick, P.S.M. (08-04-2023)

Document prepared by:

Susanna Rowland (08-25-2023)

Florida Department of Transportation

Right of Way Production Services

3400 W. Commercial Boulevard

Fort Lauderdale, Florida 33309

Parcel No. 1802.1R(08-30-2023)

Item/Segment No. 4413231

Section: 86065

Managing District: 04

S.R. No. 845 (Powerline Road)

County: Broward

PERPETUAL EASEMENT

THIS EASEMENT Made this _____ day of _____, 2023, by CLUBLINK US CORPORATION, a Delaware corporation, now known as CLUBLINK US LLC, A DELAWARE LIMITED LIABILITY COMPANY, whose address is: 15675 Dufferin Street, King City, Ontario L7B 1K5, Canada, Grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, its successors and assigns, Grantee.

WITNESSETH: That the Grantor for and in consideration of the sum of One Dollar and other valuable considerations paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the Grantee, its successors and assigns, a perpetual easement for the purpose of maintaining a perpetual and exclusive easement for right of way or public road purposes in, over, under, upon and through the below described property; together with the right to enter upon said property and maintain a public road thereon with all such fills, cuts, drains, ditches, access, ingress and egress and other incidences necessary or convenient in connection therewith in, over, under, upon and through the following described land in Broward County, Florida, viz:

(See attached sketch and legal description attached hereto and made a part hereof)

TO HAVE AND TO HOLD the same unto said Grantee, its successors and assigns forever, and the Grantor will defend the title to said lands against all persons claiming by, through or under said Grantor.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence
of: (Two witnesses required by Florida Law)

CLUBLINK US CORPORATION, a Delaware
corporation, now known as
CLUBLINK US LLC, a Delaware limited
liability company

Witness Signature:

By: _____
Manager

Print Witness Name:

By: _____

Witness Signature:

Print Name:

Print Witness Name:

Title:

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of _____ physical presence or
_____ online notarization, this _____ day of _____, 2023, by
_____, as _____ of
_____, the _____ of
CLUBLINK US CORPORATION, a Delaware corporation, now known as CLUBLINK US LLC, A
DELAWARE LIMITED LIABILITY COMPANY, who is personally known to me or who has produced
_____ as identification.

(SEAL)

Notary Public

Printed or stamped name of Notary Public

My Commission Expires: _____

LEGAL DESCRIPTION:

A PORTION OF TRACT "A", REPLAT OF PALM AIRE VILLAGE 1ST SECTION, AS RECORDED IN PLAT BOOK 66, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 3 TOWNSHIP 49 SOUTH, RANGE 42 EAST; THENCE NORTH 02°17'19" WEST ALONG THE WEST LINE OF SAID SECTION 125.70 FEET; THENCE SOUTH 87°42'41" WEST 67.00 FEET TO A POINT ON THE EAST LINE OF TRACT "A" OF SAID PLAT TO THE POINT OF BEGINNING; THENCE SOUTH 87°42'41" WEST 25.00 FEET; THENCE NORTH 02°17'19" WEST 118.00 FEET; THENCE NORTH 87°42'41" EAST 25.00 FEET TO A POINT ON SAID EAST LINE; THENCE SOUTH 02°17'19" EAST ALONG SAID EAST LINE 118.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATED IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 2,950 SQUARE FEET MORE OR LESS.

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B. #6860
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, 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. LANDS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 02°17'19" WEST ALONG THE EAST LINE OF TRACT "A", REPLAT OF PALM AIRE VILLAGE 1ST SECTION, AS RECORDED IN PLAT BOOK 66, PAGE 48, 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"=50' OR SMALLER
9. LANDS SHOWN HEREON WERE ABSTRACTED BY TITLE PARTNERS OF SOUTH FLORIDA, INC F/K/A GUARANTEED FLORIDA TITLE & ABSTRACT, INC., REPORT NO. 23088001, CERTIFIED JULY 14, 2023, 11:00 PM, FOR RIGHTS OF WAY. EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
10. O.R. BOOK 23116, PAGE 524, O.B. BOOK 20353, PAGE 167, AND O.R. BOOK 14565, PAGE 216 CONTAIN BLANKET EASEMENTS AFFECTING THE SUBJECT PARCEL BUT ARE NOT PLOTTED ON THE SKETCH.

CERTIFICATION:

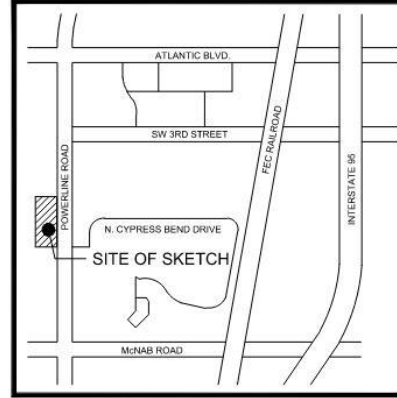
I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON AUGUST 09, 2022 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS



A.M. KEITH-LAZOWICK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION, PSM #4105
(FOR THE FIRM)

Digitally signed by Adolphine
M Keith-Lazowick
Date: 2023.08.04 15:40:23
-04'00'



LOCATION MAP:
NOT TO SCALE



SKETCH & DESCRIPTION

A PORTION OF TRACT "A" REPLAT OF PALM
AIRE VILLAGE 1ST SECTION
(P.B. 66, PG. 48, B.C.R.)



301 EAST ATLANTIC BOULEVARD
POMPAÑO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 10230.09_SKOD SIGNALIZATION

DATE 08/09/2022

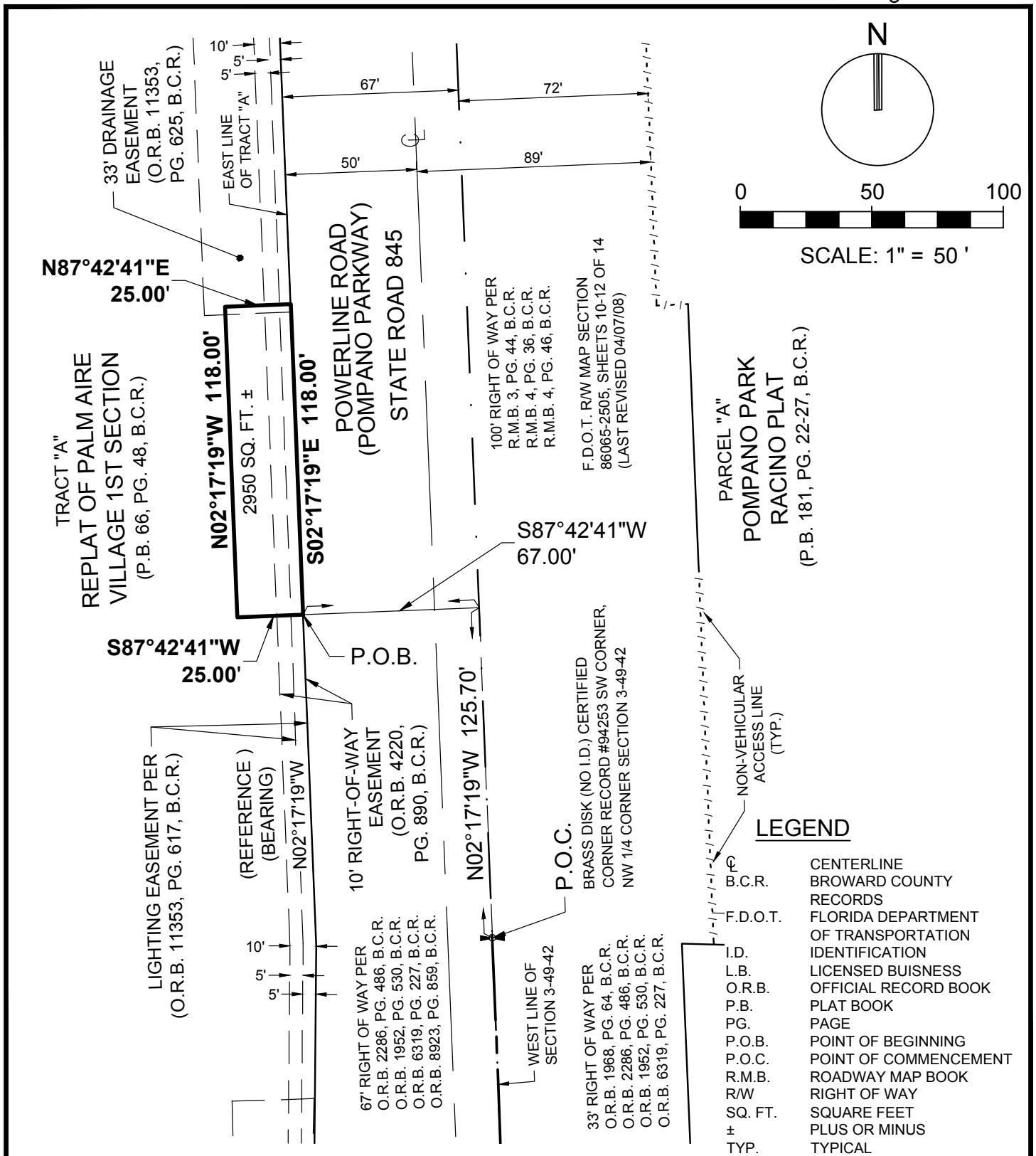
SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY AC

CHK. BY A.K.L.

DATE	REVISIONS
04-07-23	DRAIN ESMT.
06-19-23	TITLE NOTE
08-04-23	UPDATE TITLE



SKETCH & DESCRIPTION

TRAFFIC SIGNALIZATION EASEMENT
LYING OVER A PORTION OF
TRACT "A"
REPLAT OF PALM AIRE
VILLAGE 1ST SECTION
(P.B. 66, PG. 48, B.C.R.)



301 EAST ATLANTIC BOULEVARD
POMPAPO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 2

DRAWING NO. 10230.09_SKOD SIGNALIZATION

DATE 08/09/2022

SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY AC

CHK. BY A.K.L.

DATE	REVISIONS
04-07-23	DRAIN ESMT.
06-19-23	TITLE NOTE
08-04-23	UPDATE TITLE
11-15-23	R/W ESMT.
11-21-23	LIGHTING ESMT.