

**PROPOSED**

RESOLUTION NO.

1 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD  
2 COUNTY, FLORIDA, ACCEPTING AN EASEMENT RELATED TO THE PROVISION OF  
3 WATER AND WASTEWATER SERVICES, OVER, ACROSS, UNDER, AND THROUGH  
4 REAL PROPERTY LOCATED IN THE CITY OF LAUDERDALE LAKES, FLORIDA; AND  
5 PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

6

7 WHEREAS, Jasmine Gardens Condominium, Inc., Kahlua Gardens  
8 Condominium, Inc., Lilac Gardens Condominium, Inc., Melaleuca Gardens  
9 Condominium, Inc., Narcissus Gardens Condominium, Inc., Oleander Gardens  
10 Condominium, Inc., Petunia Gardens Condominium, Inc., and Quinsana Gardens  
11 Condominium, Inc., each a Florida not for profit corporation ("Grantors"), are the owners  
12 of certain property located in the City of Lauderdale Lakes, Florida ("Property"), which  
13 Property is more particularly described in the legal description and sketch made subject  
14 to the Easement agreement in Attachment 1;

15 WHEREAS, Broward County, Florida ("County"), requested from Grantors a  
16 nonexclusive and perpetual easement over, across, under, and through the Property for  
17 water mains, wastewater force mains, reclaimed water mains, and/or any other water and  
18 wastewater installations that may be required for purposes of providing water supply  
19 service for domestic, commercial, industrial, or other uses and for the collection of  
20 domestic, commercial, industrial, or other kinds of wastewater to and from the Property

21 and other parcels of real property that may or may not abut and be contiguous to the  
22 Property ("Easement");

23 WHEREAS, Grantors are willing to grant such Easement to the County as provided  
24 in the Easement agreement in Attachment 1; and

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

28 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF  
29 BROWARD COUNTY, FLORIDA:

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

32 Section 2. The Board hereby accepts the Easement as provided in the  
33 Easement agreement attached to this Resolution as Attachment 1.

34 Section 3. The Easement agreement in Attachment 1 shall be properly  
35 recorded in the Official Records of Broward County, Florida.

36 Section 4. Severability.

37 If any portion of this Resolution is determined by any court to be invalid, the invalid  
38 portion will be stricken, and such striking will not affect the validity of the remainder of this  
39 Resolution. If any court determines that this Resolution, in whole or in part, cannot be  
40 legally applied to any individual, group, entity, property, or circumstance, such  
41 determination will not affect the applicability of this Resolution to any other individual,  
42 group, entity, property, or circumstance.

43 | Section 5. Effective Date.

44 | This Resolution is effective upon adoption.

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

By: /s/ Christina A. Price 02/02/2024  
Christina A. Price (date)  
Assistant County Attorney

By: /s/ Annika E. Ashton 02/02/2024  
Annika E. Ashton (date)  
Deputy County Attorney

CAP/sr  
Resolution Accepting Easement – Hawaiian Gardens Phase II  
02/02/2024  
iManage #1084288v1

Return to:  
Broward County Water and  
Wastewater Services Engineering Division  
2555 West Copans Road  
Pompano Beach, Florida 33069

Prepared by:  
George Serbanescu  
Broward County Water and Wastewater Services  
2555 West Copans Road  
Pompano Beach, Florida 33069  
and Approved as to form by:  
Christina A. Price  
Assistant County Attorney

Folio Number: 494124000104, 494124000125

## **EASEMENT AGREEMENT**

This Easement Agreement ("Easement Agreement") is made this 1st day of December, 2023 ("Effective Date"), by Jasmine Gardens Condominium, Inc., Kahlua Gardens Condominium, Inc., Lilac Gardens Condominium, Inc., Melaleuca Gardens Condominium, Inc., Narcissus Gardens Condominium, Inc., Oleander Gardens Condominium, Inc., Petunia Gardens Condominium, Inc., and Quinsana Gardens Condominium, Inc., each a Florida Not for Profit Corporation ("Grantor") whose address is 5100 W Copans Road, Suite 100, Margate, FL 33063, 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, 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 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 water mains, wastewater force mains, reclaimed water mains, and/or for any other water and wastewater installations which may be required for the purpose of providing water supply service for domestic, commercial, industrial, or other use and for the collection of domestic, commercial, industrial, or other kinds of wastewater to and from properties, inclusive of the Property, which may or may not abut and being contiguous to the easement ("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, and the sum of one dollar (\$1.00), and other good and valuable consideration, the sufficiency of which are hereby acknowledged, Grantor hereby declares as follows:

1. The recitals set forth above are true and accurate, and fully incorporated by 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 facilities may be placed in the Easement Area without Grantee's prior consent.
4. Grantee shall, at its sole cost and expense, restore the surface of the Easement Area to the same condition which existed prior to the commencement of Grantee's access, maintenance, or repair to the Easement Area.
5. Grantor retains the right to engage in any activities on, over, under, across, or through the Easement Area and shall, for its own purpose, utilize the Property in any manner that does not unreasonably interfere with the Easement.
6. This Easement Agreement 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 public records of Broward County, Florida.
7. This Easement Agreement 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.
8. This Easement Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The Parties agree and accept that jurisdiction of any controversies or legal problems arising out of this Easement Agreement, and any action involving the enforcement or interpretation of any rights hereunder, shall be exclusively in the state courts of the Seventeenth Judicial Circuit in Broward County, Florida, and venue for litigation arising out of this Easement Agreement shall be exclusively in such state courts, forsaking any other jurisdiction which either Party may claim by virtue of residency or other jurisdictional device.
9. Grantee, at its own expense, shall record this fully executed Easement Agreement in its entirety in the public records of Broward County, Florida.

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

**GRANTOR**

**Witness #1:**

Tammy Taylor  
Signature

Tammy Taylor  
Print Name of Witness

**Witness #2:**

Anita Gehring  
Signature

Anita Gehring  
Print Name of Witness

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 12th day of April, 2023, by George E. May, the President, on behalf of Jasmine Gardens Condominium, Inc., a Florida Not for Profit Corporation  who is personally known to me or  who has produced a Florida Drivers license as identification.

Notary Public:

Catherine A. Donn  
Signature:

Print Name: Catherine A. Donn

(Notary Seal)

State of Florida  
My Commission Expires: August 29, 2026

Commission Number: HH297245



CATHERINE A. DONN  
Commission # HH 297245  
Expires August 29, 2026

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

**GRANTOR**

**Witness #1:**

Signature

JEAN-FRANCOIS TOUGAS

Print Name of Witness

**Witness #2:**

Signature

GERARD RENAUD

Print Name of Witness

KAHLUA GARDENS CONDOMINIUM, INC.  
a Florida Not for Profit Corporation

By:

Signature

RICHARD HAINS

Print Name

President

Title

4th day of April, 2023

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of  physical presence or  
 online notarization, this 4th day of April, 2023, by RICHARD HAINS, the  
President, on behalf of Kahlua Gardens Condominium, Inc., a Florida Not for Profit Corporation,  
 who is personally known to me or  who has produced a Quebec, Canada Drivers license  
as identification.

Notary Public:

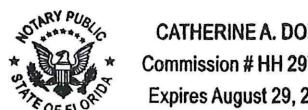
Signature: Catherine A. Donn

Print Name: Catherine A. Donn

State of Florida  
My Commission Expires: August 29, 2026

(Notary Seal)

Commission Number: HH297245



CATHERINE A. DONN  
Commission # HH 297245  
Expires August 29, 2026

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

GRANTOR

**Witness #1:**

Georgine Sonnenchein  
Signature

Georgine Sonnenchein  
Print Name of Witness

LILAC GARDENS CONDOMINIUM, INC.  
a Florida Not for Profit Corporation

By: Suzanne Leary  
Signature

Suzanne Leary  
Print Name

**Witness #2:**

Catherine A. Donn  
Signature

Catherine A. Donn  
Print Name of Witness

President

Title

30th day of November, 2023

ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 30th day of November, 2023, by Suzanne Leary, the President, on behalf of Lilac Gardens Condominium, Inc., a Florida Not for Profit Corporation  who is personally known to me or  who has produced a Florida Drivers License as identification.

Notary Public:

Signature: Catherine A. Donn

Print Name: Catherine A. Donn

State of Florida  
My Commission Expires: August 29, 2026

(Notary Seal)

Commission Number: HH297245



CATHERINE A. DONN  
Commission # HH 297245  
Expires August 29, 2026

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

**GRANTOR**

**Witness #1:**

  
Signature

RICHARD HAINS

Print Name of Witness

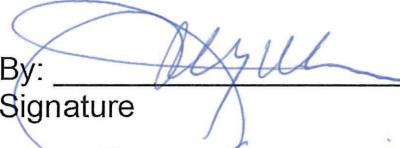
**Witness #2:**

  
Signature

GÉRARD RENAUD

Print Name of Witness

MELALEUCA GARDENS CONDOMINIUM, INC.  
a Florida Not for Profit Corporation

By:   
Signature

Print Name

President

Title

4<sup>th</sup> day of April, 2023

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of  physical presence or  
 online notarization, this 4<sup>th</sup> day of April, 2023, by Jean-François Tougas, the  
President, on behalf of Melaleuca Gardens Condominium, Inc., a Florida Not for Profit Corporation  
 who is personally known to me or  who has produced a Quebec, Canada Driver's License  
as identification.

Notary Public:

Signature:   
Catherine A. Donn

Print Name: Catherine A. Donn

State of Florida

My Commission Expires: August 29, 2026

Commission Number: HH297245

(Notary Seal)



CATHERINE A. DONN  
Commission # HH 297245  
Expires August 29, 2026

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

GRANTOR

**Witness #1:**

Suzanne Lessy  
Signature

Suzanne Lessy  
Print Name of Witness

NARCISSUS GARDENS CONDOMINIUM, INC.  
a Florida Not for Profit Corporation

By: Georgeine Sonnenschein  
Signature

Georgeine Sonnenschein  
Print Name

**Witness #2:**

Catherine A. Donn  
Signature

Catherine A. Donn  
Print Name of Witness

President

Title

30th day of November, 2023

ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of  physical presence or  
[ ] online notarization, this 30th day of November, 2023, by Georgeine Sonnenschein, the  
President, on behalf of Narcissus Gardens Condominium, Inc., a Florida Not for Profit Corporation  
[ ] who is personally known to me or  who has produced a Florida Identification Card  
as identification.

Notary Public:

Signature: Catherine A. Donn

Print Name: Catherine A. Donn

State of Florida  
My Commission Expires: August 29, 2026

(Notary Seal)

Commission Number: HH297245

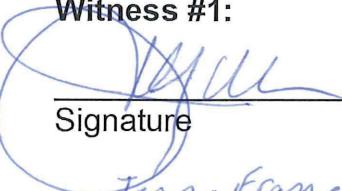


CATHERINE A. DONN  
Commission # HH 297245  
Expires August 29, 2026

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

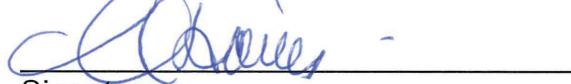
**GRANTOR**

**Witness #1:**

  
Signature

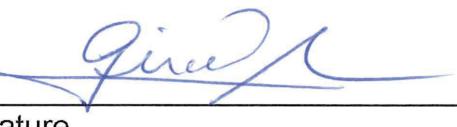
Jean-François Tanguay  
Print Name of Witness

**Witness #2:**

  
Signature

RICHARD HAINS  
Print Name of Witness

OLEANDER GARDENS CONDOMINIUM, INC.  
a Florida Not for Profit Corporation

By:   
Signature

GÉRARD RENAUD  
Print Name

President

Title

4th day of April, 2023

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of  physical presence or  
[ ] online notarization, this 4th day of April, 2023, by Gérard Renaud, the  
President, on behalf of Oleander Gardens Condominium, Inc., a Florida Not for Profit Corporation  
[ ] who is personally known to me or  who has produced a Quebec, Canada Driver's Lic.  
as identification.

Notary Public:

Signature:   
\_\_\_\_

Print Name: Catherine A. Donn  
\_\_\_\_

State of Florida

My Commission Expires: August 29, 2026

(Notary Seal)

Commission Number: HH297245

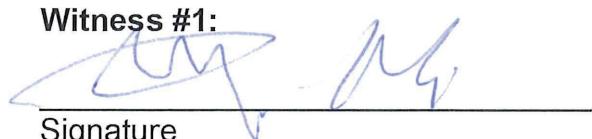


CATHERINE A. DONN  
Commission # HH 297245  
Expires August 29, 2026

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

**GRANTOR**

**Witness #1:**



Signature

LUDOVICO NIGRELLI

Print Name of Witness

**Witness #2:**

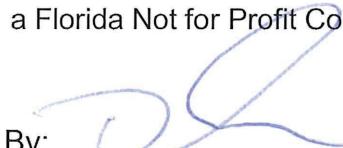


Signature

JEAN MERCIER

Print Name of Witness

PETUNIA GARDENS CONDOMINIUM, INC.  
a Florida Not for Profit Corporation

By: 

Signature

DANNY GREEN

Print Name

President

Title

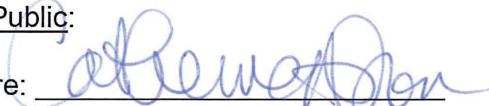
7th day of April, 2023

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 7th day of April, 2023, by Danny Green, the President, on behalf of Petunia Gardens Condominium, Inc., a Florida Not for Profit Corporation  who is personally known to me or  who has produced a Quebec, Canada Drivers License as identification.

Notary Public:

Signature: 

Print Name: Catherine A. Donn

(Notary Seal)



CATHERINE A. DONN  
Commission # HH 297245  
Expires August 29, 2026

State of Florida  
My Commission Expires: August 29, 2026

Commission Number: HH297245

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

**GRANTOR**

**Witness #1:**

Ely Bahal  
Signature

Ely Bahal  
Print Name of Witness

QUINSANA GARDENS CONDOMINIUM, INC.  
a Florida Not for Profit Corporation

By: Ely  
Signature

Elvira Gobaira  
Print Name

President  
Title

20<sup>th</sup> day of April, 2023

**Witness #2:**

Catherine A. Donn  
Signature

Catherine A. Donn  
Print Name of Witness

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 20<sup>th</sup> day of April, 2023, by Elvira Gobaira, the President, on behalf of Quinsana Gardens Condominium, Inc., a Florida Not for Profit Corporation,  who is personally known to me or  who has produced a Florida license as identification.

Notary Public:

Signature: Catherine A. Donn

Print Name: Catherine A. Donn

State of Florida  
My Commission Expires: August 29, 2026

Commission Number: HH297245

(Notary Seal)



CATHERINE A. DONN  
Commission # HH 297245  
Expires August 29, 2026

FOR: BROWARD COUNTY  
 WATER & WASTEWATER SERVICES

**EXHIBIT A**  
**SKETCH AND DESCRIPTION**  
**UTILITY EASEMENT**

**LEGAL DESCRIPTION:**

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 49 SOUTH, RANGE 41 EAST, IN THE CITY OF LAUDERDALE LAKES, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF NORTHWEST 52nd AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 3711, PAGE 216 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 89°28'17" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE AND THE WESTERLY EXTENSION OF NORTHWEST 34th STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 7119, PAGE 447 OF SAID PUBLIC RECORDS, A DISTANCE OF 504.90 FEET TO THE POINT OF INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE WITH THE WEST RIGHT-OF-WAY LINE OF NORTHWEST 51st AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 7119, PAGE 447 OF SAID PUBLIC RECORDS; THENCE SOUTH 01°24'45" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 593.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°24'45" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET; THENCE SOUTH 89°19'57" WEST, A DISTANCE OF 64.24 FEET; THENCE NORTH 77°40'56" WEST, A DISTANCE OF 71.42 FEET; THENCE SOUTH 13°20'12" WEST, A DISTANCE OF 205.69 FEET; THENCE NORTH 76°39'48" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 13°20'12" EAST, A DISTANCE OF 214.62 FEET; THENCE NORTH 16°35'28" WEST, A DISTANCE OF 172.49 FEET; THENCE NORTH 73°24'32" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 16°35'28" EAST, A DISTANCE OF 168.46; THENCE SOUTH 77°40'56" EAST, A DISTANCE OF 50.16 FEET; THENCE SOUTH 16°24'05" EAST, A DISTANCE OF 10.13 FEET; THENCE NORTH 73°35'55" EAST, A DISTANCE OF 16.65 FEET; THENCE NORTH 89°19'57" EAST, A DISTANCE OF 65.02 FEET TO SAID RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF LAUDERDALE LAKES, BROWARD COUNTY, FLORIDA AND CONTAINING 13,086 SQUARE FEET (0.300 ACRES) MORE OR LESS.

**NOTES:**

BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH RIGHT-OF-WAY LINE FOR N.W. 34th STREET AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 7119, PAGE 447 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 49 SOUTH, RANGE 41 EAST, WHICH IS ASSUMED TO BEAR NORTH 89°28'17" EAST.

THE BEARINGS SHOWN HEREON ARE RELATIVE GRID NORTH, AND ARE BASED ON SECTION LINE BEARINGS AND COORDINATES FROM THE "STONER-KEITH RESURVEY OF TOWNSHIP 49 SOUTH, RANGE 41 EAST", RECORDED IN MISCELLANEOUS PLAT BOOK 3, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS CONVERTED TO NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT BY BROWARD COUNTY ENGINEERING DIVISION USING NGS NADCON PROGRAM.

THIS SKETCH AND DESCRIPTION CONSISTS OF 7 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

**CERTIFICATE:**

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.  
 LICENSED BUSINESS NUMBER #271



Digitally signed  
 by Todd H. Bates  
 Date: 2023.06.05  
 16:01:09 -04'00'

TODD H. BATES  
 PROFESSIONAL SURVEYOR AND MAPPER NO LS7165  
 STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE  
 SIGNATURE AND ORIGINAL SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A  
 FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES  
 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- SW- EASEMENT R

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.



**CRAVEN • THOMPSON & ASSOCIATES, INC.**

ENGINEERS

PLANNERS

SURVEYOR'S

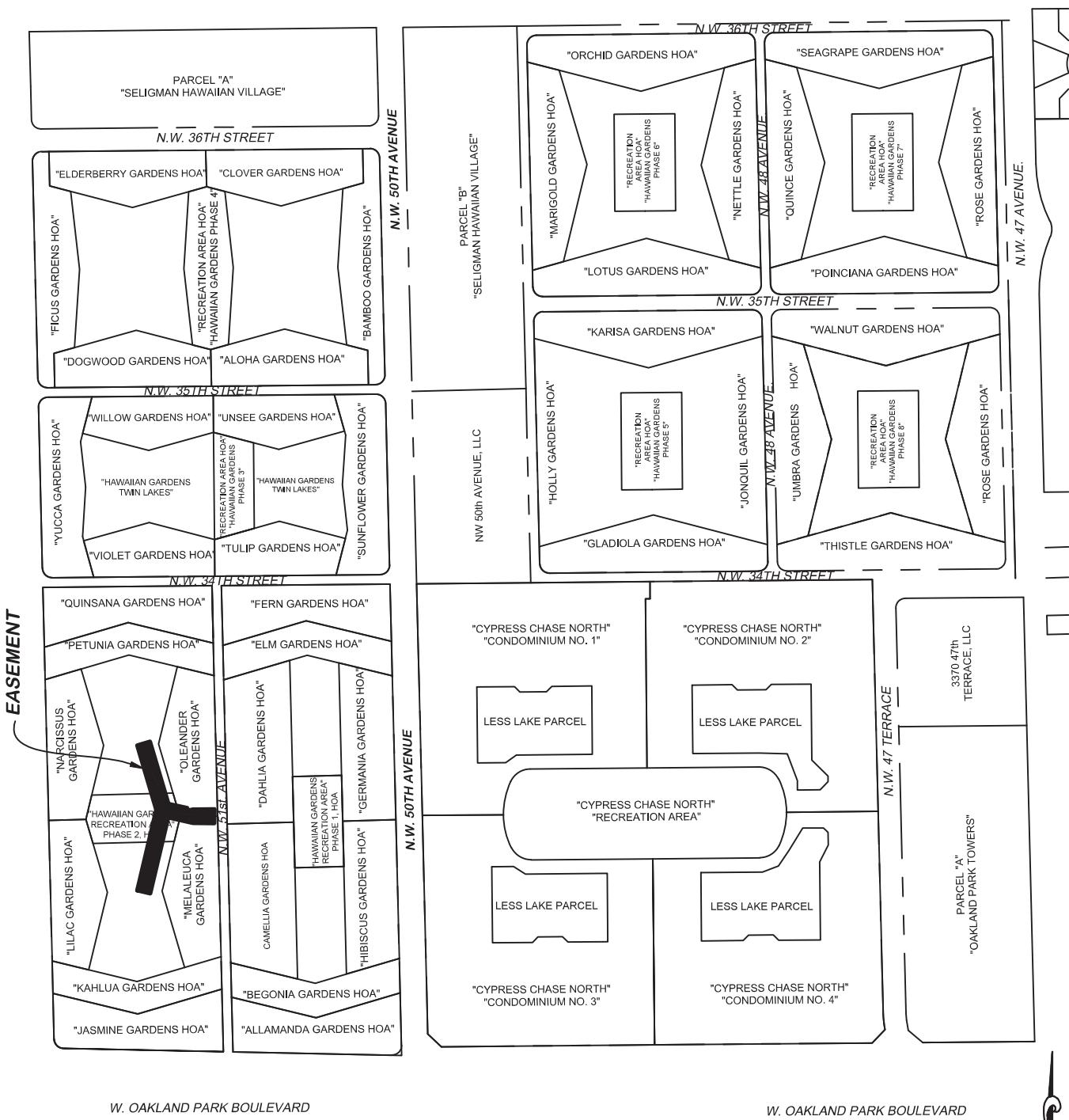
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400  
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271

MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL  
 NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2023

UPDATES and/or REVISIONS	DATE	BY	CK'D
MISC. MINOR REVISIONS	4/07/23	THB	CD
ADD H.O.A. PARCELS AND LABELS	02/28/22	THB	MRM
REF. S-8_SW	12/01/20		
JOB NO.: 15-0038-122			
DRAWN BY: THB	F.B. N/A	PG. N/A	
CHECKED BY: MRM			DATED: 12/01/20

# LOCATION MAP

## TO ACCOMPANY SKETCH AND DESCRIPTION

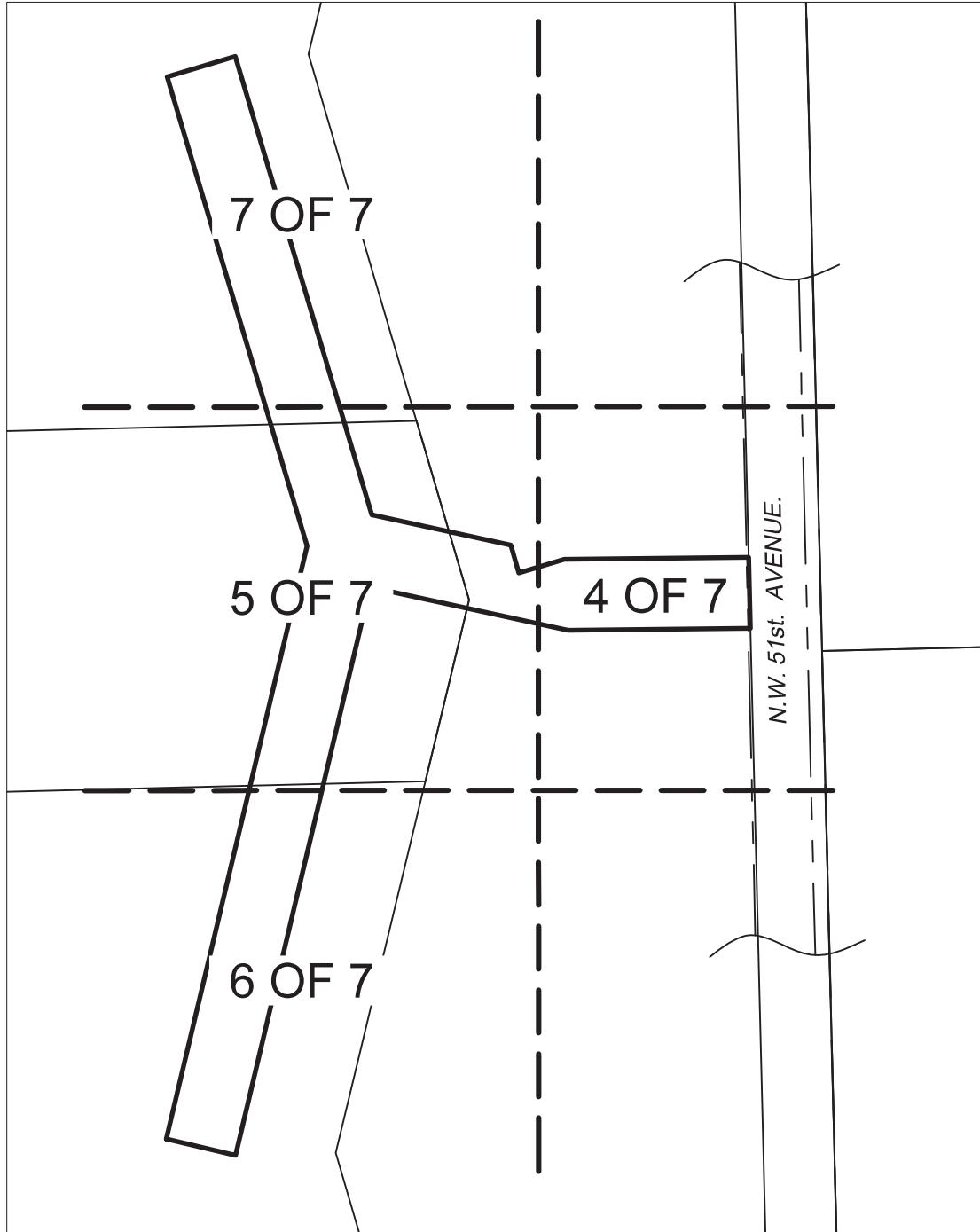


FOR: BROWARD COUNTY  
 WATER & WASTEWATER SERVICES

SKETCH TO ACCOMPANY DESCRIPTION  
 UTILITY EASEMENT

SKETCH  
 KEY SHEET

N.T.S.



R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- SW- EASEMENT R

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D
S-8_SW	12/01/20		



**CRAVEN • THOMPSON & ASSOCIATES, INC.**

ENGINEERS

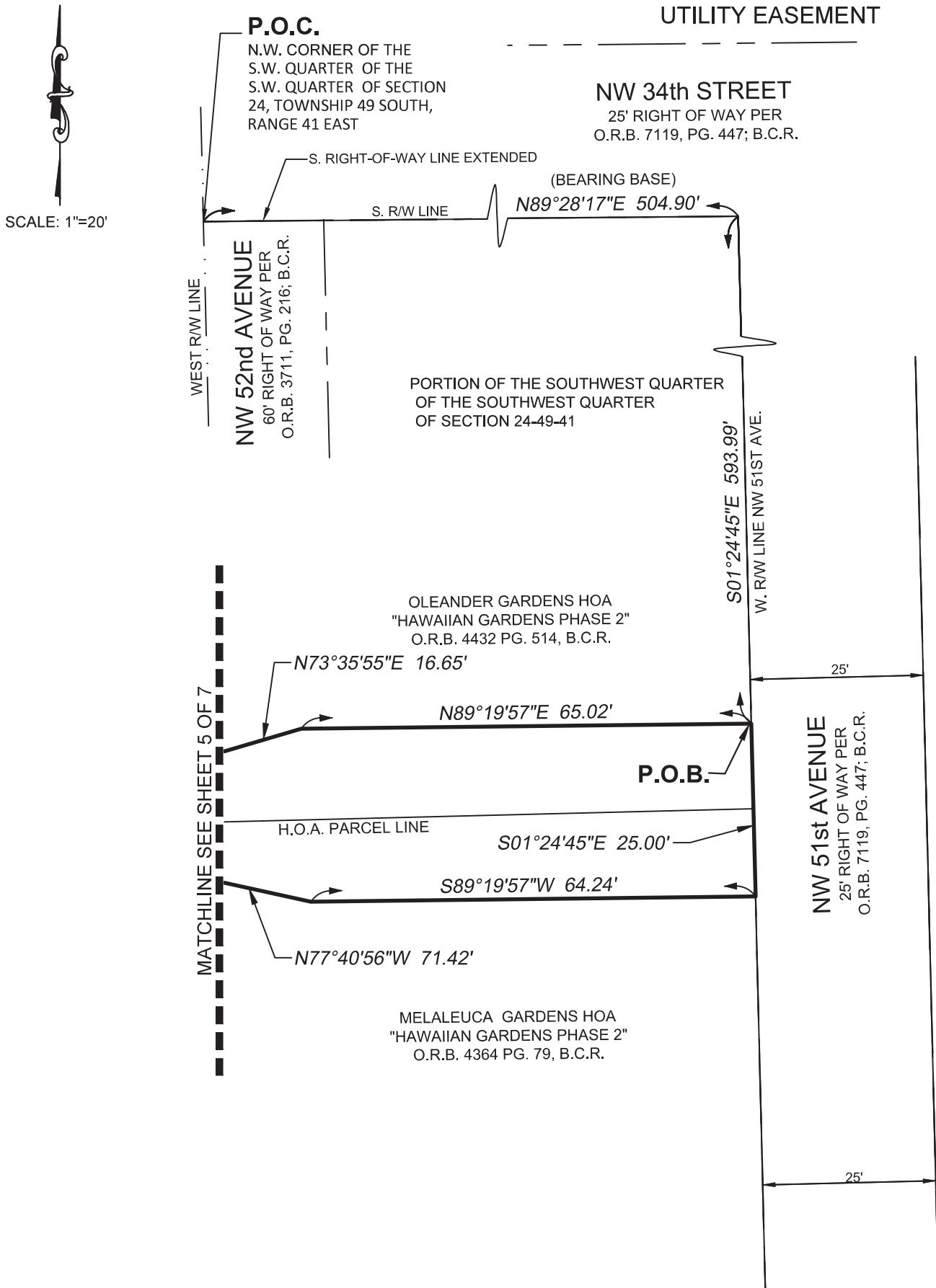
PLANNERS

SURVEYOR'S

3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400  
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271

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JOB NO.: 15-0038-122	SHEET 3 OF 7 SHEETS		
DRAWN BY: THB	F.B. N/A PG. N/A		
CHECKED BY: MRM	DATED: 12/01/20		

SKETCH TO ACCOMPANY DESCRIPTION  
UTILITY EASEMENT



SKETCH TO ACCOMPANY DESCRIPTION  
UTILITY EASEMENT

SCALE: 1"=10'

HAWAIIAN GARDENS  
RECREATION AREA"  
PHASE 2 H.O.A.HOA PARCEL  
LINE

MATCHLINE SEE SHEET 5 OF 7

PORTION OF THE SOUTHWEST QUARTER  
OF THE SOUTHWEST QUARTER  
OF SECTION 24-49-41N76°39'48"W  
25.00'

N13°20'12"E 214.62'

S13°20'12"W 205.69'

HOA PARCEL LINE

MELALEUCA GARDENS HOA  
"HAWAIIAN GARDENS PHASE 2"  
O.R.B. 4364 PG. 79, B.C.R.

R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- SW- EASEMENT R



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 ENGINEERS • PLANNERS • SURVEYOR'S  
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JOB NO.: 15-0038-122

SHEET 6 OF 7 SHEETS

DRAWN BY: THB

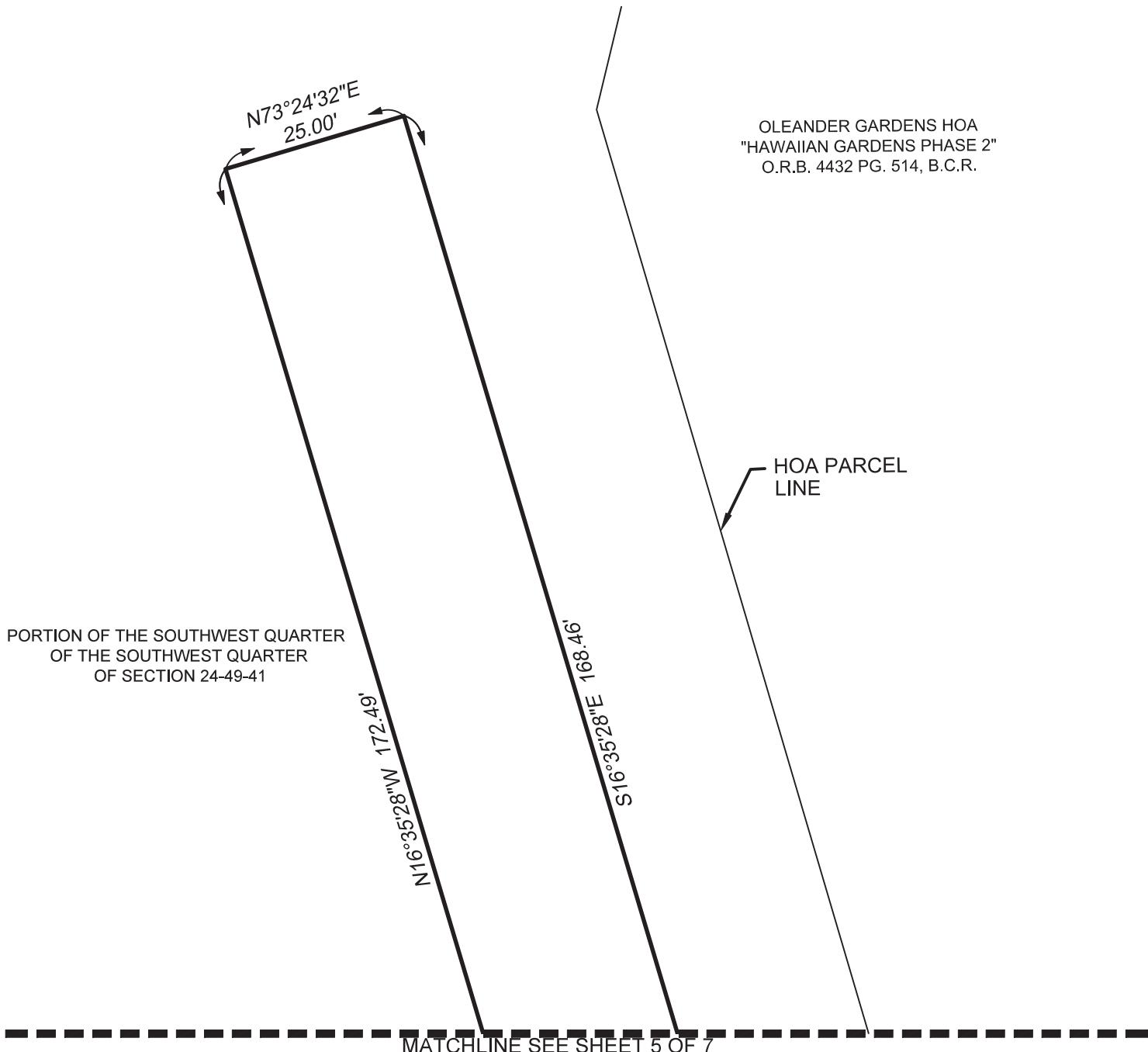
F.B. N/A PG. N/A

CHECKED BY: MRM

DATED: 12/01/20

SKETCH TO ACCOMPANY DESCRIPTION  
UTILITY EASEMENT

SCALE: 1"=20'



R:\SURVEY\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- SW- EASEMENT R

CRAVEN • THOMPSON & ASSOCIATES, INC.			JOB NO.: 15-0038-122	SHEET 7 OF 7 SHEETS	
ENGINEERS	PLANNERS	SURVEYOR'S	DRAWN BY: THB	F.B. N/A	PG. N/A
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271			CHECKED BY: MRM	DATED: 12/01/20	

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