

Return to:
Highway Construction and
Engineering Division
1 N University Drive, Suite 300
Plantation, FL 33324-2038

Attachment 1

This Instrument prepared by:

Carson K. Kuchel
224 SE 9th St
Fort Lauderdale, FL 33316
Folio #: 504210730510

SIDEWALK EASEMENT

(Corporate)

THIS INDENTURE, made this 12 day of September, A.D., 2021,
by Chief Real Estate LLC, Florida Liability Company,
a corporation existing under the laws of Florida, and having its principal place of business
at 224 SE 9th St Fort Lauderdale, FL 33316,
first party, to BROWARD COUNTY, a political subdivision of the State of FLORIDA, whose Post
Office Address is Broward County Governmental Center, 115 South Andrews Avenue, Fort
Lauderdale, Florida 33301.

(Wherever used herein, the terms, "first party" and "second party" 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).

WITNESSETH

WHEREAS, the first party is the owner of property situate, lying and being in Broward County, Florida, and described as follows:

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

and,

WHEREAS, the party of the second part desires an easement for public sidewalk and/or other appropriate purposes incidental thereto, on, over, and across said property;

and,

WHEREAS, the party of the first part is/are willing to grant such an easement,

NOW THEREFORE, for and in consideration of the mutual covenants each to the other running and one dollar (\$1.00) and other good and valuable considerations, the party of the first part does hereby grant unto the party of the second part, its successors and assigns, full and free right and authority to construct, maintain, repair, install and rebuild facilities for above stated purposes and does hereby grant a perpetual easement on, over and across the above described property for said purposes.

ACKNOWLEDGEMENT

IN WITNESS WHEREOF, the undersigned has caused these presents to be duly executed in its name and its corporate seal to be hereto affixed, attested by its proper officers thereunto duly authorized, on the respective date written under its signature below.

Signed, sealed and delivered in the presence of:

Chief Real Estate LLC
Corporation Name

Jerry Scott Horn
Witness (Signature)

By: Carson Kutuchief

JERRY SCOTT HORN
Print Name

Carson Kutuchief, Manager
Print Name

David Zeller
Witness (Signature)

Attest: _____

David Zeller
Print Name

Print Name

(CORPORATE SEAL)

12 day of September, 2021

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 September, 2021, by Carson Kutuchief who is personally known to me or has produced FL Drivers license as identification, as Manager of Chief Real Estate LLC, a Florida limited liability company corporation, on behalf of the corporation.

(SEAL)

Catherine A. Donn
(Signature of person taking acknowledgment)

Catherine A. Donn
(Name of officer taking acknowledgment)

Typed, printed or stamped

8/29/2022
(Commission Expiration Date)



CATHERINE A. DONN
Commission # GG 213413
Expires August 29, 2022
Banded Thru Budget Notary Services

EXHIBIT A

DESCRIPTION:

A PARCEL OF LAND LYING IN LOTS 7 AND 8, BLOCK 4, TARPON RIVER PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND WITHIN SECTION 10, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERLY MOST NORTHEAST CORNER OF LOT 7, BLOCK 4, TARPON RIVER PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE S.01°40'40"E., ALONG THE WEST RIGHT-OF-WAY LINE OF S.E. 3RD AVENUE AND EAST LINE OF SAID BLOCK 4, AS SHOWN ON SAID PLAT, A DISTANCE OF 4.97 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S.01°40'40"E., A DISTANCE OF 19.15 FEET TO THE NORTHERLY CORNER OF ADDITIONAL RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 2166, PAGE 221, OF SAID PUBLIC RECORDS, AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 1079.98 FEET, AND A RADIAL BEARING OF N.86°10'11"W. AT SAID INTERSECTION; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°08'47", A DISTANCE OF 40.46 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 1159.98 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°25'30", A DISTANCE OF 69.34 FEET TO A NON-TANGENT INTERSECTION; THENCE S.37°54'43"W., A DISTANCE OF 4.18 FEET; THENCE N.05°09'47"W., A DISTANCE OF 23.44 FEET; THENCE N.02°50'53"E., A DISTANCE OF 52.43 FEET; THENCE N.02°50'48"E., A DISTANCE OF 29.69 FEET; THENCE N.02°51'01"E., A DISTANCE OF 17.83 FEET; THENCE N.02°50'41"E., A DISTANCE OF 15.38 FEET; THENCE S.46°30'40"E., A DISTANCE OF 9.65 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 916.00 SQUARE FEET OR 0.021 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE ABOVE REFERENCED PLAT. THE SUBJECT PROPERTY WAS NOT ABSTRACTED FOR OTHER EASEMENTS, ROAD RESERVATIONS OR RIGHTS-OF-WAY OF RECORD BY GEOPOINT SURVEYING, INC.
3. BEARINGS ARE BASED ON THE CENTERLINE OF S.E. 9TH STREET, HAVING A BEARING OF N.88°39'20"E. PER PLAT BOOK 15, PAGE 44, BROWARD COUNTY RECORDS.
4. ALL DOCUMENTS REFERENCED HEREIN ARE FOUND OR REFERENCED THEMSELVES TO THE PUBLIC RECORDS OF BROWARD COUNTY PUBLIC RECORDS.
5. NOT VALID WITHOUT THE DIGITAL SIGNATURE AND / OR THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

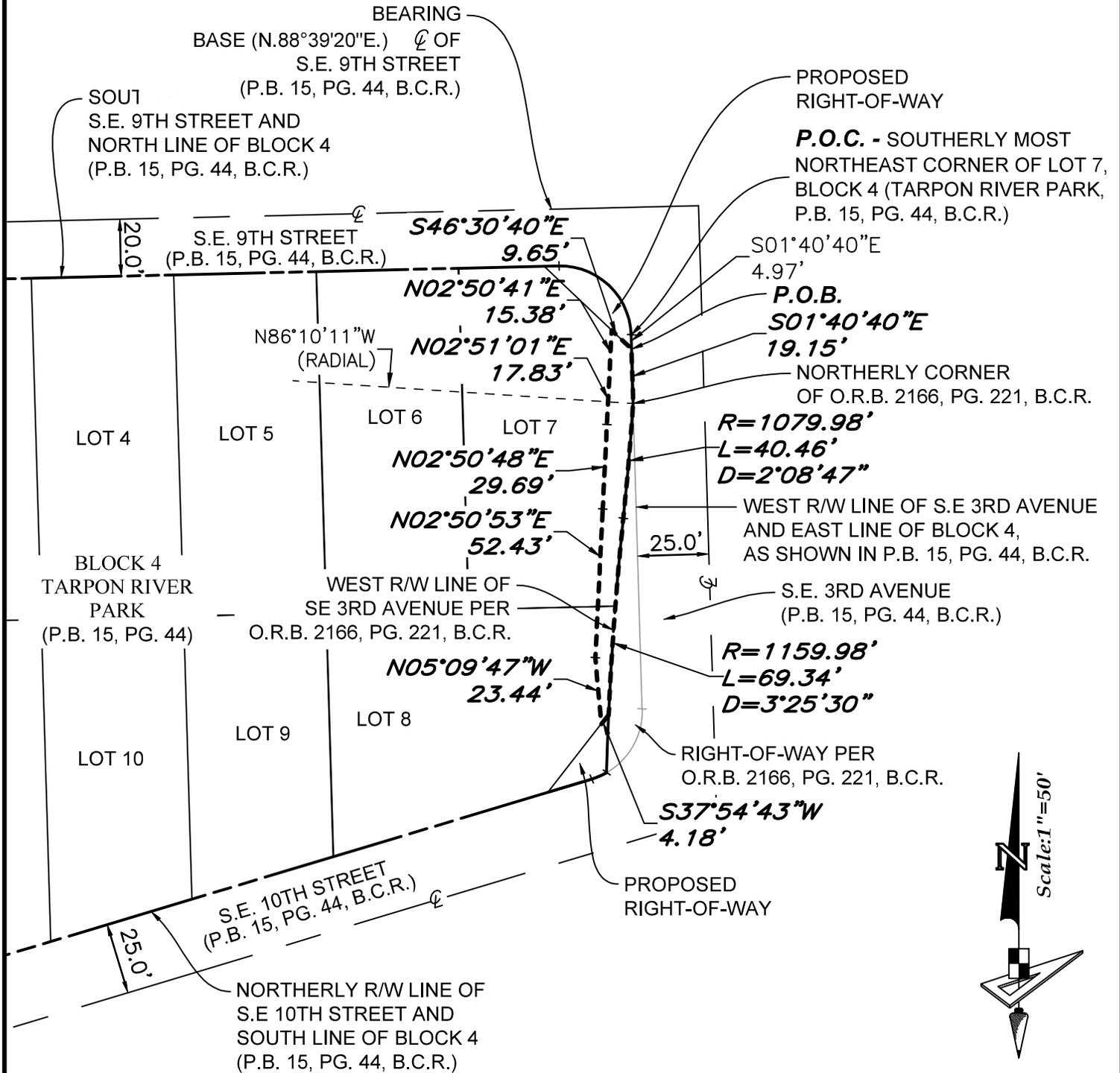
LEGEND

- P.O.C. -- POINT OF COMMENCEMENT R/W -- RIGHT-OF-WAY
- P.O.B. -- POINT OF BEGINNING CL -- CENTER LINE ROAD
- P.B. -- PLAT BOOK R -- RADIUS
- PG./PG(s) -- PAGE(S) L -- ARC LENGTH
- O.R.B. -- OFFICIAL RECORDS BOOK D -- DELTA (CENTRAL ANGLE)
- B.C.R. -- BROWARD COUNTY RECORDS

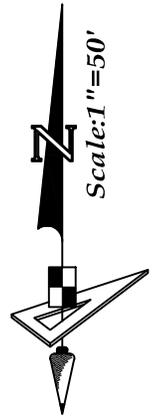
**SIDEWALK EASEMENT
SKETCH AND DESCRIPTION**

REVISIONS				Prepared For: FLYNN ENGINEERING	
No.	Date	Description	Dwn.	Last Date of Field Survey: N/A	
1	5-27-21	Address County Comments	SWM	SURVEYOR'S CERTIFICATE This certifies that this Sketch and Description was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.  Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828	
2	6/10/21	Address County Comments	GAR		
3	9/8/21	Address County Comments	SAB		
4	10/11/21	ORB 2166	GAR		
Sheet No. 01 of 02 Sheets				 GeoPoint Surveying, Inc. 4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com Licensed Business Number LB 7768	
NOT VALID WITHOUT THE DIGITAL SIGNATURE AND / OR THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER				Drawn: SWM Date: 05/05/21 Data File: ~~~~~ Check: GAR P.C.: N/A Field Book: ~~/~ Section: 10 Twn. 50S Rng. 42E Job #: SoFLO_SW Ease	

DWM NAME: W:\SO FLO PHYSICAL THERAPY & SPORT REHAB\SURVEY\SO FLO-SW EASE.DWG PLOTTED BY: GARY RAGER ON: 10/11/2021 2:51 PM LAST SAVED BY: SBAHR ON: 9/8/2021 4:24 PM



**SIDEWALK EASEMENT
SKETCH AND DESCRIPTION**



REVISIONS			
No.	Date	Description	Dwn.
1	5-27-21	Address County Comments	SWM
2	6/10/21	Address County Comments	GAR
3	9/8/21	Address County Comments	SAB

Prepared For: FLYNN ENGINEERING
Last Date of Field Survey: N/A



GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd. Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: SWM	Date: 05/05/21	Data File: ~~~~~
Check: GAR	P.C.: N/A	Field Book: ~~/~
Section: 10 Twn. 50S Rng. 42E		Job #: SoFLO_SW Ease

DWG NAME: W:\SOFLO PHYSICAL THERAPY & SPORT REHAB\SURVEY\SO FLO-SW EASE.DWG PLOTTED BY: GARY RAGER ON: 10/11/2021 2:51 PM LAST SAVED BY: SBAHR ON: 9/8/2021 4:24 PM