

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

This Instrument prepared by:
Nectaria M. Chakas, Esq.
LOCHRIE & CHAKAS, P.A.
1401 E. Broward Boulevard, Suite 303
Fort Lauderdale, FL 33301

Folio Numbers:
5042 10 33 0220
5042 10 33 0280

ROAD EASEMENT

This Easement is given this 14 day of July, 2020 by **212 Second Ave LLC, a Delaware limited liability company (f/k/a 212 Partners LLC, a Florida limited liability company)** ("Grantor"), whose principal address is, **235 Montgomery Street, 16th Floor, San Francisco, CA 94104**, 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. 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.
5. 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.
6. 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.
7. 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 Easement on the respective date under its signature and certifies that he/she has the authority to execute this Easement.

FIRST PARTY:

Witnesses:

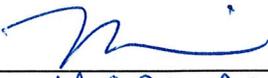


(Signature)

Print name: Brian Carey

212 Second Ave LLC, a Delaware limited liability company (f/k/a 212 Partners, LLC a Florida limited liability company)


(Signature)
Print Name: Sarah E. Campos

By: 
Name: Margaret A. Spriggs
Title: Vice President

ACKNOWLEDGMENT

STATE OF Wyoming
COUNTY OF Teton

The foregoing Instrument was acknowledged before me, by means of (check one):
 physical presence or online notarization, this 14th day of July,
2020, by Margaret A. Spriggs the vice president of 212 Second Ave LLC a Delaware limited liability company who is (check one): personally known to me or who has produced CA driver license as identification.

Notary Public: 
Signature: _____
Print Name: Shelter Wein

State of Wyoming
My Commission Expires: APR 10, 2023
Commission Number: N/A.

(Notary Seal)

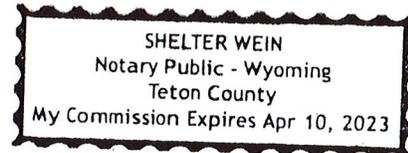


EXHIBIT A

See attached sketch and legal description

SKETCH & DESCRIPTION
ROAD EASEMENT

A PORTION OF LOTS 31, 33, 35, 37 AND 39
(P.B. 1, PG. 37, D.C.R.)

CITY OF FORT LAUDERDALE

LAND DESCRIPTION:

A portion of Lots 31, 33, 35, 37 and 39, EVA A. OLIVER SUBDIVISION, BLOCK 28, according to the Plat thereof as recorded in Plat Book 1, Page 37, of the Public Records of Miami-Dade County, Florida, being described as follows:

Commence at the northeast corner of said Lot 39; thence S88°00'07"W along the north line of said Lot 39, a distance of 49.96 feet; thence S01°59'53"E, 5.00 feet to the **Point Of Beginning**; thence N88°00'07"E, along a line 5.00 feet south and parallel with the north line of said Lot 39, a distance of 31.11 feet to a point on the arc of a curve, (radial bearing to said point bears N46°01'29"E) concave to the southwest, having a radius of 15.00 feet and a central angle of 41°51'12"; thence southerly along said curve an arc distance of 10.96 feet to a point of tangency; thence S02°07'20"E along a line 15.00 feet west and parallel with the east line of said Lots 31, 33, 35, 37 and 39, a distance of 231.53 feet to the north line of south 3.47 feet of Lot 31 as recorded in Official Records Book 7549, Page 294 of the Public Records of Miami-Dade County, Florida; thence S88°00'07"W along the said north line of the south 3.47 feet of Lot 31, a distance of 5.00 feet; thence N02°07'20"W along a line 20.00 feet west and parallel with the east line of said Lots 31, 33, 35, 37 and 39, a distance of 211.59 feet; thence N47°03'36"W, 42.38 feet to the **Point Of Beginning**.

Said lands lying in the City of Fort Lauderdale, Broward County Florida and containing 1,644 square feet, more or less.

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the north line of Lot 39 having a bearing of S88°00'07"W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; Δ = Central Angle; D.B. = Deed Book; D.C.R. = Dade County Records; L = Arc Length; L.B. = Licensed Business; P = Per Plat; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; R = Radius.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 10/27/20



MICHAEL D. AVIOM, P.L.S.
Florida Registration No. 3268
AVIOM & ASSOCIATES, INC.
L.B. No. 3300

**NOT VALID WITHOUT
SHEETS 1 AND 2**

REVISIONS

REVISED PER COMMENTS	W.R.E.	07/06/2020
REVISED PER COMMENTS	W.R.E.	07/07/2020
REVISED PER COMMENTS	W.R.E.	07/10/2020
REVISED PER COMMENTS	W.R.E.	07/17/2020
REVISED PER COMMENTS	W.R.E.	07/22/2020
REVISED PER COMMENTS	W.R.E.	10/27/2020



AVIOM & ASSOCIATES, INC.
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIOMSURVEY.com

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JOB #:	10400-8 RW
SCALE:	1" = 40'
DATE:	01/09/2019
BY:	W.R.E.
CHECKED:	M.D.A.
F.B.	-- PG. --
SHEET:	1 OF 2

**SKETCH & DESCRIPTION
ROAD EASEMENT**

A PORTION OF LOTS 31, 33, 35, 37 AND 39
(P.B. 1, PG. 37, D.C.R.)
CITY OF FORT LAUDERDALE

S.E. 2ND STREET

N 3RD STREET (P)
NORTH LINE LOT 39
(P.B. 1/37, D.C.R.)
BEARING BASIS

N88°00'07"E
31.11'
S01°59'53"E
5.00'

N46°01'29"E
(RADIAL)
S88°00'07"W
49.96'

P.O.C.
NORTHEAST CORNER LOT 39
(P.B. 1/37, D.C.R.)

RIGHT-OF-WAY DEED
(O.R.B. 2476/590, B.C.R.)

R=15.00'
L=10.96'
Δ=41°51'12"

THE NORTH 5' OF LOT 39
(D.B. 286/459, B.C.R.)
(O.R.B. 1642/643, B.C.R.)

P.O.B.
5' SOUTH
AND PARALLEL

LOT 39 N47°03'36"W
42.38'

THE EAST 15' LOTS 35, 37 & 39
(O.R.B. 1642/643, B.C.R.)

EVA A. OLIVER
SUBDIVISION, BLOCK 28
(P.B. 1/37, D.C.R.)

LOT 37

15' WEST AND PARALLEL
1,644 SQUARE FEET

LOT 35

20' WEST AND PARALLEL

LOT 33

EAST LINE LOTS 31,
33, 35, 37 & 39
(P.B. 1/37, D.C.R.)

S.E. 3RD AVENUE
VALENTINE AVE (P)

15' ROAD RIGHT-OF-WAY
(O.R.B. 667/9-13, B.C.R.)

N02°07'20"W
S02°07'20"E

THE EAST 15' LOT 33
(O.R.B. 3373/130, B.C.R.)

LOT 31

SOUTH 3.47' OF LOT 31
(O.R.B. 7549/294, D.C.R.)

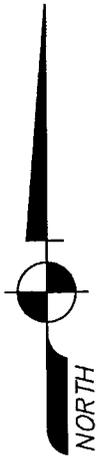
THE EAST 15' LOT 31
(O.R.B. 3167/425, B.C.R.)

S88°00'07"W
5.00'
NORTH LINE OF THE
SOUTH 3.47' OF LOT 31
LOT 29



GRAPHIC SCALE IN FEET
SCALE: 1" = 40'

**NOT VALID WITHOUT
SHEETS 1 AND 2**



REVISIONS

REVISED PER COMMENTS	W.R.E.	07/06/2020
REVISED PER COMMENTS	W.R.E.	07/07/2020
REVISED PER COMMENTS	W.R.E.	07/10/2020
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SCALE:	1" = 40'
DATE:	01/09/2019
BY:	W.R.E.
CHECKED:	M.D.A.
F.B. -- PG. --	
SHEET:	2 OF 2