

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

This Instrument prepared by:
Name: Central County Community Dev. Corp
Address: 560 NW 27 Ave., Ft. Laud 33311

and Approved as to form by:
Reno V. Pierre
Assistant County Attorney

Folio/Parcel ID #: 504205110180

ROAD EASEMENT

This Easement is given by **CENTRAL COUNTY COMMUNITY DEVELOPMENT CORPORATION**, a Florida not-for-profit corporation ("Grantor"), whose principal place of business is 560 N.W. 27TH AVENUE FORT LAUDERDALE, FLORIDA 33311 in favor of **BROWARD COUNTY**, a political subdivision of the State of Florida, ("Grantee"), whose address is Broward County 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 declare 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. This Easement 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, 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 shall be exclusively in such state courts, forsaking any other jurisdiction which either Party may claim by virtue of residency or other jurisdictional device.
8. Grantee, at its own expense, is required to record this fully executed Easement in its entirety in the Official Records of Broward County, Florida.

[SIGNATURES ON THE FOLLOWING PAGE(S)]

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

GRANTOR

WITNESSES:

Courtnee M. Biscardi
Signature

Courtnee M. Biscardi
(Print Name)
560 NW 27th Ave.
Fort Lauderdale, FL 33311
(insert address above)

[Signature]
Signature

Carlos A. Prada
(Print Name)
560 NW 27th Ave.
Ft. Lauderdale, FL 33311
(insert address above)

CENTRAL COUNTY COMMUNITY
DEVELOPMENT CORPORATION, a
Florida Not-for-profit corporation

By: Germaine S Baugh
Signature [of the officer or Manager of the
business that is authorized to sign]

Germaine S Baugh
Print Name
President/CEO + Chair
Title Insert the title of the officer that signed above

16 day of December, 20 25

(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 17th day of December, 2025, by Germaine Smith-Baugh, the President/CEO & Chair, on behalf of CENTRAL COUNTY COMMUNITY DEVELOPMENT CORPORATION, a Florida Not-for-profit corporation [✓] who is personally known to me or [] who has produced N/A - N/A as identification.

(Notary Seal)



Notary Public:

[Signature]
Signature

Ann-Marie Goldsmith
Print Name

State of insert State of Notary
My Commission Expires: 3-26-2027
Commission Number: HH 378639

EXHIBIT "A"

SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A PORTION OF LOT 15, HARRIS SUB FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

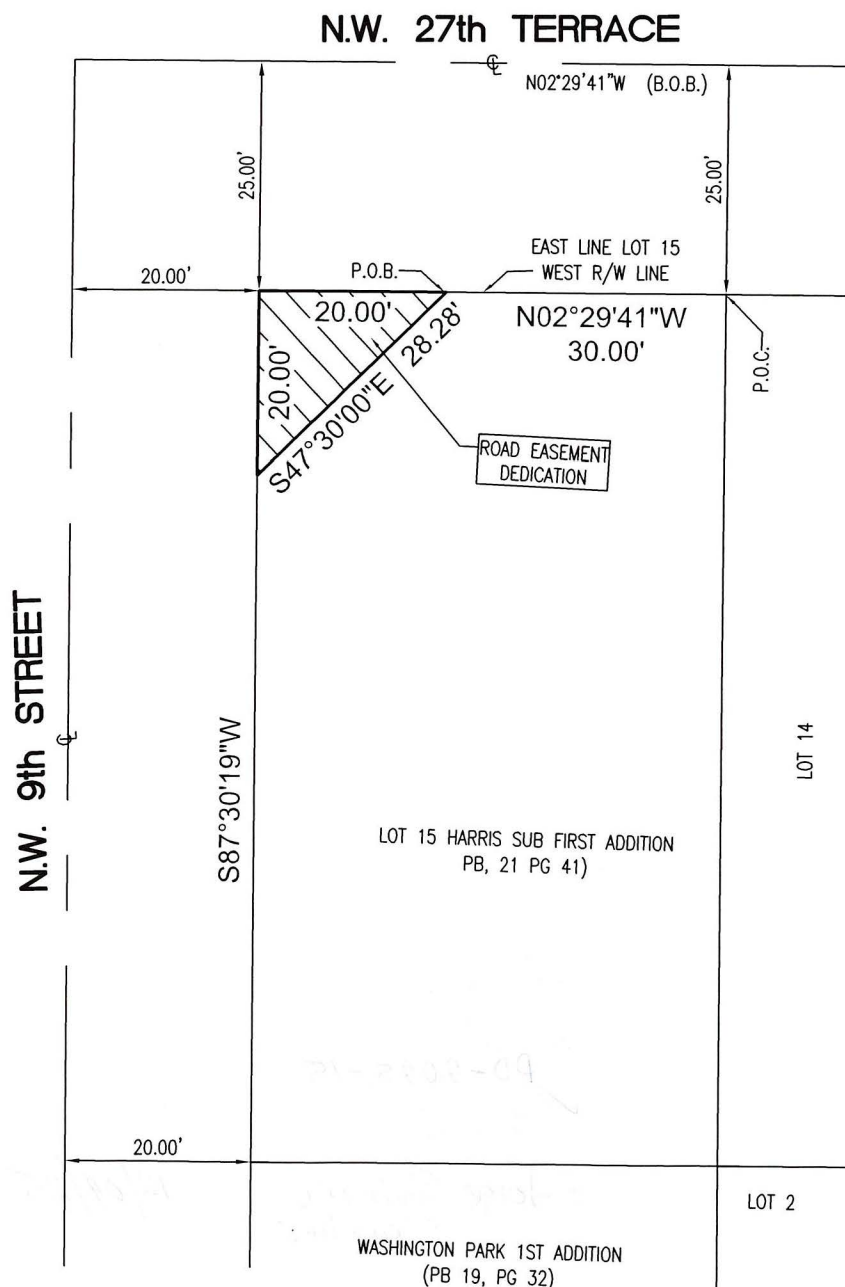
COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 15; THENCE RUN N 02°29'41" W, ALONG THE EAST LINE OF SAID LOT 15 (THE WEST RIGHT-OF-WAY LINE OF N.W. 27TH TERRACE), A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 02°29'41" W, A DISTANCE OF 20.00 FEET; THENCE RUN S 87°30'19" W, A DISTANCE OF 20 FEET; THENCE S 47°30'00"E, A DISTANCE OF 28.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 200 SQUARE FEET , MORE OR LESS.

SAID LANDS BEING SITUATED IN BROWARD COUNTY FLORIDA DEDICATED AS ROAD EASEMENT FOR PUBLIC STREET PURPOSES.

JOB No. 25-09873 CLIENT: CENTRAL COUNTY COMMUNITY DEVELOPMENT CORP
PROPERTY ADDRESS 873 NW 27 TERRACE, UNINCORPORATED FL 33311

DATE: 10/31/2025
THIS SKETCH IS NOT A SURVEY.



SCALE: 1" = 20'

LEGEND:

B.O.B = BASIS OF BEARING
C = CENTERLINE
P.B. = PLAT BOOK
P.O.B = POINT OF BEGINNING
P.O.C = POINT OF COMMENCE
P.G. = PAGE
R/W = RIGHT OF WAY

MAQ SERVICES, INC.

Professional Land Surveyors, Mapper
CERTIFICATE No.L.B. 8064
STATE OF FLORIDA
Main Line: (305) 901-1317
Fax: (305) 901-1323

Digitally signed by
Leonardo Maqueira
DN: c=US, st=Florida,
l=Hialeah,
serialNumber=AATL2
0241125376747,
o=MAQ SERVICES,
INC., cn=Leonardo
Maqueira,
email=MAQPROCESSI
NG@GMAIL.COM
Date: 2025.11.25
10:39:51 -05'00'

BY: _____
LEONARDO MAQUEIRA, P.S.M
CERTIFICATE No.L.S.-6992
STATE OF FLORIDA

"NOT VALID WITHOUT THE SIGNATURE, DATE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

Broward County Engineering Division
Right of Way Section
1 North University Drive, Suite 300B
Plantation, FL 33324-2038

- ☐ PD-2025-15
☒ Right of way approved - Public R/W
☐ Right of way approved - Private Road

By: Jorge Sobrino Date: 12/04/25
Sanchez