PROPOSED

RESOLUTION NO.

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

WHEREAS, Unity New Testament Church of God, Inc., a Florida not for profit corporation ("Grantor"), is the owner of certain property located in the City of Lauderdale Lakes, Florida ("Property"), which Property is more particularly described in the legal description and sketch made subject to the Easement Agreement, which is attached hereto and made a part hereof as Attachment 1;

WHEREAS, Broward County, Florida ("County"), requested from Grantor a nonexclusive and perpetual easement over, across, under, and through the Property for water mains, wastewater force mains, reclaimed water mains, and/or any other water and wastewater installations that may be required for purposes of providing water supply service for domestic, commercial, industrial, or other uses and for the collection of domestic, commercial, industrial, or other kinds of wastewater to and from the Property and other parcels of real property that may or may not abut and be contiguous to the Property ("Easement");

WHEREAS, Grantor is willing to grant such Easement to the County as provided in the Easement Agreement; and

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

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

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

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

Section 3. The Easement Agreement shall be properly recorded in the Official Records of Broward County, Florida.

Section 4. Severability.

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

Section 5. Effective Date.

This Resolution is effective upon adoption.

ADOPTED this day of , 2025. **PROPOSED**

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

By: */s/ Stacey-Ann M. Rowe* 01/07/2025
Stacey-Ann M. Rowe (date)
Senior Assistant County Attorney

By: */s/ Annika E. Ashton* 01/07/2025
Annika E. Ashton (date)
Deputy County Attorney

SMR/sr
Resolution Accepting Easement - Unity New Testament Church of God, Inc.
01/07/2025
iManage #1137379

Attachment 1

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

Prepared by:
George Serbanescu, PE, Const. Project Manager
Broward County Water and Wastewater Services
2555 West Copans Road
Pompano Beach, Florida 33069
and approved as to form by:
Stacey-Ann M. Rowe
Senior Assistant County Attorney

Folio Number: 494124110011

EASEMENT AGREEMENT

This Easement Agreement ("Easement Agreement") is made this 30th day of October, 2024 ("Effective Date"), by Unity New Testament Church of God, Inc., a Florida Not for Profit Corporation , ("Grantor") whose address is 4541 NW 36th ST, Lauderdale Lakes, Florida 33301 , 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. Grantee hereby assumes all risk of injury or harm as a result of the activities conducted by Grantee pursuant to this Easement and agrees to release Grantor from all liability, claims, demands, damages, costs, expenses, and causes of action due to death, injury, loss, or damage to Grantee or Grantee's agents.

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 Official 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 Official 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:

Signature

Auckland Burrell

Print Name of Witness

Address: 4541 NW 36 St
Lauderdale Lakes
33319

Witness #2:

Signature

Catherine A Donn

Print Name of Witness

Address: 3563 NW 53 ST
Fort Lauderdale, FL 33309

Unity New Testament Church of God, Inc.,
a Florida Not for Profit Corporation

By: Michael Coulson
Signature

Michael Coulson
Print Name

President
Title

30 day of October, 2024

Approved as to form by the
Office of the Broward County Attorney

By: Stacey-Ann M. Rowe Digitally signed by Stacey-Ann M. Rowe Date: 2025.01.03 16:58:17 -05'00'
Stacey-Ann M. Rowe
Senior Assistant County Attorney

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of [X] physical presence or [ ] online notarization, this 30th day of October, 2024, by Reverend Michael Coulson, the President, on behalf of Unity New Testament Church of God, Inc., a Florida Not for Profit Corporation, [X] who is personally known to me or [ ] who has produced _____ as identification.

Notary Public:

Signature
Print Name: Catherine A. Donn

State of Florida
My Commission Expires: 8/29/26
Commission Number: HH 297245

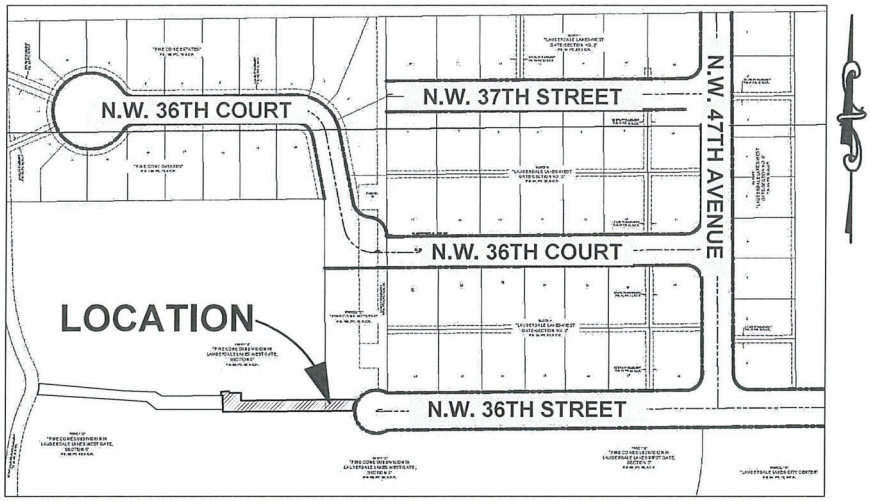
(Notary Seal)

NOTARY PUBLIC STATE OF FLORIDA

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

FOR: BROWARD COUNTY
WATER & WASTEWATER SERVICES

EXHIBIT A
SKETCH AND DESCRIPTION
UTILITY EASEMENT



LOCATION MAP
N.T.S.

NOTES:

1. *BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF PARCEL "C", "PINE CONE ESTATES" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 169, PAGE 76, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FROM WHICH LINE BEARS SOUTH 00°29'08" EAST.*
2. *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 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.*
3. *THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.*
4. *THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).*

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

MARK R. MINTER CERTIFICATE NO. 5785 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Digitally signed by Mark Ray Minter
Date: 2024.05.20 10:36:00 -04'00'

MARK RAY MINTER, PSM
PROFESSIONAL SURVEYOR AND MAPPER NO LS5785
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.

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2015\15-0038-123-01_UAZ 123\DRAWINGS\SKETCH_AND_DESC\UTILITY EASEMENTS\15-0038_UAZ-123_WS-1A

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

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) 2024

JOB NO.: 15–0038–123	SHEET 1 OF 3
DRAWN BY: MRM	F.B. N/A PG. N/A
CHECKED BY: RY	DATED: 4/20/24

EXHIBIT A
SKETCH AND DESCRIPTION
UTILITY EASEMENT

LEGAL DESCRIPTION:

PORTIONS OF TRACT "Z", "PINE-CONE SUBDIVISION IN LAUDERDALE LAKES WESTGATE, SECTION 5", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 30 AND PARCEL "C", "PINE CONE ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 169, PAGE 76, BOTH AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PORTIONS LYING IN SECTION 24, TOWNSHIP 49 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "C";

THENCE SOUTH 00°29'08" EAST, ALONG THE WEST LINE OF SAID PARCEL "C", A DISTANCE OF 205.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°30'52" EAST, A DISTANCE OF 57.47 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID PARCEL "C" AND WESTERLY RIGHT-OF-WAY LINE OF NORTHWEST 36TH STREET, SAID POINT ALSO BEING ON A NON-TANGENT CURVE HAVING A RADIUS OF 35.00 FEET, FROM WHICH THE RADIUS POINT BEARS NORTH 44°54'03" WEST THROUGH SAID POINT;

THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, LINES OF SAID RIGHT-OF-WAY AND SAID PARCEL "C", HAVING A CENTRAL ANGLE OF 45°35'05", AN ARC LENGTH OF 27.85 FEET TO A TANGENT LINE AND THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID PARCEL "C" AND THE MOST NORTHERLY NORTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 112179593 OF SAID PUBLIC RECORDS;

THENCE SOUTH 89°30'52" WEST ALONG THE SOUTH LINE OF SAID PARCEL "C" AND IT'S WESTERLY EXTENSION AND THE NORTH LINE OF SAID DESCRIBED LAND, A DISTANCE OF 292.54 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF THAT (35.00 FOOT WIDE) UTILITY EASEMENT AS RECORDED IN INSTRUMENT NO. 119381441 OF SAID PUBLIC RECORDS;

THENCE NORTH 00°32'29" WEST ALONG SAID EASTERLY LINE AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 36.89 FEET TO THE NORTHEAST CORNER OF SAID EASEMENT;

THENCE SOUTH 89°27'31" WEST, ALONG THE NORTH LINE OF SAID EASEMENT 4.02 FEET;

THENCE NORTH 00°29'08" WEST, A DISTANCE OF 8.62 FEET;

THENCE NORTH 89°30'52" EAST, A DISTANCE OF 18.85 FEET;

THENCE SOUTH 00°29'08" EAST, A DISTANCE OF 3.50 FEET;

THENCE NORTH 89°30'52" EAST, A DISTANCE OF 27.17 FEET;

THENCE SOUTH 00°29'08" EAST, A DISTANCE OF 17.00 FEET;

THENCE NORTH 89°30'52" EAST, A DISTANCE OF 203.60 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, BEING IN THE CITY OF LAUDERDALE LAKES, BROWARD COUNTY, FLORIDA AND CONTAINING 8,196 SQUARE FEET (0.188 ACRES), MORE OR LESS.

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2015\15-0038-123-01_UAZ 123\DRAWINGS\SKETCH_AND_DESC\UTILITY EASEMENTS\15-0038_UAZ-123_WS-1A.DWG

CRAVEN • THOMPSON & ASSOCIATES, INC.
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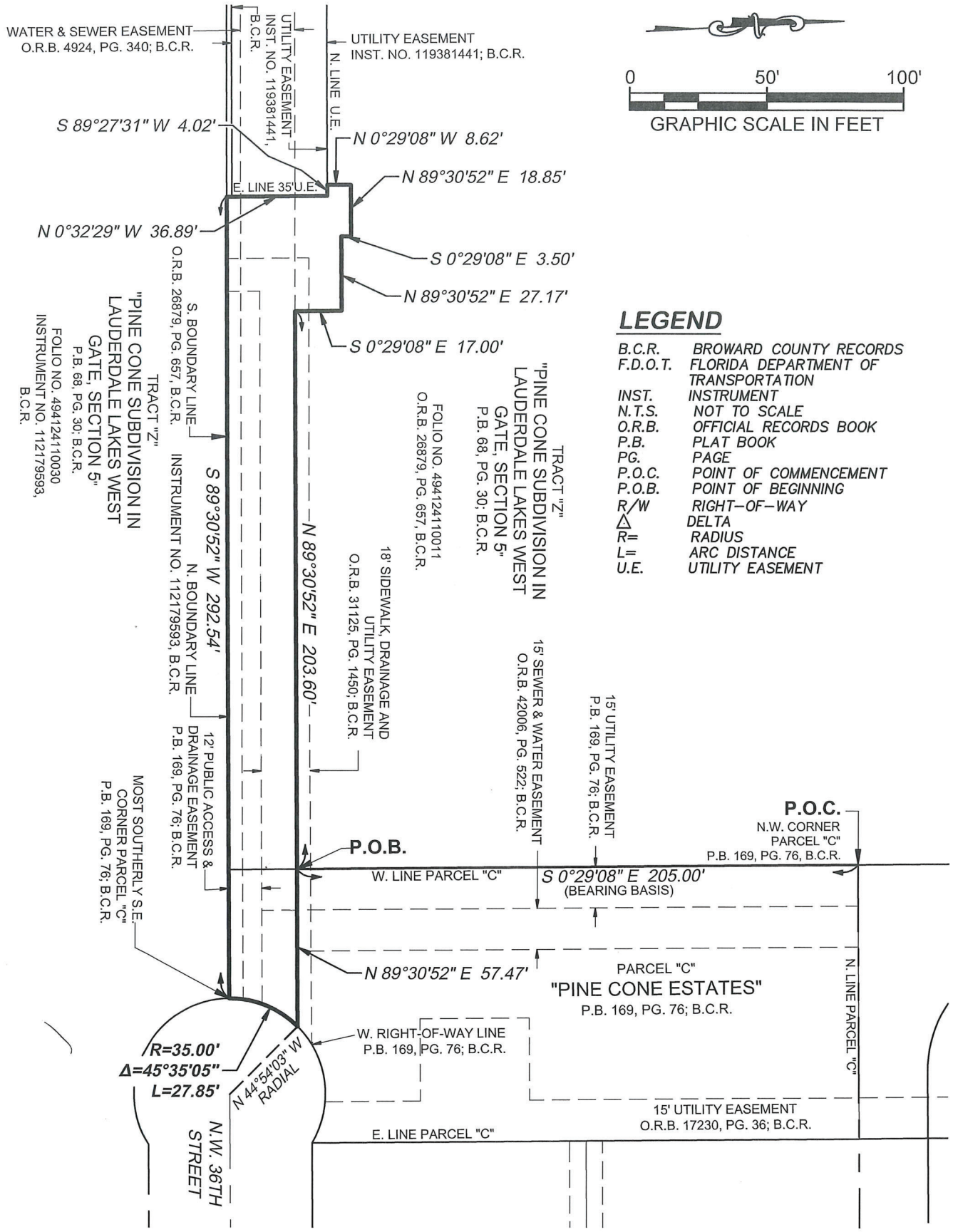
JOB NO.: 15-0038-123	SHEET 2 OF 3
DRAWN BY: MRM	F.B. N/A PG. N/A
CHECKED BY: RY	DATED: 4/20/24

EXHIBIT A
SKETCH AND DESCRIPTION
UTILITY EASEMENT



\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2015\15-0038-123-01_UAZ 123\DRAWINGS\SKETCH_AND_DESC\UTILITY EASEMENTS\15-0038_UAZ-123_WS-1A.DWG

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JOB NO.: 15-0038-123	SHEET 3 OF 3
DRAWN BY: MRM	F.B. N/A PG. N/A
CHECKED BY: RY	DATED: 4/20/24

Paramount Title Services, Inc.
12555 Orange Drive, Suite 216
Davie, Florida 33330

OPINION OF TITLE
(Search No.: 23-805-24-Update 2)

To: Broward County Board of County Commissioners

With the understanding that this Opinion of Title is furnished to the Broward County Board of County Commissioners, as an inducement for accepting a proposed easement located on the real property hereinafter described, it is hereby certified hereby certified that the following report reflects a comprehensive search of the Official Records affecting the real property covering a period from the beginning to 28th day of October 2024, at the hour of 11:00 p.m., inclusive, of the following described real property; and I recognize that the County is relying on this Opinion of Title with regard to accepting the easement:

Legal Description:

SEE EXHIBIT "A" ATTACHED

I am of the opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in:

Name(s) of all Owner(s) of Record:

Unity New Testament Church of God, Inc., a Florida not-for-profit corporation (O.R. Book 26879, Page 657)

NOTE: If any property owner is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the easement agreement.

Subject to the following:
Mortgage(s) of Record: **NONE**

NOTE: If any mortgage holder is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the easement agreement

Rev. Michael Ashely Coulson, President of Unity New Testament Church of God, Inc., a Florida not-for-profit corporation

List of easements and rights-of-way lying within the easement boundaries: **SEE ATTACHED**

I HEREBY CERTIFY that the aforementioned report reflects a comprehensive search of the Official Records of Broward County, Florida, affecting the above-described real property. I further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted, this 31st day of October 2024.

Eliana Leal
Signature
Eliana Leal, Esq.
Florida Bar No.: 55328
12555 Orange Drive, Suite 216
Davie, Florida 33330

Paramount Title Services, Inc.
12555 Orange Drive, Suite 216
Davie, Florida 33330

EXHIBIT "A"

LEGAL DESCRIPTION:

PORTIONS OF TRACT "Z", "PINE-CONE SUBDIVISION IN LAUDERDALE LAKES WESTGATE, SECTION 5", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 30 AND PARCEL "C", "PINE CONE ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 169, PAGE 76, BOTH AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PORTIONS LYING IN SECTION 24, TOWNSHIP 49 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, LINES OF SAID RIGHT-OF-WAY AND SAID PARCEL "C", HAVING A CENTRAL ANGLE OF 45°35'05", AN ARC LENGTH OF 27.85 FEET TO A TANGENT LINE AND THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID PARCEL "C" AND THE MOST NORTHERLY NORTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN INSTRUMENT NUMBER 112179593 OF SAID PUBLIC RECORDS;

THENCE SOUTH 89°30'52" WEST ALONG THE SOUTH LINE OF SAID PARCEL "C" AND IT'S WESTERLY EXTENSION AND THE NORTH LINE OF SAID DESCRIBED LAND, A DISTANCE OF 292.54 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF THAT (35.00 FOOT WIDE) UTILITY EASEMENT AS RECORDED IN INSTRUMENT NO. 119381441 OF SAID PUBLIC RECORDS;

THENCE NORTH 00°32'29" WEST ALONG SAID EASTERLY LINE AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 36.89 FEET TO THE NORTHEAST CORNER OF SAID EASEMENT;

THENCE SOUTH 89°27'31" WEST, ALONG THE NORTH LINE OF SAID EASEMENT 4.02 FEET;

THENCE NORTH 00°29'08" WEST, A DISTANCE OF 8.62 FEET;

THENCE NORTH 89°30'52" EAST, A DISTANCE OF 18.85 FEET;

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Paramount Title Services, Inc.
12555 Orange Drive, Suite 216
Davie, Florida 33330

List of easements and rights-of-way lying within the easement boundaries:

1. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF **Lauderdale Lakes – West Gate – Section 1,** Plat Book 52, Page 30, Public Records Broward County, Florida.

2. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF **Lauderdale Lakes – West Gate – Section 5,** Plat Book 54, Page 32, Public Records Broward County, Florida.

3. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF **Pine-Cone Subdivision,** Plat Book 68, Page 30, Public Records Broward County, Florida.

4. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF **Pine Cone Estates,** Plat Book 169, Page 76, Public Records Broward County, Florida.

5. **EASEMENT:** Lauderdale Lakes Construction Company TO Broward County Utilities Department, dated June 29, 1972, filed July 13, 1972 in O.R. Book 4924, Page 340.

6. **EASEMENT:** Broward County, through its Board of County Commissioners TO Florida Power & Light Company, dated May 15, 1979, filed June 11, 1979 in O.R. Book 8262, Page 637.

7. **GRANT OF SIDEWALK, DRAINAGE AND UTILITY EASEMENT:** Unity New Testament Church of God, Inc. TO City of Lauderdale Lakes, a Florida municipal corporation, dated December 18, 2000, filed December 21, 2000 in O.R. Book 31125, Page 1450.

8. **DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS FOR PINE CONE ESTATES HOMEOWNER'S ASSOCIATION:** Pine Cone Estates HOA, a Florida corporation TO the Public, dated March 31, 2005, filed April 11, 2005 in O.R. Book 39407, Page 1729.

9. **EASEMENT:** Sillato Properties Inc d/b/a S & S Projects TO Broward County, a political subdivision of the State of Florida, dated May 5, 2006, filed May 11, 2006 in O.R. Book 42006, Page 522.

10. **FIRST AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS FOR PINE CONE ESTATES HOMEOWNER'S ASSOCIATION:** Sillato Properties Inc., a Florida corporation d/b/a S & S Projects and joined by Pine Cone Estates Homeowner's Association, Inc., a Florida not-for-profit corporation, dated April 27, 2010, filed May 4, 2010 in O.R. Book 47057, Page 490.

Paramount Title Services, Inc.
12555 Orange Drive, Suite 216
Davie, Florida 33330

11. **INDEMNIFICATION AGREEMENT (Encroachment):** Unity New Testament Church of God, Inc. AND Broward County, a political subdivision of the State of Florida, dated June 14, 2010, filed September 9, 2010 in O.R. Book 47364, Page 1157.

12. **RESOLUTION (#2024-042):** Board of County Commissioners of Broward County, Florida TO the Public, dated February 6, 2024, filed February 8, 2024, under Instrument No. 119381441.

Unity New Testament Church of God, Inc.

February 9, 2023

1:1,200
0 55 110 220 ft
0 15 30 60 m

Property ID: 494124110011

Flight Date : Jan. 14 to Jan. 29, 2022 Broward County Property Appraiser