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

This Instrument prepared by:
Name: Enrica Piva
Address: 12477 NW 44th St.
Coral Springs, FL 33065
and Approved as to form by:
Reno V. Pierre
Assistant County Attorney

Folio/Parcel ID #: 4841-1801-0010

ROAD EASEMENT

This Easement is given by Decoral Properties, LLC**,** a Florida limited liability Company ("Grantor"), whose principal place of business is 12477 NW 44th Street, Coral Springs, FL 33065, 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

DECORAL PROPERTIES, LLC
a Florida limited liability company

Witness #1:

Signature

Francesca Mella

Print Name of Witness

By: _____
Enrico Piva, Manager

21st day of September, 2023.

Witness #2

Sarah Correa

Signature

Sarah Correa

Print Name of Witness

(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 21st day of September, 2023, by Enrico Piva, the Manager on behalf of Decoral Properties, LLC, a Florida limited liability company [ ] who is personally known to me or [✓] who has produced Driver license as identification.

(Notary Seal)

CARLOS DERMGERD
Notary Public - State of Florida
Commission # HH 316973
My Comm. Expires Sep 27, 2026
Bonded through National Notary Assn.

Notary Public:

Signature

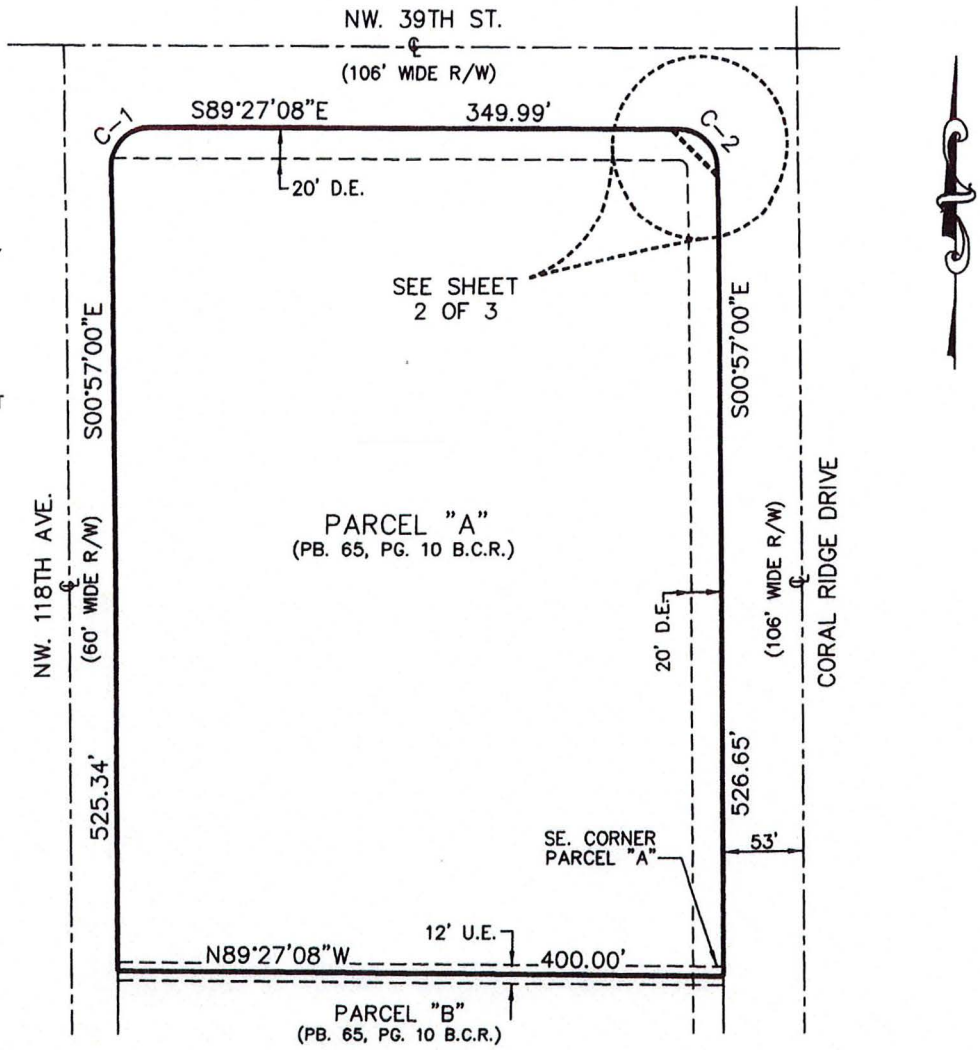
CARLOS DERMGERD

Print Name

State of Florida
My Commission Expires: Sep. 27, 2026
Commission Number: HH316973

Exhibit A

SKETCH AND DESCRIPTION
FOR A 30' CORNER CHORD EASEMENT



LEGEND:
PB. = PLATBOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
ORB. = OFFICIAL RECORD BOOK
B.C.R. = BROWARD COUNTY RECORDS
U.E. = UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
D.E. = DRAINAGE EASEMENT
℄ = CENTERLINE
D = CENTRAL ANGLE
R = RADIUS
L = ARC LENGTH

CURVE TABLE

C-1
D=91°29'52"
R=25.00'
L=39.92'

C-2
D=88°30'08"
R=25.00'
L=38.62'

NOTES:
1. THIS IS A SKETCH AND DESCRIPTION AND NOT A MAP OF BOUNDARY SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.
3. BEARINGS SHOWN HEREON ARE PER GREATER CORAL SPRINGS RESEARCH AND DEVELOPMENT PARK (PB. 65, PG. 10 B.C.R.).
4. EASEMENTS SHOWN HEREON ARE PER GREATER CORAL SPRINGS RESEARCH AND DEVELOPMENT PARK (PB. 65, PG. 10 B.C.R.) UNLESS NOTED OTHERWISE.

SHEET 1 OF 3

CERTIFICATION:

I HEREBY CERTIFY THAT THE ABOVE SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS WITH THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS AMENDED.

DATED: 8/30/22

PAUL E. BREWER
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3240

NOTE:

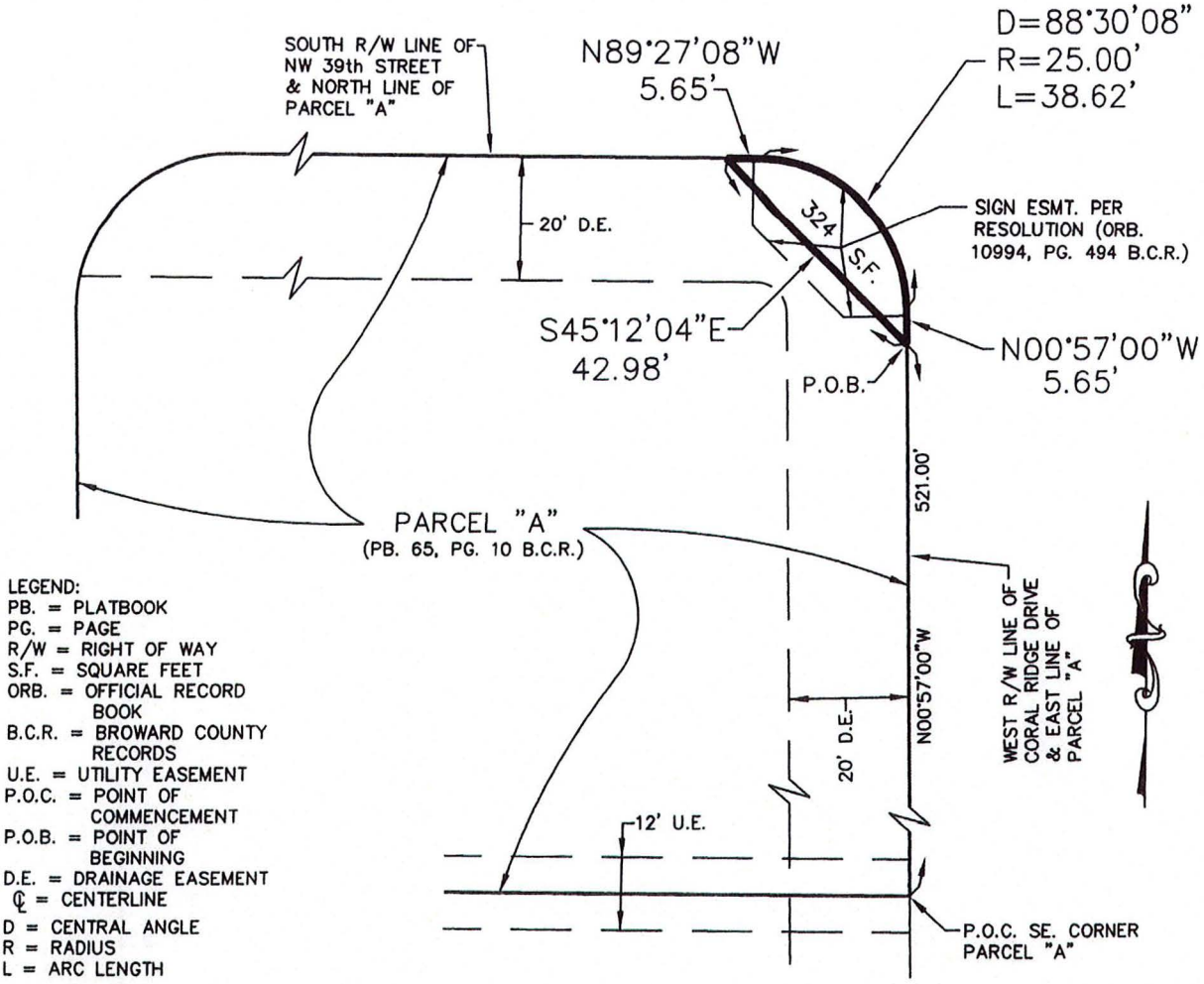
THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD

PAUL E. BREWER
& ASSOCIATES, INC.
12321 N. W. 35th Street
Coral Springs, FL 33065
PH.: (954) 753-5210
brewerin@bellsouth.net

SCALE: 1" = 120'
FB/PG: FILE
DRAWN BY: W.D.K.
CKD. BY: AFF
JOB NO: 20-74-COR. CHORD

REVISIONS	DATE	BY	CKD	FB/PG
REVISE PER CITY COMMENTS	2/20/23	AFF	PEB	N/A

SKETCH AND DESCRIPTION
FOR A 30' CORNER CHORD EASEMENT



LEGEND:
PB. = PLATBOOK
PG. = PAGE
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
ORB. = OFFICIAL RECORD BOOK
B.C.R. = BROWARD COUNTY RECORDS
U.E. = UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
D.E. = DRAINAGE EASEMENT
℄ = CENTERLINE
D = CENTRAL ANGLE
R = RADIUS
L = ARC LENGTH

NOTES:
1. THIS IS A SKETCH AND DESCRIPTION AND NOT A MAP OF BOUNDARY SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.
3. BEARINGS SHOWN HEREON ARE PER GREATER CORAL SPRINGS RESEARCH AND DEVELOPMENT PARK (PB. 65, PG. 10 B.C.R.).
4. EASEMENTS SHOWN HEREON ARE PER GREATER CORAL SPRINGS RESEARCH AND DEVELOPMENT PARK (PB. 65, PG. 10 B.C.R.) UNLESS NOTED OTHERWISE.

NOTE:

THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER 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 RIGHTS OF WAY AND OR EASEMENTS OF RECORD

PAUL E. BREWER
& ASSOCIATES, INC.
12321 N. W. 35th Street
Coral Springs, FL 33065
PH.: (954) 753-5210
brewerin@bellsouth.net

SCALE:	1" = 30'
FB/PG:	FILE
DRAWN BY:	W.D.K.
CKD. BY:	AFF
JOB NO:	20-74-COR. CHORD

REVISIONS	DATE	BY	CKD	FB/PG
REVISE PER CITY COMMENTS	2/20/23	AFF	PEB	N/A

SKETCH AND DESCRIPTION
FOR A 30' CORNER CHORD EASEMENT

DESCRIPTION:

A PORTION OF PARCEL "A", GREATER CORAL SPRINGS RESEARCH & DEVELOPMENT PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A";
THENCE NORTH 00°57'00" WEST, ALONG THE EAST LINE OF SAID PARCEL "A" AND ALSO ALONG THE WEST RIGHT OF WAY LINE OF CORAL RIDGE DRIVE AS SHOWN ON SAID GREATER CORAL SPRINGS RESEARCH & DEVELOPMENT PARK, A DISTANCE OF 521.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 00°57'00" WEST, ALONG SAID EAST LINE OF PARCEL "A" AND ALONG SAID WEST RIGHT OF WAY LINE OF CORAL RIDGE DRIVE, A DISTANCE OF 5.65 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST;
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 88°30'08", AN ARC DISTANCE OF 38.62 FEET TO THE NORTH LINE OF THE AFORESAID PARCEL "A" AND THE SOUTH RIGHT OF WAY LINE OF NORTHWEST 39th STREET AS SHOWN ON THE AFORESAID GREATER CORAL SPRINGS RESEARCH & DEVELOPMENT PARK;
THENCE NORTH 89°27'08" WEST, ALONG SAID NORTH LINE OF PARCEL "A" AND ALONG SAID SOUTH RIGHT OF WAY LINE OF NORTHWEST 39th STREET, A DISTANCE OF 5.65 FEET;
THENCE SOUTH 45°12'04" EAST, A DISTANCE OF 42.98 FEET TO THE POINT OF BEGINNING.

SAID PORTION OF PARCEL "A" SITUATE, LYING AND BEING IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA, CONTAINING 324 SQUARE FEET MORE OR LESS.

SHEET 3 OF 3

NOTE:

THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER 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 RIGHTS OF WAY AND OR EASEMENTS OF RECORD

PEB
PAUL E. BREWER
& ASSOCIATES, INC.
12321 N. W. 35th Street
Coral Springs, FL 33065
PH.: (954) 753-5210
brewerin@bellsouth.net

SCALE:	N/A
FB/PG:	FILE
DRAWN BY:	W.D.K.
CKD. BY:	AFF
JOB NO:	20-74-COR. CHORD

REVISIONS	DATE	BY	CKD	FB/PG
REVISE PER CITY COMMENTS	2/20/23	AFF	PEB	N/A

Broward County Engineering Division
Right of Way Section
1 North University Drive, Suite 3008
Plantation, Fl. 33324-2038
☑ DN-2022-05
☒ Right of way approved - Public R/W
☐ Right of way approved - Private Road
By: Jorge Sobrino Sanchez Date: 02/24/23