

PREPARED BY AND RETURN TO:

Andrew J. Schein, Esq.
Lochrie & Chakas, P.A.
699 N. Federal Highway, Suite 400
Fort Lauderdale, FL 33304

Folio No: 494234076250



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PUBLIC SIDEWALK EASEMENT

THIS INDENTURE, made this ____ of _____, 2025, by and between:

Broward County, a political subdivision of the State of Florida, whose principal address is Broward County Government Center, 115 S. Andrews Avenue, Fort Lauderdale, FL 33301, hereinafter “Grantor”,

In Favor of

CITY OF FORT LAUDERDALE, a municipal corporation existing under the laws of the State of Florida, whose Post Office is 101 Northeast 3rd Avenue, Suite 2100, Fort Lauderdale, FL 33301, hereinafter the “Grantee”, its successors and assigns.

WITNESSETH:

That said Grantor(s), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold unto the said Grantee, its successors and assigns an non-exclusive easement for sidewalk infrastructure and for pedestrian and other modes of travel as permitted by state and city laws, ordinances, rules and regulations, as amended, for ingress and egress and the right to access and install, inspect, test, maintain, repair, relocate, rehabilitate and replace such sidewalk infrastructure from time to time within the Easement Area, and all other public purposes related thereto, as Grantee may deem necessary over, along, through, in, above, within and under the "Easement Area", with Grantor(s), its successors and assigns, retaining responsibility for repairing and replacing the public sidewalk within the Easement Area as required under Grantee laws, rules, regulations and ordinances, as amended, said Easement Area lying and being in Fort Lauderdale, Broward County, Florida, more particularly described as follows:

SKETCH & LEGAL DESCRIPTION

EXHIBIT “A”

(hereinafter, the “Easement Area”)

Grantor(s) hereby covenants with said Grantee that said Grantor(s) is lawfully seized of fee simple title to the Easement Area and that Grantor(s) hereby fully warrants and defends the title to this Easement Area hereby granted and conveyed against the lawful claims of all persons whomsoever. Grantor(s) shall not make any improvements within the Easement Area which will

conflict or interfere with the Easement granted herein. Grantee shall, at its sole cost and expense, promptly restore the Easement Area and any adjacent portions of the property burdened by this Easement disturbed by Grantee's activities to substantially the same condition as existed immediately prior to such activities, including restoration of landscaping, pavement, and other improvements. Such restoration shall be performed in a good and workmanlike manner to the reasonable satisfaction of Grantor.

*(“Grantor” and “Grantee” are used for singular or plural, as context requires.)

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns forever.

IN WITNESSES WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

WITNESSES:

(Witness 1 Signature)

Print Name: _____

Address: _____

(Witness 2 Signature)

Print Name: _____

Address: _____

STATE OF FLORIDA
COUNTY OF BROWARD

GRANTOR:

BROWARD COUNTY BOARD OF
COUNTY COMMISSIONERS

By: _____

Printed name: _____

Title: _____

ATTEST:

By: _____
Broward County Administrator, as
ex officio Clerk of the Broward County
Board of County Commissioners

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this ____ day of _____, 20__, by _____, the Broward County Mayor, on behalf of Broward County, a political subdivision of the State of Florida [] who is personally known to me or [] who has produced _____ as identification.

Approved as to Form and Correctness:

D'Wayne M. Spence, Interim City Attorney

Shaun N. Amarnani, Esq., Asst. City Attorney
Fort Lauderdale

Notary Public, State of Florida
(Signature of Notary taking Acknowledgement)

Name of Notary Typed, Printed or Stamped

My Commission Expires: _____

Commission Number: _____

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A PARCEL OF LAND, LYING OVER AND ACROSS A PORTION OF LOTS 23 THRU 26 OF "SUPPLEMENTAL PLAT OF BLOCK 319, TOWN OF PROGRESSO", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 125, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS BEING IN BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE INTERSECTION OF NE 6TH STREET AND NORTH ANDREWS AVENUE; THENCE RUN N87°48'59"E ALONG SAID CENTERLINE OF NE 6TH STREET FOR A DISTANCE OF 74.00 FEET; THENCE DEPARTING FROM SAID CENTERLINE AT 90 DEGREE ANGLE WITH A BEARING OF N02°11'01"W FOR A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH LINE OF THE RIGHT OF WAY EASEMENT RECORDED IN OFFICIAL RECORD BOOK 45823, PAGE 477 OF BROWARD COUNTY, ALSO BEING THE POINT OF BEGINNING; THENCE RUN N47°11'01"W FOR A DISTANCE OF 9.91 FEET TO A POINT ON THE EXISTING BACK OF SIDEWALK, (THE FOLLOWING TWO (2) COURSES BEING COINCIDENT WITH THE EXISTING BACK OF SIDEWALK); THENCE RUN N87°55'39"E FOR A DISTANCE OF 124.53 FEET; THENCE RUN S78°01'45"E FOR A DISTANCE OF 27.68 FEET TO A POINT ON THE NORTH LINE OF SAID RIGHT OF WAY EASEMENT; THENCE RUN S87°48'59"W ALONG PREVIOUSLY DESCRIBED LINE FOR A DISTANCE OF 144.36 FEET TO THE POINT OF BEGINNING.

M.D. U.F.

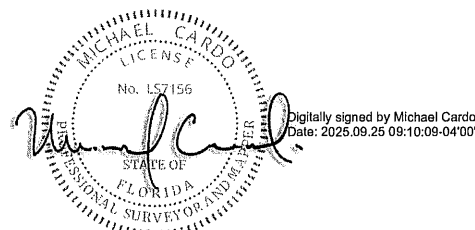
SAID LAND CONTAINING 924 SQUARE FEET OR 0.02 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- THIS IS NOT A BOUNDARY SURVEY.
- BEARINGS ARE BASED AN ASSUMED MERIDIAN WHEREBY THE CENTERLINE OF NORTH ANDREWS AVENUE , BEARS S 02°11'01" E.
- THIS SKETCH OF LEGAL DESCRIPTION CONSISTS OF 3 SHEETS; NEITHER IS FULL AND COMPLETE WITHOUT THE OTHER.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY RESPONSIBLE CHARGE ON AUGUST 11TH, 2025, LATEST REVISED SEPTEMBER 24TH, 2025 AND MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULES 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.



Digitally signed by Michael Cardo
Date: 2025.09.25 09:10:09-04'00'

MICHAEL CARDO

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 7156

THIS DESCRIPTION AND SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.



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REV	DATE	DRAWN BY	DESCRIPTION
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-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

LEGAL DESCRIPTION
FOR
SIDEWALK EASEMENT
GALLERY AT FLAGLER
A PORTION OF
LOTS 22, 23 AND 26
BLOCK 319
PLAT BOOK 1 PAGE 125
FORT LAUDERDALE
BROWARD COUNTY, FLORIDA

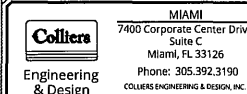


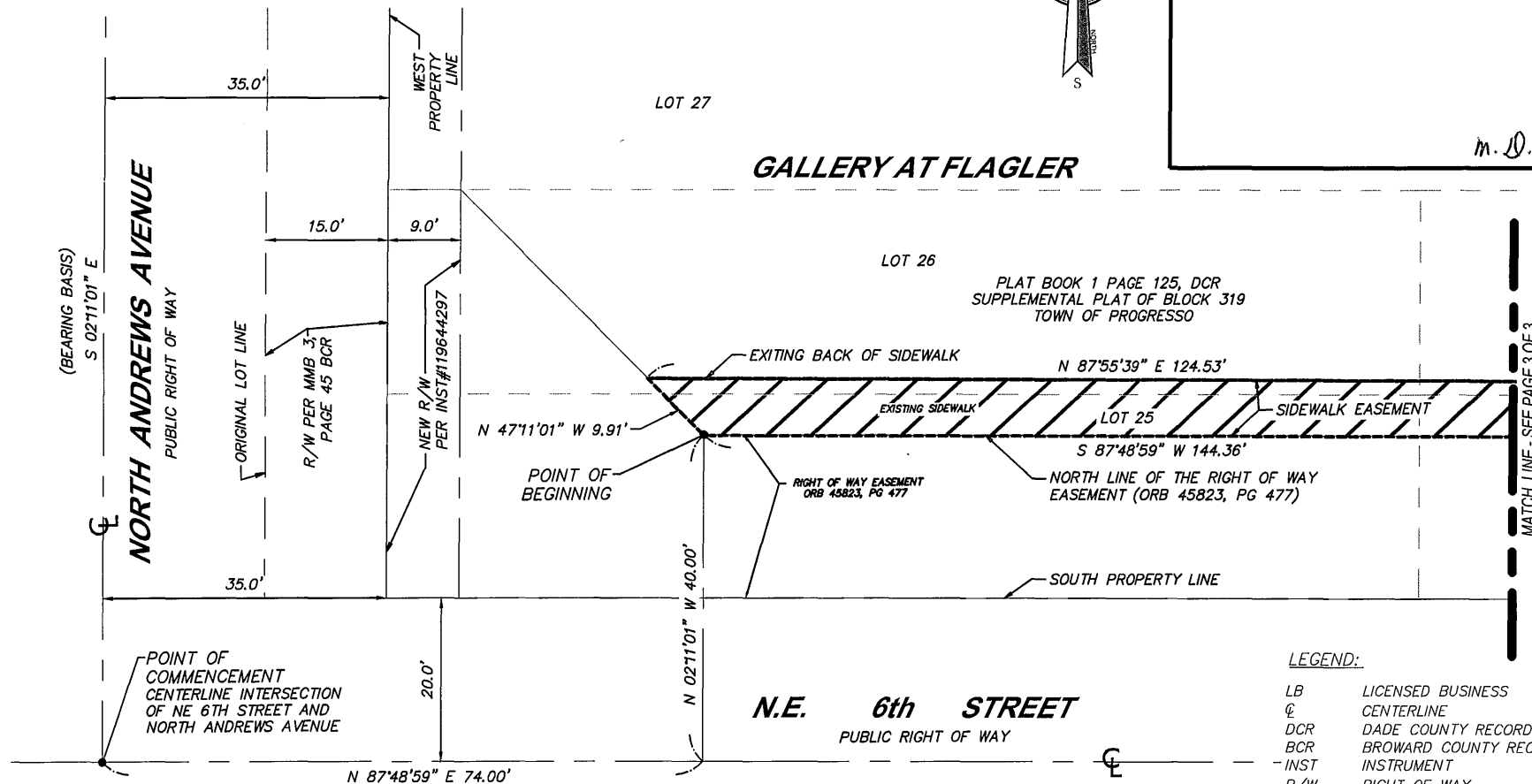
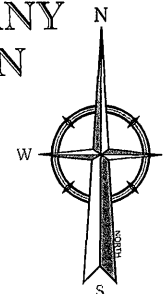
EXHIBIT "A"			
SCALE: AS SHOWN	DATE: 09/24/25	DRAWN BY: JP	CHECKED BY: MC
PROJECT NUMBER: 22011228A	DRAWING NAME: 22011228A SIDEWALK SKETCH AND LEGAL R3		
SHEET TITLE: LEGAL DESCRIPTION			
SHEET NUMBER: 1 of 3			

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



SCALE : 1" = 20'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)



m. D. o. k.

MATCH LINE - SEE PAGE 3 OF 3

LEGEND:

LB	LICENSED BUSINESS
CL	CENTERLINE
DCR	DADE COUNTY RECORDS
BCR	BROWARD COUNTY RECORDS
INST	INSTRUMENT
R/W	RIGHT OF WAY
MMB	MISCELLANEOUS MAP BOOK
ORB	OFFICIAL RECORDS BOOK



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REV	DATE	DRAWN BY	DESCRIPTION

SKETCH TO ACCOMPANY LEGAL
DESCRIPTION
FOR
SIDEWALK EASEMENT
GALLERY AT FLAGLER
A PORTION OF
LOTS 22, 23 AND 26
BLOCK 319
PLAT BOOK 1 PAGE 125
FORT LAUDERDALE
BROWARD COUNTY, FLORIDA



PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION
OF EXCAVATORS, DESIGNERS, OR
ANY PERSON PREPARING TO
DISTURB THE EARTH'S SURFACE
ANYWHERE IN ANY STATE
STATE REQUIRED FILE NUMBER
FOR STATE SPECIFIC DIRECT PHONE NUMBERS
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EXHIBIT "A"

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	09/24/25	JP	MC
PROJECT NUMBER:	22011228A	DRAWING NAME:	22011228A SIDEWALK SKETCH AND LEGAL R3

SHEET TITLE:
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

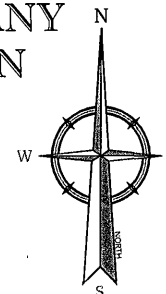
SHEET NUMBER:
2 of 3

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



SCALE : 1" = 20'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)



LOT 22

PLAT BOOK 1 PAGE 125, DCR
SUPPLEMENTAL PLAT OF BLOCK 319
TOWN OF PROGRESSO

LOT 23

-EXITING BACK OF SIDEWALK

$\nearrow N 87^{\circ}55'39'' E 124.53'$

S 78°01'45" E

LOT 24

EXISTING SIDEWALK

NORTH LINE OF THE RIGHT OF WAY —
EASEMENT (ORB 45823, PG 477)

RIGHT OF WAY EASEMENT
ORB 45823, PG 477

- SOUTH PROPERTY LINE

30.0'

३३३

N.E. 6th STREET
PUBLIC RIGHT OF WAY

LEGEND:

LB	LICENSED BUSINESS
CL	CENTERLINE
DCR	DADE COUNTY RECORDS
BCR	BROWARD COUNTY RECORDS
INST	INSTRUMENT
R/W	RIGHT OF WAY
MMB	MISCELLANEOUS MAP BOOK
ORB	OFFICIAL RECORDS BOOK



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SKETCH TO ACCOMPANY LEGAL
DESCRIPTION
FOR
SIDEWALK EASEMENT
GALLERY AT FLAGLER
A PORTION OF
LOTS 22, 23 AND 26
BLOCK 319
PLAT BOOK 1 PAGE 125
FORT LAUDERDALE
BROWARD COUNTY, FLORIDA

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EXHIBIT "A"			
SCALE: AS SHOWN	DATE: 09/24/75	DRAWN BY: JP	CHECKED BY: MC
PROJECT NUMBER: 22011228A		DRAWING NAME: 22011228A SIDEWALK SKETCH AND LEGAL R3	
SHEET TITLE: SKETCH TO ACCOMPANY LEGAL DESCRIPTION			
SHEET NUMBER: 3 of 3			