

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

This Instrument prepared by:
Name: Lourdes Martinez
Address: 706 S. Dixie Highway, 2nd Floor
Coral Gables, Florida 33146
and Approved as to form by:
Reno V. Pierre
Assistant County Attorney

Folio/Parcel ID #: 49423200190

ROAD EASEMENT

This Easement is given by GRUPO W. CORPORATION, a Florida Corporation, ("Grantor"), whose principal place of business is 2742 SW 8th Street, Suite #22, Miami, Florida 33135, 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.

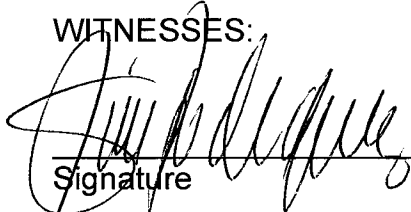
2. Grantor hereby grants unto Grantee, its licensees, agents, and independent contractors the Easement together with any incidental or necessary appurtenances thereto ("Easement Area"), which Easement Area is further described in **Exhibit A** attached hereto and made a part hereof.
3. Grantor agrees 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.

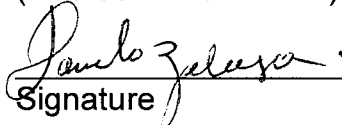
GRANTOR

WITNESSES:



Signature

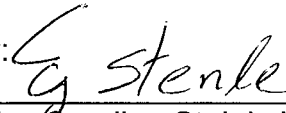
Sandra Rodriguez
(Print Name)
16776 NW 91 Ave
MIAMI LAKES FL 33018
(insert address above)



Signature

Danilo Zelaya
(Print Name)
16010 NW 39 Ct
MIAMI GARDENS FL 33054
(insert address above)

GRUPO W. CORPORATION, a Florida
corporation

By: 

Evy Carolina Steinle Williams, President

18 day of November, 2025

(Acknowledgment on the Next Page)

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me, by means of [☒] physical presence or [☐] online notarization, this 18 day of november, 2025 by Evy Carolina Steinle Williams, President, on behalf of GRUPO W. CORPORATION, a Florida corporation, [☒] who is personally known to me or [☐] who has produced _____ as identification.

(Notary Seal)



Ashley Zelazo
Comm.: HH 708728
Expires: Aug. 11, 2029
Notary Public - State of Florida

Notary Public:

Ashley Zelazo
Signature

Ashley Zelazo
Print Name

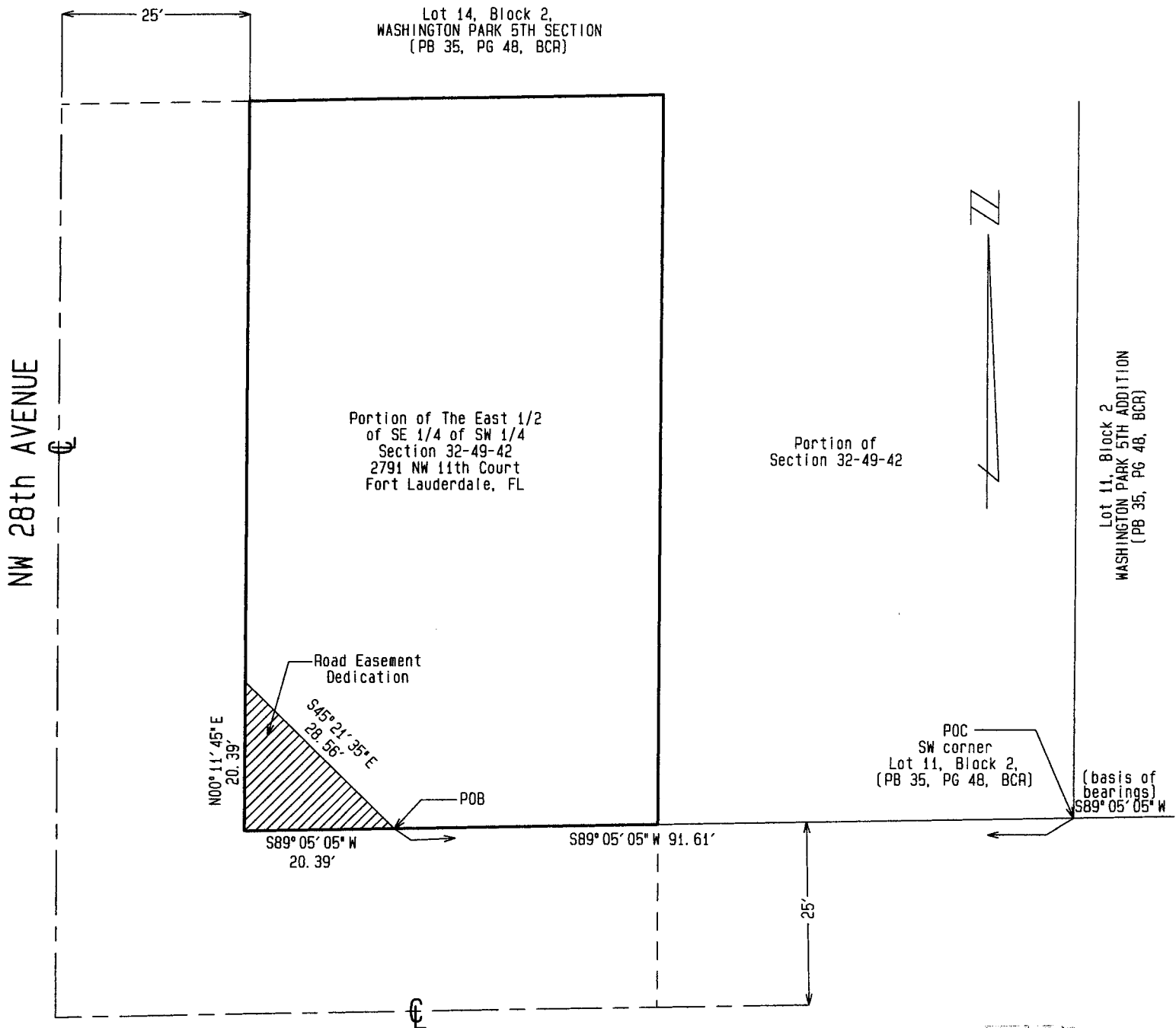
State of Florida

My Commission Expires: Aug. 11, 2029

Commission Number: HH 708728

EXHIBIT "A" SKETCH & DESCRIPTION OF ROAD EASEMENT DEDICATION

Exhibit 3
Page 5 of 7



LEGEND:
BCR = Broward County Records
PB = Plat Book
PG = Page
POB = Point of Beginning
POC = Point of Commencement

NW 11th COURT

Note: Basis of bearings is the
South line of said Lot 11, Block 2,
WASHINGTON PARK 5TH ADDITION
(PB 35, PG 48, BCR), said line
bears S 89°05'05" W (assumed meridian)

THIS SKETCH DOES NOT CONSTITUTE
A FIELD SURVEY

FOR: Z&R HOMES
NO.: 2510021
DATE: 10/9/2025
FILENAME: 32-49-42
SCALE: 1" = 20'

SHEET 1 OF 2

Mikki H. Ulrich 11/17/2025
MIKKI H. ULRICH PROFESSIONAL SURVEYOR & MAPPER NO. 5853 STATE OF FLORIDA



DENI LAND SURVEYORS, INC.

1991 N.W. 35th AVENUE, COCONUT CREEK, FL 33066 (954)973-7966 FAX (954)979-0343

LAND SURVEYS ◦ SUBDIVISIONS ◦ CONSTRUCTION SURVEYS

EXHIBIT "A"

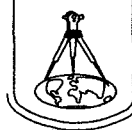
SKETCH & DESCRIPTION OF ROAD EASEMENT DEDICATION

A portion of the East 1/2 of the South-east 1/4 of the Southwest 1/4 of Section 32, Township 49 South, Range 42 East, Broward County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of Lot 11, Block 2, WASHINGTON PARK 5TH ADDITION, according to the plat thereof, as recorded in Plat Book 35, Page 48, of the Public Records of Broward County, Florida; thence South 89°05'05" West (on an assumed bearing) a distance of 91.61 feet to the POINT OF BEGINNING; thence continue South 89°05'05" West, a distance of 20.39 feet; thence North 00°11'45" East, a distance of 20.39 feet; thence South 45°21'35" East, a distance of 28.56 feet to the POINT OF BEGINNING.

FOR: Z&R HOMES
NO.: 2510021
DATE: 10/9/2025
FILENAME: 32-49-42
SCALE: 1" = 20'

SHEET 2 OF 2



DENI LAND SURVEYORS, INC.

1991 N.W. 35th AVENUE, COCONUT CREEK, FL

LAND SURVEYS ◯ SUBDIVISIONS ◯ CONSTRUCTION SURVEYS

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

☒ PD-2025-10
☒ Right of way approved - Public R/W
☐ Right of way approved - Private Road

By: Jorge Sobrino Date: 11-19-25
Sánchez