
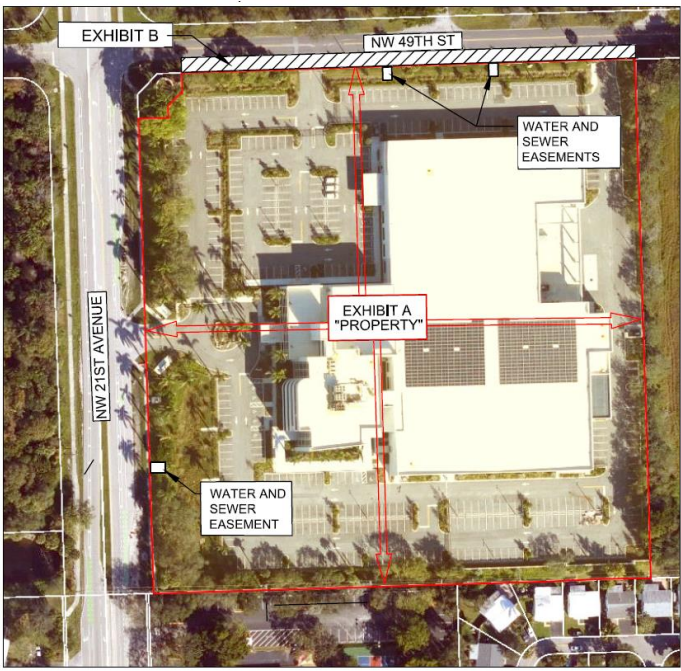





Declaration of Maintenance and 10 foot Utility Easement at 4650 NW 21 AVE, Fort Lauderdale, FL 33309

Facts	General Information
Site Ownership:	Broward County
Site Location:	The subject property is located at 4650 NW 21 Ave, Fort Lauderdale, FL 33309.
Folio Number	4942 16 15 0100
Parcel Size:	Approximately 392,018 square feet.
Commission District:	8
How Acquired:	The County acquired the parcel via a Special Warranty Deed executed on July 29, 2022, which was recorded in the Broward County Official Records on August 1, 2022, with instrument#118308525.
Zoning in Area:	AIP – AIRPORT INDUSTRIAL PARK DISTRICT
Land Use:	60 – Commerce
Legal Description:	COMMERCE PARK 112-18 B POR OF TR I, J & PT OF CANAL EAS DESC AS BEG SW COR OF SAID TR J, NLY 504.96, ELY 37.50, NLY 14.44, NE 21.95, ELY 1.97, NLY 25, ELY 562.04, SLY 640 TO S/L OF CANAL EASEMENT, WLY 615.99, NLY 80 TO POB
Aerial Photo of Site: Legend: 	 <p>LEGEND:  = SPECIAL IMPROVEMENT AREA  = PROPERTY  = EASEMENT</p> <p>Note: This aerial photo is intended only to show the general location of the entire parcel. The sketch and legal description of the easement and/or maintenance area are included in Exhibit A and B to subject instruments.</p>