

83-415285

E A S E M E N T

Non Exclusive

THIS INDENTURE made this 24th day of October, A.D., 1983,

by FPA CORPORATION

a corporation existing under the laws of Delaware

and having its principal place of business at 2501 Palm-Aire Drive

North/Pompano Beach, Florida, first party, to BROWARD COUNTY, a political subdivision of the State of Florida, second party:

(Wherever used herein, the terms, "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

W I T N E S S E T H

WHEREAS, the first party is the owner of property situate, lying and being in Broward County, Florida, and described as follows:

DESCRIPTION: See EXHIBIT "A" attached hereto and made a part thereof.

REC, DEC 21 AM 9:20

and,

WHEREAS, the party of the second part desires an easement for roadway lighting and/or other appropriate purposes incidental thereto, on, over and across said property;

and,

WHEREAS, the party(ies) of the first part is/are willing to grant such easement,

NOW, THEREFORE, for and in consideration of the mutual covenants each to the other running and one dollar and other good and valuable considerations, the first party does hereby grant unto the party of the second part, its successors and assigns, full and free right and authority to construct, maintain, repair, install and rebuild facilities for above stated purposes and does hereby grant a perpetual easement on, over and across the above described property for said purposes.

This instrument prepared by  
Harry A. Stewart, General Counsel  
Office of Broward County General Counsel  
201 S. E. 8th Street, Room 248  
Broward County Courthouse  
Fort Lauderdale, Florida 33301

By: NOEL M. PFEFFER  
Assistant General Counsel

Notary Public (Solo) 12-20-83  
Signature of Property

Return to Minutes

FRONT RECORDING

REC 11353 AM 6:17

IN WITNESS WHEREOF, the first party has caused these presents to be duly executed in its name and its corporate seal to be hereto affixed, attested by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

FPA CORPORATION, a Delaware corporation

Douglas C. Brown  
Witness

By: Thor Amle  
President

John L. [unclear]  
Witness

ATTEST: [unclear]  
Secretary



(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid, to take acknowledgments, personally appeared Thor Amle

well known to me to be the                      President and T.W. Cell, respectively, of the Corporation named as first party in the foregoing Easement and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily, under authority duly vested in them by said Corporation, and that the seal affixed thereto is the true Corporate seal of said Corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of October, A.D., 1983

Cathy Stewart  
Notary Public for and for the State and County aforesaid. Cathy Stewart

My Commission Expires:  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES NOV 30 1983  
BONDED 1000 GENERAL INS., UNDERWRITERS

REF 11353 PAGE 618

EXHIBIT "A"

Powerline Road  
Sec. 4-49-42

Parcel No. 11  
Rev. 8/24/83

A parcel of land in the Southeast One-quarter (SE $\frac{1}{4}$ ) of Section 4, Township 49 South, Range 42 East, said parcel including a portion of Tract "A" of the REPLAT OF PALM AIRE VILLAGE 1st SECTION, as recorded in Plat Book 66, Page 48, Public Records of Broward County, Florida, described as follows:

COMMENCING at the Northeast corner of the Southeast One-quarter (SE $\frac{1}{4}$ ) of said Section 4;

THENCE on an assumed bearing of South 01°53'26" East along the East line of the Southeast One-quarter (SE $\frac{1}{4}$ ) of said Section 4, a distance of 539.89 feet;

THENCE South 88°06'34" West a distance of 77.00 feet to a point on the Westerly right-of-way line of Powerline Road as described in Official Record Book 8923, Pages 859 through 869, Public Records of Broward County, Florida, said point also being the POINT OF BEGINNING;

THENCE South 01°53'26" East along a line 77.00 feet West of and parallel with the East line of said Southeast One-quarter (SE $\frac{1}{4}$ ) of Section 4, a distance of 371.20 feet;

THENCE South 87°04'27" West along a line 50.00 feet North of and parallel with the North right-of-way line of the South Florida Water Management District's Canal C-14, a distance of five (5.0') feet;

THENCE North 01°53'26" West along a line 82.00 feet West of and parallel with the East line of said Southeast One-quarter (SE $\frac{1}{4}$ ) of Section 4, a distance of 376.29 feet;

THENCE South 46°53'26" East, along the Westerly right-of-way line of Powerline Road as described in said Official Record Book 8923, Pages 859 through 869, a distance of 7.07 feet to the POINT OF BEGINNING;

TOGETHER WITH

A parcel of land lying in the Northeast One-quarter (NE $\frac{1}{4}$ ) and in the Southeast One-quarter (SE $\frac{1}{4}$ ) of Section 4, Township 49 South, Range 42 East, said parcel including a portion of Tract "A" of the REPLAT OF PALM AIRE VILLAGE 1st SECTION, as recorded in Plat Book 66, Page 48, Public Records of Broward County, Florida, described as follows:

COMMENCING at the Northeast corner of the Southeast One-quarter (SE $\frac{1}{4}$ ) of said Section 4;

THENCE on an assumed bearing of South 87°40'40" West along the North line of said Southeast One-quarter (SE $\frac{1}{4}$ ) of Section 4, a distance of 67.00 feet to the POINT OF BEGINNING;

THENCE South 00°54'19" West along the Westerly right-of-way line of Powerline Road as described in Official Record Book 8923, Pages 859 through 869, Public Records of Broward County, Florida, a distance of 341.04 feet;

THENCE continue along said Westerly right-of-way line, described in the above referenced document as having a bearing of South 01°07'24" East, for a distance of 103.35 feet (computed as being South 01°07'04" East for a distance of 102.81 feet);

REF 11353 PAGE 619

THENCE South 43°29'35" West, along said right-of-way line, a distance of 7.12 feet;

THENCE North 01°07'04" West, a distance of 107.97 feet;

THENCE North 00°54'19" East, a distance of 341.01 feet;

THENCE North 01°53'26" West, a distance of 0.38 feet;

THENCE North 01°53'33" West, along a line 72.00 feet West of and parallel with the East line of the North-east One-quarter (NE $\frac{1}{4}$ ) of said Section 4, a distance of 1370.10 feet;

THENCE South 46°47'37" East along the Westerly right-of-way line of Powerline Road as described in said Official Record Book 8923, Pages 859 through 869, a distance of 7.08 feet;

THENCE South 01°53'33" East along the Westerly right-of-way line of Powerline Road as described in Official Record Book 1952, Page 530, Public Records of Broward County, Florida, said line being 67.00 feet West of and parallel with the East line of the Northeast One-quarter (NE $\frac{1}{4}$ ) of said Section 4, a distance of 1365.08 feet;

THENCE South 01°53'26" East along said Westerly right-of-way line of Powerline Road, and along a line 67.00 feet West of and parallel with the East line of the Southeast One-quarter (SE $\frac{1}{4}$ ) of said Section 4, a distance of 0.50 feet to the POINT OF BEGINNING;

TOGETHER WITH

A parcel of land in Government Lot 8 of Section 4, Township 49 South, Range 42 East, described as follows:

COMMENCING at the Southeast corner of said Government Lot 8;

THENCE on an assumed bearing of North 01°53'33" West along the East line of said Government Lot 8, a distance of 65.35 feet;

THENCE South 88°06'27" West, a distance of 67.00 feet to the POINT OF BEGINNING;

THENCE North 01°53'33" West along a line 67.00 feet West of and parallel with the East line of said Government Lot 8, said line also being the Westerly right-of-way line of Powerline Road as described in Official Record Book 2273, Page 411, Public Records of Broward County, Florida, a distance of 374.80 feet;

THENCE North 46°53'33" West, along the Westerly right-of-way line of Powerline Road as described in Official Record Book 8923, Pages 859 through 859, Public Records of Broward County, Florida, a distance of 7.07 feet;

THENCE South 01°53'33" East along a line 72.00 feet West of and parallel with the East line of Government Lot 8, a distance of 384.78 feet;

THENCE North 43°12'23" East, along said Westerly right-of-way line of Powerline Road (as described in Official Record Book 8923, Pages 859 through 869), a distance of 7.06 feet to the POINT OF BEGINNING;

TOGETHER WITH

A parcel of land in Government Lot 8 of Section 4, Township 49 South, Range 42 East, described as follows:

DPF 14353 PAGE 20

COMMENCING at the Southeast corner of said Government Lot 8:

THENCE on an assumed bearing of North  $01^{\circ}53'33''$  West along the East line of said Government Lot 8, a distance of 570.15 feet;

THENCE South  $88^{\circ}03'27''$  West, a distance of 67.00 feet to the POINT OF BEGINNING;

THENCE North  $01^{\circ}53'33''$  West along a line 67.00 feet West of and parallel with the East line of said Government Lot 8, said line also being the Westerly right-of-way line of Powerline Road as described in Official Record Book 2273, Page 411, Public Records of Broward County, Florida, a distance of 245.20 feet;

THENCE North  $46^{\circ}47'37''$  West, along the Westerly right-of-way line of Powerline Road as described in Official Record Book 8923, Pages 859 through 869, Public Records of Broward County, Florida, a distance of 7.08 feet;

THENCE South  $01^{\circ}53'33''$  East, along a line 72.00 feet West of and parallel with the East line of said Government Lot 8, a distance of 255.22 feet;

THENCE North  $43^{\circ}06'27''$  East, along the Westerly right-of-way line of Powerline Road (as described in said Official Record Book 8923, Pages 859 through 869), a distance of 7.07 feet to the POINT OF BEGINNING;

TOGETHER WITH

A parcel of land in Government Lot 8 of Section 4, Township 49 South, Range 42 East, described as follows:

COMMENCING at the Southeast corner of said Government Lot 8;

THENCE on an assumed bearing of North  $01^{\circ}53'33''$  West along the East line of said Government Lot 8, a distance of 960.35 feet;

THENCE South  $88^{\circ}06'27''$  West, a distance of 67.00 feet to the POINT OF BEGINNING;

THENCE North  $01^{\circ}53'33''$  West along a line 67.00 feet West of and parallel with the East line of said Government Lot 8, said line also being the Westerly right-of-way line of Powerline Road as described in Official Record Book 2273, Page 411, Public Records of Broward County, Florida, a distance of 256.10 feet;

THENCE South  $88^{\circ}55'55''$  West along a line 215.00 feet South of and parallel with the North line of said Government Lot 8, a distance of five (5.00') feet;

THENCE South  $01^{\circ}53'33''$  East along a line 72.00 feet West of and parallel with the East line of said Government Lot 8, a distance of 261.15 feet;

THENCE North  $43^{\circ}12'23''$  East, along the Westerly right-of-way line of Powerline Road as described in Official Record Book 8923, Pages 859 through 869, Public Records of Broward County, Florida, a distance of 7.06 feet to the POINT OF BEGINNING;

Said lands situate in the City of Pompano Beach, Broward County, Florida, and all five (5) of the above described parcels being LESS any previously deeded or dedicated rights-of-way.

MES/rek  
8/24/83

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
F. T. JOHNSON  
COUNTY ADMINISTRATOR

OFF  
REC 11353 REG 621

THIS INDENTURE made this 24th day of October, 1983,  
between FPA Corporation part  
of the first part and Broward County, a political subdivision of the  
State of Florida; party of the second part.

WITNESSETH

WHEREAS, the party of the first part the owner of  
property situate in Broward County, Florida, and described as follows:

Legal Description attached hereto and made a part  
hereof as Exhibit "A".

This Instrument prepared by  
Harry A. Stewart, General Counsel  
Office of Broward County General Counsel  
201 S. E. 6th Street, Room 248  
Broward County Courthouse  
Fort Lauderdale, Florida 33301  
NOLL M. PFEFFER

By: \_\_\_\_\_  
Assistant General Counsel

and,

WHEREAS, the party of the second part desires an easement for drainage  
along said property, and

WHEREAS, the party of the first part is willing to grant such  
easement,

NOW THEREFORE, for and in consideration of the mutual covenants each  
to the other running and one dollar and other good and valuable con-  
sideration, the party of the first part does hereby grant unto the  
party of the second part, its successors and assigns, full and free  
right and authority to construct, maintain, repair, install, and  
rebuild drainage facilities on and does hereby grant a perpetual  
easement across the above described property for said purposes.

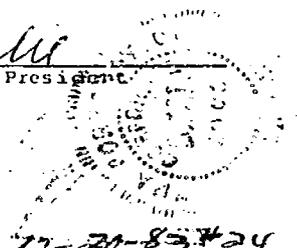
IN WITNESS WHEREOF, the party of the first part has hereunto  
set hand and seal on the day first above written.

ATTEST: [Signature]  
Secretary

FPA Corporation  
By [Signature]  
President

Signed, Sealed and Delivered in the  
Presence of

[Signature]  
[Signature]



83 OCT 21 AM 9 21  
REF 11353 PAGE 625

STATE OF FLORIDA )  
COUNTY OF BROWARD )

Property  
73-20-83#24

RETURN TO  
FRONT READING

I HEREBY CERTIFY, That on this 24th day of October, A.D. 1983, before  
me personally appeared Thor Amlic  
and T.W. Gell, respectively President and Secretary  
of FPA Corporation, a corporation under the laws of  
the State of \_\_\_\_\_, to me known to be the persons described in and  
who executed the foregoing conveyance to the County of Broward and severally  
acknowledged the execution thereof to be their free act and deed as such officers,  
for the use and purpose therein mentioned; and that they affixed thereto the official  
seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Pompano Beach  
in the County of Broward and State of Florida the day and year  
last aforesaid.

[Signature]  
Notary Public

EXHIBIT "A"

Drainage Easement  
Parcel Number 29

Powerline Road  
Sec. 4-49-42

A parcel of land in the Southeast One-quarter (SE $\frac{1}{4}$ ) of Section 4, Township 49 South, Range 42 East, said parcel being a portion of Tract "A" of the REPLAT OF PALM AIRE VILLAGE 1st SECTION, as recorded in Plat Book 66, Page 48, Public Records of Broward County, Florida, described as follows:

- COMMENCING at the Northeast corner of the Southeast One-quarter (SE $\frac{1}{4}$ ) of said Section 4;
- THENCE on an assumed bearing of South 87°40'40" West along the North line of the Southeast One-quarter (SE $\frac{1}{4}$ ) of said Section 4, a distance of 67.00 feet;
- THENCE South 00°54'19" West along the Westerly right-of-way line of Powerline Road as described in Official Record Book 8923, Pages 859 through 869, Public Records of Broward County, Florida, a distance of 58.32 feet to the POINT OF BEGINNING;
- THENCE continue South 00°54'19" West, along the last described line, a distance of 220.26 feet;
- THENCE South 88°06'34" West, a distance of 20.41 feet;
- THENCE North 01°53'26" West, along a line 101.00 feet West of and parallel with the East line of the Southeast One-quarter (SE $\frac{1}{4}$ ) of said Section 4, a distance of 220.00 feet;
- THENCE North 88°06'34" East, a distance of 31.15 feet to the POINT OF BEGINNING;

TOGETHER WITH

A parcel of land in the Northeast One-quarter (NE $\frac{1}{4}$ ) of said Section 4, said parcel being a portion of said Tract "A" of the REPLAT OF PALM AIRE VILLAGE 1st SECTION, and being described as follows:

- COMMENCING at the Southeast corner of the Northeast One-quarter (NE $\frac{1}{4}$ ) of said Section 4;
- THENCE on an assumed bearing of South 87°40'40" West along the South line of the Northeast One-quarter (NE $\frac{1}{4}$ ) of said Section 4, a distance of 67.00 feet;
- THENCE North 01°53'26" West along the Westerly right-of-way line of Powerline Road as described in Official Record Book 1952, Page 53C, Public Records of Broward County, Florida, a distance of 0.50 feet;
- THENCE North 01°53'33" West, along said Westerly right-of-way line of Powerline Road, said line being 67.00 feet West of and parallel with the East line of the Northeast One-quarter (NE $\frac{1}{4}$ ) of said Section 4, a distance of 241.24 feet to the POINT OF BEGINNING;
- THENCE continue North 01°53'33" West along the last described line, a distance of 260.00 feet;
- THENCE South 88°06'27" West, a distance of 33.00 feet;
- THENCE South 01°53'33" East along a line 100.00 feet West of and parallel with the East line of the Northeast One-quarter (NE $\frac{1}{4}$ ) of said Section 4, a distance of 260.00 feet;

REF 11353 PAGE 626

THENCE North 88°06'27" East, a distance of 33.00 feet to the POINT OF BEGINNING;

TOGETHER WITH

A parcel of land in the Northeast One-quarter (NE $\frac{1}{4}$ ) of said Section 4, said parcel including a portion of said Tract "A" of the REPLAT OF PALM AIRE VILLAGE 1st SECTION, and being described as follows:

COMMENCING at the Southeast corner of the Northeast One-quarter (NE $\frac{1}{4}$ ) of said Section 4;

THENCE on an assumed bearing of South 87°40'40" West along the South line of the Northeast One-quarter (NE $\frac{1}{4}$ ) of said Section 4, a distance of 67.00 feet;

THENCE North 01°53'26" West along the Westerly right-of-way line of Powerline Road as described in Official Record Book 1952, Page 530, Public Records of Broward County, Florida, a distance of 0.50 feet;

THENCE North 01°53'33" West, along said Westerly right-of-way line of Powerline Road, said line being 67.00 feet West of and parallel with the East line of the Northeast One-quarter (NE $\frac{1}{4}$ ) of said Section 4, a distance of 1041.24 feet to the POINT OF BEGINNING;

THENCE continue North 01°53'33" West along the last described line, a distance of 163.84 feet;

THENCE North 15°23'17" West along the Westerly right-of-way line of Powerline Road as described in Official Record Book 8923, Pages 859 through 869, Public Records of Broward County, Florida, a distance of 51.42 feet;

THENCE South 88°06'27" West, a distance of 11.00 feet;

THENCE South 01°53'33" East along a line 90.00 feet West of and parallel with the East line of the Northeast One-quarter (NE $\frac{1}{4}$ ) of said Section 4, a distance of 213.84 feet;

THENCE North 88°06'27" East, a distance of 23.00 feet to the POINT OF BEGINNING;

Said lands situate in the City of Pompano Beach, Broward County, Florida.

MES/rek  
6/8/83

RECORDED IN THE OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
F. T. JOHNSON  
COUNTY ADMINISTRATOR

REF 11353 PAGE 627