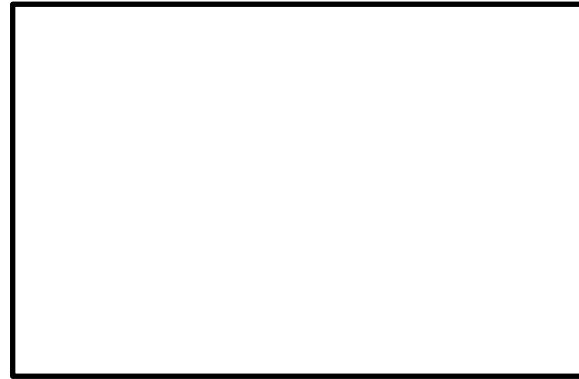


PREPARED BY AND RETURN TO:

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

Folio No: 494216150100 and 494216150091



(Space Above Reserved for Recording Information)

PUBLIC WATER AND SANITARY SEWER 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 Governmental 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 a non-exclusive easement for water and sanitary sewer utility infrastructure and facilities, for the distribution and transmission of raw water, potable water, and reclaimed/irrigation water and for the collection and transmission of sewage effluent, and the right to access and install, inspect, test, maintain, repair, relocate, rehabilitate and replace such water and sanitary sewer utility infrastructure and facilities 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", 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.

*("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: _____

GRANTOR:

BROWARD COUNTY BOARD OF
COUNTY COMMISSIONERS

By: _____
Printed name: _____
Title: _____

STATE OF FLORIDA
COUNTY OF BROWARD

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 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: _____

EXHIBIT "A"

SKETCH & LEGAL DESCRIPTION

<p>4341 S.W. 62nd Avenue Davie, Florida 33314</p>	 <div style="display: inline-block; text-align: left;"><h2 style="margin: 0;">STONER</h2><p style="margin: 0;">SURVEYORS • MAPPERS</p><p style="margin: 0;"><i>Licensed Business No. 6633</i></p></div>	<p>TEL (954) 585-0997 www.stonersurveyors.com</p>																					
<p>EXHIBIT "A" LEGAL DESCRIPTION OF: 10 FOOT WIDE WATER AND SEWER EASEMENT A PORTION OF TRACT "J" COMMERCE PARK (P.B. BOOK 112, PAGE 18) FORT LAUDERDALE, BROWARD COUNTY, FLORIDA</p>																							
<p>LEGAL DESCRIPTION:</p> <p>A 10 FOOT WIDE WATER AND SEWER EASEMENT, BEING 5 FOOT TO EACH SIDE OF THE HEREIN DESCRIBED CENTERLINE, BEING A PORTION OF TRACT "J" ACCORDING TO THE PLAT OF COMMERCE PARK RECORDED IN PLAT BOOK 112, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>POINT OF COMMENCEMENT #1 AT THE SOUTHWEST CORNER OF SAID TRACT "J";</p> <p>THENCE N.01°30'00"W., A DISTANCE OF 157.51 FEET TO THE POINT OF BEGINNING #1 OF THE HEREIN DESCRIBED CENTERLINE;</p> <p>THENCE N.87°33'06"E., A DISTANCE OF 15.00 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE;</p> <p>TOGETHER WITH:</p> <p>POINT OF COMMENCEMENT #2 AT THE NORTHEAST CORNER OF SAID TRACT "J";</p> <p>THENCE S.88°35'51"W., A DISTANCE OF 171.15 FEET TO THE POINT OF BEGINNING #2 OF THE HEREIN DESCRIBED CENTERLINE, SAID POINT ALSO KNOWN AS REFERENCE POINT "A";</p> <p>THENCE S.01°24'09"E., A DISTANCE OF 15.00 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE;</p> <p>TOGETHER WITH:</p> <p>COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A";</p> <p>THENCE S.88°35'51"W., A DISTANCE OF 149.95 FEET TO THE POINT OF BEGINNING #3 OF THE HEREIN DESCRIBED CENTERLINE;</p> <p>THENCE S.00°02'12"W., A DISTANCE OF 15.00 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE.</p> <p>THE SIDELINES OF SAID EASEMENT TO BE LENGTHENED OR SHORTENED TO MEET AT ANGLE POINTS AND FORM A CLOSED GEOMETRIC FIGURE.</p> <p>SAID EASEMENTS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 400 SQUARE FEET.</p> <p>NOTES:</p> <ol style="list-style-type: none">1. THE PROPERTY SHOWN HEREON WAS NOT SUBJECTED TO A TITLE SEARCH FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.3. THE BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF COMMERCE PARK, RECORDED IN PLAT BOOK 112, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY. THE PLAT BEARINGS ARE BASED ON AN ASSUMED MERIDIAN, AS NOTED ON SAID PLAT.4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).5. THIS LEGAL DESCRIPTION WAS PREPARED BY STONER & ASSOCIATES, INC. WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE COULD BE MATTERS OF RECORD THAT ARE NOT SHOWN HEREON.6. SEE SHEETS 2 AND 3 OF 3 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.																							
<p>CERTIFICATE:</p> <p>THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.</p>																							
<table border="1" style="width: 100%; border-collapse: collapse;"><thead><tr><th style="width: 40%;">REVISIONS</th><th style="width: 20%;">DATE</th><th style="width: 40%;">BY</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>		REVISIONS	DATE	BY										<p>DATE OF SIGNATURE: 10.11.2024</p> <div style="display: flex; align-items: center; justify-content: center;"><div style="text-align: left;"><p>JAMES D. STONER</p><p>PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 — STATE OF FLORIDA</p></div><div style="margin-left: 20px;"></div></div> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"><tr><td style="width: 25%;">DATE OF SKETCH:</td><td style="width: 25%;">DRAWN BY</td><td style="width: 25%;">CHECKED BY</td><td style="width: 25%;">FIELD BOOK</td></tr><tr><td>6.21.24</td><td>DRL</td><td>DWS</td><td>N/A</td></tr></table>		DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK	6.21.24	DRL	DWS	N/A
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SKETCH NO. 22-9416 - UTIL. ESMT



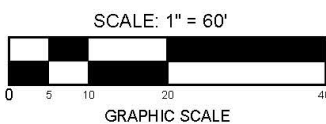
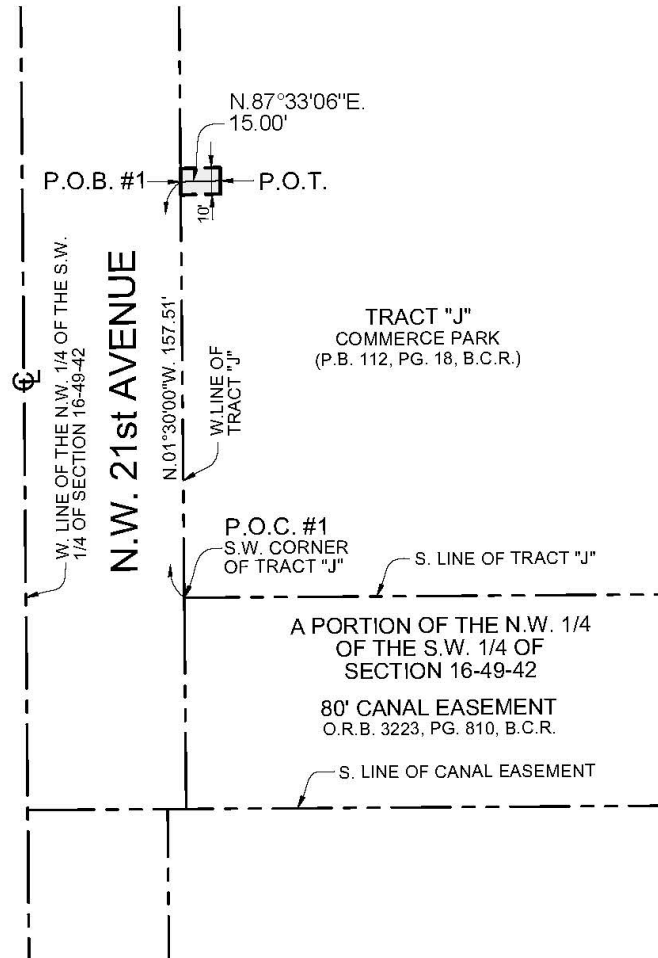
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A PORTION OF TRACT "J"
COMMERCE PARK (P.B. BOOK 112, PAGE 18)
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA



LEGEND:

B.C.R. BROWARD COUNTY RECORDS
CL CENTERLINE
LB LICENSED BUSINESS
O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PG. PAGE
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
P.O.T. POINT OF TERMINATION

NOTE:
SEE SHEET 1 OF 3 FOR THE LEGAL
DESCRIPTION OF THE PROPERTY
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SHEET 2 OF 3

SKETCH NO.
22-9416 - UTIL. ESMT



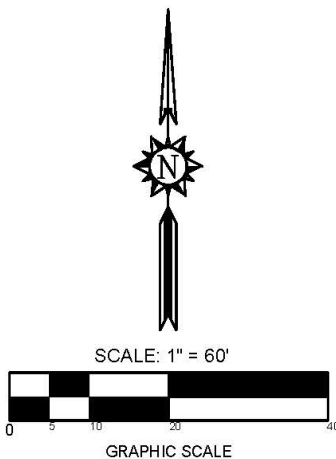
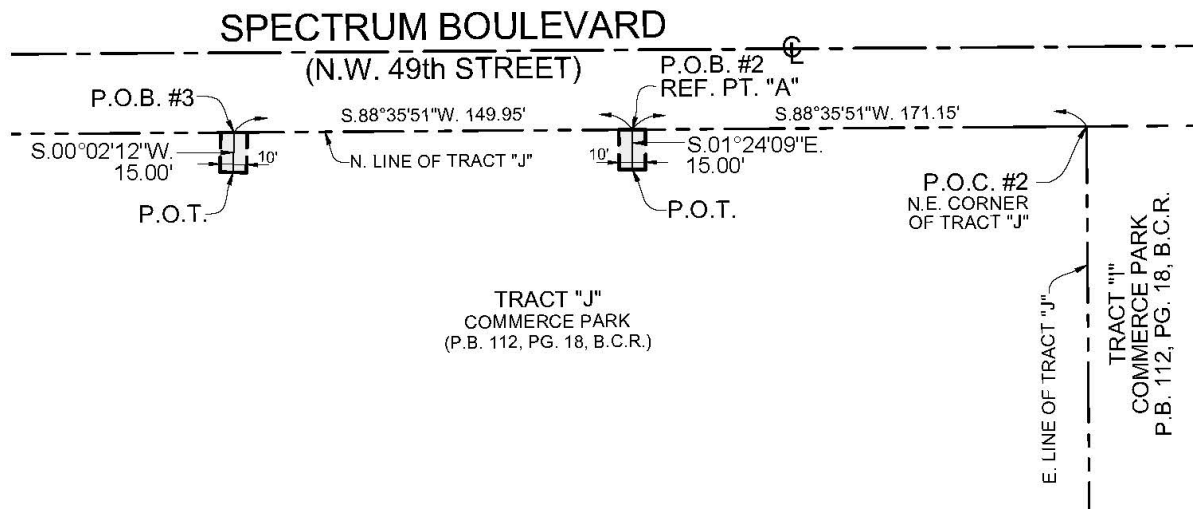
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SHEET 3 OF 3

SKETCH NO.
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