

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

This Instrument prepared by:  
Name: Paula Webster  
Address: 2300 NW 52<sup>ND</sup> Street  
Miami, Florida 33142  
and approved as to form by:  
Reno V. Pierre  
Assistant County Attorney

Folio/Parcel ID #: 494232015150

### ROAD EASEMENT

This Easement is given by PRIZE ENTERPRISE, LLC, a Florida limited liability company ("Grantor"), whose principal place of business is 2300 NW 52nd Street, Miami, Florida 33142, 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.

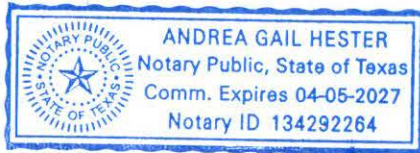
[SIGNATURES ON THE FOLLOWING PAGE(S)]

**ACKNOWLEDGMENT**

STATE OF TEXAS  
COUNTY OF GALVESTON

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 10 day of November, 2025, Paula J. Webster the President, on behalf of PRIZE ENTERPRISE, LLC, a Florida limited liability company  who is personally known to me or  who has produced FL DL as identification.

(Notary Seal)



**Notary Public:**

Andrea G. Hester  
Signature

ANDREA G. HESTER  
Print Name

State of TEXAS  
My Commission Expires: 04/05/2027  
Commission Number: 134292264

**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:

Briana Hernandez  
Signature

Briana Hernandez  
(Print Name)  
2670 E League City Pkwy  
Ste 104 League City, TX 77573  
(insert address above)

[Signature]  
Signature

Calvin Joseph  
(Print Name)  
1106 Coxwood Pl.  
Friendswood, TX 77546  
(insert address above)

PRIZE ENTERPRISE, LLC, a Florida  
Limited Liability Company

By: [Signature]  
Paula Webster, President

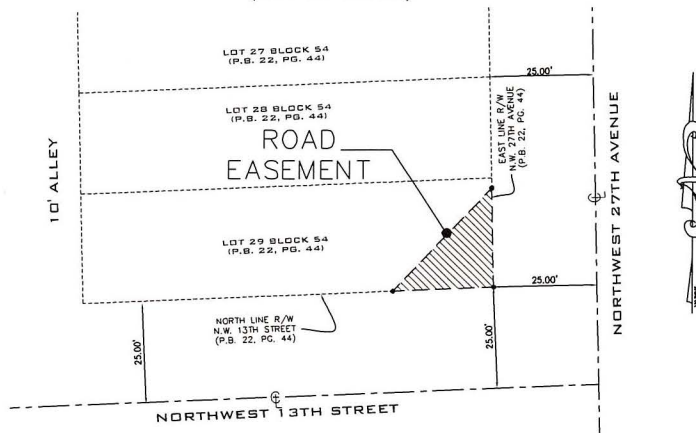
10 day of November, 2025

(Acknowledgment on the Next Page)

## EXHIBIT "A"

# SKETCH & LEGAL DESCRIPTION ROAD EASEMENT LOCATION MAP

A PORTION OF SECTION 32, TOWNSHIP 49 SOUTH, RANGE 42 EAST  
LYING AND BEING IN BROWARD COUNTY FLORIDA  
(NOT TO SCALE)



### SURVEYOR'S NOTES:

1) This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon. 2) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties. 3) There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of TITLE COMMITMENT will be made to determine recorded instruments, if any affecting this property. 4) North Arrow Direction and Bearings shown hereon are based assumed value of S87°39'55"W, along the North Right-of-Way Line of NW 13th Street. 5) No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

### SURVEYOR'S CERTIFICATE:

I Herby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 5J-17, Florida Administrative Code.

*Landmark Surveying & Associates,  
Inc., LB #7633*

DATE: SEPTEMBER 23rd, 2025  
REVISION: NOVEMBER 04th, 2025



Digitally signed by Arturo Mendigutia  
Date: 2025.11.04 11:10:37 -05'00'

ARTURO MENDIGUTIA P.S.M.  
PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA REG. No. 5844

PARCEL NUMBER: 494232015150		 <b>LANDMARK</b> <b>SURVEYING &amp; ASSOCIATES, INC.</b> PROFESSIONAL SURVEYORS AND MAPPERS L.B. No. 7633	8532 S.W. 8th STREET, SUITE "282" MIAMI, FL 33144 PHONE: (305) 556-4002 FAX: (305) 556-4003 WWW.LMSURVEYING.COM EMAIL-REQUEST@LMSURVEYING.COM
LOCATION MAP, SURVEYORS NOTES, PROPERTY ADDRESS			
Project No.: 2506.0117-01			
Drawn by: M.G.	SKETCH & LEGAL DESCRIPTION		
Approved by: A.M.	SHEET 1 OF 3		
Date: 11/04/25	Scale: AS SHOWN		

**EXHIBIT "A"**

**SKETCH & LEGAL DESCRIPTION  
ROAD EASEMENT**

LEGAL DESCRIPTION:

A PORTION OF LOT 29, BLOCK 54, OF "WASHINGTON PARK 4TH ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, AT PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 29; THENCE S87°39'55"W, ALONG THE SOUTHERLY LINE OF SAID LOT 29, SAID LINE COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF NW 13TH STREET FOR A DISTANCE OF 24.51 FEET; THENCE N43°14'04"E FOR A DISTANCE OF 35.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 29, SAID LINE COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF NW 27TH AVENUE; THENCE S01°11'48"E, ALONG THE LAST DESCRIBED LINE FOR A DISTANCE OF 24.51 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE DESCRIBED LAND SITUATED, BEING AND LYING IN BROWARD COUNTY, FLORIDA AND CONTAINING APPROXIMATELY 300 SQUARE FEET.

PARCEL IDENTIFICATION NUMBER: 494232015150

**LEGEND**

ABBREVIATION	DEFINITION
R/W	RIGHT OF WAY
P.B.	PLAT BOOK
PG.	PAGE
P.O.C.	POINT OF COMMENCE
P.O.B.	POINT OF BEGINNING
U.E.	UTILITY EASEMENT
B.B.	BASIS OF BEARING
⊙	CENTER LINE
DCR	DADE COUNTY RECORDS
BCR	BROWARD COUNTY RECORDS
P.O.T.	POINT OF TERMINATION

PARCEL NUMBER: 494232015150

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

Project No.: 2506.0117-01

Drawn by: M.G. SKETCH & LEGAL DESCRIPTION

Approved by: A.M. SHEET 2 OF 3

Date: 11/04/25 Scale: N/A



8532 S.W. 8th STREET, SUITE "282"  
MIAMI, FL 33144  
PHONE: (305) 556-4002  
FAX: (305) 556-4003  
WWW.LMSURVEYING.COM  
EMAIL-REQUEST@LMSURVEYING.COM



Broward County Engineering Division  
Right of Way Section  
1 North University Drive, Suite 3008  
Plantation, Fl. 33324-2038

- PD-2025-09  
 Right of way approved - Public R/W  
 Right of way approved - Private Road

By: Jorge Sobeino Date: 11/04/25  
Sánchez