

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

This Instrument prepared by:  
Name: Brian C. Johnson  
Address: 499 NW 70 Avenue, Suite 114  
Plantation, Florida 33317

and Approved as to form by:  
Reno V. Pierre  
Assistant County Attorney

Folio/Parcel ID #: 4942 32 01 2300

### **ROAD EASEMENT**

This Easement is given by BROWARD COUNTY MINORITY BUILDERS COALITION, INC, a Florida not-for-profit corporation, ("Grantor"), whose principal place of business is 499 NE 70<sup>th</sup> AVENUE STE 114 PLANTATION FLORIDA 33317, 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:

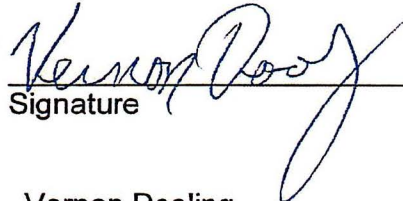
1. The recitals set forth above are true and accurate, and fully incorporated by this reference herein.
2. Grantor hereby grants unto Grantee, its licensees, agents, and independent contractors the Easement together with any incidental or necessary appurtenances thereto ("Easement Area"), which Easement 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:

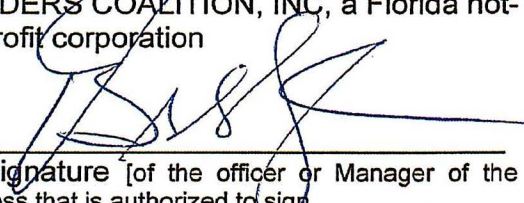
  
Signature

Vernon Dooling  
(Print Name)  
499 NW 70 Avenue, Suite 114  
Plantation, Florida 33317  
(insert address above)

  
Signature

Holly Barnes  
(Print Name)  
499 NW 70 Avenue, Suite 114  
Plantation, Florida 33317  
(insert address above)

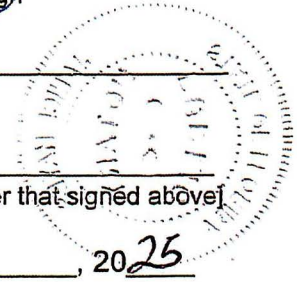
BROWARD COUNTY MINORITY  
BUILDERS COALITION, INC, a Florida not-  
for-profit corporation

By:   
Signature [of the officer or Manager of the  
business that is authorized to sign]

Brian C. Johnson  
Print Name

President/CEO  
Title [Insert the title of the officer that signed above]

17<sup>th</sup> day of November, 2025



(Acknowledgment on the Next Page)

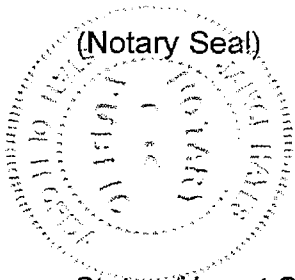
**ACKNOWLEDGMENT**

STATE OF Florida

COUNTY OF Broward

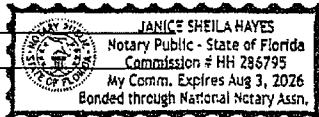
The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this 17<sup>th</sup> day of November, 2025, by Brian C. Johnson, the President/CEO, on behalf of BROWARD COUNTY MINORITY BUILDERS COALITION, INC, a Florida not-for-profit corporation, [] who is personally known to me or [] who has produced \_\_\_\_\_ as identification.

**Notary Public:**



Janice Hayes  
Signature  
Janice Hayes  
Print Name

State of insert State of Notary  
My Commission Expires:  
Commission Number: \_\_\_\_\_



**EXHIBIT A**

**SKETCH & LEGAL DESCRIPTION**

PROPERTY ADDRESS:

2694 NW 15 STREET  
FORT LAUDERDALE, FLORIDA 33311  
FOLIO NO: 4942-32-01-2300

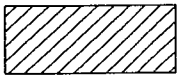
LEGAL DESCRIPTION:

All that external area of a chord formed at the Northwest corner of Lot 22, Block 46, of "WASHINGTON PARK FOURTH ADDITION," according to the Plat thereof, as recorded in Plat Book 22 at Page 44 of the Public Records of Broward County, Florida, by a 20 foot radius curve, being tangent to the North line of said Lot 22 and being tangent to the West line of said Lot 22.

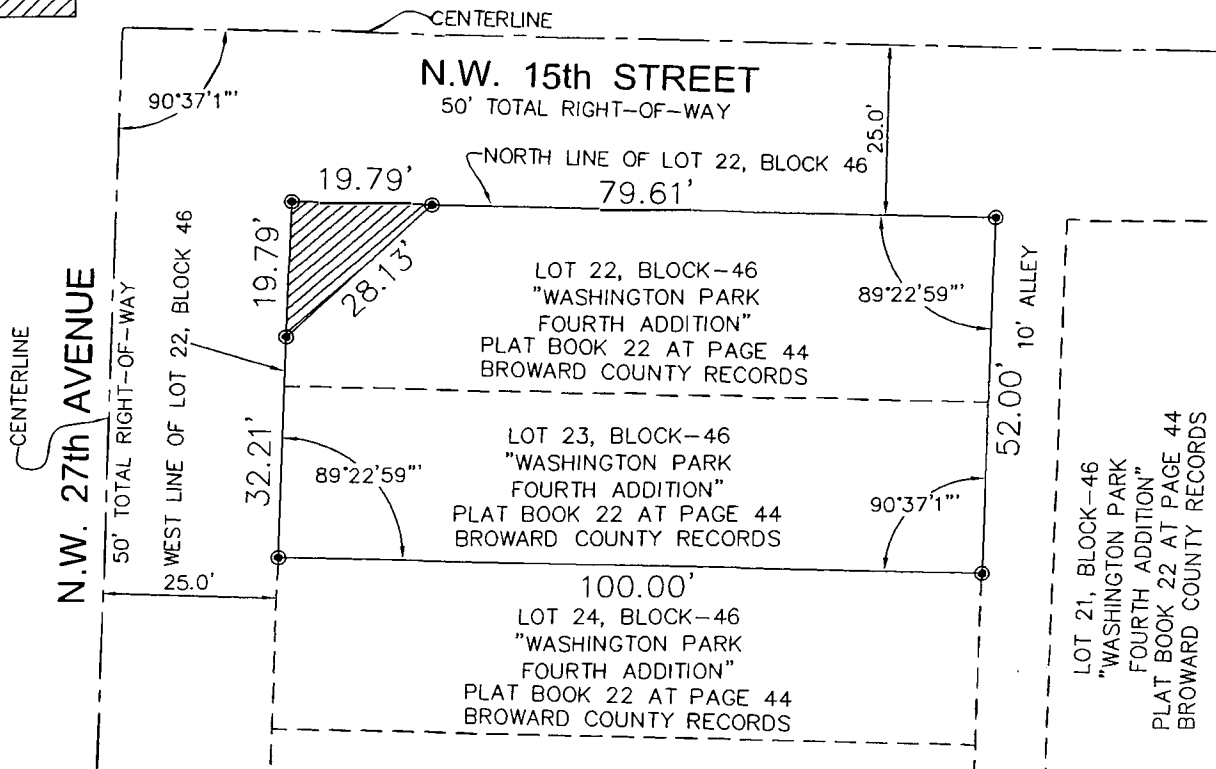
Said portion containing approximately 196 square feet, more or less.



**NORTH**  
SCALE: 1" = 25'



: DENOTES EASEMENT OR DEDICATION



NOTE: This Sketch is NOT A BOUNDARY SURVEY.

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT: in the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Sketch and Legal Description meets the requirements of the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Copies of this Sketch and Legal Description are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.



7178 WEST 29TH WAY  
HIALEAH, FLORIDA 33018  
PHONE: 786-416-1018  
FAX: 305-817-9709  
jalsurveyorsinc@gmail.com

**J A F SURVEYING SERVICES, INC.**



SIGNED: *Gino Furlano*  
GINO FURLANO SURVEYOR AND MAPPER  
FLORIDA LICENSE NO.: 5044  
FLORIDA CERTIFICATE OF AUTHORIZATION NO.: 8269  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.  
DATED THIS 5th. DAY OF NOVEMBER, 2025

**Gino Furlano**

Digitally signed  
by Gino Furlano  
Date: 2025.12.02  
06:37:07 -05'00'

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

- PD-2025-16  
 Right of way approved - Public RAW  
 Right of way approved - Private Road

By: Jose Sobeino Sanchez Date: 12/05/25