

**PROPOSED**

RESOLUTION NO.

1 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD  
2 COUNTY, FLORIDA, ACCEPTING AN EASEMENT RELATED TO THE PROVISION OF  
3 WATER AND WASTEWATER SERVICES, OVER, ACROSS, UNDER, AND THROUGH  
4 REAL PROPERTY LOCATED IN THE CITY OF LAUDERDALE LAKES, FLORIDA; AND  
5 PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

6

7 WHEREAS, Sunflower Gardens Condominium, Inc., Tulip Gardens Condominium,  
8 Inc., Usnee Gardens Condominium, Inc., Violet Gardens Condominium, Inc., Willow  
9 Gardens Condominium, Inc., and Yucca Gardens Condominium, Inc., each a Florida not  
10 for profit corporation (“Grantors”), are the owners of certain property located in the City of  
11 Lauderdale Lakes, Florida (“Property”), which Property is more particularly described in  
12 the legal description and sketch made subject to the Easement agreement in Attachment  
13 1;

14 WHEREAS, Broward County, Florida (“County”), requested from Grantors a  
15 nonexclusive and perpetual easement over, across, under, and through the Property for  
16 water mains, wastewater force mains, reclaimed water mains, and/or any other water and  
17 wastewater installations that may be required for purposes of providing water supply  
18 service for domestic, commercial, industrial, or other uses and for the collection of  
19 domestic, commercial, industrial, or other kinds of wastewater to and from the Property  
20 and other parcels of real property that may or may not abut and be contiguous to the  
21 Property (“Easement”);

22        WHEREAS, Grantors are willing to grant such Easement to the County as provided  
23 in the Easement agreement in Attachment 1; and

24        WHEREAS, the Board of County Commissioners of Broward County, Florida  
25 ("Board"), has determined that acceptance of the Easement serves a public purpose and  
26 is in the best interest of the County, NOW, THEREFORE,

27        BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF  
28 BROWARD COUNTY, FLORIDA:

29        Section 1. The recitals set forth in the preamble to this Resolution are true,  
30 accurate, and incorporated by reference herein as though set forth in full hereunder.

31        Section 2. The Board hereby accepts the Easement as provided in the  
32 Easement agreement attached to this Resolution as Attachment 1.

33        Section 3. The Easement agreement in Attachment 1 shall be properly  
34 recorded in the Official Records of Broward County, Florida.

35        Section 4. Severability.

36        If any portion of this Resolution is determined by any court to be invalid, the invalid  
37 portion will be stricken, and such striking will not affect the validity of the remainder of this  
38 Resolution. If any court determines that this Resolution, in whole or in part, cannot be  
39 legally applied to any individual, group, entity, property, or circumstance, such  
40 determination will not affect the applicability of this Resolution to any other individual,  
41 group, entity, property, or circumstance.

42 | Section 5. Effective Date.

43 | This Resolution is effective upon adoption.

Approved as to form and legal sufficiency:  
Andrew J. Meyers, County Attorney

By: /s/ Christina A. Price 12/15/2023  
Christina A. Price (date)  
Assistant County Attorney

By: /s/ Annika E. Ashton 12/15/2023  
Annika E. Ashton (date)  
Deputy County Attorney

CAP/sr  
Resolution Accepting Easement – Hawaiian Gardens Phase III  
12/15/2023  
iManage #1075372v1

Attachment 1

Return to:  
Broward County Water and  
Wastewater Services Engineering Division  
2555 West Copans Road  
Pompano Beach, Florida 33069

Prepared by:  
George Serbanescu  
Broward County Water and Wastewater Services  
2555 West Copans Road  
Pompano Beach, Florida 33069  
and Approved as to form by:  
Christina A. Price  
Assistant County Attorney

Folio Number: 494124000083, 494124000087

**EASEMENT AGREEMENT**

This Easement Agreement ("Easement Agreement") is made this 7th day of April, 2023 ("Effective Date"), by Sunflower Gardens Condominium, Inc., Tulip Gardens Condominium, Inc., Usnee Gardens Condominium, Inc., Violet Gardens Condominium, Inc., Willow Gardens Condominium, Inc., and Yucca Gardens Condominium, Inc., each a Florida Not for Profit Corporation ("Grantor") whose address is 5100 W Copans Road, Suite 100, Margate, FL 33063, in favor of Broward County, a political subdivision of the State of Florida ("Grantee"), whose address is 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, and assigns of individuals, and the successors and assigns of corporations wherever the context so admits or requires).

**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 water mains, wastewater force mains, reclaimed water mains, and/or for any other water and wastewater installations which may be required for the purpose of providing water supply service for domestic, commercial, industrial, or other use and for the collection of domestic, commercial, industrial, or other kinds of wastewater to and from properties, inclusive of the Property, which may or may not abut and be contiguous to the easement ("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, and the sum of one dollar (\$1.00), and other good and valuable consideration, the sufficiency of which are hereby acknowledged, Grantor hereby declares as follows:

1. The recitals set forth above are true and accurate, and fully incorporated by 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 facilities may be placed in the Easement Area without Grantee's prior consent.
4. Grantee shall, at its sole cost and expense, restore the surface of the Easement Area to the same condition which existed prior to the commencement of Grantee's access, maintenance, or repair to the Easement Area.
5. 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.
6. This Easement Agreement 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 public records of Broward County, Florida.
7. This Easement Agreement 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.
8. This Easement Agreement 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 Agreement, 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 Agreement shall be exclusively in such state courts, forsaking any other jurisdiction which either Party may claim by virtue of residency or other jurisdictional device.
9. Grantee, at its own expense, shall record this fully executed Easement Agreement in its entirety in the public records of Broward County, Florida.

**IN WITNESS WHEREOF**, the undersigned has signed and sealed this Easement Agreement on the respective date under its signature and certifies that he/she has the authority to execute this Instrument.

**GRANTOR**

**Witness #1:**

Marken  
Signature

BRYAN MALEAHERN  
Print Name of Witness

Sunflower Gardens Condominium, Inc.,  
a Florida Not for Profit Corporation

By: Ludovico Nigrelli  
Signature

**Witness #2:**

JACQUES BAILLARGEON  
Signature

JACQUES BAILLARGEON  
Print Name of Witness

Ludovico Nigrelli

Print Name

President

Title

7th day of April, 2023

Approved as to form by the Office of the  
Broward County Attorney

By: Christina A. Price Digitally signed by Christina A. Price  
Date: 2023.12.15 11:41:59 -05'00'  
Christina A. Price  
Assistant County Attorney

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of  physical presence or  
[ ] online notarization, this 7th day of April, 2023, by Ludovico Nigrelli, the  
President, on behalf of Sunflower Gardens Condominium, Inc., a Florida Not for Profit Corporation,  
[ ] who is personally known to me or  who has produced a Quebec, Canada Drivers license  
as identification.

Notary Public:

Signature: Catherine A. Donn

Print Name: Catherine A. Donn

State of Florida  
My Commission Expires: August 29, 2026

(Notary Seal)

Commission Number: HH297245



CATHERINE A. DONN  
Commission # HH 297245  
Expires August 29, 2026

IN WITNESS WHEREOF, the undersigned has signed and sealed this Easement Agreement on the respective date under its signature and certifies that he/she has the authority to execute this Instrument.

GRANTOR

**Witness #1:**

Jean Specie  
Signature

JEAN MERCIER  
Print Name of Witness

Tulip Gardens Condominium, Inc.,  
a Florida Not for Profit Corporation

By: René Tessier  
Signature

René Tessier

Print Name

President

Title

7 day of April, 2023

**Witness #2:**

Melan  
Signature

BRYAN MACALISTER  
Print Name of Witness

ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of  physical presence or  
[ ] online notarization, this 7th day of April, 2023, by René Tessier, the  
President, on behalf of Tulip Gardens Condominium, Inc., a Florida Not for Profit Corporation  
[ ] who is personally known to me or  who has produced a Alberta Canada Drivers license  
as identification.

Notary Public:

Signature: Catherine A. Donn

Print Name: Catherine A. Donn

State of Florida  
My Commission Expires: August 29, 2026

(Notary Seal)

Commission Number: HH297245

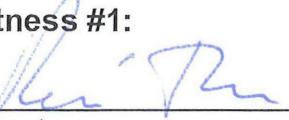


CATHERINE A. DONN  
Commission # HH 297245  
Expires August 29, 2026

**IN WITNESS WHEREOF**, the undersigned has signed and sealed this Easement Agreement on the respective date under its signature and certifies that he/she has the authority to execute this Instrument.

**GRANTOR**

**Witness #1:**

  
Signature

Usnee Gardens Condominium, Inc.,  
a Florida Not for Profit Corporation

René Tessier  
Print Name of Witness

By: Micheline Gagnon  
Signature

**Witness #2:**

Jean Mercier  
Signature

Jean Mercier  
Print Name of Witness

Micheline Gagnon

Print Name

President Micheline Gagnon  
Title

07 day of April, 2023

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of  physical presence or  
[ ] online notarization, this 07 day of April, 2023, by Micheline Gagnon, the  
President, on behalf of Usnee Gardens Condominium, Inc., a Florida Not for Profit Corporation,  
[ ] who is personally known to me or  who has produced a Quebec, Canada Drivers License  
as identification.

Notary Public:

Signature: 

Print Name: Catherine A. Donn

State of Florida  
My Commission Expires: August 29, 2026

(Notary Seal)

Commission Number: HH297245



CATHERINE A. DONN  
Commission # HH 297245  
Expires August 29, 2026

**IN WITNESS WHEREOF**, the undersigned has signed and sealed this Easement Agreement on the respective date under its signature and certifies that he/she has the authority to execute this Instrument.

**GRANTOR**

**Witness #1:**

Mercier  
Signature

BRYAN MACLEACHEN  
Print Name of Witness

**Witness #2:**

AM LM  
Signature

LUDOVICO MIZRELLI  
Print Name of Witness

Violet Gardens Condominium, Inc.,  
a Florida Not for Profit Corporation

By: Jean Mercier  
Signature

Jean Mercier

Print Name

President

Title

7th day of April, 2023

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of  physical presence or  
[ ] online notarization, this 7th day of April, 2023, by Jean Mercier, the  
President, on behalf of Violet Gardens Condominium, Inc., a Florida Not for Profit Corporation  
[ ] who is personally known to me or  who has produced a Alberta Canada Drivers license  
as identification.

Notary Public:

Signature: Catherine A. Donn

Print Name: Catherine A. Donn

State of Florida  
My Commission Expires: August 29, 2026

(Notary Seal)

Commission Number: HH297245



CATHERINE A. DONN  
Commission # HH 297245  
Expires August 29, 2026

**IN WITNESS WHEREOF**, the undersigned has signed and sealed this Easement Agreement on the respective date under its signature and certifies that he/she has the authority to execute this Instrument.

**GRANTOR**

**Witness #1:**

Jean Mercier  
Signature

JEAN MERCIER  
Print Name of Witness

Willow Gardens Condominium, Inc.,  
a Florida Not for Profit Corporation

**Witness #2:**

John M.  
Signature

LUDOVICO MIGRELLI  
Print Name of Witness

By: Bryan MacEachern  
Signature

Bryan MacEachern

Print Name

President

Title

7th day of April, 2023

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of  physical presence or  
[ ] online notarization, this 7th day of April, 2023, by Bryan MacEachern, the  
President, on behalf of Willow Gardens Condominium, Inc., a Florida Not for Profit Corporation  
[ ] who is personally known to me or  who has produced a Quebec, Canada D'Investis  
as identification.

Notary Public:

Signature: Catherine A. Donn

Print Name: Catherine A. Donn

State of Florida  
My Commission Expires: August 29, 2026

(Notary Seal)

Commission Number: HH297245

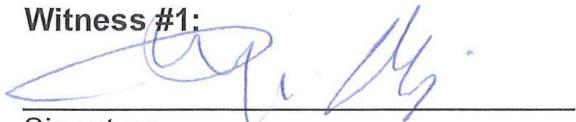


CATHERINE A. DONN  
Commission # HH 297245  
Expires August 29, 2026

**IN WITNESS WHEREOF**, the undersigned has signed and sealed this Easement Agreement on the respective date under its signature and certifies that he/she has the authority to execute this Instrument.

**GRANTOR**

**Witness #1:**



Signature

LUDOVICO NICREZZI

Print Name of Witness

**Witness #2:**

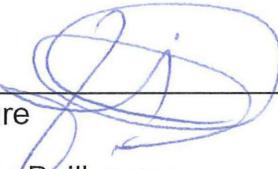


Signature

BRYAN MACLEACHER

Print Name of Witness

Yucca Gardens Condominium, Inc.,  
a Florida Not for Profit Corporation

By: 

Signature

Jacques Baillargeon

Print Name

President

Title

JM day of April \_\_\_\_\_, 2023

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of  physical presence or  
[ ] online notarization, this JM day of April \_\_\_\_\_, 2023, by Jacques Baillargeon, the  
President \_\_\_\_\_, on behalf of Yucca Gardens Condominium, Inc., a Florida Not for Profit Corporation  
[ ] who is personally known to me or  who has produced a Ontario/Canada Drivers license  
as identification.

Notary Public:



Print Name: Catherine A. Donn

State of Florida

My Commission Expires: August 29, 2026

(Notary Seal)

Commission Number: HH297245



CATHERINE A. DONN  
Commission # HH 297245  
Expires August 29, 2026

FOR: **BROWARD COUNTY**  
WATER & WASTEWATER SERVICES

**EXHIBIT A**  
**SKETCH AND DESCRIPTION**  
**UTILITY EASEMENT**

**LEGAL DESCRIPTION:**

A PORTION OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 49 SOUTH, RANGE 41 EAST, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF PARCEL "A", CYPRESS CHASE NORTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF NORTHWEST 50TH AVENUE AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 7119, PAGE 447 OF SAID PUBLIC RECORDS; THENCE NORTH 01°24'45" 25.00 FEET WEST ALONG SAID EAST RIGHT-OF-WAY LINE TO THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY OF NORTHWEST 34th STREET AS RECORDED IN SAID OFFICIAL RECORD BOOK 7119, PAGE 447 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°28'17" WEST 515.87 FEET ALONG THE SAID NORTH RIGHT-OF-WAY LINE AND EASTERLY EXTENSION TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°28'17" WEST 14.80 FEET ALONG THE LAST DESCRIBED COURSE TO THE EAST LINE OF VIOLET GARDENS RECORDED IN OFFICIAL RECORDS BOOK 4750, PAGE 744 OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTH 89°28'17" WEST 10.20 FEET ALONG THE LAST DESCRIBED COURSE; THENCE NORTH 00°51'38" WEST 99.57 FEET TO THE NORTH LINE OF VIOLET GARDENS AS RECORDED IN OFFICIAL RECORDS BOOK 4750, PAGE 744 OF SAID PUBLIC RECORDS;

(DESCRIPTION CONTINUED ON SHEET 2)

**NOTES:**

BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST RIGHT-OF-WAY FOR N.W. 50TH AVENUE AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 7119, PAGE 447 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAR NORTH 01°24'45" WEST.

THE BEARINGS SHOWN HEREON ARE RELATIVE GRID NORTH, AND ARE BASED ON SECTION LINE BEARINGS AND COORDINATES FROM THE "STONER-KEITH RESURVEY OF TOWNSHIP 49 SOUTH, RANGE 41 EAST", RECORDED IN MISCELLANEOUS PLAT BOOK 3, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS CONVERTED TO NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT BY BROWARD COUNTY ENGINEERING DIVISION USING NGS NADCON PROGRAM.

THIS SKETCH AND DESCRIPTION CONSISTS OF FIVE(5) SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

FOR THE PURPOSES OF THIS DOCUMENT, ANY PARCEL LINES THAT APPEAR TO BE COINCIDENT ON THE SKETCH OF SURVEY SHALL BE CONSIDERED AS SUCH, UNLESS OTHERWISE NOTED.

**CERTIFICATE:**

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.  
LICENSED BUSINESS NUMBER #271  
Digitally signed  
by Todd H. Bates  
Date: 2023.11.27  
15:29:27 -05'00'

TODD H. BATES, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER NO LS7165  
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE  
SIGNATURE AND ORIGINAL SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A  
FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES  
5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

\\CTAFILE02\SURVEY\_PROJECTS\PROJECTS\2015\15-0038-122-01\_UAZ 122\DRAWINGS\15-0038-122- NW

EASEMENT: **NOT** A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D
UPDATE ADD'L RECORD INFORMATION	11-9-23	THB	C.D.
MISC MINOR REVISIONS	12-8-22	THB	MRM
ADD H.O.A. PARCEL LINES & LABELS	2-25-22	THB	MRM
REF. WS-70_NW	08/30/21	THB	MRM

JOB NO.: 15-0038-122	SHEET 1 OF 6 SHEETS		
DRAWN BY: THB	F.B. N/A	PG. N/A	
CHECKED BY: MRM	DATED: 08/30/21		



**CRAVEN • THOMPSON & ASSOCIATES, INC.**  
ENGINEERS • PLANNERS • SURVEYOR'S  
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8409 TEL: (954) 739-8400  
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL  
NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2023

FOR: BROWARD COUNTY  
WATER & WASTEWATER SERVICES

**EXHIBIT A**  
**SKETCH AND DESCRIPTION**  
**UTILITY EASEMENT**

**LEGAL DESCRIPTION: (CONTINUED)**

THENCE CONTINUE NORTH 00°51'38" WEST 97.48 FEET;

THENCE SOUTH 89°11'27" WEST 7.00 FEET;

THENCE NORTH 00°51'38" WEST 130.29 FEET;

THENCE SOUTH 89°17'13" WEST 151.01 FEET;

THENCE NORTH 00°42'47" WEST 5.94 FEET TO THE SOUTHERLY LINE OF SAID WILLOW GARDENS;

THENCE CONTINUE NORTH 00°42'47" WEST 19.07 FEET;

THENCE NORTH 89°17'13" EAST 72.08 FEET TO THE SAID SOUTHERLY LINE OF SAID WILLOW GARDENS;

THENCE CONTINUE NORTH 89°17'13" EAST 98.09 FEET TO THE WEST LINE OF SAID RECREATION AREA OF HAWAIIAN GARDENS TWIN LAKES PHASE 3;

THENCE CONTINUE NORTH 89°17'13" EAST 95.75 FEET TO THE SOUTHERLY LINE OF SAID USNEE GARDENS;

THENCE CONTINUE NORTH 89°17'13" EAST 76.32 FEET;

THENCE SOUTH 00°42'47" EAST 20.27 FEET TO SOUTHERLY LINE OF SAID USNEE GARDENS;

THENCE CONTINUE SOUTH 00°42'47" EAST 4.73 FEET;

THENCE SOUTH 89°17'13" WEST 67.16 FEET TO THE EAST LINE OF SAID RECREATION AREA;

THENCE CONTINUE SOUTH 89°17'13" WEST 99.07 FEET;

THENCE SOUTH 00°51'38" EAST 130.24 FEET;

THENCE NORTH 89°11'27" EAST 7.00 FEET;

THENCE SOUTH 00°51'38" EAST 96.68 FEET TO THE NORTH LINE OF SAID TULIP GARDENS;

THENCE CONTINUE SOUTH 00°51'38" EAST 100.49 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF LAUDERDALE LAKES, BROWARD COUNTY, FLORIDA AND CONTAINING 16,740 SQUARE FEET (0.384 ACRES), MORE OR LESS.

**LEGEND**

B.C.R. BROWARD COUNTY RECORDS  
H.O.A. HOME OWNERS ASSOCIATION  
LLC LIMITED LIABILITY CORPORATION  
P.B. PLAT BOOK  
P.G. PAGE  
P.O.C. POINT OF COMMENCEMENT  
P.O.B. POINT OF BEGINNING  
O.R.B. OFFICIAL RECORDS BOOK

\\CTAFILE02\\SURVEY\_PROJECTS\\PROJECTS\\2015\\15-0038-122-01\_UAZ 122\\DRAWINGS\\15-0038-122- NW-  
EASEMENT NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

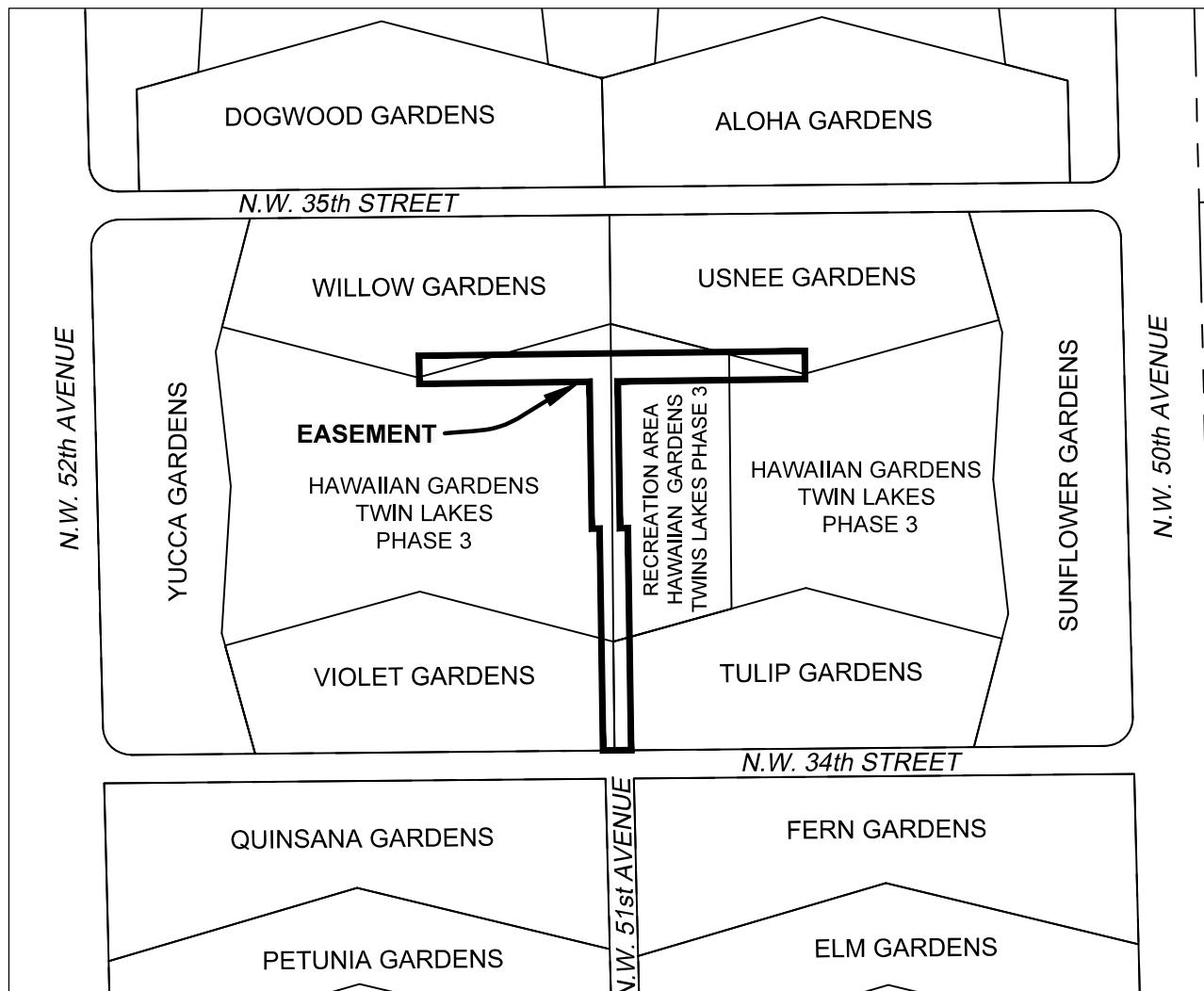


**CRAVEN • THOMPSON & ASSOCIATES, INC.**  
ENGINEERS • PLANNERS • SURVEYOR'S  
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400  
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2023

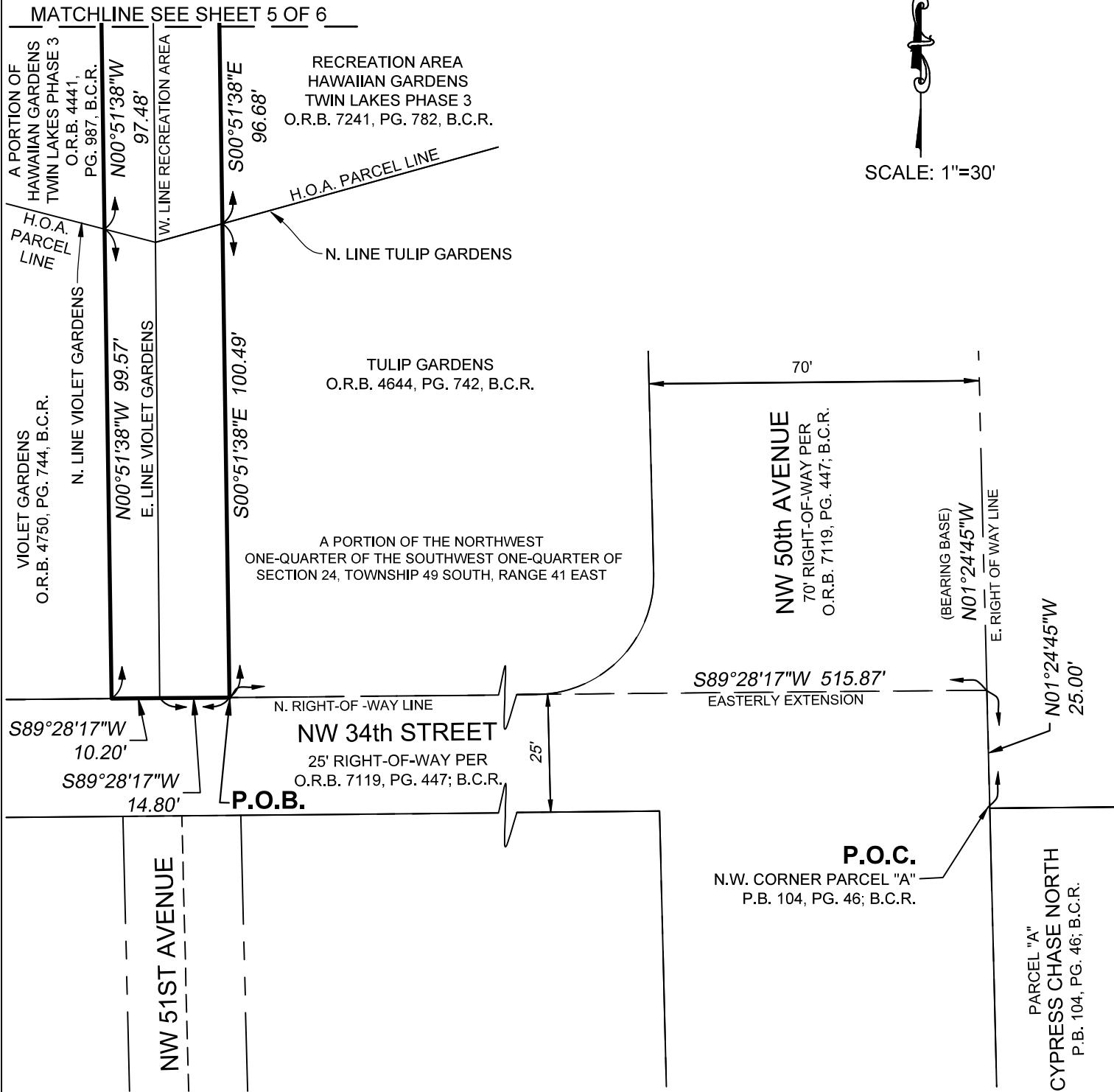
UPDATES and/or REVISIONS	DATE	BY	CK'D
UPDATE ADD'L RECORD INFORMATION	11-9-23	THB	C.D.
MISC MINOR REVISIONS	12-8-22	THB	MRM
ADD H.O.A. PARCEL LINES & LABELS	2-25-22	THB	MRM
REF. WS-70_NW	08/30/21	THB	MRM
JOB NO.: 15-0038-122	SHEET 2 OF 6 SHEETS		
DRAWN BY: THB	F.B. N/A	PG. N/A	
CHECKED BY: MRM	DATED: 08/30/21		

**LOCATION MAP**  
TO ACCOMPANY SKETCH AND DESCRIPTION

NTS



**SKETCH TO ACCOMPANY DESCRIPTION  
UTILITY EASEMENT**



**SKETCH TO ACCOMPANY DESCRIPTION  
UTILITY EASEMENT**

**ACREAGE**

MATCHLINE SEE SHEET 6 OF 6  
("PANEL A")

WILLOW GARDENS  
O.R.B. 4780, PG. 84, B.C.R.

*S LINE OF WILLOW GARDENS*  
N89°17'13"E 72.08'  
N89°17'13"E 98.09'

USNEE GARDENS  
O.R.B. 4697, PG. 60, B.C.R.

SCALE: 1"=30'

*S. LINE OF USNEE GARDENS*  
N89°17'13"E 76.32'  
N89°17'13"E 95.75'

MATCHLINE SEE SHEET 6 OF 6  
("PANEL B")

S89°17'13"W 151.01'

A PORTION OF  
HAWAIIAN GARDENS  
TWIN LAKES PHASE 3  
O.R.B. 4441,  
PG. 987, B.C.R.

S89°17'13"W 99.07'

E. LINE RECREATION AREA  
(HOA PARCEL LINE)

RECREATION AREA  
HAWAIIAN GARDENS  
TWIN LAKES PHASE 3  
O.R.B. 7241, PG. 782, B.C.R.

A PORTION OF THE NORTHWEST  
ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF  
SECTION 24, TOWNSHIP 49 SOUTH, RANGE 41 EAST

N00°51'38"W 130.29'

S00°51'38"E  
130.24'

N89°11'27"E 7.00'

S89°11'27"W  
7.00'

16,740 SQUARE FEET  
0.384 ACRES

N00°51'38"W  
97.48'

S00°51'38"E  
96.68'

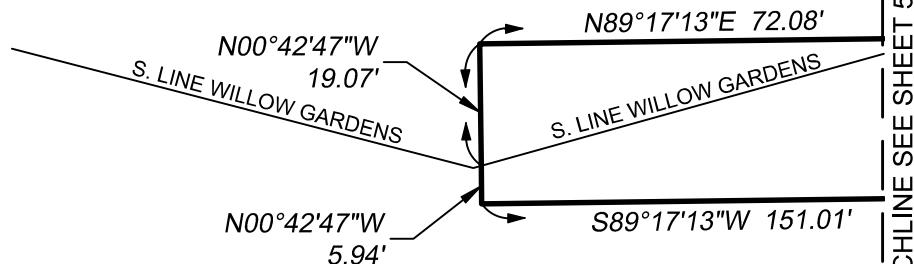
MATCHLINE SEE SHEET 4 OF 6

**SKETCH TO ACCOMPANY DESCRIPTION  
UTILITY EASEMENT**



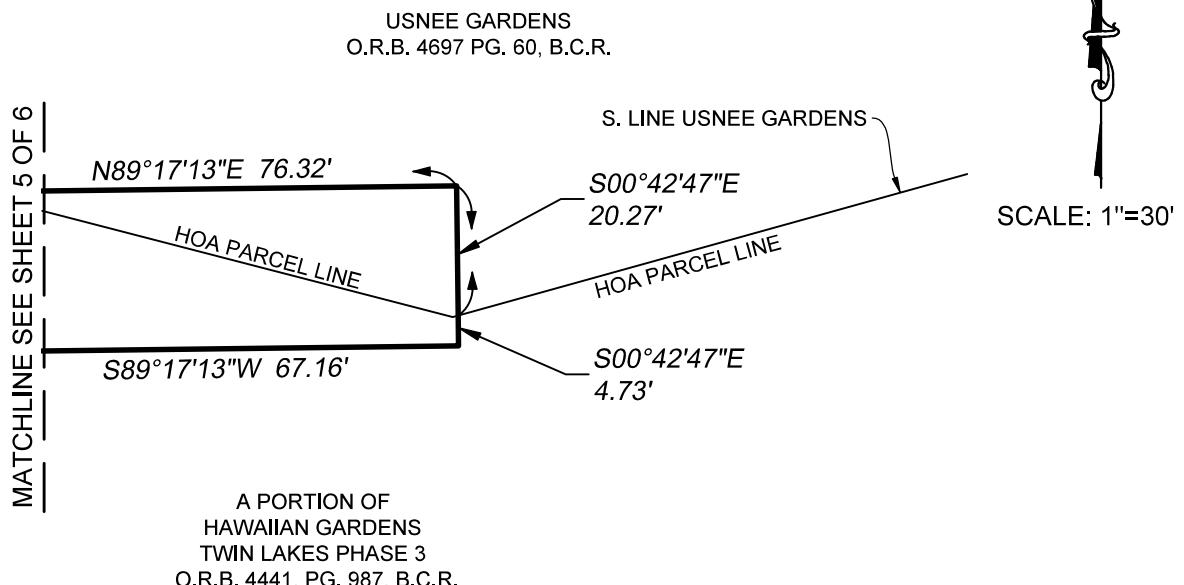
WILLOW GARDENS  
O.R.B. 4780, PG. 84, B.C.R.

SCALE: 1"=30'



A PORTION OF  
HAWAIIAN GARDENS  
TWIN LAKES PHASE 3  
O.R.B. 4441, PG. 987, B.C.R.

**PANEL "A"**



A PORTION OF  
HAWAIIAN GARDENS  
TWIN LAKES PHASE 3  
O.R.B. 4441, PG. 987, B.C.R.

**PANEL "B"**