

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: 504205130010

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 NW 70TH 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)]

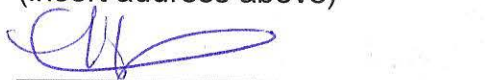
IN WITNESS WHEREOF, the undersigned has signed and sealed this Instrument on the respective date under its signature below and certifies that he/she has the authority to execute this Instrument.

GRANTOR

WITNESSES:

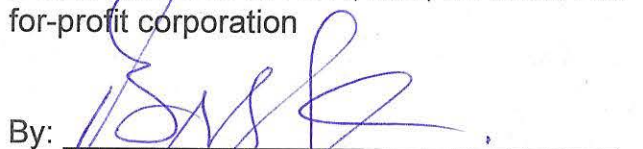

Signature

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)

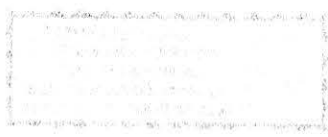
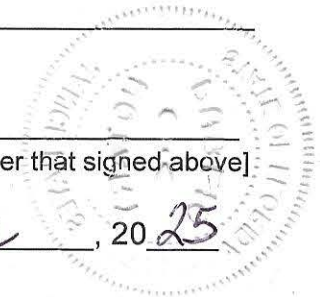
BROWARD COUNTY MINORITY BUILDERS COALITION, INC, a Florida not-for-profit corporation

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]

17th day of November, 20 25



(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 17th day of November, 2025, by Insert name of person authorized to sign for the business, the Insert the title of the person authorized to sign, 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

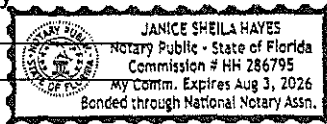
(Notary Seal)



State of insert State of Notary

My Commission Expires: _____

Commission Number: _____



SKETCH & LEGAL DESCRIPTION

PROPERTY ADDRESS:

360 NW 27TH TERRACE
FORT LAUDERDALE, FLORIDA 33311
FOLIO NO: 5042-05-13-0010

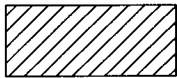
LEGAL DESCRIPTION:

All that external area of a chord formed at the Northwest corner of Lot 1, Block 1, of "BROWARD PARK," according to the Plat thereof, as recorded in Plat Book 25 at Page 49 of the Public Records of Broward County, Florida, by a 20 foot radius curve, being tangent to the North line of said Lot 1 and being tangent to the West line of said Lot 1.

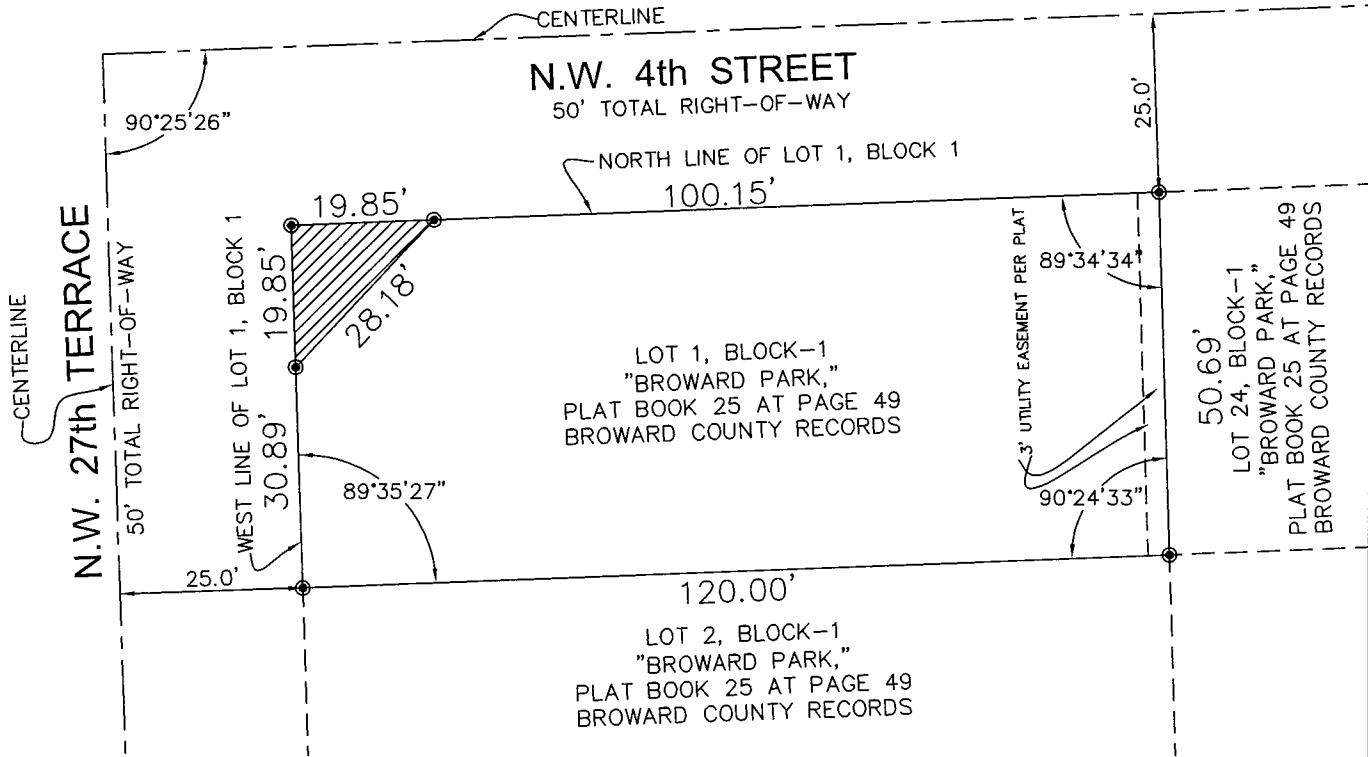
Said portion containing approximately 197 square feet, more or less.



NORTH
SCALE: 1" = 25'



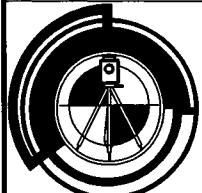
: DENOTES EASEMENT OR DEDICATION



SURVEYOR'S CERTIFICATE:

NOTE: This Sketch is NOT A BOUNDARY SURVEY.

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
jafsurveyorsinc@gmail.com

J A F SURVEYING SERVICES, INC.

GINO FURLANO
CERTIFICATE OF AUTHORIZATION
NO. 5044
SIGNED: [Signature]
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 12th DAY OF NOVEMBER, 2025

Digitally signed by Gino Furlano
Date: 2025.11.17
20:29:45 -05'00'

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

- PD-2025-14
- Right of way approved - Public RAW
- Right of way approved - Private Road

By: Jorge Sobrino Date: 11-18-25
Sanchez