

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: 494234076250



(Space Above Reserved for Recording Information)

PUBLIC 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 Government 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 sanitary sewer utility infrastructure and facilities, for the collection and transmission of sewage effluent, and the right to access and install, inspect, test, maintain, repair, relocate, rehabilitate and replace such 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. Grantee shall, at its sole cost and expense, promptly restore the Easement Area and any adjacent portions of the property burdened by this Easement disturbed by Grantee’s activities to substantially the same condition as existed immediately prior to such activities, including restoration of landscaping, pavement, and other

improvements. Such restoration shall be performed in a good and workmanlike manner to the reasonable satisfaction of Grantor.

*("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: _____

STATE OF FLORIDA
COUNTY OF BROWARD

GRANTOR:

BROWARD COUNTY BOARD OF
COUNTY COMMISSIONERS

By: _____
Printed name: _____
Title: _____

ATTEST:

By: _____
Broward County Administrator, as
ex officio Clerk of the Broward County
Board of County Commissioners

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 M. 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: _____

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A PARCEL OF LAND, LYING OVER AND ACROSS A PORTION OF LOT 22 OF "SUPPLEMENTAL PLAT OF BLOCK 319, TOWN OF PROGRESSO", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 125, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LANDS BEING IN BROWARD COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF LOT 24 OF SAID PLAT OF "SUPPLEMENTAL PLAT OF BLOCK 319; THENCE RUN N02°11'01"W ALONG THE WEST RIGHT OF WAY LINE OF NE 1ST AVENUE, BEING ALSO THE EAST LINE OF SAID PLAT FOR A DISTANCE OF 67.50 FEET TO THE POINT OF BEGINNING OF A 15 FOOT WIDE EASEMENT; LYING 7.5 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE, SHORTENING OR EXTENDING AS TO CREATE A CLOSED FIGURE; THENCE RUN S87°57'44"W FOR A DISTANCE OF 11.00 FEET TO THE POINT OF TERMINATION.

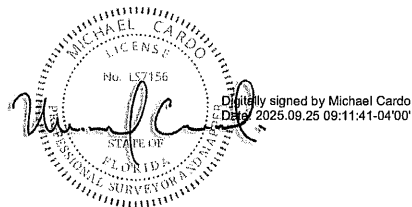
SAID LAND CONTAINING 165 SQUARE FEET OR 0.003 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- THIS IS NOT A BOUNDARY SURVEY.
- BEARINGS ARE BASED AN ASSUMED MERIDIAN WHEREBY THE CENTERLINE OF NE 1ST AVENUE , BEARS S 02°11'01" E.
- THIS SKETCH OF LEGAL DESCRIPTION CONSISTS OF 2 SHEETS; NEITHER IS FULL AND COMPLETE WITHOUT THE OTHER.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY RESPONSIBLE CHARGE ON AUGUST 11TH, 2025 AND REVISED SEPTEMBER 24TH, 2025 AND MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULES 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.



MICHAEL CARDO

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 7156

THIS DESCRIPTION AND SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.



Engineering
& Design

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REV	DATE	DRAWN BY	DESCRIPTION

LEGAL DESCRIPTION
FOR
SEWER EASEMENT
GALLERY AT FLAGLER
A PORTION OF
LOT 22
BLOCK 319
PLAT BOOK 1 PAGE 125
FORT LAUDERDALE
BROWARD COUNTY, FLORIDA



PROTECT YOURSELF.
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
STATE REQUIRED FILE NUMBER
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM



MIAMI
7400 Corporate Center Drive
Suite C
Miami, FL 33126
Phone: 305.392.3190
COLLIERS ENGINEERING & DESIGN, INC.

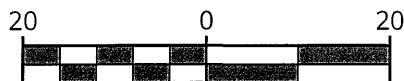
EXHIBIT "A"

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	09/24/25	JP	MC
PROJECT NUMBER:		DRAWING NAME:	
22011228A		22011228A SEWER EASEMENT-R3	

SHEET TITLE:
LEGAL DESCRIPTION

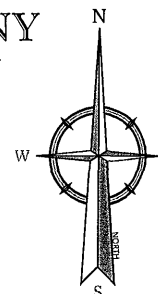
SHEET NUMBER:
1 of 2

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



SCALE : 1" = 20'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)



GALLERY AT FLAGLER

LOT 22

PLAT BOOK 1 PAGE 125, DCR
SUPPLEMENTAL PLAT OF BLOCK 319
TOWN OF PROGRESSO

LOT 23

LOT 24

RIGHT OF WAY EASEMENT
ORB 45823, PG 477

NORTH RIGHT OF WAY LINE/
SOUTH PROPERTY LINE

15' WIDE
SEWER EASEMENT

POINT OF
TERMINATION

POINT OF
BEGINNING

S 87°57'44" W 11.00'

N 02°11'01" W 67.50'

EAST PROPERTY LINE
WEST RIGHT OF WAY LINE

N.E. 1ST AVENUE

S 02°11'01" E
(BEARING BASIS)

PUBLIC RIGHT OF WAY

N.E. 6th STREET

S 87°48'59" W

PUBLIC RIGHT OF WAY

LEGEND:

LB LICENSED BUSINESS
CL CENTERLINE
DCR DADE COUNTY RECORDS
BCR BROWARD COUNTY RECORDS
INST INSTRUMENT
R/W RIGHT OF WAY
MMB MISCELLANEOUS MAP BOOK
ORB OFFICIAL RECORDS BOOK



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SEWER EASEMENT
GALLERY AT FLAGLER
A PORTION OF
LOT 22
BLOCK 319
PLAT BOOK 1 PAGE 125
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PROJECT NUMBER: 22011228A		DRAWING NAME: 22011228A SEWER EASEMENT-R3	

SHEET TITLE:
SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

SHEET NUMBER:
2 of 2