Record and return to/
This instrument prepared by:
Lawrence K. Judd, Esquire
1995 E. Oakland Park Blvd., Suite 105
Fort Lauderdale, Florida 33306

CFN # 111351252
OR BK 49545 Pages 1128 - 1129
RECORDED 02/27/13 10:20:06 AM
BROWARD COUNTY COMMISSION
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#1, 2 Pages

Portion of Property Appraiser's I.D. No. 5042 15 01 3030
[Space Above This Line For Recording Data]
PUBLIC SIDEWALK EASEMENT
THIS INDENTURE, made this day of
("Grantor" and "Grantee" are used for singular or plural, as context requires)
WITNESSETH:
THAT said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt of which is acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns, an easement for public sidewalk on the property, with owner retaining responsibility for maintaining the public sidewalk in good condition and repair lying and being in Fort Lauderdale, Broward County, Florida, described as follows:
The external area of a 25.00 foot Radius Chord at the Northeast corner of Lot 1, Block 57, LAUDERDALE, according to the Plat thereof, as recorded in Plat Book 2, Page 9, of the Public Records of Miami-Dade County, that is tangent on the North to the North line of said Lot 1 and tangent on the East to the East line of said Lot 1; said lands situate, lying and being in Broward County, Florida.
GRANTOR hereby covenants with said Grantee that said Grantor is lawfully seized of fee simple title to the area underlying the easement and that Grantor hereby fully warrants and defends the title to this area hereby granted and conveyed against the lawful claims of all persons whomsoever.
TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns forever.
IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in the presence of: Colin A Z Witness: By: Word Omar Barboza, Manager STATE OF FLORIDA
COUNTY OF BROWARD
The foregoing instrument was acknowledged before me this O day of SCOT., 2012, by Omar Barboza, as manager of 1501 Developers, LLC, a Florida limited liability company, on behalf of the company. Omar Barboza is personally known to me or who produced TOL, as identification. Notary Public, State of Florida My commission expires: DC, 21 - 2015
Approved as to form: City Attorney Date Notary Public State of Florida Guido Diaz My Commission EE066477 Expires 02/21/2015

Exhibit 1 14-0214 Page 1 of 2

O.K. M.S.



* McLAUGHLIN ENGINEERING COMPANY LB#285

ENGINEERING * SURVEYING * PLATING * LAND PLANNING 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301 PHONE (954) 763-7611 * FAX (954) 763-7615

SKETCH AND DESCRIPTION 25' RADIUS CHORD LOT 1, BLOCK 57, LAUDERDALE (PLAT BOOK 2, PAGE 9, D.C.R.) LEGAL DESCRIPTION: The external area of a 25.00 foot Radius Chord at the Northeast corner of Lot 1, Block 57, LAUDERDALE, STE LAYOUT NOT TO SCALE County, Florida, that is tangent on the North to the North line of soid Lot 1 and tangent on the East to the East line of soid Lot 1 and tangent on the East to the East line of soid Lot 1. Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 625 square feet or 0.0072 acres more or less. EAST LINE, LOT 1 SOUND'S TO SOUND	SCALE 1" = 20'			L	OT 2	9	I
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