

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

Portion of Property Appraiser's I.D. No. 5042 15 01 3030

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PUBLIC SIDEWALK EASEMENT

THIS INDENTURE, made this 4th day of September, 2012, by and between **1501 Developers, LLC**, a Florida limited liability company, whose post office address is P. O. Box 350543, Ft. Lauderdale, FL 33335, hereinafter called the Grantor, and **CITY OF FORT LAUDERDALE**, a municipal corporation existing under the laws of the State of Florida, whose post office address is P. O. Drawer 14250, Ft. Lauderdale, FL 33302-4250, Federal Tax ID No. 02-1234-00001-04-47, hereinafter called the Grantee.

("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:

1501 Developers, LLC

Guido Diaz
Witness: [Signature]

By: [Signature]
Omar Barboza, Manager

Witness: [Signature]
[Signature]

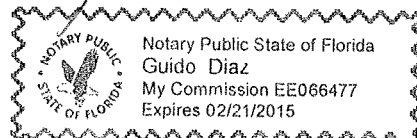
**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 04 day of sept., 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 FDL as identification.

[Signature]
Notary Public, State of Florida
My commission expires: Feb. 21 - 2015

Approved as to form: [Signature]
City Attorney

Date



O.K. M.S.



McLAUGHLIN ENGINEERING COMPANY
LB#285
ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
33301 PHONE (954) 763-7611 * FAX (954) 763-7615

SCALE 1" = 20'

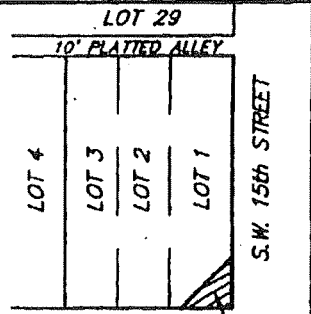
SKETCH AND DESCRIPTION
25' RADIUS CHORD
LOT 1, BLOCK 57, LAUDERDALE
(PLAT BOOK 2, PAGE 9, D.C.R.)



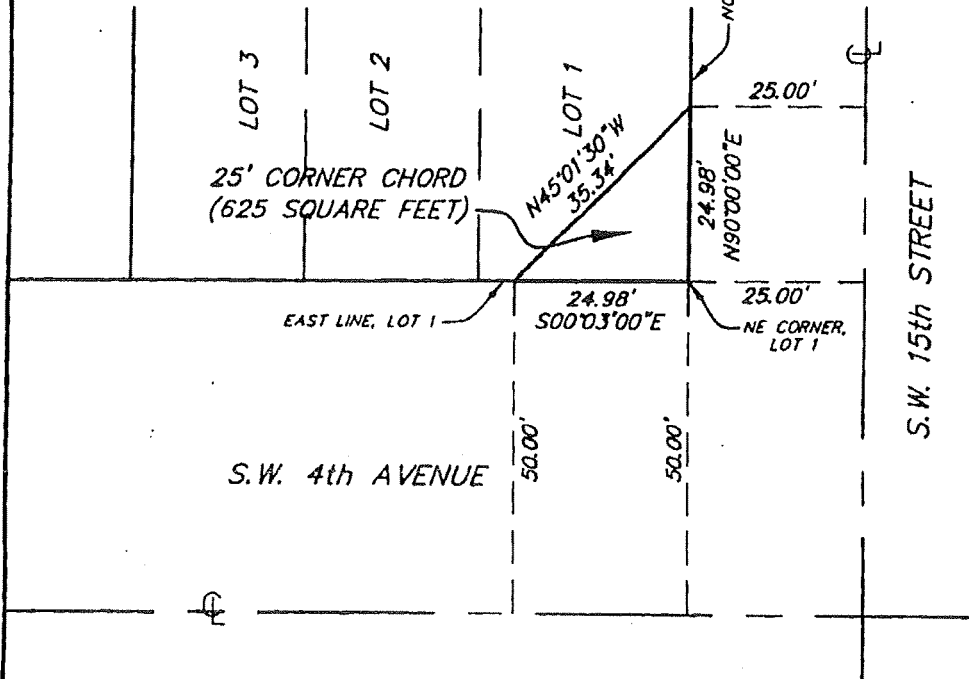
LEGAL DESCRIPTION:

The external area of a 25.00 foot Radius Chord at the Northeast corner of Lot 1, Block 57, LAUDERDALE, according to the plat thereof, as recorded in Plat Book 2, Page 9, of the public records of Dade County, Florida, 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 the City of Fort Lauderdale, Broward County, Florida and containing 625 square feet or 0.0072 acres more or less.



S.W. 4th AVENUE THIS SKETCH
SITE LAYOUT
NOT TO SCALE



CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 30th day of August, 2011.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the North line of said Lot 1, as North 80°00'00" East.

FIELD BOOK NO. _____

DRAWN BY: JMY

NO ORDER NO. 11 6840

CHECKED BY: CA