

PREPARED BY & RETURN TO:

Robert B. Dunckel, Esq.
City Attorney's Office
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33302

Folio No. _____

Space Reserved for Recording Information

ROAD EASEMENT

THIS INDENTURE, made this ____ day of _____, 2013 by and between:

CITY OF FORT LAUDERDALE, a municipal corporation, whose Post Office address is 100 North Andrews Avenue, Fort Lauderdale, Florida, 33301, hereinafter, "GRANTOR"

and

BROWARD COUNTY, a political subdivision of the State of Florida, whose Post Office address is Broward County Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter, "GRANTEE"

WITNESSETH:

That GRANTOR, is the owner of a property situated, lying and being in Broward County, Florida, and described as follows:

SEE SKETCH AND DESCRIPTION
ATTACHED AS EXHIBIT "A"
(Hereinafter, "Easement Area")

That GRANTEE desires an easement for public roadway and/or other appropriate purposes incidental thereto, on, over and across said property.

That GRANTOR is willing to grant such an easement.

NOW THEREFORE, for and in consideration of the mutual covenants each to the other running and one dollar (\$1.00) and other good and valuable considerations, GRANTOR does hereby grant unto GRANTEE, its successors and assigns, full and free right and authority to construct, maintain, repair, install and rebuild facilities for the above stated purposes and does hereby grant a perpetual easement on, over and across the above-described property for said purposes.

SAVING AND RESERVING unto GRANTOR, its successors and assigns, the reversionary interest therein if ever discontinued by law for said road right of way purposes, in the event said public right of way be abandoned and vacated.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal the day and year first above written.

WITNESSES:

CITY OF FORT LAUDERDALE

[Witness type or print name]

[Witness type or print name]

(CORPORATE SEAL)

John P. "Jack" Seiler, Mayor

Lee R. Feldman, City Manager

ATTEST:

Jonda K. Joseph, City Clerk

Approved as to form:

Robert B. Dunckel,
Assistant City Attorney

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this _____,
2013, by JOHN P. "JACK" SEILER, Mayor of the CITY OF FORT LAUDERDALE, a municipal
corporation of Florida. He is personally known to me and did not take an oath.

(SEAL)

Notary Public, State of Florida
Signature of Notary taking Acknowledgment)

Name of Notary Typed,
Printed or Stamped

My Commission Expires:

Commission Number

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this _____,
2013, by LEE R. FELDMAN, City Manager of the CITY OF FORT LAUDERDALE, a municipal
corporation of Florida. He is personally known to me and did not take an oath.

(SEAL)

Notary Public, State of Florida
Signature of Notary taking Acknowledgment)

Name of Notary Typed,
Printed or Stamped

My Commission Expires:

Commission Number

L:\REALPROPERTIES\BROW2013\SOUTHSIDESCHOOL\EASEMENT SOUTHSIDE SCHOOL.DOC

SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY

DESCRIPTION

ROAD EASEMENT AT SOUTH SIDE SCHOOL.

A PORTION OF LOT 1, BLOCK 80 "TOWN OF FORT LAUDERDALE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "B", PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

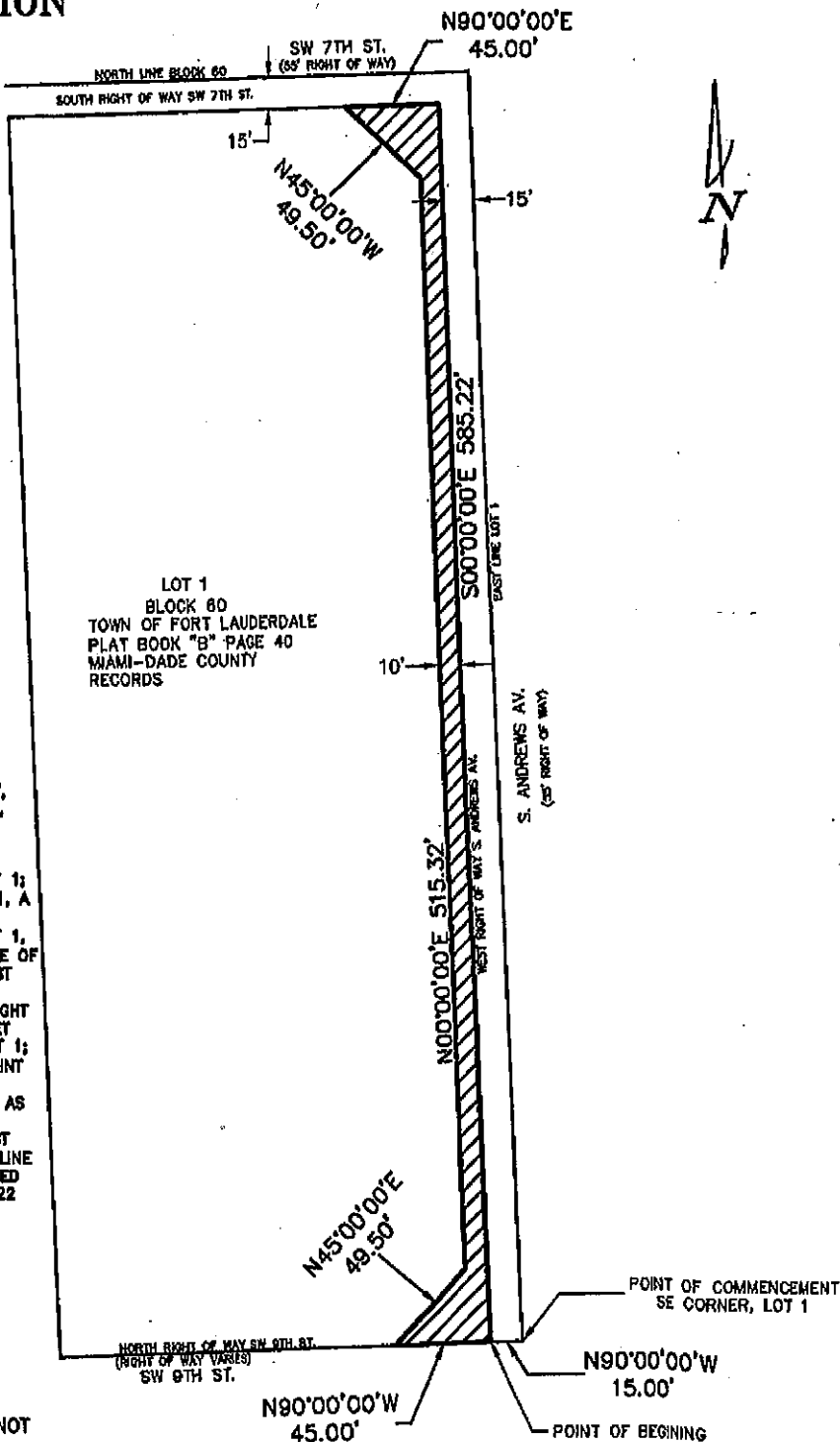
COMMENCE AT THE SOUTHEAST CORNER OF THE AFORESAID LOT 1; THENCE N 90°00'00" W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 90°00'00" W ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 45.00 FEET; THENCE N 45°00'00" E A DISTANCE OF 49.50 FEET TO A POINT THAT IS 25.00 FEET WEST OF THE EAST LINE OF LOT 1; THENCE N 00°00'00" E ALONG A LINE THAT IS 25.00 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES, THE EAST LINE OF LOT 1, A DISTANCE OF 810.32 FEET TO A POINT THAT IS 50.00 SOUTH OF THE NORTH LINE OF LOT 1; THENCE N 45°00'00" W, A DISTANCE OF 49.50 FEET TO A POINT THAT IS 15.00 FEET SOUTH OF THE NORTH LINE OF LOT 1; THENCE N 90°00'00" E ALONG A LINE THAT IS PARALLEL WITH, AS MEASURED AT RIGHT ANGLES, THE NORTH LINE OF LOT 1 A DISTANCE OF 45.00 FEET TO A POINT THAT IS 15.00 FEET WEST OF THE EAST LINE OF LOT 1; THENCE S 0°00'00" E ALONG A LINE THAT IS 15.00 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES, THE EAST LINE OF LOT 1, A DISTANCE 585.22 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 7,076 SQUARE FEET OR 0.162 ACRES, MORE OR LESS.

NOTES:

- 1) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 2) SUBJECT TO EXISTING EASEMENTS, RIGHT-OF-WAYS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BY: *Michael W. Donaldson*
MICHAEL W DONALDSON
PROFESSIONAL SURVEYOR AND MAPPER
NO. 6490 STATE OF FLORIDA



1 OF 1

CITY OF FORT LAUDERDALE		
10777F		
SOUTH SIDE SCHOOL SWK EASEMENT		
4-130-21		
BY: S.M.P	ENGINEERING	DATE: 6/5/13
CHK'D M.W.D	DIVISION	SCALE: N.T.S

EXHIBIT "A"