

97-210748 TH001
04-25-97 03:50PM

\$ 0.70
DOCU. STAMPS-DEED
RECVD. BROWARD CNTY
B. JACK OSTERHOLT
COUNTY ADMIN.

This Instrument prepared by:
RETURN TO:
John H. Hill, III
Sixth Street Corporation
116 N.W. 11th Avenue
Ft. Lauderdale, FL 33311



RIGHT-OF-WAY DEDICATION DEED

THIS INDENTURE: made this 21st day of April, 1997, between:

SIXTH STREET CORPORATION: a Florida corporation of the County of Broward, of the State of Florida, Grantor, whose post office address is: 116 N.W. 11th Avenue, Ft. Lauderdale, Broward County, Florida 33311; Federal Tax I.D. No: 59-05734267.

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, of the County of Broward, State of Florida, Grantee; Federal Tax I.D. No. 02-1234-00001-04-47.

WITNESSETH:

That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, receipt of which is hereby acknowledged, has granted, bargained and sold unto the said Grantee, its successors and assigns a right-of-way dedication over, along, through, in, and above that certain parcel of land described hereinafter for the purpose of constructing a new concrete sidewalk to the existing right-of-way for Northwest Seventh Avenue to assist in pedestrian travelways, such parcel being located in the City of Fort Lauderdale, Broward County, Florida, and described as follows:

BK 26334 PG 0098

10 FOOT RIGHT-OF-WAY DEDICATION

A PORTION OF LOTS 1, 2 AND THE NORTH 5.0 FEET OF THE ABUTTING VACATED 10.00 FOOT ALLEY, BLOCK "A" OF "SUBDIVISION FOR FT. LAUDERDALE LAND & DEVELOPMENT CO., BLOCK 6, FT. LAUDERDALE, FLA," ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 57 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

④
RA

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 2;
THENCE RUN SOUTH 90 DEGREES 00 MINUTES 00 SECONDS
EAST ALONG THE NORTH LINE OF SAID BLOCK "A" FOR A
DISTANCE OF 4.66 FEET TO A POINT OF CIRCULAR
CURVATURE CONCAVE TO THE SOUTH; THENCE RUN
SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING
A RADIUS OF 25.00 FEET THRU A CENTRAL ANGLE OF
36 DEGREES 46 MINUTES 12 SECONDS FOR AN ARC
DISTANCE OF 16.04 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUE SOUTHEASTERLY ALONG
THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF
53 DEGREES 07 MINUTES 48 SECONDS FOR AN ARC
DISTANCE OF 23.18 FEET TO A POINT; THENCE RUN
SOUTH 00 DEGREES 06 MINUTES 00 SECONDS EAST
FOR A DISTANCE OF 120.04 FEET TO A POINT;
THENCE RUN NORTH 90 DEGREES 00 MINUTES 00
SECONDS WEST FOR A DISTANCE OF 10.00 FEET
TO A POINT; THENCE RUN NORTH 00 DEGREES 06
MINUTES 00 SECONDS WEST FOR A DISTANCE OF
140.02 FEET TO THE POINT OF BEGINNING.

SAID LAND CONTAINING 1,340 SQUARE FEET.

SAYING AND RESERVING unto Grantor, it successors and assigns,
the reversionary interest in and to the foregoing sidewalk right of
way dedication in the event its use be abandoned or discontinued by
law.

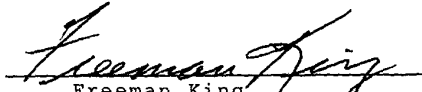
BK 26334 PG 0099

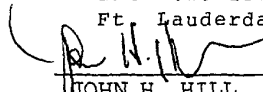

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first written above.

Signed, Sealed and Delivered in the presence of:

SIXTH STREET CORPORATION, a Florida Corporation
116 N.W. 11th Avenue
Ft. Lauderdale, FL 33311


Freeman King


JOHN H. HILL, III, President
Fla Driver's License
400468462678
ATTESTS

ELIZABETH H. HILL, Secretary
Fla Driver's License
400-228-24-8640


Larry Bowman

STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME, the undersigned, personally appeared, John H. Hill, III, and Elizabeth H. Hill, as President and Secretary, respectively, of SIXTH STREET CORPORATION, a Florida Corporation and acknowledged that they executed the foregoing instrument as the proper officials of Sixth Street Corporation, and the same is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Fort Lauderdale, in the State and County aforesaid, on this 21 day of April, 1997.


NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

My Commission Expires:



ADRIENNE A. POITIER
COMMISSION # CC621426
EXPIRES FEB 13, 2001
BONDED THROUGH
ATLANTIC BONDING CO., INC.

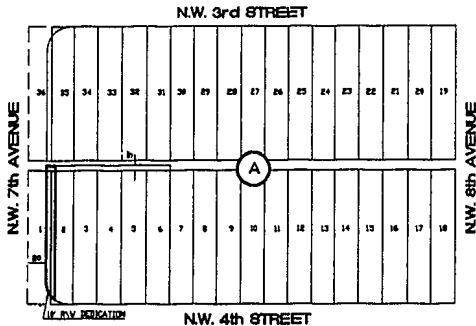
BK26334PG0100



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: pulice@ix.netcom.com



LEGAL DESCRIPTION: 10 FOOT RIGHT-OF-WAY DEDICATION

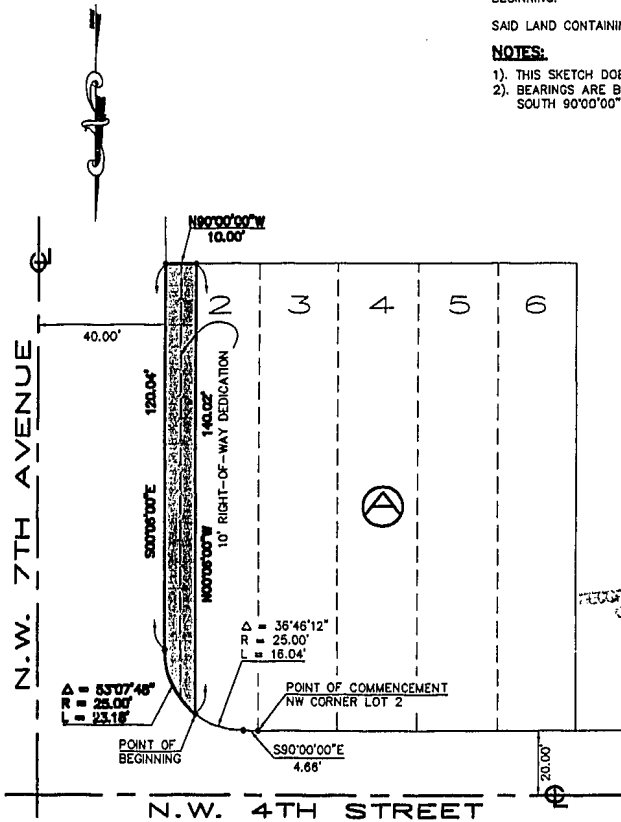
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SAID LAND CONTAINING 1,340 SQUARE FEET.

NOTES:

- 1). THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY.
- 2). BEARINGS ARE BASED ON THE NORTH LINE OF BLOCK A BEING SOUTH 90°00'00" EAST.



RECORDED IN THE PUBLIC RECORDS BOOK
OF DISTRICT COUNTY, FLORIDA
EXHIBIT 1

BK26334PG0101

FILE: SIXTH STREET CORPORATION.
SCALE: 1"=40'
ORDER NO.: 33713B
DATE: 1-30-97
10.0' RIGHT-OF-WAY DEDICATION
FOR: SIXTH STREET CORPORATION

John F. Pulice, Reg. Land Surveyor #2691
Michael Charles Flynn, Reg. Land Surveyor #3281
State of Florida