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07-PE.13-06/93

This instrument prepared
Under the direction of:
Laurice C. Mayes, Esq. _____
Sketch & Legal description
Prepared by:
Pete Diaz, P.S.M. (01/23/12)
Document prepared by:
Grace K. Abel (01-24-12) _____
Department of Transportation
3400 W. Commercial Boulevard
Fort Lauderdale, FL 33309

Parcel No. 801.1
Item/Segment No. 4069191
Section: 86070-2453
Managing District: 04
S.R. No. C.S.X.R.R.
County: Broward

PERPETUAL EASEMENT DEED

THIS EASEMENT made this _____ day of _____, 20____, by the CITY OF FORT LAUDERDALE, a municipal corporation existing under the laws of the State of Florida, grantor, whose address is: 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, its successors and assigns, grantee.

WITNESSETH: That the grantor for and in consideration of the sum of One Dollar and other valuable considerations paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the grantee, its successors and assigns, a perpetual easement for right of way or public road purposes and utilities, including the right of access, ingress, egress, and such other rights that are necessary and incidental to said construction and maintenance thereof in, over, under, upon and through the following described land in Broward County, Florida, viz:

(See attached Exhibit "A" sketch & legal description)

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

Grantor: City of Fort Lauderdale
Grantee: Florida Department of Transportation

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its Mayor, and its seal to be hereto affixed, attested by its City Clerk, the date first above written.

WITNESSES:

CITY OF FORT LAUDERDALE

[Witness-print or type name]

By _____
Mayor
John P. "Jack" Seiler
100 North Andrews Avenue
Fort Lauderdale, FL 33301

[Witness-print or type name]

By _____
City Manager
Lee R. Feldman

(CORPORATE SEAL)

ATTEST:

City Clerk
Jonda K. Joseph

APPROVED AS TO FORM:

Assistant City Attorney
Robert B. Dunckel

Grantor: City of Fort Lauderdale
Grantee: Florida Department of Transportation

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this _____, 2012, 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 _____, 2012, 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:

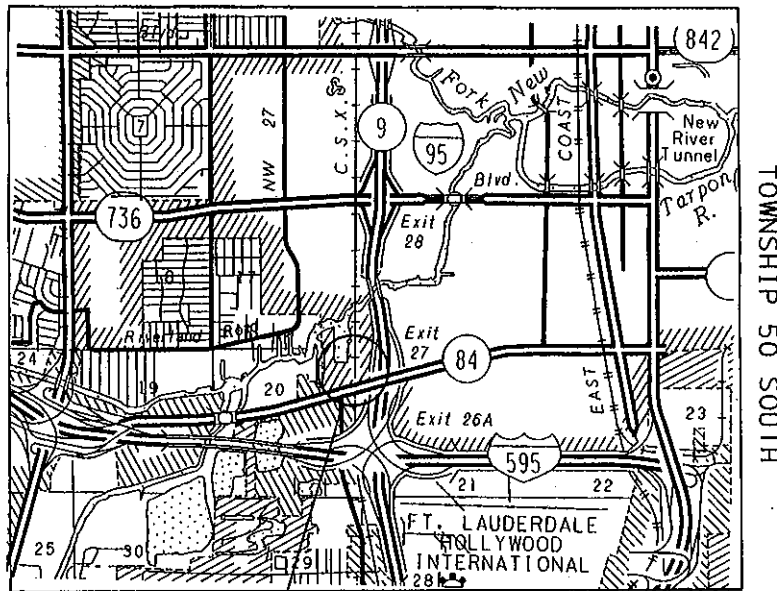
Commission Number

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Grantor: City of Fort Lauderdale
Grantee: Florida Department of Transportation

EXHIBIT "A"

RANGE 42 EAST



LOCATION MAP

N.T.S.

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE F.D.O.T. RIGHT OF WAY MAP FOR C.S.X. RAILROAD SECTION NO. 86070-2453, SHEET 39 OF 71. (THE MICROSTATION AND GEOPAK FILES WERE TRANSLATED TO NAD 83/90 ADJUSTMENT)
2. THIS SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.
3. ALL DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
4. PARCEL 801, PERPETUAL EASEMENT - 18,030 S.F.

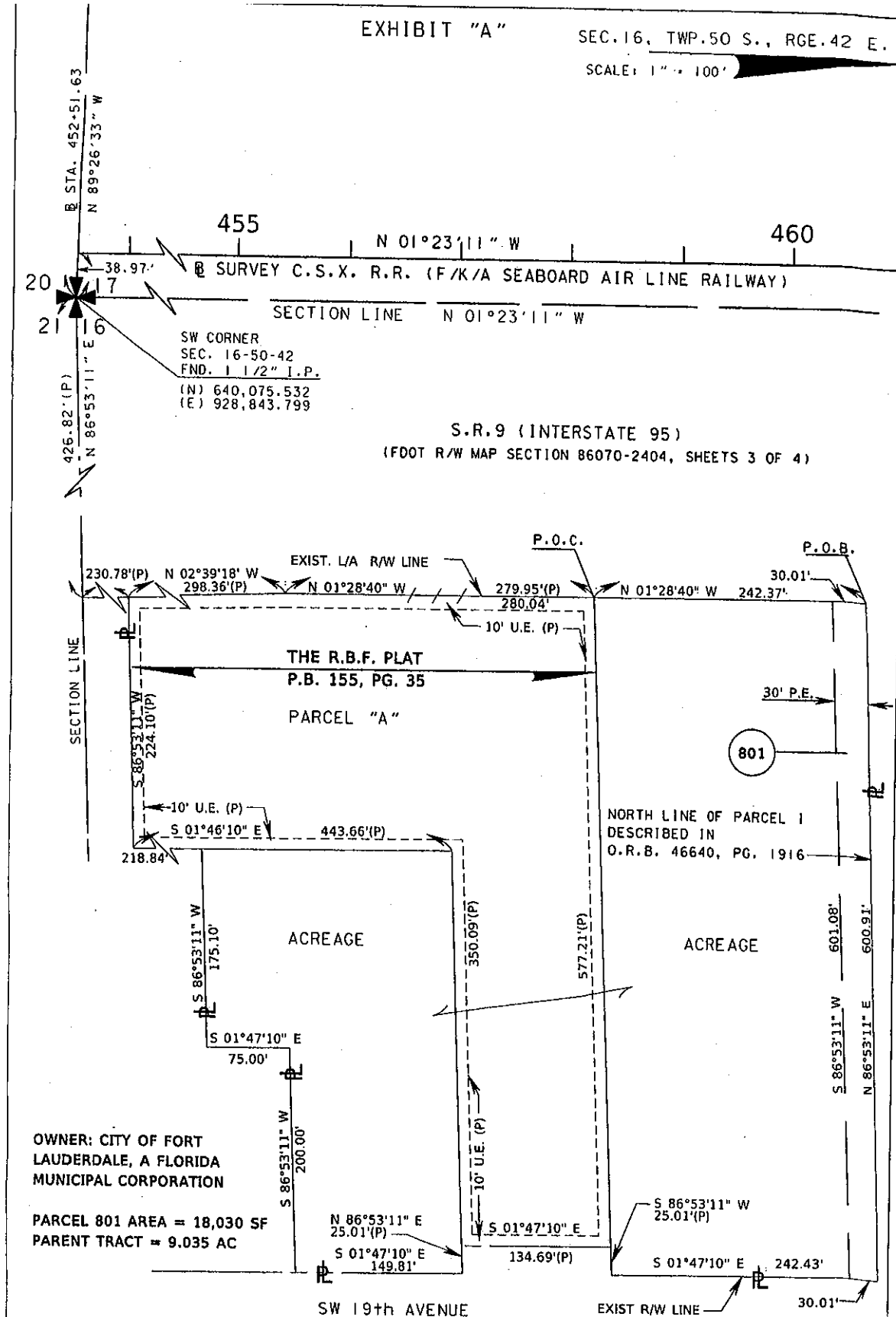
LEGEND:

AC	▪	ACRES	PG.	▪	PAGE
B	▪	BASELINE	P.O.B.	▪	POINT OF BEGINNING
EXIST.	▪	EXISTING	P.O.C.	▪	POINT OF COMMENCEMENT
F/K/A	▪	FORMERLY KNOWN AS	RGE.	▪	RANGE
FND	▪	FOUND	R.R.	▪	RAILROAD
I.P.	▪	IRON PIPE	R/W	▪	RIGHT OF WAY
L/A	▪	LIMITED ACCESS	SEC.	▪	SECTION
NAD	▪	NORTH AMERICAN DATUM	S.F.	▪	SQUARE FEET
N.T.S.	▪	NOT TO SCALE	S.R.	▪	STATE ROAD
(P)	▪	PLAT	STA.	▪	STATION
P	▪	PROPERTY LINE	TWP.	▪	TOWNSHIP
P.B.	▪	PLAT BOOK	U.E.	▪	UTILITY EASEMENT
P.E.	▪	PERPETUAL EASEMENT			

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
DISTRICT 4, RIGHT OF WAY MAPPING
3400 W. COMMERCIAL BOULEVARD
FT. LAUDERDALE, FLORIDA 33309
(954) 777-4551

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FLORIDA DEPARTMENT OF TRANSPORTATION									
PARCEL SKETCH - NOT A SURVEY									
STATE ROAD NO. C.S.X. R.R.					BROWARD COUNTY				
NORTH PROPERTY LINE		SEELEY	06-14-12	DRAWN	SEELEY	03/23/12	PREPARED BY:	F.D.O.T. DISTRICT FOUR	
REVISION		BY	DATE	CHECKED			DATA SOURCE:	N/A	
EXHIBIT "A"							191	SECTION 86070-2453	SHEET 1 OF 3



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FLORIDA DEPARTMENT OF TRANSPORTATION									
PARCEL SKETCH - NOT A SURVEY									
STATE ROAD NO. C.S.X. R.R.									
BROWARD COUNTY									
NORTH PROPERTY LINE		SEELEY	06-14-12	DRAWN	SEELEY	01/23/12	PREPARED BY: F.O.O.T. DISTRICT FOUR		DATA SOURCE: N/A
REVISION		BY	DATE	CHECKED	DIAZ	01/23/12	ITEM/SEG.NO. 4069191		SECTION 86070-2453
							SHEET 2 OF 3		

EXHIBIT "A"

Parcel 801 (Perpetual Easement)

A portion of the Southwest one-quarter (SW 1/4) of Section 16, Township 50 South, Range 42 East, Broward County, Florida, more particularly described as follows:

Commence at the Northwest Corner of "THE R.B.F. PLAT" according to the plat thereof as recorded in Plat Book 155, Page 35 of the Public Records of Broward County, Florida; thence North 01°28'40" West, 242.37 feet along the East Existing Right of Way line of S.R. 9 (I-95) as shown on Florida Department of Transportation Right of Way map Section 86070-2404 to the POINT OF BEGINNING; thence North 86°53'11" East, 600.91 feet along the North Line of Parcel 1 as described in Official Records Book 46640, Page 1916 of Public Records of Broward County, Florida to the West Existing Right of Way line of SW 19th Avenue; thence South 01°47'10" East, 30.01 feet along said West Existing Right of Way line; thence South 86°53'11" West, 601.08 feet to said East Existing Right of Way line of S.R. 9 (I-95); thence North 01°28'40" West, 30.01 feet along said East Existing Right of Way line to the POINT OF BEGINNING.

Containing 18,030 square feet, more or less.

I hereby certify that this sketch and legal description was prepared under my direction and that said sketch and legal description is in compliance with the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors & Mappers pursuant to 5J-17.050-052 Florida Administrative Code pursuant to Section 472.027, Florida Statutes.


 Jeffrey D. Smith 06/26/12
 Date
 Florida Surveyor & Mapper No. 4805

Not valid unless signed and sealed.

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FLORIDA DEPARTMENT OF TRANSPORTATION									
PARCEL SKETCH - NOT A SURVEY									
STATE ROAD NO. C.S.X. R.R.									
BROWARD COUNTY									
NORTH PROPERTY LINE		SEFAZY	06-14-12	DRAWN	SEELEY	01/23/12	PREPARED BY:	F.D.O.T. DISTRICT FOUR	
REVISION		BY	DATE	CHECKED	DIAZ	01/23/12	DATA SOURCE:	N/A	
ITEM/SEG. NO. 4069191							SECTION 86070-2453		SHEET 3 OF 3