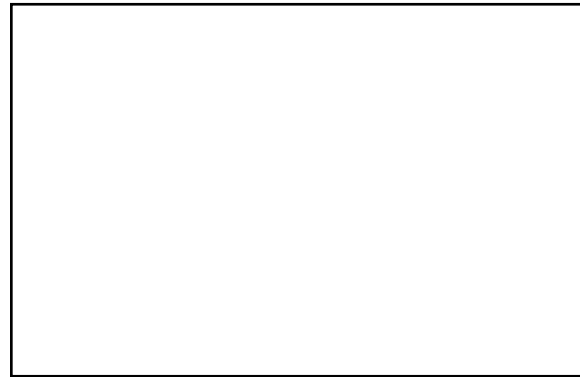


PREPARED BY AND RETURN TO:

SHAUN N. AMARNANI, ESQ.
City of Fort Lauderdale
City Attorney's Office
1 East Broward Blvd., Suite 1320
Fort Lauderdale, FL 33301

Folio No: 5042 12 01 0210



(Space Above Reserved for Recording
Information)

PUBLIC DRAINAGE EASEMENT

THIS INDENTURE, made this ____ of ____, 2024, by and between:

The CITY OF FORT LAUDERDALE, a municipal corporation existing under the laws of the State of Florida, whose Post Office is 101 Northeast 3rd Avenue, Suite 2100, Fort Lauderdale, FL, 33301 hereinafter "Grantor",

In Favor of

The CITY OF FORT LAUDERDALE (itself), hereinafter the "Grantee", along with its successors and assigns.

WITNESSETH:

That 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, the receipt of which is hereby acknowledged, has granted, bargained and sold unto the said Grantee, its successors and assigns a non-exclusive Public Drainage Easement for drainage infrastructure, for the retention, detention, conveyance, discharge and management of surface water runoff, and the right to access and install, inspect, test, maintain, repair, relocate, rehabilitate and replace such drainage infrastructure from time to time within the Easement Area and all other public purposes related thereto, as Grantee may deem necessary over, along, through, in, above, within and under the "Easement Area", said Easement Area lying and being in Fort Lauderdale, Broward County, Florida, more particularly described as follows:

SKETCH & LEGAL DESCRIPTION

EXHIBIT "A"

(hereinafter, the "Easement Area")

Grantor(s) hereby covenants with said Grantee that said Grantor is lawfully seized of fee simple title to the Easement Area and that Grantor hereby fully warrants and defends the title to this Easement Area hereby granted and conveyed against the lawful claims of all persons whomsoever.

Grantor's successors and assigns shall not make or construct any improvements within the

Easement Area, conduct any activities which will conflict or interfere with the Easement granted herein. Further, Grantor's successors and assigns will not construct any walls or other permanent structures within the Easement Area.

NO MERGER OF EASEMENT WITH PARCEL - The parties hereto, including the Grantor and Grantee for themselves and their successors and assigns, expressly agree that the conveyance of the Public Drainage Easement, as described herein, shall not result in a merger of the Public Drainage Easement with title to the underlying parcel property. The Easement granted herein is intended to be, and shall remain, a separate and distinct interest in the underlying parcel property, which shall run with the land and be binding upon, and inure to the benefit of, the Grantee, and its successors and assigns outside the conveyance on the underlying property. This Public Drainage Easement shall survive any transfer or conveyance of the underlying parcel property or any portion thereof and shall not be extinguished without a separately recorded document that expressly reunifies the ownership of the Public Drainage Easement with the underlying parcel property.

*("Grantor" and "Grantee" are used for singular or plural, as context requires.)

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

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

WITNESSES:

(Witness 1 Signature)
Print Name: _____
Address: _____

(Witness 2 Signature)
Print Name: _____
Address: _____

GRANTOR:

CITY OF FORT LAUDERDALE, A
MUNICIPAL CORPORATION OF
FLORIDA

By: _____
Susan Grant, Acting City Manager

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2024 by Susan Grant, Acting City Manager of the City of Fort Lauderdale, a municipal corporation of Florida on behalf of the City of Fort Lauderdale, Florida.

Approved as to Form and Correctness:
Thomas J. Ansbro, City Attorney

Shaun N. Amarnani, Esq., Asst. City
Attorney
Fort Lauderdale

Notary Public, State of Florida
(Signature of Notary taking Acknowledgement)

Name of Notary Typed, Printed or Stamped

My Commission Expires: _____

Commission Number: _____

LEGAL DESCRIPTION: (DRAINAGE EASEMENT)

Exhibit A

A PORTION OF LOTS 10 AND 11 OF BLOCK 2, OF THE RE-AMENDED PLAT OF BLOCKS "A" AND "2" OF THE AMENDED PLAT OF LAS OLAS BY THE SEA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

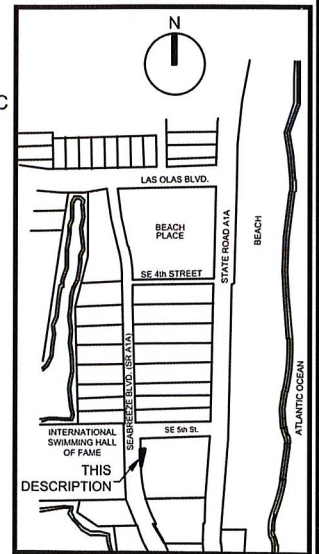
TOGETHER WITH:

A PORTION OF PARCEL "B", INTERNATIONAL SWIMMING HALL OF FAME COMPLEX, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 138, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "B", ALSO BEING A POINT ON THE EXISTING EAST RIGHT OF WAY LINE OF SEA BREEZE BOULEVARD; THENCE SOUTH 01°29'26" EAST ALONG THE WEST LINE OF SAID PARCEL "B", A DISTANCE OF 75.75 FEET TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THAT CERTAIN 77 FOOT RIGHT OF WAY EASEMENT AS RECORDED IN INSTRUMENT NUMBER 115123317 OF THE PUBLIC RECORDS BROWARD COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH LINE NORTH 88°15'10" EAST, A DISTANCE OF 17.17 FEET; THENCE SOUTH 12°48'50" WEST, A DISTANCE OF 69.48 FEET TO A POINT ON SAID WEST LINE; THENCE NORTH 01°29'26" WEST ALONG SAID WEST LINE, A DISTANCE OF 67.25 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATED AND LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 577 SQUARE FEET MORE OR LESS.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 01°29'26" WEST ALONG THE WEST LINE OF PARCEL "B", INTERNATIONAL SWIMMING HALL OF FAME COMPLEX, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 138, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"= 50' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON APRIL 29, 2024 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4677
STATE OF FLORIDA
(FOR THE FIRM)

This item has been
digitally signed and
sealed for Donald A.
Spicer on the date
shown using a
digital signature.

Printed copies
of this document
are not considered
signed and sealed
and the signature
must be verified on an
electronic copy.



Digitally
signed by
DONALD A
SPICER

Date:
2024.04.30
14:37:00-04'00'

SKETCH & DESCRIPTION DRAINAGE EASEMENT

A PORTION OF BLOCK 2, OF THE RE-AMENDED
PLAT OF BLOCKS "A" AND "2" OF THE AMENDED
PLAT OF LAS OLAS BY THE SEA (P.B. 1, PG. 16,
B.C.R.) AND A PORTION OF PARCEL "B",
INTERNATIONAL SWIMMING HALL OF FAME
COMPLEX (P.B. 138, PG. 19, B.C.R.)
CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 2

DRAWING NO. 10046.00 - DRAINAGE SKETCH&DESC.DWG

DATE 04/29/2024

SCALE N/A

FIELD BK. N/A

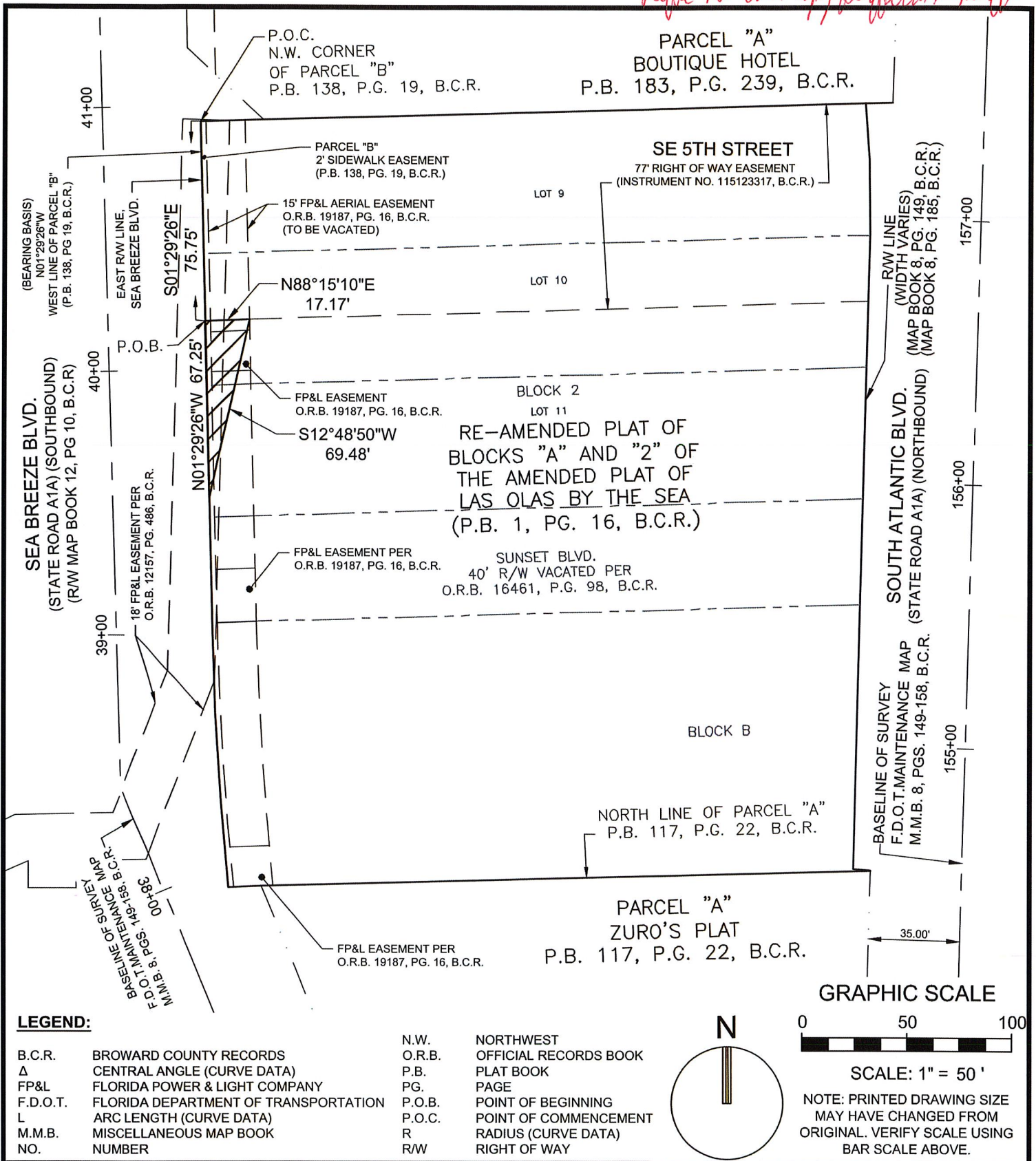
DWNG. BY PI

CHK. BY DS

DATE	REVISIONS

CAM #24-1046

Refer to land copy for different sign-off



SKETCH & DESCRIPTION DRAINAGE EASEMENT

A PORTION OF BLOCK 2, OF THE RE-AMENDED PLAT OF BLOCKS "A" AND "2" OF THE AMENDED PLAT OF LAS OLAS BY THE SEA (P.B. 1, PG. 16, B.C.R.) AND A PORTION OF PARCEL "B", INTERNATIONAL SWIMMING HALL OF FAME COMPLEX (P.B. 138, PG. 19, B.C.R.)

CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA



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EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 2

DRAWING NO. 10046 - DRAINAGE SKETCH&DESC.DWG

DATE 04/24/2024

SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY PI

CHK. BY DS

DATE REVISIONS

CAM #24-1046

Exhibit 1
Page 5 of 5