

Return to:
Frank J. Guiliano, PSM
Highway Construction and Engineering Division
1 N. University Drive, Suite 300
Plantation, FL 33324-2038

✓ 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

----- [Space Above This Line For Recording Data] -----

ROAD EASEMENT

THIS INDENTURE, made this 22 day of August, 2013, by **1501 Developers, LLC**, a Florida limited liability company, whose post office address is P. O. Box 17670 N.W. 78 Avenue, Suite 208, Hialeah, FL 33015, first party, to **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, second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations wherever the context so admits or requires)

WITNESSETH:

WHEREAS, the first party is the owner of a property situated, lying and being in Broward County, Florida, and described as follows:

See Exhibit "A" with accompanying sketch of description attached hereto and made a part hereof.

and,

WHEREAS, the second party desires an easement for public roadway and/or other appropriate purposes incident thereto, on, over and across said property,

and,

WHEREAS, the first party 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, the first party does hereby grant unto the second party, 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.

SUBJECT TO that certain Public Sidewalk Easement to the City of Fort Lauderdale, dated September 4, 2012, and recorded in O. R. Book 49545, Pages 1128-1129, of the Public Records of Broward County, Florida.

ACKNOWLEDGMENT

IN WITNESS WHEREOF, the first party has caused these presents to be duly executed in its name by its proper officer thereunto duly authorized the day and year first above written.

Signed, sealed and delivered in the presence of:

1501 Developers, LLC

Witness: FEDERICO WULF

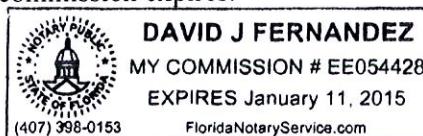
By: [Signature]
Omar Barboza, Manager

Witness: RICARDO CHARRAS

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 22 day of August, 2013, 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 _____ as identification.

[Signature]
Notary Public, State of Florida
My commission expires:





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

EXHIBIT 4
Page 3 of 3

SCALE 1" = 30'

SKETCH AND DESCRIPTION

A PORTION OF
LOT 1, BLOCK 57, PLAT OF LAUDERDALE
(PLAT BOOK 2, PAGE 9, D.C.R.)

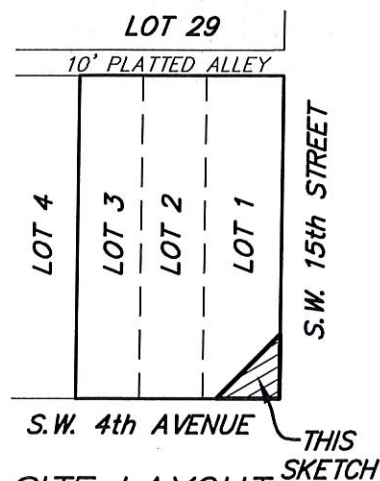


LEGAL DESCRIPTION:

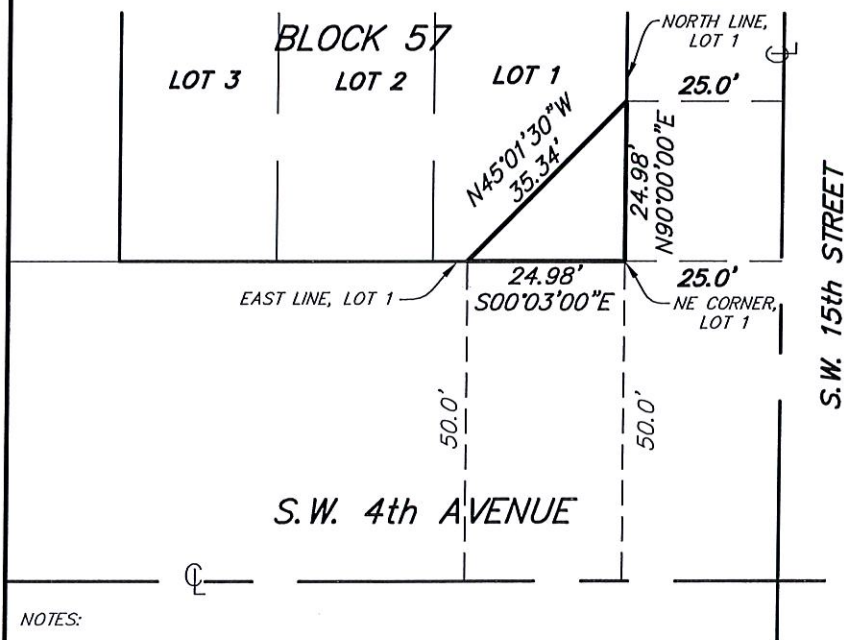
The external area of a 25.00 foot Radius Chord at the Northeast corner of Lot 1, Block 57, PLAT OF LAUDERDALE, according to the plat thereof, as recorded in Plat Book 2, Page 9, of the public records of Dade County, Florida, that is tangent on the North to the North line of said Lot 1 and tangent on 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 312 square feet or 0.0072 acres more or less.

EXHIBIT "A"



SITE LAYOUT
NOT TO SCALE



LEGEND:

CL = CENTERLINE
D.C.R. = DADE COUNTY RECORDS

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 28th day of August, 2013.

Revised this 18th day of September, 2013.

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 90°00'00" East.

McLAUGHLIN ENGINEERING COMPANY

JAMES M. McLAUGHLIN JR.
Registered Land Surveyor No. 4497
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr _____

JOB ORDER NO. U-6840 _____

CHECKED BY: _____

C: \JMMjr\2011\U6840
REF. DWG.: Y-2-127