

Return to:

This instrument was prepared by:

Name:

Address:

BUS STOP EXPANDED SIDEWALK EASEMENT

(Corporate)

THIS INDENTURE, made this 6th day of April, A.D., 2016, by AMERA 3300 Lands, LTD., a corporation existing under the laws of Florida and having its principal place of business at 2900 University Drive, Coral Springs, Florida, 33065 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 property situate, 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 party of the second part desires an easement for public Bus Shelter and/or appropriate transportation usage purposes incidental thereto, on, over and across said property,

and,

WHEREAS, the party(ies) of the first part is/are 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 party of the second part, 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.

ACKNOWLEDGEMENT

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

Signed, sealed and delivered in the presence of:

AMERA 3300 Lands, LTD.
Corporation Name

Jacinta Acevedo
Witness (Signature)

By: [Signature]
President (Signature) of Corp General Partner
Gisele Rahael
Print Name

JACINTA ACEVEDO
Print Name

Miriam Skow
Witness (Signature)

Attest: [Signature]
Senior Vice-President

MIRIAM SKOW
Print Name

Michael Rahael
Print Name

(CORPORATE SEAL)

STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me this 6 day of April, 2016, by Gisele Rahael as President of AMERA 3300 Lands, LTD. a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced as identification and did/did not take an oath.



SOFIA CALDERON
MY COMMISSION # EE 874481
EXPIRES: March 24, 2017
Signed True and Correctly

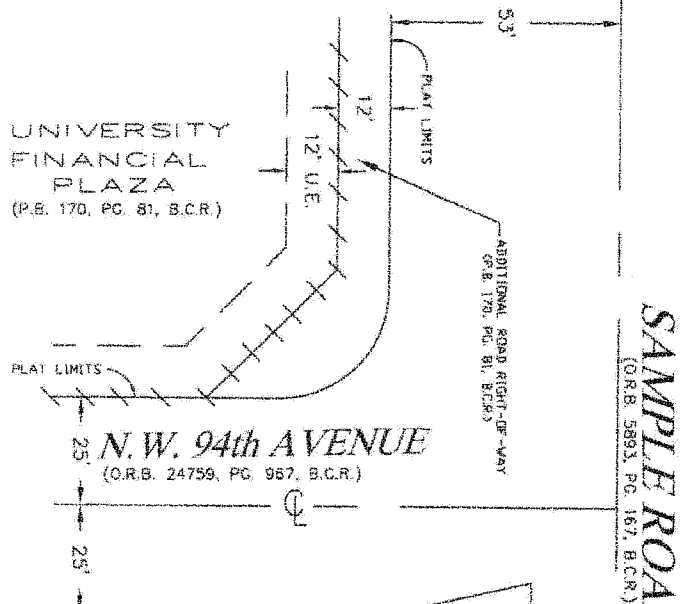
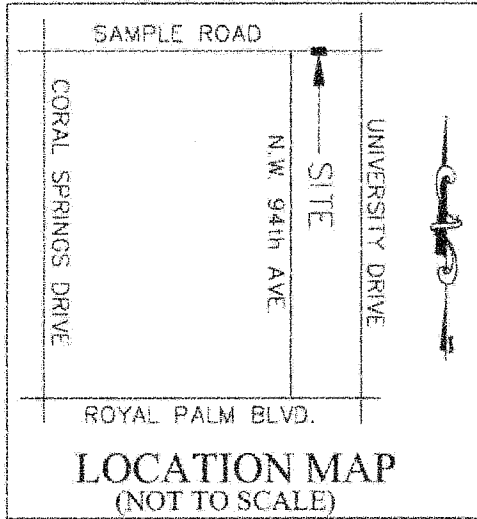
(SEAL) Sofia Calderon
(Signature of person taking acknowledgment)

Sofia Calderon
(Name of officer taking acknowledgment)
typed, printed or stamped

(Title or rank)
EE 874481
(Serial number, if any)

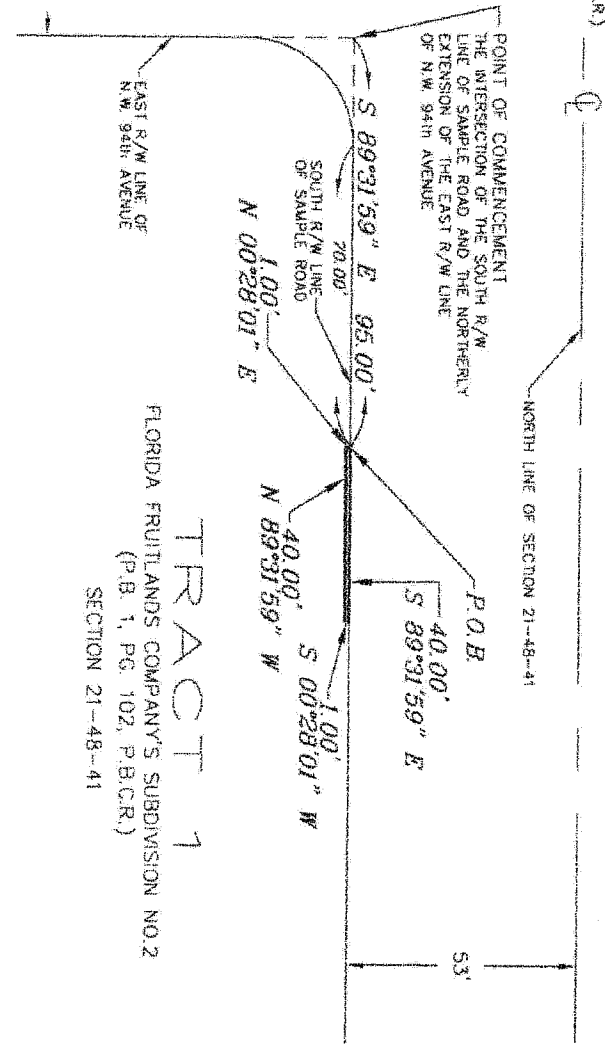
My commission expires: March 24, 2017
Revised 10-18-95

SKETCH AND DESCRIPTION



LEGEND:


- P. O. B. POINT OF BEGINNING
- P. B. PLAT BOOK
- B. C. R. BROWARD COUNTY RECORDS
- PG. PAGE
- C. CENTERLINE
- R/W RIGHT-OF-WAY
- O. R. B. OFFICIAL RECORDS BOOK
- P. B. C. R. PALM BEACH COUNTY RECORDS
- / — NON-VEHICULAR ACCESS LINE



THIS IS NOT A SKETCH OF SURVEY SHEET 1 OF 2

REVISIONS	DATE	BY	CKD	FB/PG

A PORTION OF TRACT 1, FLORIDA FRUITLANDS COMPANY'S SUBDIVISION NO. 2 (P.B. 1, PG. 102, P.B.C.R.)


THEODORE J. DAVID FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5821
DAVID & GERCHAR, INC. LB#6935

SCALE: 1" = 40'	JOB NO: 06-053-0
FB/PG: N/A	CAD. FILE: F:\AMERA\bus easement
DRAWN BY: RRM	DATE: 3/9/16
CKD. BY: TD	PROJ. FILE: univers-sample

DAVID & GERCHAR, INC.
SURVEYORS AND MAPPERS
12075 N.W. 40th Street, Bay 1
Coral Springs, Florida 33065
(954) 340-4025 ted@ davidandgerchar.com

SKETCH AND DESCRIPTION

DESCRIPTION:

A PORTION OF TRACT 1, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, OF SECTION 21, TOWNSHIP 48 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAMPLE ROAD AND THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF NORTHWEST 94th AVENUE; THENCE SOUTH 89°31'59" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAMPLE ROAD, A DISTANCE OF 95.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°31'59" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 40.00 FEET; THENCE SOUTH 00°28'01" WEST, A DISTANCE OF 1.00 FEET; THENCE NORTH 89°31'59" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 00°28'01" EAST, A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA, CONTAINING 40 SQUARE FEET MORE OR LESS.

NOTES:

- 1) Bearings shown hereon are based on the South right-of-way line of Sample Road with an assumed bearing of S 89°31'59" E.
- 2) This Sketch and Description is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- 3) The undersigned and David & Gerchar, Inc., make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, setback lines, agreements and other matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification, lands shown hereon were not abstracted for rights-of-way and/or easements of record.
- 4) This Sketch and Description consists of two (2) sheets and is not complete without all sheets.

THIS IS NOT A SKETCH OF SURVEY

SHEET 2 OF 2

REVISIONS	DATE	BY	CKD	FB/PG

<p><i>A PORTION OF TRACT 1, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2 (P.B. 1, PG. 102, P.B.C.R.)</i></p>	SCALE:	1" = 40'	JOB NO:	06-059-0	<p>DAVID & GERCHAR, INC. SURVEYORS AND MAPPERS 12075 N.W. 40th Street, Bay 1 Coral Springs, Florida 33065 (954) 340-4025 red@davidandgerchar.com</p>
	FB/PG:	N/A	CAD. FILE:	F:\AMERA\bus easement	
	DRAWN BY:	RRM	DATE:	3/9/16	
	CKD. BY:	TD	PROJ. FILE:	univers-sample	