

PREPARED BY AND RETURN TO:

Marie Andrée Hammond  
Real Estate Officer, Broward County  
Real Property Section  
115 S. Andrews Avenue, Room 501  
Fort Lauderdale, Florida 33301



Folio No: 5042 22 03 0360

(Space Reserved for Recording Information)

**UTILITIES EASEMENT**

THIS INDENTURE, made this \_\_\_\_\_ day of \_\_\_\_\_, 20 , by and between:

**BROWARD COUNTY**, a political subdivision of the State of Florida, whose principal address is, 115 South Andrews Avenue, Ft. Lauderdale, Florida 33301-1801, hereinafter “Grantor”,

and

**CITY OF FORT LAUDERDALE**, a municipal corporation existing under the laws of the State of Florida, whose Post Office is 100 North Andrews Avenue, Fort Lauderdale, FL 33301, Federal Tax ID No. 59-6000319, hereinafter the “Grantee”, 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 easement for public utilities and the right to provide service to maintain, repair and replace and have access to City facilities or infrastructure on the property or said utilities, and all other public purposes related thereto, as Grantee may deem necessary over, along, through, in, above and under that certain parcels of land "Easement Areas", with Grantor, its successors and assigns, retaining responsibility for maintaining the public sidewalk in good condition and repair, lying and being in Fort Lauderdale, Broward County, Florida, described as follows:

**SEE SKETCH & LEGAL DESCRIPTION  
ATTACHED HERETO AS EXHIBIT “A”  
(hereinafter, the “Easement Area”)**

Grantee shall not make any improvements within the Easement Area which will conflict or interfere with the Easement granted herein.

Grantor 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 the Easement Rights and Easement Area hereby granted and conveyed against the lawful claims of all persons whomsoever.

\* (“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 WITNESS WHEREOF, the undersigned has signed and executed this Easement on the respective date under its signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice-Mayor, duly authorized to execute same by Board action on the \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

ATTEST:

BROWARD COUNTY, through its  
BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
Broward County Administrator, as  
Ex-Officio Clerk of the Broward  
County Board of County  
Commissioners

By: \_\_\_\_\_  
Mayor

\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

Approved as to form by  
Andrew J. Meyers  
Broward County Attorney  
Governmental Center, Rm 423  
115 South Andrews Avenue  
Fort Lauderdale, Florida 33301  
Telephone: (954) 357-7600  
Telecopier: (954) 357-6968

By: \_\_\_\_\_  
Irma Qureshi (Date)  
Assistant County Attorney

By: \_\_\_\_\_  
Annika E. Ashton (Date)  
Senior Assistant County Attorney

**APPROVED AS TO  
FORM:**

\_\_\_\_\_

4341 S.W. 62nd Avenue  
Davie, Florida 33314



**STONER & ASSOCIATES, INC.**

SURVEYORS - MAPPERS  
Florida Licensed Survey  
and Mapping Business No. 6633

Tel. (954) 585-0997  
Fax (954) 585-3927

**LEGAL DESCRIPTION OF  
UTILITY EASEMENT**  
A PORTION OF LOT 6, BLOCK 12,  
CORRECTED PLAT OF EVERGLADE LAND  
SALES COMPANY'S SECOND ADDITION TO LAUDERDALE, FLORIDA,  
PLAT BOOK 1, PAGE 52, DADE COUNTY RECORDS,  
SITUATE WITH THE CITY OF FORT LAUDERDALE, FLORIDA  
SECTION 22, TOWNSHIP 50 SOUTH, RANGE 42 EAST

LEGAL DESCRIPTION:

A UTILITY EASEMENT BEING A PORTION OF LOT 6, BLOCK 12 OF THE CORRECTED PLAT OF EVERGLADE LAND SALES COMPANY'S SECOND ADDITION TO LAUDERDALE, FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 52, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LAND SITUATE AND LYING WITHIN BROWARD COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1, OF SAID BLOCK 12;

THENCE S.88°29'22"W., ALONG THE NORTH LINE OF SAID BLOCK 12, A DISTANCE OF 279.94 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUE S.88°29'22"W. ALONG SAID NORTH LINE, A DISTANCE OF 15.00 FEET;

THENCE S.01°03'43"E. A DISTANCE OF 11.43 FEET;

THENCE N.88°29'22"E. A DISTANCE OF 15.00 FEET;

THENCE N.01°03'43"W. A DISTANCE OF 11.43 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 172 SQUARE FEET, MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S.88°29'22"W., ALONG THE NORTH LINE OF BLOCK 12, CORRECTED PLAT OF EVERGLADE LAND SALE'S COMPANY'S SECOND ADDITION TO LAUDERDALE, FLORIDA, RECORDED IN PLAT BOOK 1 PAGE 52, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.
6. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE WATER UTILITY EASEMENT.

FILE: F:\Draw\MISC\16-8468 Pirtle FPL BARC\01-Drawing\16-8468 METER BANK U.E..BARC.dwg

**CERTIFICATE:**

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY
1. CITY REVISIONS	10/216/17	DLR

DATE: Oct 30, 2017  
*Richard G. Crawford Jr.*  
PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA



THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC.  
COPYRIGHT©2017

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
9/25/17	DRL	RGC	N/A

SHEET 1 OF 2

SKETCH NO. 16-8468-BARC-W.U.E.



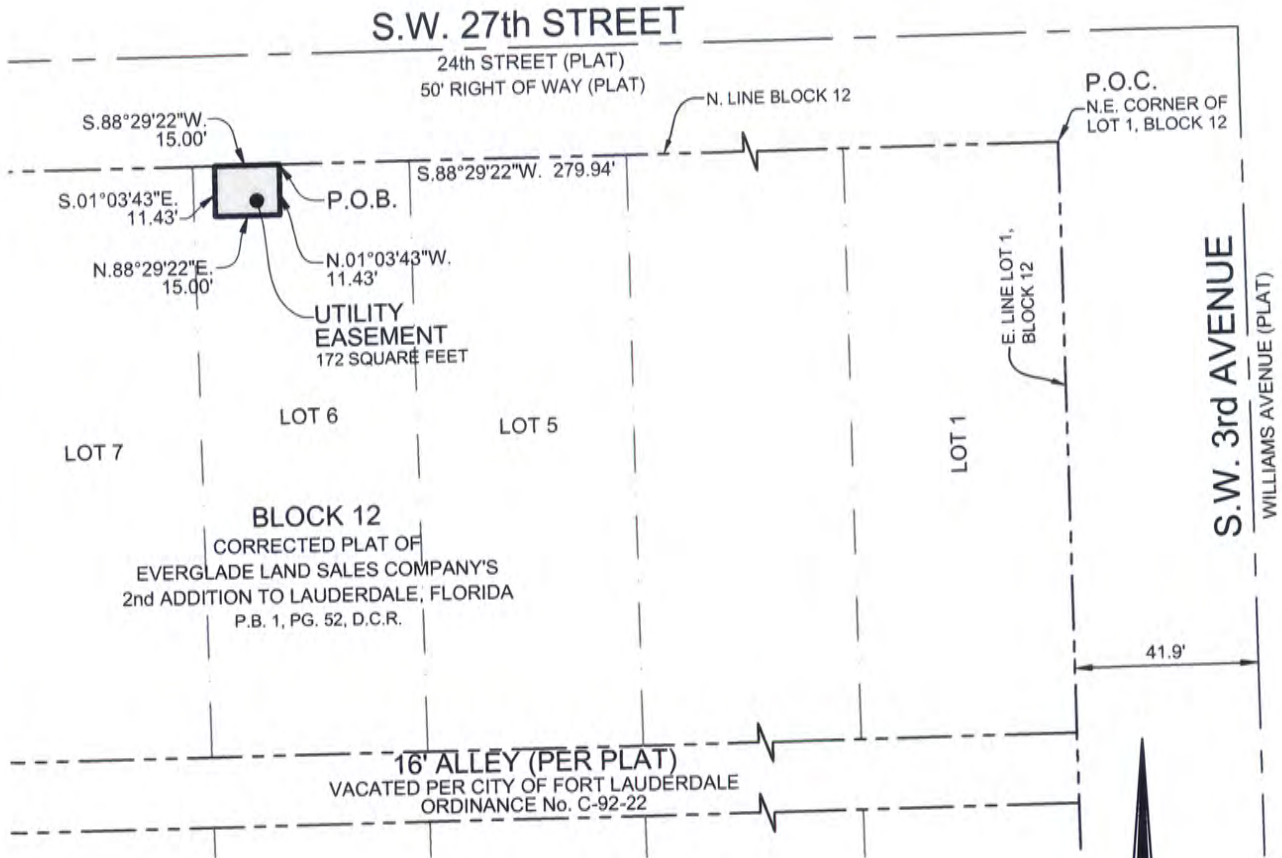
**STONER & ASSOCIATES, INC.**

SURVEYORS - MAPPERS  
Florida Licensed Surveying  
and Mapping Business No. 6633

4341 S.W. 62nd AVE.  
Davie, Florida 33314

Tel. (954) 585-0997  
Fax (954) 585-3927

**SKETCH OF DESCRIPTION  
UTILITY EASEMENT**  
A PORTION OF LOT 6, BLOCK 12,  
CORRECTED PLAT OF EVERGLADE LAND  
SALES COMPANY'S SECOND ADDITION TO LAUDERDALE, FLORIDA,  
PLAT BOOK 1, PAGE 52, DADE COUNTY RECORDS,  
SITUATE WITH THE CITY OF FORT LAUDERDALE, FLORIDA  
SECTION 22, TOWNSHIP 50 SOUTH, RANGE 42 EAST



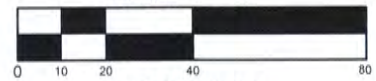
**LEGEND:**

- D.C.R. . . . . . DADE COUNTY RECORDS
- O.R.B. . . . . . OFFICIAL RECORDS BOOK
- P.B. . . . . . PLAT BOOK
- PG. . . . . PAGE
- (P) . . . . . PER BOOK
- LB . . . . . LICENSED BUSINESS
- R/W . . . . . RIGHT OF WAY
- P.O.C. . . . . . POINT OF COMMENCEMENT
- P.O.B. . . . . . POINT OF BEGINNING
- ⊙ . . . . . CENTERLINE

NOTE:  
SEE SHEET 1 OF 2 FOR THE LEGAL  
DESCRIPTION OF THE SKETCH  
GRAPHICALLY SHOWN HEREON.



SCALE: 1" = 40'



GRAPHIC SCALE

SHEET 2 OF 2

SKETCH NO.  
16-8468-BARC-W.U.E.