

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

This Instrument prepared by:

Name: *Rosemary Properties*
Address: *1801 S. Federal Hwy*
Boca Raton, FL 33432

ROAD EASEMENT

THIS INDENTURE, made this 8 day of January, A.D., 2018, by Self Storage Coolidge St Hollywood, LLC, a Limited Liability Company existing under the laws of Florida and having its principal place of business at 1801 South Federal Highway, Boca Raton, FL. 33432, 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 incidental 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.

IN WITNESS WHEREOF, Grantor has executed this Easement Agreement as of the day and year set forth above.

Signed, sealed, and delivered
in the presence of:

Grantor:

Carol M. Zolotas
[print name: CAROL M. ZOLOTOS]

SELF STORAGE COOLIDGE ST
HOLLYWOOD, LLC
a Florida limited liability company

Lynda Jakes
[print name: Lynda Jakes]

By: Richard M. Stephano
Name: Richard M. Stephano
Title: Manager

STATE OF Florida
COUNTY OF Palm Beach

SUBSCRIBED TO before me this 8 day of January, 2018, by Richard M. Stephano, the Manager of SELF STORAGE COOLIDGE ST HOLLYWOOD, LLC, a limited liability company, on behalf of the company, [X] who is personally known to me OR [] who produced _____ as identification.

[Place Notarial Seal]

Notary Signature: Elizabeth Klein
Print Notary Name: Elizabeth Klein
Notary Public, State of: Florida
My Commission Expires: 4/20/2018

[The remainder of this page is intentionally blank. Additional signature page follows.]

SKETCH AND DESCRIPTION
ROAD EASEMENT
LOT 20, BLOCK 11, NORTH HOLLYWOOD
(P.B. 4, PG. 1, B.C.R.)
CITY OF HOLLYWOOD

EXHIBIT "A"

LAND DESCRIPTION:

A portion of Lot 20, Block 11, NORTH HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 4, Page 1, of the Public Records of Broward County, being more particularly described as follows:

BEGIN at the Northwest corner of said Lot 20, Block 11; thence S 89°31'15" E along the North line of said Lot 20, 29.21 feet to a point of cusp of a curve concave to the Southeast, radial bearing to said point of N 00°28'45" E, said curve having a radius of 25.00 feet and a central angle of 90°28'45"; thence southwesterly along the arc of said curve, 39.48 feet to a point of tangency; thence S 00°00'00" W, 84.03 feet to a point of curvature of curve, concave to the Northeast, having a radius of 25.00 feet and a central angle of 89°32'19"; thence southeasterly along the arc of said curve 39.07 feet to a point of cusp on the South line of said Lot 20; thence N 89°32'28" W, along said South line, 28.80 feet to the West line of said Lot 20; thence N 00°00'00" E, along said West line, 134.05 feet as measured to the POINT OF BEGINNING.

Said land lying in the City of Hollywood, Broward County Florida and containing 805 square feet more or less.

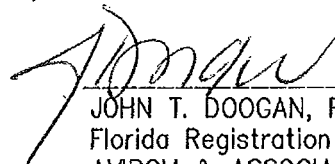
SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to the plat, NORTH HOLLYWOOD, based on the West line of Lot 20, Block 11, having a bearing of N00°00'00"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; Δ = Central Angle; ESMT. = Easement; L = Arc Length; L.B. = Licensed Business; P = Plat; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; R = Radius.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 4/10/2018


JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

REVISIONS		
REVISED PER COMMENTS	W.R.E.	04/10/2018



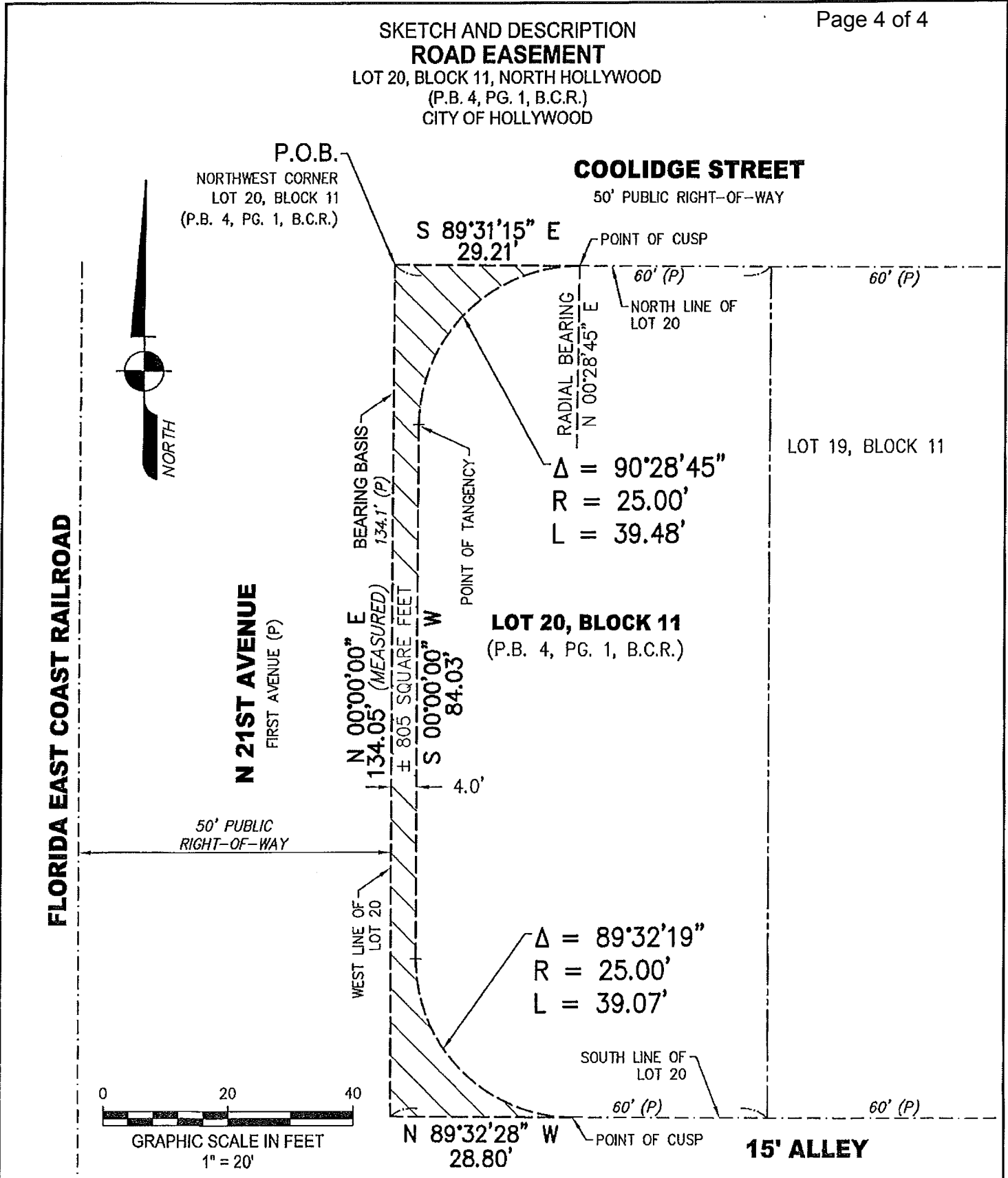
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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JOB #:	10208-1
SCALE:	1" = 20'
DATE:	12/07/2017
BY:	S.R.L.
CHECKED:	J.T.D.
F.B.	N/A PG. N/A
SHEET:	1 OF 2

FINAL 4-10-18

SKETCH AND DESCRIPTION
ROAD EASEMENT
LOT 20, BLOCK 11, NORTH HOLLYWOOD
(P.B. 4, PG. 1, B.C.R.)
CITY OF HOLLYWOOD



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