

Return to:
Broward County Real Property Section
115 South Andrews Avenue, Room 501
Fort Lauderdale, FL 33301

Folio Number: 5042-29-02-0152

EASEMENT

THIS INDENTURE, made this 22 day of February, 20 18, by Lawrence L. Bender and Kathleen M. Bender, husband and wife, having a principal residence at 4412 S.W. 27th Avenue, Dania Beach, FL 33312 ("GRANTOR"), to Broward County, a political subdivision of the State of Florida, whose address is 2555 West Copans Road, Pompano Beach, Florida 33069 ("GRANTEE"):

(Wherever used herein the terms, "GRANTOR" and "GRANTEE" 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, GRANTOR is the owner of the following described property situated, lying and being in Broward County, Florida:

See Exhibit "A" with accompanying sketch of description attached hereto and made a part hereof ("Easement Area"); and

WHEREAS, GRANTEE desires an unrestricted and perpetual non-exclusive easement in, over, under, through, upon, and across the Easement Area to construct, maintain, repair, install, and rebuild thereon water mains, wastewater gravity mains, wastewater force mains, reclaimed water mains, and/or any other water or wastewater facilities (collectively, "Water and Wastewater Facilities") for purposes of providing water supply service for domestic or other uses and collecting domestic or other kinds of wastewater to and from GRANTOR'S Property and other properties which may or may not abut and be contiguous to the Easement Area ("Easement"); and

WHEREAS, GRANTOR is willing to grant such Easement to GRANTEE.

NOW THEREFORE, for and in consideration of the mutual terms and conditions contained herein, and the sum of one dollar (\$1.00), and other good and valuable consideration, the sufficiency of which are hereby acknowledged, GRANTOR does hereby grant the Easement to GRANTEE, to be exercised by and through GRANTEE'S employees, agents, contractors, or other designated persons.

GRANTEE has approved the existing and proposed above ground structures, asphalt, paving, landscaping, walls, fences, underground piping, underground structures, duct banks, transformers, poles, retention areas, pavers, electric, cable, and other utility facilities within the Easement Area to the extent said improvements are shown on the plans and drawings presented to and approved by GRANTEE. Except as permitted above, GRANTOR agrees that no obstructions that would preclude maintenance or improvement of GRANTEE's Water and Wastewater Facilities may be placed in the Easement Area by GRANTOR or any other easement holder without GRANTEE's consent. In the exercise of its rights hereunder, GRANTEE shall, at its sole cost and expense, restore the surface of the Easement Area to a reasonably similar condition as it was in prior to the exercise of such rights.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on 02/22, 2018.

Signed, sealed and delivered
in the presence of:

[Signature]
(Witness' Signature)

Print Name Alicia Dunne
(Witness)

[Signature]
(Witness' Signature)

Print Name George Lopez
(Witness)

GRANTOR

By: [Signature]

Print Name: LAWRENCE LEE BENDER

Print Address: 4412 SW 27 AV
FT. LAUDERDALE FL. 33312

By: [Signature]

Print Name: Kathleen M. Bender

Print Address: 4412 SW 27th Ave.
Ft. Lauderdale, FL. 33312

Approved as to form by the Office of the
Broward County Attorney

and approved as to form:
[Signature], County Attorney

By: _____
James D. Rowlee
Senior Assistant County Attorney

[Signature]
Annika [Signature], Senior Assistant County Attorney

ACKNOWLEDGEMENT

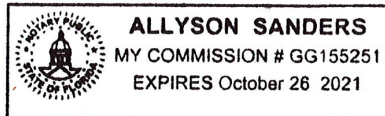
STATE OF: FLORIDA }

COUNTY OF: BROWARD. }

The foregoing instrument was acknowledged before me this day of 22 FEBRUARY, 2018,
by KATHLEEN BENDER, and LAWRENCE BENDER who is (are) personally
known to me or has (have) produced DRIVERS LICENSE as
identification, and who did (did not) take an oath.

[Signature]
Notary Public, Signature

(Notary Seal)



FOR: B.C.W.W.S. ENGINEERING DIVISION

SKETCH AND DESCRIPTION
25' UTILITY EASEMENT
4412 S.W. 27th AVENUE

LEGAL DESCRIPTION:

THE WEST 25 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND.

THE NORTH 120 FEET, OF THE SOUTH 490 FEET OF LOT 10, LESS THE EAST 495 FEET THEREOF, IN BLOCK 4 OF THE SUBDIVISION OF SECTION 29, TOWNSHIP 50 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 32 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 3,000 SQUARE FEET OR 0.069 ACRES MORE OR LESS.

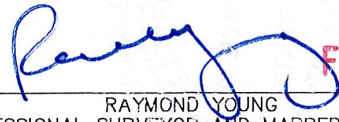
NOTES:

THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

 **FEB 12 2018**

RAYMOND YOUNG
PROFESSIONAL SURVEYOR AND MAPPER NO 5799
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

R: \SURVEY\2014\14-0011-001-14-SW 27 AVENUE\DRAWINGS\SKETCH_AND_DESC\14-0011-001-14_SD5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.
THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

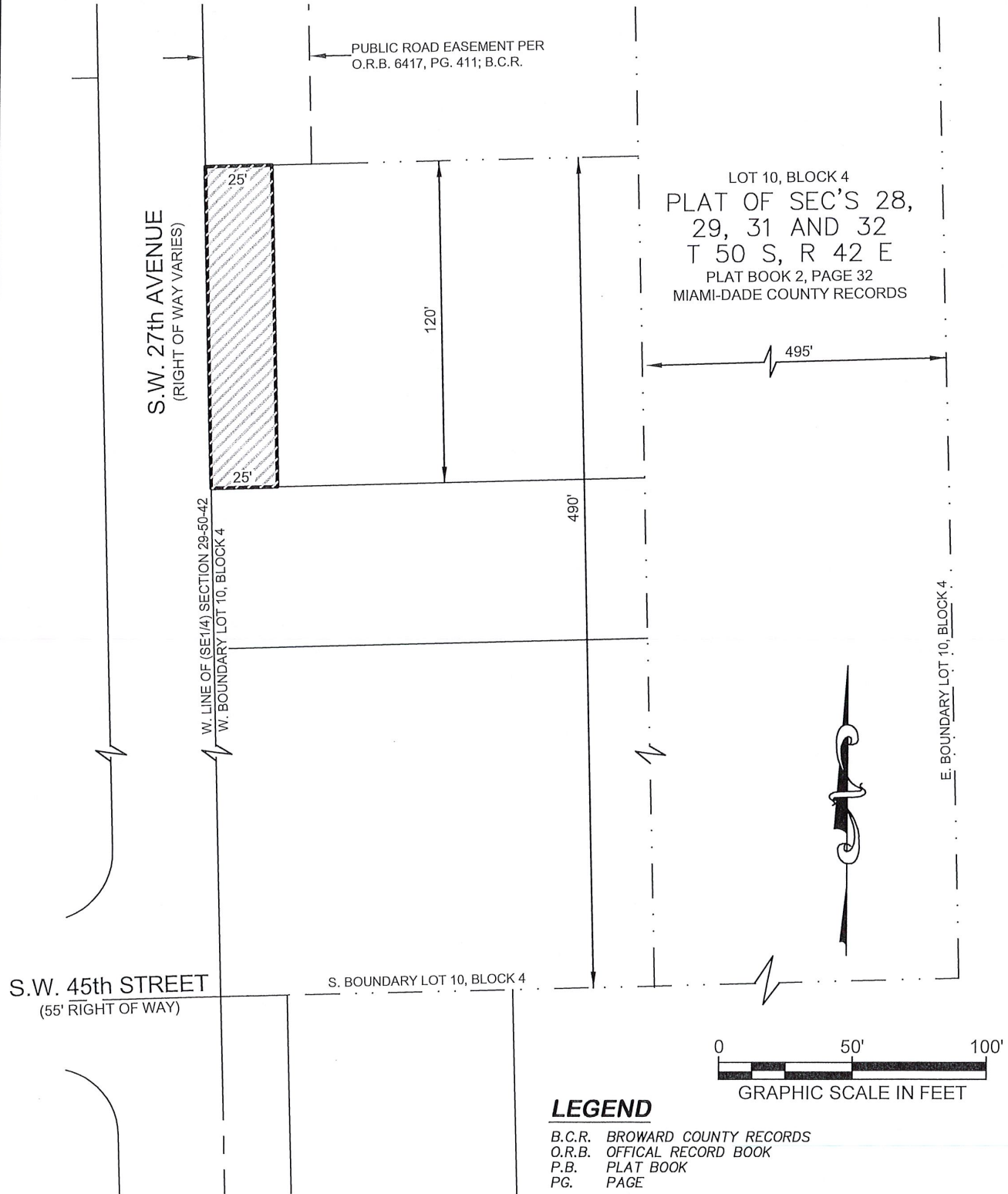
The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D

 **CRAVEN • THOMPSON & ASSOCIATES, INC.**
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2018

JOB NO.: 14-0011-001-26	SHEET 1 OF 2 SHEETS
DRAWN BY: RY	F.B.N/A PG.N/A
CHECKED BY: TCS	DATED: 12-27-17

**25' UTILITY EASEMENT
4412 S.W. 27th AVENUE**



LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- O.R.B. OFFICAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE

R: \SURVEY\2014\14-0011-001-14-SW 27 AVENUE\DRAWINGS\SKETCH_AND_DESC\14-0011-001-14_SD

FEB 12 2018

 <p>CRAVEN • THOMPSON & ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2018</p>	JOB NO.: 14-0011-001-26	SHEET 2 OF 2 SHEETS
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