

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:  
Andrew J. Schein, Esq.  
1401 East Broward Boulevard, Suite 303  
Fort Lauderdale, FL 33301

**ROAD EASEMENT**  
(Corporate)

**THIS INDENTURE**, made this 14<sup>th</sup> day of March, A.D., 2018, by BR ArchCo Flagler Village, LLC, a Delaware limited liability company and having its principal place of business at 712 Fifth Avenue, 9<sup>th</sup> Floor, New York, NY 10019, 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.

**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:

BR ArchCo Flagler Village, LLC, a Delaware limited liability company

Teresa Chambers

By: Neil T. Brown  
Neil T. Brown, Authorized Signatory

Witness (Signature)

Teresa Chambers

Print Name

Michael A. DiBlasi

Witness (Signature)

Michael A. DiBlasi

Print Name

(CORPORATE SEAL)

STATE OF Georgia  
COUNTY OF Fulton

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of March, 2018, by Neil T. Brown as Authorized Signatory of BR ArchCo Flagler Village, LLC, a Delaware limited liability company, on behalf of the limited liability company. He is personally known to me or has produced as identification and did/did not take an oath.



Anne V. Stanford  
(Signature of person taking acknowledgment)  
Anne V. Stanford  
(Name of officer taking acknowledgment)  
typed, printed or stamped

\_\_\_\_\_  
(Title or rank)

\_\_\_\_\_  
(Serial number, if any)

My commission expires:  
Revised 10-18-95 5/7/18

**EXHIBIT "A"**  
(See attached SKETCH and LEGAL DESCRIPTION)





**STONER & ASSOCIATES, INC.**

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

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

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

**LEGAL DESCRIPTION**

**FORT LAUDERDALE, BROWARD COUNTY, FLORIDA**  
SECTION 3, TOWNSHIP 50 SOUTH, RANGE 42 EAST

**EXHIBIT "A"**

A PARCEL OF LAND BEING PORTIONS OF LOTS 27 THROUGH 52, INCLUSIVE, OF BLOCK 6, AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5, 6, 7, 8, 25, 26, 27, 28, 29, 30, 31, 32 AND 33 NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 182, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID PLAT NOW SITUATE, LYING, AND BEING IN BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID BLOCK 6;

THENCE N.87°53'32"E., ALONG THE NORTH LINE OF SAID BLOCK 6, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING AND TO A POINT ON A LINE 15.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 6; SAID POINT BEING ON THE EXISTING EAST RIGHT OF WAY LINE OF NORTH ANDREWS AVENUE, AS SHOWN IN VESTED ROADWAY MAP FOR ANDREWS AVENUE, SHEET 3 OF 3, PREPARED BY THE CITY OF FORT LAUDERDALE ENGINEERING DEPARTMENT, RECORDED IN MISCELLANEOUS MAP BOOK 3, PAGE 45 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE CONTINUE N.87°53'32"E., ALONG SAID NORTH LINE OF BLOCK 6 AND ALSO ALONG THE EXISTING SOUTH RIGHT OF WAY LINE OF N.E. 6th STREET (SISTRUNK BOULEVARD), A DISTANCE OF 54.00 FEET;

THENCE S.42°53'52"W., A DISTANCE OF 63.64 FEET TO A POINT ON A LINE 9.00 FEET EAST OF AND PARALLEL WITH SAID EXISTING EAST RIGHT OF WAY LINE;

THENCE S.02°05'55"E., ALONG SAID PARALLEL LINE, A DISTANCE OF 580.04 FEET;

THENCE S.47°05'37"E., A DISTANCE OF 35.36 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 6, SAID SOUTH LINE BEING ALSO THE NORTH RIGHT OF WAY LINE OF N.E. 5th STREET;

THENCE S.87°54'44"W., ALONG SAID SOUTH LINE AND NORTH RIGHT OF WAY LINE, A DISTANCE OF 34.00 FEET TO A POINT ON SAID EXISTING EAST RIGHT OF WAY LINE;

THENCE N.02°05'55"W., ALONG SAID EXISTING EAST RIGHT OF WAY LINE, A DISTANCE OF 650.04 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 7,176 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 ORIGINAL SEAL OF FLORIDA LICENSED SURVEYOR AN MAPPER.
3. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC. WITHOUT THE BENEFIT OF A TITLE SEARCH.
5. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF S.02°08'12"E., ALONG THE EAST LINE OF BLOCK 6, AMENDED PLAT OF NORTH LAUDERDALE, RECORDED IN PLAT BOOK 1, PAGE 182, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
6. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PARCEL DESCRIBED HEREON.

**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 WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

REVISIONS	DATE	BY
1	04/06/18	WDLR
EDIT HEADER, ADD EXH."A"		

DATE OF SIGNATURE: 4/6/18  
**WALTER DE LA ROCHA**  
 PROFESSIONAL SURVEYOR AND MAPPER NO. 6081 - 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 © 2018

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
08/28/17	WDLR	JDS	N/A

**SEAL**  
 NOT VALID UNLESS  
 SEALED HERE WITH  
 AN EMBOSSED  
 SURVEYOR'S SEAL

SHEET 1 OF 2

SKETCH NO. 16-8477-RW1





**STONER & ASSOCIATES, INC.**

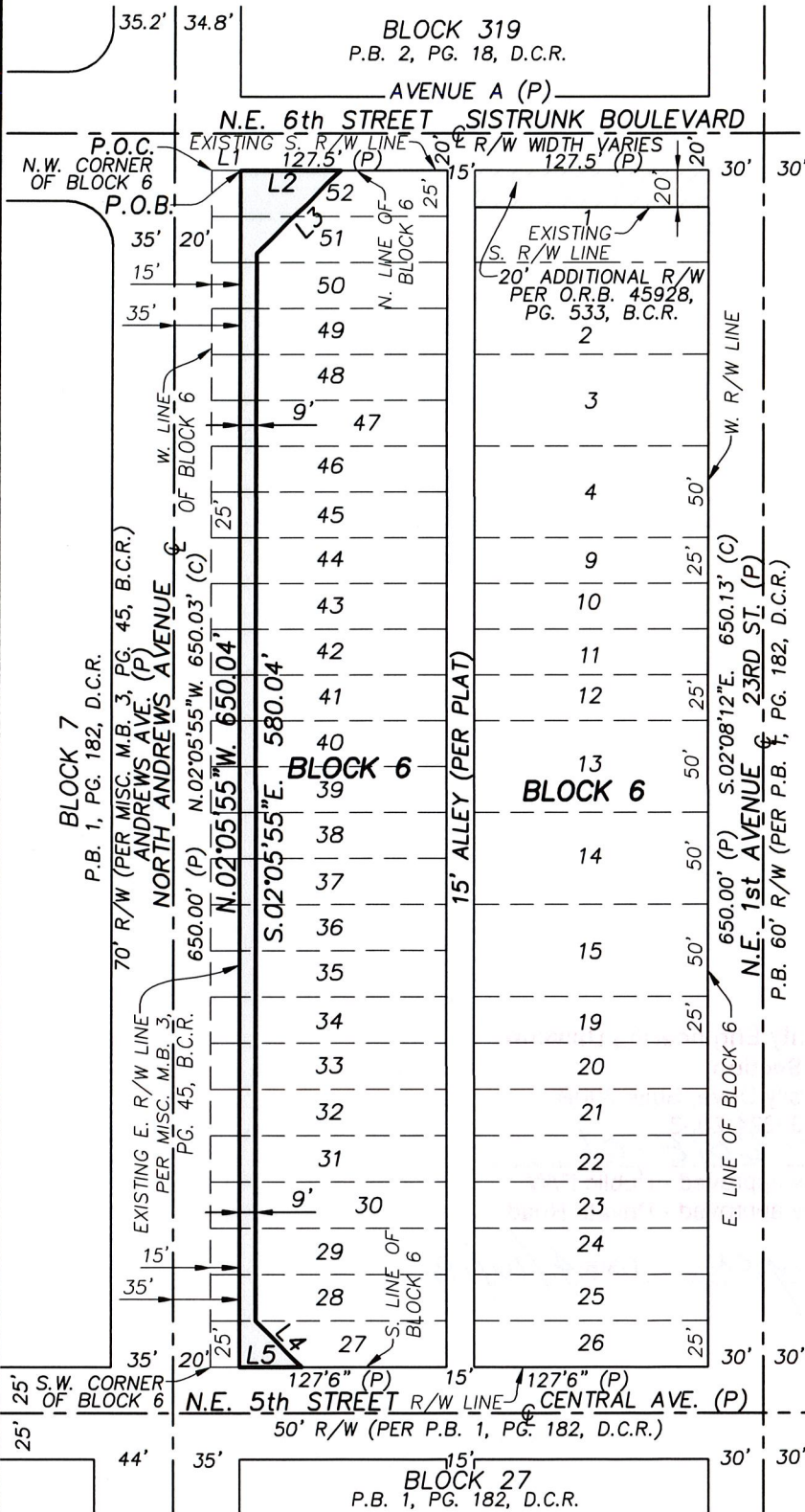
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**SKETCH OF DESCRIPTION**

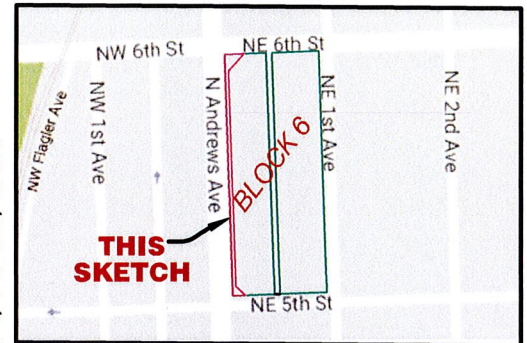
**FORT LAUDERDALE, BROWARD COUNTY, FLORIDA**  
SECTION 3, TOWNSHIP 50 SOUTH, RANGE 42 EAST



SCALE: 1" = 100'



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



**LOCATION MAP**

NOT TO SCALE

**LINE TABLE (C)**

LINE	BEARING	DISTANCE
L1	N.87°53'32"E.	15.00'
L2	N.87°53'32"E.	54.00'
L3	S.42°53'52"W.	63.64'
L4	S.47°05'37"E.	35.36'
L5	S.87°54'44"W.	34.00'

**LEGEND:**

- B.C.R. .... BROWARD COUNTY RECORDS
- (C) .... DATA BASED ON CALCULATIONS
- ⊙ .... CENTERLINE
- L1 .... LINE 1 (SEE LINE TABLE)
- LB .... LICENSED BUSINESS
- D.C.R. .... DADE COUNTY RECORDS
- M.B. .... MAP BOOK
- MISC. .... MISCELLANEOUS
- O.R.B. .... OFFICIAL RECORDS BOOK
- (P) .... DATA BASED ON THE PLAT OF RECORD
- P.B. .... PLAT BOOK
- PG. .... PAGE
- P.O.B. .... POINT OF BEGINNING
- P.O.C. .... POINT OF COMMENCEMENT
- R/W .... RIGHT OF WAY
- SQ.FT. .... SQUARE FEET