

1 RESOLUTION NO. 2019-

2 A RESOLUTION OF THE BOARD OF COUNTY
3 COMMISSIONERS OF BROWARD COUNTY, FLORIDA,
4 ACCEPTING A ROAD EASEMENT ON, OVER, ACROSS,
5 AND THROUGH A PORTION OF REAL PROPERTY
6 OWNED BY 88 CONSTRUCTION GROUP, LLC, AND
7 LOCATED IN THE BROWARD MUNICIPAL SERVICES
8 DISTRICT; AND PROVIDING FOR SEVERABILITY AND AN
9 EFFECTIVE DATE.

10 WHEREAS, 88 Construction Group, LLC, a Florida Limited Liability Company, is
11 the owner of certain real property located in the Broward Municipal Services District
12 ("Property"), which Property is more particularly described in the sketch and legal
13 description made subject to the Road Easement, which is attached hereto and made a
14 part hereof as Exhibit 1 ("Road Easement");

15 WHEREAS, 88 Construction Group, LLC, is willing to grant the Road Easement to
16 Broward County, Florida ("County"), in accordance with the terms of the attached Road
17 Easement; and

18 WHEREAS, the Board of County Commissioners of Broward County, Florida
19 ("Board"), has determined that acceptance of the Road Easement serves a public
20 purpose and is in the best interest of the County, NOW, THEREFORE,

21 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
22 BROWARD COUNTY, FLORIDA:

23 Section 1. The recitals set forth in the preamble to this Resolution are true,
24 accurate, and incorporated by reference herein as though set forth in full hereunder.

1 Section 2. The Board hereby accepts the Road Easement attached as
2 Exhibit 1.

3 Section 3. The Road Easement shall be properly recorded in the
4 Public Records of Broward County, Florida.

5 Section 4. Severability.

6 If any portion of this Resolution is determined by any court to be invalid, the invalid
7 portion will be stricken, and such striking will not affect the validity of the remainder of this
8 Resolution. If any court determines that this Resolution, in whole or in part, cannot be
9 legally applied to any individual, group, entity, property, or circumstance, such
10 determination will not affect the applicability of this Resolution to any other individual,
11 group, entity, property, or circumstance.

12 Section 5. Effective Date.

13 This Resolution is effective upon adoption.

14

15 ADOPTED this day of , 2018.

16

17 Approved as to form and legal sufficiency:
18 Andrew J. Meyers, County Attorney

19

19 By /s/ *Claudia Capdesuner* 12/07/2018
 Claudia Capdesuner (date)
 Assistant County Attorney

20

21 By /s/ *Annika E. Ashton* 12/07/2018
 Annika E. Ashton (date)
 Senior Assistant County Attorney

22

23 CC/mdw
 12/05/2018
24 88 Construction Group Reso Accepting Road Easement.doc
 #395422v2

Exhibit 1

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:
Gonzalo Funes, Esq.
19300 W. Dixie Hwy. Ste. 10
Miami, FL 33180

ROAD EASEMENT (Corporate)

THIS INDENTURE, made this 2 day of November, 2018, by 88 Construction Group LLC, a Florida limited liability company, and having its principal place of business at 2501 S Ocean DR Suite 105 Hollywood, FL 33019, 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:

Gonzalo Funes
Witness (Signature)

Gonzalo Funes
Print Name

[Signature]
Witness (Signature)

CLAUDIO TIBBERMAN
Print Name

By: [Signature]
88 Construction Group LLC-
Manager Signature

OSCAR AMORELLI
Oscar Amorelli-manager of 88
Construction Group LLC

(CORPORATE SEAL)

STATE OF Florida

COUNTY OF Miami-dade

The foregoing instrument was acknowledged before me this 2 day of November, 2018, by Oscar Amorelli as manager 88 Construction Group LLC, a Florida limited liability company, on behalf of the company. He/she is personally known to me or has produced as identification.

Gonzalo Funes
(Signature of person taking acknowledgment)

Gonzalo Funes
(Name of officer taking acknowledgment)
typed, printed or stamped

My commission expires:

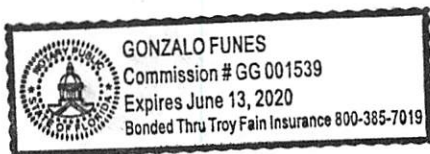
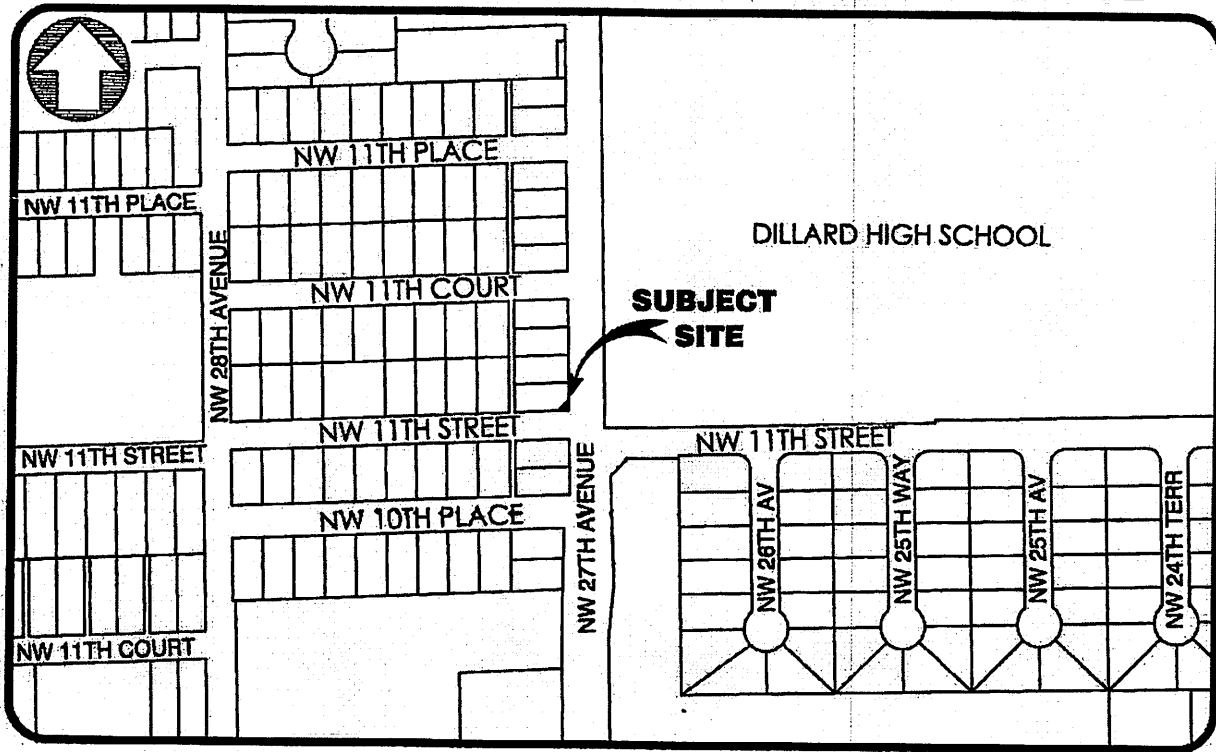


EXHIBIT "A"
SKETCH AND LEGAL DESCRIPTION
PARCEL AT N.W. 11TH STREET AND N.W. 27TH AVENUE



LOCATION MAP
NOT TO SCALE

SOURCES OF DATA:

1. Plat of WASHINGTON PARK 5TH ADDITION, recorded in Plat Book 35, at Page 48 of the Public Records of Broward County, Florida.

Bearings as shown hereon are based upon the East Line of the S.W. 1/4 of Section 32, Township 49 South, Range 42 East, with an assumed bearing of 500°00'00"E, said line to be considered a well established and monumented line.

EASEMENTS AND ENCUMBRANCES:

No information was provided as to the existence of any easements other than what appears on the underlying Plat of record. Please refer to the Limitations item with respect to possible restrictions of record and utility services.

LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the subject property that are not shown on the Sketch or contained within this report that may be found in the Public Records of Miami-Dade County, Florida or any other public and private entities as their jurisdictions may appear.

This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Sketch to Accompany Legal Description" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief. Further, that said "Sketch to Accompany Legal Description" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS, LLC, a Florida Limited Liability Company
Florida Certificate of Registration Number LB7385

By: Eduardo M. Suarez, P.E. Date: 9/21/18
Registered Surveyor and Mapper, L.S.G. No. 1503
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

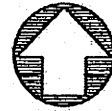
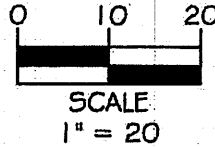
NOTICE: This document is not valid, full and complete without all pages.

LONGITUDE SURVEYORS, LLC

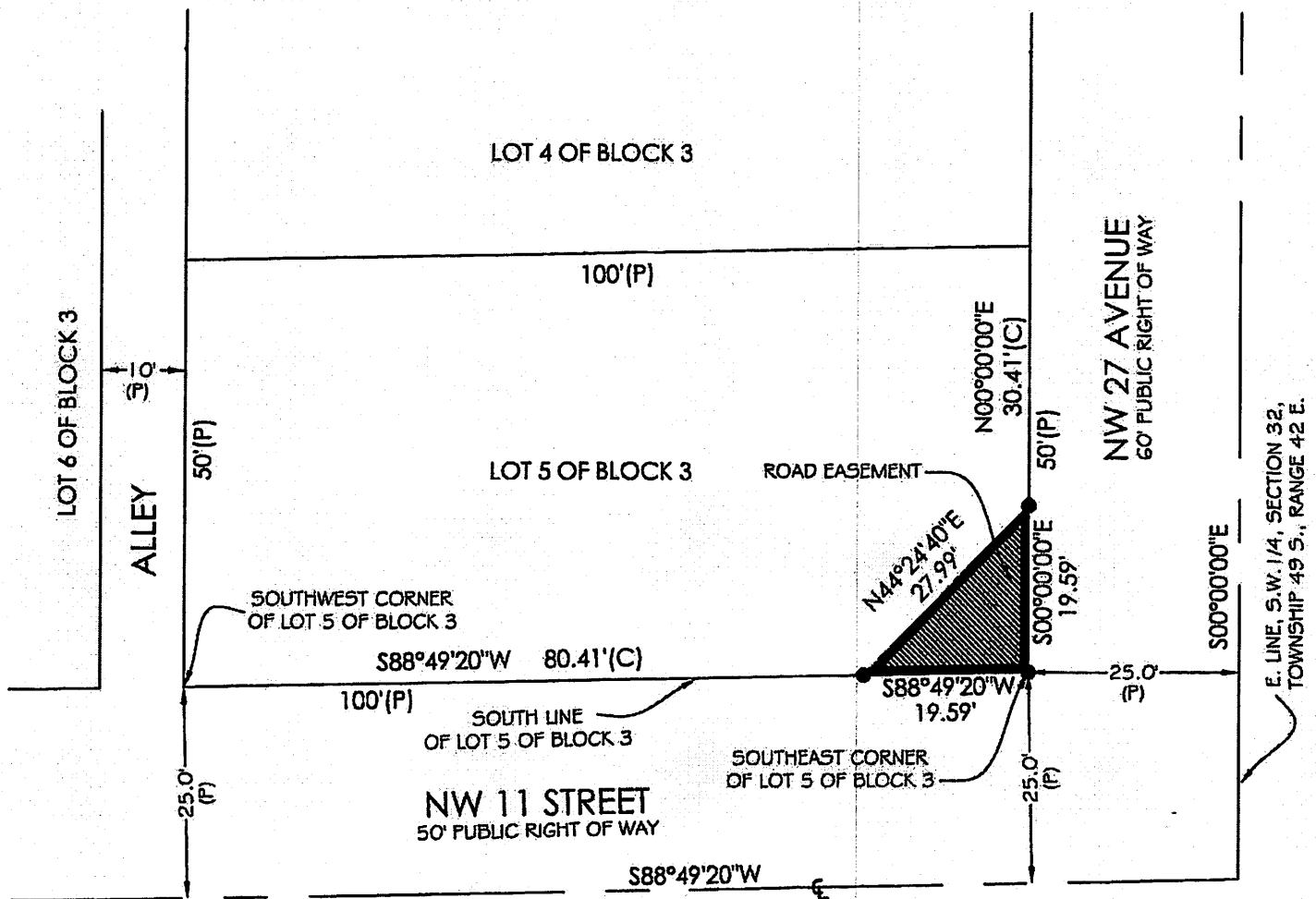
7715 NW 48TH STREET, SUITE 310, DORAL, FLORIDA 33166 * PHONE: (305) 463-0912 * FAX: (305) 513-5680 * WWW.LONGITUDESURVEYORS.COM
JOB No. 18339 SHEET 1 OF 3

EXHIBIT "A"
SKETCH AND LEGAL DESCRIPTION
PARCEL AT N.W. 11TH STREET AND N.W. 27TH AVENUE

- LEGEND:**
P.B. = PLAT BOOK
PG. = PAGE
☉ = CENTER LINE
(P) = INFORMATION FROM PLAT
(C) = CALCULATED INFORMATION
(B.C.R.) = BROWARD COUNTY RECORDS



WASHINGTON PARK 5TH ADDITION
(P.B. 35, PG. 48, B.C.R.)



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JOB No. 18339 SHEET 2 OF 3

EXHIBIT "A"
SKETCH AND LEGAL DESCRIPTION
PARCEL AT N.W. 11TH STREET AND N.W. 27TH AVENUE

LEGAL DESCRIPTION

A portion of Lot 5 of Block 3 of WASHINGTON PARK 5TH ADDITION, according to the plat thereof as recorded in Plat Book 35, page 48 of the Public Records of Broward County, Florida, and being more particularly described as follows:

All that portion of said Lot 5, lying Southeasterly of a chord based on a circular curve, concave to the Northwest, having a radius of 20.00 feet, and being tangent to the South Line of said Lot 5, and tangent to the East Line of said Lot 5.

Said land situate, lying and being in Broward County, Florida, and contains 192 square feet, more or less.

NOTICE: This document is not valid, full and complete without all pages.

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JOB No. 18339 SHEET 3 OF 3