

GRANT OF NON-EXCLUSIVE EASEMENT TO INSTALL CONCRETE WALL

THIS GRANT OF NON-EXCLUSIVE EASEMENT ("Easement") is given by the Hills of Inverrary, a Florida Condominium Association ("GRANTOR) whose address is 3417 Heather Terrace Lauderhill, FL 33319 to the City of Lauderhill (GRANTEE or CITY), a Florida Municipal Corporation, whose address is 5581 W. Oakland Park Blvd., Lauderhill, FL 33313.

RECITALS

WHEREAS, GRANTOR is the owner of certain real property more particularly described in Exhibit A attached hereto and incorporated herein by reference.

WHEREAS, the GRANTEE, through its Contractor, Subcontractor or Department of Administration, Engineering Division, proposes to construct, build or install an eight foot (8') concrete wall within the easement area as designated in the sketch and legal description, attached hereto and incorporated by reference as Exhibit A, which shall be subject to slight modifications if required due to conditions that prevent the construction or installation as specifically described herein; and

WHEREAS, the construction, building or installation of said wall will require access upon, onto, under or through the GRANTOR's property; and

WHEREAS, GRANTEE may need to remove a currently existing fence, wall or barricade, trees, plants, or landscape material and GRANTOR hereby authorizes the entrance onto his/her property and the removal of said existing fence, wall or barricade, trees, plants or landscape material as necessary and the installation of the concrete wall; and

WHEREAS, the GRANTOR shall be responsible for securing any pet(s) or animal(s) within the house or structure during such times as the construction is occurring to prevent any damage or injury either to the pet(s), the animal(s) or to the workers and GRANTOR shall be responsible for securing any personal items located outside the house or structure during such times as the construction is occurring;

WHEREAS, GRANTOR desires to grant a perpetual, non-exclusive easement over, across and through the Easement Area in order to provide for the construction and future maintenance of the concrete wall;

WHEREAS, GRANTOR has the legal right and ability to grant the easements described herein.

NOW THEREFORE, and in consideration of the mutual covenants, benefits and agreements of the parties hereto and the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties do hereby agree as follows:

1. The foregoing recitals are true and correct and incorporated hereby reference.

2. Grantor hereby grants and conveys to Grantee, its successors and assigns a perpetual, non-exclusive easement for to install an eight foot concrete wall in the Easement Area, legally described in Exhibit A.

3. Grantee shall be solely responsible for maintaining the exterior portion of the concrete wall at Grantee's sole cost and expense.

4. Grantor shall be solely responsible for maintaining the interior portion of the wall at Grantor's sole cost and expense.

5. The provisions of this Easement shall be binding upon Grantor, its successors and assigns. The Easement granted herein shall run with the land and shall inure to the benefit of any and all owners and occupants of the Grantee Property, its agents, employees, contractors, subcontractors, customers, invitees, licensees, lessees, sublessees, assigns, successors and mortgagees.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK
SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, Grantor and Grantee have executed this Easement on the date set forth below.

Witnesses:



Name of witness printed below:
Precious Johnson



Name of witness printed below:
DAINE HUEFIAS

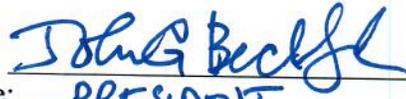
Witnesses:

Name of witness printed below:

Name of witness printed below:

GRANTOR:

THE HILLS OF INVERRARY

By: 
Title: PRESIDENT

Post Office Address:
3417 HEATHER TERRACE
LAUDERHILL FL 33319

Date signed: 6/22, 2020

GRANTEE:

THE CITY OF LAUDERHILL

By: _____
Title: _____

Post Office Address:

Date signed: _____, 2020



Exhibit A
Easement Area

JMB

MB 6/20/20

SKETCH AND DESCRIPTION
5' UTILITY EASEMENT
 PORTION OF TRACT A, THE HILLS OF INVERRARY
 (P.B. 71, PG. 25, B.C.R.)
 CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA

The Hills of Inverrary Condominiums Inc.

LAND DESCRIPTION:

A portion of Tract A, THE HILLS AT INVERRARY, according to the plat thereof as recorded in Plat Book 71, Page 25 of the Public Records of Broward County, Florida being more particularly described as follows:

BEGIN at the southwest corner of said Tract A; radial bearing to said point N72°50'48"W, also being a curve, concave to the southeast, having a radius of 1,400 feet, a central angle of 00°01'21"; thence northeasterly along west line of said Tract A, an arc distance of 5.03 feet, thence S66°36'42", 283.34 feet to a point of curvature of a curve concave to the southwest, having a radius of 2,593.45 feet, central angle of 10°11'11"; thence southeast an arc distance of 461.08 feet; thence S62°29'31"E, 78.75 feet; thence S35°14'46"W, 14.50 feet to a point on a curve concave to the southwest, radial bearing to said point N35°14'46"E, having a radius of 2,588.45 feet, a central angle of 11°54'38"; thence northwesterly along the south line of said Tract 'A' an arc distance of 538.08 feet; thence N66°36'42"W, along said south line 282.80 feet to the POINT OF BEGINNING.

Said land lying in Broward County, Florida and contains 4,464 square feet, more or less.

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch 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, THE HILLS OF INVERRARY, based on the south line of Tract A having a bearing of S66°36'42"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; L = Arc Length; P.B. = Plat Book; PG = Page; P.L.S. = Professional Land Surveyor; R = Radius; R/W = Right-of-Way.

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, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date:

6/11/2020

[Signature]

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

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 SHEETS 1 THRU 4

REVISIONS

REVISED PER COMMENTS 06/09/20 KSB



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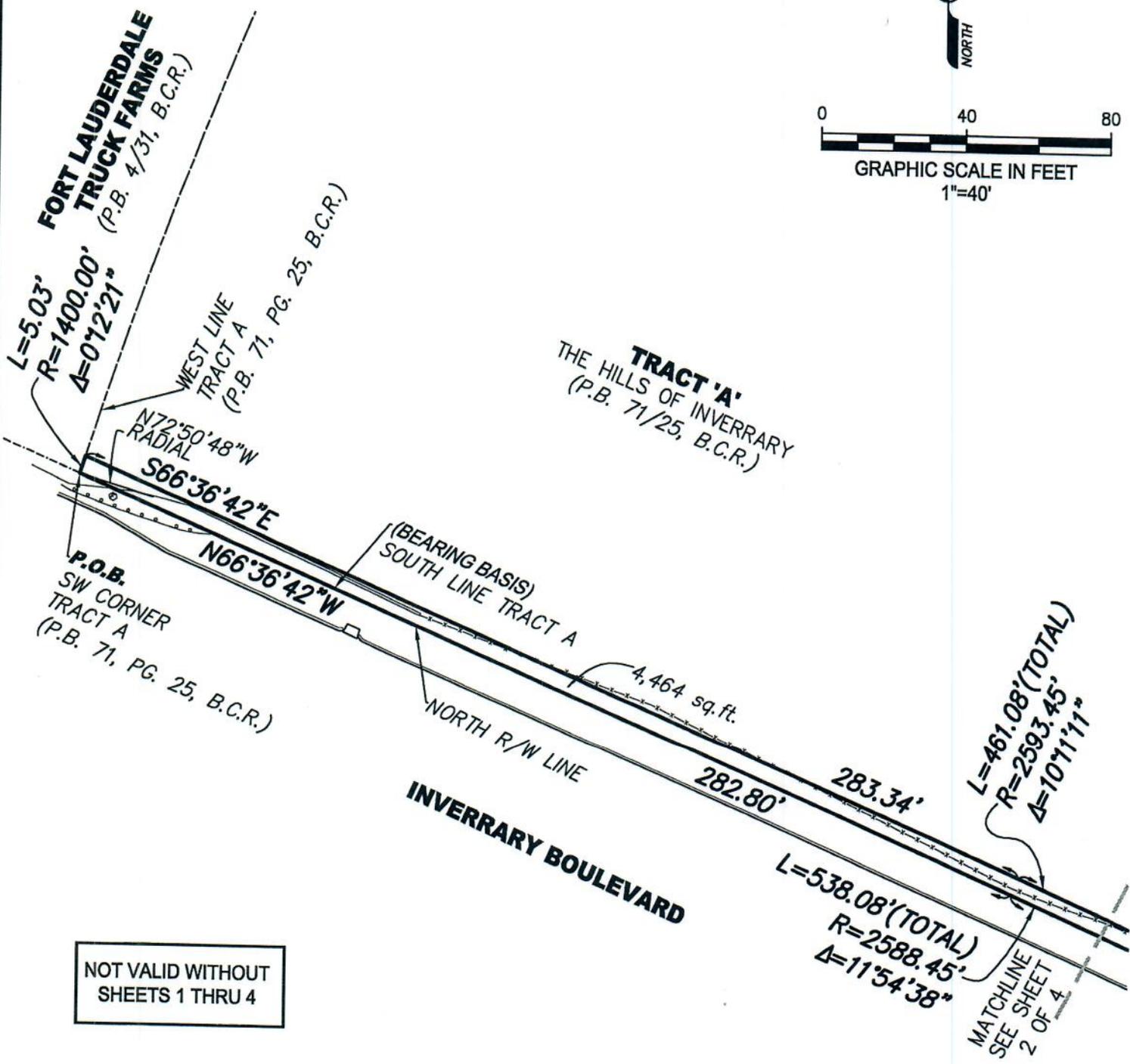
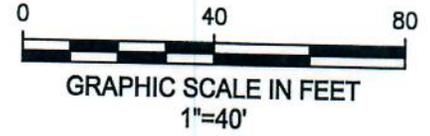
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JOB #:	11462-1
SCALE:	1" = 40'
DATE:	05/11/2020
BY:	KSB
CHECKED:	J.T.D.
F.B.	-- PG. --
SHEET:	1 OF 4

9/16 6/22/20

The Hills of Inverrary Condominiums Inc.

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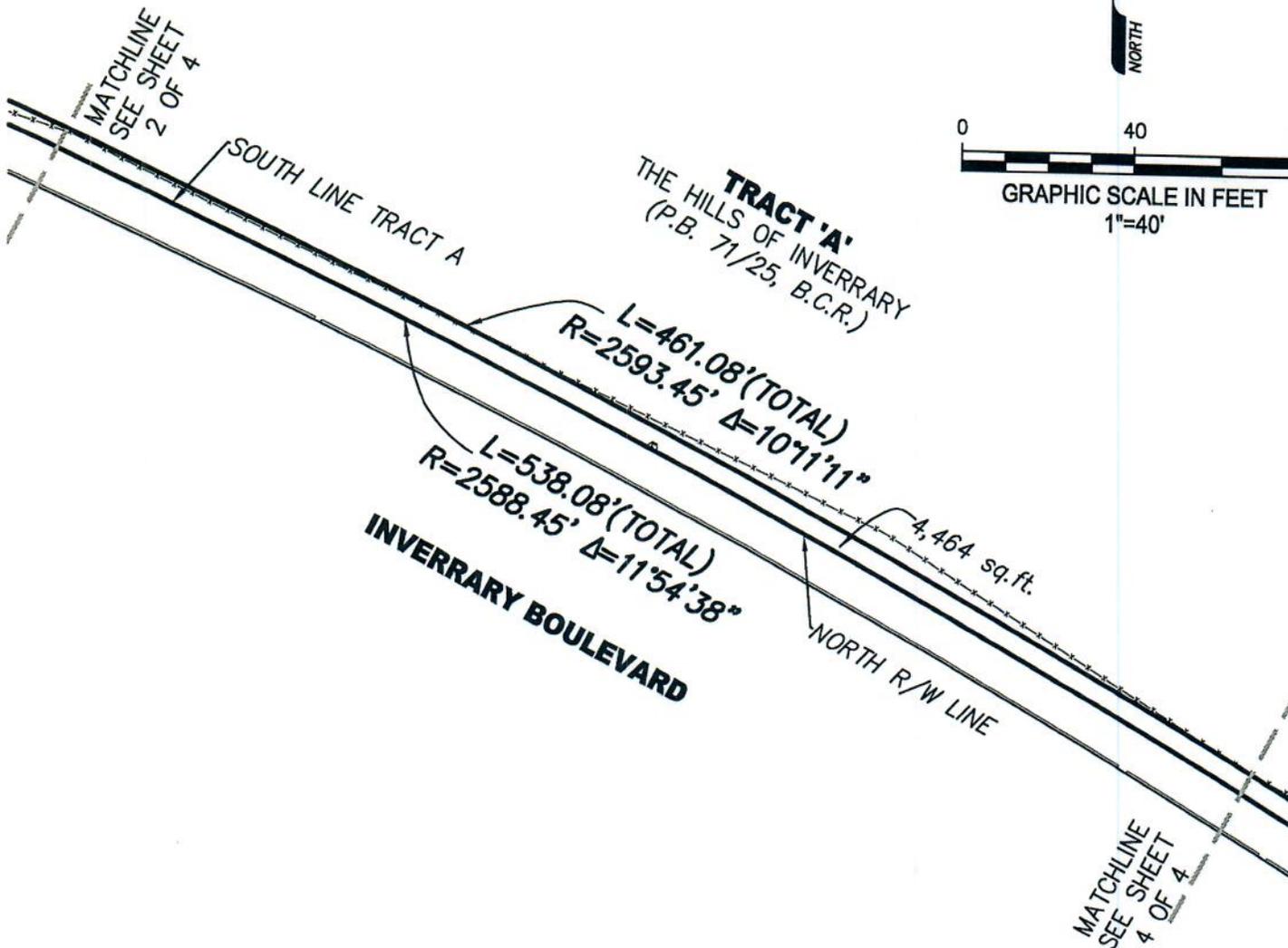
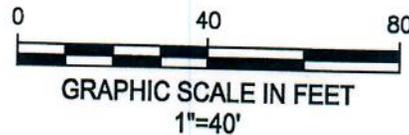


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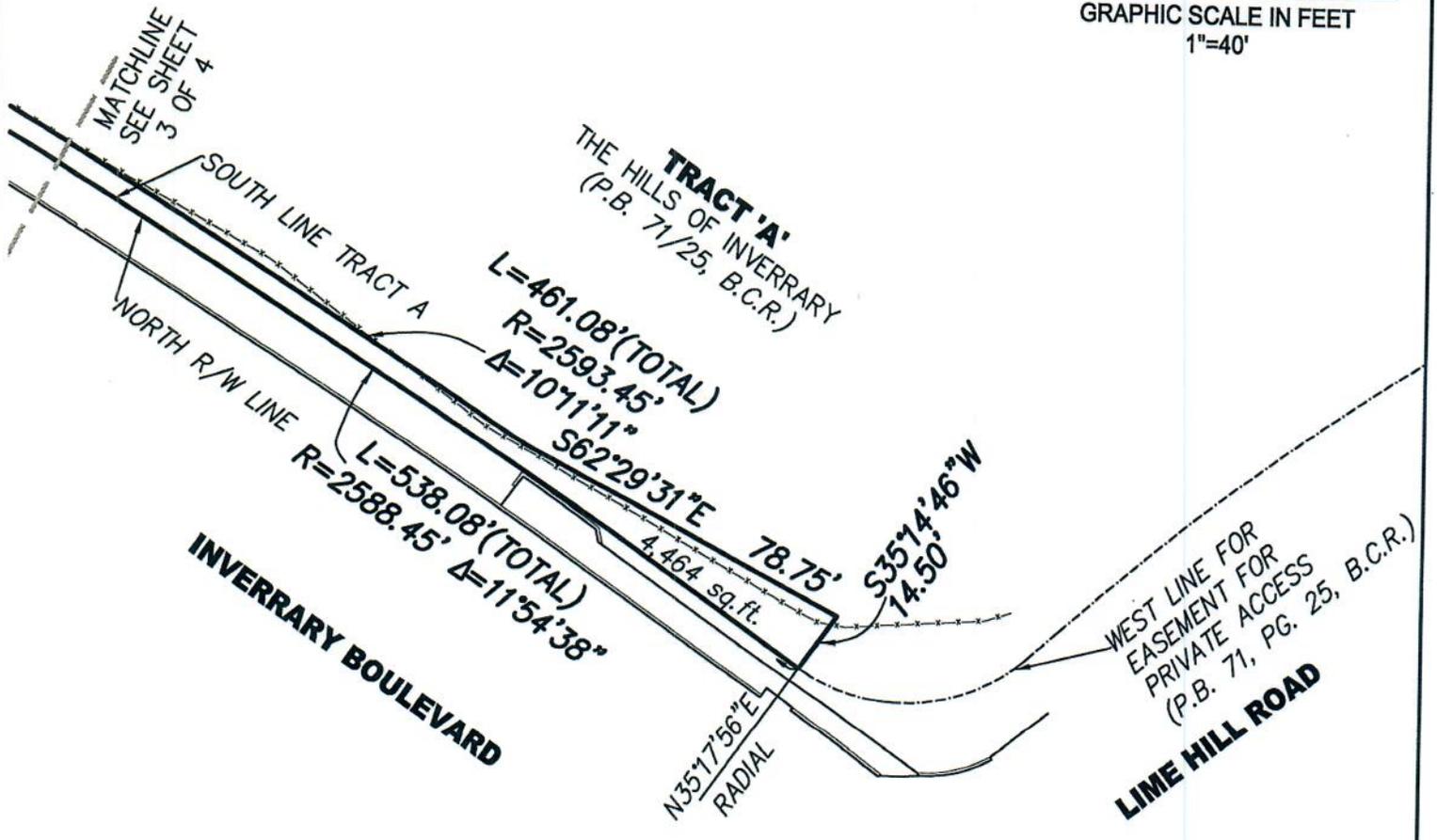
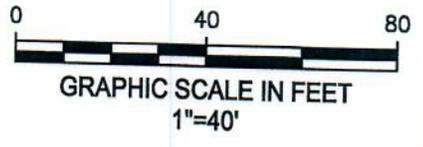
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