

THIS INSTRUMENT PREPARED BY:
Earl Hall, Esq.
Hall & Rosenberg, P.L.
8850 W. Oakland Park Blvd., Ste. 101
Sunrise, Florida 33351

AFTER RECORDING, RETURN TO :
Earl Hall, Esq.
Hall & Rosenberg, P.L.
8850 W. Oakland Park Blvd., Ste. 101
Sunrise, Florida 33351

6.02 CITY OF LAUDERHILL

UTILITIES EASEMENT DEDICATION

THIS INDENTURE made this 21 day of April, 20 22, between
BRIGHT STAR Credit Union having an address at 1593 NW 40th Ave. Lauderhill, FL 33313 ("GRANTOR"), expressly grants an easement
for the purposes described herein to THE CITY OF LAUDERHILL, FLORIDA, having an address at 5581 W.
Oakland Park Blvd., Lauderhill, Florida 33313, ("GRANTEE"), subject to the following provisions and in
consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations paid by GRANTEE to
GRANTOR, receipt of which is hereby acknowledged by both parties.

NOT REQUIRED

GRANTOR is the fee simple owner of that parcel of real property, a legal description of which is attached
hereto as Exhibit "A" and incorporated by reference herein, ("Property").

GRANTOR hereby grants, bargains and sells to GRANTEE, its successors and assigns, a perpetual
easement in, under, over, through, across and upon all of the Property exclusive of those areas inside of the
perimeter of any existing or future building or structure to be located on the Property for the purposes described
herein ("Easement Area").

GRANTOR hereby grants unto GRANTEE, its successors and assigns, full and free right and authority to
construct, maintain, repair, install, and rebuild water and sanitary sewage facilities in, over, under, through, upon or
across the Easement Area.

The City agrees to own, maintain and repair the Lines at the City's sole cost and expense. The City shall
not be responsible for any damage to improvements now or hereafter existing on the Project, including, but not
limited to sidewalks, pavement, shrubbery landscaping, signage or irrigation equipment and machinery, which may
result from the City's access to or repair or maintenance of the Lines and if it is necessary to excavate within the area
of such Lines in order to repair or maintain same. The City's only obligation after repairing or maintaining the Lines

shall be to adequately fill and compact any such excavation and return the ground to pre-development natural grade. Developer hereby waives any rights it may now or hereafter have to require the City to repair, replace, restore or improve the affected area beyond that described in this paragraph. Furthermore, Developer agrees not to install any permanent improvements, except asphalt, concrete curbing, irrigation lines or sidewalks within a 5' strip on either side of the City Lines.

GRANTOR may for its own purposes utilize the Easement Area and shall retain the right of free ingress and egress on and over the Easement Area; provided, that in no event shall any of the rights herein reserved to GRANTOR impede the easement herein granted or the exercise of the rights of use herein granted to GRANTEE.

The provisions of this easement shall be binding on the parties hereto and their respective successors and assigns as a covenant running with and binding upon the property.

This easement shall not be released or amended without consent of the GRANTEE as evidenced by a document signed with the same formalities as this document.

GRANTEE shall record this document in the Public Records of Broward County, Florida.

[TEXT AND SIGNATURES FOLLOW]

IN WITNESS WHEREOF, GRANTOR has hereunto set his hand and seal on the day and year first above written.

Signed, Sealed and delivered
in the presence of:

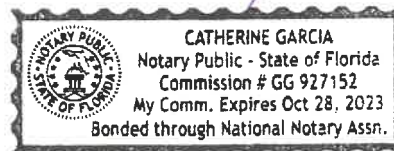
NOTARY Catherine Garcia
Catherine Garcia
Print Name

GRANTOR

BRIGHT STAR Credit Union
Michael A. Tomko
Print Name

President/CEO

Print Name



STATE OF FLORIDA)

) SS:

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 21 day of April, 2022.



STONER
SURVEYORS • MAPPERS
Licensed Business No. 6633

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

TEL (954) 585-0997
www.stonersurveyors.com

EXHIBIT "A"
LEGAL DESCRIPTION OF:
10' x 6' UTILITY EASEMENT
CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

UTILITY EASEMENT BEING THE NORTH 6.00 FEET OF THE WEST 10.00 FEET OF LOT 1, LAUDERHILL MALL SOUTH OUT PARCELS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGES 374 AND 375 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID UTILITY EASEMENT SITUATE AND BEING WITHIN THE CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA AND CONTAINING 60 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 THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.
6. SEE SHEETS 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY 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 STATUTE

REVISIONS	DATE	BY

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.
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DATE OF SIGNATURE: 3.25.2022

JAMES D STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 — STATE OF FLORIDA

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
3/24/2022	DRL	JDS	N/A



SHEET 1 OF 2

SKETCH NO. 21-9150 U.E.

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



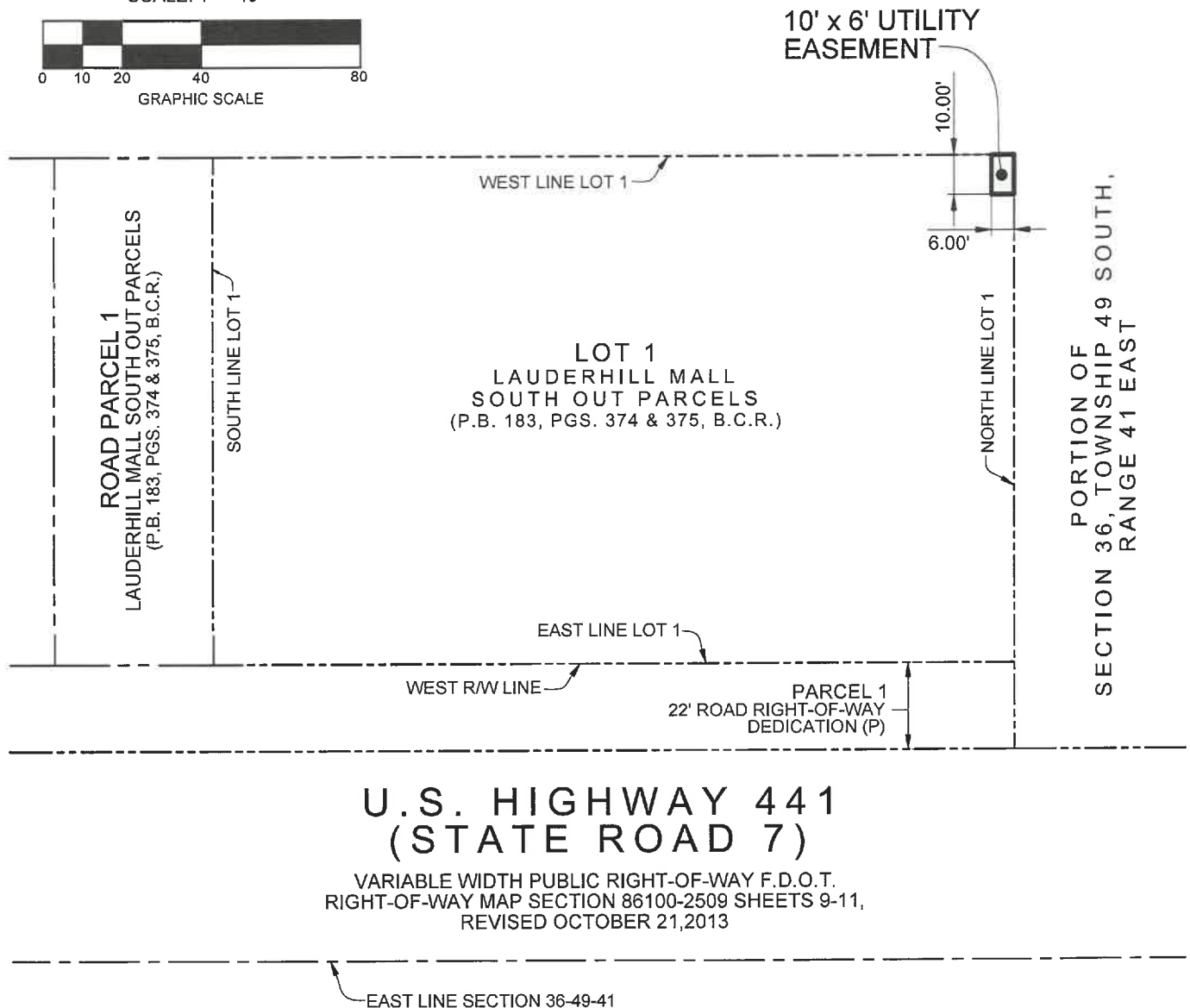
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**SKETCH OF DESCRIPTION
10' X 6' UTILITY EASEMENT
CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA**



SCALE: 1" = 40'



**U.S. HIGHWAY 441
(STATE ROAD 7)**

VARIABLE WIDTH PUBLIC RIGHT-OF-WAY F.D.O.T.
RIGHT-OF-WAY MAP SECTION 86100-2509 SHEETS 9-11,
REVISED OCTOBER 21, 2013

LEGEND:

B.C.R. BROWARD COUNTY RECORDS
P.B. PLAT BOOK
PG. PAGE
PLS PROFESSIONAL LAND SURVEYOR
LB. LICENSED BUSINESS
R/W RIGHT-OF-WAY
(P) PER PLAT

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

SHEET 2 OF 2

SKETCH NO. 21-9150 U.E.