

**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 4<sup>th</sup> day of November, 2019, between INVERNESS CENTER, LLC, a Florida limited liability company, having an address at 800 North Road Boynton Beach, FL. 33435 ("GRANTOR"), expressly grants an easement for the purposes described herein to THE CITY OF LAUDERHILL, a municipal corporation of the State of 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.

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 non-exclusive perpetual easement in, under, over, through, across and upon that portion of the Property described and identified as Water Easement 1 and Water Easement 2 in Exhibit A ("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 ("Lines") 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. Grantor 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, Grantor agrees not to install any permanent improvements, except asphalt, concrete curbing, irrigation lines or sidewalks within the Easement Area.

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.

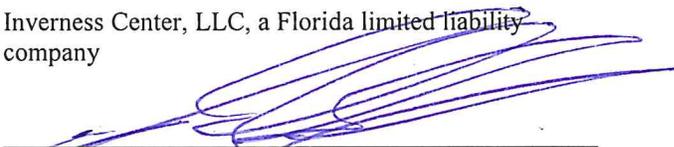
IN WITNESS WHEREOF, GRANTOR has hereunto set his hand and seal on the day and year first above written.

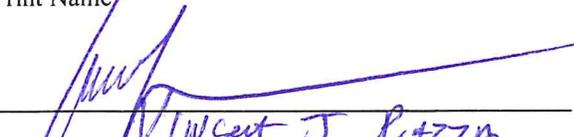
Signed, Sealed and delivered  
in the presence of:

GRANTOR

Inverness Center, LLC, a Florida limited liability  
company

  
\_\_\_\_\_  
Marie Hemsath  
Print Name

  
\_\_\_\_\_  
Andrew V. Podray, as Authorized Member  
\_\_\_\_\_

  
\_\_\_\_\_  
Vincent J. Pizzuto  
Print Name

STATE OF FLORIDA )

COUNTY OF PALM BEACH )

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of Nov, 2019,

by Andrew Podray as Authorized Member for Inverness Center, LLC, a Florida limited liability company.



[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA

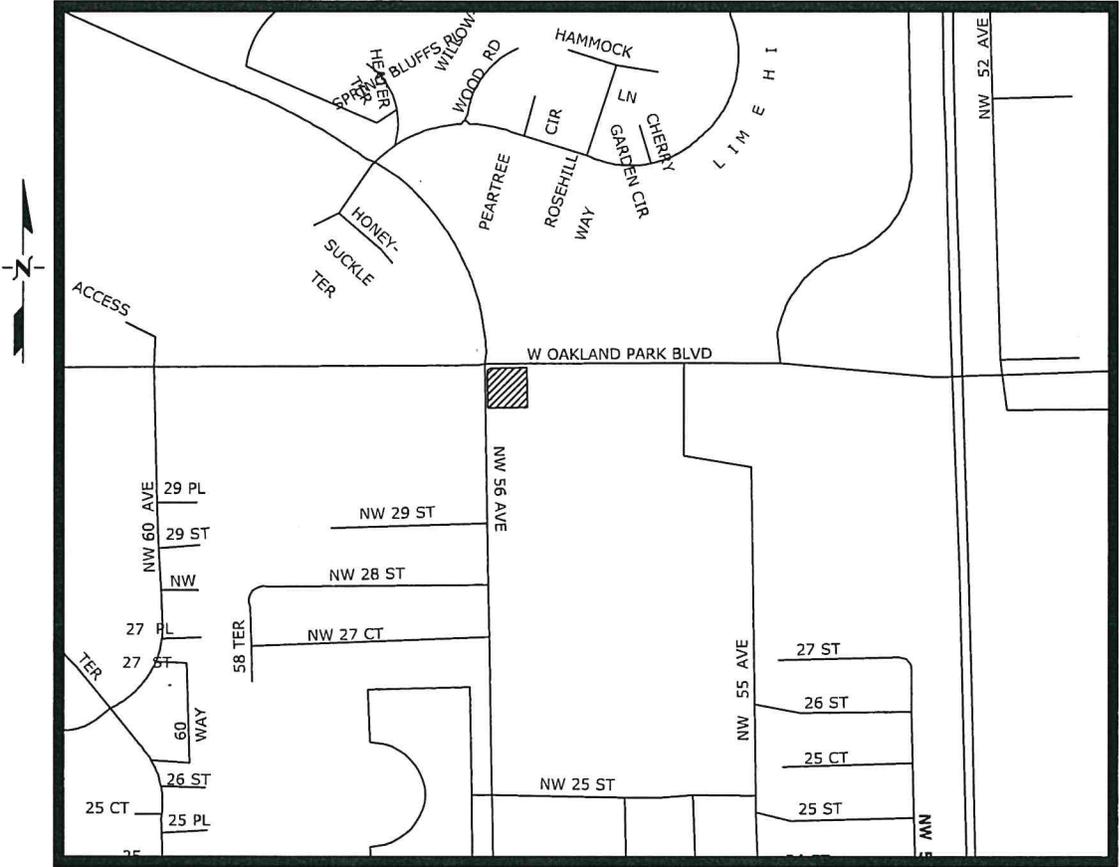
My Commission Expires: Feb 2, 2020

Personally Known ✓ or Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

# EXHIBIT "A"

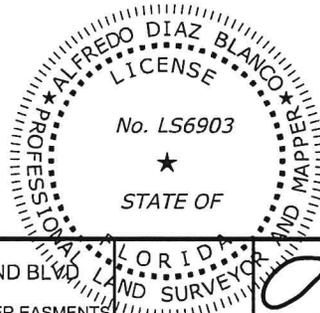
5590 WEST OAKLAND BLVD  
 CITY OF LAUDERHILL WATER EASEMENT  
 SECTION 26, TWP 49 S, RGE 41 E  
 BROWARD COUNTY, FLORIDA



LOCATION MAP  
 NOT TO SCALE

### ABBREVIATIONS

☉	CENTERLINE
▬	PROPERTY LINE
⊕	MONUMENT LINE
R/W	RIGHT-OF-WAY
PG.	PAGE
PB.	PLAT BOOK



No.	DATE	REVISION	PEGASUS LAND SURVEYORS INC.  9551 NW 26th Place Sunrise, Florida 33322 Ph. 305-409-9291 Certificate of Authorization LB# 8025	5590 WEST OAKLAND BLVD CITY OF LAUDERHILL WATER EASEMENTS LOCATION MAP	10/08/2019 By:  Alfredo Diaz, LS 6903 State of Florida	DRAWN BY: J.B. CHECKED BY: A.D. DATE: 10-07-2019 SCALE: AS-SHOWN JOB No: 191007	SHEET: 1 OF 3 SHEETS
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W. OAKLAND PARK BOULEVARD

200' PUBLIC RIGHT-OF-WAY WIDTH  
PER P.B. 99, PG. 20

S 89°58'30" E

NORTH LINE SEC 26-49-41

POINT OF COMMENCEMENT

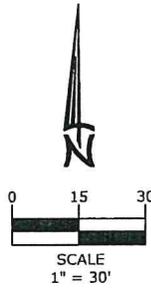
S 89°58'30" E 200.00' (P)

RADIUS = 25.00' (P)  
ARC = 39.70' (P)  
DELTA = 90°59'24" (P)

40.00'

N.W. 56TH AVENUE  
(INVERRARY BLVD. SOUTH)  
80' PUBLIC RIGHT-OF-WAY WIDTH  
PER P.B. 74, PG. 11  
N 00°57'54" W 174.56' (P)

POINT OF BEGINNING  
S 44°39'45" W 21.25'  
WATER EASEMENT-1  
(CITY OF LAUDERHILL)  
S 44°28'30" E 12.00'  
N 44°39'45" E 9.69'  
POINT OF TERMINATION



POINT OF BEGINNING  
N 89°58'30" E 12.00'  
N 00°57'54" W 12.00'  
WATER EASEMENT-2  
(CITY OF LAUDERHILL)  
S 89°58'30" W 12.00'  
POINT OF TERMINATION

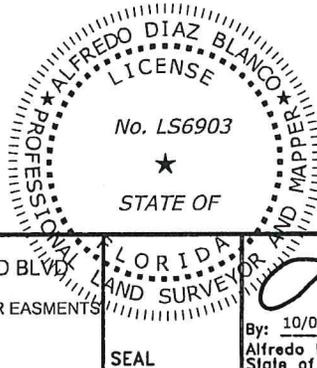
S 89°29'31" W 200.00' (M) N 89°58'30" W 200.00' (P)

NOTES:

- THIS IS NOT A SURVEY
- BEARINGS SHOWN HEREON ARE BASED ON AN ASUMED MERIDIAN ALONG CENTERLINE OF WEST OAKLAND PARK BLVD. AS SHOWN ON PLAT BOOK 99 PAGE 20 OF THE BROWARD COUNTY PUBLIC RECORDS.(S89°58'30"E)

ABBREVIATIONS

CL	CENTERLINE
PL	PROPERTY LINE
M	MONUMENT LINE
R/W	RIGHT-OF-WAY
PG.	PAGE
PB	PLAT BOOK



No.	DATE	REVISION	PEGASUS LAND SURVEYORS INC. 9551 NW 26th Place Sunrise, Florida 33322 Ph. 305-409-9291 Certificate of Authorization LB# 8025	5590 WEST OAKLAND BLVD CITY OF LAUDERHILL WATER EASMENTS	By: 10/08/2019 Alfredo Diaz, LS 6903 State of Florida	DRAWN BY: J.B. CHECKED BY: A.D. DATE: 10-07-2019 SCALE: AS-SHOWN JOB No: 191007	SHEET: 2 OF 3 SHEETS
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# EASEMENT LEGAL DESCRIPTION

*Two 12 feet Wide Strips of Land lying within a portion of TRACT A, Parcel ID# 4941-26-14-0010, as recorded in PLAT BOOK 77-43 of the public records of Broward County, Florida, more particularly described as follows:*

**WATER EASEMENT – 1**

*Commence at the NW Corner of said TRACT A of Plat Book 77-43 Parcel ID# 4941-26-14-0010, thence run S89°58'30"E along the north property line of said Parcel for a distance of 200.00 feet to a point, said point being the NE Corner of the Parcel; thence run S00°57'54"E along the east property line for a distance of 51.27 feet to a point, said point also being the POINT OF BEGINNING of a 12 feet wide City of Lauderhill Water Easement; thence continue S44°39'45"W for a distance of 21.25 feet, thence run S44°28'30"E for a distance of 12.00 feet, thence run N44°39'45"E for a distance of 9.69 feet, said point also being the POINT OF TERMINATION.*

*The intend of this easement description is to encompass the recently installed Water Main Line and the related facilities. All of the above lying in Broward County, Florida.*

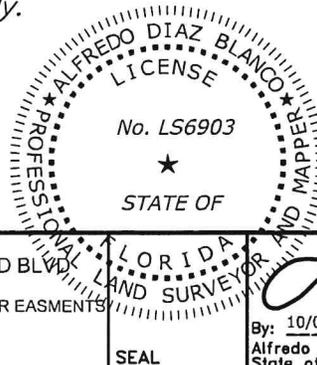
*Containing 185.66 square feet approximately.*

**WATER EASEMENT – 2**

*Commence at the NW Corner of said TRACT A of Plat Book 77-43 Parcel ID# 4941-26-14-0010, thence run S89°58'30"E along the north property line of said Parcel for a distance of 200.00 feet to a point, said point being the NE Corner of the Parcel; thence run S00°57'54"E along the east property line for a distance of 141.06 feet to a point, said point also being the POINT OF BEGINNING of a 12 feet wide City of Lauderhill Water Easement; thence continue S89°58'30"W for a distance of 12.00 feet, thence run S00°57'54"E for a distance of 12.00 feet, thence run N89°58'30"E for a distance of 12.00 feet, said point also being the POINT OF TERMINATION.*

*The intend of this easement description is to encompass the recently installed Water Main Line and the related facilities. All of the above lying in Broward County, Florida.*

*Containing 145.80 square feet approximately.*



No.	DATE	REVISION	PEGASUS LAND SURVEYORS INC. 9551 NW 26th Place Sunrise, Florida 33322 Ph. 305-409-9291 <small>Certificate of Authorization LB# 8025</small>	5590 WEST OAKLAND BLVD CITY OF LAUDERHILL WATER EASMENTS	DRAWN BY: J.B. CHECKED BY: A.D. DATE: 10-07-2019 SCALE: AS-SHOWN JOB No: 191007	SHEET: 3 OF 3 SHEETS
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