

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

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

6.02 CITY OF LAUDERHILL

DRAINAGE EASEMENT DEDICATION

On this 20th day of August, 2024

Alexis Robinson and George Gabb ("GRANTOR"), having an address of 1401 NW 51 Avenue, Lauderhill, Florida, 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.

GRANTOR is the fee simple owner of that certain parcel of real property which is more particularly identified as Parcel ID 494136040180.

GRANTOR hereby grants, bargains and sells to GRANTEE, its successors and assigns, a perpetual, non-exclusive easement in, under, over, through, across and upon that certain portion of the Property, a legal description of which is attached hereto as **Exhibit "A"** and incorporated by reference herein ("**Easement Area**"), for the purposes described herein.

GRANTOR hereby grants unto GRANTEE, its successors and assigns, full and free right and authority to construct, maintain, repair, install, and rebuild the drainage facilities ("**Drainage Improvements**") in, over, under, through, upon or across the Easement Area.

GRANTEE agrees to own, maintain and repair the Drainage Improvements at GRANTEE'S sole cost and expense. GRANTEE shall not be responsible for any damage to improvements now or hereafter existing on the Easement Area, including, but not limited to sidewalks, pavement, shrubbery landscaping, signage or irrigation equipment and machinery, which may result from GRANTEE'S repair or maintenance of the Drainage Improvements.

If it is necessary to excavate the Easement Area in order to repair or maintain the Drainage Improvements, GRANTEE shall adequately fill and compact any such excavation and return the Property to the same condition it existed prior to the maintenance, repair and/or excavation. Subject to any improvements which may exist as of the effective date hereof, GRANTOR agrees not to install any permanent improvements, except asphalt, concrete curbing, irrigation lines or sidewalks within a five-foot (5') strip on either side of the Drainage Improvements.

GRANTOR may for its own purposes utilize the Easement Area and shall have 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.

[SIGNATURE PAGE ONLY TO FOLLOW]

Signed, Sealed and delivered

in the presence of:

GRANTOR



Signature



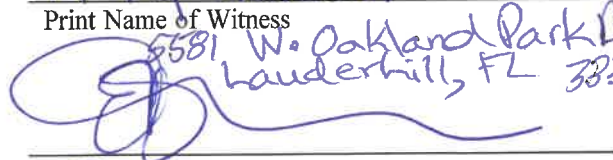
Signature

Molly Howson

Print Name of Witness

Alexis-Jean Robinson

Print Name and Title



Signature

Chance Brooks

Print Name of Witness
5581 W. Oakland Park Blvd.
Lauderhill, FL 33313

STATE OF FLORIDA)

) SS:

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, by Alexis-Jean Y Robinson, as _____ of _____, a Florida limited liability company, who is personally known to me or who has produced FLDC as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 20 day of August, 2021.

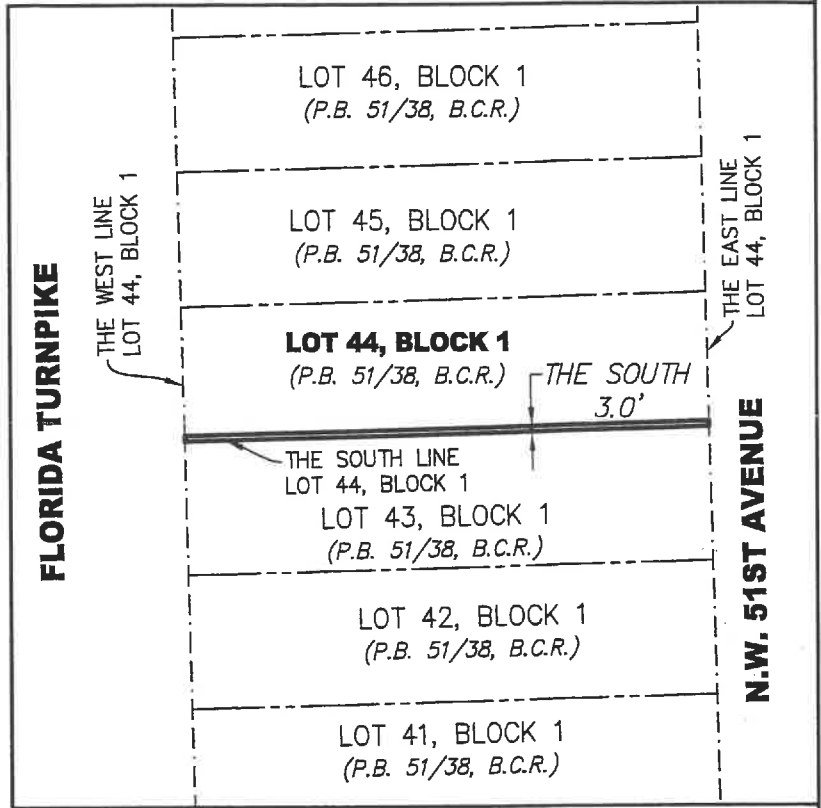
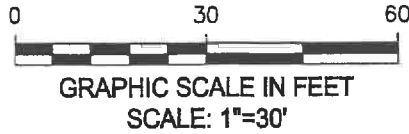


Katrinal Reese
Notary Public – State of Florida
Katrinal Reese
Typed, printed or stamped name of Notary Public

My Commission Expires: 01/27/2026

Exhibit A

**SKETCH & DESCRIPTION
DRAINAGE EASEMENT**
A PORTION OF LOT 44, BLOCK 1
(P.B. 51, PG. 38, B.C.R.)
CITY OF LAUDERHILL



LAND DESCRIPTION:

The South 3.00 feet of Lot 44, Block 1, FLAIR SUBDIVISION NO. 2, according to the Plat thereof, as recorded in Plat Book 51, Page 38, of the Public Records of Broward County, Florida.

Said lands lying in the City of Lauderhill, Broward County, Florida.


SURVEYOR'S NOTES:

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. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
5. Abbreviation Legend: B.C.R. = Broward County Records; F.B. = Field Book; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor.

LAND DESCRIPTION:

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: 3/7/2024


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

REVISIONS



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com
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and should not be reproduced or copied without written permission.

JOB #:	12945-1 B
SCALE:	1" = 30'
DATE:	03/06/2024
BY:	W.R.E.
CHECKED:	J.T.D.
F.B.	- PG. -
SHEET:	1 OF 1

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

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

6.02 CITY OF LAUDERHILL

DRAINAGE EASEMENT DEDICATION

On this 9-3- day of _____, 2024
Vanus Louis-Jeune ("GRANTOR"), having an address of 1361 NW 51 Avenue, Lauderhill, Florida, 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.

GRANTOR is the fee simple owner of that certain parcel of real property which is more particularly identified as Parcel ID 494136040170.

GRANTOR hereby grants, bargains and sells to GRANTEE, its successors and assigns, a perpetual, non-exclusive easement in, under, over, through, across and upon that certain portion of the Property, a legal description of which is attached hereto as Exhibit "A" and incorporated by reference herein ("Easement Area"), for the purposes described herein.

GRANTOR hereby grants unto GRANTEE, its successors and assigns, full and free right and authority to construct, maintain, repair, install, and rebuild the drainage facilities ("Drainage Improvements") in, over, under, through, upon or across the Easement Area.

GRANTEE agrees to own, maintain and repair the Drainage Improvements at GRANTEE'S sole cost and expense. GRANTEE shall not be responsible for any damage to improvements now or hereafter existing on the Easement Area, including, but not limited to sidewalks, pavement, shrubbery landscaping, signage or irrigation equipment and machinery, which may result from GRANTEE'S repair or maintenance of the Drainage Improvements.

If it is necessary to excavate the Easement Area in order to repair or maintain the Drainage Improvements, GRANTEE shall adequately fill and compact any such excavation and return the Property to the same condition it existed prior to the maintenance, repair and/or excavation. Subject to any improvements which may exist as of the effective date hereof, GRANTOR agrees not to install any permanent improvements, except asphalt, concrete curbing, irrigation lines or sidewalks within a five-foot (5') strip on either side of the Drainage Improvements.

GRANTOR may for its own purposes utilize the Easement Area and shall have 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.

[SIGNATURE PAGE ONLY TO FOLLOW]

Signed, Sealed and delivered

in the presence of

GRANTOR

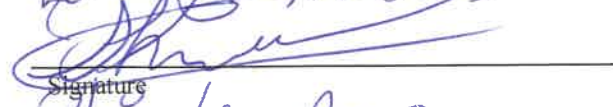


Signature

Kerisha Henry

Print Name of Witness

5581 W. Oakland Park Blvd.
Lauderhill, FL 33315



Signature

Rhinola Anos

Print Name of Witness

5581 W. Oakland Park Blvd.
Lauderhill, FL 33315



Signature

VANUS Lewis

Print Name and Title

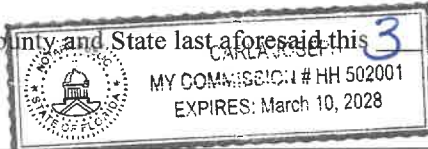
STATE OF FLORIDA)

) SS:

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, by Vanus Louis Seure, as owner of property, a Florida limited liability company, who is personally known to me or who has produced DL as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 3 day of September, 2022.



Notary Public – State of Florida

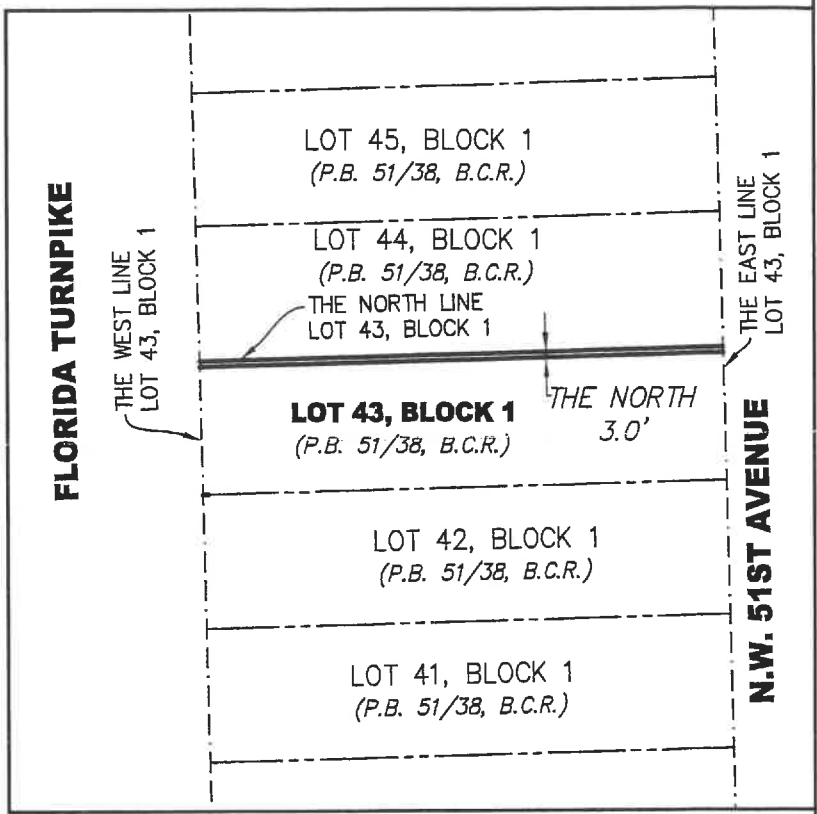
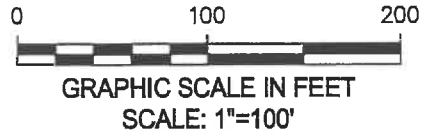
Carla Joseph

Typed, printed or stamped name of Notary Public

My Commission Expires: 3.10.2028

Exhibit H

**SKETCH & DESCRIPTION
DRAINAGE EASEMENT**
A PORTION OF LOT 43, BLOCK 1
(P.B. 51, PG. 38, B.C.R.)
CITY OF LAUDERHILL



LAND DESCRIPTION:

The North 3.00 feet of Lot 43, Block 1, FLAIR SUBDIVISION NO. 2, according to the Plat thereof, as recorded in Plat Book 51, Page 38, of the Public Records of Broward County, Florida.

Said lands lying in the City of Lauderhill, Broward County, Florida.


SURVEYOR'S NOTES:

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. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
5. Abbreviation Legend: B.C.R. = Broward County Records; F.B. = Field Book; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor.

LAND DESCRIPTION:

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: 3/7/2024


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

REVISIONS



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SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
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and should not be reproduced or copied without written permission.

JOB #:	12945-1_A
SCALE:	1" = 100'
DATE:	03/06/2024
BY:	W.R.E.
CHECKED:	J.T.D.
F.B.:	- PG. -
SHEET:	1 OF 1