

#17

PREPARED BY:
EVE WAGNER ROSEN
EVE WAGNER ROSEN, P.A.
33 N.E. 2ND STREET
SUITE 101
FORT LAUDERDALE, FLORIDA 33301

NON EXCLUSIVE EASEMENT

THIS AGREEMENT made this 5 day of December, 2002 by and between MASTER BUILDERS OF FLORIDA, LLC., a Florida limited liability company, party of the first part, whose address is 1220 DANBURY AVENUE, DAVIE FL 33325 in favor of THE CITY OF POMPANO BEACH, whose address is 100 West Atlantic Boulevard, Pompano Beach, Florida 33061 party of the second part.

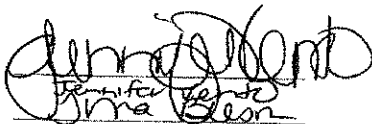
W I T N E S S E T H:

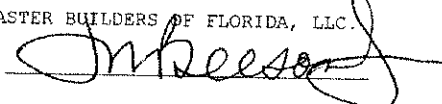
That the party of the first part, for themselves, their heirs, successors and assigns do hereby grant, convey, set over, quit claim and forever give unto the party of the second part, its successors, assigns and licensees, a non-exclusive easement in, to, upon and over that portion of that certain real property lying and being in Broward County, Florida owned by the party of the first part, and described in Exhibit "A", which is attached hereto and made a part hereof. Said easement is given for the purpose of ingress and egress for fire rescue in favor of the party of the second part, its successors, assigns and licensees.

TO HAVE AND TO HOLD the said Non Exclusive Easement unto the party of the second part, its successors, assigns and licensees until such time as this Easement Agreement is mutually terminated.

IN WITNESS WHEREOF, the Parties have signed and acknowledged this Agreement the date and year first above written.

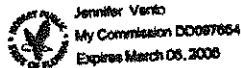
WITNESSES:

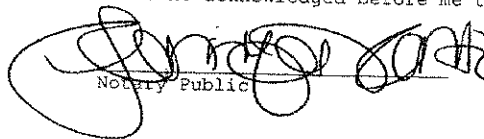

James M. Beeson, Jr.
Manager

MASTER BUILDERS OF FLORIDA, LLC.
BY: 

STATE OF FLORIDA)
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared James M. Beeson, Jr., well known to me to be the Manager of MASTER BUILDERS OF FLORIDA, LLC., with authority to execute same. He is personally known to me or produced as identification, and who executed the foregoing instrument and he acknowledged before me that he executed same.




Notary Public

DRC

PZ21-12000003

8/18/2021



McLAUGHLIN ENGINEERING COMPANY

LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301
PHONE (954) 763-7611 * FAX (954) 763-7615

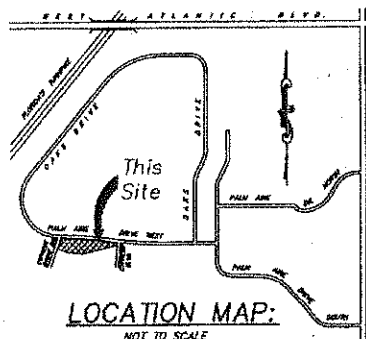
SCALE 1" = 30'

SKETCH AND DESCRIPTION FIRE ACCESS EASEMENT

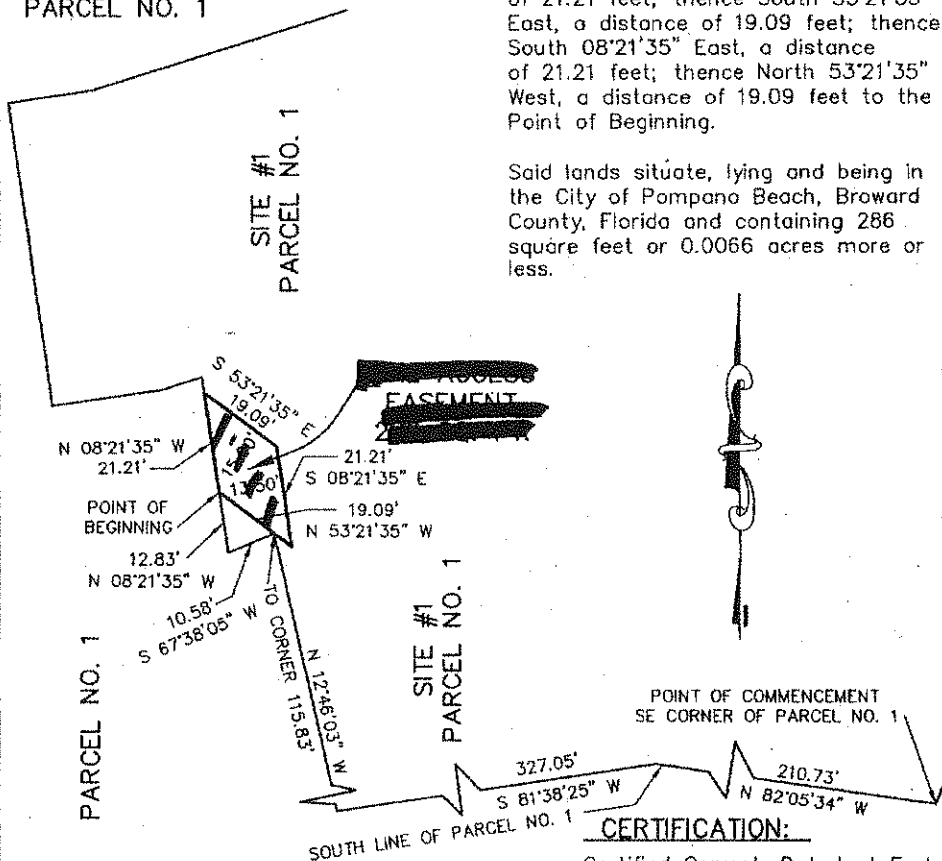
LEGAL DESCRIPTION:

A portion of Parcel No. 1, CYPRESS COURSE ESTATES 3rd SECTION; according to the plat thereof, as recorded in Plat Book 108, Page 48, of the public records of Broward County, Florida, more fully described as follows:

Commencing at the Southeast corner of said Parcel No. 1; thence North 82°05'34" West, on the South line of said Parcel No. 1, a distance of 210.73 feet; thence South 81°38'25" West, on said South line, a distance of 327.05 feet; thence North 12°46'03" West, a distance of 115.83 feet; thence South 67°38'05" West, a distance of 10.58 feet; thence North 08°21'35" West, a distance of 12.83 feet to the Point of Beginning; thence continuing



PARCEL NO. 1



North 08°21'35" West, a distance of 21.21 feet; thence South 53°21'35" East, a distance of 19.09 feet; thence South 08°21'35" East, a distance of 21.21 feet; thence North 53°21'35" West, a distance of 19.09 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 286 square feet or 0.0066 acres more or less.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown refer to Record Plat (108/48 B.C.R.), and assume the most Easterly South line of Parcel No. 1, as North 82°05'34" West.

CERTIFICATION:

Certified Correct. Dated at Fort Lauderdale, Florida this 4th day of December, 2002.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMM/jr

JOB ORDER NO. I-7360 Ref DWG. 02-3-011

CHECKED BY: C.A.

E:\SUR\T7360.DWG

DRC

PZ21-12000003

8/18/2021