

07-PE.13-07/18

This instrument prepared under the direction of:

Elizabeth S. Quintana, Esq.

District Four Assistant General Counsel

Legal Description prepared by:

Luis A. Gaztambide, P.S.M. (08/14/19)

Document prepared by:

Grace K. Abel (08/14/19)

Florida Department of Transportation

Right of Way Production Services

3400 W. Commercial Boulevard

Fort Lauderdale, Florida 33309

Parcel No.

844.1

Item/Segment No.

4413231

Section:

86003-2500 / 86050-2518

Managing District:

04

S.R. No.

844 (14<sup>th</sup> Street Cswy.)

County:

Broward

### PERPETUAL EASEMENT

THIS EASEMENT Made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the **CITY OF POMPANO BEACH, a Florida municipal corporation**, whose address is: 100 West Atlantic Boulevard, Pompano Beach, Florida 33060, Grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, its successors and assigns, Grantee.

WITNESSETH: That the Grantor for and in consideration of the sum of One Dollar and other valuable considerations paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the Grantee, its successors and assigns, a perpetual easement for the purpose of maintaining a mast arm, traffic control devices and signal heads, including the right to access, ingress and egress, and such other rights that are necessary and incidental to said maintenance in, over, under, upon and through the following described land in Broward County, Florida, viz:

Parcel No. 844

Item/Segment No. 4413231

A portion of Lot 1, POMPANO-BY-THE-SEA, A Resubdivision of Blocks 4-5-7-8-9-10 and A Subdivision of the South 1200 feet of Fractional Sec. 29-48-43, according to the plat thereof, as recorded in Plat Book 1, Page 22, of the Public Records of Broward County, Florida, lying in Section 30, Township 48 South, Range 43 East, being more particularly described as follows:

Commence at the Southwest Corner of said Lot 1, thence N 00°40'15" W along the west line of said Lot, a distance of 40.02 feet to a point on the Southerly Existing Right of Way Line of State Road 844 (14<sup>th</sup> Street Causeway) also being the Southerly line of a 10 foot Right of Way dedication to the City of Pompano Beach Per Instrument #112813959; thence N 88°59'41" E along said Southerly Existing Right of Way Line of State Road 844 (14<sup>th</sup> Street Causeway) and the Southerly Line of said 10 foot Right of Way dedication, a distance of 138.20 feet to the POINT OF BEGINNING; thence N 66°18'00" W, a distance of 9.04 feet; thence N 00°56'02" W, a distance of 6.06 feet to a point on the curve of said dedication to the City of Pompano Beach and the beginning of a non-tangent curve concave Southwesterly, having a chord bearing of S 59°45'00" E, thence Southeasterly along said curve, having a radius of 23.00 feet, through a central angle of 48°40'28", an arc distance of 19.54 feet to a point on the Southerly Line of said 10 foot Right of Way dedication to the City of Pompano Beach and the end of said curve; thence S 88°59'41" W along said Southerly Line, a distance of 8.00 feet to the POINT OF BEGINNING.

Containing 90 square feet, more or less.

(More particularly described in the sketch and legal description attached hereto as Exhibit "A")

TO HAVE AND TO HOLD the same unto said Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Mayor, and its seal to be hereto affixed, attested by its City Clerk, the date first above written.

**"CITY"**

Witnesses:

**CITY OF POMPANO BEACH, a Florida  
municipal corporation**

\_\_\_\_\_  
Witness Signature:

By: \_\_\_\_\_  
Name: **REX HARDIN**  
Its Mayor

\_\_\_\_\_  
Print Witness Name:

\_\_\_\_\_  
Witness Signature:

\_\_\_\_\_  
Print Witness Name

ATTEST: \_\_\_\_\_

(Official Seal)

Print Name: \_\_\_\_\_  
Clerk (or Deputy Clerk)

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

By: \_\_\_\_\_

Name: \_\_\_\_\_  
City Attorney

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by **REX HARDIN**, Mayor, on behalf of the **CITY OF POMPANO BEACH, a Florida municipal corporation**, who is personally known to me or who has produced \_\_\_\_\_ as identification.

(SEAL)

\_\_\_\_\_  
Notary Public

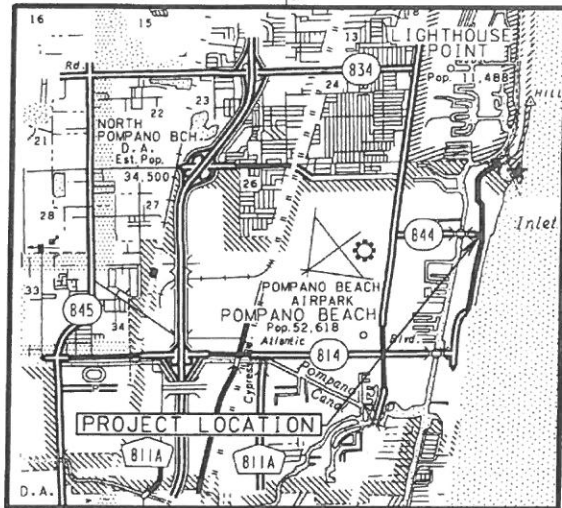
\_\_\_\_\_  
Printed or stamped name of Notary Public

My Commission Expires: \_\_\_\_\_

# EXHIBIT "A"

## LEGEND

- B. - BASELINE
- COR. - CORNER
- EXIST. - EXISTING
- F.D.O.T. - FLORIDA DEPARTMENT OF TRANSPORTATION
- N.T.S. - NOT TO SCALE
- P.B. - PLAT BOOK
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- RGE - RANGE
- R/W - RIGHT OF WAY
- SEC. - SECTION
- S.R. - STATE ROAD
- SW - SOUTHWEST
- TWP - TOWNSHIP



VICINITY MAP

N.T.S.

## GENERAL NOTES

1. BEARINGS AND COORDINATES ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT. A BEARING OF NORTH 00°42'46" WEST BEING ESTABLISHED BETWEEN S.E. CORNER AND E. 1/4 CORNER OF SECTION 30 TOWNSHIP 48 SOUTH, RANGE 43 EAST, AS SHOWN ON THE FDOT RIGHT OF WAY MAP SECTION NO. 86003-2500.

NAME	NORTHING	EASTING	STAMPING	DESCRIPTION
S.E. COR.	696,377.055	955,597.613	NONE	FND. 1/2" PIPE
E. 1/4 COR.	699,077.670	955,564.014	NONE	CALCULATED

2. THIS SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.

3. ALL DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.

## PARCEL 844

CITY OF POMPANO BEACH  
AREA - 90 Square Feet, more or less

STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION  
DISTRICT 4, RIGHT OF WAY MAPPING  
3400 W. COMMERCIAL BOULEVARD  
FT. LAUDERDALE, FLORIDA 33309  
(954) 777-4551

VAULT \RWMAPPING\86003-2500\_14CSWY\rwps844.dgn

FLORIDA DEPARTMENT OF TRANSPORTATION					
SPECIFIC PURPOSE SURVEY - NOT A SURVEY					
STATE ROAD NO. S.R. 844 (14th Street Causeway)				BROWARD COUNTY	
BY		DATE		PREPARED BY:	
				FDOT DISTRICT 4	
DRAWN		S.N.		DATA SOURCE:	
		08-13-19		86003-2500	
CHECKED		L.G.		F.P. NO. 441323-1	
		08-14-19		SECTION 86003-2500	
REVISION		BY		DATE	
				SHEET 1 OF 4	

N 88°29'56" E

8 SURVEY S.R. 844 (14TH STREET CAUSEWAY)

R/W DEDICATION TO CITY  
OF POMPAHO BEACH  
INSTRUMENT # 12813959

N 00° 40' 15" W  
40.02'

EXIST. R/W LINE  
N 88°59'41" E 138.20

P.O.B.

$$\underline{150 \cdot (P)}$$

P.O.C.  
SW COR.  
LOT 1

Curve 844  
 $\Delta = 48^{\circ}40'28''$  (RT)  
 $L = 19.54'$   
 $R = 23.00'$   
 $C.B. = 59^{\circ}45'00''$  E

C.B. - S 59°45'00" E

C.B. - S 59°45'00" E

C.B. - S 59°45'00" E

DETAIL  
N.T.S.

W 20.95.00 N  
6.06  
N 66.1.99  
9.04  
8.18.04

EXIST. R/W LINE

8.00'

88°59'41" W

P.O.B

844

R/W DED. TO CITY OF POMPANO  
BEACH, O.R.B. 6766, PG. 439

To SEC. COR. 1,350.31'

SURVEY S.R. A-1-A (OCEAN BLVD.) & SEC. LINE  
N 00°42'46" W

F.D.O.T. R/W MAP SECTION NO. 86050-2518

Scale: 1" = 40'

SEC. 30, TWP 48S, RGE 43E

POMPAHO BY THE SEA A RESUBDIVISION OF BLOCKS 4-5-7-8-9-10 AND A SUBDIVISION OF THE SOUTH 1200 FEET OF FRACTIONAL SEC.-29-48-43

P.B. 1, PG. 22

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FLORIDA DEPARTMENT OF  
TRANSPORTATION  
SPECIFIC PURPOSE  
SURVEY

STATE ROAD NO. S.R. 844 (14th Street Causeway)

BROWARD COUNTY

			BY	DATE	PREPARED BY:	DATA SOURCE:
			S.N.	08-13-19	FD01 DISTRICT 4	85003-2500
			DRAWN			
REVISION	BY	DATE	CHECKED	L.G.	08-14-19	

F.P. NO. 441323-1 SECTION BE003-2500 SHEET 2 OF 4

## EXHIBIT "A"

Parcel Number 844 - Donation

A portion of Lot 1, Pompano By The Sea A Resubdivision of Blocks 4-5-7-8-9-10 And A Subdivision of the South 1200 feet of Fractional Sec.-29-48-43, according to the Plat thereof, as recorded in Plat Book 1, Page 22, of the Public Records of Broward County, Florida, lying in Section 30, Township 48 South, Range 43 East, being more particularly described as follows:

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A perpetual easement for the purpose of maintaining a mast arm, traffic control devices and signal heads in, over, under, upon and through the above-described property, including the right to access, ingress and egress, and such other rights that are necessary and incidental to said maintenance.

Containing 90 Square Feet, more or less

VAULT\RWMAPPING\86003-2500\_14CSWY\rwps844.dgn

		<b>FLORIDA DEPARTMENT OF TRANSPORTATION</b>			
		<b>SPECIFIC PURPOSE SURVEY - NOT A FIELD SURVEY</b>			
		STATE ROAD NO. S.R. 844 (14th Street Causeway)		BROWARD COUNTY	
		BY	DATE	PREPARED BY:	DATA SOURCE:
		DRAWN	S.N.	08-13-19	FDOT DISTRICT 4
		CHECKED	L.G.	08-14-19	F.P. NO. 441323-1
REVISION	BY	DATE	SECTION 86003-2500      SHEET 3 OF 4		

# EXHIBIT "A"

Parcel Number 844 - Donation

I hereby certify that the sketch and legal description was prepared under my direction and that said sketch and legal description is in compliance with the standards of practice as set forth by the Florida Board of Professional Surveyors & Mappers, in Chapter 5J-17.050-052 Florida Administrative Code pursuant to Section 472.027, Florida Statutes.

*[Signature]*

08/14/19

Luis A. Gaztambide, PSM

Date

Florida Surveyor & Mapper No. 6816

Florida Department of Transportation

Not valid unless signed and sealed



VAULT\RWMMAPPING\86003-2500\_14CSWY\rwps844.dgn

			<b>FLORIDA DEPARTMENT OF TRANSPORTATION</b>			
			<b>SPECIFIC PURPOSE SURVEY - NOT A FIELD SURVEY</b>			
			STATE ROAD NO. S.R. 844 (14th Street Causeway)			BROWARD COUNTY
	BY	DATE	PREPARED BY:		DATA SOURCE:	
	DRAWN	S.N.	FDOT DISTRICT 4		86003-2500	
REVISION	BY	DATE	CHECKED	L.G.	08-14-19	F.P. NO. 441323-1 SECTION 86003-2500 SHEET 4 OF 4