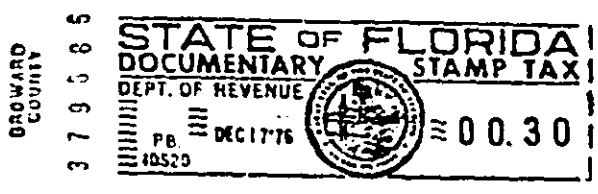


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76-241647



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EASEMENT DEED

THIS INDENTURE, made this 7th day of October, 1976,
between SANFORD INDUSTRIES, INC., a Florida corporation existing under the laws
of the State of Florida authorized to do business in the State of Florida, and
A. CAROL SANFORD, hereinafter the Grantors, and the City of Pompano Beach,
Florida, a Municipal corporation of the State of Florida, hereinafter the
Grantee, whose Post Office Address is Post Office Drawer 1300, Pompano Beach,
Florida.

WITNESSETH:

WHEREAS, the Grantor, SANFORD INDUSTRIES, INC., is the owner of certain
real property described as follows:

LEGAL DESCRIPTION
PARCEL I

Portions of Sections 2 and 3, Township 49 South,
Range 42 East, situate in Broward County, Florida, described
as follows:

Beginning at the Northwest corner of the Southwest one-
quarter (SW1/4) of said Section 2; thence North 86°30'51" East
along the North line of the said Southwest one-quarter (SW1/4) of
Section 2, a distance of 329.32 feet to a point on the West
right-of-way line of Andrews Avenue; thence South 4°02'24" East
along the said West right-of-way line, a distance of 550.02 feet;
thence South 86°30'51" West along a line 550 feet South of (as
measured at right angles) and parallel to the said North line of
the Southwest one-quarter (SW1/4) of Section 2, a distance of
351.39 feet; thence due West along a line 550 feet South of (as
measured at right angles) and parallel to the North line of the
Southeast one-quarter (SE1/4) of said Section 3, a distance of
221.35 feet; thence North 3°17'00" West, a distance of 500.82 feet;
thence due North a distance of 50.0 feet to a point on the North
line of the Southeast one-quarter (SE1/4) of said Section 3; thence
due East along the said North line of the Southeast one-quarter
(SE1/4) of Section 3, a distance of 233.30 feet to the Point of
Beginning.

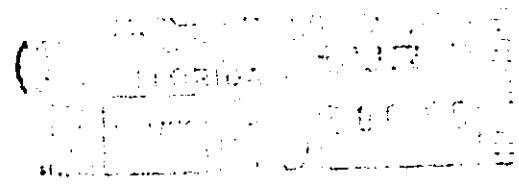
and

WHEREAS, Grantor, A. CAROL SANFORD, is the owner of those certain par-
cels of real property situate in Broward County, Florida hereinafter referred
to as Parcel II and Parcel III:

LEGAL DESCRIPTION
PARCEL II

A portion of the Southeast one-quarter (SE1/4) of Section
3, Township 49 South, Range 42 East, more fully described as
follows:

Prepared by: Curtin R. Coleman, Attorney at Law
Post Office Box 11075
2810 East Oakland Park Blvd.
Fort Lauderdale, Florida 33339



DRC

Commencing at the Northeast corner of the Southeast one-quarter (SE1/4) of Section 3, Township 49 South, Range 42 East; thence due West along the North line of the said Southeast one-quarter (SE1/4) of Section 3, a distance of 546.76 feet to the Point of Beginning. Thence continue due West along said North line a distance of 933.05 feet; thence due South a distance of 500 feet; thence due East along a line 500 feet South of and parallel with the said North line of the Southeast one-quarter (SE1/4) of Section 3, a distance of 933.05 feet; thence due North a distance of 500 feet to the Point of Beginning.

LEGAL DESCRIPTION
PARCEL III

A portion of the Southeast one-quarter (SE1/4) of Section 3, Township 49 South, Range 42 East, more fully described as follows:

Commencing at the Northeast corner of the Southeast one-quarter (SE1/4) of Section 3, Township 49 South, Range 42 East; thence due West along the North line of said Southeast one-quarter (SE1/4) of Section 3, a distance of 233.30 feet to the Point of Beginning. Thence continue due West along said North line of Southeast one-quarter (SE1/4) a distance of 313.46 feet; thence due South a distance of 500 feet; thence due East along a line 500 feet South of and parallel with the said North line of the Southeast one-quarter (SE1/4) of Section 3, a distance of 339.28 feet; thence North 3°17'00" East a distance of 450.74 feet; thence due North a distance of 50 feet to the Point of Beginning.

and

WHEREAS, the Grantors wish to provide ingress and egress to the Grantee across the above-described Parcels I, II and III, and

WHEREAS, Grantee has requested a nonexclusive easement to provide Grantee ingress and egress for the purpose of Grantee's employees providing municipal services, including, but not limited to, garbage service, fire and police service, and all other services of the municipal corporation to protect and serve the welfare of the owners abutting the South and West perimeters of the real property described in Exhibit One, attached hereto.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid by Grantee to Grantors, the Grantors do hereby grant to Grantee a nonexclusive permanent easement for ingress and egress to provide the above-described municipal services of the Grantee; and a permanent easement and right-of-way for construction, installation and operation of sewer, storm sewer, and water pipeline systems and all attachments and appurtenances pertaining thereto, in, into, upon, across and under the real property described in Exhibit One, attached

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REC. 6837
PAGE 407

hereto and made a part hereof. Upon completion of such installation, or any repair or maintenance, all lands disturbed thereby as a result of installation or repair, will be restored to its original condition without expense to the property owner.

Additionally, Grantors do hereby grant to Grantee, its successors and assigns, a permanent non-exclusive easement for ingress and egress for the use and benefit of Grantee, its successors and assigns, together with its employees and equipment over and across the real property described in Exhibit One attached hereto and made a part hereof.

IN WITNESS WHEREOF, the parties hereto have executed this Easement Deed the day and year first above written.

ATTEST:

SANFORD INDUSTRIES, INC.

C. A. Baumstark
C. A. Baumstark, Secretary

(Corporate Seal)

By A. Carol Sanford
A. Carol Sanford, President

Witnesses:

Heather Handell

A. Carol Sanford (SEAL)
A. Carol Sanford

Marion Kahan

ACCEPTANCE OF EASEMENT

The undersigned, as Grantee, hereby accepts the Easement created herein.

Witnesses:

CITY OF POMPANO BEACH, FLORIDA,
a Municipal corporation of the State
of Florida

Jean Diehl
Robert J. Shelley

By J. Maxim Ryder
J. Maxim Ryder, Mayor

By Charlotte Lunz
Charlotte Lunz, City Clerk

By John H. Schoeberlein
John H. Schoeberlein, City Manager

STATE OF FLORIDA)
 SS:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared A. CAROL SANFORD and C. A. BALMSTARK, President and Secretary, respectively of SANFORD INDUSTRIES, INC., a Florida corporation, to me known to be the persons described in and who executed the foregoing instrument, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation and that said instrument is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal in the County and State last aforesaid, this 7 day of October, 1976.

Stanley Morris
Notary Public
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES OCT. 10, 1973
BONDED THRU GENERAL INSURANCE UNDERWRITERS

STATE OF FLORIDA)
 SS:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared A. CAROL SANFORD, individually, the Grantor herein, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 7 day of October, 1976.

Stanley Morris
Notary Public
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES OCT. 10, 1973
BONDED THRU GENERAL INSURANCE UNDERWRITERS

STATE OF FLORIDA)
 SS:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared J. MAXIM RYDER, JOHN H. SCHOEBERLEIN and CHARLOTTE LUNZ, well known to me to be the individuals described in and who executed the foregoing instrument as Mayor, City Manager and City Clerk, respectively, of said City of Pompano Beach, and severally acknowledged before me that they executed the same as such officers.

WITNESS my hand and official seal in the County and State last aforesaid this 23 day of November, 1976.

Virginia Lally
Notary Public
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT. 10, 1973
BONDED THRU GENERAL INSURANCE UNDERWRITERS

REC-6837 PAGE 409

EXHIBIT ONE

LEGAL DESCRIPTION

40 FOOT INGRESS AND EGRESS EASEMENT

Portions of Sections 2 and 3, Township 49 South, Range 42 East, described as follows:

Beginning at the Northwest corner of the Southwest one-quarter (SW1/4) of said Section 2; thence North $86^{\circ} 30' 51''$ East along the North line of the said Southwest one-quarter (SW1/4) of Section 2, a distance of 329.32 feet to a point on the West right-of-way line of Andrews Avenue; thence South $4^{\circ} 02' 24''$ East along the said West right of way line, a distance of 40 feet; thence South $86^{\circ} 30' 51''$ West along a line 40 feet South of (as measured at right angles) and parallel to the said North line of the Southwest one-quarter (SW1/4) of Section 2, a distance of 330.95 feet; thence due West along a line 40 feet South of (as measured at right angles) and parallel to the North line of the Southeast one-quarter (SE1/4) of said Section 3, a distance of 1480.99 feet; thence due North a distance of 40 feet to a point on the North line of the Southeast one-quarter (SE1/4) of said Section 3, thence due East along the said North line of the Southeast one-quarter (SE1/4) of Section 3, a distance of 1479.80 feet to the Point of Beginning.

Said land situate, lying and being in Broward County, Florida, and containing 1.6626 Acres more or less.

REF: 6837
REC: 6837
PAGE 509

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PZ25-14000001

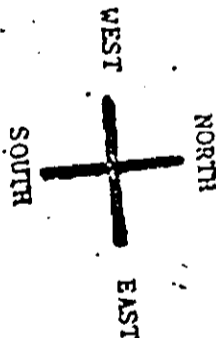
02/19/2025

S.A.L.

R.R.

R/W

MEMO: Legibility of writing,
typing or printing unsatisfactory in
this document when microfilmed.



"GREEN"

60 ft X 70 ft.
Right of Way Deed

39

"RED" 40 ft. Ingress/Egress Easement

OFF REC. 6837 PAGE 501

RECORDED IN BOOK 1108
OF HARRIS COUNTY, TEXAS
L. A. HUNTER
COUNTY CLERK

DRC