

07-PE.13-07/18

This instrument prepared under the direction of:

Elizabeth S. Quintana, Esq. *ESQ*

District Four Assistant General Counsel

Legal Description prepared by:

David Eric Breaux, Jr., P.L.S. (3/22/2021)

Avirom & Associates, Inc.

Document prepared by:

Grace K. Abel (6/15/2021)

Florida Department of Transportation

Right of Way Production Services

3400 W. Commercial Boulevard

Fort Lauderdale, Florida 33309

Parcel No.	870.1
Item/Segment No.	4413231
Section:	86050-2518
Managing District:	04
S.R. No.	A1A (Ocean Boulevard)
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, FL 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 right of way or public road purposes, together with the right to enter upon said property and maintain a public road thereon with all such fills, cuts, drains, ditches, access, ingress and egress and other incidences necessary or convenient in connection therewith, in, over, under, upon and through the following described land lying in Broward County, Florida, viz:

(More particularly described in the sketch and description attached hereto)

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.

ATTEST: _____

Print Name: _____
Clerk (or Deputy Clerk)

**CITY OF POMPANO BEACH, a Florida
Municipal Corporation**
By Its Board of City Commissioners

By: _____

Print Name: _____
Its Mayor
(or Vice-Mayor)

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

(Official Seal)

By: _____
City Attorney

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of _____ physical presence or
_____ online notarization, this _____ day of _____, 20_____, by
_____, Mayor (or Vice-Mayor) on behalf of **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: _____

SKETCH & DESCRIPTION
A PORTION OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST
 AND A PORTION OF LOTS 5, 6 & 7, BLOCK 9
 (P.B. 2, PG. 93, P.B.C.R.)
 CITY OF POMPANO BEACH

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. The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Opinion Report prepared by Title Partners of South Florida, Inc., dated February 22, 2021. Where applicable, these instruments are shown on the sketch and description. Aviom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the south right-of-way line of N.E. 2nd Street having a bearing of N88°56'32"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; Δ = Central Angle; C = Centerline; D.B. = Deed Book; F.B. = Field Book; L = Arc Length; L.B. = Licensed Business; O.R.B. = Official Records Book; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; R.M.B. = Road Map Book.

CERTIFICATION:

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: 3/22/21

DAVID ERIC BREAUX, Jr., P.L.S.
 Digitally signed by DAVID ERIC BREAUX, Jr., P.L.S.
 DN: cn=DAVID ERIC BREAUX, Jr., P.L.S., o=Aviom & Associates, Inc. ou, email=eric@aviromsurvey.com, c=US
 Date: 2021.03.22 07:08:49 -04'00'

David E. BreauX
 DAVID ERIC BREAUX, Jr., P.L.S.
 Florida Registration No. 5957
 AVIROM & ASSOCIATES, INC.
 L.B. No. 3300

NOT VALID WITHOUT SHEETS 1 THRU 3

REVISIONS
REVISE PER TITLE OPINION 03/18/2021

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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JOB #:	11792
SCALE:	-
DATE:	10/15/2020
BY:	W.R.E.
CHECKED:	D.E.B.
F.B. - PG. -	- -
SHEET:	1 OF 3

SKETCH & DESCRIPTION
A PORTION OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST
 AND A PORTION OF LOTS 5, 6 & 7, BLOCK 9
 (P.B. 2, PG. 93, P.B.C.R.)
 CITY OF POMPANO BEACH

LAND DESCRIPTION:

A portion of Section 31, Township 48 South, Range 43 East and a portion of Lots 6 and 7, Block 9, POMPANO BEACH, according to the Plat thereof, as recorded in Plat Book 2, Page 93, of the Public Records of Palm Beach County, Florida, described as follows:

Commence at the intersection of the south right-of-way line of N.E. 2nd Street and the west right-of-way line of State Road A-1-A, as recorded in Official Records Book 9299, Page 757, of the Public Records of Broward County, Florida, and as shown on OCEANSIDE FIRE STATION, according to the Plat thereof, as recorded in Plat Book 179, Page 178, of the Public Records of Broward County, Florida; thence N88°56'32"E, along the easterly projection of the south right-of-way line of N.E. 2nd Street, 81.28 feet to the east right-of-way line of State Road A-1-A and the **Point Of Beginning #1**; thence N09°06'51"E, along the said east right-of-way line of State Road A-1-A, 13.17 feet to a point hereinafter referred to as Reference Point 'A'; thence N89°03'41"E, 31.14 feet; thence S01°11'52"E, 17.64 feet; thence S88°57'35"W, 26.35 feet; thence S26°25'31"W, 7.06 feet; thence N88°42'18"W, 5.83 feet to the said east right-of-way line of State Road A-1-A; thence N09°06'51"E, along the said east right-of-way line of State Road A-1-A, 10.93 feet to the **Point Of Beginning #1**.

Containing 621 square feet.

TOGETHER WITH:

A portion of Section 31, Township 48 South, Range 43 East and a portion of Lots 5 and 6, Block 9, POMPANO BEACH, according to the Plat thereof, as recorded in Plat Book 2, Page 93, of the Public Records of Palm Beach County, Florida, described as follows:

Commence at the aforementioned Reference Point 'A'; thence N09°06'51"E, along the said east right-of-way line of State Road A-1-A, 41.73 feet to the **Point Of Beginning #2**; thence continue N09°06'51"E, along the said east right-of-way line of State Road A-1-A, 14.00 feet; thence S55°41'55"E, 8.97 feet; thence S07°36'59"E, 16.27 to a point of curvature of a curve, concave to the northeast (radial bearing to said point bears S14°05'14"W), having a radius of 22.60 feet and a central angle of 35°47'45"; thence northwesterly along said curve an arc distance of 14.12 feet to the said east right-of-way line of State Road A-1-A and the **Point of Beginning #2**.

Containing 154 square feet

Said lands lying in the City of Pompano Beach, Florida and containing 775 square feet (total).

NOT VALID WITHOUT SHEETS 1 THRU 3

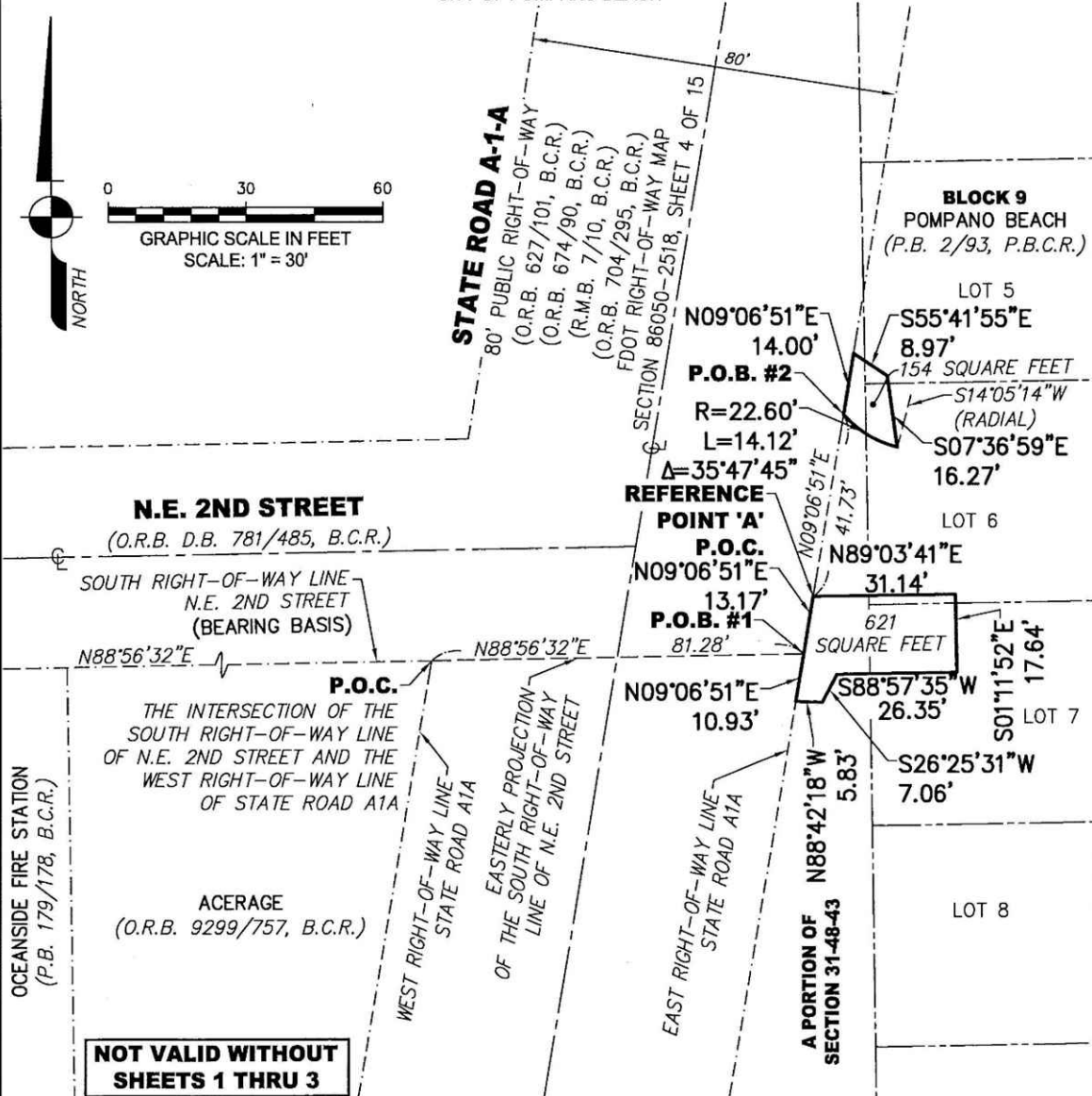
REVISIONS
REVISE PER TITLE OPINION 03/18/2021



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JOB #:	11792
SCALE:	-
DATE:	10/15/2020
BY:	W.R.E.
CHECKED:	D.E.B.
F.B. - PG. -	- -
SHEET:	2 OF 3

SKETCH & DESCRIPTION
A PORTION OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 43 EAST
 AND A PORTION OF LOTS 5, 6 & 7, BLOCK 9
 (P.B. 2, PG. 93, P.B.C.R.)
 CITY OF POMPANO BEACH



NOT VALID WITHOUT SHEETS 1 THRU 3

REVISIONS
REVISE PER TITLE OPINION 03/18/2021



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JOB #:	11792
SCALE:	1" = 30'
DATE:	10/15/2020
BY:	W.R.E.
CHECKED:	D.E.B.
F.B. -- PG. --	-- --
SHEET:	3 OF 3