

**SHARED COMMON DOCKING AREA
AGREEMENT**

THIS IS AN AGREEMENT by and among Igor Chaplik
(hereinafter "OWNER A"), whose address is 2232 SE 10 Court,
Pompano Beach, Florida 33062, and Connie Kazan and Mohamad Kazan (hereinafter
"OWNER B"), whose address is 1062 SE 22 Avenue, Pompano Beach, Florida
 , and the CITY OF POMPANO BEACH, a municipal corporation of the State of Florida,
hereinafter referred to as "CITY."

WHEREAS, OWNER A desires to construct a dock adjacent to his property legally
described as follows:

POMPANO ISLES SEC B-31-8 LOT 3 BLK 6
FOLIO ID # 4943 06 14 0390

WHEREAS, the said properties owned by OWNERS A and B share a common docking
area as defined by Chapter 151 of the Pompano Beach Code of Ordinances; and

WHEREAS, Section 151.03 (I), "Structures in Waterways," of the Pompano Beach Code
of Ordinances requires that if two or more lots share a common docking area, the owners shall
enter into an agreement with the City which shall state the property owners have reviewed and
approved the proposed plans as it relates to the placement of any structure in the common docking
area as well as the proposed docking of any boat or watercraft; and

WHEREAS, OWNERS A and B reached an agreement relating to the placement of a dock
adjacent to the property owned by OWNER A and desire to memorialize the agreement; and

IN CONSIDERATION of the mutual promises, terms and conditions contained herein,
OWNERS A and B and the CITY agree as follows:

1. To avoid controversy regarding the sharing of riparian rights and to comply with the ordinances of the City of Pompano Beach, OWNERS A and B have entered into this agreement as a benefit to each other.

2. OWNER B has reviewed and has approved the proposed plan, a copy of which is attached hereto and made a part hereof as Exhibit "A" for the placement of a dock and other structures in the common docking area adjacent to OWNER A's property and grants unto OWNER A the full right to erect, maintain and keep such structures.

3. The parties have agreed to the docking of any boat in the common docking area and agree that this agreement does not provide any other rights or authority except as specifically provided herein.

4. OWNER A may make repairs to the said dock shown on Exhibit "A" attached, but may not make further alterations or additions without agreement of all parties.

5. This agreement is made on the expressed condition that OWNERS A and B agree that CITY shall be free from all claims for damages for injury to any person, death of any person, or damage to property of any kind from any cause that occurs as a result of this agreement during the terms of this agreement. OWNERS A and B shall indemnify CITY, its agents, officials and employees against all liability, including legal and attorney's fees, resulting from any injury, death or damage described in this paragraph.

6. This agreement may not be terminated without the agreement of all parties.

7. This agreement shall be binding upon and shall inure to the benefit of OWNER A and his successors, and any person or other entity that may at any time hereafter become the owner of any one or more of the properties described above.

8. The provisions contained herein shall be restrictions and covenants running with the land and shall be binding upon the heirs, successors and assigns of the parties.

9. This agreement shall be of no effect until it is properly executed by the OWNERS and CITY and recorded in the Public Records of Broward County, Florida.

IN WITNESS WHEREOF, CITY and OWNERS have executed this agreement on the respective dates under each signature.

"CITY":

CITY OF POMPANO BEACH

By: _____
REX HARDIN, MAYOR

By: _____
GREGORY P. HARRISON, CITY MANAGER

Witnesses:

Signature

Print Name

Witness Address

Witness City, State, Zip

Signature

Print Name

Witness Address

Witness City, State, Zip

Attest:

KERVIN ALFRED, CITY CLERK

(SEAL)

Approved by:

MARK E. BERMAN, 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 _____, 202__, by REX HARDIN as Mayor, GREGORY P. HARRISON as City Manager and KERVIN ALFRED as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who are personally known to me.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

"OWNER A":

Witnesses:

[Signature]
Witness One - Sign Name
BRYANT HERNANDEZ
Witness One - Print Name
4875 N Federal Hwy
Witness Address
FORT LAUDERDALE FL 33308
Witness City, State, Zip

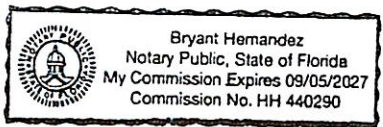
[Signature]
Owner A - Signature
Igor Chaplik
Owner A - Print or Type Name
3/8/2024
Dated:

[Signature]
Witness Two - Sign Name
[Signature]
Witness Two - Print Name
4875 N Federal Hwy
Witness Address
Ft Lauderdale, FL 33308
Witness City, State, Zip

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 8th day of MARCH, 2024, by IGOR CHAPLIK. He/she is personally known to me or has produced FLORIDA DRIVER LICENSE (type of identification) as identification.

NOTARY'S SEAL:



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
BRYANT HERNANDEZ
(Name of Acknowledger Typed, Printed or Stamped)
HH 440290
Commission Number

"OWNER B":

Witnesses:

[Signature]
Witness One - Sign Name
Joseph D. G. / 240.
Witness One - Print Name

21885 Dookham Rd
Witness Address
1. Milton Townsh. 7, MI 48092
Witness City, State, Zip

[Signature]
Witness Two - Sign Name
Donald F. Old
Witness Two - Print Name

1262 W. Spinks St
Witness Address
Ann Arbor, MI 48103
Witness City, State, Zip

[Signature]
Owner B - Signature
Connie Kazan
Owner B - Print or Type Name

4/5/2024
Dated:

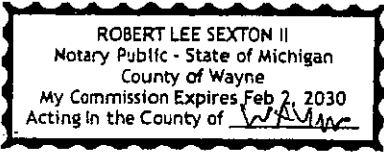
[Signature]
Owner B - Signature
Mohamad Kazan
Owner B - Print or Type Name

4/5/2024
Dated:

STATE OF ~~FLORIDA~~ MICHIGAN
COUNTY OF ~~BROWARD~~ WAYNE

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 5th day of April, 2024 by Connie Kazan, Mohamad Kazan. He/she is personally known to me or has produced Mi Kazan Dr. Umar Nizam (type of identification) as identification.

NOTARY'S SEAL:



[Signature]
NOTARY PUBLIC, STATE OF ~~FLORIDA~~ MICHIGAN

Robert Lee Sexton II
(Name of Acknowledger Typed, Printed or Stamped)

Commission Number