

Return to:
Broward County Real Property Section
115 South Andrews Avenue, Room 501
Fort Lauderdale, Florida 33301

Prepared by:
Margarita Jaramillo
Broward County Water and Waste Water Services
2555 West Copans Road,
Pompano Beach, Florida 33068
and approved as to form by
Broward County Office of the County Attorney

Folio Number: 484319250010

EASEMENT

THIS EASEMENT is given this 31st day of December, 2019, by City of Pompano Beach, a Government Entity, whose address is 100 W. Atlantic Blvd. Pompano Beach, FL 33060 ("Grantor"), to Broward County, a political subdivision of the State of Florida, whose address is 115 South Andrews Avenue, Room 423, Fort Lauderdale, Florida 33301 ("Grantee"):

(Wherever used herein the terms, "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations wherever the context so admits or requires).

RECITALS

A. Grantor is the fee simple owner of the Property, as defined in Section 2, located at 2669 N Federal Highway Pompano Beach, FL 33064.

B. Grantee desires an unrestricted and perpetual nonexclusive easement in, over, under, through, upon, and across a portion of the Property.

C. Grantor is willing to grant such Easement, as specifically defined in Section 3, to Grantee.

NOW, THEREFORE, for and in consideration of the mutual terms and conditions contained herein, and the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby declare as follows:

1. **Recitals.** The recitals set forth above are true, accurate, and fully incorporated by reference herein.

2. **Description of Property.** Grantor is the fee simple owner of that certain real property, as more particularly described in the Special Warranty deed recorded As Instrument No. 115734980

the Public Records of Broward County, Florida ("Property").

3. **Grant of Easement.** Grantor hereby grants to Grantee an unrestricted and perpetual nonexclusive easement in, over, under, through, upon, and across a portion of the Property, as more particularly described in **Exhibit A** with the accompanying sketch of description attached hereto and made a part hereof ("Easement Area"), to construct, maintain, repair, install, and rebuild thereon water mains, wastewater gravity mains, wastewater force mains, reclaimed water mains, and/or any other water or wastewater facilities (collectively, "Water and Wastewater Facilities") for purposes of providing water supply service for domestic or other uses and collecting domestic or other kinds of wastewater to and from Grantor's Property and other properties which may or may not abut and be contiguous to the Easement Area ("Easement"). Grantee may exercise its rights hereunder by and through Grantee's employees, licensees, agents, independent contractors, successors and assigns.

4. **Grantor's Use of Easement Area.** Grantor has submitted to Grantee plans and drawings of all existing and proposed aboveground structures, improvements, asphalt, pavements, landscaping, walls, fences, underground piping, underground structures, duct banks, transformers, poles, retention areas, pavers, electric facilities, cables, and other utility facilities within the Easement Area, and has obtained Grantee's approval of the same. Except as permitted above, Grantor agrees that no obstructions that would preclude maintenance or improvement of Grantee's Water and Wastewater Facilities may be placed in the Easement Area by Grantor or any other easement holder without Grantee's consent.

[Signatures on Following Pages]

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on _____ Day of _____, 2020.

"GRANTOR":

Witnesses:

CITY OF POMPANO BEACH

By: _____
REX HARDIN, MAYOR

By: _____
GREGORY P. HARRISON, CITY MANAGER

Attest:

ASCELETA HAMMOND
CITY CLERK

(SEAL)

Approved As To Form:

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 _____, 2020, by **REX HARDIN** as Mayor, **GREGORY P. HARRISON** as City Manager and **ASCELETA HAMMOND** 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

Approved as to form by the Office of the
Broward County Attorney

By: _____
Irma Qureshi
Assistant County Attorney