

Prepared By:  
Alan Fallik  
Deputy City Attorney  
City of Hollywood, Florida  
2600 Hollywood Boulevard, Suite 407  
Hollywood, Florida 33020

EASEMENT

THIS INDENTURE made this 23 day of JUNE, 2016, between Triangle Professional Building Corp. III, a Florida corporation, whose post office address is 4150 Davie Road Extension, Hollywood, FL 33024 (the "party of the first part"), and the CITY OF HOLLYWOOD, FLORIDA, a municipal corporation, whose post-office address is 2600 Hollywood Blvd., Hollywood, FL 33020 (the "party of the second part");

W I T N E S S E T H:

WHEREAS, the party of the first part is the owner of property situate in Broward County, Florida, described as follows:

See Exhibit A attached hereto and incorporated herein by reference (the "Property");

WHEREAS, the party of the second part desires a permanent utility easement on, over and across the Property; and

WHEREAS, the party of the first part is willing to grant such easement,

NOW, THEREFORE, for and in consideration of the mutual covenants each to the other running and one dollar and other good and valuable considerations, the party of the first part does hereby grant unto the party of the second part, its successors and assigns, full and free right and authority to construct, maintain, repair, install and rebuild facilities for the above-stated purposes and for other appropriate purposes incidental thereto and does hereby grant a perpetual easement on, over and across the Property for such purposes.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be duly executed the day and year first above written.

WITNESSES: Triangle Professional Building Corp. III.

Sign: [Signature]

Print: Ana J. Bellido

By: [Signature]

SAMUEL SHAPIRO President  
Print Name and Title

Sign: [Signature]

Print: Steven Shapiro

STATE OF FLORIDA  
COUNTY OF Broward

The foregoing instrument was acknowledged before me this June, 23, by Samuel Shapiro as President of TRIANGLE PROFESSIONAL BUILDING CORP. III

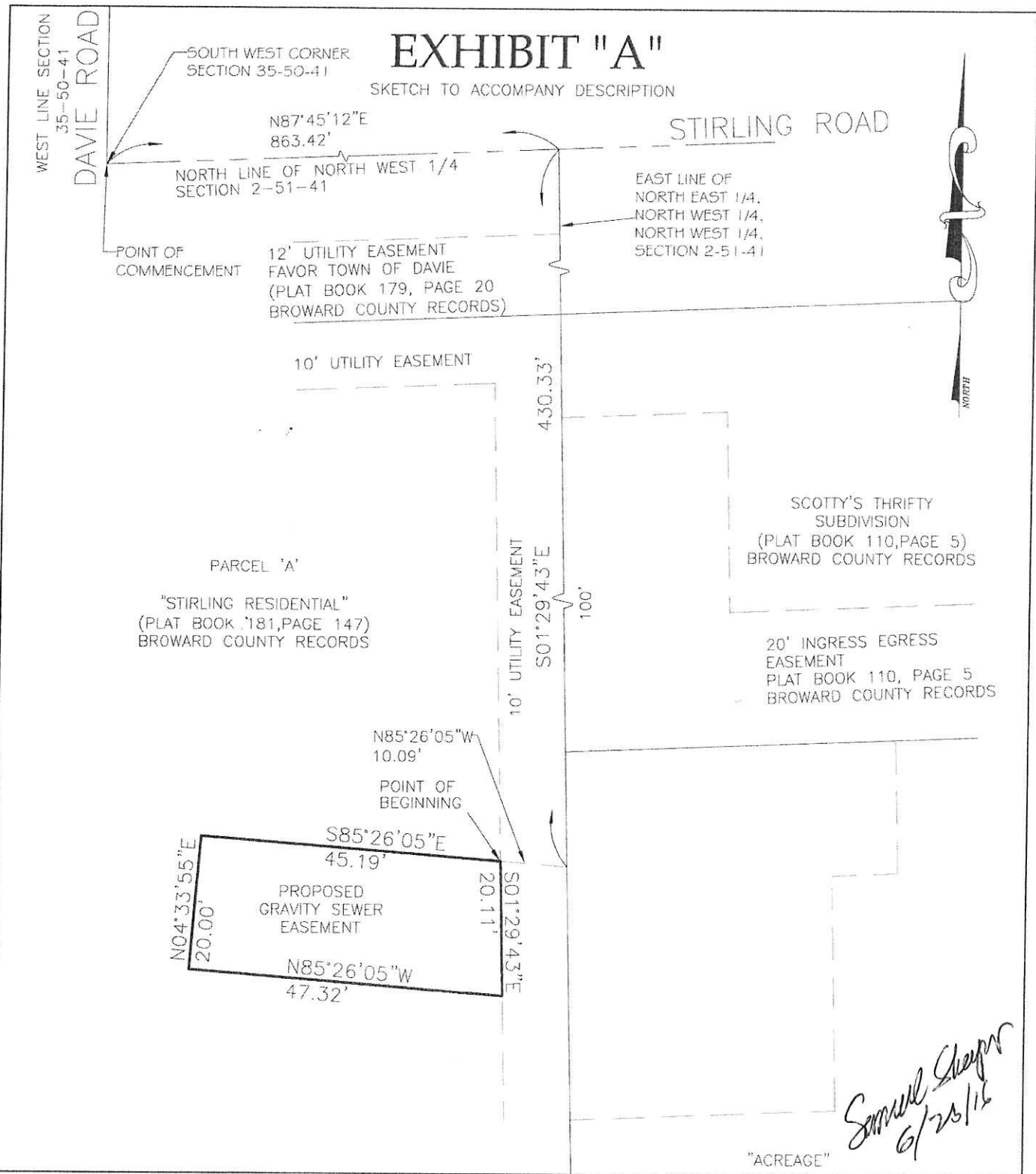
[Signature]  
Notary Public  
Print: \_\_\_\_\_  
Commission No. \_\_\_\_\_  
My commission expires \_\_\_\_\_



Personally Known X OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

# EXHIBIT "A"

SKETCH TO ACCOMPANY DESCRIPTION



*Samuel Shepley*  
6/25/16

**NOTES**

- 1) SKETCH ONLY. THIS IS NOT A SURVEY.
- 2) LANDS SHOWN HERE ON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.
- 3) BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 2-51-41 HAVING A GRID BEARING OF NORTH 87°45'12"E EAST

**LEGEND**

- B.C.R. - BROWARD COUNTY RECORDS
- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- PG. - PAGE

NOT VALID WITHOUT THE SIGNATURE AND OR GINA RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

REVISION	DATE	BY	SKETCH & DESCRIPTION		GIBBS LAND SURVEYORS 2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 7018
			JOB #BX2606	DATE: 06-02-16	
			SCALE: 1"=20'	FILE No.	
			DRAWN BY: CM	CHECKED BY: SKS	

STEPHEN K. SEELY, FOR THE FIRM  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 4874

# EXHIBIT "A"

## DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 41 EAST;

THENCE NORTH 87°45'12" EAST, ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 51 SOUTH, RANGE 41 EAST, A DISTANCE OF 863.42 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 2-51-41;

THENCE SOUTH 01°29'42" EAST ALONG THE EAST LINE OF SAID NORTHEAST ONE-QUARTER, OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 2-51-41, A DISTANCE OF 430.33 FEET, TO A POINT ON THE EAST LINE OF PARCEL 'A' OF "STIRLING RESIDENTIAL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 147-148 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

THENCE NORTH 85°26'05" WEST, A DISTANCE OF 10.09 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01°29'43" EAST, A DISTANCE OF 20.11 FEET,

THENCE NORTH 85°26'05" WEST, A DISTANCE OF 47.32 FEET,

THENCE NORTH 04°33'55" EAST, A DISTANCE OF 20.00 FEET,

THENCE SOUTH 85°26'05" EAST, A DISTANCE OF 45.19 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATED, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

*Samuel Shapiro*  
6/25/16

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- 3) BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 2-51-41 HAVING A GRID BEARING OF NORTH 87°45'12"EAST

**LEGEND**

B.C.R. - BROWARD COUNTY RECORDS  
 O.R.B. - OFFICIAL RECORDS BOOK  
 P.B. - PLAT BOOK  
 PG. - PAGE

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

REVISION	DATE	BY	SKETCH & DESCRIPTION	GIBBS LAND SURVEYORS
				2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 925-7666 LICENSED BUSINESS NO. 7018
			JOB #: RR2608      DATE: 06-02-16 SCALE: 1"=20'      FILE No.: DRAWN BY: CM      CHECKED BY: SKE	
			STEPHEN K. BEELEY, FOR THE FIRM PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4574	