

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

PERMANENT EASEMENT

THIS INDENTURE made this 1stTH day of June 1, 2017, between GLORIA VALENCIA ("first party"), whose post office address is 5917 LEE ST HOLLYWOOD, FL 33020, and CITY OF HOLLYWOOD, FLORIDA ("second party"), whose post office address is 2600 Hollywood Blvd Hollywood, FL 33022 ;

(Wherever used herein, the terms, "first party" and "second party" 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.)

W I T N E S S E T H :

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

LEGAL DESCRIPTION:

THE SOUTH 25' OF THE FOLLOWING DESCRIBED PROPERTY

(USED OFFICIAL RECORDS BOOK 50886, PAGE 185 FOR REFERENCE)

BEGINNING AT THE N.W. CORNER OF THE S ½ OF THE N ½ OF THE N.E. ¼ OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AND RUN THENCE EAST ALONG THE NORTH BOUNDARY OF SAID LAND A DISTANCE OF 412.87 FEET, THENCE SOUTH PARALLEL WITH THE WEST BOUNDARY OF SAID LAND A DISTANCE OF 120 FEET, THENCE EAST PARALLEL WITH THE NORTH BOUNDARY OF SAID LAND A DISTANCE OF 52 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE EAST PARALLEL WITH THE NORTH BOUNDARY OF SAID LAND A DISTANCE OF 52 FEET, THENCE SOUTH PARALLEL WITH THE WEST BOUNDARY OF SAID LAND A DISTANCE OF 110 FEET TO THE CENTERLINE OF LEE STREET AS APPARENTLY PRESENTLY IN USE, THENCE WEST ALONG SAID CENTERLINE OF LEE STREET PARALLEL WITH THE NORTH BOUNDARY OF SAID LAND A DISTANCE OF 52 FEET ; THENCE NORTH PARALLEL WITH THE WEST BOUNDARY OF SAID LAND A DISTANCE OF 110 FEET TO THE POINT OF BEGINNING.

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

WHEREAS, the second party desires a permanent easement for public right-of-way purposes on, over and across the Property; and

WHEREAS, the first party 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 first party does hereby grant unto the second party, its successors and assigns, a permanent easement on, over and across the Property for public right-of-way purposes and uses incidental to public right-of-way purposes.

IN WITNESS WHEREOF, the first party has caused these presents to be duly executed in its name and attested by proper witnesses thereunto duly authorized, the day and year first above written.

WITNESSES:

Sign: [Signature]
Print: LILIANA BELTRAN
Sign: [Signature]
Print: Tekisha I. Jordan

NAME OF GRANTOR
By: [Signature]
Print or Type Name
MARIA GLORIA VALENCIA

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 1st day of June, 2017 by Maria Gloria Valencia.

[Signature]
Notary Public
Print: J. MEDINA
Commission No.: FF038161

Personally Known _____ OR Produced Identification
Type of Identification Produced FDL

My commission expires:



J. MEDINA
MY COMMISSION # FF 038161
EXPIRES: November 19, 2017
Bonded Thru Budget Notary Services

DESCRIPTION FOR SKETCH AND DESCRIPTION OF RIGHT-OF-WAY DEDICATION

PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 51S, RANGE 41 E

CERTIFIED TO: CITY OF HOLLYWOOD, FLORIDA

PROPERTY ADDRESS: 5917 LEE STREET
HOLLYWOOD, FLORIDA 33021

LEGAL DESCRIPTION:

THE SOUTH 25' OF THE FOLLOWING DESCRIBED PROPERTY

(USED OFFICIAL RECORDS BOOK 50886, PAGE 185 FOR REFERENCE)

BEGINNING AT THE N.W. CORNER OF THE S 1/2 OF THE N 1/2 OF THE N.E. 1/4 OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AND RUN THENCE EAST ALONG THE NORTH BOUNDARY OF SAID LAND A DISTANCE OF 412.87 FEET, THENCE SOUTH PARALLEL WITH THE WEST BOUNDARY OF SAID LAND A DISTANCE OF 120 FEET, THENCE EAST PARALLEL WITH THE NORTH BOUNDARY OF SAID LAND A DISTANCE OF 52 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE EAST PARALLEL WITH THE NORTH BOUNDARY OF SAID LAND A DISTANCE OF 52 FEET, THENCE SOUTH PARALLEL WITH THE WEST BOUNDARY OF SAID LAND A DISTANCE OF 110 FEET TO THE CENTERLINE OF LEE STREET AS APPARENTLY PRESENTLY IN USE, THENCE WEST ALONG SAID CENTERLINE OF LEE STREET PARALLEL WITH THE NORTH BOUNDARY OF SAID LAND A DISTANCE OF 52 FEET ; THENCE NORTH PARALLEL WITH THE WEST BOUNDARY OF SAID LAND A DISTANCE OF 110 FEET TO THE POINT OF BEGINNING.

LOCATION MAP – NOT TO SCALE



SURVEY NOTES:

- 1) THIS IS A COPYRIGHT DOCUMENT CONTAINING PROPRIETARY INFORMATION AND IS NOT WARRANTED BY THE SIGNING SURVEYOR WHEN COPIED BY OTHERS.
- 2) THIS IS NOT AND IN NO WAY PURPORTS TO BE A BOUNDARY SURVEY
- 3) THE LOCATION MAP SHOWN ON THIS SURVEY IS FOR ILLUSTRATIVE PURPOSES ONLY AND ANY ABBREVIATIONS AND SYMBOLS SHOWN MIGHT NOT BE NOTED ON THIS SURVEY
- 4) THIS IS NOT A VALID DOCUMENT WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 5) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE AS AN AID IN PROVIDING A LEGAL DESCRIPTION FOR A PROPOSED RIGHT-OF-WAY CONVEYANCE FOR THE CERTIFIED HEREON, NO OTHER WARRANTIES ARE HEREBY EXTENDED OR GRANTED

Henry A. Johnston 5/19/17

HENRY A. JOHNSTON P.L.S.#6843

JOHNSTON & JOHNSTON LAND SURVEYING SERVICES LB#7689
7081 TAFT ST. #160
HOLLYWOOD, FL 33024
PHONE: 954-296-9516
WEB: WWW.JJSURVEYING.COM

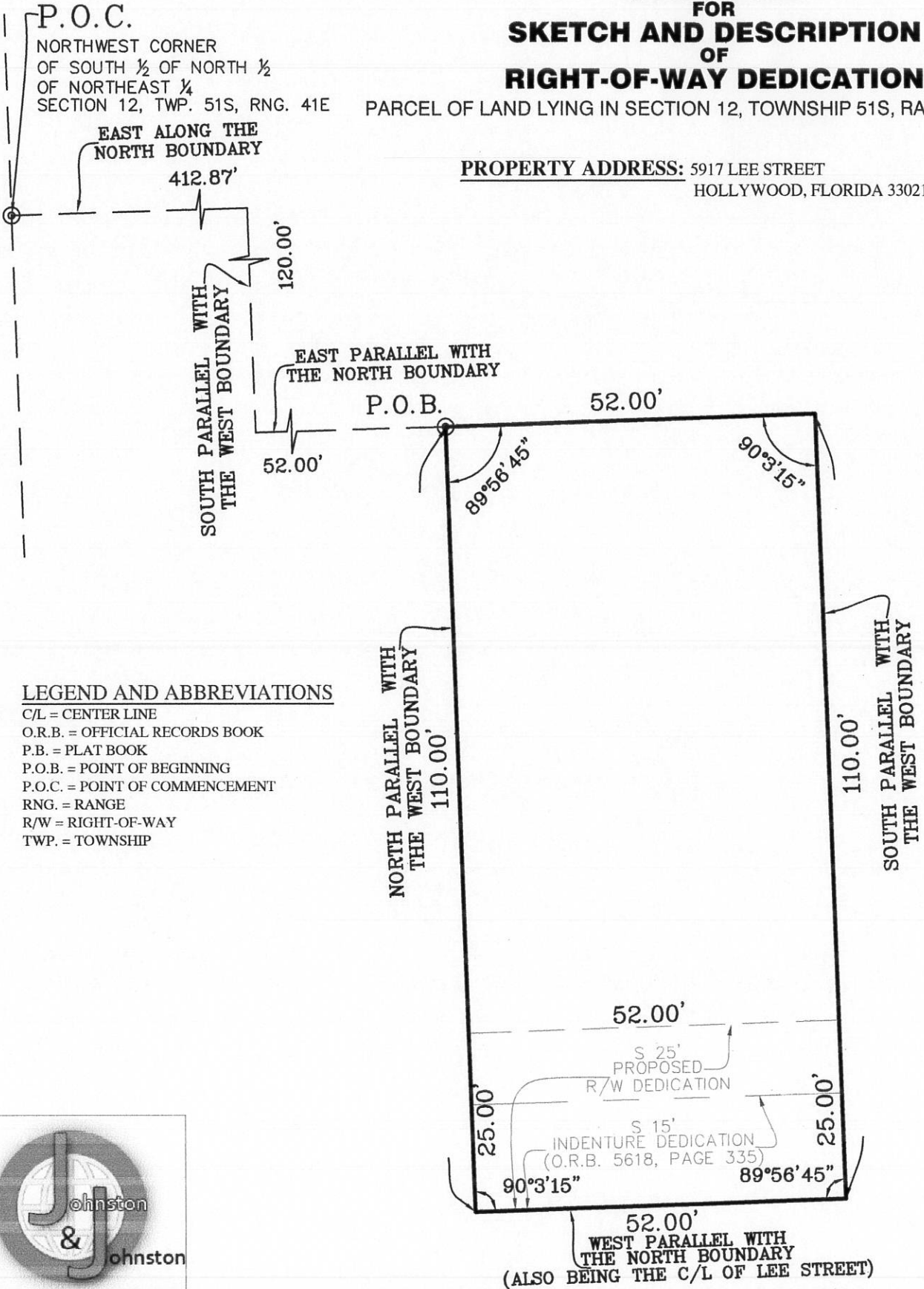


Land Surveying Services Inc.

SKETCH FOR SKETCH AND DESCRIPTION OF RIGHT-OF-WAY DEDICATION

PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 51S, RANGE 41 E

PROPERTY ADDRESS: 5917 LEE STREET
HOLLYWOOD, FLORIDA 33021



LEGEND AND ABBREVIATIONS

- C/L = CENTER LINE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- RNG. = RANGE
- R/W = RIGHT-OF-WAY
- TWP. = TOWNSHIP

