

RECORD & RETURN TO:
This instrument prepared by:
Tyler A. Gold, Esq.
Tyler A. Gold, P.A.
Cornerstone 5
1250 S. Pine Island Rd.
Suite 450
Plantation, FL 33324

PRIVATE ACCESS AND UTILITY EASEMENT

THIS INDENTURE, made this 18th day of July, 2018, by **STEVENVILLE, LLC, a Florida limited liability company**, *Declarant*, whose mailing address is 260 S. Osceola Ave., Apt. 802, Orlando, FL 32801;

WITNESSETH

WHEREAS, the Declarant is the owner of properties situate in Broward County, Florida, and described as follows:

See Exhibit "A" and Exhibit "B" with accompanying sketches of the descriptions attached hereto and made a part hereof.

WHEREAS, it is anticipated that various parties and subsequent owners may require an easement for access, public utilities and/or other appropriate purposes incidental thereto, on, over and across said properties, and

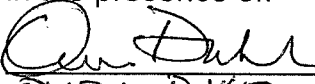
WHEREAS, the Declarant hereby grants access, service and utility easements in favor of quasi-governmental authorities, utility companies, cable television companies, ambulance or emergency vehicle companies, and mail carrier companies, over and across that portion of the Property described in the attached exhibits, as may be reasonably required to permit the foregoing, and their agents and employees, to provide their respective authorized services to and for the Properties. Also, easements as may be required for the installation, maintenance, repair and providing of utility services, equipment and fixtures in order to adequately serve the Property including, but not limited to, electricity, telephones, sewer, water, lighting, irrigation, drainage, television antenna and cable television facilities, and electronic security, are included. A dwelling unit owner shall do nothing on his portion of the Property which interferes with or impairs access or the utility services using these easements including, but not limited to the construction of any temporary or permanent structure on, over or through any easement areas.

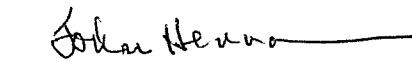
WHEREAS, the Declarant further grants an perpetual, non-exclusive easement to the owners of each unit, their respective, heirs, successors, and assigns, and their guests and invitees, over, under, upon and across the land described in the attached Exhibit for pedestrian and vehicular access, and for ingress and egress between each unit and the adjacent public street (s).

NOW THEREFORE, for and in consideration of the mutual covenants each to the other running and ten dollars (\$10.00) and other good and valuable considerations, the Declarant does hereby grant the aforementioned Private Access and Utility Agreement as described herein.


IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on July 18th, 2018.

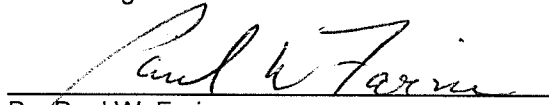
Signed, sealed and delivered
in the presence of:


OWEN DUKE
(print name of witness)


JOHN HENNA
(print name of witness)

STEVENVILLE, LLC


By: Guillermo Burgos
As: Manager

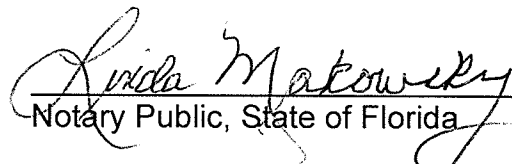

By: Paul W. Farin
As: Manager

State of Florida

County of Orange

The foregoing instrument was acknowledged before me on this 18th day of July, 2018, by GUILLERMO BURGOS AND PAUL W. FARIN, who (☒) are personally known to me or (☐) have produced _____ as identification, and who did take an oath.

My commission expires:


Notary Public, State of Florida



**EXHIBIT "A"**
McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
 1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
 PHONE (954) 763-7611 * FAX (954) 763-7615

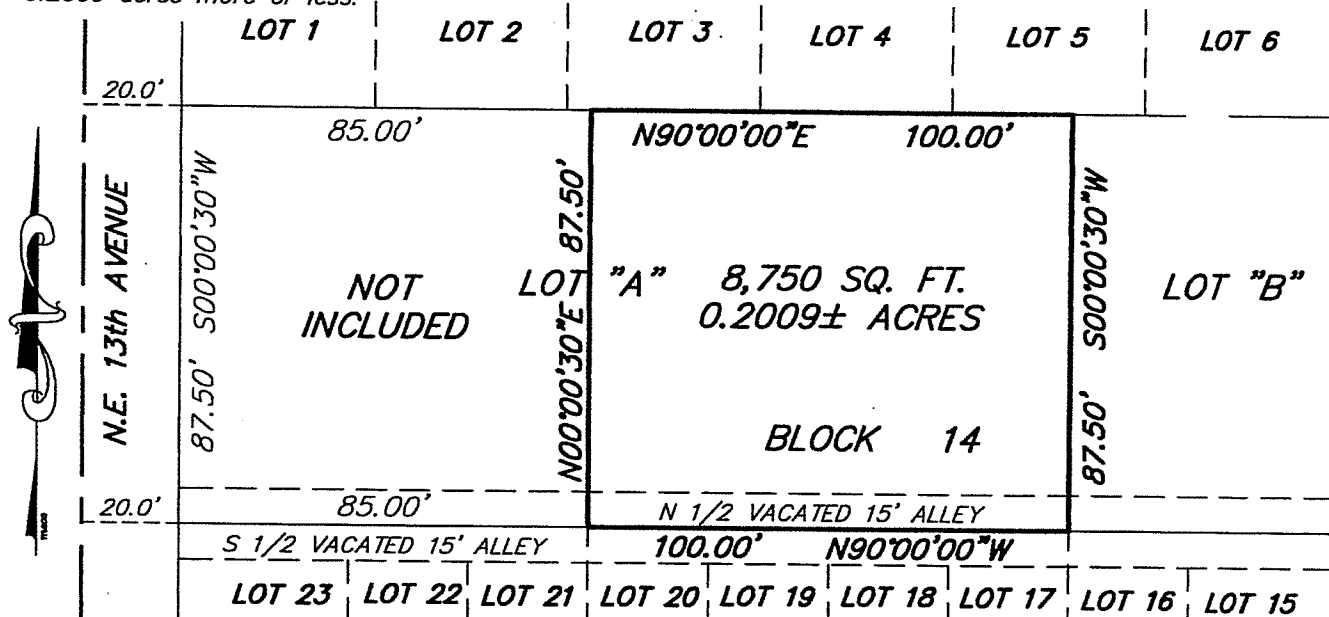
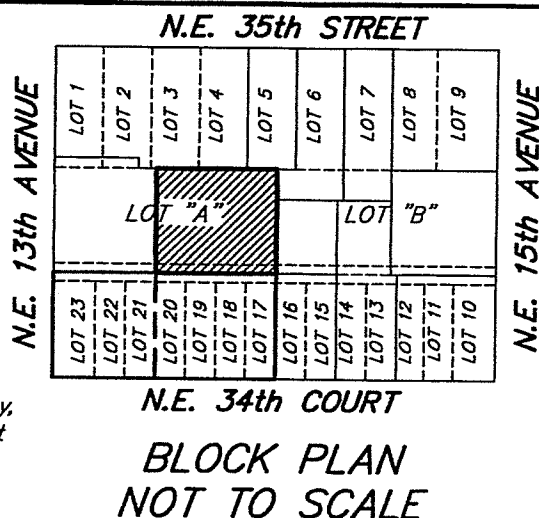
SCALE 1" = 40'
SKETCH AND DESCRIPTION
TO ACCOMPANY REZONING PETITION
FROM R-1 TO R-2

E. 100' LOT "A", BLOCK 14,
OAKLAND PARK 1ST ADD. (2-38, B.C.R.)

LEGAL DESCRIPTION:

The East 100.00 feet of Lot "A", Block 14, OAKLAND PARK FIRST ADDITION, according to the plat thereof, as recorded in Plat Book 2, Page 38, of the public records of Broward County, Florida; AND the North Half (N 1/2) of that certain 15.00 foot Alley (now vacated), lying South of and adjacent to the said East 100.00 feet of Lot "A".

Said lands situate, lying and being in the City of Oakland Park, Broward County, Florida and containing 8,750 square feet or 0.2009 acres more or less.

**CERTIFICATION**

Certified Correct. Dated at
 Fort Lauderdale, Florida this
 10th day of October, 2016.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the South line of said Lot "A", as North 90°00'00" West.

McLAUGHLIN ENGINEERING COMPANY

[Signature]
JERALD A. McLAUGHLIN
 Registered Land Surveyor No. 5269
 State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-1821

CHECKED BY: _____

REF. DWG.: CERT (13 & 14)

C:\JMMjr\2016\11819-20(BASE)



LAND 11 D

McLAUGHLIN ENGINEERING COMPANY

LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

SCALE 1" = 40'

SKETCH AND DESCRIPTION

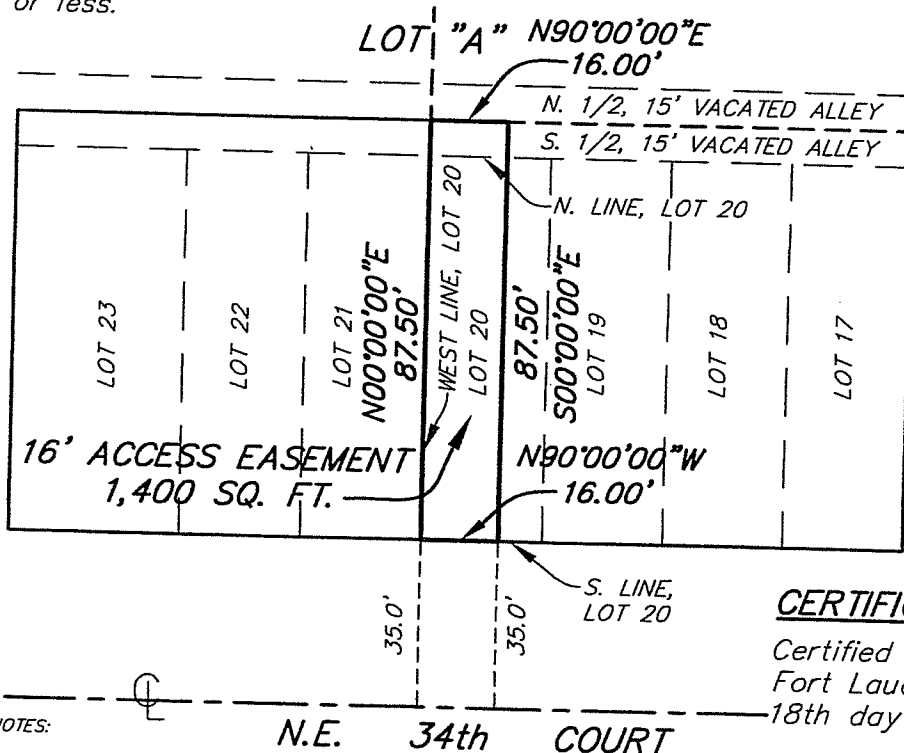
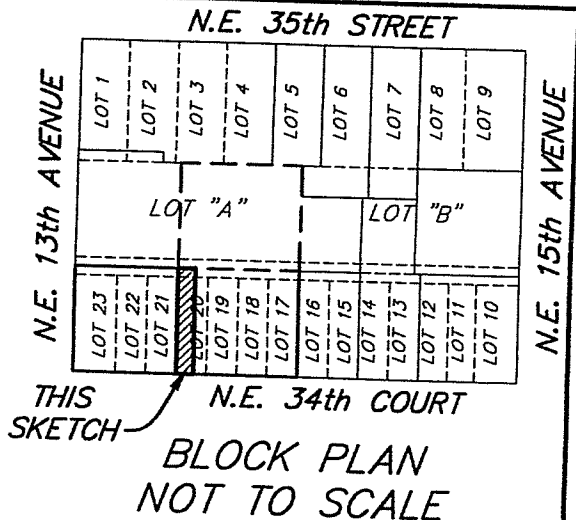
16' ACCESS EASEMENT IN BLOCK 14,

OAKLAND PARK 1ST ADD. (2-38, B.C.R.)

LEGAL DESCRIPTION:

The West 16.00 feet of Lot 20, Block 14, OAKLAND PARK FIRST ADDITION, according to the plat thereof, as recorded in Plat Book 2, Page 38, of the public records of Broward County, Florida; AND the South one-half (S 1/2) of that certain 15.00 foot Alley (now vacated), lying North of and adjacent to the said West 16.00 feet of Lot 20.

Said lands situate, lying and being in the City of Oakland Park, Broward County, Florida and containing 1,400 square feet or 0.0321 acres more or less.



CERTIFICATION

Certified Correct. Dated at
Fort Lauderdale, Florida this
18th day of November, 2016.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the South line of said Lot 20, as North 90°00'00" West.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-1819

CHECKED BY: _____

REF. DWG.: 16-3-

C: \JMMjr\2016\V1819-20(BASE)