Instr# 115210923, Page 1 of 4, Recorded 07/19/2018 at 02:41 PM

Broward County Commission Deed Doc Stamps: \$0.70

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 //g 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;

<u>WITNESSETH</u>

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 131, 2018.

Signed, sealed and delivered	STEVENVILLE, LLC
in the presence of:	$A \cup C \cap$
OWEN DUKE	By: Giullermo Burgos
(print name of witness)	As: Manager
John Henro	and to farm
John Henny	By: Paul W. Farin
(print name of witness)	As: Manager
State of Florida	
County of Prange	
	knowledged before me on this 18th day of July, 2018,
	PAUL W. FARIN, who () are personally known to as identification, and who did
take an oath.	as identification, and who did
	2. 5.
	Xixda Makowiky
My commission expires:	Notary Public, State of Florida
	$\langle \rangle$
LINDA MAKOWSKY	
MY COMMISSION # GG005077	

EXPIRES August 23, 2020 FloridaNotaryService.com



JOB ORDER NO. V-1821

REF. DWG.: CERT (13 & 14)

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 * FAY (954) 767-7615

			PHONE (934)	/63-/611 * FAX	(954)	/63-/67	15				
SCALE 1" = 40' N.E. 35th STREET											
SKETCH AND DESCRIPTION								Ι,			
TO 4000110 11111 1 1 1 1 1 1 1 1 1 1 1 1 1							LOT 5	107 7	207 8		
FROM R-1 TO R-2							7 7		7 1	A VENUE	
			"A", BLOCK			LC	T A		L07	<i>"B"</i>	1
OAK	<i>LAND</i>	PARK 15	T ADD. (2	38, B.C.R.)	13th						15th
LEGA	L DESCI	RIPTION:			E.		20 19 18				6 F.
The E FIRST	East 100 T ADDITI	0.00 feet of Lot ON, accordina t	t "A", Block 14, to the plat there	OAKLAND PARK	in ×	107	107 107	101	107	101	₹
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 v	acated), lying S	outh of and adi	t certain 15.00 : acent to the sai	toot id		BLOC	K PL	A	V	
Alley (now vacated), lying South of and adjacent to the said East 100.00 feet of Lot "A". NOT TO SCALE											
Brow	ard Cou	ituate, lying and nty, Florida and s more or less.	d being in the C I containing 8,75	ity of Oakland P 50 square feet o	Park, r						
0.200)	LOT 1	LOT 2	LOT 3	10	T 4	10	T 5		LOT	e
	20.01				1	• •		, ,		LOI	
	20.0°	85	.00'	Nooroo'c	2025	10/	2 00'	- 1			1
	ENUE	, <u>A</u>			N90°00°00°E 100.00°				M,,0£,00.00S		
	13th AVENUE	, , , ,	IOT LO LUDED	0.20		SQ. F ACRE		aoos	L	OT '	<i>'B"</i>
	. N.E.	87.50		00.00N	<i>BLO</i> 0		14	87.50'			
§ 1	20.0'		5.00' TED 15' ALLEY	N 1/2 V 100.00		90°00'0			·		
,	,		LOT 22 LOT 2		— — i-			7 .07			
ı		207 23	201 22 201 2	, 20, 20, 20	•		!	LOI	76	LOT	15
<u>CERTIFICATION</u>									l		
		•				ified Co Laude					l
NOTEC.						day o					
showi	n on above	e referenced record i	nd rights—of—way, as olat(s). The subject pi nents road reservation	roperty	McLA	ÚGHLIN J	NGINEER	RIÁG CO	MPAL	S Y	
rights 2) Legal	s—of—way description	of record by McLaug n prepared by McLau	hlin Engineering Compo Ighlin Engineering Co.	any.		/ 100	1/	/_			
2) Legal description prepared by McLaughlin Engineering Co. 3) This drawing is not valid unless sealed with an embossed surveyors seal.											
5) Bearin	4) THIS IS NOT A BOUNDARY SURVEY. 5) Bearings shown assume the South line of said Lot "A", Registered Land Surveyor No. 5269 as North 90'00'00" West. State of Florida.										
							- 0, 710/			-	
TELD BO	OOK NO.	-	····		DRA	IWN BY:	JMM jr				

C. \ MANIT /2016 /MR10_20/845E)

REF. DWG.: 16-3-

EVET 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'		00.7700 70.	N.C. ZCI	/ 075	
SKETCH AND DESCRI	PTION		N.E. 35t	h SIRE	ET .
16' ACCESS EASEMEN		107 1	LOT 3 LOT 4 LOT 5	107 6 107 7	8 707 9
IN BLOCK 14,		A VENUE		27 27	107
OAKLAND PARK 1ST ADD. (2-	38, B.C.R.)]	L07	"B"
LEGAL DESCRIPTION:		13th	<u></u>		
The West 16.00 feet of Lot 20, Block PARK FIRST ADDITION, according to thereof, as recorded in Plat Book 2, the public records of Broward County the South one—half (S 1/2) of that foot Alley (now vacated), lying North adjacent to the said West 16.00 feet	he plat Page 38, of Florida; AND certain 15.00			th COU	01 L07 11 L07 1RT
Said lands situate, lying and being in Oakland Park, Broward County, Florida containing 1,400 square feet or 0.03. or less.	and				
	00'00'00"E -16.00'				
	1/2, 15' VACATE	DALLEY			
23	1/2, 15' VACATEL J. LINE, LOT 20	ALLEY			тье
107 2 107 2 107 2 107 2 87.5 87.5 87.5 87.5	707	101			·
	0'00'00'W 16.00'				
, ,	~S. LINE, LOT 20	CERTIFICA.	71 <i>0</i> N		
NOTES: N.E. 34th	C F 	Certified Cor Fort Lauderd 8th day of	rect. Dat dale, Flori	da this	
1) This sketch reflects all easements and rights of	JOOKI	_			
shown on above referenced record plat(s). The subject procusions and abstracted for other easements road reservations rights—of—way of record by McLaughlin Engineering Compact. 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.	or May,	gistered Lang#	NEI ALICHU		
FIELD BOOK NO			·		
JOB ORDER NO. V-1819	- ,	DRAWN BY:	WM Jr		
U.OLK NO. V 1019	- CH	ECKED BY:			

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