

City of Pembroke Pines

EASEMENT DEDICATION

On this _____ day of _____, 19__,

having an address of _____,

(hereinafter "Grantor"), expressly grants an easement to the City of Pembroke Pines, a municipal corporation of the State of Florida, having an address at 10100 Pines Boulevard, Pembroke Pines, Florida 33026-3900, (hereinafter "Grantee"), subject to the following provisions and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations paid by Grantee to Grantor, receipt of which is hereby acknowledged by both parties.

Grantor is the fee simple owner of that parcel of real property, a legal description of which is attached hereto as Exhibit "A", and incorporated by reference herein, (hereinafter "the servient estate").

Grantor hereby grants, bargains and sells to grantee, its successors and assigns, a perpetual easement under, over and upon a portion of the servient estate, a legal description of which is attached hereto as Exhibit "B" and incorporated by reference herein, (hereinafter "the easement area").

Grantee may use the easement area for _____

_____.

Grantee's right to utilize the easement area shall be exclusive to the extent that Grantor shall grant no easement or license, nor make any covenants, having the effect of permitting use of the easement area by one other than Grantee, except grantor may furnish an easement to other utilities that cross this easement at right angles.

Grantor may, for its own purposes, utilize the easement area and shall retain a right of free ingress and egress under, over and upon the easement area; provided that, in no event, shall any of the rights herein reserved to Grantor impede the easement herein granted or the exercise of the rights of use there under.

Grantor grants to Grantee, a perpetual non-exclusive easement upon the servient estate whereby Grantee shall have reasonable access necessary to fully exercise Grantee's rights within the easement area.

The provision of the easement shall be binding on the parties hereto and their respective successors and assigns as a covenant running with the binding upon the servient estate.

The easement shall not be released or amended without consent of the Grantee as evidenced by a document signed with the same formalities as this document.

Grantee shall record this document in the Public Records of Broward County, Florida.

This instrument contains the entire agreement between the parties relating to the rights granted and the obligations assumed pursuant to this instrument. Any oral representations or modifications concerning this instrument, shall be of no force and effect, excepting a subsequent modification reduced to writing, signed by the party to be charged therewith.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on the day and year first above written.

Signed, sealed and

delivered in the presence of: (GRANTOR)

Witness

Witness

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared

_____ to me known to be the person described in and who executed the foregoing instrument and ___ acknowledged before me that ___ executed the same.

WITNESS my hand and official seal at Pembroke Pines, Broward County, Florida, this ___ day of _____, 19__.

Notary Public

My Commission Expires: