

PREPARED BY AND RETURN TO:

[Legibly print, type or stamp name and address of natural person who prepared the instrument or under whose supervision it was prepared as required by § 695.26 (1) (b), Fla. Stat.]

Folio No: _____

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UTILITY AND SIDEWALK EASEMENT

THIS INDENTURE, made this ____ day of _____, 20__, by and between:

_____, whose principal address is,
Complete name of company

_____, hereinafter "Grantor",
Complete address of company

and

City of Fort Lauderdale, a municipal corporation existing under the laws of the State of Florida, whose Post Office address is 100 N. Andrews Avenue, Fort Lauderdale, Florida 33301, Federal Tax ID No. 59-6000319, hereinafter "Grantee", its successors and assigns.

WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt of which is acknowledged, has granted, bargained and sold unto the said Grantee, its successors and assigns an easement for utilities and public sidewalk on the property, with Grantor, its successors and assigns, retaining responsibility for maintaining sidewalk in good condition and repair in accordance with City Ordinances, and City facilities or infrastructure on the property for said utilities, and all other public purposes as Grantee may deem necessary over, along, through, in, above and under that certain parcel of land situated, lying and being in Fort Lauderdale, Broward County, Florida, described as follows:

SEE SKETCH & LEGAL DESCRIPTION
ATTACHED HERETO AS EXHIBIT "A"
(hereinafter, "Easement Area")

Grantor hereby covenants with said Grantee that said Grantor is lawfully seized of fee simple title to the area underlying the easement and that Grantor hereby fully warrants and defends the title to this area hereby granted and conveyed against the lawful claims of all persons whomsoever.

*("Grantor" and "Grantee" are used for singular or plural, as context requires.)

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns forever.

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

WITNESSES:

By:

[Witness print/type name]

[Witness print/type name]

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this _____, 20__ by

_____ of _____ and
Name of Authorized Signatory Complete name of company

is authorized to sign this instrument on behalf of _____.
Complete name of company

He/She is personally known to me or has produced _____ as identification
and did not (did) take an oath.

(SEAL)

Notary Public, State of Florida
Signature of Notary taking
Acknowledgement)

Name of Notary Typed,
Printed or Stamped

My Commission Expires:

Commission Number

APPROVED AS TO FORM:

Assistant City Attorney