

Partnership

**INSTRUCTIONS FOR
EASEMENT**

Name (GRANTOR) (1) _____

Property Parcel Identification Number(s): (2) _____

Property Legal Description: (3) _____

This Agreement made between GRANTOR and Broward County, a political subdivision of the State of Florida, the GRANTEE, whose address 2555 West Copans Road, Pompano Beach, Florida 33069.

WITNESSETH

WHEREAS, GRANTOR, is the owner of property (indicated above) that is situated in Broward County, Florida.

WHEREAS, GRANTEE desires an unrestricted and perpetual non-exclusive easement for water mains and/or wastewater gravity mains and/or wastewater force mains and/or reclaimed water mains and for any other water and wastewater installations which might be required for the purpose of providing water supply service for domestic or other use and for the collection of domestic or other kinds of wastewater to and from properties inclusive of GRANTOR'S property which may or may not abut and being contiguous to the easement; and

WHEREAS, GRANTOR is willing to grant such an easement, and

(continued on next page)

NOW, THEREFORE, for and in consideration of the mutual covenants each to the other running and one dollar (receipt acknowledged by GRANTOR) and other good and valuable considerations, GRANTOR does hereby grant unto GRANTEE, its successors and assigns, through its (GRANTEE'S) employees, agents, contractors, or other designated persons, full and free right and authority to construct, maintain, repair, install, and rebuild water and/or wastewater facilities within the property described above or more specifically described in Exhibit "A" and Exhibit "B" attached hereto and made a part hereof and GRANTOR hereby grants to GRANTEE a perpetual non-exclusive easement in, over, under, through, upon and/or across the above described lands for the purpose of providing water supply service for domestic or otherwise and for the collection of domestic or other kinds of wastewater to and from properties or lands inclusive of GRANTOR'S property or land which abuts and being contiguous to the easement described and so granted herein, also for GRANTEE to provide water and wastewater services to properties which may not be contiguous to the said easement described herein.

GRANTEE has approved the existing and proposed above ground structures, asphalt, paving, landscaping, walls, fences, underground piping, underground structures, duct banks, transformers, poles, retention areas, pavers, electric, cable, and other utility facilities within the easement area described herein to the extent said improvements are shown on the plans and drawings presented to and approved by GRANTEE. Except as permitted above, GRANTOR agrees that no obstructions that would preclude maintenance or improvement of GRANTEE's facilities may be placed in the easement area by GRANTOR or any other easement holder without GRANTEE's consent. In the exercise of its rights hereunder, GRANTEE shall, at its sole cost and expense, restore the surface of the easement area to the same condition which existed prior to the commencement of any such access, maintenance, or repair.

(signed on the following page)

IN WITNESS WHEREOF GRANTOR has caused its partnership name to be hereunto signed by its proper representative thereunto duly authorized.

Partnership Name: (4) _____

Signature: (5) _____

Type Name: (6) _____

Title: (7) _____

Address: (8) _____

WITNESSES

Witness One (9)
Signature: _____

Witness Two (9)
Signature: _____

Witness One (10)
Typed Name: _____

Witness Two (10)
Typed Name: _____

ACKNOWLEDGEMENT

State of: (11) _____

Date: (13) _____

County of: (12) _____

The foregoing instrument was acknowledged before me this date by (14) _____

, partner (or agent) of the above named partnership on behalf of the partnership. He/ she

(15) _____ Type of Identification Produced: (16) _____

Notary Signature: (17) _____

(NOTARY SEAL)
(not required if digitally signed by Notary)
(19)

Type Name: (18) _____

Instructions

Submitted with this EASEMENT must be a document from each mortgagee and lienor of the property stating the mortgagee or lienor has no objection to this EASEMENT being granted. An up to date Title Opinion is required to document mortgagee's and lienor's interest.

This EASEMENT must be accompanied by two exhibits which will be a part of this document:

"A" - a worded description of the property being given in the easement on 8"x11" size paper (multiple pages if necessary). The description is to be signed by the surveyor who prepared it.

"B" - a sketch drawn to scale on 8"x11" size paper (multiple pages if necessary). This sketch is to clearly represent the easement being given. The description when read should be reflected in the sketch. A location/vicinity map is to be shown on the sketch. This location is in terms of streets, roadways, etc. A sketch of the easement should show relationship to existing streets and roadways. Names of these streets are to be written thereon. Where possible, reference distance from the easement to known streets should be given. A North point is to be shown. The sketch is to be dated and the scale written thereon. The sketch is to be signed by the surveyor who prepared it.

- (1) Type in the name of the Partnership.
- (2) Type in the property Parcel Identification number or numbers.
- (3) Type in the legal description of the property which contains the easement(s). This is generally found on the Survey drawing of the property or on the Deed of Ownership.
- (4) Type in the name of the Partnership (same as #1).
- (5) Signature of authorized representative of the Partnership. See below.
- (6) Type in the name of signatory.
- (7) Type in the partnership title of signatory.
- (8) Type in the address of the Partnership.
- (9) Signature of witnesses. See below.
- (10) Type in the name of the witness.
- (11) Select (or type in) the State in which the document was notarized.
- (12) Type in the County (or local equivalent) in which the document was notarized.
- (13) Select (or type in) the date the document was notarized.
- (14) Type in the name of the partnership signatory (same as # 6).
- (15) Select (or type in) how the partnership signatory is known to the notary.
- (16) Type in the type of identification produced; required only if 'Produced Identification' was selected for #15.
- (17) Signature of notary. See below.
- (18) Type in name of notary.
- (19) Affix notary seal; not required if document is digitally notarized.

Signature of the general partner or managing partner is preferred, however the signature of any person authorized by the Partnership to sign is acceptable. In any case, proof of authority to sign is required.

Two methods of signature are acceptable:

- (a) The document can be printed, then the paper document signed using pen and ink;
- (b) The document can be digitally signed, which requires each signatory to have a digital certificate.

While either method is acceptable, mixing the two methods in the same document is not acceptable.