



THIS PETITION IS ONLY FOR MASTER PARKING ACROSS THE FRONT LOTS. FOR THE INCLUSION OF REAR LOTS, CONTACT THE CITY ATTORNEY'S OFFICE.

**CITY OF CORAL SPRINGS
PETITION FOR DEDICATION/ACCEPTANCE OF EASEMENT - (DE)**

NAME OF PETITIONER (or firm) _____

AUTHORIZED REPRESENTATIVE OR FIRM (if applicable) _____

ADDRESS _____ PHONE NUMBER _____

As the current owner of lands legally described as:

I do hereby petition the City of Coral Springs to accept the portion of the above described lands further described as:

for use as a _____ Roadway & Related Purposes Easement (cross-parking, cross-access & public utilities)

The following supporting documents shall be attached to and deemed to be incorporated into this petition:

- _____ Metes and Bounds Legal Description and Sketch signed and sealed by a Registered Land Surveyor. Three (3) copies required or one (1) digital copy (PDF file) of site plan on CD or by e-mail.
- _____ Conveyance Instrument (easement form attached hereto)
- _____ Title Certification from a title company licensed in the State of Florida including a Statement of Restrictions, Reservations, Liens and Encumbrances and including a statement identifying the owner of the property.
- _____ If the titleholder is a corporation, evidence that the person executing the petition has the authority to act on behalf and bind the corporation.
- _____ No Liens Affidavit
- _____ Satisfaction of Mortgage, if applicable (copy of Release of Lien)

STATEMENT OF REASON OF DEDICATION:

FOR USE WHEN PETITIONER IS AGENT OF THE OWNER OF SUBJECT PROPERTY

This is to certify that I am the owner of subject lands described above in the Petition for Acceptance of Dedication and that I have authorized _____ to make and file the aforesaid petition. This further certifies that I have read this petition, and the statements contained herein are true and correct to the best of my knowledge.

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____, 20____.

SIGNATURE OF AGENT

NOTARY PUBLIC

AGENT'S NAME (print or type)

My Commission Expires: _____
Personally known
____ Produce identification
Type of ID: _____
____ Did take oath
____ Did NOT take oath

ADDRESS (Street & City)

PHONE NUMBER

FOR USE WHEN PETITIONER IS OWNER OF SUBJECT PROPERTY

This is to certify that I am the owner in fee simple of subject lands described above in the Petition for Acceptance of Dedication. This further certifies that I have read this petition, and the statements contained herein are true and correct to the best of my knowledge.

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____, 20____.

SIGNATURE OF OWNER

NOTARY PUBLIC

OWNER'S NAME (print or type)

My Commission Expires: _____
Personally known
____ Produce identification
Type of ID: _____
____ Did take oath
____ Did NOT take oath

ADDRESS (Street & City)

PHONE NUMBER

NOTE: FEE REQUIRED: UPON APPROVAL BY THE CITY COMMISSION, THE ATTACHED CONVEYANCE INSTRUMENT SHALL BE RECORDED IN THE COUNTY RECORDS BY THE CITY CLERKS OF THE CITY OF CORAL SPRINGS WITH THE PETITIONER PAYING THE COST OF RECORDING.

TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT

ACCEPTED BY _____
SECTION _____

DATED ACCEPTED _____
PETITION # _____

Fee: \$363.00 plus \$50.00 Recording Fee (separate check please) and legal advertisement costs to be determined by City Clerk (954) 344-1065.

GRANT OF EASEMENT OF CROSS-ACCESS AND CROSS-PARKING

THIS EASEMENT, made and entered into this _____ day of _____, 20____, by and between _____ its heirs, successors and assigns (hereinafter referred to as the "GRANTOR") and the CITY OF CORAL SPRINGS, a municipal corporation organized and existing under the laws of the State of Florida (hereinafter referred to as the "GRANTEE"), and having an address at 9551 West Sample Road, Coral Springs, Florida 33065.

WITNESSETH:

WHEREAS, GRANTOR is the owner of certain real property described as _____ which is located in the City of Coral Springs, Broward County, Florida, and which shall hereinafter be referred to as the "Subject Property"; and

WHEREAS, GRANTOR desires to grant GRANTEE a perpetual _____ foot easement for cross-access and cross-parking purposes on, over, under, across, in and through a portion of Subject Property with said easement more particularly described in Exhibit "A", attached hereto and made a part hereof;

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) each to the other in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned hereby agrees as follows:

1. All of the above recitals are true and correct, including the recital as to consideration.
2. GRANTOR for itself and all future owners of the Subject Property, hereby Grants to GRANTEE, its successors and assigns, a perpetual _____ foot easement for cross-access and related purposes on, over, under, across, in and through a portion of Subject Property with said easement more particularly described in Exhibit "A" attached hereto and made a part hereof.
3. The easement hereby granted shall be and exist for the purposes of the passage of vehicular and pedestrian traffic, together with all customary uses incident thereto, including but not limited to ingress, egress, cross-access, cross-parking, required parking, utilities, landscaping, drainage, signage, lighting and irrigation with such uses subject to applicable provisions of the Municipal Code of the City of Coral Springs.
4. GRANTOR shall maintain the easement and for the purposes herein set out, may allow its officers, agents, invitees, licensees, successors, and assigns the right and privilege of the use of and success to the Subject Easement, provided that such uses are duly approved by the City of Coral Springs pursuant to the applicable provisions of the Municipal Code of the City of Coral Springs, specifically including but not limited to, that section of the Code pertaining to Master Parking.
5. The covenants contained in this Easement including all benefits and burdens, are not personal but shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, personal representatives, transferees, successors and assigns, and unless otherwise modified, shall be perpetual.
6. The grant of this Easement shall be recorded in the Public Records of Broward County, Florida, and the GRANTOR shall pay the costs of recording said document.

IN WITNESS WHEREOF, the GRANTOR and the GRANTEE have caused this instrument to be executed this day of _____, 20____.

Signed, sealed and delivered in the presence of: GRANTOR

By:

GRANTEE
CITY OF CORAL SPRINGS, a municipal organization
existing under the laws of the State of Florida

ATTEST:

CITY CLERK

MAYOR

GRANTOR

State of _____ County of _____

On this the ___ day of _____, 20___, before me, the undersigned Notary Public of the State of
____, the foregoing instrument was acknowledged by _____ [Name of corporate
officer(s) and his/her/their corporate title(s)] of _____, on (Name of corporation and
state or place of incorporation) behalf of the corporation.

WITNESS my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

NOTARY PUBLIC
SEAL OF OFFICE:

(Name of Notary Public: Print, Stamp, or Type as Commissioned.)

- ____ Personally known to me, or
- ____ Produced identification:
- ____ Type of Identification Produced: _____
- ____ Did take an oath, or
- ____ Did NOT take an oath.

GRANTEE

State of Florida, County of Broward

The foregoing instrument was acknowledged before me, the undersigned notary public in and for the State
of Florida, on this the ___ day of _____, 20___, by Peter M.J. Richardson and Scott M. Brook, City Clerk and
Mayor, respectively.

Notary Public, State of Florida
Notary Public Seal of Office

(Printed, Typed or Stamped Name of Notary Public Exactly as Commissioned)

Individuals Who Signed Are:

____ Personally Known, No Identification Produced Oath Was Taken

JOINER AND CONSENT OF MORTGAGEE

_____, being the holder of that certain mortgage dated

the ____ day of _____, 20__, and recorded the ____ day of _____, 20__, in Official Records Book ___, Page ___, of the Public Records of Broward County, Florida, hereby consents and subordinates its mortgage to the foregoing easement.

By:

NAME & TITLE

State of _____, County of _____.

On this the ____ day of _____, 20__, before me, the undersigned Notary Public of the State of _____, the foregoing instrument was acknowledged by _____
_____ [Name of corporate officer(s) and his/her/their corporate title(s)]
of _____, on (Name of corporation and state or place of incorporation)
behalf of the corporation.

WITNESS my hand
and official seal.

NOTARY PUBLIC, STATE OF FLORIDA
NOTARY PUBLIC
SEAL OF OFFICE:

_____(Name of Notary Public: Print, Stamp, or Type as Commissioned.)

- _____ Personally know to me, or
- _____ Produced identification:
- _____ Type of Identification Produced: _____
- _____ Did take an oath, or
- _____ Did NOT take an oath