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

EMAIL ADDRESS __________________________________________

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) 11”x17” 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:

_______________________________________________________________________________

_______________________________________________________________________________

Effective as of 02/01/2020
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, BY MEANS OF □ PHYSICAL PRESENCE OR □ ONLINE NOTARIZATION THIS _____ DAY OF ____________________, 20_____.

____________________________________
SIGNATURE OF AGENT

NOTARY PUBLIC

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

AGENT’S NAME (print or type)

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, BY MEANS OF □ PHYSICAL PRESENCE OR □ ONLINE NOTARIZATION THIS _____ DAY OF ____________________, 20_____.

____________________________________
SIGNATURE OF AGENT

NOTARY PUBLIC

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

AGENT’S NAME (print or type)

ADDRESS (Street & City)

PHONE NUMBER


TO BE COMPLETED BY COMMUNITY DEVELOPMENT DIVISION

ACCEPTED BY ______________________ DATED ACCEPTED ______________________

SECTION ______________________ PETITION # ______________________

Fee: $414.04, Plus recordation fee and legal advertisement costs to be determined by City Clerk (954) 344-1065.

Effective as of 02/01/2020
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

ATTEST:

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

CITY CLERK

MAYOR

GRANTOR

State of_________________________ County of_________________________

On this the ___ day of ______, 20__, before me, by means of ☐ physical presence or ☐ online notarization
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, by means of ☐ physical presence or ☐ online
notarization the undersigned notary public in and for the State of Florida, on this the ___ day of _____________
20__, by Debra Thomas and Scott 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

Effective as of 02/01/2020
JOINDER AND CONSENT OF MORTGAGEE

________________________________________
NAME & TITLE

State of ____________________________, County of ____________________________.

On this the ___ day of __________, 20___, before me, by means of ☐ physical presence or ☐ online notarization (Choose one) 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 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