

Grant of Private Easements for Ingress and Egress
and for Private and Public Utilities

This private grant and dedication executed and delivered this 31st day of October, 1963, by TOWN COLONY, INC., a Florida corporation, having its principal place of business in Broward County, Florida, lawfully authorized to transact business in the State of Florida, the fee simple owner of all of the real property described in Schedules "A" and "B" attached hereto, party of the first part, for good and valuable considerations to it in hand paid, receipt of which is hereby acknowledged, does hereby grant, bargain, sell and dedicate private easements for ingress and egress of all types of vehicular and pedestrian traffic, and for the installation, repair, maintenance and continued use for private and public utilities and services, over, upon and under the real property described in Schedule "A" attached hereto and made a part hereof, to the parties now or hereafter owning any right, title, interest, claim, demand and encumbrance, and to their heirs, personal representatives, assigns, licensees and guests of all or any part of the real property described in Schedule "B" attached hereto and made a part hereof.

This private grant and dedication shall be a covenant running with the land and shall continue forever unless revoked and cancelled by all of the parties at any time owning the entire right, title, interest, claim, demand and encumbrance in and to the real property described in said Schedule "B".

IN WITNESS WHEREOF, the party of the First Part has caused these presents to be signed in its name, by its President and Secretary this 31st day of October, 1963.

Signed, sealed and delivered TOWN COLONY, INC.

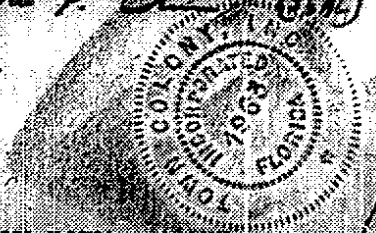
in the presence of

[Signature]
[Signature]

BY

WITNESSES

Corporate Seal



63 NOV 8 PM 3:21

STATE OF FLORIDA
COUNTY OF BROWARD

SS

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I HEREBY CERTIFY, that on this 31st day of October, 1963, before me personally appeared SIMON LIPSITZ and EDWIN P. CORWIN, President and Secretary respectively of TOWN COLONY, INC., a corporation under the laws of the State of Florida, to me known to be the persons who signed the foregoing instrument as such officers and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation

WITNESS my hand and official seal at Hollywood, in the County of Broward and State of Florida the day and year last aforesaid.


Notary Public

My commission expires:

Notary Public, State of Florida at Large
My Commission Expires Oct. 12, 1965
Issued by American Surety Co. of N.Y.



LEGAL DESCRIPTION

OF

15 FOOT DRIVE EASEMENT OVER THE EAST 15 FEET

OF

TOWN COLONY, INC., APARTMENT SITE -- BROWARD COUNTY
FLORIDA

Begin at the NW corner of the East $\frac{1}{2}$ of Lot 3, Block 4, of Section 21, Township 51 South, Range 42 East according to the map of "TOWN OF HALLANDALE" as recorded in plat book "8" at page 13 of the public records of Dade County, Florida; Thence due East along the North line of the East $\frac{1}{2}$ of the said Lot 3 for a distance of 135 feet; Thence South 00 degrees 03 minutes 15 seconds West, parallel to the West line of the East $\frac{1}{2}$ of the said Lot 3, for a distance of 15 feet to the point of beginning of the tract of land herein described; Thence continue South 00 degrees 03 minutes 15 seconds West for a distance of 75 feet; Thence South 11 degrees 07 minutes 27 seconds East for a distance of 165.51 feet; to a point which is located 251.84 feet South of the North line of the said Lot 3 and 167.42 feet West of the East line of the said Lot 3; Thence South 00 degrees 02 minutes 30 seconds West for a distance of 400.27 feet to a point which is located 15 feet North of, as measured at right angles to, the South line of the said Lot 3; Thence South 89 degrees 58 minutes 15 seconds West, parallel to the South line of the said Lot 3 for a distance of 15.00 feet; Thence North 00 degrees 02 minutes 30 seconds East for a distance of 398.82 feet; Thence North 11 degrees 07 minutes 27 seconds West for a distance of 165.51 feet; Thence North 00 degrees 03 minutes 15 seconds East for a distance of 76.45 feet to a point which is located 15 feet South of, as measured at right angles to, the North line of the said Lot 3; Thence due East for a distance of 15.00 feet to the point of beginning.

Milton B. Garrison, Jr.
Milton B. Garrison, Jr.
Registered Civil Engineer No. 3592
Registered Land Surveyor No. 729
State of Florida

J.L. SPC

October 23, 1963

SCHEDULE "B"

LEGAL DESCRIPTION

DEF. REC. 2697 MAR 184

OF

TOWN COLONY, INC., APARTMENT SITE - BROWARD COUNTY
FLORIDA

Begin at the Northwest corner of the East half of Lot 3, Block 4 of Section 21, Township 51 South, Range 42 East according to the map of "TOWN OF HALLANDALE" as recorded in plat book "B" at page 13 of the public records of Dade County, Florida; thence due East along the North line of the East half of the said Lot 3 for a distance of 135 feet; thence South 00 degrees 03 minutes 15 seconds west, parallel to the West line of the East half of the said Lot 3, for a distance of 90 feet; thence South 11 degrees 07 minutes 27 seconds East for a distance of 185.51 feet to a point which is located 251.84 feet south of the North line of the said Lot 3 and 167.42 feet West of the East line of the said Lot 3; thence South 00 degrees 02 minutes 30 seconds West, parallel to the east line of the said Lot 3, for a distance of 415.27 feet to a point on the South line of the said Lot 3; thence South 89 degrees 58 minutes 15 seconds West, along the south line of the said Lot 3, for a distance of 88.93 feet to the Easterly right of way line of State Road No. 9; thence North 8 degrees 09 minutes 00 seconds West, along the Easterly right of way line of State Road No. 9 for a distance of 321.74 feet to the beginning of a tangential circular curve; thence Northerly along the Easterly right of way line of State Road No. 9 and along the said circular curve to the right having a radius of 6962.03 feet through a central angle of 2 degrees 08 minutes 35.5 seconds for an arc distance of 260.42 feet to the intersection thereof with the West line of the East half of the said Lot 3; thence North 00 degrees 03 minutes 15 seconds East for a distance of 90.24 feet to the point of beginning. LESS the north and south 15 feet thereof.

Milton B. Garris Jr.
Milton B. Garris Jr.
Registered Civil Engineer No. 359 2
Registered Land Surveyor No. 729
State of Florida

October 24th, 1963

W. E. Bunch, Jr.
W. E. BUNCH, JR.
CLERK OF CIRCUIT COURT