

Prepared by and return to:
Central Broward Water Control District
8020 Stirling Road
Hollywood, FL 33024
954-432-5110

FOLIO NO.:

CANAL EASEMENT

THIS CANAL EASEMENT is granted this _____ day of _____ 20____ by _____ a _____ Company, whose address is _____, hereinafter referred to as "Grantor" to **CENTRAL BROWARD WATER CONTROL DISTRICT**, a political subdivision of the State of Florida, located at 8020 Stirling Road, (Davie) Hollywood, Florida 33024, hereinafter referred to as "District".

WITNESSETH

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant and convey:

To District, its successors and assigns, a perpetual and non-exclusive canal easement over, across, through and upon a portion of the following described real property located in the Central Broward Water Control District, County of Broward, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED ("Grantor's Property").

together with the right to construct, reconstruct, remove, maintain, operate, improve, add to, and repair such facilities and appurtenances in or on said real property which may be required for the full enjoyment of the rights herein granted; the right of ingress and egress to personnel and equipment to the canal and abutting real property at all times; the right to keep the land cleared of obstructions within the easement area; and further providing that the Grantor shall not erect or place any building, tree or other improvement on the above-described real property.

The portion of Exhibit "A" comprising the easement is described in Exhibit "B" attached ("Canal Easement").

Grantor hereby acknowledges that he/she/it is the fee simple owner of the real property as described in Exhibit "A".

Grantor may, for its own purposes, utilize the easement area and shall retain a right of free ingress and egress under, over and upon the easement area; provided that, in no event, shall any of the rights of ingress and egress reserved to Grantor impede the easement herein granted or restrict the exercise of the rights of use there under by District.

The provision of the easement shall be binding on the parties hereto and their respective successors and assigns as a covenant running with the land and binding upon the servient estate.

The easement shall not be released or amended without consent of the District as evidenced by a document signed with the same formalities as this document.

This document shall be recorded in the Public Records of Broward County, Florida, the Grantor to bear the cost. Grantor shall bear the cost of attorney and engineering fees incurred by District in the application for this easement.

IN WITNESS WHEREOF, Grantor has executed this instrument on the ___ day of ___, 20__.

Signed, sealed and
Delivered in the presence of:

GRANTOR

Witnesses:

By: _____

Print Name: _____

Sign above, print name below

Date: _____

Address: _____

Sign above, print name below

Address: _____

FOR AN INDIVIDUAL ACTING IN HIS OR HER OWN RIGHT:

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this (date) _____ by (name of person acknowledging) _____, who is personally known to me or who has produced (type of identification) _____ as identification.

(Signature of person taking acknowledgment) _____

(Name typed, printed or stamped) _____

(Title or rank)

(Serial number, if any) _____

FOR A CORPORATION:

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this (date) _____ by (name of officer or agent, title of officer or agent) _____, of (name of corporation acknowledging) _____, a (state or place of formation) _____ corporation, on behalf of the corporation. He / She is personally known to me or has produced (type of identification) _____ as identification.

(Continued on next page)

(Signature of person taking acknowledgment) _____

(Name typed, printed or stamped) _____

(Title or rank)

(Serial number, if any) _____

FOR A LIMITED LIABILITY COMPANY:

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this (date) _____ by (name of member, manager, officer or agent, title of member, manager, officer or agent) _____, of (name of corporation acknowledging) _____, a (state or place of formation) _____ limited liability company, on behalf of the company, who is personally known to me or who has produced (type of identification) _____ as identification.

(Signature of person taking acknowledgment) _____

(Name typed, printed or stamped) _____

(Title or rank)

(Serial number, if any) _____

FOR A PARTNERSHIP:

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this (date) _____ by (name of partner or agent) _____, partner (or agent) on behalf of (name of partnership) _____ a partnership.

He / She is personally known to me or has produced (type of identification) _____ as identification.

(Signature of person taking acknowledgment) _____

(Name typed, printed or stamped) _____

(Title or rank)

(Serial number, if any) _____
