


ACCESS EASEMENT
(For Access to Allow for the Maintenance of
Water and Sewer)

THIS ACCESS EASEMENT is made and entered into this 24th day of May October, 2022, by and between The Most Reverend Thomas G. Wenski, hereinafter called the "Grantor", and the City of Margate, a Florida municipal corporation organized and existing under the laws of the State of Florida, hereinafter referred to as "Grantee":

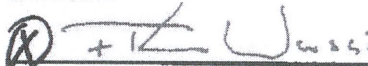
WITNESSETH: That, for and in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor hereby grants unto the Grantee, its successors and assigns, forever, a perpetual access easement as described in Exhibit "A", attached hereto and made a part hereof, for the purposes of granting access for maintaining water and sewer, as installed in Exhibit "B" attached hereto and made a part hereof. Situate, lying and being in Broward County, Florida,

IN WITNESS WHEREOF, GRANTOR has caused this Access Easement to be executed in its name this 24th day of May October, 2022.


Witness:


S. ORTIZ
Print Name


GRANTOR:


The Most Reverend Thomas G. Wenski
Print Name

Witness:


Suzanne Dockerty
Print Name

Witness:

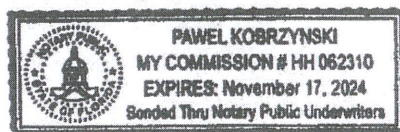

THOMAS COURTNEY
Print Name

STATE OF: Florida
COUNTY OF: Miami-Dade

This foregoing Access Easement was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of May Oct, 2022 (year), by The Most Reverend Thomas G. Wenski (name of person acknowledging), and is personally known to me or has produced identification.

*Archbishop of the Archdiocese of Miami,
his successors in office, a corporation sole.

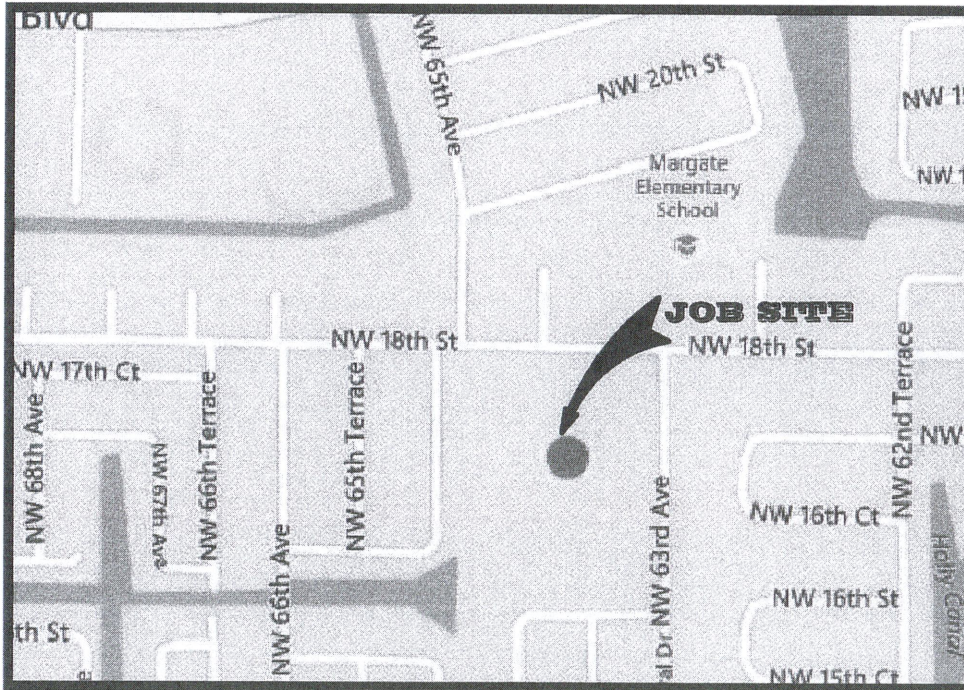
My commission expires:




Notary Public
State of Florida at Large

SKETCH AND LEGAL DESCRIPTION ACCESS EASEMENT

PROJECT NAME: SAINT VINCENT CATHOLIC CHURCH
ADDRESS: 6350 NW 18 STREET, MARGATE, FLORIDA 33063
TAX FOLIO #4841-25-33-0010



LOCATION MAP

A PORTION OF SECTION 25, TOWNSHIP 48 SOUTH, RANGE 41 EAST
CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

NOT TO SCALE

- 1) This is not a BOUNDARY SURVEY, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- 3) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 4) No Title search has been performed to determine if there are any conflict existing or arising out of the creation of the Easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.
- 5) The North arrow and bearings shown hereon are based on recorded plat of "ST. VINCENT PLAT", according to the plat thereof as recorded in Plat Book 85, at Page 12, of the Public Records of Broward County, Florida.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17, Florida Administrative Code.

Date: 07/13/2022

Job # RP22-0786

INSTRUMENT PREPARED BY:

ROYAL POINT
LAND SURVEYORS, INC.

PHONE: 305-822-6062 * FAX: 305-827-9669

6175 NW 153rd STREET SUITE 321

MIAMI LAKE FL. 33014



Jacob
Gomis

Digitally signed by Jacob
Gomis
DN: cn=US, st=Florida,
o=Miami Lakes, ou=ROYAL
POINT LAND SURVEYORS,
INC., cn=Jacob Gomis,
email=jg@royalpointinc.co
m
Date: 2023.03.06 09:49:04
+05'00'

Jacob Gomis
Professional Surveyor & Mapper
State of Florida Reg. No. 6231
Dated: January 17, 2023

SKETCH AND LEGAL DESCRIPTION ACCESS EASEMENT EXHIBIT "A"

PROJECT NAME: SAINT VINCENT CATHOLIC CHURCH
ADDRESS: 6350 NW 18 STREET, MARGATE, FLORIDA 33063
TAX FOLIO #4841-25-33-0010

LEGAL DESCRIPTION:

A portion of Parcel "A" of "ST. VINCENT PLAT", according to the plat thereof as recorded in Plat Book 85, at Page 12, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Parcel "A" of "ST. VINCENT PLAT", according to the plat thereof as recorded in Plat Book 85, at Page 12, of the Public Records of Broward County, Florida; Thence run N.90°00'00"E., along the North Line of said Parcel "A", for a distance of 296.49 feet to the POINT OF BEGINNING of the parcel of land hereinafter to be described; Thence run S.03°20'40"E. for a distance of 223.96 feet to a point; Thence run S.00°11'05"W. for a distance of 199.50 feet to a point; Thence run N.88°43'50"E. for a distance of 68.88 feet to a point; Thence run S.01°16'10"E. for a distance of 66.50 feet to a point; Thence run N.89°30'26"E. for a distance of 94.85 feet to a point of curvature of a circular curve, concave to the Northwest, and having for its elements a Radius of 85.00 feet and a Central Angle of 79°06'24"; Thence run Northeasterly, along the arc of said circular curve for an arc distance of 117.36 feet to a point of tangency; Thence run N.10°24'02"E. for a distance of 57.70 feet to a point; Thence run N.89°30'26"E. for a distance of 52.29 feet to a point of intersection with the East line of said Tract "A"; Thence run N.01°33'22"W., along the East line of said Tract "A", for a distance of 24.00 feet to a point; Thence run S.89°30'26"W. for a distance of 282.69 feet to a point; Thence run N.01°16'10"W. for a distance of 220.63 feet to a point; Thence run N.88°42'33"E. for a distance of 10.00 feet to a point; Thence run N.01°16'10"W. for a distance of 10.00 feet to a point; Thence run S.88°42'33"W. for a distance of 10.00 feet to a point; Thence run N.01°16'10"W. for a distance of 108.25 feet to a point of intersection with the North line of said Tract "A"; Thence run N.90°00'00"W., along the North line of said Tract "A", for a distance of 32.36 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

Commence at the Northwest corner of said Parcel "A" of "ST. VINCENT PLAT", according to the plat thereof as recorded in Plat Book 85, at Page 12, of the Public Records of Broward County, Florida; Thence run N.90°00'00"E., along the North Line of said Parcel "A", for a distance of 406.91 feet to a point; Thence run S.00°00'00"E. for a distance of 362.19 feet to the Point of Beginning of Less-Out Parcel to be hereinafter described: Thence run S.11°44'22"E. for a distance of 55.36 feet to a point of curvature of a circular curve, concave to the North, and having for its elements a Radius of 58.00 feet and a Central Angle of 157°51'36"; Thence run Southerly, Easterly and Northerly, along the arc of said circular curve for an arc distance of 159.80 to a point of tangency; Thence run N.10°24'02"E. for a distance of 54.94 feet to a point; Thence run S.89°30'26"W. for a distance of 135.02 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Margate, Broward County, Florida.
Area of above described parcel of land is 31,437 square feet, more or less.

Date: 01/17/2023

Job # RP22-0786

INSTRUMENT PREPARED BY:



PHONE: 305-822-6062 * FAX: 305-827-9669

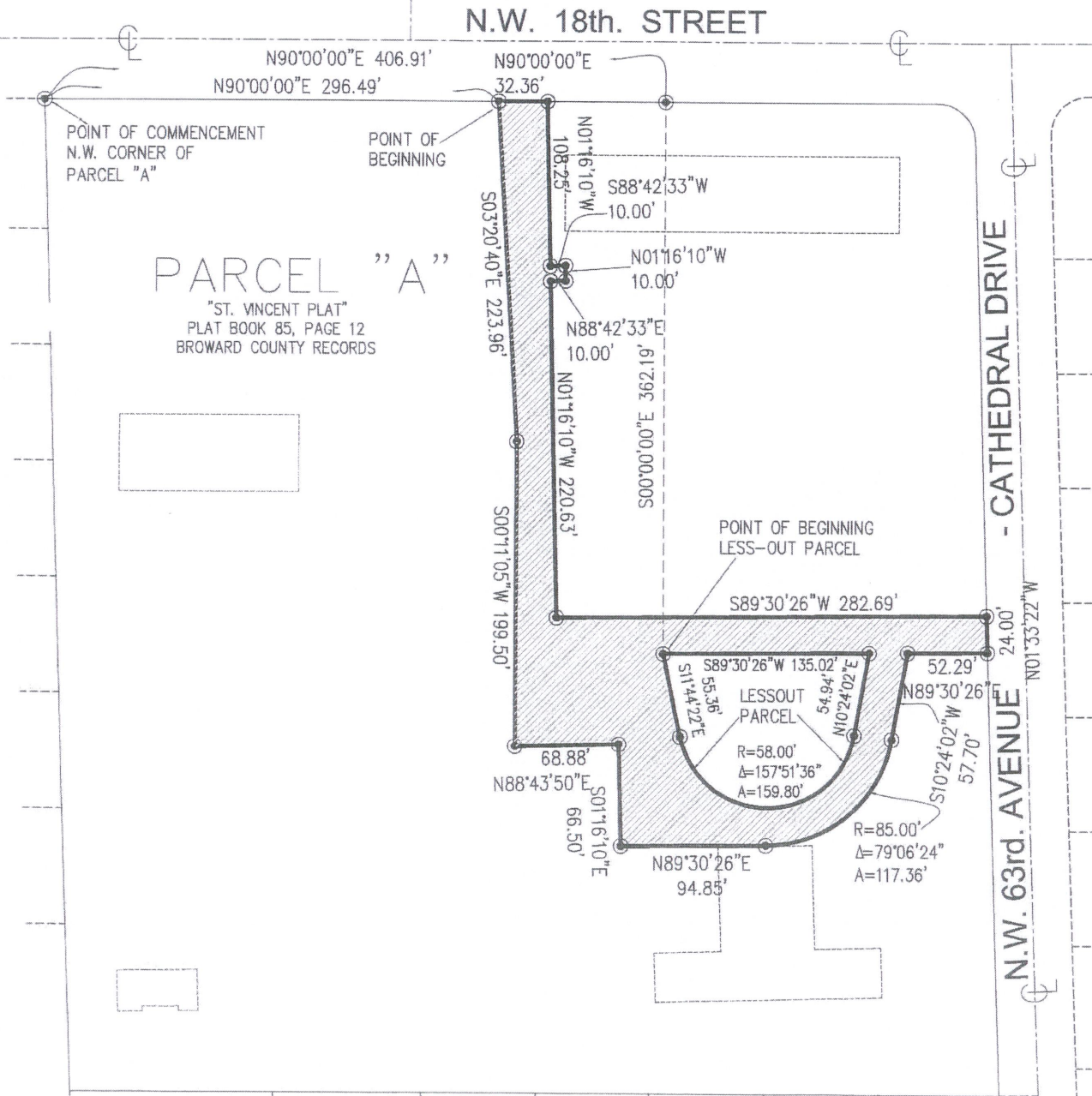
6175 NW 153rd STREET SUITE 321

MIAMI LAKE FL. 33014



SKETCH AND LEGAL DESCRIPTION ACCESS EASEMENT EXHIBIT "A"

PROJECT NAME: SAINT VINCENT CATHOLIC CHURCH
ADDRESS: 6350 NW 18 STREET, MARGATE, FLORIDA 33063
TAX FOLIO #4841-25-33-0010



Date: 01/17/2023
Job # RP22-0786
INSTRUMENT PREPARED BY:



PHONE: 305-822-6062 * FAX: 305-827-9669
6175 NW 153rd STREET SUITE 321
MIAMI LAKE FL. 33014

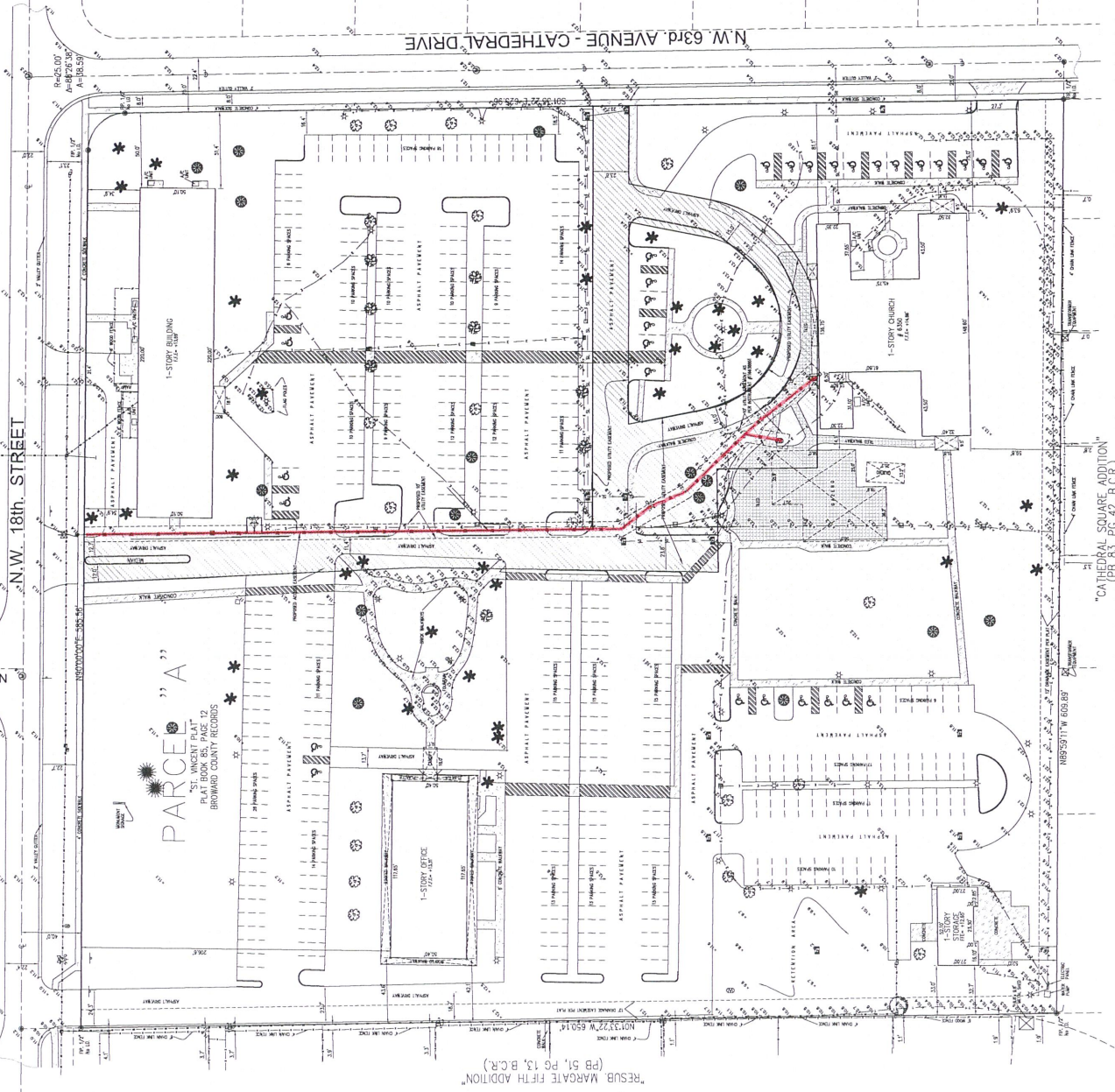
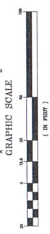
GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

SKETCH OF SURVEY
"EXHIBIT B"



"RESUB MARGATE FIFTH ADDITION"
(PB 51, PG 13, B.C.R.)



LOCATION MAP
NOT TO SCALE

PROPERTY ADDRESS:
6350 NW 18th Avenue, Margate, FL 33063
Phone: 954-222-6962

LEGAL DESCRIPTION

All of Parcel "A" of "ST. VINCENT PLAT", according to the plat thereof as recorded in Public Record Book 85, Page 12, of the Public Records of Broward County, Florida.

SURVEYOR'S NOTES:

- 1- The above mentioned Parcel "A" was surveyed and described based on the plat thereof as recorded in Public Record Book 85, Page 12, of the Public Records of Broward County, Florida.
- 2- The plat of Parcel "A" is a true and correct copy of the original plat as recorded in the Public Records of Broward County, Florida.
- 3- The plat of Parcel "A" is a true and correct copy of the original plat as recorded in the Public Records of Broward County, Florida.
- 4- The plat of Parcel "A" is a true and correct copy of the original plat as recorded in the Public Records of Broward County, Florida.
- 5- The plat of Parcel "A" is a true and correct copy of the original plat as recorded in the Public Records of Broward County, Florida.
- 6- The plat of Parcel "A" is a true and correct copy of the original plat as recorded in the Public Records of Broward County, Florida.
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- 12- The plat of Parcel "A" is a true and correct copy of the original plat as recorded in the Public Records of Broward County, Florida.
- 13- The plat of Parcel "A" is a true and correct copy of the original plat as recorded in the Public Records of Broward County, Florida.
- 14- The plat of Parcel "A" is a true and correct copy of the original plat as recorded in the Public Records of Broward County, Florida.
- 15- The plat of Parcel "A" is a true and correct copy of the original plat as recorded in the Public Records of Broward County, Florida.
- 16- The plat of Parcel "A" is a true and correct copy of the original plat as recorded in the Public Records of Broward County, Florida.
- 17- The plat of Parcel "A" is a true and correct copy of the original plat as recorded in the Public Records of Broward County, Florida.
- 18- The plat of Parcel "A" is a true and correct copy of the original plat as recorded in the Public Records of Broward County, Florida.
- 19- The plat of Parcel "A" is a true and correct copy of the original plat as recorded in the Public Records of Broward County, Florida.
- 20- The plat of Parcel "A" is a true and correct copy of the original plat as recorded in the Public Records of Broward County, Florida.

LEGEND

- 1- Center Line
- 2- Right of Way
- 3- Easement
- 4- Setback
- 5- Building Footprint
- 6- Driveway
- 7- Fenced Area
- 8- Unimproved Land
- 9- Water
- 10- Other

SURVEYOR'S CERTIFICATE:

I, the undersigned, being a duly qualified and licensed Surveyor under the laws of the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in the Public Records of Broward County, Florida.

Digitally signed
by Jacob Combs
DN: cn=Jacob Combs, o=Surveyors, ou=Florida, email=jacob.combs@fla.surveyors.org

For the State of Florida, I am duly qualified and licensed as a Surveyor under the laws of the State of Florida.

SCALE: 1" = 20'

FIELD DATE: 05/26/2022

JOB No. RP20-0740

SHEET:

OF 1 SHEET

SKETCH OF SURVEY
TYPE OF PROJECT:
675 NW 153 ST, SUITE 321, MIAMI LAKES, FL 33014 ** TEL.305-822-6962 ** FAX.305-827-9669
L.B.# 7282



SAINT VINCENT CHURCH
6350 NW 18th Avenue, Margate, Florida 33063

DRAWN: J.C.

CHECKED: P.J.A.