

**UTILITY EASEMENT DEED**

THIS INDENTURE, made this 16 day of July, 2015  
between Carolina Springs Plaza, Inc., Party of  
the first part, and the CITY OF MARGATE, Margate, Florida, a  
municipal corporation organized and existing under the laws of the  
State of Florida, Party of the second part.

**WITNESSETH**

WHEREAS, the party of the first part is the owner of the property situated in Broward County, Florida,  
and described more properly as contained in Exhibit "A" attached hereto, and

WHEREAS, the party of the second part desires an easement for water distribution lines and sewer  
collection lines, including hydrants, and / or other appropriate purposes incidental thereto, on, over and  
across said property, and

WHEREAS, the party of the first part is willing to grant such easement, and

NOW, THEREFORE, for and in consideration of the mutual covenants each to the other running and  
one dollar (\$1.00) and other good and valuable considerations, the party of the first part does hereby  
grant unto the party of the second part, its successors and assigns, full and free right and authority to  
construct, maintain, repair, install and rebuild utility lines including hydrants, and incidental improvements  
within the perpetual easement which is granted by this document as specifically set out in Exhibit "B"  
attached hereto.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal on the day first  
above written.

Witness

Rob Grody  
Print Name of Witness

Christe Heil

Witness

Christe Heinrich  
Print Name of Witness

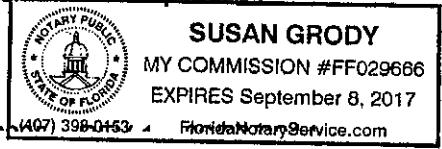
BY: [Signature]  
(Name: RALPH MERRITT)  
AUTHORIZED AGENT

STATE OF: FLORIDA  
COUNTY OF: Broward

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to  
administer oaths and take acknowledgments, of Carolina Springs Plaza, Inc. to me known as the person  
described in and who executed the foregoing Easement Deed, and who acknowledged before me that  
he/she executed the same for the purpose herein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at \_\_\_\_\_  
the above stated County, this 20<sup>th</sup> day of July, 2015A.D.

My Commission Expires:



Susan Grody  
Notary Public

EXHIBIT "A"

*A PORTION OF TRACT 6, "HOLIDAY SPRINGS VILLAGE SECTION 3"  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK  
80, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY,  
FLORIDA.*

EASEMENT FOR THE  
SEWER UTILITIES

SEWER UTILITY EASEMENT DESCRIPTION:

A PORTION OF TRACT 6, "HOLIDAY SPRINGS VILLAGE SECTION 3" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

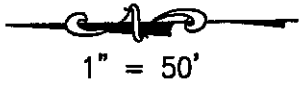
COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 6; THENCE SOUTH 89°35'27" EAST ON THE NORTH LINE OF SAID TRACT 6, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SAMPLE ROAD (113 FOOT RIGHT-OF-WAY), 449.40 FEET ; THENCE SOUTH 26°09'21" EAST 11.18 FEET; THENCE SOUTH 00°24'33" WEST 125.17 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°24'33" WEST 12.83 FEET; THENCE NORTH 89°35'27" WEST 8.21 FEET; THENCE SOUTH 46°59'41" EAST 25.87 FEET; THENCE SOUTH 02°19'02" EAST 6.80 FEET; THENCE NORTH 87°40'58" EAST 228.78 FEET; THENCE NORTH 02°19'02" WEST 15.00 FEET; THENCE SOUTH 87°40'58" WEST 215.79 FEET; THENCE NORTH 46°59'41" WEST 31.80 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MARGATE, BROWARD COUNTY, FLORIDA AND CONTAINING 3,758.2 SQUARE FEET, EQUIVALENT TO 0.1 ACRES.

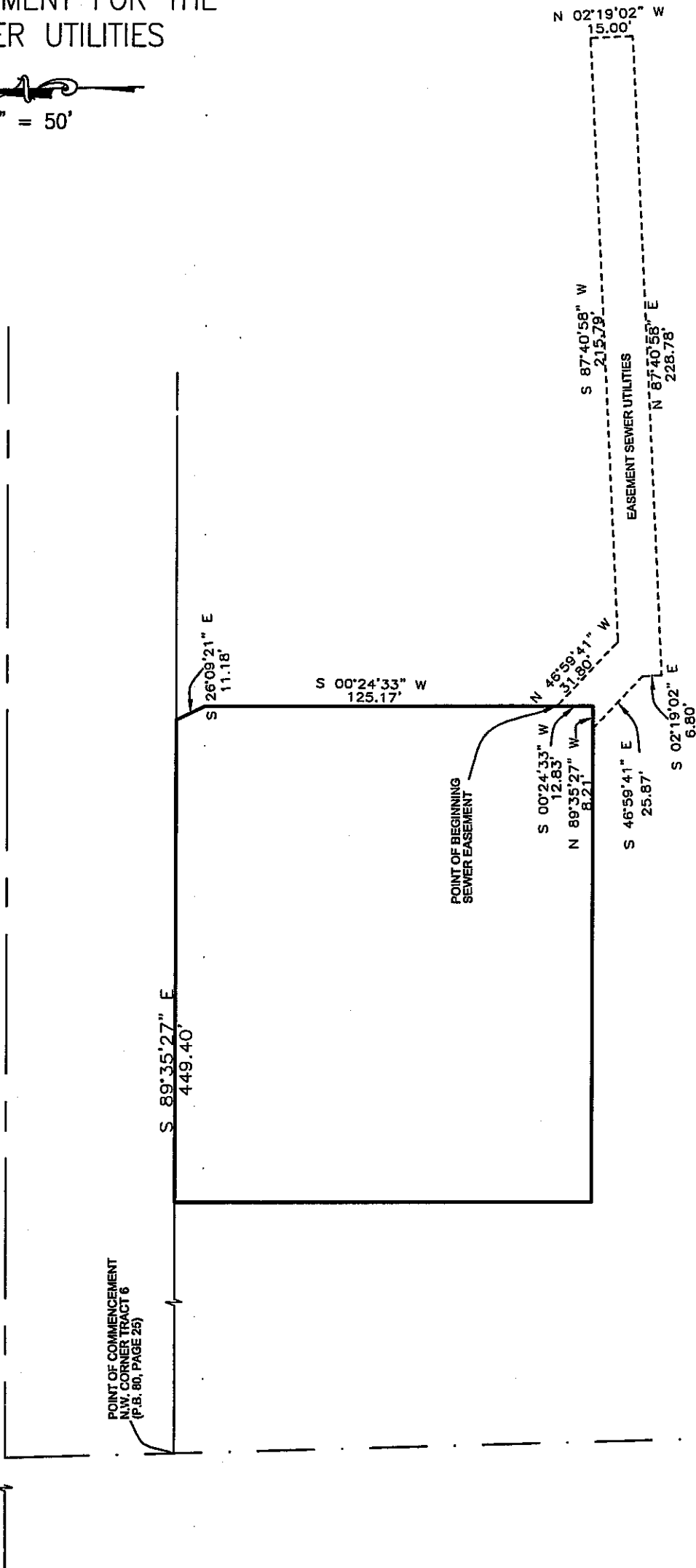
SKETCH & DESCRIPTION

<p><b>CERTIFICATION:</b></p> <p>THIS SKETCH MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.</p> <p><i>[Signature]</i> 9-2-2015          LUIS J. ORTIZ, P.S.M. State of Florida Date          Professional Surveyor &amp; Mapper No. 7006</p> <p>THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.</p>	<p>SCALE: N/A</p> <p>DRAWN BY: L.J.O.</p> <p>CHECKED BY: L.J.O.</p>	<p>FOUNDED 1993</p> <p>BASELINE <i>B</i> ENGINEERING</p> <p>AND</p> <p>LAND SURVEYING, INC.</p> <p>1400 N.W. 1st COURT</p> <p>BOCA RATON, FLORIDA 33432</p> <p>EB 6510 (561) 417-0700 LB 6439</p> <p>JOB NO.: 15-03-063 SHEET NO. 1 of 2</p>
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EASEMENT FOR THE SEWER UTILITIES



1" = 50'



SKETCH & DESCRIPTION

CERTIFICATION:

THIS SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*Luis J. Ortiz*

9-2-2015

LUIS J. ORTIZ, PSM, State of Florida Date  
Professional Surveyor & Mapper No. 7006

THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SCALE: 1" = 50'

DRAWN BY: LJO

CHECKED BY: LJO

FOUNDED 1993  
BASELINE **B** ENGINEERING

AND  
LAND SURVEYING, INC.

1400 N.W. 1st COURT  
BOCA RATON, FLORIDA 33432  
EB 6510 (561) 417-0700 LB 6439

JOB NO.: 15-03-063 SHEET NO. 2 of 2

## EASEMENT FOR THE WATER UTILITIES

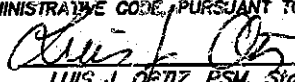
### WATER UTILITIES EASEMENT DESCRIPTION:

A PORTION OF TRACT 6, "HOLIDAY SPRINGS VILLAGE SECTION 3" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 6; THENCE SOUTH 89°35'27" EAST ON THE NORTH LINE OF SAID TRACT 6, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SAMPLE ROAD (113 FOOT RIGHT-OF-WAY), 427.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°35'27" EAST 10.00 FEET; THENCE SOUTH 00°17'36" WEST 3.83 FEET; THENCE NORTH 90°00'00" WEST 10.00 FEET; THENCE NORTH 00°17'36" EAST 3.97 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MARGATE, BROWARD COUNTY, FLORIDA AND CONTAINING 39.02 SQUARE FEET.

### SKETCH & DESCRIPTION

<p><b>CERTIFICATION:</b></p> <p>THIS SKETCH MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.</p> <p style="text-align: center;">  <span style="margin-left: 100px;">9-2-2015</span> </p> <p style="text-align: center;"> <small>LUIS J. ORTIZ, P.S.M. State of Florida      Date</small>  <small>Professional Surveyor &amp; Mapper No. 7006</small> </p> <p>THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.</p>	<p>SCALE: N/A</p> <p>DRAWN BY: L.J.O.</p> <p>CHECKED BY: L.J.O.</p>	<p style="text-align: center;">FOUNDED 1993</p> <p style="text-align: center;"><b>BASELINE ENGINEERING</b></p> <p style="text-align: center;">AND</p> <p style="text-align: center;">LAND SURVEYING, INC.</p> <p style="text-align: center;">1400 N.W. 1st COURT BOCA RATON, FLORIDA 33432</p> <p style="text-align: center;">EB 6510 (561) 417-0700 LB 6439</p> <p style="text-align: center;">JOB NO.: 15-03-063 SHEET NO. 1 of 2</p>
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EASEMENT FOR THE WATER UTILITIES



1" = 40'

(NW 34th STREET) (STATE ROAD #834)

WEST SAMPLE ROAD

POINT OF BEGINNING PROPOSED EASEMENT

S 89°35'27" E 10.00'

S 89°35'27" E 427.54'

POINT OF COMMENCEMENT N.W. CORNER TRACT 6 (P.B. 80, PAGE 25)

N 00°17'36" E 3.97'

S 89°37'24" W 10.00'

PROPOSED WATER UTILITIES EASEMENT

S 00°24'33" W 138.00'

N 00°24'33" E 148.00'

N 89°35'27" W 177.00'

SKETCH & DESCRIPTION

CERTIFICATION:

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*Luis J. Ortiz*  
 LUIS J. ORTIZ, P.S.M. State of Florida Date  
 Professional Surveyor & Mapper No. 7006

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SCALE: 1" = 40'

DRAWN BY: LJO

CHECKED BY: LJO

FOUNDED 1993  
 BASELINE & ENGINEERING

AND  
 LAND SURVEYING, INC.  
 1400 N.W. 1st COURT  
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