

**UTILITY EASEMENT DEED**

THIS INDENTURE, made this 24 day of May Oct, 2022 between The Most Reverend Thomas G. Wenski, Party of the first part, and the CITY OF 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.

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 hereby grants 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 set its hand and seal on the day first above written.

[Signature]  
Witness  
S. DRIZ

Print Name of Witness

[Signature]  
Witness  
Suzanne Dochow

Print Name of Witness

BY: [Signature]  
(Name: The Most Reverend Thomas G. Wenski, Archbishop of the Archdiocese of Miami his successors in office, a corporation sole.)

STATE OF: Florida  
COUNTY OF: Miami-Dade

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 19<sup>th</sup> day of May Oct, 2022 (year), by The Most Rev. Thomas (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.

**PAWEL KOBRZYNSKI**  
MY COMMISSION # HH 062310  
EXPIRES: November 17, 2024  
Bonded Thru Notary Public Underwriters  
NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:

## **EXHIBIT "A": PROPERTY DESCRIPTION**

FOLIO NUMBER 4841 25 33 0010 SITUATED IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

ABBREVIATED LEGAL DESCRIPTION: ST VINCENT PLAT 85-12 B PARCEL A



**MARTY KIAR**  
**BROWARD**  
 COUNTY  
 PROPERTY APPRAISER

<b>Site Address</b>	<b>6350 NW 18 STREET, MARGATE FL 33063</b>	<b>ID #</b>	4841 25 33 0010
<b>Property Owner</b>	ARCHDIOCESE OF MIAMI ST VINCENT CHURCH	<b>Millage</b>	1212
<b>Mailing Address</b>	9401 BISCAYNE BLVD MIAMI SHORES FL 33138-2970	<b>Use</b>	71-01
<b>Abbr Legal Description</b>	ST VINCENT PLAT 85-12 B PARCEL A		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

\* 2023 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$1,189,530	\$2,076,990	\$3,266,520	\$3,266,520	
<b>2022</b>	\$1,189,530	\$2,076,990	\$3,266,520	\$3,266,520	
<b>2021</b>	\$1,189,530	\$1,811,680	\$3,001,210	\$3,001,210	

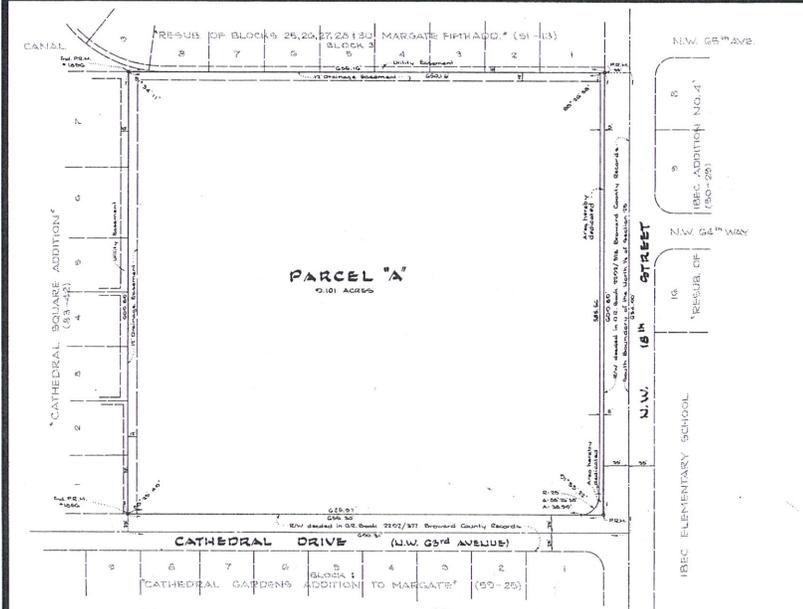
2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$3,266,520	\$3,266,520	\$3,266,520	\$3,266,520
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$3,266,520	\$3,266,520	\$3,266,520	\$3,266,520
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b> 30	\$3,266,520	\$3,266,520	\$3,266,520	\$3,266,520
<b>Taxable</b>	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN

Land Calculations		
Price	Factor	Type
\$3.00	396,509	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		30049
<b>Eff./Act. Year Built: 1973/1967</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc

Please Note: The City of Margate levies a non-ad valorem fire assessment. The fire assessment, if any, is not included in the tax amounts shown above.



# "ST. VINCENT PLAT"

A SUBDIVISION IN SECTION 29, TOWNSHIP 48 SOUTH, RANGE 41 EAST  
 CITY OF MARGATE, BROWARD COUNTY, FLORIDA  
 KEITH W. SCHNARS, LAND SURVEYING SCIENCES, P.A., FORT LAUDERDALE, FLORIDA

### OWNER'S DEDICATION

State of Florida } ss. KNOW ALL MEN BY THESE PRESENTS:  
 County of Duval }  
 That THE ARCHDIOCESE OF MIAMI, Owner of the lands described and shown hereon as being included within this Plat, have caused said lands to be surveyed, subdivided and plotted in the manner shown hereon, said Plat to be known as "ST. VINCENT PLAT". The Drive (Avenue) and Great shown hereon are hereby dedicated to the perpetual use of the public in fee simple. The Statements shown hereon are hereby dedicated to the perpetual use of the public for the uses and purposes therein stated.  
 IN WITNESS WHEREOF THE ARCHDIOCESE OF MIAMI, has caused these presents to be signed by its Archbishop and its Corporate Seal affixed hereto this 28th day of August, A.D. 1974.

Witness: *Richard Price*  
 Witness: *Robert J. Carroll*  
 Archbishop of Miami

### ACKNOWLEDGEMENT

State of Florida } ss. I HEREBY CERTIFY:  
 County of Duval }  
 That on this day personally appeared before me, an Officer duly authorized by law, to administer Oaths and take Acknowledgements, Coleman P. Carroll, Archbishop, respectively of THE ARCHDIOCESE OF MIAMI, and who executed the foregoing Declaration, and he acknowledged before me, that he executed the same freely and voluntarily for the uses and purposes therein described. Witness my Hand and Official Seal in Duval County, Florida this 31st day of August, A.D. 1974.

My Commission expires June 5, 1977

### SURVEYOR'S CERTIFICATE

This is to CERTIFY that to the best of our knowledge and belief the Plat shown hereon is a true and correct representation of the lands surveyed; that Permanent Reference Monuments have been set as indicated; that the survey was made under our responsible direction and supervision; and that the survey data, complete with all of the requirements of Chapter 119, Florida Statutes.  
 Dated July 10, 1974

### BROWARD COUNTY AREA PLANNING BOARD

This is to CERTIFY that the Broward County Area Planning Board approved this Plat, with regard to dedication of Right-of-Way for Traffic Ways, by resolution adopted this 28th day of August, A.D. 1974.

### COUNTY ENGINEER

This Plat of "ST. VINCENT Plat" is hereby approved and accepted for recording this 31st day of August, A.D. 1974.

### COUNTY COMPTROLLER

This is to CERTIFY that this Plat of "ST. VINCENT PLAT" is approved and accepted for Record by the Broward County Commissioners of Broward County, Florida this 31st day of August, A.D. 1974.

### CITY OF MARGATE CITY PLANNING AND ZONING BOARD

This Plat of "ST. VINCENT PLAT" is approved and accepted for record this 27th day of August, A.D. 1974.

### CITY ENGINEER

This Plat of "ST. VINCENT PLAT" is approved and accepted for record this 28th day of August, A.D. 1974.

### CITY COUNCIL

This Plat of "ST. VINCENT PLAT" is approved and accepted for record this 30th day of August, A.D. 1974.

### CITY CLERK

State of Florida } ss. This is to CERTIFY:  
 County of Broward }  
 That this Plat of "ST. VINCENT PLAT" has been approved and accepted by the City of Margate, Florida, by ordinance adopted by the City Council on the 28th day of August, A.D. 1974. IN WITNESS WHEREOF, The City Council has caused these presents to be attested by its Clerk, and the Corporate Seal of said City to be affixed hereto this 28th day of August, A.D. 1974.



### NOTES

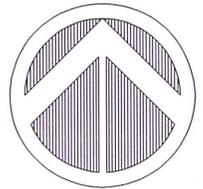
# 1024 indicates Permanent Reference Monuments.  
 Survey Date in Field Book 35, Page 12.

### DESCRIPTION

A Parcel of land in Section 29, Township 48 South, Range 41 East, described and bounded as follows:  
 On the North by N.W. 18th STREET as same is now located, constructed and used; On the South by "CATHEDRAL SQUARE ADDITION" according to its Plat thereof as recorded in Plat Book 85, page 42 of the public records of Broward County, Florida; On the East by the westerly extension of the Road bearing of Lot 8 of said "CATHEDRAL SQUARE ADDITION"; On the West by "SUBDIVISION OF BLOCKS 19, 20, 21, 22 & 23, MARGATE FIFTH ADDITION" according to the Plat thereof as recorded in Plat Book 51, page 15 of the public records of Broward County, Florida.  
 Said lands lying in Margate, Broward County, Florida.

# SKETCH AND LEGAL DESCRIPTION 10' UTILITY EASEMENT

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



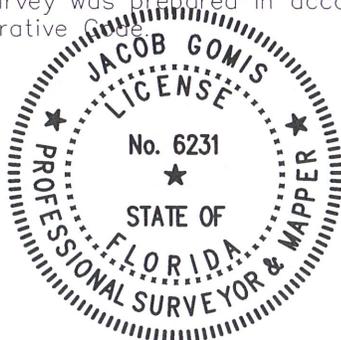
## LOCATION MAP

A PORTION OF SECTION 25, TOWNSHIP 48 SOUTH, RANGE 41 EAST  
 CITY OF MARGATE, BROWARD COUNTY, FLORIDA.  
 NOT TO SCALE

### 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.



**Jacob  
Gomis**

Digitally signed by Jacob Gomis  
 DN: c=US, st=Florida, l=Miami  
 Lakes, o=ROYAL POINT LAND  
 SURVEYORS, INC., cn=Jacob  
 Gomis,  
 email=info@royalpointls.com  
 Date: 2023.03.06 09:46:28  
 +05'00'

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

Date: 01/17/2023

Job # RP20-0741

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 10' UTILITY EASEMENT EXHIBIT "B"

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 328.84 feet to the POINT OF BEGINNING of the centerline of a 10 foot wide easement lying 5.00 feet each side of the following described centerline (shortening and extending the side lines so as to create a contiguous strip of land); Thence run S.01°16'10"E. for a distance of 357.57 feet to a point; Thence run S.30°36'55"E. for a distance of 50.27 feet to a point; Thence run S.45°08'36"E. for a distance of 54.70 feet to Reference Point "A"; Thence run S.42°54'47"E. for a distance of 65.00 feet to the POINT OF TERMINUS.

## TOGETHER WITH:

Begin at aforementioned REFERENCE POINT "A"; Thence S.09°06'03"W for 30.00 feet to the POINT OF TERMINUS.

Said lands situate, lying and being in the City of Margate, Broward County, Florida.  
Area of above described parcel of land is 5513 square feet, more or less.

## SURVEYOR'S NOTES:

- 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.
- 6) The vertical clearance of this easement is 25 feet.

Date: 01/17/2023

Job # RP20-0741

INSTRUMENT PREPARED BY:



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

6175 NW 153rd STREET SUITE 321

MIAMI LAKE FL. 33014

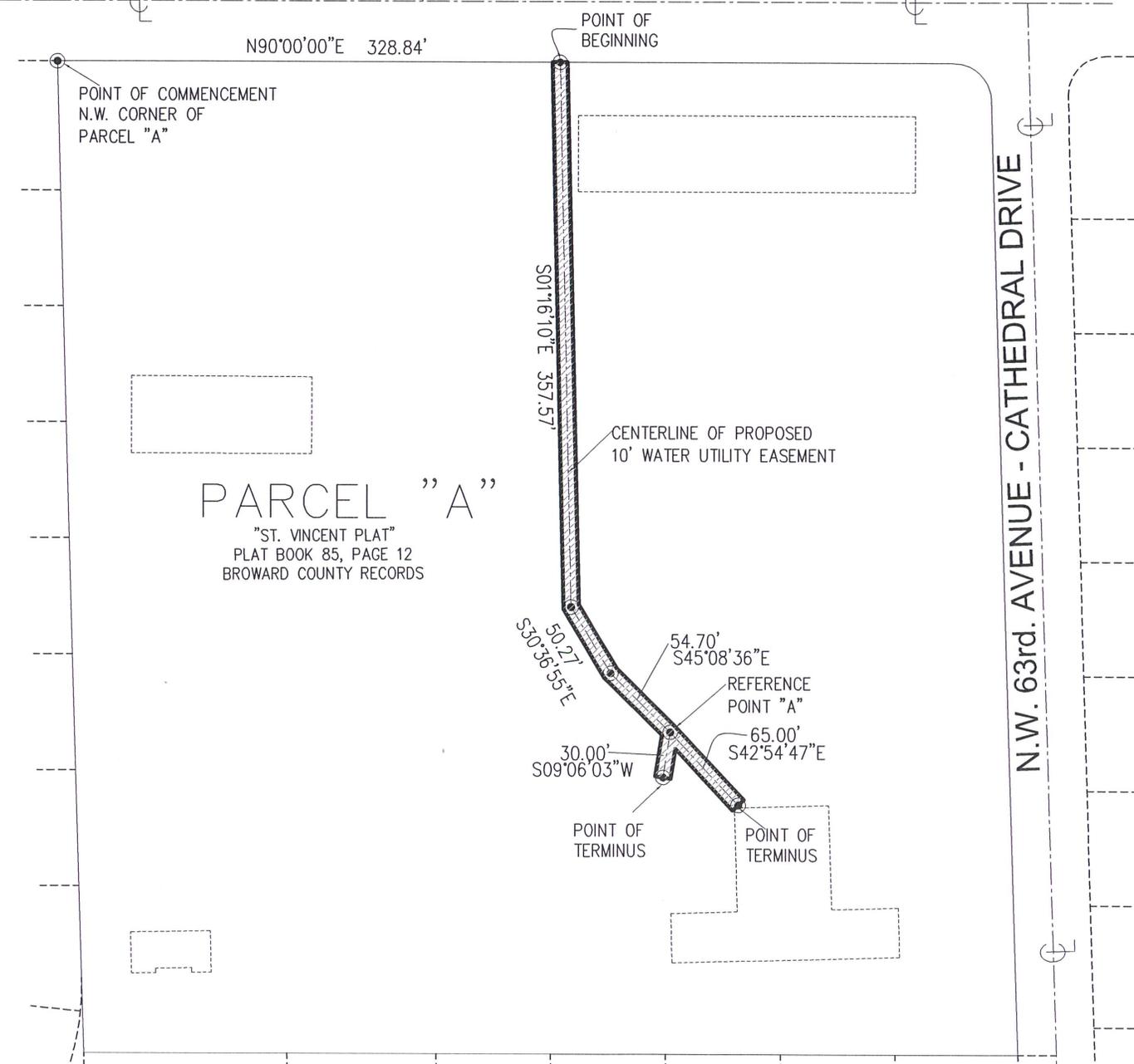


# SKETCH AND LEGAL DESCRIPTION 10' UTILITY EASEMENT EXHIBIT "B"

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

N.W. 18th. STREET

N.W. 63rd. AVENUE - CATHEDRAL DRIVE



POINT OF COMMENCEMENT  
N.W. CORNER OF  
PARCEL "A"

N90°00'00"E 328.84'

POINT OF BEGINNING

S01°16'10"E 357.57'

CENTERLINE OF PROPOSED  
10' WATER UTILITY EASEMENT

PARCEL "A"  
"ST. VINCENT PLAT"  
PLAT BOOK 85, PAGE 12  
BROWARD COUNTY RECORDS

50.27'  
S30°36'55"E

54.70'  
S45°08'36"E

REFERENCE  
POINT "A"

30.00'  
S09°06'03"W

65.00'  
S42°54'47"E

POINT OF TERMINUS

POINT OF TERMINUS

Date: 01/17/2023

Job # RP20-0741

INSTRUMENT PREPARED BY:

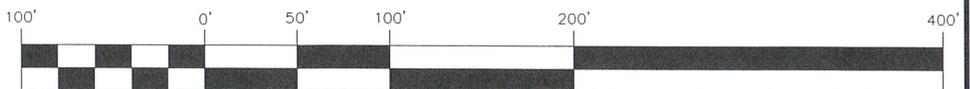


PHONE: 305-822-6062 \* FAX: 305-827-9669

6175 NW 153rd STREET SUITE 321

MIAMI LAKE FL. 33014

GRAPHIC SCALE



( IN FEET )

1 inch = 100 ft.