

UTILITY EASEMENT DEED

THIS INDENTURE, made this 8th day of December, 2016
between City of Coconut Creek, 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.

Leslie Wallace May
Witness
Leslie Wallace May
Print Name of Witness

Marianne E. Powers
Witness
Marianne E. Powers
Print Name of Witness

STATE OF: Florida
COUNTY OF: Broward

BY: Mikkie Belvedere
(Name: Mikkie Belvedere, Mayor)

I HEREBY CERTIFY that on this day personally appeared Mikkie Belvedere of
the City of Coconut Creek 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 Coconut Creek in
the above stated County, this 8th day of December, 2016 A.D.

Janice Ninesling
Notary Public, State of Florida at Large

My commission expires: 10/5/2018

EXT6025.2016.30 REV 2 – 06/20/2016



Approved as to form
Douglas R. Gonzales, City Attorney
2016.30



EXHIBIT A

Site Address	4500 COCONUT CREEK PARKWAY, COCONUT CREEK	ID #	4842 31 32 0020
Property Owner	CITY OF COCONUT CREEK	Millage	3212
Mailing Address	4800 W COPANS RD COCONUT CREEK FL 33063-9221	Use	82

Abbreviated Legal Description	COCONUT CREEK PARKPLEX PLAT 173-65 B PARCEL B
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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).

Property Assessment Values

[Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.](#)

Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$265,840	\$53,660	\$319,500	\$319,500	
2016	\$265,840	\$53,660	\$319,500	\$319,500	
2015	\$265,840	\$53,660	\$319,500	\$319,500	

IMPORTANT: The 2017 values currently shown are "roll over" values from 2016. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2017, to see the actual proposed 2017 assessments and portability values.

2017 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$319,500	\$319,500	\$319,500	\$319,500
Portability	0	0	0	0
Assessed/SOH	\$319,500	\$319,500	\$319,500	\$319,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 14	\$319,500	\$319,500	\$319,500	\$319,500
Taxable	0	0	0	0

Sales History

Date	Type	Price	Book/Page or CIN
3/28/2001	ORT	\$100	32730 / 1821

Land Calculations

Price	Factor	Type
\$4.00	66,461	SF
Adj. Bldg. S.F. (Card, Sketch)		

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					

X			CM					
1			1.52					

DESCRIPTION:**EXHIBIT B**

BEING A PORTION OF PARCEL B, COCONUT CREEK PARKPLEX PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, PAGE 65 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY NORTHEAST CORNER OF SAID PARCEL B; THENCE, ALONG THE EAST LINE OF SAID PARCEL B, SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF N.W. 45TH AVENUE, SOUTH 01°12'47" EAST, A DISTANCE OF 93.78 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG SAID EAST LINE SOUTH 01°12'47" EAST, A DISTANCE OF 14.00 FEET; THENCE, DEPARTING SAID EAST LINE SOUTH 90°00'00" WEST, A DISTANCE OF 15.31 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 4.00 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 38.15 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 12.52 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 2.52 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 43.17 FEET; TO THE POINT OF BEGINNING.

CONTAINING 619 SQUARE FEET OR 0.0142 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO EAST LINE OF PARCEL B, COCONUT CREEK PARKPLEX PLAT, PLAT BOOK 173, PAGE 65, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE BEARING SOUTH 01°12'47" EAST.
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

CERTIFICATE:

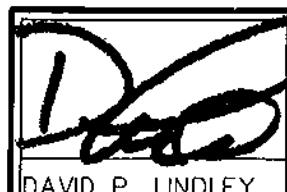
I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON OCTOBER 29, 2016. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 2



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

UNIVERSITY DODGE
WATER EASEMENT
SKETCH OF DESCRIPTION


DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB# 3591

DATE	10/29/16
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7136-WE

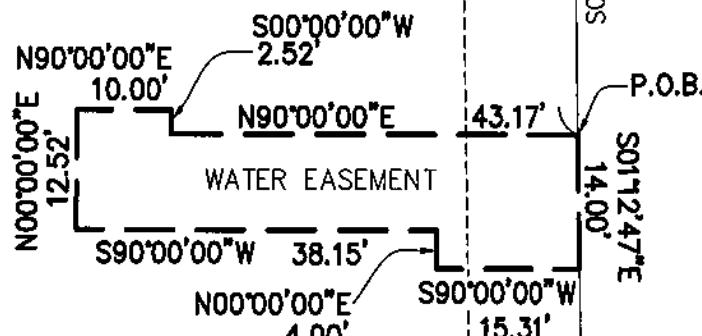
PARCEL "D"
COCONUT CREEK PARKPLEX PLAT P.B. 173, PG. 65, B.C.R.
N87°52'03"E 109.54'

NORTH LINE OF PARCEL "B"

P.O.C.
MOST SOUTHERLY
N.E. CORNER
PARCEL B

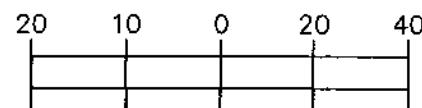
30.00'

PARCEL "B"
COCONUT CREEK PARKPLEX PLAT
P.B. 173, PG. 65, B.C.R.



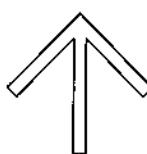
LEGEND

- CENTERLINE
- B.C.R. — BROWARD COUNTY RECORDS
- P.B. — PLAT BOOK
- PG. — PAGE
- P.O.B. — POINT OF BEGINNING
- P.O.C. — POINT OF COMMENCEMENT
- U.E. — UTILITY EASEMENT



GRAPHIC SCALE

1" = 20'
(IN FEET)



NORTH
SHEET 2 OF 2



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

FIRE STATION 50
WATER EASEMENT
SKETCH OF DESCRIPTION

DATE	10/29/16
DRAWN BY	DLS
F.B. / PG.	N/A
SCALE	AS SHOWN
JOB NO.	7513-WE

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THENCE, CONTINUING ALONG SAID EAST LINE SOUTH 01°12'47" EAST, A DISTANCE OF 12.00 FEET; THENCE, DEPARTING SAID EAST LINE SOUTH 90°00'00" WEST, A DISTANCE OF 14.82 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 14.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 176 SQUARE FEET OR 0.0040 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

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SHEET 1 OF 2



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CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

UNIVERSITY DODGE
SEWER EASEMENT
SKETCH OF DESCRIPTION


DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB# 3591

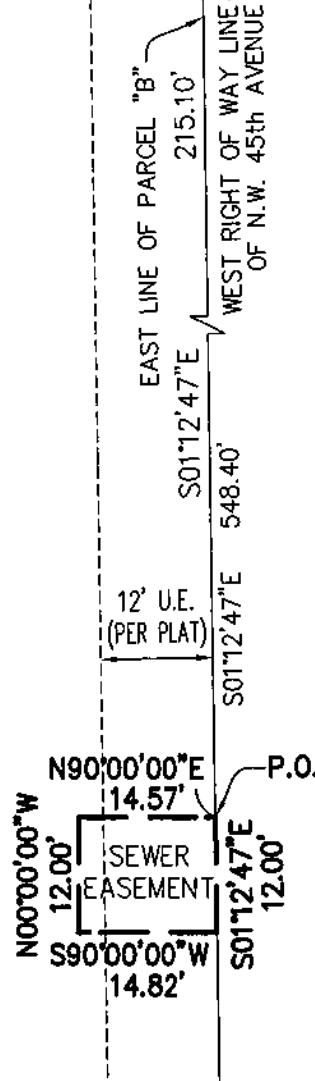
DATE	10/29/16
DRAWN BY	DLS
F.B. / PG.	N/A
SCALE	AS SHOWN
JOB NO.	7136-SE

PARCEL "D"
COCONUT CREEK PARKPLEX PLAT P.B. 173, PG. 65, B.C.R.
N87°52'03"E 109.54'
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MOST SOUTHERLY
N.E. CORNER
PARCEL B

30.00'

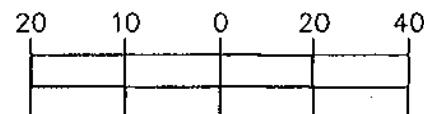


EAST LINE OF THE N.E. 1/4
OF SECTION 31-48-42

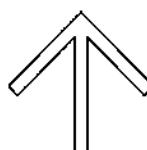
N.W. 45TH AVENUE
70' RIGHT-OF-WAY

LEGEND

- CENTERLINE
- B.C.R. — BROWARD COUNTY RECORDS
- P.B. — PLAT BOOK
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- P.O.B. — POINT OF BEGINNING
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SHEET 2 OF 2



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FIRE STATION 50
SEWER EASEMENT
SKETCH OF DESCRIPTION

DATE	10/29/16
DRAWN BY	DLS
F.B. / PG.	N/A
SCALE	AS SHOWN
JOB NO.	7513-SE