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RECD. BROWARD CTY
B. JACK OSTERHOLT

COUNTY ADMIN.

COVER PAGE TO GRANT OF EASEMENT

DATED DECEMBER 22, 1994

GIVEN BY FLORIDA GOLF SHOP, INC., a Florida corporation
TO CITY OF MARGATE

ALL OF PARCELS "A" and "B", of ORIOLE-MARGATE GOLF COURSE

Return to: WARNER, FOX, SEELEY, DUNGEY & SWEET, ATTORNEYS, P.A.
P.O. DRAWER 6, STUART, FL. 34995-0006

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BK23290PG0018

(6) 4/12

GRANT OF EASEMENT
(Flowage and Drainage)

THIS GRANT OF EASEMENT made this 22nd day of December, 1994, between FLORIDA GOLF SHOPS INC., a Florida corporation, whose address is 8000 Margate Boulevard, Margate, Florida 33063, hereinafter called the Grantor, and the CITY OF MARGATE, a municipal corporation organized and existing under the laws of the State of Florida, hereinafter called the Grantee.

WHEREAS, Grantor is the owner of the property situate in Broward County, Florida, more particularly described as follows:

See Exhibit "A" attached hereto and by this reference incorporated herein (the "Property").

WHEREAS, the Grantee requires an easement over, under, and upon the Property for flowage, drainage and maintenance of the canal described in Exhibit "B" with full authority to enter upon to maintain the canal system.

WHEREAS, the Grantor is willing to grant such easement,

NOW, THEREFORE, for and in consideration of the mutual covenants each to the other running and one dollar and other good and valuable considerations, the Grantor does hereby grant unto the Grantee, its successors and assigns, a nonexclusive perpetual easement over, under and upon the property for the purpose of flowage, drainage and maintenance of the canal.

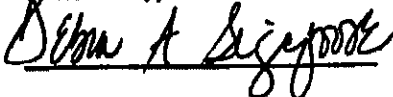
IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its officers thereunto duly authorized the day and year first above written.

Signed, sealed and delivered
in the presence of:



RICHARD J. DUNGEY

Print or Type Name



DEBRA A. SIGAFOOSE

Print or Type Name

FLORIDA GOLF SHOP, INC.
a Florida Corporation

By: 

Name: BURL DALE

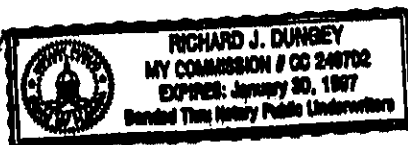
Title: PRESIDENT

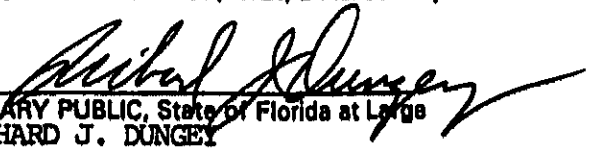
(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 22nd day of December, 1994, by BURL DALE as President of FLORIDA GOLF SHOP, INC., a Florida corporation on behalf of the corporation. He is personally known to me.

This Instrument Prepared by
Emilio C. Esteban, P.E.
City of Margate
1001 West River Drive
Margate, FL. 33063-3699




NOTARY PUBLIC, State of Florida at Large
RICHARD J. DUNGEY

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EXHIBIT "A"

ALL OF PARCELS "A" and "B", of ORIOLE-MARGATE GOLF COURSE,
A Subdivision according to the Plat thereof, as recorded
in Plat Book 82, at Page 45, of the Public Records of
Broward County, Florida.

BK23290P60020



CARNAHAN-PROCTOR AND ASSOCIATES, INC.

CONSULTING ENGINEERS

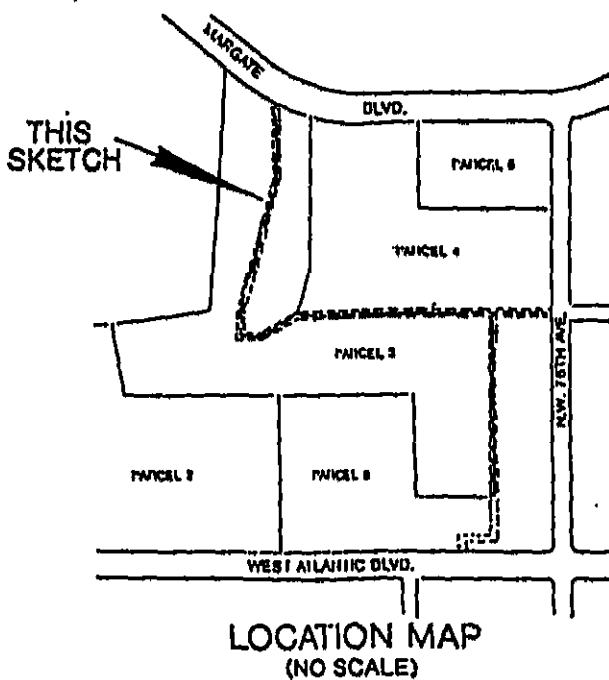
SURVEYORS

LAND DEVELOPMENT CONSULTANTS

PLANNERS

5191 West Atlantic Blvd. (305) 972-3959 (FAX) 972-4178 Margate, Florida 33063

NOT A SURVEY (SKETCH & LEGAL DESCRIPTION)

**OWNER**

FLORIDA GOLF SHOPS INC.
8000 MARGATE BLVD.
MARGATE, FL 33063
FOLIO # 8135.05.003

LEGAL DESCRIPTION

A PORTION OF PARCEL 3, "ORIOLE GOLF AND TENNIS CLUB SECTION TWO", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL 3; THENCE SOUTH $50^{\circ}04'57''$ EAST, A DISTANCE OF 95.07 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 776.33 FEET AND A CENTRAL ANGLE OF $08^{\circ}26'05''$, A DISTANCE OF 114.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 776.33 FEET, A CENTRAL ANGLE OF $02^{\circ}34'19''$, A DISTANCE OF 34.85 FEET, THE LAST THREE (3) DESCRIBED COURSES BEING ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 3 AND BEING COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MARGATE BOULEVARD; THENCE SOUTH $00^{\circ}22'34''$ EAST, ALONG A LINE NOT RADIAL TO THE LAST DESCRIBED CURVE A DISTANCE OF 293.41 FEET; THENCE SOUTH $15^{\circ}07'16''$ WEST, A DISTANCE OF 535.78 FEET; THENCE SOUTH $00^{\circ}00'00''$ WEST, A DISTANCE OF 83.00 FEET; THENCE SOUTH $90^{\circ}00'00''$ EAST, A DISTANCE OF 51.54 FEET; THENCE NORTH $64^{\circ}00'00''$ EAST, A DISTANCE OF 165.04 FEET; THENCE SOUTH $89^{\circ}41'11''$ EAST, A DISTANCE OF 8.22 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 3; THENCE SOUTH $17^{\circ}45'44''$ WEST, ALONG SAID EAST LINE A DISTANCE OF 15.72 FEET TO THE SOUTHWEST CORNER OF PARCEL 4 OF THE SAID PLAT OF "ORIOLE GOLF AND TENNIS CLUB SECTION TWO"; THENCE SOUTH $89^{\circ}41'21''$ EAST, ALONG A PORTION OF THE SOUTH LINE OF SAID PARCEL 4 A DISTANCE OF 780.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 3; THENCE SOUTH $01^{\circ}03'35''$ WEST, ALONG THE EAST LINE OF SAID PARCEL 3 A DISTANCE OF 720.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 3; THENCE NORTH $88^{\circ}56'34''$ WEST, ALONG A PORTION OF THE SOUTH LINE OF SAID PARCEL 3 A DISTANCE OF 15.00 FEET TO A LINE 15.00 FEET WEST OF AND PARALLEL TO (AS MEASURED AT RIGHT ANGLES) THE EAST LINE OF SAID PARCEL 3; THENCE ALONG SAID WEST PARALLEL LINE NORTH $01^{\circ}03'35''$ EAST, A DISTANCE OF 704.80 FEET TO A LINE 15.00 FEET SOUTH OF AND PARALLEL TO (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF SAID PARCEL 4; THENCE ALONG SAID SOUTH PARALLEL LINE NORTH $89^{\circ}41'21''$ WEST, A DISTANCE OF 761.30 FEET; THENCE SOUTH $64^{\circ}00'00''$ WEST, A DISTANCE OF 164.96 FEET; THENCE SOUTH $90^{\circ}00'00''$ WEST, A DISTANCE OF 88.46 FEET; THENCE NORTH $00^{\circ}00'00''$ EAST, A DISTANCE OF 116.98 FEET; THENCE NORTH $15^{\circ}07'16''$ EAST, A DISTANCE OF 535.68 FEET; THENCE NORTH $00^{\circ}22'35''$ WEST, A DISTANCE OF 307.05 FEET TO THE POINT OF BEGINNING.

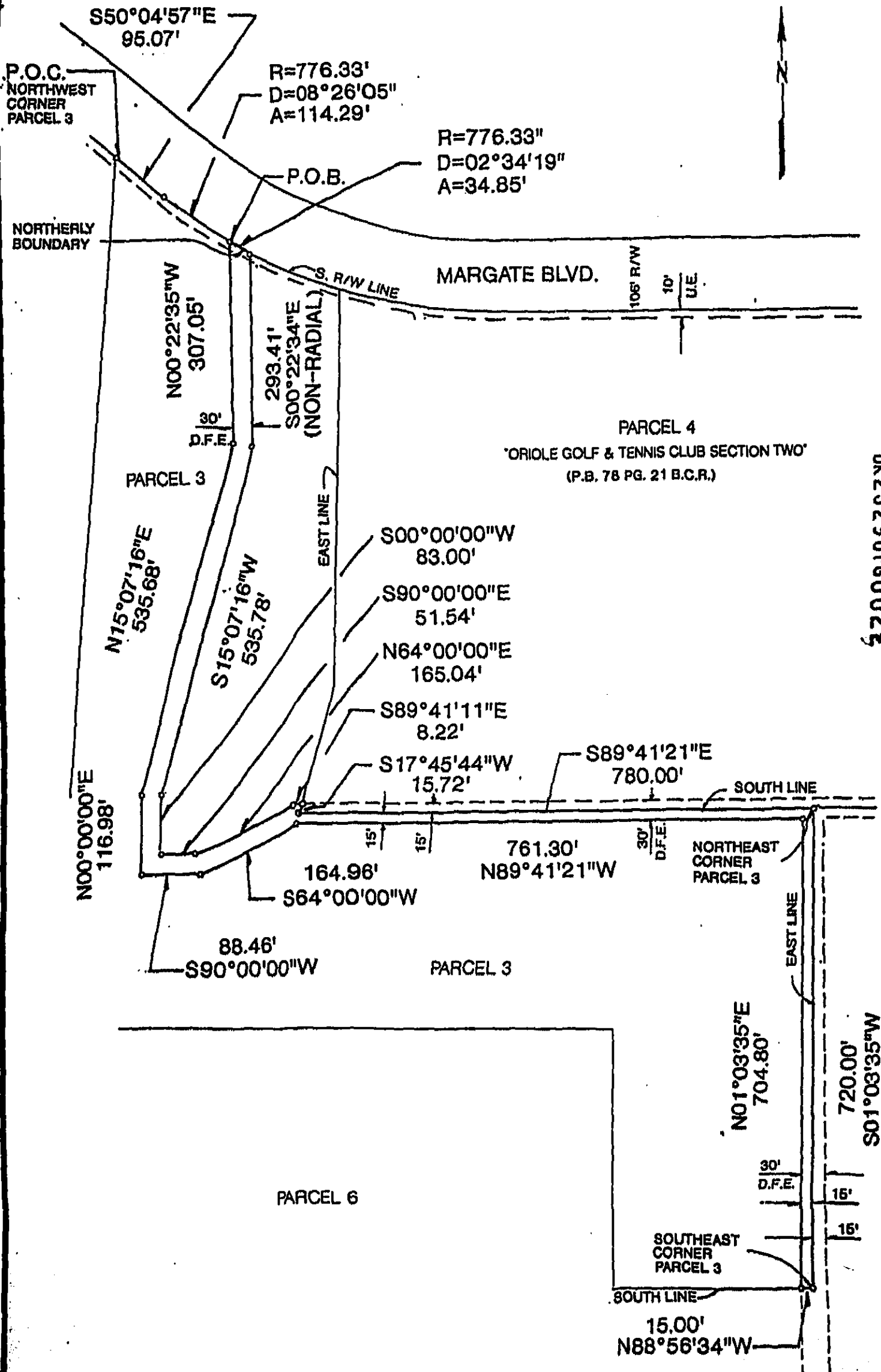
(BEARINGS ARE BASED ON THE SAID SOUTH LINE OF PARCEL 4, HAVING A BEARING OF SOUTH $89^{\circ}41'21''$ EAST, AS SHOWN ON THE SAID PLAT OF "ORIOLE GOLF AND TENNIS CLUB SECTION TWO").

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA AND CONTAINING 1.318 ACRES MORE OR LESS.

EXHIBIT "B"

BK23290P60021

JOB NO.	940105	DWG. BY:	JW	SCALE:	N/A	30' DRAINAGE FLOWAGE ESM'T
FILE NO.	CITY OF MARGATE	CK'D. BY:	T.S.	DATE:	1-18-94	SHEET 1 OF 3 SHEETS



BK23290PG0022

ABBREVIATION

A	=	ARC LENGTH
B.C.R.	=	BROWARD COUNTY RECORDS
L	=	CENTERLINE
D	=	CENTRAL ANGLE
CH.	=	CHORD
D.F.E.	=	DRAINAGE FLOWAGE EASEMENT
P.B.	=	PLAT BOOK
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
U.E.	=	UTILITY EASEMENT

NOTES

01. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
02. THIS DRAWING IS THE PROPERTY OF CARNAHAN-PROCTOR & ASSOCIATES, INC., AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT AUTHORIZATION.
03. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THE UNDERSIGNED FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS OF RECORDS. SUCH INFORMATION SHOULD BE OBTAINED AND VERIFIED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION.
04. THIS SKETCH WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH, THEREFORE ONLY THOSE EASEMENTS ON THE RECORDED PLAT ARE SHOWN.
05. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
06. LEGAL DESCRIPTION SHOWN HEREON WAS FURNISHED TO THIS OFFICE BY THE CLIENT.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

LAST DATE OF FIELD WORK: NOT A SURVEY

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON COMPLIES WITH MINIMUM STANDARDS FOR SURVEYS AS CONTAINED IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


THOMAS C. SHAHAM
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO 4387

JAN 19 1994

DATE OF SIGNATURE

BK23290PG0023

JOB NO. 940105	DWG. BY: JW	SCALE: N/A	30' DRAINAGE FLOWAGE ESM'T
FILE NO. CITY OF MARGATE	CHK'D. BY: T.S.	DATE: 1-18-94	SHEET 3 OF 3 SHEETS