

This instrument was prepared by:
Richard Roth, Esquire of
Tucker, Roth, Prominski, and Peschio
1500 East Atlantic Boulevard
Pompano, Florida

74-117978

EASEMENT

THIS INDENTURE, made and entered into this 1st day of November, 1973, by and between ALEC P. COURTELIS and DONALD L. SMITH, JR., hereinafter referred to as Parties of the First Part, and MARGATE UTILITY AUTHORITY, INC., a Florida Corporation, hereinafter referred to as Party of the Second Part.

WITNESSETH:

WHEREAS, the Party of the Second Part is desirous of acquiring a right-of-way, easement, license, and right to excavate, construct, operate, and maintain underground pipe lines under and through the lands of the Parties of the First Part for the purpose of constructing, operating, and maintaining a water distribution system and sewage collection system to, through, and under the lands of the Parties of the First Part;

NOW, THEREFORE, in consideration of the sum of TEN DOLLARS (\$10.00) paid by the Party of the Second Part to the Parties of the First Part, the receipt of which is hereby acknowledged, and other good and valuable considerations, the said Parties of the First Part do hereby grant, bargain, and convey to the extent of their respective interests therein unto the said Party of the Second Part, its successors and assigns, the perpetual right-of-way, easement, license, and right to excavate, construct, operate, and maintain underground pipe lines and appurtenances for water distribution systems and sewage collection systems under and through the following described lands, situate, lying and being in the County of Broward, State of Florida, to-wit:

SEE ATTACHED "EXHIBIT A"

TO HAVE AND TO HOLD the said rights-of-way, easements, licenses and rights herein granted unto the Party of the Second Part, its successors and assigns, forever.

The Parties of the First Part reserve the right to grant easements for other public utility purposes in, upon, over, under, and through the lands above described.

RECORD & RETURN TO:
Deutsch, Deutch, Goldberg, & Young, P.A.
2331 E. Commercial Boulevard
Fort Lauderdale, Florida 33308

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The Parties of the First Part reserve the right to pave the surface of the aforescribed lands and to utilize the same for parking or other surface use not inconsistent with this grant, and further provided that any person, firm, or corporation, either private or municipal, must repair any surface damage which may result from installation or maintenance of such underground public utilities.

IN WITNESS WHEREOF, the said parties of the First Part have caused these presents to be executed as of the day and date first set out herein.

Signed, sealed and delivered in the presence of:

Albert M. Little
Albert M. Little

Alec P. Courtelis
Alec P. Courtelis
Donald L. Smith, Jr.
Donald L. Smith, Jr.

STATE OF FLORIDA:
COUNTY OF DADE :

BEFORE ME, personally appeared ALEC P. COURTELIS and DONALD L. SMITH, JR. well known to me to be the Parties in whose name the foregoing instrument was executed and that they acknowledge executing the same freely and voluntarily.

WITNESS my hand and official seal in the County and State last aforesaid this 1st day of November, 1973.

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT. 15, 1976
Bonded Through Central Insurance Underwriters

Robert Lee Wynn
Notary Public (SEAL)
State of Florida at Large

EXHIBIT "A"

LEGAL DESCRIPTIONS FOR SANITARY SEWER & WATER LINE EASEMENTS

A portion of Section 36, Township 48 South, Range 41 East and a portion of Section 31, Township 48 South, Range 42 East, City of Margate, Broward County, Florida and being more particularly described as follows: Commence at the East 1/4 corner of said Section 36; thence North along the East line of said Section 36 for 53.01 feet; thence North $88^{\circ} 44' 58''$ West along the North right-of-way line of West Atlantic Boulevard for 4.73 feet to the Point of Beginning of the parcel of land hereinafter described; A strip of land 5.00 feet in width lying 2.50 feet each side of the following specifically described centerline; From the Point of Beginning herein above described, run North $1^{\circ} 27' 05''$ East for 263.38 feet to Point A; thence continue North $1^{\circ} 27' 05''$ East for 7.50 feet to the Point of Termination of said centerline;

AND

A 15.00 foot strip of land lying 7.50 feet on each side of the following specifically described centerline; begin at the aforementioned Point "A"; thence North $88^{\circ} 32' 55''$ West for 542.77 feet; thence North $1^{\circ} 27' 05''$ East at right angles to the last described course for 638.97 feet to the Point of Termination of said line;

AND

Commence at the East 1/4 corner of the aforesaid Section 36; thence North along the East line of said Section 36 for 53.01 feet; thence North $88^{\circ} 44' 58''$ West along the North right-of-way line of West Atlantic Boulevard for 737.23 feet to the Point of Beginning of a strip of land 15.00 feet in width lying 7.50 feet on each side of the following specifically described centerline; thence North $0^{\circ} 36' 05''$ West, parallel with the Easterly right-of-way line of State Road No. 7 for 175.00 feet to Point "B"; thence continue North $0^{\circ} 36' 05''$ West, along the last described course for 392.00 feet to Point "C"; thence continue North $0^{\circ} 36' 05''$ West along the last described course for 355.00 feet to Point "D"; being the Point of Termination of said line; and the Point of Beginning of a strip of land 25.00 feet in width lying 12.50 feet on each side of the following described centerline; Begin at the aforesaid Point "D"; thence South $88^{\circ} 32' 55''$ East for 523.63 feet to the Point of Termination of said line;

AND

A strip of land 15.00 feet in width lying 7.50 feet on each side of the following specifically described centerline; begin at the aforesaid Point "B"; thence North $88^{\circ} 44' 58''$ West parallel with the said North right-of-way line of West Atlantic Boulevard for 140.00 feet to the Point of Termination of said line;

AND

A 15.00 foot strip of land lying 7.50 feet on each side of the following specifically described centerline; begin at the aforesaid Point "B"; thence North $78^{\circ} 44' 10''$ East for 299.00 feet; thence South $88^{\circ} 32' 55''$ East for 315.00 feet to the Point of Termination of said line;

AND

A strip of land 15.00 feet in width lying 7.50 feet on each side of the following specifically described centerline; begin at the aforesaid Point "C"; thence North $88^{\circ} 44' 58''$ West, parallel with the said North right-of-way line of West Atlantic Boulevard for 140.00 feet to the Point of Termination of said line;

AND

A 25.00 foot strip of land lying 12.50 feet on each side of the following described centerline; begin at the aforesaid Point "D"; thence North $88^{\circ} 32' 55''$ West for 335.00 feet to Point "E"; thence continue North $88^{\circ} 32' 55''$ West for 5.00 feet to the Point of Termination of said line;

AND

A 10.00 foot strip of land lying 5.00 feet on each side of the following specifically described centerline; begin at the aforesaid Point "E"; thence South $0^{\circ} 36' 05''$ East, parallel with and 5.00 feet East of the said East right-of-way line of State Road No. 7 for 191.78 feet to the Point of Termination of said line. (Note: These easements substantially conform with those proposed by Diversified Utility Services as shown on their drawing dated December, 1972, File No. 72-183E)

ORDER NO.: B-3683

DATE: November 2, 1973

Prepared by:

SCHWERKE-SHISKIN & ASSOCIATES, INC.

Land Planners-Engineers-Land Surveys

Broward County, Florida

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