

**PREPARED BY and
RETURN TO:**
Scott J. Fuerst, Esq.
Greenspoon Marder LLP
200 E. Broward Blvd., Suite 1800
Fort Lauderdale, Florida 33301

DRAINAGE EASEMENT

THIS DRAINAGE EASEMENT ("Easement Agreement") is made and executed this day of _____, 2018 ("Effective Date"), by the CITY OF MARGATE, a Florida municipal corporation, whose mailing address is 5790 Margate Boulevard, Margate, FL 33063 (hereinafter referred to as the "Grantor") to TVC Margate Co., L.L.C., a Michigan limited liability company, whose mailing address is 5757 W. Maple Road, Suite 800, West Bloomfield, Michigan 48322 (hereinafter referred to as the "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, partnerships [including joint ventures], public bodies and quasi-public bodies.)

WITNESSETH:

WHEREAS, Grantor is lawfully seized in fee simple and is in possession of that certain property situated in Broward County, Florida, as more particularly described on Exhibit "A," which is attached to and by this reference made a part of this document (hereinafter referred to as the "Easement Land");

WHEREAS, Grantee is lawfully seized in fee simple and is in possession of that certain property situated in Broward County, Florida, as more particularly described on Exhibit "B," which is attached to and by this reference made a part of this document (hereinafter referred to as the "Grantee Land"); and

WHEREAS, Grantee has constructed or intends to construct a storm water drainage system as shown on the sketch attached hereto as Exhibit "C" to benefit the Grantee and desires to utilize the Easement Land to allow the stormwater from the Grantee Land to flow across the Easement Land into the canal owned by the Grantor which abuts the Easement Land.

NOW, THEREFORE, in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows (the Recitals above are incorporated herein by reference as part of this Easement Agreement and shall not be deemed mere recitals):

1. **GRANT.** Grantor does hereby grant unto Grantee, an exclusive perpetual drainage easement in, on, over, under, through, and across the Easement Land, with the full and free right of ingress and egress for the purposes of (i) the construction, installation, reconstruction,

rebuilding, replacement, repairing, operation, distribution and maintenance of storm drainage facilities and (ii) the flowage of storm water from the Grantee Land across, under and through the Easement Land and into the canal abutting the Easement Land ("Drainage Easement"). The costs of the design, installation, maintenance and repair of the Drainage Easement shall be the responsibility of Grantee. Neither Grantee nor Grantor shall allow the use by any other persons of this Drainage Easement unless otherwise authorized in writing by the Grantor and Grantee by way of amendment of this Drainage Easement, which consent shall not be unreasonably withheld, conditioned or delayed; provided, however, any such proposed additional use shall not diminish the drainage from Grantee's Land. Within five (5) days after installation of all the Improvements, Grantee shall notify Grantor that the Improvements are installed pursuant to the permits issued by Grantor.

2. ALTERATIONS. Grantee shall have the right and privilege from time to time to alter, repair, improve, enlarge, add to, change the nature or physical characteristics or replace, remove or relocate such facilities or systems in, upon, over, under, through and across the Easement Land along with all rights and privileges necessary or convenient for the full benefit and use thereof for the purposes described in this instrument, including, but not limited to, the right to clear obstructions within the Easement Land that might interfere with the purposes for which such facilities or systems are or might be constructed, along with the right of ingress and egress for personnel and equipment of Grantee, its contractors, agents, successors, or assigns, over the adjoining lands owned by Grantor, its successors and assigns, if any, including successors in title, for the purpose of maintaining the above facilities and systems which are located in the Easement Land. Notwithstanding the foregoing any replacement of the Improvements by Grantee shall require the prior submittal of plans and written approval by the Grantor.

3. TITLE/AUTHORITY. Grantor warrants that Grantor has good and indefeasible fee simple title to and possession of the Easement Land and that it has good and lawful right to grant this Drainage Easement, and that the Grantee, its successors and assigns, shall have the rights to the Easement Land as stated herein.

4. REPAIR AFTER WORK. Grantor and Grantee (by its acceptance of this Drainage Easement) agree that, after the completion of any construction, installation, reconstruction, rebuilding, replacement, or repairing of the drainage facilities described herein, Grantee's sole obligation shall be adequately filling and compacting any excavation to finished grade and restoring or replacing any improvements located in the Easement Land affected by Grantee's work (for example only, pavers, asphalt, curbing, stamped concrete, landscaping and fencing) to the condition which existed prior to Grantee's work.

5. INDEMNIFICATION OF GRANTOR.

(a) Grantee shall at all times indemnify, hold harmless, and defend Grantor and all of Grantor's current and former officers, agents, servants, and employees (collectively, "Indemnified Party") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses (collectively, a "Claim"), raised or asserted by any person or entity not a party to this Easement Agreement, which Claim is caused or alleged to be caused in whole or in part, by any intentional, reckless, or negligent act or omission of Grantee, its current or former officers, employees, agents, servants or assigns, arising from relating to, or in connection with this Easement Agreement. If any claim is brought against Indemnified Party, Grantee shall upon written notice from Grantor, defend each Indemnified Party against each such Claim by counsel satisfactory to Grantor, which approval

shall not be unreasonably withheld conditioned or delayed. The obligations of this section shall survive the termination of this Easement Agreement.

(b) Grantor is an entity subject to Section 768.28, Florida Statutes, as may be amended from time to time, and agrees to be fully responsible for the acts and omissions of its agents or employees to the extent permitted by law. Nothing herein is intended to serve as a waiver of sovereign immunity by any party to which sovereign immunity may be applicable. Nothing in this Easement Agreement shall be construed as consent by Grantor to be sued by third parties in any matter arising out of this Easement Agreement or any other contract. The provisions of this Paragraph 5(b) shall survive the expiration or earlier termination of this Easement Agreement.

6. INSURANCE.

(a) For the duration of the Easement Agreement, Grantee shall, at its sole expense, maintain liability insurance coverage in the minimum amount of One Million Dollars (\$1,000,000.00) in accordance with the terms and conditions of this Paragraph 6. Grantee shall maintain insurance coverage against claims relating to any act or omission by Grantee, its agents, representatives, employees, or any subcontractors in connection with this Easement Agreement. Grantor reserves the right at any time to review and adjust the limits and types of coverage required under this article in accordance with reasonable commercial practices. Grantee shall ensure that "City of Margate" is listed and endorsed as an additional insured on all policies required under this Paragraph 6.

(b) On or before the Effective Date or at least fifteen (15) days before commencement of construction within the Easement Land, Grantee shall provide Grantor with a copy of all Certificates of Insurance or other documentation sufficient to demonstrate the insurance coverage required in this Paragraph 6. If and to the extent requested by Grantor, Grantee shall provide complete, certified copies of all required insurance policies and all required endorsements within thirty (30) days after Grantor's request.

(c) Grantee shall ensure that all insurance coverages required by this Paragraph 6 remain in full force and effect for the duration of this Easement Agreement and until all performance required by Grantee has been completed, as determined by Grantor. Grantee or its insurer shall provide notice to Grantor of any cancellation or modification of any required policy at least thirty (30) days prior to the effective date of cancellation or modification, and at least ten (10) days prior to the effective date of any cancellation due to non-payment, and shall concurrently provide Grantor with a copy of its updated Certificates of Insurance evidencing continuation of the required coverage(s). Grantee shall ensure that there is no lapse of coverage at any time during the time period for which coverage is required by this article. Grantee shall ensure that all required insurance policies are issued by insurers: (1) assigned an A. M. Best rating of at least "A-" with a Financial Size Category of at least Class VII; (2) authorized to transact insurance in the State of Florida; or (3) a qualified eligible surplus lines insurer pursuant to Section 626.917 or 626.918, Florida Statutes, with approval by Grantor's Risk Management Division. If Grantee maintains broader coverage or higher limits than the minimum insurance requirements stated herein, Grantor shall be entitled to any such broader coverage and higher limits maintained by Grantee. All required insurance coverages under this article shall provide primary coverage and shall not require contribution from any Grantor insurance, self-insurance or otherwise, which shall be in excess of and shall not contribute to the insurance required and provided by Grantee.

(d) Unless prohibited by the applicable policy, Grantee waives any right to subrogation that any of Grantee's insurers may acquire against Grantor, and agrees to obtain same in an endorsement of Grantee's insurance policies.

(e) Grantee shall require that each contractor maintains insurance coverage that adequately covers the services provided by that contractor on substantially the same insurance terms and conditions required of Grantee under this Paragraph 6. Grantee shall ensure that all such contractors comply with these requirements and that "City of Margate" is named as an additional insured under the contractors' applicable insurance policies. Grantee shall not permit any contractor to provide services under this Easement Agreement unless and until the requirements of this Paragraph 6 are satisfied. If requested by Grantor, Grantee shall provide, within one (1) business day, evidence of each contractor's compliance with this section.

(f) If any of the policies required under this Paragraph 6 provide claims-made coverage: (1) any retroactive date must be prior to the Effective Date; (2) the required coverage must be maintained after termination or expiration of the Easement Agreement for at least two (2) years, and (3) if coverage is canceled or nonrenewed and is not replaced with another claims-made policy form with a retroactive date prior to the Effective Date, Grantee must obtain and maintain "extended reporting" coverage that applies after termination or expiration of the Agreement for at least two (2) years.

7. MAINTENANCE AND OTHER OBLIGATIONS. Grantee shall be solely responsible for all costs associated with the Licensed Use, including maintenance and repair, utility relocations, and costs for repairing any damage to Easement Area until termination. Upon a material breach of any of such obligations, Grantor may provide Grantee with written notice of said default in the manner set forth in Paragraph 9 below. Grantor may repair or maintain the Easement Area and any facilities located therein that resulted from Grantee's default if, within fourteen (14) days after the date Grantee receives notice from Grantor, Grantee fails to: (i) correct the problem, if the problem can be corrected within fourteen (14) days after receiving notice from Grantor; or (ii) begin to cure such problem, if such problem cannot be reasonably cured within fourteen (14) days after receiving notice from Grantor, and Grantee fails to diligently prosecute such cure to completion.

In the event of an emergency, Grantor may, without waiting fourteen (14) days after providing notice to Grantee, cure or correct any damage caused by Grantee's failure to adequately maintain or operate the Easement Area and facilities therein. In the event Grantor determines, in its sole reasonable discretion, that it must perform maintenance as stated herein, Grantor shall do so to the best of its ability without unreasonable interference with Grantee's business operations and shall restore the areas disturbed by any required maintenance activity to its original improved condition. Grantee shall reimburse Grantor for the reasonable costs of any maintenance or repair performed by Grantor under this Paragraph 7. Grantor will submit an invoice to Grantee for reimbursement of the maintenance or repair costs and Grantee shall provide payment to Grantor no later than thirty (30) days after the date of receipt of Grantor's invoice. In the event Grantee fails to provide payment to Grantor within the timeframe set forth herein, Grantor will have the right to record a "Notice of Lien" against the Grantee Land, which will constitute a lien on the property described in Exhibit "B" for the amount due under the invoice until fully paid, discharged, released, or barred by law.

8. **WAIVER.** Failure of Grantor to insist upon strict performance of any covenant or condition of this Easement Agreement, or to exercise any right contained in this Easement Agreement, shall not be construed as a waiver or relinquishment for the future of any such covenant, condition, or right; but the same shall remain in full force and effect. None of the conditions, covenants, or provisions of this Easement Agreement shall be waived or modified by the parties unless done so in writing as provided for in Paragraph 15 below.

9. **NOTICES.** In order for notice to a party to be effective under this Easement Agreement, notice must be in writing, and sent via first-class mail, hand delivery, or commercial overnight delivery, each with a contemporaneous copy via e-mail to the addresses listed below and shall be effective upon mailing or hand delivery (provided the contemporaneous email is also sent). The addresses for giving notice will remain the same as set forth in this section unless and until changed by providing notice of such change in accordance with the provisions of this paragraph.

For Grantee:
TVC Margate CO., LLC and assigns
5757 West Maple Road, Suite 800
West Bloomfield, Michigan 48322
Email: sbock@velmeir.com

For Grantor:
City of Margate
5790 Margate Boulevard
Margate, FL 33063
Email: apinney@margatefl.com

10. **ENTIRE AGREEMENT.** This Easement Agreement embodies the entire agreement between the parties regarding the subject matter hereof. It may not be modified or terminated except as provided in this Easement Agreement. If any provision is invalid, it shall be considered deleted from this Easement Agreement, and such deletion shall not invalidate the remaining provisions.

11. **COMPLIANCE WITH LAWS.** Grantee shall comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations related to the use of the Easement Area.

12. **LAW, JURISDICTION, VENUE, WAIVER OF JURY TRIAL.** This Easement Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Easement Agreement shall be in the state courts of the Seventeenth Judicial Circuit in and for Broward County, Florida. If any claim arising from, related to, or in connection with this Easement Agreement must be litigated in federal court, the exclusive venue for any such lawsuit shall be in the United States District Court or United States Bankruptcy Court for the Southern District of Florida. **BY ENTERING INTO THIS EASEMENT AGREEMENT, THE PARTIES HEREBY EXPRESSLY WAIVE ANY RIGHTS EITHER PARTY MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS EASEMENT AGREEMENT.**

13. **COVENANTS RUNNING WITH THE LAND AND RECORDATION.** The benefits and burdens under this Easement Agreement shall be a covenant running with the land and binding upon the successors, assigns and transferees of any portion of the Easement Land and the Grantee Land. This Easement Agreement shall be recorded in the Official Records of Broward County, Florida at Grantee's expense within ten (10) days of the Effective Date. Upon termination of this Easement Agreement, a document of equal dignity to this document acknowledging such termination shall be executed and recorded by Grantor and, if requested by Grantor, the Grantee.

14. **FURTHER ASSURANCES.** The parties hereby agree to execute, acknowledge, and deliver and cause to be done, executed, acknowledged, and delivered all further assurances and to perform such acts as shall reasonably be requested of them in order to carry out this Easement Agreement.

15. **AMENDMENTS.** No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by the parties or others delegated authority or otherwise authorized to execute same on their behalf.

(The remainder of this page has been intentionally left blank.)

IN WITNESS WHEREOF, Grantor and Grantee have caused this Easement Agreement to be executed in their respective names by the proper officers(s) or representative(s) duly authorized, as of the day and year first above written.

WITNESSES:

CITY OF MARGATE
a Florida municipality

Print Name: _____

By: _____
Name: _____
Title: _____

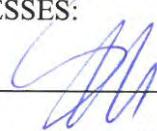
Print Name: _____

ATTEST: _____

Approved as to form:

By: _____

WITNESSES:



Print Name: Susan Goldman



Print Name: Benard Dorer

STATE OF MICHIGAN

)

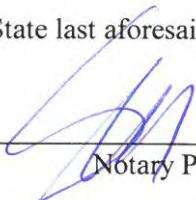
) SS:

COUNTY OF OAKLAND

)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Stephen J. Bock, Manager of TVC MARGATE CO., L.L.C., a Michigan limited liability company, freely and voluntarily on behalf of said company. [X] He is personally known to me or [] has produced N/A as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 26 day of November, 2018.



Notary Public

My Commission Expires:

Print Name

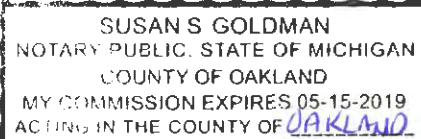


EXHIBIT A

EASEMENT LAND

LEGAL DESCRIPTION:

A 12.00 FOOT WIDE DRAINAGE EASEMENT LYING IN A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18413, PAGE 557, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING 6.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHEAST CORNER OF MEARS COMMERCIAL PARK, AS RECORDED IN PLAT BOOK 107 PAGE 12, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 00°12'44" EAST ALONG THE EAST LINE OF SAID MEARS COMMERCIAL PARK, A DISTANCE OF 134.30 FEET; THENCE NORTH 89°47'16" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°12'44" WEST, A DISTANCE OF 149.59 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COPANS ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 8539, PAGE 802, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE TERMINATION OF SAID CENTERLINE.

IT IS INTENDED FOR THE SIDE LINES OF THIS EASEMENT TO BE EXTENDED TO INTERSECT WITH SAID SOUTH RIGHT-OF-WAY LINE OF COPANS ROAD.

CONTAINING 1785 SQUARE FEET OR 0.04121 ACRES, MORE OR LESS.

EXHIBIT B

GRANTEE LAND

LEGAL DESCRIPTION

TRACT A, OF MARGATE DISTRICT HEADQUARTERS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 88, PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

EXHIBIT C

SKETCH

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
LYING IN SECTION 30 TOWNSHIP 48 SOUTH, RANGE 42 EAST,
BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A 12.00 FOOT WIDE DRAINAGE EASEMENT LYING IN A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 19413, PAGE 557, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING 6.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHEAST CORNER OF MEARS COMMERCIAL PARK, AS RECORDED IN PLAT BOOK 107, PAGE 12, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 00°12'44" EAST ALONG THE EAST LINE OF SAID MEARS COMMERCIAL PARK, A DISTANCE OF 134.30 FEET; THENCE NORTH 89°47'16" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 00°12'44" WEST, A DISTANCE OF 149.59 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COPANS ROAD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 8539, PAGE 802, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE TERMINATION OF SAID CENTERLINE.

IT IS INTENDED FOR THE SIDE LINES OF THIS EASEMENT TO BE EXTENDED TO INTERSECT WITH SAID SOUTH RIGHT-OF-WAY LINE OF COPANS ROAD.

CONTAINING 1795 SQUARE FEET OR 0.04121 ACRES, MORE OR LESS.

LEGEND

<u>C</u>	= CENTERLINE	<u>PG.</u>	= PAGE
<u>L</u>	= ARC LENGTH	<u>P.O.B.</u>	= POINT OF BEGINNING
<u>LB</u>	= LICENSED BUSINESS	<u>P.O.C.</u>	= POINT OF COMMENCEMENT
<u>LTD.</u>	= LIMITED	<u>P.O.T.</u>	= POINT OF TERMINATION
<u>NO.</u>	= NUMBER	<u>R</u>	= RADIUS
<u>O.R.B.</u>	= OFFICIAL RECORDS BOOK	<u>R/W</u>	= RIGHT-OF-WAY
<u>(P)</u>	= PLAT DATA	<u>Δ</u>	= CENTRAL ANGLE
<u>P.B.</u>	= PLAT BOOK		= DRAINAGE EASEMENT

SURVEYOR'S CERTIFICATION:

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT). THE EAST LINE OF MEARS COMMERCIAL PARK, RECORDED IN PLAT BOOK 107, PAGE 12, BEING NORTH 00°12'44" WEST.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON. NO OPINION OF TITLE IS EXPRESSED OR IMPLIED.

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.
DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

THIS IS NOT A SURVEY



NOV. 13, 2018
DATE OF SIGNATURE

ADAM C. DAO
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE No. LS - 6899

BOWMAN CONSULTING GROUP, LTD., INC.
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**Bowman
CONSULTING**

Bowman Consulting Group, Ltd., Inc.
301 SE Ocean Blvd.
Suite 301, Stuart, Florida 34994
Phone: (772) 283-1413
Fax: (772) 220-7881
www.bowmanconsulting.com

Bowman Consulting Group, Ltd.

Professional Surveyors and Mapper Business Certificate # LB 8030

DRAINAGE EASEMENT

BROWARD COUNTY

FLORIDA

PATH: P\008536 - COPANS-SUE\008536-01-001 (SUR)\SURVEY\TOPO

PROJECT NO. 010032-01-012 (008536) REVISED DATE:

DATE: OCT. 30, 2018

CADD FILE: 032-01-012 SKT REV

SCALE: N/A

Sheet 1 of 2

SKETCH OF DESCRIPTION

LYING IN SECTION 30

TOWNSHIP 48 SOUTH, RANGE 42 EAST,
BROWARD COUNTY, FLORIDA

COPANS ROAD

RIGHT-OF-WAY WIDTH VARIES

P.O.B. - R/W PER
O.R.B. 8539, PG. 802

R/W PER
O.R.B. 10255, PG. 488

P.O.C. - R/W PER
O.R.B. 8539, PG. 802

CENTERLINE OF R/W
O.R.B. 8539, PG. 802

R/W PER
O.R.B. 8539, PG. 802

P.O.T.

R=1492.00'
 $\Delta=0^{\circ}27'56"$ L=12.13'
SOUTH R/W LINE PER
O.R.B. 8539, PG. 802

NORTH LINE OF MEARS
COMMERCIAL PARK

P.O.C.
DRAINAGE EASEMENT
N.E. CORNER
OF MEARS
COMMERCIAL PARK

MEARS
COMMERCIAL PARK
P.B. 107, PG. 12

PARCEL "A"

MINTO MARGATE - II

P.B. 154, PG. 13

LOT 1



(IN FEET)
1 inch = 40 ft.

THIS MAP IS INTENDED TO
BE DISPLAYED AT A SCALE
OF 1" = 40' OR SMALLER

EAST LINE OF MEARS
COMMERCIAL PARK

30' CANAL EASEMENT
(P.B. 107, PG. 12)

S 00°23'06" E (P)
S 00°12'44" E
(BEARING BASE)

N 00°12'44" W — 149.59'

P.O.B.
12.00' DRAINAGE
EASEMENT
N 89°47'16" E 10.00'

30' PER
O.R.B. 19413, PG. 557

12.00' DRAINAGE
EASEMENT

THIS IS NOT A SURVEY

Bowman
CONSULTING

Bowman Consulting Group, Ltd., Inc.
301 SE Ocean Blvd.
Suite 301, Stuart, Florida 34994
Phone: (772) 283-1413
Fax: (772) 220-7881
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mapper Business Certificate # LB 8030

DRAINAGE EASEMENT

BROWARD COUNTY

FLORIDA

PATH: P\008536 - COPANS-SUE\008536-01-001 (SUR)\SURVEY\TOPO

PROJECT NO. 010032-01-012 (008536) REVISED DATE: DATE: OCT. 30, 2018

CADD FILE: 032-01-012 SKT REV SCALE: 1"=40' SHEET 2 OF 2