

**UTILITY EASEMENT DEED**

THIS INDENTURE, made this 13 day of OCTOBER, 2014  
between 777 PROPERTIES, INC, Party of  
the first part, and the CITY OF MARGATE, 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, and

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 does hereby  
grant 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 hereunto set its hand and seal on the day first  
above written.

Witness

Print Name of Witness

Witness

Print Name of Witness

BY:

(Name:

STATE OF: FLORIDA

COUNTY OF: BROWARD

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to  
administer oaths and take acknowledgments, of \_\_\_\_\_ 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 \_\_\_\_\_  
the above stated County, this 13 day of OCTOBER, 2014 A.D.  
My Commission Expires: AUG 11, 2016

Notary Public

**THERESA GERARDI**

MY COMMISSION # EE207664

EXPIRES August 11, 2016

(407) 398-0153

FloridaNotaryService.com

prepared by:  
McLAUGHLIN ENGINEERING COMPANY  
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA  
PHONE: (305) 763-7611  
PROPERTY ADDRESS:  
777 AND 767 STATE ROAD 7  
MARGATE, FLORIDA

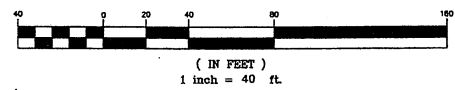
## LEGEND

Δ = CENTRAL ANGLE (DELTA)  
R = RADIUS  
A OR L = ARC LENGTH  
CH.BRG = CHORD BEARING  
TAN.BRG = TANGENT BEARING  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
W/MC.CAP = WITH McLAUGHLIN ENGINEERING CO. CAP  
P.R.M. = PERMANENT REFERENCE MONUMENT  
CONC. = CONCRETE  
C.B.S. = CONCRETE, BLOCK AND STUCCO

ELEV. = ELEVATION  
O/C = OFFSET  
A/C = AIR CONDITIONING  
F.P.L. = FLORIDA POWER AND LIGHT CO.  
S.B.T. = SOUTHERN BELL TELEPHONE  
B.C.R. = BROWARD COUNTY RECORDS  
D.C.R. = DADE COUNTY RECORDS  
O.R. = OFFICIAL RECORDS BOOK  
PG. = PAGE  
R/W = RIGHT-OF-WAY

# CLASS "A", ALTA / ACSM LAND TITLE SURVEY PARCEL "B", MINI MART DEVELOPMENT CORP. SUBDIVISION (PLAT BOOK 81, PAGE 49, B.C.R.) AND THE N 1/2 OF PARCEL "A", 441 SOUTH, L.T.D., II (PLAT BOOK 124, PAGE 41, B.C.R.)

## GRAPHIC SCALE



## SURVEYOR'S CERTIFICATE

The undersigned, being a duly licensed and qualified surveyor in the State of Florida, does hereby certify to the following facts: That the above described premises, General Electric Capital Corporation and Chicago Title Insurance Company, that this survey is a true and accurate survey based on an inspection of the following described real estate (See Tract "A").

## LEGAL DESCRIPTION:

Parcel "B", MINI MART DEVELOPMENT CORP. SUBDIVISION, according to the Plat thereof, recorded in Plat Book 81, Page 49, Public Records of Broward County, Florida; solid lands situate, lying and being in Broward County, Florida.

## TOGETHER WITH:

The North One-Half (N 1/2) of 441 SOUTH, L.T.D., II, according to the Plat thereof, recorded in Plat Book 124, Page 41, Public Records of Broward County, Florida.

All of above lands more fully described as follows:

Beginning at the Northeast corner of said Parcel "A", thence South 01°17'00" East, on the East line of said Parcel "A", a distance of 336.52 feet; thence North 89°54'51" West, a distance of 1007.02 feet; thence North 01°17'00" West, on the West line of said Parcel "A", a distance of 336.52 feet; thence South 89°54'51" East, on the North line of said Parcel "A", a distance of 423.03 feet, to the Southwest corner of said Parcel "B"; thence North 00°05'09" West, on the West line of said Parcel "B", a distance of 163.84 feet; thence South 89°54'51" East, on the North line of said Parcel "B", a distance of 84.00 feet; thence South 00°05'09" East, on the East line of said Parcel "B", a distance of 163.84 feet; thence South 89°54'51" East, on the North line of said Parcel "A", a distance of 499.99 feet, to the Point of Beginning.

Solid lands situate, lying and being in the City of Margate, Broward County, Florida, and containing 352,548 square feet or 8.0934 acres more or less.

that this survey was prepared by me and was actually made upon the ground; that the ratio and precision of this survey is at least 1 to 7500; that the information, courses and distances shown on this survey are correct and true; that the boundaries and area of the premises shown on the title lines shown on the survey print and the line of actual possession are the same; that all utility easements required for the operation of the premises shown on the survey print are correct and true; that this survey was made in accordance with the requirements of the Florida Board of Land Surveyors, Department of Professional Regulation and were made in accordance with the "Minimum Standard Detail Requirements ALTA/ACSM Land Title Survey" jointly established and adopted by the ALTA and the ACSM in 1988 and this survey meets the requirements for a Class "A" survey, as defined therein; that the information shown hereon has been obtained by an actual transit-topo survey on the ground, and that it is correct and shows a fixed and determinate position and location of the premises (including the position of the point of beginning) and the location and dimensions of all (a) existing buildings, structures, and other above ground improvements situated on the surveyed premises, (b) easements, roads, sidewalks, drainage ways and right-of-way either of record or visible on the ground situated on the premises, (c) above ground improvements situated on the premises, and (d) encroachments of any buildings or other visible improvements situated on the premises onto the premises or right-of-way abutting the premises; that except as shown, (i) there are no easements or rights-of-way or uses affecting the premises that would be visible by a careful physical inspection of the premises, that are of record or that are known by the undersigned, other than those shown on the survey print; (ii) there are no party walls, encroachments or overhangs on the premises; (iii) there are no encroachments or overhangs on the premises by buildings, structures or other visible improvements situated on adjoining premises, and no streets, drives, walkways, ponds, lanes or drains located on or running across the premises; that all rights-of-way building setbacks lines, easements and other matters of record and the dimensions of same have been accurately located and stated hereon; that the survey reflects boundary lines of the described land which "close" by surveying calculations; that the point of beginning is located in the Flood Zone as indicated in the notes shown hereon; that there are no discrepancies between the boundary lines of the subject property as shown on the survey map and as described in the legal description of record, except as shown on the survey; that the boundary lines of the subject property are correct and true; that this survey print accurately and correctly shows the distances from each building structure to the nearest facing exterior property line of the premises; the accurate graphic location of all visible improvements and all applicable building setback lines located on the premises; the courses and measured distances of the exterior property lines of the premises; the scale, the north direction, the distance to the nearest intersecting street and the point of reference from which the premises are measured; the width of the street or streets on which the premises abut; the Left, Back, Front or Parcel number shown on any map or plot to which reference is made in the legal description of the premises, together with the recording reference for said map or plot; a fixed and determinate position and location on the premises (including the position of the point of beginning); the size and location and type of all buildings, structures and other improvements situated on the premises; and that, except as shown, all are within the boundary lines and applicable setback lines of the premises; the location and names of all public and private streets or alleys located on the premises or adjacent thereto, all of which are public unless otherwise noted; that ingress and egress to the premises is provided by State Road 7 (U.S. 441), via an ingress - Egress easement as shown hereon, upon which the premises abut, the same being a paved and dedicated right-of-way maintained by the City of Margate and the State of Florida; the location, dimension and recording date of all easements, rights-of-way and other applicable encroachments of record located on (or otherwise affecting) the premises, including, without limitation, of items shown in Chicago Title Insurance Company's Commitment No. 10-910-10-95-19222, Dated September 27, 1992, at 8:00 a.m.; the location and dimension of all unrecorded easements, paths, rights-of-way and party walls on the premises; the location of any visible utility transformer located on the premises; the location of the visible storm drainage apparatus; and that the surveyed premises contain 352,548 square feet or 8.0934 acres more or less.

## LEGAL DESCRIPTION (AS FURNISHED BY CLIENT):

Parcel "B", MINI MART DEVELOPMENT CORP. SUBDIVISION, according to the Plat thereof, recorded in Plat Book 81, Page 49, Public Records of Broward County, Florida; solid lands situate, lying and being in Broward County, Florida.

## TOGETHER WITH:

The North One-Half (N 1/2) of 441 SOUTH, L.T.D., II, according to the Plat thereof, recorded in Plat Book 124, Page 41, Public Records of Broward County, Florida.

Solid lands situate, lying and being in the City of Margate, Broward County, Florida, and containing 352,548 square feet or 8.0934 acres more or less.

## CERTIFICATION OF STATUTORY COMPLIANCE

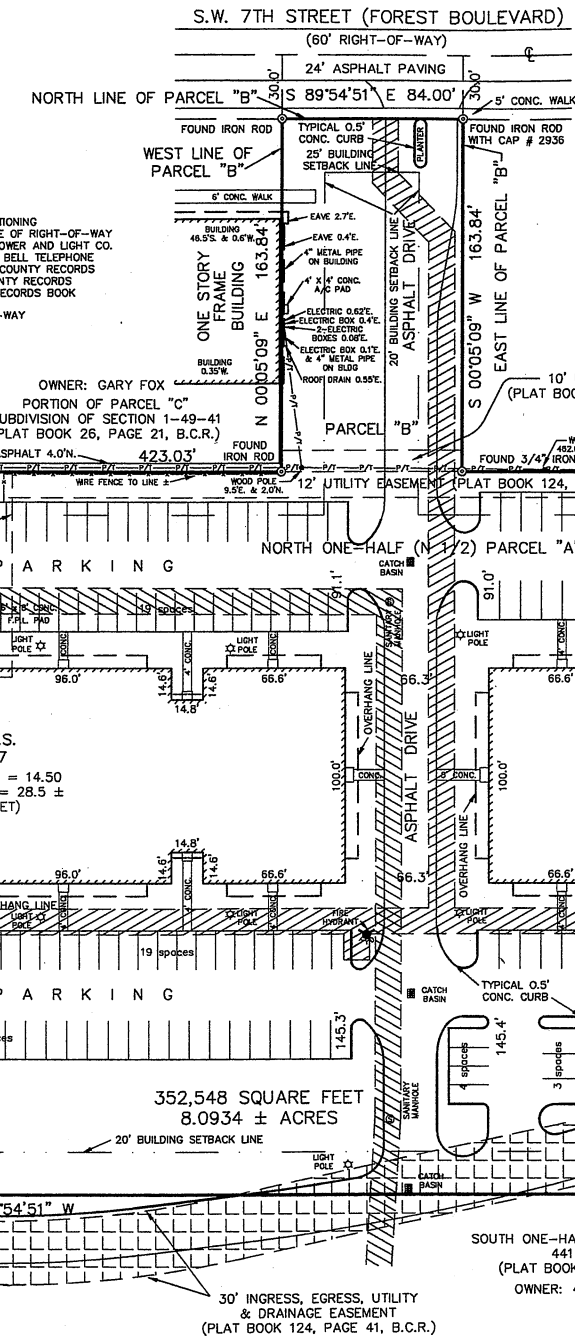
We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 21HH-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 15th day of January, 1993.

McLAUGHLIN ENGINEERING COMPANY

Robert C. McLaughlin  
Registered Land Surveyor No. 3356  
State of Florida.

LOCATION MAP  
NOT TO SCALE

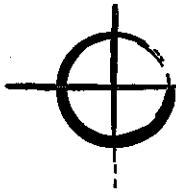


## NOTES:

- There are no other easements, road reservations or rights-of-way of record, per Chicago Title Insurance Company, Commitment Number 10-910-10-06-19222, Dated September 27, 1992, at 8:00 a.m.
- Underground Improvements if any not located.
- This drawing is not valid unless sealed with an embossed surveyor's seal.
- Boundary survey information does not infer Title or Ownership.
- All iron rods 5/8", unless otherwise noted.
- Reference Bench Mark: Broward County Bench Mark No. 939, Top of Concrete Pipe at State Road 7 and the C-13 Canal, Elevation= 16.137
- Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus:  $\pm$
- This property lies in Flood Zone "AH", per Flood Insurance Rate Map Number 12011C0205 F, Dated August 18, 1992, Base Elevation = 11.
- Bearings shown refer to record plat (81/49), and assumes the South right-of-way line of S.W. 7th Street as South 89° 54'51" East.
- Parking spaces shown hereon, are approximately 9' x 18'.
- Building setback lines, per the City of Margate Planning Department (Mr. Brower):  
Front - 25 FEET  
Side - 20 FEET  
Rear - 20 FEET  
Height - 100 FEET

## EASEMENT / RESTRICTIVE NOTES:

- Parcel "A" is restricted to 146,000 square feet of office, per Plat Book 124, page 41, B.C.R.
- Reservations reserved in Deed Book 10, Page 74, B.C.R., were released by Release of Reservation per O.R. Book 13013, Page 925, B.C.R.
- Agreement per O.R. Book 3920, Page 981, B.C.R. and Amendment Agreement per O.R. Book 3975, Page 154, B.C.R., affect a portion of this property. (NOTHING PLOTTABLE)
- Easement per O.R. Book 5492, Page 659, may affect this property, but is not plottable.
- Restrictions per O.R. Book 8446, Page 614, B.C.R. affect this property. (NOTHING PLOTTABLE)
- Developers Agreements per O.R. Book 11858, Page 375, B.C.R. and O.R. Book 12236, Page 200, B.C.R., affect this property (NOTHING PLOTTABLE); per O.R. Book 18709, Page 902, B.C.R., does not affect this property and per O.R. Book 19275, Page 960, B.C.R., may affect this property, but Exhibit "A", referred to therein, was not attached.
- Agreements per O.R. Book 12860, Page 922, B.C.R. and O.R. Book 15619, Page 136, B.C.R., affect this property. (NOTHING PLOTTABLE)
- 12' WATER MAIN EASEMENT, PER O.R. BOOK 14001, PAGE 882, B.C.R., IS INDICATED THUS:
- 12' SANITARY SEWER LINE EASEMENT, PER O.R. BOOK 14001, PAGE 864, B.C.R., IS INDICATED THUS:



**PINNELL SURVEY, INC.**

LICENSED BUSINESS #6857  
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A  
COCONUT CREEK, FLORIDA 33073  
PHONE (954)418-4940 FAX(954)418-4941

**EXHIBIT "B"**

**SKETCH AND LEGAL DESCRIPTION**

**FOR 12 FOOT WATER METER EASEMENT**

**LEGAL DESCRIPTION:**

A 12 FOOT EASEMENT, OVER AND ACROSS A PORTION OF PARCEL "A", 441 SOUTH LIMITED II, AS RECORDED IN PLAT BOOK 124, PAGE 41 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING 6.00 FEET ON EACH SIDE OF A CENTERLINE MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01°17'00" EAST ALONG THE EASTERLY LINE OF SAID PARCEL "A", FOR 208.06 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN NORTH 89°59'19" WEST, FOR 336.15 FEET TO A REFERENCE POINT "A"; THENCE CONTINUE NORTH 89°59'19" WEST, FOR 447.72 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'41" EAST, FOR 9.57 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED CENTERLINE.

TOGETHER WITH: BEGINNING AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE NORTH 00°00'41" EAST, FOR 13.42 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED CENTERLINE.

**NOTES:**

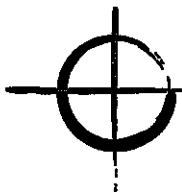
1. THIS IS NOT A SURVEY.
2. THIS SKETCH REFLECTS ALL EASEMENTS AND RIGHTS OF WAY AS SHOWN ON THE ABOVE REFERENCED PLAT. THE PROPERTY WAS NOT ABSTRACTED FOR OTHER EASEMENTS, ROAD RESERVATIONS OR RIGHTS OF WAY OF RECORD BY PINNELL SURVEY, INC.
3. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF SOUTH 01°17'00" EAST ALONG THE EASTERLY LINE OF PARCEL "A" OF 441 SOUTH LIMITED II, PLAT BOOK 124, PAGE 41 BROWARD COUNTY RECORDS.

P.O.C. — POINT OF COMMENCEMENT

P.O.B. — POINT OF BEGINNING

JASON H. PINNELL  
PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA - LICENSE NO. 5734

SKETCH NO.: 14-0135WM  
SHEET 1 OF 2



**PINNELL SURVEY, INC.**

LICENSED BUSINESS #6857  
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A  
COCONUT CREEK, FLORIDA 33073  
PHONE (954)418-4940 FAX(954)418-4941

**P.O.C.**  
N.E. CORNER  
OF PARCEL "A"  
(P.B. 124, PG. 41 B.C.R.)

NORTHERLY LINE  
OF PARCEL "A"

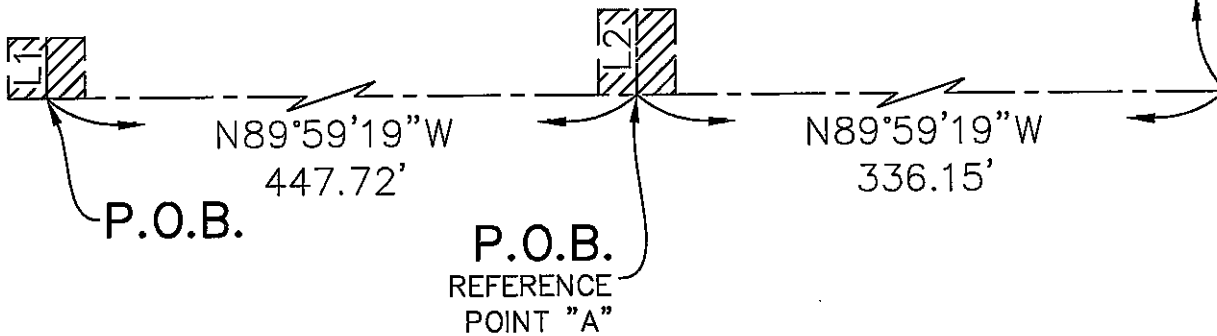
EASTERLY LINE  
OF PARCEL "A"

S01°17'00"E 208.06'

**SOUTH STATE ROAD 7**

PARCEL "A"  
OF 441 SOUTH LIMITED II  
(P.B. 124, PG. 41 B.C.R.)

NORTH



PARCEL "A"  
OF 441 SOUTH LIMITED II  
(P.B. 124, PG. 41 B.C.R.)

**LINE DATA:**

L1 N00°00'41"E 9.57  
L2 N00°00'41"E 13.42'

SCALE: 1" = 30'

DRAWN BY: J.H.P.

SKETCH NO.: 14-0135WM

SHEET 2 OF 2