

ACCESS EASEMENT

(For Access to Allow for the Maintenance of Water and Sewer)

THIS ACCESS EASEMENT is made and entered into this 3RD day of February, 2015 by and between ~~Walgreen Corporation Co.~~ hereinafter called the Grantor, and the City of Margate, a Florida municipal corporation organized and existing under the laws of the State of Florida, hereinafter referred to as Grantee:

WITNESSETH: That, for and in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor hereby grants unto the Grantee, its successors and assigns, forever, a perpetual access easement as described in Exhibit "A", attached hereto and made a part hereof, for the purposes of granting access for maintaining water and sewer, as installed in Exhibit "B" attached hereto and made a part hereof. Situate, lying and being Broward County, Florida,

IN WITNESS WHEREOF, GRANTOR, has caused this Access Easement to be executed in its name this 3RD day of February, 2015.

Witness:

Jamie M Bates
JAMIE M. BATES
Print Name

GRANTOR:

MBR

Richard Steiner
Print Name

Witness:

Daxa P. Purohit
DAXA P. PUROHIT
Print Name

Witness:

Lisette Moreno
Print Name LISETTE MORENO

STATE OF: ILLINOIS
COUNTY OF: LAKE

This foregoing Access Easement acknowledged before me this 3rd day of February, 2015 by Lisette Moreno.

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, of Richard Steiner to me known as the person described in and who executed the foregoing Access Easement, 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 LAKE COUNTY the above stated County, this 3rd day of February, 2015 A.D.

My Commission Expires:

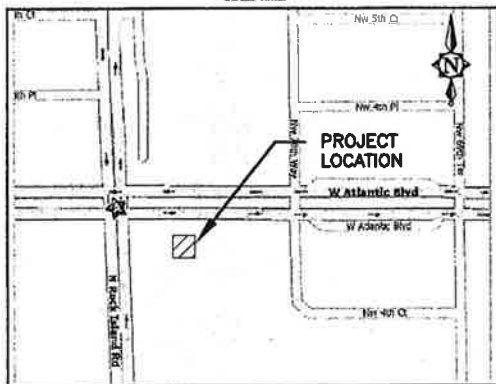


Lisette Moreno
Notary Public

EXHIBIT "A": ACCESS EASEMENT DESCRIPTION

LOCATION MAP

SCALE: N.T.S.



ACCESS EASEMENT LIFT STATION 22

DESCRIPTION:

BEING A PORTION OF PARCEL "C", "ORIOLE-MARGATE SECTION 3" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "C";

THENCE SOUTH 00°06'56" WEST ALONG THE EAST LINE OF SAID PARCEL "C", A DISTANCE OF 7.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD AS NOW LAID OUT AND IN USE;

THENCE NORTH 88°56'25" WEST (FOR BASIS OF BEARING). ALONG SAID SOUTH LINE, A DISTANCE OF 284.51 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01°03'35" WEST, A DISTANCE OF 25.22 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 00°51'58" WEST);

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 59.50 FEET, A CENTRAL ANGLE 91°55'33", AN ARC DISTANCE OF 95.46 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 01°03'35" WEST, A DISTANCE OF 7.50 FEET;

THENCE NORTH 88°56'25" WEST, A DISTANCE OF 33.00 FEET;

THENCE NORTH 01°03'35" EAST, A DISTANCE OF 7.50 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 26.50 FEET AND A CENTRAL ANGLE OF 91°55'33";

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.52 FEET;

THENCE NORTH 88°56'25" WEST, A DISTANCE OF 55.11 FEET;

THENCE NORTH 01°03'35" EAST, A DISTANCE OF 58.20 FEET TO SAID SOUTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD;

THENCE SOUTH 88°56'25" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 54.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, CONTAINING 5,685 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

1. REPRODUCTIONS OF THIS DOCUMENT ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF PARCEL "C", "ORIOLE MARGATE SECTION 3", (SHOWN TO BEAR S 00°06'56" W), SAID PLAT RECORDED IN PLAT BOOK 74, PAGE 45 OF THE BROWARD COUNTY PUBLIC RECORDS.
3. THERE MAY BE EASEMENTS, RESTRICTIONS AND/OR RIGHTS-OF-WAY NOT SHOWN HEREON.

THIS IS NOT A BOUNDARY SURVEY

PREPARED FOR:

CITY OF MARGATE

CRAIG A. SMITH & ASSOCIATES

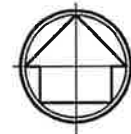
CONSULTING ENGINEERS-PLANNERS-SURVEYORS



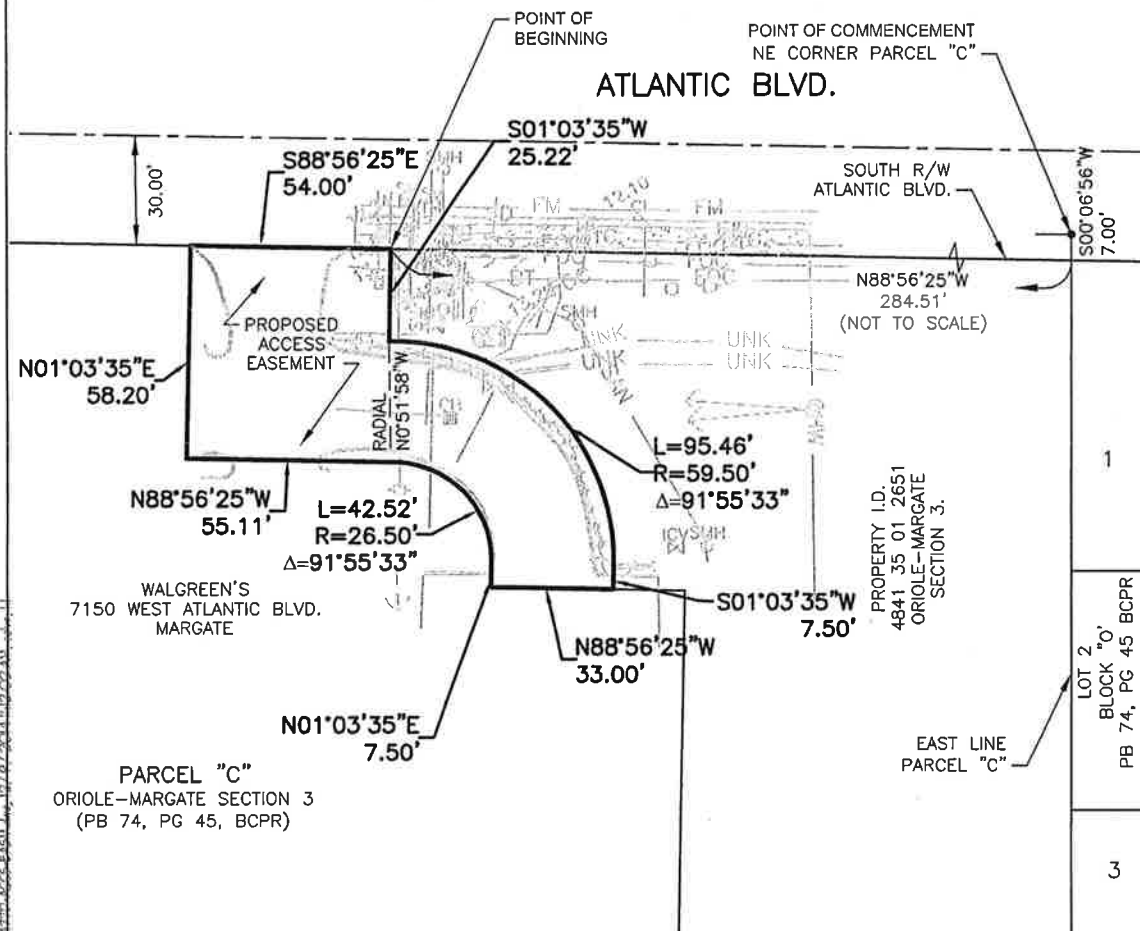
7777 GLADES ROAD SUITE 410
BOCA RATON, FLORIDA 33434
(561) 791-9280
CERT. NO. LB0003110



REVISED CLOSING DISTANCE	SEE	12/09/2014	N/A	RDK
SKETCH & DESCRIPTION	SEE	12/04/2014	N/A	RDK
REVISION	DWN	DATE	FB/PG	CKD
LS # 22 ACCESS EASEMENT SKETCH AND DESCRIPTION CITY OF MARGATE, BROWARD COUNTY, FLORIDA				
PROJECT NUMBER: 08-1477D				
FILE NAME: 01-1477D-ACCS-EASM.dwg				
SHEET 1 OF 2				



SCALE: 1" = 40'



SYMBOL LEGEND

SYM. DESCRIPTION

B.C.P.R.	BROWARD COUNTY PUBLIC RECORDS
PB	PLAT BOOK
PG	PAGE
CL	CENTER LINE
L	ARC LENGTH
R	RADIUS
R/W	RIGHT OF WAY
Δ	DELTA

THIS IS NOT A BOUNDARY SURVEY

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER NTS 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FOR THE FIRM,

ROBERT D. KEENER
PROFESSIONAL SURVEYOR AND MAPPER #4846

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS-PLANNERS-SURVEYORS



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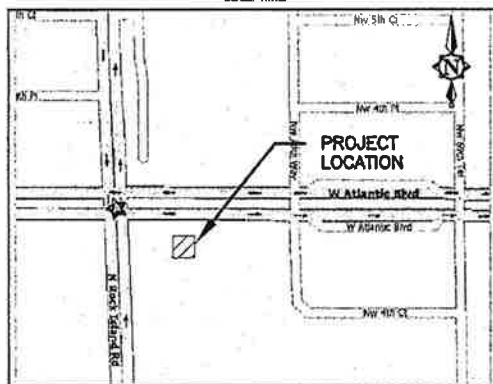
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EXHIBIT "B": UTILITY EASEMENT DESCRIPTION

EXHIBIT "B"

LOCATION MAP

SCALE: N.T.S.



UTILITY EASEMENT LIFT STATION 22

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COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "C";

THENCE SOUTH 00°06'56" WEST ALONG THE EAST LINE OF SAID PARCEL "C", A DISTANCE OF 7.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD AS NOW LAID OUT AND IN USE;

THENCE NORTH 88°56'25" WEST (FOR BASIS OF BEARING). ALONG SAID SOUTH LINE, A DISTANCE OF 184.52 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01°03'35" WEST, A DISTANCE OF 92.19 FEET;

THENCE NORTH 88°56'25" WEST, A DISTANCE OF 38.50 FEET;

THENCE NORTH 01°03'35" EAST, A DISTANCE OF 7.50 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 59.50 FEET AND A CENTRAL ANGLE OF 91°55'33";

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 95.46 FEET TO A POINT;

THENCE NORTH 01°03'35" EAST, A DISTANCE OF 25.22 FEET TO SAID SOUTH RIGHT OF WAY LINE OF ATLANTIC BOULEVARD AS NOW LAID OUT AND IN USE;

THENCE SOUTH 88°56'25" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

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PREPARED FOR:

CITY OF MARGATE

SKETCH & DESCRIPTION	SEE	01/06/2014	N/A	RDK
REVISION	DWN	DATE	FB/PG	CKD

CRAIG A. SMITH & ASSOCIATES

CONSULTING ENGINEERS-PLANNERS-SURVEYORS



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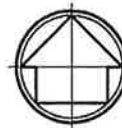


LS # 22 UTILITY EASEMENT
SKETCH AND DESCRIPTION
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

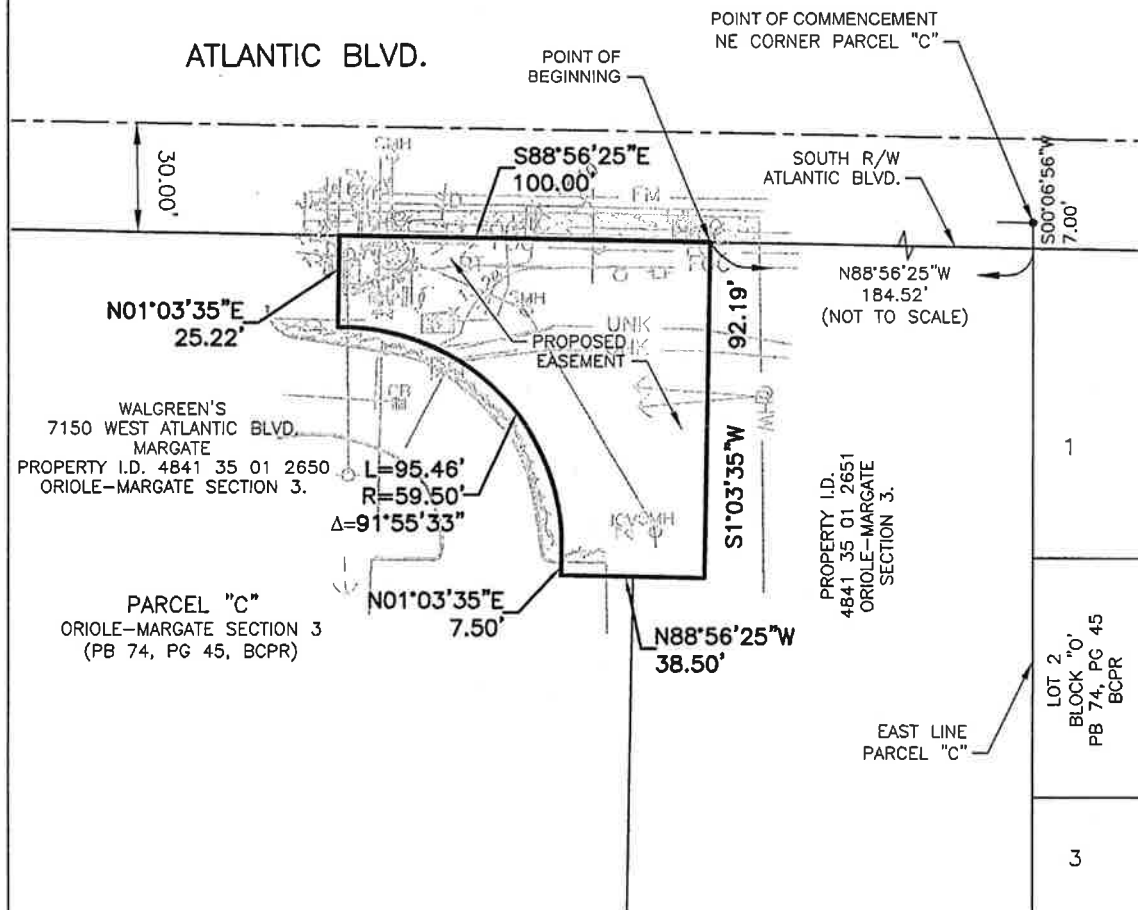
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SHEET 1 OF 2



SCALE: 1" = 40'



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