

This instrument prepared by
and when recorded return to:

Jorge M. Vigil, Esq.
Jorge M. Vigil P.A.
265 Sevilla Avenue,
Coral Gables, Florida 33134

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ASSIGNMENT OF EASEMENT

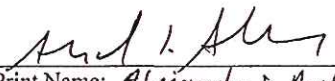
KNOW ALL MEN BY THESE PRESENTS that **TOSCANA PARK VILLAS, LLC**, a Florida limited liability company, whose address is One N. Clematis Street, Suite 200, West Palm Beach, Florida 33401 ("**Assignor**"), in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received at or before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, assign, transfer and set over to **THE CITY OF MARGATE**, a municipal corporation organized and existing under the laws of the State of Florida, whose address is 5790 Margate Blvd., Margate, Florida 33063 ("**Assignee**"), all of Assignor's right, title and interest in and to that certain Easement Agreement dated December 12, 2014, and recorded December 23, 2014, in Official Records Book 51338, Page 1965, Public Records of Broward County, Florida (the "Easement"), by and between TOSCANA PARK VILLAS, LLC and CAPE SABLE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, pursuant to which Assignor received an easement over, or, upon, across, under and through the real property legally described in Exhibit "A" attached hereto (the "Easement Area") for the purpose of constructing, operating and maintaining utility facilities. Said assignment is intended to confer until the City of Margate all rights and interests of Assignor under the Easement.


TO HAVE AND TO HOLD the same unto Assignee and Assignee's successors and assigns forever.

WITNESS the due execution hereof as of January 8th, 2015.

Witnesses:

TOSCANA PARK VILLAS, LLC, a
Florida limited liability company


Print Name: Alejandro J. Arellano

By: 
Juan Porro, Vice President


Print Name: Manuel Mabo

STATE OF FLORIDA)
) SS:
COUNTY OF _____)

The foregoing instrument was acknowledged before me this 8th day of January, 2015, by JUAN PORRO, as Vice President of Toscana Park Villas, LLC, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced a Florida driver's license as identification.


Notary: 
Print Name: ERNESTO GORDO
Notary Public, State of Florida
My Commission Expires: July 29, 2017
Commission Number: FF 40661



EXHIBIT "A"

[INSERT LEGAL DESCRIPTION OF EASEMENT AREA]

4840-9538-5633, v. 1

**DESCRIPTION OF
OFFSITE UTILITY EASEMENT
AT PARCEL "A"
NEWTH PLAT**

LEGAL DESCRIPTION

A PORTION OF THE NORTH 40 FEET OF THE SOUTH 450 FEET OF THE WEST 220 FEET OF THE EAST 300 FEET (AS MEASURED ALONG THE SOUTH AND EAST LINES) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTH ONE-HALF (N 1/2) OF SECTION 24, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF NEWTH PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 173, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 89°29'28" WEST, ALONG THE SOUTH LINE OF SAID NEWTH PLAT, A DISTANCE OF 130.63 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°59'34" EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH 89°29'28" WEST, ALONG THE NORTH LINE OF HORIZONS LANE AS SHOWN ON GREAT HORIZONS PARK, AS RECORDED IN PLAT BOOK 98, PAGE 45, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, A DISTANCE OF 15.01 FEET; THENCE NORTH 00°59'34" WEST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°29'28" EAST, ALONG SAID SOUTH LINE OF NEWTH PLAT, A DISTANCE OF 15.01 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

NOTES:

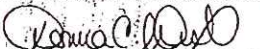
1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SUCH INFORMATION SHOULD BE OBTAINED BY OTHERS THROUGH AN APPROPRIATE TITLE SEARCH.
4. RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
5. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

ABBREVIATIONS:

A	= ARC LENGTH	P.O.B.	= POINT OF BEGINNING
B.C.R.	= BROWARD COUNTY RECORDS	P.O.C.	= POINT OF COMMENCEMENT
D	= DELTA (CENTRAL ANGLE)	P.O.T.	= POINT OF TERMINATION
D.E.	= DRAINAGE EASEMENT	R	= RADIUS
P.B.	= PLAT BOOK	R/W	= RIGHT-OF-WAY
P.G.	= PAGE	U.E.	= UTILITY EASEMENT

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 2014-147 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


DONNA C. WEST
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4290



HSQ GROUP, INC.
Engineers • Planners • Surveyors
1489 West Palmetto Park Rd., Suite 340
Boca Raton, Florida 33486 • 561.392.0221
CA26258 • LB7924

PROJECT: **TOSCANA**

PROJECT NO.: 1311-69

DATE: 8/27/14

SHEET 1 OF 2

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I hereby certify this document to be a true,
correct and complete copy of the record
filed in my office. Dated this 9th day
of January, 2015
County Administrator,
By Mary Martin
Deputy Clerk