

UTILITY EASEMENT DEED

THIS INDENTURE, made this 3 day of JUNE, 2015
between PARKWAY VILAS OF MARGATE, 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 entity responsible for the operation and management 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. The party of the second part, at its expense, agrees to repair and/or replace any damage to the property identified in Exhibit "A", which results from the actions of the party of the second part in constructing public utility improvements. In the event the party of the second part fails to repair and/or replace any damage to any property resulting from the construction of the public utility improvements after a thirty (30) day written notice from the party of the first part, the party of the first part may undertake the necessary repairs and/or replacement of such damage, and the party of the second part will be responsible to reimburse the party of the first part for any such costs within twenty (20) days of receipt of a written request from the party of the first part.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal on the day first above written.

Kerry Draddy
Witness

Kerry Draddy
Print Name of Witness

Cristine M. Clark
Witness

Cristine M. Clark
Print Name of Witness

BY: [Signature]
(Name: William Joney)

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 Will Lowery 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 MARGATE
the above stated County, this 3 day of JUNE, 2015 A.D.
My Commission Expires: _____


Notary Public



EXHIBIT "A" PROPERTY DESCRIPTION

PARCEL "A", PARKWAY VILLAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

EXHIBIT "B" UTILITY EASEMENT DESCRIPTION

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS

Florida Licensed Survey
and Mapping Business No. 6633

Tel. (954) 585-0997

Fax (954) 585-3927

LEGAL DESCRIPTION OF:
10-FOOT WIDE UTILITY EASEMENT
PARKWAY VILLAS CONDOMINIUM
CITY OF MARGATE, BROWARD COUNTY, FLORIDA
SECTION 36-48-41

A 10-FOOT WIDE UTILITY EASEMENT BEING A PORTION OF PARCEL "A", PARKWAY VILLAS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE CENTERLINE OF SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL "A";

THENCE NORTH 00°14'58" WEST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 12.00 FEET TO A POINT ON A LINE 12.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID PARCEL "A", SAID SOUTH LINE BEING ALSO THE NORTH RIGHT OF WAY LINE OF SOUTHERN BOULEVARD;

THENCE SOUTH 89°45'02" WEST, ALONG SAID SOUTH LINE OF PARCEL "A", A DISTANCE OF 114.73 FEET TO A POINT ON A LINE 114.73 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF PARCEL "A", SAID POINT BEING ALSO THE POINT OF BEGINNING;

THENCE NORTH 00°14'58" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 71.71 FEET;

THENCE NORTH 45°14'58" WEST, A DISTANCE OF 32.92 FEET TO A POINT ON A LINE 138.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF PARCEL;

THENCE NORTH 00°14'58" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 69.02 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE.

THE SIDE LINES OF SAID EASEMENT TO BE SHORTENED OR LENGTHENED TO TERMINATE AT ANGLE POINTS.

SAID LAND SITUATES, LYING AND BEING WITHIN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, CONTAINING 1,736 SQUARE FEET, MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
3. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH.
4. THE BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF NORTH 00°14'58" WEST (AZIMUTH 179°45'02") ALONG THE WEST LINE OF PARCEL "A", PARKWAY VILLAS, AS RECORDED IN PLAT BOOK 108, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID BEARING REFER TO THE TRANSVERSE MERCATOR GRID SYSTEM, FLORIDA EAST ZONE AS SHOWN ON MISCELLANEOUS PLAT BOOK 3, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE, ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

REVISIONS	DATE	BY

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC.
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WALTER DE LA ROCHA

PROFESSIONAL SURVEYOR AND MAPPER NO. 6081 - STATE OF FLORIDA

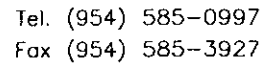
DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
01/14/15	WDLR	JDS	N/A

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 2

SKETCH NO.
14-8080-UE



SHEET 2 OF 2 14-8080-UE

