

**ACCESS EASEMENT**

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

THIS ACCESS EASEMENT is made and entered into this 16 day of July, 2015 by and between Carolina Springs Plaza Inc. 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 16 day of July, 2015

Witness:

[Signature]  
\_\_\_\_\_  
Rob Grody  
Print Name

GRANTOR:

[Signature]  
\_\_\_\_\_  
RALPH MERRITT  
AUTHORIZED AGENT  
Print Name

Witness:

[Signature]  
\_\_\_\_\_  
Christie Heinrich  
Print Name

Witness:

[Signature]  
\_\_\_\_\_  
William Barrett  
Print Name

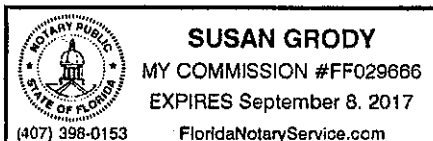
STATE OF: FLORIDA  
COUNTY OF: Broward

This foregoing Access Easement acknowledged before me this 20<sup>th</sup> day of July, 2015 by \_\_\_\_\_

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, of Carolina Springs Plaza Inc 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 \_\_\_\_\_ the above stated County, this 20<sup>th</sup> day of July, 2015 A.D.

My Commission Expires:



[Signature]  
\_\_\_\_\_  
Notary Public

INGRESS AND EGRESS EASEMENT


INGRESS & EGRESS EASEMENT DESCRIPTION:

A PORTION OF TRACT 6, "HOLIDAY SPRINGS VILLAGE SECTION 3" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 6; THENCE SOUTH 89°35'27" EAST ON THE NORTH LINE OF SAID TRACT 6, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SAMPLE ROAD (113 FOOT RIGHT-OF-WAY), 449.40 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 26°09'21" EAST 11.18 FEET; THENCE SOUTH 00°24'33" WEST 138.00 FEET; THENCE SOUTH 89°35'27" EAST 48.86 FEET; THENCE NORTH 00°23'16" EAST 134.66 FEET; THENCE NORTH 27°48'46" EAST 15.02 FEET; THENCE NORTH 89°35'27" WEST 60.72 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MARGATE, BROWARD COUNTY, FLORIDA AND CONTAINING 7,297.7 SQUARE FEET, EQUIVALENT TO 0.2 ACRES.

SKETCH & DESCRIPTION

CERTIFICATION: THIS SKETCH MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.  11-09-2015 LUIS J. ORTIZ, PSM, State of Florida Date Professional Surveyor & Mapper No. 7006 THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	SCALE: N/A	FOUNDED 1993 BASELINE & ENGINEERING AND LAND SURVEYING, INC. 1400 N.W. 1st COURT BOCA RATON, FLORIDA 33432 EB 6510 (561) 417-0700 LB 6439 JOB NO.: 15-03-063 SHEET NO. 1 of 2
	DRAWN BY: L.J.O.	
	CHECKED BY: L.J.O.	

JOB NO.: 15-03-063 SHEET NO. 2 of 2

EASEMENT FOR THE  
SEWER UTILITIES

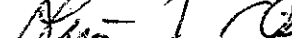

SEWER UTILITY EASEMENT DESCRIPTION:

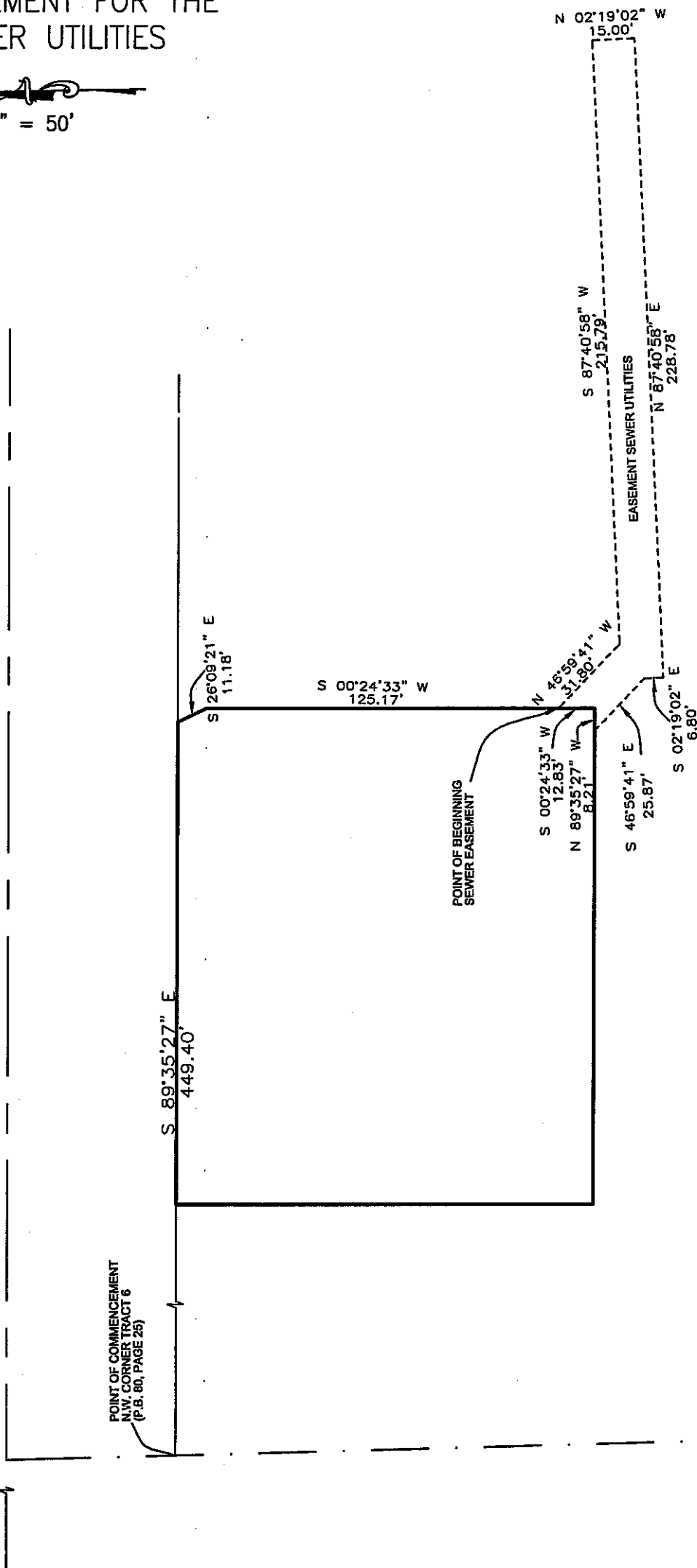
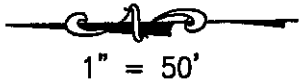
A PORTION OF TRACT 6, "HOLIDAY SPRINGS VILLAGE SECTION 3" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 6; THENCE SOUTH 89°35'27" EAST ON THE NORTH LINE OF SAID TRACT 6, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SAMPLE ROAD (113 FOOT RIGHT-OF-WAY), 449.40 FEET ; THENCE SOUTH 26°09'21" EAST 11.18 FEET; THENCE SOUTH 00°24'33" WEST 125.17 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°24'33" WEST 12.83 FEET; THENCE NORTH 89°35'27" WEST 8.21 FEET; THENCE SOUTH 46°59'41" EAST 25.87 FEET; THENCE SOUTH 02°19'02" EAST 6.80 FEET; THENCE NORTH 87°40'58" EAST 228.78 FEET; THENCE NORTH 02°19'02" WEST 15.00 FEET; THENCE SOUTH 87°40'58" WEST 215.79 FEET; THENCE NORTH 46°59'41" WEST 31.80 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MARGATE, BROWARD COUNTY, FLORIDA AND CONTAINING 3,758.2 SQUARE FEET, EQUIVALENT TO 0.1 ACRES.

SKETCH & DESCRIPTION

<b>CERTIFICATION:</b> THIS SKETCH MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.  9-2-2015 LUIZ J. ORTIZ, PSM, State of Florida Date Professional Surveyor & Mapper No. 7006 THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.		SCALE: N/A DRAWN BY: L.J.O. CHECKED BY: L.J.O.	FOUNDED 1993 BASELINE  ENGINEERING AND LAND SURVEYING, INC. 1400 N.W. 1st COURT BOCA RATON, FLORIDA 33432 EB 6510 (561) 417-0700 LB 6439 JOB NO.: 15-03-063 SHEET NO. 1 of 2
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EASEMENT FOR THE  
SEWER UTILITIES

## SKETCH &amp; DESCRIPTION

## CERTIFICATION:

THIS SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*Signature* 9-2-2015  
 LUIS J. ORTIZ, PSM, State of Florida Date  
 Professional Surveyor & Mapper No. 7006  
 THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SCALE: 1" = 50'

DRAWN BY: LJO

CHECKED BY: LJO

FOUNDED 1993  
 BASELINE & ENGINEERING

AND  
 LAND SURVEYING, INC.  
 1400 N.W. 1st COURT  
 BOCA RATON, FLORIDA 33432  
 EB 6510 (561) 417-0700 LB 6439  
 JOB NO.: 15-03-063 SHEET NO. 2 of 2

# EASEMENT FOR THE WATER UTILITIES

## WATER UTILITIES EASEMENT DESCRIPTION:

A PORTION OF TRACT 6, "HOLIDAY SPRINGS VILLAGE SECTION 3" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 6; THENCE SOUTH 89°35'27" EAST ON THE NORTH LINE OF SAID TRACT 6, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SAMPLE ROAD (113 FOOT RIGHT-OF-WAY), 427.54 FEET TO THE POINT OF BEGINING; THENCE CONTINUE SOUTH 89°35'27" EAST 10.00 FEET; THENCE SOUTH 00°17'36" WEST 3.83 FEET; THENCE NORTH 90°00'00" WEST 10.00 FEET; THENCE NORTH 00°17'36" EAST 3.97 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN MARGATE, BROWARD COUNTY, FLORIDA AND CONTAINING 39.02 SQUARE FEET.

## SKETCH & DESCRIPTION

<p><b>CERTIFICATION:</b></p> <p>THIS SKETCH MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.</p> <p><i>[Signature]</i> <u>9-2-2015</u>          LUIS J. PETIZ, PSM, State of Florida Date          Professional Surveyor &amp; Mapper No. 7006</p> <p>THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.</p>	<p>SCALE: N/A</p> <p>DRAWN BY: L.J.O.</p> <p>CHECKED BY: L.J.O.</p>	<p>FOUNDED 1993          BASELINE &amp; ENGINEERING          AND          LAND SURVEYING, INC.          1400 N.W. 1st COURT          BOCA RATON, FLORIDA 33432          EB 6510 (561) 417-0700 LB 6439          JOB NO.: 15-03-063 SHEET NO. 1 of 2</p>

EASEMENT FOR THE  
WATER UTILITIES

1" = 40'

(NW 34th STREET) (STATE ROAD #834)

WEST SAMPLE ROAD

POINT OF BEGINNING  
PROPOSED EASEMENT

S 89°35'27" E  
10.00'

S 89°35'27" E  
427.54'

POINT OF COMMENCEMENT  
N.W. CORNER TRACT 6  
(P.B. 80, PAGE 25)

N 00°17'36" E 3.97'

S 89°37'24" W 10.00'

PROPOSED WATER  
UTILITIES EASEMENT

S00°24'33"W 138.00'

N00°24'33"E 148.00'

N89°35'27"W 177.00'

SKETCH & DESCRIPTION

CERTIFICATION:

THIS SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*Luis J. Ortiz*  
LUIS J. ORTIZ, P.S.M. State of Florida Date  
Professional Surveyor & Mapper No. 7006

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SCALE: 1" = 40'

DRAWN BY: LJO

CHECKED BY: LJO

FOUNDED 1993  
BASELINE & ENGINEERING

AND  
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