

CANAL EASEMENT DEED

THIS INDENTURE, made this _____ day of _____, 20____,
between Kevin Anderson & Kelly Worthman-Anderson, Party of the
first part, and the CITY OF 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 a canal easement, including 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.

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 hereby grants
unto the party of the second part, its successors and assigns, full and free right and authority to construct,
maintain, repair, install and rebuild canals including 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 set its hand and seal on the day first above
written.

Witness

Print Name of Witness

Witness

Print Name of Witness

STATE OF: Florida
COUNTY OF: Broward

I HEREBY CERTIFY that on this day personally appeared before me, Kevin Anderson of
Margate, 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 City of Margate
the above stated County, this 12 day of September 2016 A.D.

Notary Public
State of Florida at Large

My commission expires:

BY: [Signature]
(Name: Kevin Anderson)

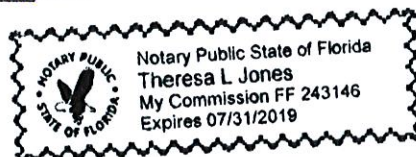


Exhibit A

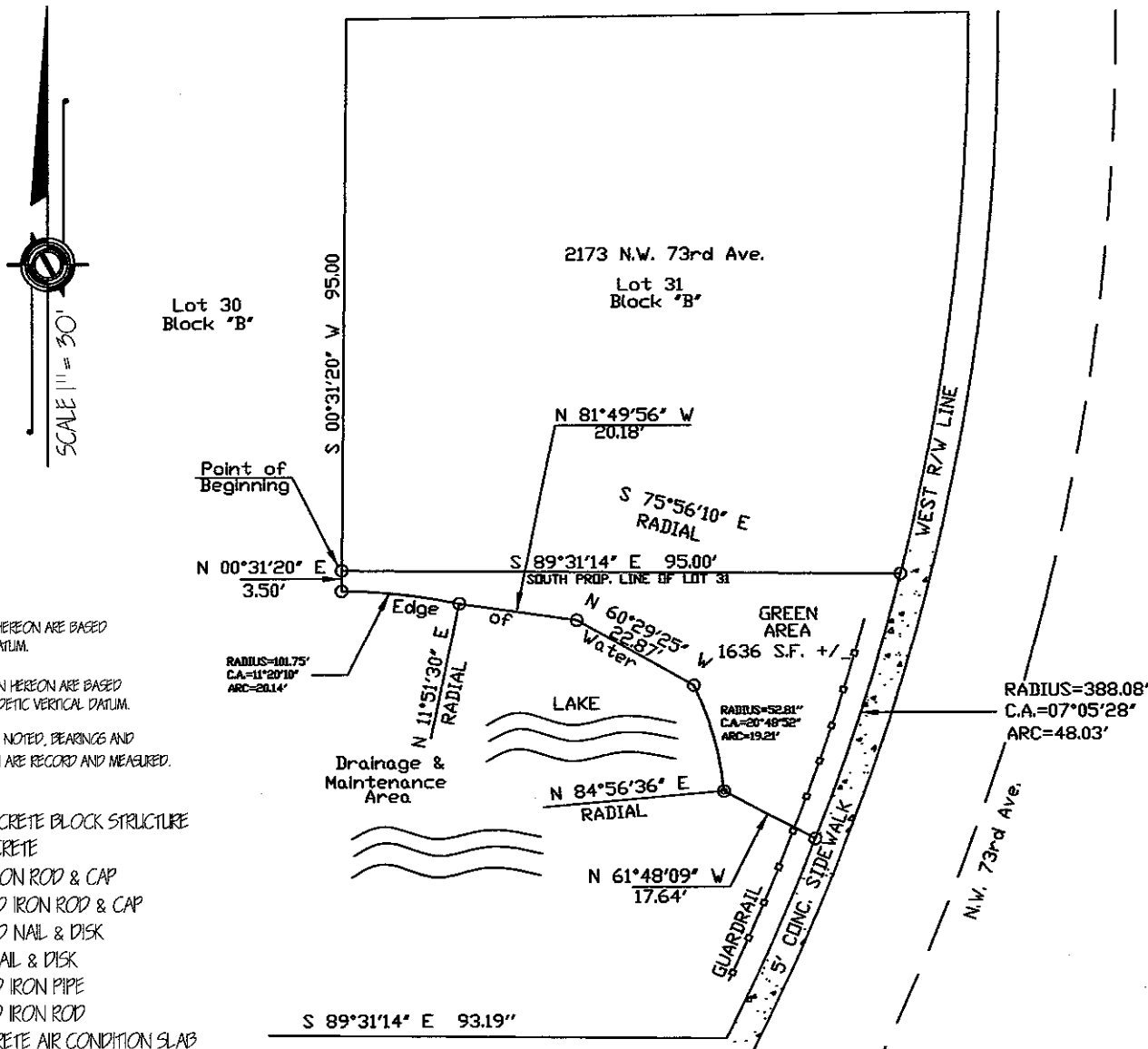
Lot 31, Block "B" of the Springs Gateway Plat as recorded in Plat Book 127, Page 17 of the Public Records of Broward County, Florida

Property Address: 2173 NW 73 Avenue, Margate, FL 33063

SKETCH LEGAL DESCRIPTION

Exhibit B

A PORTION OF A DRAINAGE & MAINTENANCE AREA ON THE PLAT OF SPRINGS GATEWAY AS RECORDED IN PLAT BOOK 127, PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE S.W. CORNER OF LOT 31 BLOCK B; THENCE S 89°31'14" E ALONG THE SOUTH LINE OF LOT 31 FOR A DISTANCE OF 95.00' TO THE S.E. CORNER OF LOT 31 AND A POINT CURVE. A RADIAL LINE TO SAID POINT BEARS S 75°56'10" E FROM THE RADIUS POINT; THENCE SWLY. ALONG THE WESTERLY R/W LINE OF N.W. 73rd AVE. AND ON A CURVE TO THE RIGHT HAVING A RADIUS OF 388.08, A CENTRAL ANGLE OF 07°05'28", FOR A DISTANCE OF 48.03'.
THENCE, DEPARTING SAID WESTERLY R/W LINE, N 61°48'09" W A DISTANCE OF 17.64' TO THE WATERS EDGE AND A POINT ON A NON-RADIAL CURVE. A RADIAL LINE TO SAID POINT BEARS N 84°56'36" E FROM THE RADIUS POINT. THENCE NWLY. ALONG THE WATERS EDGE AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 52.81', A CENTRAL ANGLE OF 20°48'52", FOR A DISTANCE OF 19.21'.
THENCE CONTINUE ALONG THE WATERS EDGE ON A BEARING OF N 81°49'56" W FOR A DISTANCE OF 20.18' TO A POINT ON A NON-RADIAL CURVE. A RADIAL LINE TO SAID POINT BEARS N 11°51'30" E FROM THE RADIUS POINT. THENCE WESTERLY, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 101.75', A CENTRAL ANGLE OF 11°20'10", FOR A DISTANCE OF 20.14'.
THENCE N 00°31'20" E FOR A DISTANCE OF 3.50' TO THE POINT OF BEGINNING.
SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY FLORIDA AND CONTAIN 1,636 SQ. FT. +/-.



BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM.
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM.
UNLESS OTHERWISE NOTED, BEARINGS AND DISTANCES SHOWN ARE RECORD AND MEASURED.

- LEGEND:
- C.B.S. CONCRETE BLOCK STRUCTURE
 - CONC CONCRETE
 - SIR/C SET IRON ROD & CAP
 - FIR/C FOUND IRON ROD & CAP
 - FN/D FOUND NAIL & DISK
 - SN/D SET NAIL & DISK
 - FIP FOUND IRON PIPE
 - FIR FOUND IRON ROD
 - A/C CONCRETE AIR CONDITION SLAB
 - B.C.R. BROWARD COUNTY RECORDS
 - P.B. PLAT BOOK
 - OP POWER POLE

THIS SKETCH REFLECTS ALL EASEMENTS & RIGHTS OF WAY PER RECORDED PLAT & / OR TITLE COMMITMENT IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED

MARK A. HIGGINS PROFESSIONAL SURVEYOR & MAPPER #5549

NOTES
Certification of Authorization #7707
Dimensions for building and building ties are to the foundation of same.
Certification to date of field work & not signature date.
☐ Indicates proposed grades
Elevations per N.G.V.D. 1929.

FLOOD ZONE:
BASE FLOOD ELEVATION:

SCALE: 1" = 30'
FILENAME: L31-B-B

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

REVISIONS

DATE

FOR: KEVIN ANDERSON

DATE OF SURVEY: N/A

ORDER #73116

F.B.: N/A

DENI CARNAHAN, INC.

P.O. BOX 938858, MARGATE, FLORIDA 33093 TEL. (954) 971-0540 FAX (954) 971-5980

LAND SURVEYS O SUBDIVISIONS O CONSTRUCTION SURVEYS