

**UTILITY EASEMENT DEED**

THIS INDENTURE, made this 21 day of Sept, 2016  
between DOMINION SELF-STORAGE I, LLC, 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 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.

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 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.

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

Deane E. George, Jr.  
Witness  
Deane E. George, Jr.  
Print Name of Witness

Philip C. Turner  
Witness  
Philip C. Turner  
Print Name of Witness

BY: [Signature]  
(Name: MILTON A. TURNER )

STATE OF: TENNESSEE  
COUNTY OF: KNOX

I HEREBY CERTIFY that on this day personally appeared MILTON A. TURNER of  
Dominion Self Storage, LLC, 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 Knox Co, TN  
the above stated County, this 21 day of Sept, 2016 A.D.

[Signature]  
Notary Public, State of Florida at Large  
My commission expires: 5/5/2019



# EXHIBIT "A"

## PROPERTY DESCRIPTION

A PORTION OF PARCEL "B", OF CENTRAL PARK OF COMMERCE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL B;

THENCE SOUTH 89°50'05" WEST, ALONG THE SOUTH BOUNDARY OF SAID PARCEL B, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF COCONUT CREEK PARKWAY, 79.29 FEET;

THENCE NORTH 86°22'18" WEST, ALONG SAID RIGHT-OF-WAY LINE, 200.72 FEET;

THENCE SOUTH 88°46'12" WEST, ALONG SAID RIGHT-OF-WAY LINE, 11.98 FEET;

THENCE NORTH 00°02'34" WEST, 240.50 FEET;

THENCE NORTH 89°57'26" EAST, 289.11 FEET TO A POINT ON THE EAST BOUNDARY LINE OF SAID PARCEL B;

THENCE SOUTH 00°22'24" EAST, ALONG SAID EAST BOUNDARY LINE, 251.46 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, CONTAINING 72,106 SQUARE FEET (1.655 ACRES) MORE OR LESS.

REVISIONS	DWN	DATE	FB/PG	CHKD

**SDA** SHAH  
DROTOS  
& ASSOCIATES

ENGINEERING  
SURVEYING  
PLANNING

CERTIFICATE OF AUTHORIZATION NO. LB 6456  
3410 N. Andrews Avenue Ext. • Pompano Beach, Fl. 33064  
PH: 954-943-9433 • FAX: 954-7783-4754

*EXHIBIT "B"*  
**SKETCH AND DESCRIPTION**  
 PORTION OF PARCEL "B"  
 CENTRAL PARK OF COMMERCE  
 (PB 119, PG 27, BCR)

*A PORTION OF PARCEL "B", CENTRAL PARK OF COMMERCE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "B";*  
*THENCE SOUTH 89°50'05" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "B", 79.29 FEET;*  
*THENCE NORTH 86°22'18" WEST, 126.40 FEET TO THE POINT OF BEGINNING;*  
*THENCE NORTH 00°11'27" EAST, 27.46 FEET;*  
*THENCE NORTH 89°46'26" WEST, 15.00 FEET;*  
*THENCE NORTH 00°11'27" EAST, 157.50 FEET;*  
*THENCE SOUTH 89°46'26" EAST, 10.58 FEET;*  
*THENCE NORTH 00°13'34" EAST, 12.00 FEET;*  
*THENCE NORTH 89°46'27" WEST, 7.83 FEET;*  
*THENCE NORTH 45°13'26" EAST, 31.14 FEET;*  
*THENCE SOUTH 89°43'45" EAST, 89.71 FEET;*  
*THENCE NORTH 00°13'34" EAST, 12.00 FEET;*  
*THENCE NORTH 89°43'45" WEST, 94.68 FEET;*  
*THENCE SOUTH 45°13'26" WEST, 44.99 FEET;*  
*THENCE SOUTH 00°11'27" WEST, 146.64 FEET;*  
*THENCE NORTH 89°46'26" WEST, 26.03 FEET;*  
*THENCE SOUTH 00°11'27" WEST, 15.00 FEET;*  
*THENCE SOUTH 89°46'26" EAST, 26.04 FEET;*  
*THENCE SOUTH 00°11'27" WEST, 35.92 FEET;*  
*THENCE SOUTH 86°22'18" EAST, 27.05 FEET TO THE POINT OF BEGINNING.*

*SAID LANDS LYING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, CONTAINING 4,851 SQUARE FEET (0.111 ACRE), MORE OR LESS.*

SHEET 1 OF 3 SHEETS

REVISIONS	DWN	DATE	FB/PG	CHKD

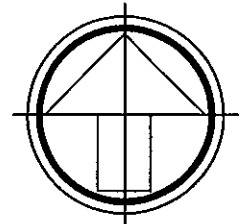
**SDA** SHAH  
 & ASSOCIATES DROTOS

ENGINEERING  
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 PLANNING

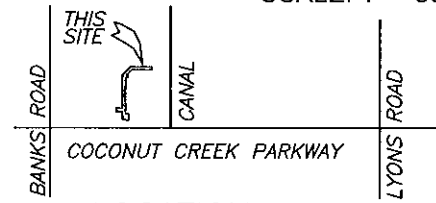
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# EXHIBIT "B" SKETCH AND DESCRIPTION

PORTION OF PARCEL "B"  
CENTRAL PARK OF COMMERCE  
(PB 119, PG 27, BCR)



SCALE: 1" = 50'

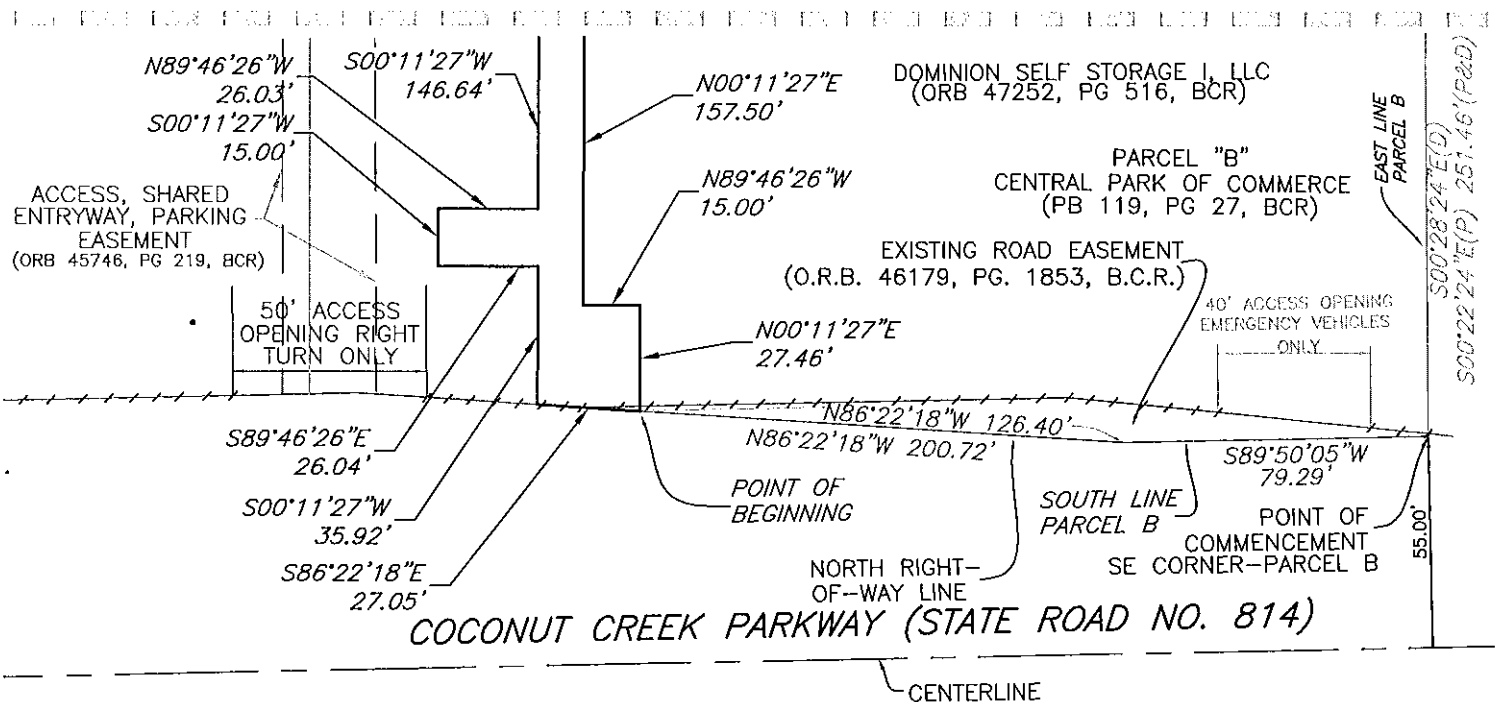


LOCATION MAP  
NOT TO SCALE

## LEGEND:

P.B. = PLAT BOOK  
O.R.B. = OFFICIAL RECORDS BOOK  
B.C.R. = BROWARD COUNTY RECORDS  
P.G. = PAGE

MATCHLINE SEE SHEET 3 OF 3 SHEETS



## SURVEY NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. EASEMENTS SHOWN ON THE PLAT OF CENTRAL PARK OF COMMERCE HAVE BEEN OMITTED FOR CLARITY.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY SHAH, DROTOS & ASSOCIATES FOR EASEMENTS, RIGHTS-OF-WAY, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SHEET 2 OF 3 SHEETS

REVISIONS	DWN	DATE	FB/PG	CHKD

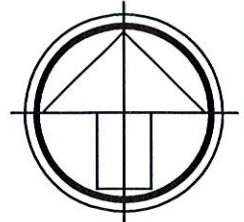
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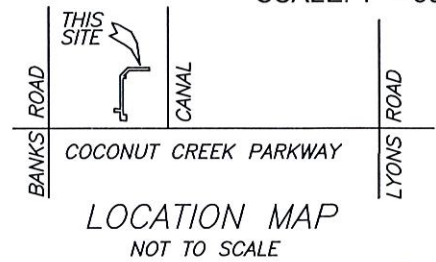
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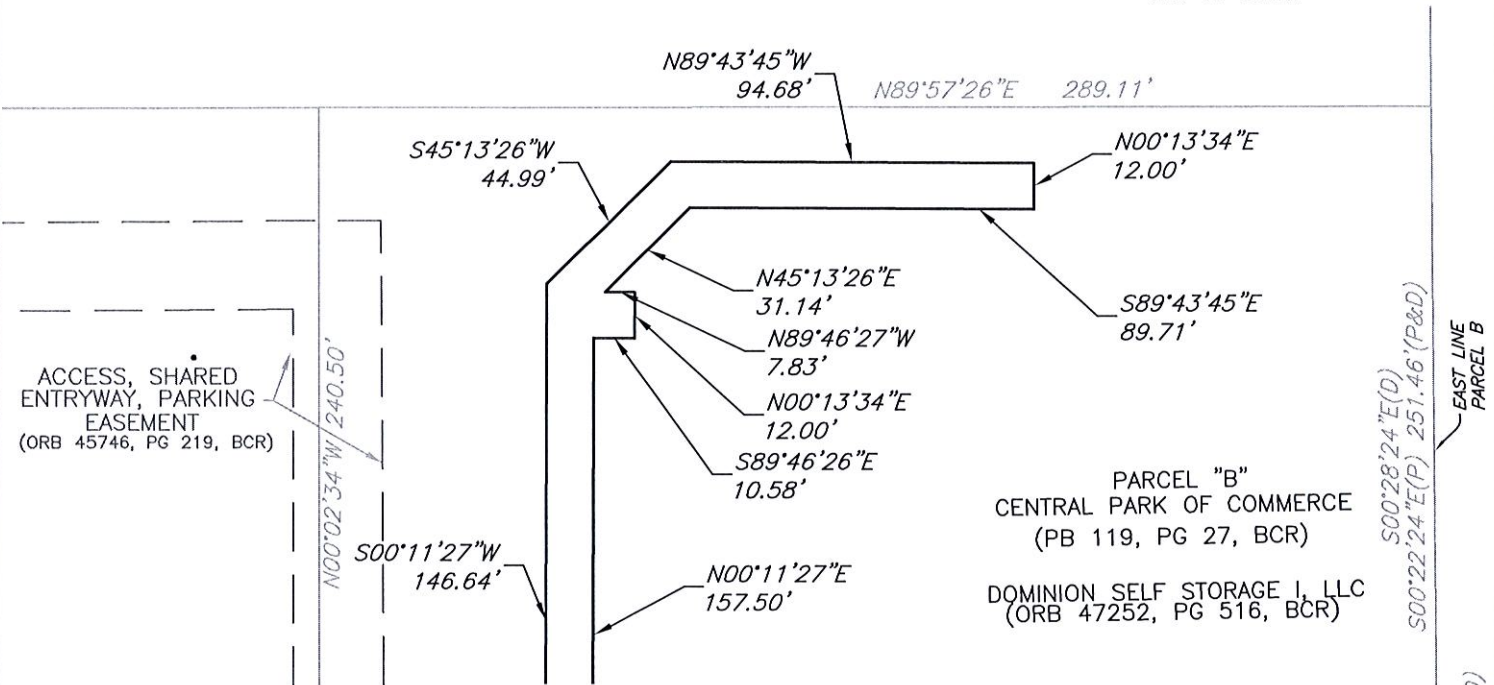


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CERTIFIED CORRECT THIS 22ND  
DAY OF SEPTEMBER, 2016

FOR THE FIRM, BY:

*Michael D. Sarver*  
MICHAEL D. SARVER  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4174

SHEET 3 OF 3 SHEETS

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