

ACCESS EASEMENT

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

THIS ACCESS EASEMENT is made and entered into this 19th day of October, 2016 by and between MARGATE LINCOLN, INC., a Florida corporation, 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 in Broward County, Florida,

IN WITNESS WHEREOF, GRANTOR has caused this Access Easement to be executed in its name this 19th day of October, 2016.

Jonathan L. Rose

Witness

Jonathan L. Rose

Print Name of Witness

Jacqueline Monsalve

Witness

Jacqueline Monsalve

Print Name of Witness

MARGATE LINCOLN, INC., a Florida corporation

By: R. Woskabajnik

Name: Rebecca Woskabajnik

Its: Secretary / Treasurer

STATE OF: FLORIDA
COUNTY OF: BROWARD

This foregoing Access Easement acknowledged before me this 19th day of October, 2016 by Rebecca Woskabajnik.

I HEREBY CERTIFY that on this day personally appeared Rebecca Woskabajnik of MARGATE LINCOLN, INC., a Florida corporation, 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 Broward the above stated County, this 19th day of October, 2016 A.D.

Kelly A. Fiallos

Notary Public

State of Florida at Large

My commission expires:



EXHIBIT A

SKETCH AND DESCRIPTION

DESCRIPTION:

A PORTION OF TRACT 18, BLOCK 93 AND A PORTION OF RIGHT-OF-WAY, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF TRACT "A", GLASEL-WALKER INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 01°00'06" WEST ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 24.45 FEET; THENCE NORTH 89°24'00" EAST, A DISTANCE OF 78.89 FEET; THENCE SOUTH 00°36'00" EAST, A DISTANCE OF 88.06 FEET; THENCE SOUTH 88°22'46" WEST, A DISTANCE OF 85.18 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID TRACT 18; THENCE NORTH 01°07'22" WEST ALONG SAID WEST LINE, A DISTANCE OF 65.17 FEET TO A POINT ON A LINE BEING THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE AFORESAID TRACT "A"; THENCE NORTH 89°35'07" EAST ALONG SAID LINE, A DISTANCE OF 7.04 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA. CONTAINING 7,428 SQUARE FEET MORE OR LESS.

NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF TRACT "A" WITH AN ASSUMED BEARING OF NORTH 89°35'07" EAST.
- 2) THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) THE UNDERSIGNED AND DAVID & GERCHAR, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD.
- 4) THIS SKETCH AND DESCRIPTION CONSISTS OF TWO (2) SHEETS AND IS NOT COMPLETE WITHOUT BOTH SHEETS.

THIS IS NOT A SKETCH OF SURVEY

SHEET 1 OF 2

REVISIONS	DATE	BY	CKD	FB/PG
REVISE DESCRIPTION	10/13/16	RM		N/A

**A PORTION OF TRACT 18,
BLOCK 93 & VACATED R/W
(P.B. 2, PG. 45-54, P.B.C.R.)
AND A PORTION OF
TRACT "A"
(P.B. 136, PG. 3, B.C.R.)**

THEODORE J. DAVID FOR THE FIRM PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 5821 DAVID & GERCHAR, INC. LB#6935	SCALE:	JOB NO:
	N/A	16-011 NORTH EASEMENT
	FB/PG:	CAD FILE: F:\dwg\16-jobs\16-011
	N/A	SKETCH AND DESCRPT
	DRAWN BY:	DATE:
AC	10/2/16	
CKD. BY:	TD	PROJ. FILE:
		16-011

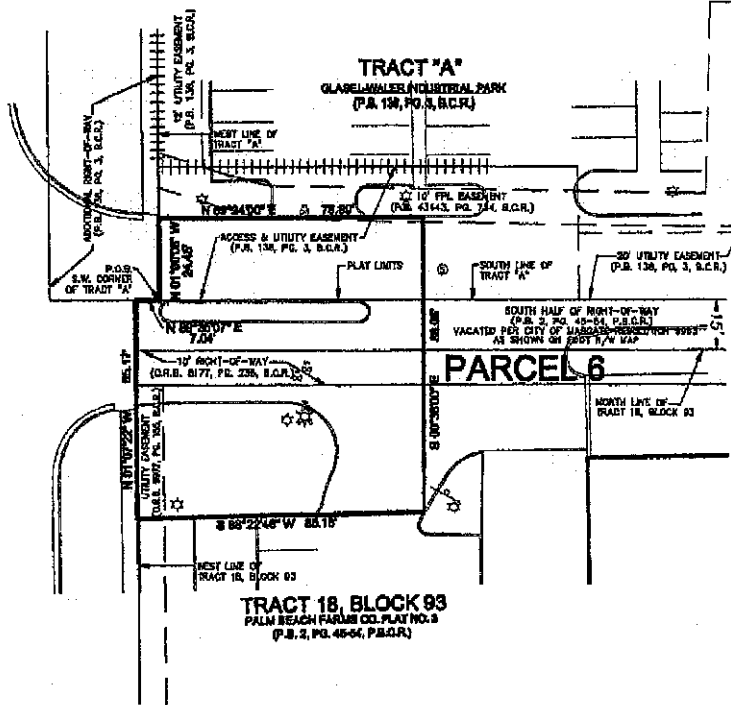
**DAVID &
GERCHAR, INC.**
SURVEYORS AND MAPPERS
12750 N.W. 40th Street, Bay 1
Coral Springs, Florida 33065
(954) 340-4025 • info@dauidandgerchar.com

SKETCH AND DESCRIPTION



**STATE ROAD 7
(U.S. HWY. 441)**

(F.D.O.T. R/W MAP SECTION 86100-2510, PG. 34)



LEGEND:

B. C. R.	BROWARD COUNTY RECORDS
P. O. C.	POINT OF COMMENCEMENT
P. O. B.	POINT OF BEGINNING
P. B.	PLAT BOOK
PG.	PAGE
P. B. C. R.	PALM BEACH COUNTY RECORDS
+++++	NON-VEHICULAR ACCESS LINE

THIS IS NOT A SKETCH OF SURVEY

SHEET 2 OF 2

REVISIONS	DATE	BY	CKD	FB/PG.

**A PORTION OF TRACT 18,
BLOCK 93 & VACATED R/W
(P.B. 2, PG. 45-54, P.B.C.R.)
AND A PORTION OF
TRACT "A"
(P.B. 136, PG. 3, B.C.R.)**

SCALE:

1" = 40'

FB/PG:

N/A

DRAWN BY:

AC

CKD. BY:

TD

JOB NO:

16-011 NORTH EASEMENT

CAD. FILE: F:\dugs\

16-011-011

SKETCH AND DESCRIPT

DATE:

10/2/16

PROJ. FILE:

16-011

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GERCHAR, INC.**

SURVEYORS AND MAPPERS

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Coral Springs, Florida 33065

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SKETCH AND DESCRIPTION

DESCRIPTION:

A PORTION OF TRACT 18, BLOCK 93, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT "A", GLASEL-WALER INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGE 3, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°35'07" WEST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID TRACT "A", A DISTANCE OF 7.04 FEET TO A POINT ON A LINE BEING THE NORTHERLY EXTENSION OF THE WEST LINE OF THE AFORESAID TRACT 18; THENCE SOUTH 01°07'22" EAST ALONG THE WEST LINE OF SAID TRACT 18, A DISTANCE OF 309.84 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°02'16" EAST, A DISTANCE OF 81.84 FEET; THENCE SOUTH 00°57'44" EAST, A DISTANCE OF 70.39 FEET; THENCE SOUTH 89°02'16" WEST, A DISTANCE OF 81.64 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID TRACT 18; THENCE NORTH 01°07'22" WEST ALONG SAID WEST LINE, A DISTANCE OF 70.39 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN COUNTY, FLORIDA, CONTAINING 5,753 SQUARE FEET MORE OR LESS.

NOTES:

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- 3) THE UNDERSIGNED AND DAVID & GERCHAR, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD.
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THIS IS NOT A SKETCH OF SURVEY

SHEET 1 OF 2

REVISIONS	DATE	BY	CKD	FB/PG

**A PORTION OF
TRACT 18, BLOCK 93**
(P.B. 2, PG. 45-54, P.B.C.R.)

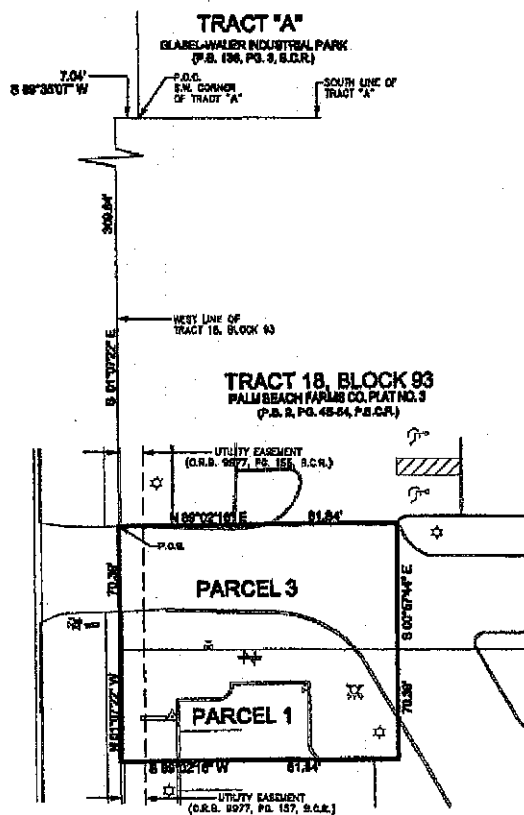
THEODORE J. DAVID FOR THE FIRM PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 5821 DAVID & GERCHAR, INC. LD/6936	SCALE:	N/A	JOB NO:	18-011 SOUTH EASEMENT
	FB/PG:	N/A	CAD. FILE:	F:\dwg\16-jobs\18-011\SKETCH AND DESCRIPT
	DRAWN BY:	RRM	DATE:	10/4/16
	CKD. BY:	TD	PROJ. FILE:	16-011

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§

**STATE ROAD 7
(U.S. HWY. 441)**

(F.D.O.T. R/W MAP SECTION 85100-2510, PG. 34)



B. C. R.	BROWARD COUNTY RECORDS
P. O. C.	POINT OF COMMENCEMENT
P. O. B.	POINT OF BEGINNING
P. B.	PLAT BOOK
PG.	PAGE
P. B. C. R.	PALM BEACH COUNTY RECORDS

SHEET 2 OF 2

[illegible]

**A PORTION OF
TRACT 18, BLOCK 93
(P.B. 2, PG. 45-54, P.B.C.R.)**

SCALE: 1" = 40'

FB/PG: N/A

DRAWN BY:

CKD. BY:

JOB NO:

CAD. FILE: F:\dmgw\16-jobs\16-011\SKETCH AND DESCRIPT

DATE: 10/4/16

PROJ. FILE:
18-011

**DAVID &
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SURVEYORS AND MAPPERS
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EXHIBIT B

DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 01°00'06" WEST ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 24.45 FEET; THENCE NORTH 89°24'00" EAST, A DISTANCE OF 78.89 FEET; THENCE SOUTH 00°36'00" EAST, A DISTANCE OF 88.06 FEET; THENCE SOUTH 88°22'46" WEST, A DISTANCE OF 85.18 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID TRACT 18; THENCE NORTH 01°07'22" WEST ALONG SAID WEST LINE, A DISTANCE OF 65.17 FEET TO A POINT ON A LINE BEING THE WESTERLY EXTENSION OF THE SOUTH LINE OF THE AFORESAID TRACT "A"; THENCE NORTH 89°35'07" EAST ALONG SAID LINE, A DISTANCE OF 7.04 FEET TO THE POINT OF BEGINNING.

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SHEET 1 OF 2

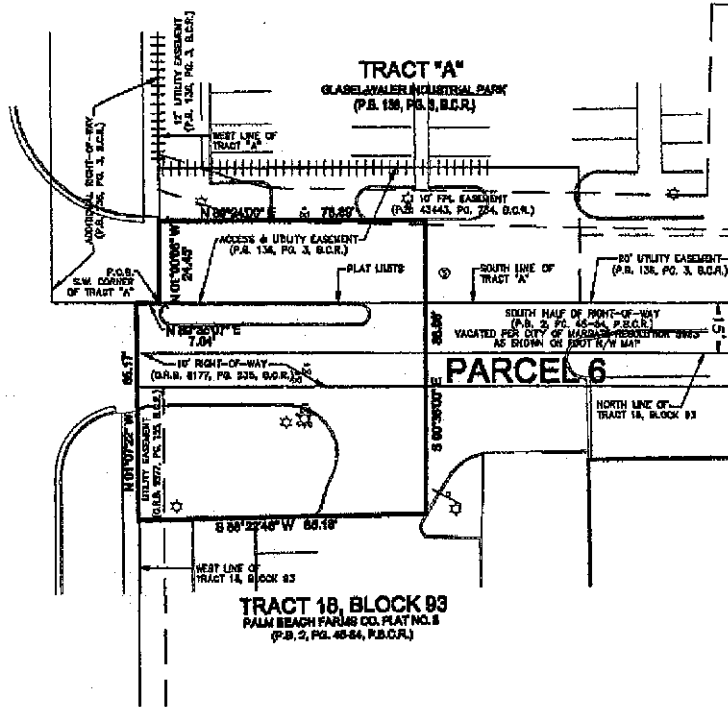
REVISIONS	DATE	BY	CKD	FB/PG	A PORTION OF TRACT 18, BLOCK 93 & VACATED R/W (P.B. 2, PG. 45-54, P.B.C.R.) AND A PORTION OF TRACT "A" (P.B. 136, PG. 3, B.C.R.)
REVISE DESCRIPTION	10/13/16	RM		N/A	

THEODORE J. DAVID FOR THE FIRM PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 5821 DAVID & GERCHAR, INC. LB#6935	SCALE: N/A FB/PG: N/A DRAWN BY: AC CKD. BY: TD	JOB NO: 16-011 NORTH EASEMENT CAD. FILE: F:\dwgs\16-jobs\16-011 SKETCH AND DESCRPT DATE: 10/2/16 PROJ. FILE: 16-011	<div style="font-size: 2em; font-weight: bold; margin: 0;">D G</div> <div style="font-weight: bold; margin: 0;">DAVID & GERCHAR, INC.</div> <div style="border-top: 1px solid black; padding-top: 5px; font-weight: bold; margin: 0;">SURVEYORS AND MAPPERS</div> <div style="font-size: 0.8em; margin: 0;"> 12730 N.W. 40th Street, Bay 1 Coral Springs, Florida 33066 (954) 340-4025 • info@daavidandgerchar.com </div>
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STATE ROAD 7
(U.S. HWY. 441)

(F.O.O.T. R/W MAP SECTION 66100-2510, PG. 34)



B. C. R.	BROWARD COUNTY RECORDS
P. D. C.	POINT OF COMMENCEMENT
P. D. B.	POINT OF BEGINNING
P. B.	PLAT BOOK
PG.	PAGE
P. B. C. R.	PALM BEACH COUNTY RECORDS
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SHEET 2 OF 2

[illegible]

SKETCH AND DESCRIPTION

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SHEET 1 OF 2

REVISIONS	DATE	BY	CKD	FB/PG

**A PORTION OF
TRACT 18, BLOCK 93**
(P.B. 2, PG. 45-54, P.B.C.R.)

THEODORE J. DAVID FOR THE FIRM PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 5821 DAVID & GERCHAR, INC. LD#6935	SCALE:	N/A	JOB NO:	18-011 SOUTH EASEMENT
	FB/PG:	N/A	CAD FILE:	F:\dwg\18-011-011\SKETCH AND DESCRIPT
	DRAWN BY:	RRM	DATE:	10/4/18
	CKD. BY:	TD	PROJ. FILE:	18-011

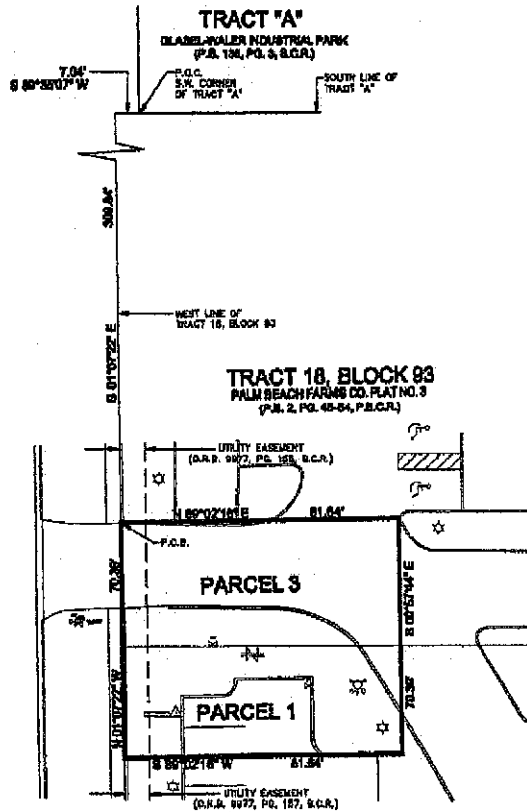
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SKETCH AND DESCRIPTION



**STATE ROAD 7
(U.S. HWY. 441)**

(F.D.O.T. R/W MAP SECTION 86100-2510, PG. 34)



LEGEND:

B. C. R. BROWARD COUNTY RECORDS
P. O. C. POINT OF COMMENCEMENT
P. O. B. POINT OF BEGINNING
P. B. PLAT BOOK
PG. PAGE
P. B. C. R. PALM BEACH COUNTY RECORDS

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SHEET 2 OF 2

REVISIONS	DATE	BY	CKD	FB/PG

A PORTION OF TRACT 18, BLOCK 93 (P.B. 2, PG. 45-54, P.B.C.R.)	SCALE:	JOB NO:
	1" = 40'	16-011 SOUTH EASEMENT
	FB/PG:	CAD. FILE: 16-011 SKETCH AND DESCRIPT
	N/A	16-011
	DRAWN BY:	DATE:
RRM	10/4/15	
CKD BY:	PROJ. FILE:	DAVID & GERCHAR, INC. SURVEYORS AND MAPPERS 12750 N.W. 40th Street, Bay 1 Coral Springs, Florida 33065 (954) 340-4025 • info@dauidandgerchar.com
TD	16-011	