

UTILITY EASEMENT DEED

THIS INDENTURE made this 19th day of October, 2016 between MARGATE LINCOLN, INC., a Florida corporation, 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.

Matha Y. Rose
Witness

Matha Y. Rose
Print Name of Witness

MARGATE LINCOLN, INC., a Florida corporation

Jackeline Monsalve
Witness
Jackeline Monsalve
Print Name of Witness

By: [Signature]
Name: Rebecca Woskobojnik
Its: Secretary / Treasurer

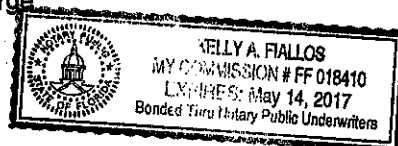
I HEREBY CERTIFY that on this day personally appeared Rebecca Woskobojnik of MARGATE LINCOLN, INC., a Florida corporation, to me known as the person described in and who executed the foregoing Easement Deed and who acknowledged before me that he/she executed the same for the purpose herein expressed.

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

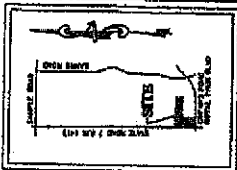
My commission expires:

EXT6025.2016.30 REV 2 - 06/2012016



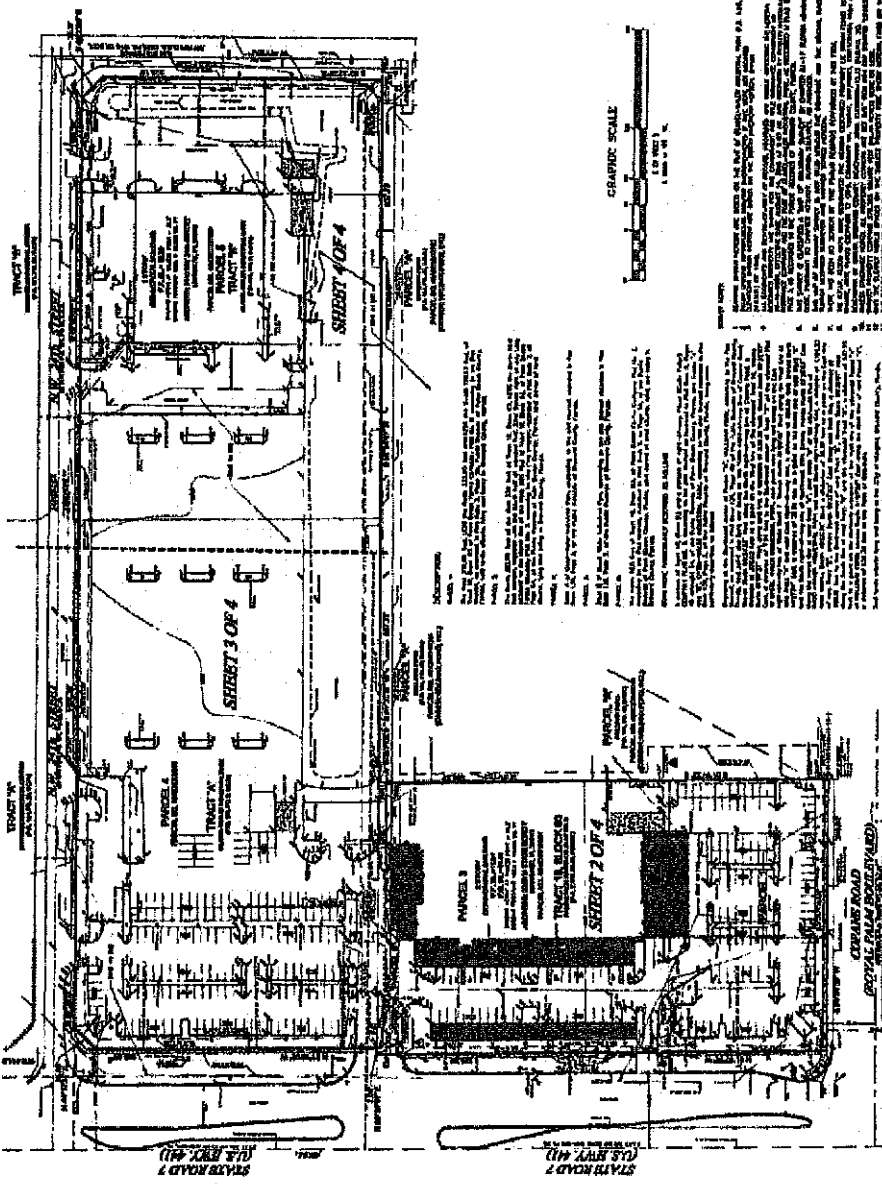
Approved as to form
Douglas R. Gonzales, City Attorney
2016.30

EXHIBIT A



- LEGEND
- 1. All lots shown on this map are subject to the same conditions as the lots shown on the map of the same area.
 - 2. All lots shown on this map are subject to the same conditions as the lots shown on the map of the same area.
 - 3. All lots shown on this map are subject to the same conditions as the lots shown on the map of the same area.
 - 4. All lots shown on this map are subject to the same conditions as the lots shown on the map of the same area.
 - 5. All lots shown on this map are subject to the same conditions as the lots shown on the map of the same area.

THE ALTAIR REALTY COMPANY, INC. HAS BEEN DESIGNATED AS THE AGENT FOR THE SALE OF THE LANDS SHOWN ON THIS MAP. THE LANDS SHOWN ON THIS MAP ARE SUBJECT TO THE SAME CONDITIONS AS THE LANDS SHOWN ON THE MAP OF THE SAME AREA.



SHEET 1 OF 4

ALTAIR REALTY LAND TITLE SURVEY		ROYAL PALM BOULEVARD AND STATE ROAD 7 (U.S. 401)	
For: FCA REALTY LLC		DAVID & GERRARD	
Surveyed by: FCA REALTY LLC		Surveyed by: DAVID & GERRARD	
Date of Survey: 10/1/2010		Date of Survey: 10/1/2010	
Scale: 1" = 100'		Scale: 1" = 100'	
Projection: NAD 83		Projection: NAD 83	
Datum: NAD 83		Datum: NAD 83	
Units: Feet		Units: Feet	
Tolerance: +/- 0.10'		Tolerance: +/- 0.10'	
Accuracy: +/- 0.10'		Accuracy: +/- 0.10'	
Elevation: +/- 0.10'		Elevation: +/- 0.10'	
Area: +/- 0.10'		Area: +/- 0.10'	
Volume: +/- 0.10'		Volume: +/- 0.10'	
Weight: +/- 0.10'		Weight: +/- 0.10'	
Length: +/- 0.10'		Length: +/- 0.10'	
Width: +/- 0.10'		Width: +/- 0.10'	
Height: +/- 0.10'		Height: +/- 0.10'	
Depth: +/- 0.10'		Depth: +/- 0.10'	
Area: +/- 0.10'		Area: +/- 0.10'	
Volume: +/- 0.10'		Volume: +/- 0.10'	
Weight: +/- 0.10'		Weight: +/- 0.10'	
Length: +/- 0.10'		Length: +/- 0.10'	
Width: +/- 0.10'		Width: +/- 0.10'	
Height: +/- 0.10'		Height: +/- 0.10'	
Depth: +/- 0.10'		Depth: +/- 0.10'	

GENERAL NOTES

1. All lots shown on this map are subject to the same conditions as the lots shown on the map of the same area.
2. All lots shown on this map are subject to the same conditions as the lots shown on the map of the same area.
3. All lots shown on this map are subject to the same conditions as the lots shown on the map of the same area.
4. All lots shown on this map are subject to the same conditions as the lots shown on the map of the same area.
5. All lots shown on this map are subject to the same conditions as the lots shown on the map of the same area.

EXHIBIT B

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-WALER 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 88.08 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	<p><i>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.)</i></p>
REVISE DESCRIPTION	10/13/18	RM		N/A	

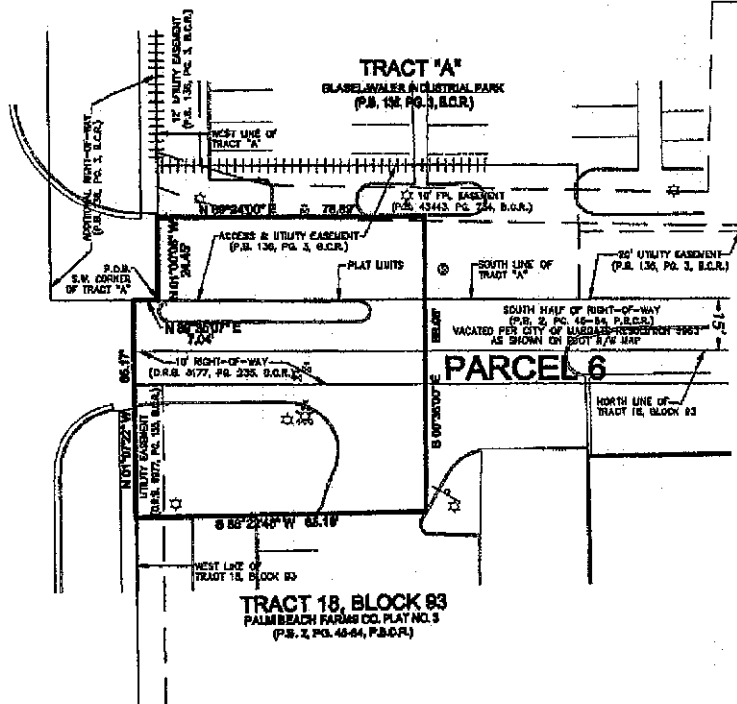
THEODORE J. DAVID FOR THE FIRM PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 5821 DAVID & GERCHAR, INC. LB#6835	SCALE:	N/A	JOB NO:	18-011 NORTH EASEMENT
	FB/PG:	N/A	CAD. FILE:	F:\drgs\18-jobs\18-011
	DRAWN BY:	AC	SKETCH AND DESCRIPT	
	CKD. BY:	TD	DATE:	10/2/18
			PROJ. FILE:	18-011

<p>DAVID & GERCHAR, INC.</p> <p>SURVEYORS AND MAPPERS</p> <p>12750 N.W. 40th Street, Bay 1 Coral Springs, Florida 33065 (954) 340-4025 • td@davidandgerchar.com</p>	
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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
	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. 132, PG. 3, B.C.R.)**

SCALE:

1" = 40'

FB/PG:

N/A

DRAWN BY:

AC

CKD. BY:

TD

JOB NO:

18-011 NORTH EASEMENT

CAD. FILE: F:\dwg\

18-011-011

SKETCH AND DESCRIPT

DATE:

10/2/16

PROJ. FILE:

18-011

**DAVID &
GERCHAR, INC.**

SURVEYORS AND MAPPERS

12750 N.W. 40th Street, Bay 1
Coral Springs, Florida 33065
(954) 340-4025 • ted@dauidandgerchar.com

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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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. LB#6935

SCALE: N/A
FB/PG: N/A
DRAWN BY: RRM
CKD. BY: TD

JOB NO: 18-011 SOUTH EASEMENT
CAD. FILE: F:\dwg\18-jobs\18-011\SKETCH AND DESCRPT
DATE: 10/4/16
PROJ. FILE: 18-011

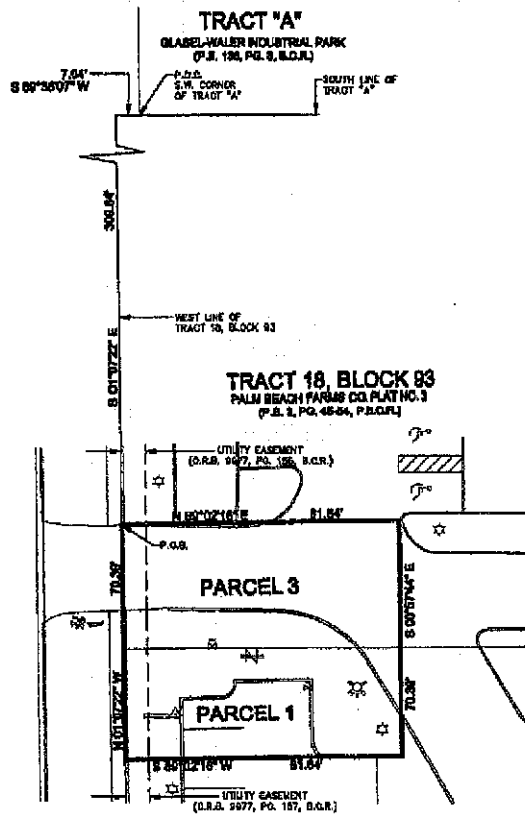
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SURVEYORS AND MAPPERS
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SKETCH AND DESCRIPTION



**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. 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

THIS IS NOT A SKETCH OF SURVEY

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:
1" = 40'

FB/PG: N/A

DRAWN BY: RRM

CKD. BY: TD

JOB NO:

16-011 SOUTH EASEMENT

CAD. FILE: F:\dwg\16-011\16-011-011.dwg

SKETCH AND DESCRIPTION

DATE: 10/4/16

PROJ. FILE: 16-011

**DAVID &
GERCHAR, INC.**
SURVEYORS AND MAPPERS

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