

ACCESS EASEMENT

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

THIS ACCESS EASEMENT is made and entered into this 8th day of December, 2016 by and between City of Coconut Creek, 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 8th day of December, 2016.

Witness:

Leslie Wallace May
Leslie Wallace May
Print Name

GRANTOR:

Mikkie Belvedere
Mikkie Belvedere, Mayor
Print Name

Witness:

Marianne E. Bowers
Marianne E. Bowers
Print Name

Witness:

Darnette Grant Campbell
D Campbell
Print Name

STATE OF: Florida
COUNTY OF: Broward

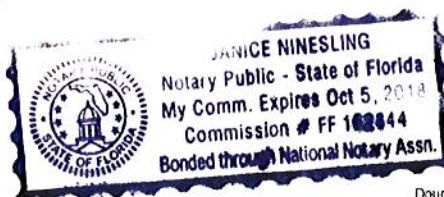
This foregoing Access Easement acknowledged before me this 8th day of December, 2016 by Mikkie Belvedere.

I HEREBY CERTIFY that on this day personally appeared Mikkie Belvedere of the City of Coconut Creek, 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 City of Coconut Creek in the above stated County, this 8th day of December, 2016 A.D.

Janice Ninesling
Notary Public
State of Florida at Large

My commission expires: 10/5/2018



EXT6020.2016.16 REV 2 - 06/20/2016

Approved as to form
Douglas R. Gonzales, City Attorney
2016.16

DESCRIPTION:**EXHIBIT A**

BEING A PORTION OF PARCEL B, COCONUT CREEK PARKPLEX PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, PAGE 65 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY NORTHEAST CORNER OF SAID PARCEL B; THENCE, ALONG THE EAST LINE OF SAID PARCEL B, SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF N.W. 45TH AVENUE, SOUTH 01°12'47" EAST, A DISTANCE OF 40.23 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG SAID EAST LINE SOUTH 01°12'47" EAST, A DISTANCE OF 15.00 FEET; THENCE, DEPARTING SAID EAST LINE, SOUTH 88°47'13" WEST, A DISTANCE OF 38.10 FEET; THENCE SOUTH 01°12'47" EAST, A DISTANCE OF 37.74 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 5.06 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 2.52 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 10.00 FEET; NORTH 01°12'47" WEST, A DISTANCE OF 49.90 FEET; NORTH 88°47'13" EAST, A DISTANCE OF 53.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,335 SQUARE FEET OR 0.0307 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO EAST LINE OF PARCEL B, COCONUT CREEK PARKPLEX PLAT, PLAT BOOK 173, PAGE 65, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE BEARING SOUTH 01°12'47" EAST.
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON OCTOBER 29, 2016. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 2**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

**UNIVERSITY DODGE
INGRESS EGRESS EASEMENT
SKETCH OF DESCRIPTION**

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB# 3591

DATE 10/29/16

DRAWN BY DLS

F.B./ PG. N/A

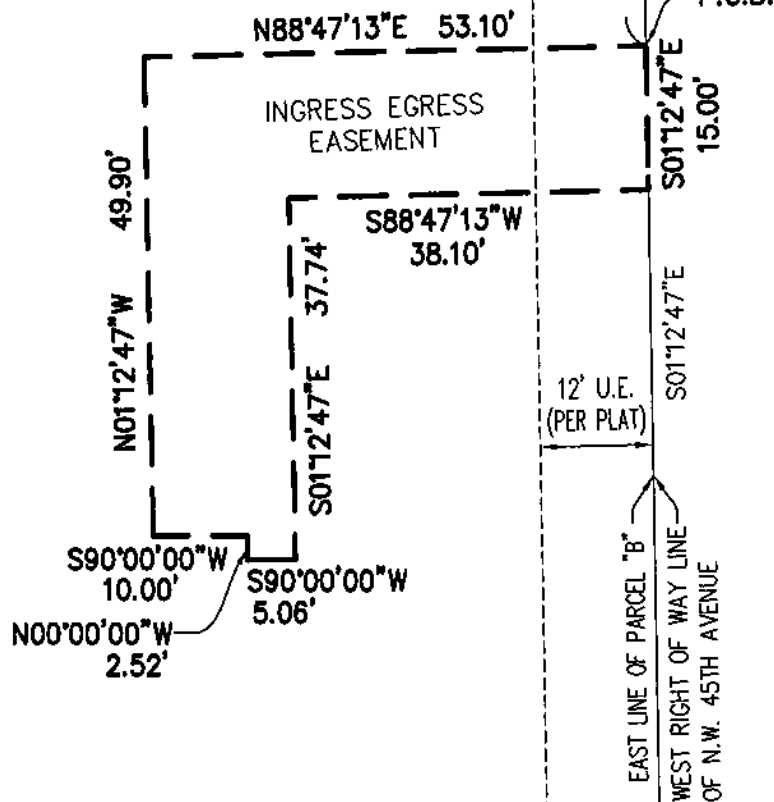
SCALE AS SHOWN

JOB NO. 7136-IEE

20' LANDSCAPE BUFFER
PARCEL "D"
COCONUT CREEK PARKPLEX PLAT
P.B. 173, PG. 65, B.C.R.
N87°52'03"E 109.54'
NORTH LINE OF PARCEL "B"

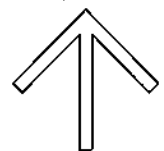
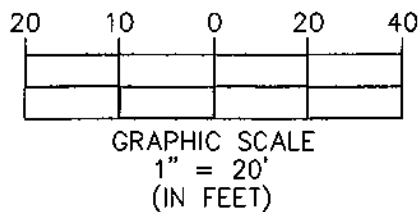
P.O.C.
MOST SOUTHERLY
N.E. CORNER
PARCEL B

PARCEL "B"
COCONUT CREEK PARKPLEX PLAT
P.B. 173, PG. 65, B.C.R.



LEGEND

CL - CENTERLINE
B.C.R. - BROWARD COUNTY RECORDS
P.B. - PLAT BOOK
PG. - PAGE
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
U.E. - UTILITY EASEMENT



NORTH
SHEET 2 OF 2



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

FIRE STATION 50
INGRESS EGRESS EASEMENT
SKETCH OF DESCRIPTION

DATE	10/29/16
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7513-IEE

DESCRIPTION:**EXHIBIT B**

BEING A PORTION OF PARCEL B, COCONUT CREEK PARKPLEX PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, PAGE 65 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY NORTHEAST CORNER OF SAID PARCEL B; THENCE, ALONG THE EAST LINE OF SAID PARCEL B, SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF N.W. 45TH AVENUE, SOUTH 01°12'47" EAST, A DISTANCE OF 93.78 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG SAID EAST LINE SOUTH 01°12'47" EAST, A DISTANCE OF 14.00 FEET; THENCE, DEPARTING SAID EAST LINE SOUTH 90°00'00" WEST, A DISTANCE OF 15.31 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 4.00 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 38.15 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 12.52 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 2.52 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 43.17 FEET; TO THE POINT OF BEGINNING.

CONTAINING 619 SQUARE FEET OR 0.0142 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO EAST LINE OF PARCEL B, COCONUT CREEK PARKPLEX PLAT, PLAT BOOK 173, PAGE 65, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE BEARING SOUTH 01°12'47" EAST.
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON OCTOBER 29, 2016. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 1 OF 2**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

**UNIVERSITY DODGE
WATER EASEMENT
SKETCH OF DESCRIPTION**

DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB# 3591

DATE 10/29/16

DRAWN BY DLS

F.B./ PG. N/A

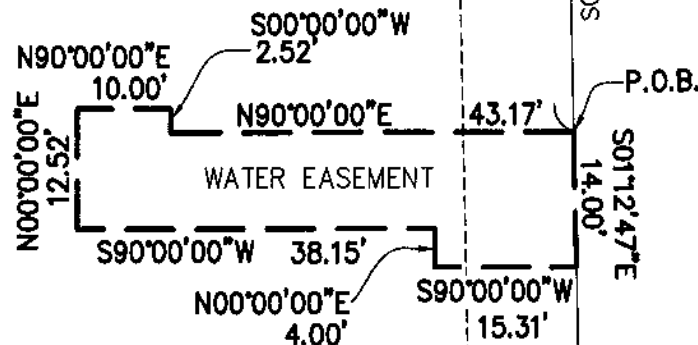
SCALE AS SHOWN

JOB NO. 7136-WE

PARCEL "D"
COCONUT CREEK PARKPLEX PLAT P.B. 173, PG. 65, B.C.R.
N87°52'03"E 109.54'
NORTH LINE OF PARCEL "B"

P.O.C.
MOST SOUTHERLY
N.E. CORNER
PARCEL B

PARCEL "B"
COCONUT CREEK PARKPLEX PLAT
P.B. 173, PG. 65, B.C.R.



30.00'

EAST LINE OF PARCEL "B"
S01°12'47"E 93.78'
WEST RIGHT OF WAY LINE
OF N.W. 45th AVENUE

EAST LINE OF THE N.E. 1/4
OF SECTION 31-48-42

12' U.E.
(PER PLAT)

N.W. 45th AVENUE
70' RIGHT-OF-WAY

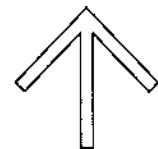
P.O.B.

LEGEND

CL - CENTERLINE
B.C.R. - BROWARD COUNTY RECORDS
P.B. - PLAT BOOK
PG. - PAGE
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
U.E. - UTILITY EASEMENT



GRAPHIC SCALE
1" = 20'
(IN FEET)



NORTH

SHEET 2 OF 2



CAULFIELD & WHEELER, INC.

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7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

FIRE STATION 50
WATER EASEMENT
SKETCH OF DESCRIPTION

DATE 10/29/16

DRAWN BY DLS

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 7513-WE

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THENCE, CONTINUING ALONG SAID EAST LINE SOUTH 01°12'47" EAST, A DISTANCE OF 12.00 FEET; THENCE, DEPARTING SAID EAST LINE SOUTH 90°00'00" WEST, A DISTANCE OF 14.82 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 14.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 176 SQUARE FEET OR 0.0040 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.
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BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

**UNIVERSITY DODGE
SEWER EASEMENT
SKETCH OF DESCRIPTION**


DAVID P. LINDLEY
REGISTERED LAND
SURVEYOR NO. 5005
STATE OF FLORIDA
LB# 3591

DATE 10/29/16

DRAWN BY DLS

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 7136-SE

PARCEL "D"
COCONUT CREEK PARKPLEX PLAT P.B. 173, PG. 65, B.C.R.
N87°52'03"E 109.54'
NORTH LINE OF PARCEL "B"

P.O.C.
MOST SOUTHERLY
N.E. CORNER
PARCEL B

PARCEL "B"
COCONUT CREEK PARKPLEX PLAT
P.B. 173, PG. 65, B.C.R.

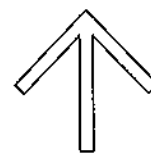
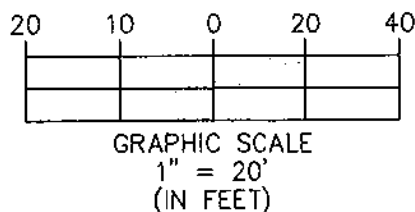
EAST LINE OF PARCEL "B" 215.10'
WEST RIGHT OF WAY LINE
OF N.W. 45th AVENUE
S01°12'47"E 548.40'
12' U.E.
(PER PLAT)
S01°12'47"E
N90°00'00"E 14.57'
P.O.B.
SEWER
EASEMENT
S90°00'00"W 14.82'
S01°12'47"E 12.00'

EAST LINE OF THE N.E. 1/4
OF SECTION 31-48-42

N.W. 45th AVENUE
70' RIGHT-OF-WAY

LEGEND

CL - CENTERLINE
B.C.R. - BROWARD COUNTY RECORDS
P.B. - PLAT BOOK
PG. - PAGE
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
U.E. - UTILITY EASEMENT



NORTH
SHEET 2 OF 2



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PHONE (561)-392-1991 / FAX (561)-750-1452

FIRE STATION 50
SEWER EASEMENT
SKETCH OF DESCRIPTION

DATE	10/29/16
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7513-SE