

ACCESS EASEMENT

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

THIS ACCESS EASEMENT is made and entered into this _____, day of _____, 20____, by and between PV-NOLA, LLC, 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 13TH day of DECEMBER, 2016.

Witness:

[Signature]

MEAGAN VIEREN

Print Name

GRANTOR:

[Signature]

CHARLES A. ERNST, JR., OPERATING MANAGER OF PV-NOLA, LLC

Print Name

Witness:

[Signature]

FRANK KRIZ

Print Name

Witness:

[Signature]

ERIKA BURKE

Print Name

STATE OF: FLORIDA
COUNTY OF: PINELLAS

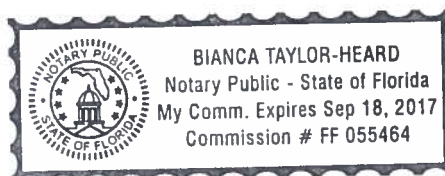
This foregoing Access Easement acknowledged before me this 13TH day of DECEMBER, 2016 by CHARLES A. ERNST, JR.

I HEREBY CERTIFY that on this day personally appeared CHARLES A. ERNST, JR. of PV-NOLA, LLC, 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 PINELLAS the above stated County, this 13TH day of DECEMBER, 2016 A.D.

[Signature]
Notary Public
State of Florida at Large

My commission expires:



SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT A

LEGAL DESCRIPTION:

A PORTION OF PARCELS 1 AND 2, OAKLAND HILLS 7TH SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81, PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL 2; THENCE S89°02'30"E, ALONG THE SOUTH LINE OF SAID PARCEL 2, A DISTANCE OF 216.06 FEET FOR A POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE, N07°13'58"E, A DISTANCE OF 56.99 FEET; THENCE N00°00'00"W, A DISTANCE OF 432.60 FEET; THENCE N90°00'00"E, A DISTANCE OF 80.72 FEET; THENCE S00°00'00"E, A DISTANCE OF 490.61 FEET TO THE SOUTH LINE OF SAID PARCEL 2; THENCE N89°02'30"W, ALONG SAID SOUTH LINE, A DISTANCE OF 87.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 39,752 SQUARE FEET OR 0.913 ACRES, MORE OR LESS.

SHEET NO.

1
OF 2



EBI Surveying

8415 Sunstate Street

Tampa, Florida 33634

Phone: (813) 886-6080 / Fax: (813) 886-6081

Certificate of Authorization Number: LB-7652

SURVEY REPORT:

1. UNLESS DIGITALLY SIGNED AND SEALED, THIS SKETCH OF DESCRIPTION AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION WAS MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE REQUIREMENTS OF CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE: 03/10/2017
DRAWN: JMW/FRV
CHECKED: JLK
REVISION:
FILE: PV10MRGTaccessSODX.dwg

SKETCH OF DESCRIPTION

ACCESS EASEMENT

A PORTION OF PARCELS 1 & 2

OAKLAND HILLS, 7TH SECTION
BROWARD COUNTY, FLORIDA

PROJECT NUMBER:

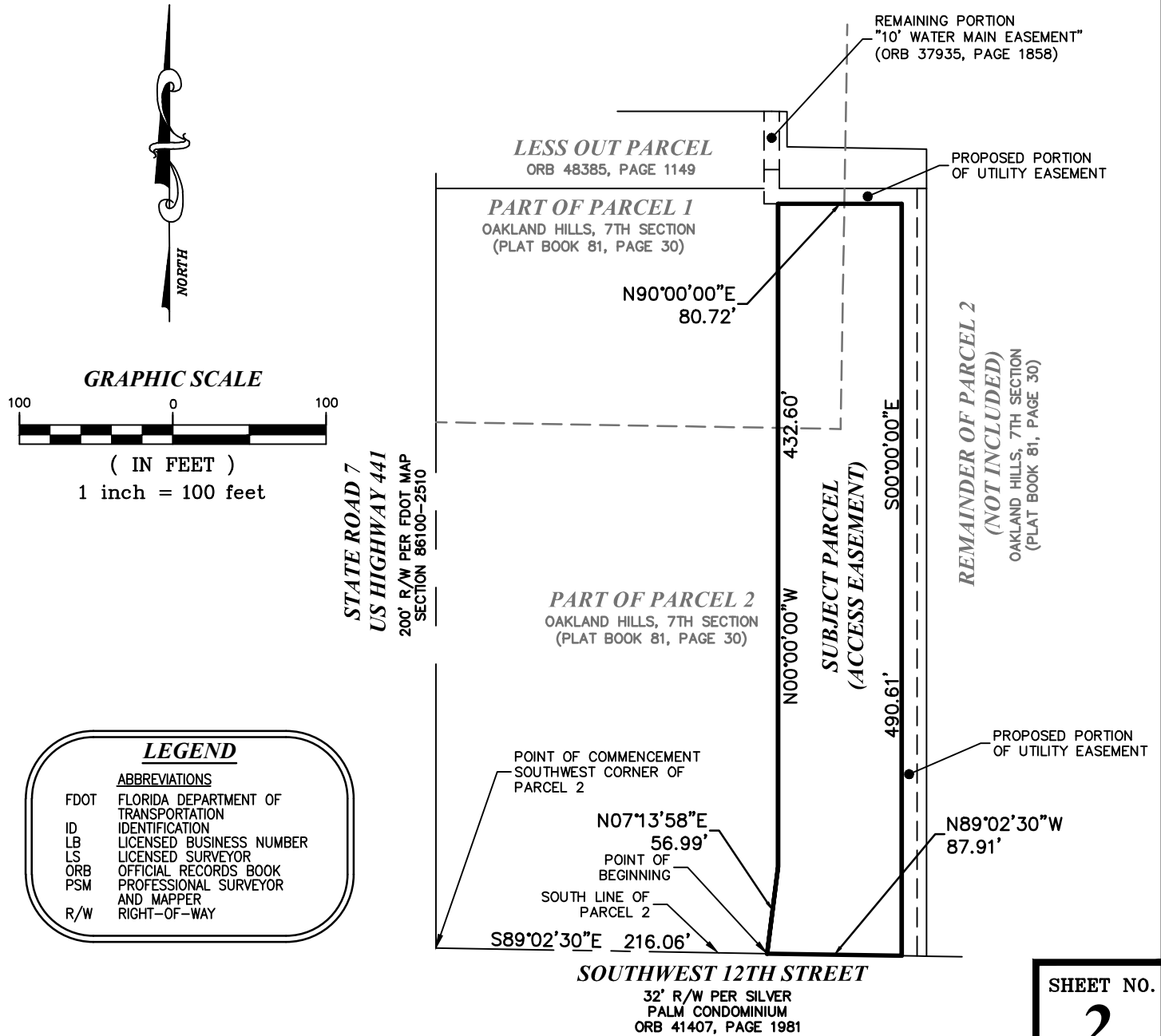
PVIC0010

JEFFREY L. KOHLER, PSM
License Number: LS-6201

Date Signed: _____

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT A



SHEET NO.

2
OF 2



8415 Sunstate Street
Tampa, Florida 33634

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Certificate of Authorization Number: LB-7652

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ACCESS EASEMENT
A PORTION OF PARCELS 1 & 2
OAKLAND HILLS, 7TH SECTION
BROWARD COUNTY, FLORIDA

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2. THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT ALL SHEETS.