

UTILITY EASEMENT DEED

THIS INDENTURE, made this _____ day of _____, 20____
between PV-NOLA, 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.



Witness
MEAGAN VIEREN

Print Name of Witness



Witness
FRANK KRIZ

Print Name of Witness

BY: 
(Name: CHARLES A. ERNST, JR.)

STATE OF: FLORIDA
COUNTY OF: PINELLAS

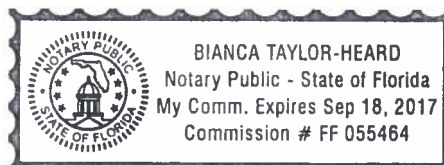
I HEREBY CERTIFY that on this day personally appeared CHARLES A ERNST, JR. of
PV-NOLA, LLC, to me known as the person described in and who executed the foregoing
Easement Deed and who acknowledged before me that he/she executed the same for the purpose herein
expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at PINELLAS
the above stated County, this 13TH day of DECEMBER, 2016 A.D.


Notary Public, State of Florida at Large

My commission expires:

EXT6025.2016.30 REV 2 - 06/20/2016



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



| | | | |
|------------------------|---------------------------------------|----------------|-----------------|
| Site Address | 1190 S STATE ROAD 7, NORTH LAUDERDALE | ID # | 4942 06 16 0010 |
| Property Owner | PV-NOLA LLC | Millage | 2912 |
| Mailing Address | 2901 RIGSBY LN SAFETY HARBOR FL 34695 | Use | 10 |

| | |
|--|---|
| Abbreviated Legal Description | OAKLAND HILLS 7 SEC 81-30 B PORTION PARCELS 1 & 2 DESC AS COMM AT SW COR PAR 2,N 245 TO POB,N 303.09,E 229,S 23,E 91,S 548.09,W 175,N 245,W 145 TO POB, LESS COMM SW COR PAR 2,N 343.09, N 151 TO POB,N 54,E 229,S 23,E 91,S 25.85,W 319.96 TO POB |
|--|---|

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

| Property Assessment Values Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill. | | | | | |
|---|-----------|-----------|---------------------|----------------------|-------------|
| Year | Land | Building | Just / Market Value | Assessed / SOH Value | Tax |
| 2017 | \$987,270 | | \$987,270 | \$987,270 | |
| 2016 | \$987,270 | \$431,390 | \$1,418,660 | \$1,418,660 | \$33,382.43 |
| 2015 | \$987,270 | \$294,300 | \$1,281,570 | \$1,281,570 | \$31,342.21 |

| 2017 Exemptions and Taxable Values by Taxing Authority | | | | |
|--|-----------|--------------|-----------|-------------|
| | County | School Board | Municipal | Independent |
| Just Value | \$987,270 | \$987,270 | \$987,270 | \$987,270 |
| Portability | 0 | 0 | 0 | 0 |
| Assessed/SOH | \$987,270 | \$987,270 | \$987,270 | \$987,270 |
| Homestead | 0 | 0 | 0 | 0 |
| Add. Homestead | 0 | 0 | 0 | 0 |
| Wid/Vet/Dis | 0 | 0 | 0 | 0 |
| Senior | 0 | 0 | 0 | 0 |
| Exempt Type | 0 | 0 | 0 | 0 |
| Taxable | \$987,270 | \$987,270 | \$987,270 | \$987,270 |

| Sales History | | | | Land Calculations | | |
|---------------|-------|-------------|------------------|-------------------|---------|------|
| Date | Type | Price | Book/Page or CIN | Price | Factor | Type |
| 7/24/2015 | SWD-D | \$1,775,000 | 113180515 | \$8.00 | 123,409 | SF |
| 1/18/2011 | TD-D | \$1,400,000 | 47664 / 627 | | | |
| 1/15/2000 | SWD | \$575,000 | 30252 / 48 | | | |
| | | | | | | |
| | | | | | | |
| | | | | Adj. Bldg. S.F. | | |

| Special Assessments | | | | | | | | |
|---------------------|------|-------|-------|------|------|-------|-------|------|
| Fire | Garb | Light | Drain | Impr | Safe | Storm | Clean | Misc |
| 29 | | | NL | | | | | |
| L | | | NL | | | | | |
| 1 | | | 2.83 | | | | | |

SKETCH OF DESCRIPTION
(NOT A BOUNDARY SURVEY)

EXHIBIT B

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 303.97 FEET FOR A POINT OF BEGINNING; THENCE N00°00'00"W, LEAVING SAID SOUTH LINE, A DISTANCE OF 490.61 FEET; THENCE N90°00'00"W, A DISTANCE OF 89.95 FEET; THENCE N00°00'00"W, A DISTANCE OF 22.39 FEET; THENCE S90°00'00"E, A DISTANCE OF 10.00 FEET; THENCE S00°00'00"E, A DISTANCE OF 12.39 FEET; THENCE S90°00'00"E, A DISTANCE OF 89.95 FEET; THENCE S00°00'00"E, A DISTANCE OF 500.77 FEET TO THE SOUTH LINE OF SAID PARCEL 2; THENCE N89°02'30"W, ALONG SAID SOUTH LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,030 SQUARE FEET OR 0.138 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: 12/05/2016
DRAWN: JMW
CHECKED: JLK
REVISION:
FILE: PV10MARGATESODX.dwg

SKETCH OF DESCRIPTION

UTILITY EASEMENT

A PORTION OF PARCELS 1 & 2

OAKLAND HILLS, 7TH SECTION
BROWARD COUNTY, FLORIDA

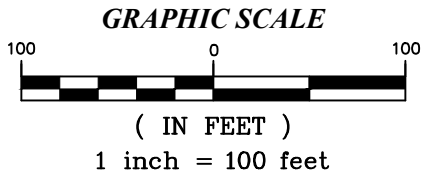
PROJECT NUMBER:

PVIC0010

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

Date Signed: _____

SKETCH OF DESCRIPTION (NOT A BOUNDARY SURVEY)



STATE ROAD 7
US HIGHWAY 441
200' R/W PER FDOT MAP
SECTION 86100-2510

LEGEND

ABBREVIATIONS

FDOT FLORIDA DEPARTMENT OF
TRANSPORTATION
ID IDENTIFICATION
LB LICENSED BUSINESS NUMBER
LS LICENSED SURVEYOR
ORB OFFICIAL RECORDS BOOK
PSM PROFESSIONAL SURVEYOR
AND MAPPER
R/W RIGHT-OF-WAY

LESS OUT PARCEL
ORB 48385, PAGE 1149

PART OF PARCEL 1
OAKLAND HILLS, 7TH SECTION
(PLAT BOOK 81, PAGE 30)

| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1 | N00°00'00"W | 22.39' |
| L2 | S90°00'00"E | 10.00' |
| L3 | S00°00'00"E | 12.39' |
| L4 | S90°00'00"E | 89.95' |
| L5 | N89°02'30"W | 10.00' |

PART OF PARCEL 2
OAKLAND HILLS, 7TH SECTION
(PLAT BOOK 81, PAGE 30)

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF
PARCEL 2

SOUTH LINE OF
PARCEL 2

S89°02'30"E 303.97'

SOUTHWEST 12TH STREET

32' R/W PER SILVER
PALM CONDOMINIUM
ORB 41407, PAGE 1981

REMAINING PORTION
"10' WATER MAIN EASEMENT"
(ORB 37935, PAGE 1858)

REMAINDER OF PARCEL 2
(NOT INCLUDED)
OAKLAND HILLS, 7TH SECTION
(PLAT BOOK 81, PAGE 30)

490.61'
500.77'
N00°00'00"W
S00°00'00"E

SHEET NO.

2
OF 2

EBI Surveying
8415 Sunstate Street
Tampa, Florida 33634

Phone: (813) 886-6080 / Fax: (813) 886-6081
Certificate of Authorization Number: LB-7652

DATE: 12/05/2016
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PROJECT NUMBER:
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UTILITY 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.