

ACCESS EASEMENT

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

THIS ACCESS EASEMENT is made and entered into this 15th day of November, 2017, by and between T.S. Margate Co., Ltd., 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 15 day of Nov, 2017.

T.S. MARGATE CO., LTD.
a Florida limited partnership

By: Margate Corporate, Inc.
a Florida corporation, General Partner
GRANTOR:

By: Steven Levin, Vice President

Witness:

Kelly A Ruiz

Kelly A Ruiz

Print Name

Print Name

Witness:

Richard Drennan

Richard Drennan

Print Name

Witness:

Robert Durney

Robert Durney

Print Name

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

This foregoing Access Easement acknowledged before me this 15th day of November, 2017 by Steven Levin.

I HEREBY CERTIFY that on this day personally appeared Steven Levin of T.S. Margate Co., Ltd., 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 Palm Beach the above stated County, this 15th day of November, 2017 A.D.

A James
Notary Public
State of Florida at Large

My commission expires:



AUDREY J JAMES
Commission # GG 110809
Expires June 28, 2021
Bonded Thru Budget Notary Services

Exhibit B

WATER LINE EASEMENT
PORTION OF TRACT "A"
MARGATE COMMERCIAL CENTER
PLAT BOOK 121, PAGE 28
BROWARD COUNTY RECORDS

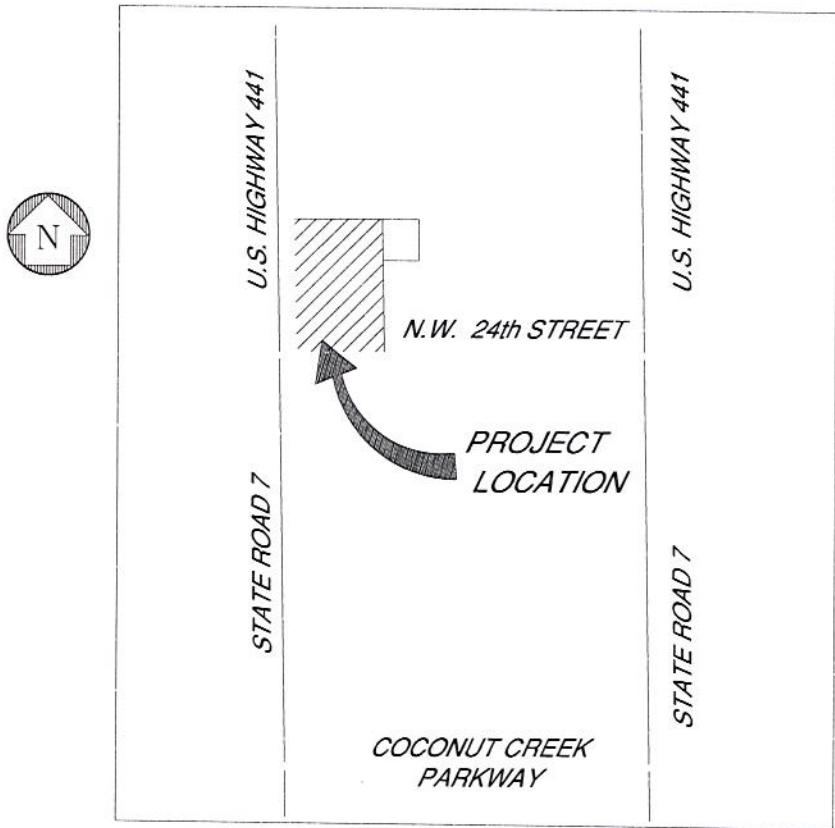
12 FOOT WATER LINE EASEMENT

A portion of TRACT "A" MARGATE COMMERCIAL CENTER, according to the Plat thereof, as recorded in Plat Book 121, Page 28 of the Public Records of Broward County, Florida.

COMMENCE at the Southeast corner of said TRACT "A"; THENCE, on the East line of said TRACT "A", North 01° 08' 36" West, a distance 332.52' to the POINT OF BEGINNING of said 12 FOOT WATER LINE EASEMENT; THENCE South 88° 47' 10" West, a distance of 41.18 feet to the POINT OF TERMINATION.

Lying and being in Section 30, Township 48 South, Range 42 East,

Area containing 494.2 Square Feet, more or less.



Section 30, Township 48 South, Range 42 East,

Surveyor's Certificate

I hereby certify that the attached "SKETCH AND LEGAL" was prepared in accordance with Chapter 5J-17, as set forth by The Florida Board of Surveyors and Mappers, pursuant to Section 472.027, Florida Statutes.

LEGEND

O.R..B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
PG. = PAGE
R/W = RIGHT OF WAY
CL = CENTER LINE

THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

[Signature] 10-25-17
PEDRO L. MARTINEZ P.S.M.
REGISTERED SURVEYOR AND MAPPER
#5443 STATE OF FLORIDA.

LEGAL DESCRIPTION



MARTINEZ AND MARTINEZ, INC.

BUSINESS LICENSE # 7702
WEB SITE: WWW.MARTINEZANDMARTINEZ.COM
E-MAIL: PLSPSM@GMAIL.COM
TELEPHONE MOBILE #: 786-277-4851
7179 WEST 13th AVENUE HIALEAH, FLORIDA 33014

DATE: 10-25-2017

DRAW: JKB

REV.:

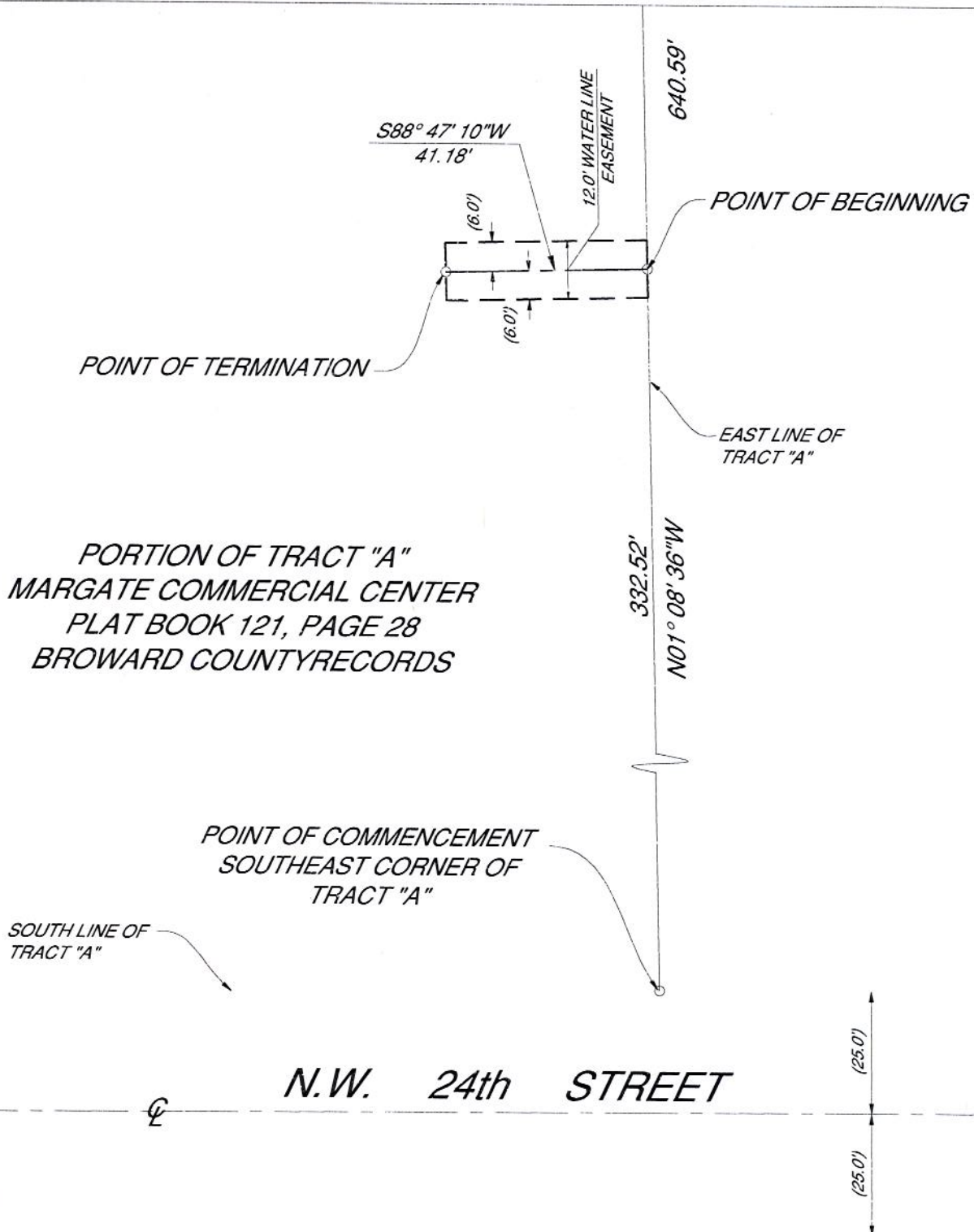
CHECK: P.L.M.

12' WATER LINE EASEMENT

SHEET 1 OF 2



WATER LINE EASEMENT
PORTION OF TRACT "A"
MARGATE COMMERCIAL CENTER
PLAT BOOK 121, PAGE 28
BROWARD COUNTY RECORDS



BEARINGS ARE BASED ON EAST LINE OF
TRACT "A", PLAT BOOK 121, PAGE 28, B.C.R.

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10-25-17
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SKETCH



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12' WATER LINE EASEMENT

SHEET 2 OF 2