

UTILITY EASEMENT DEED

THIS INDENTURE, made this 28th day of December, 2017
between **FLOWER DONUTS 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

Print Name of Witness

Witness

Print Name of Witness

BY:

Name: **FLOWER DONUTS LLC**
Michael Koroghlian (President)

STATE OF: **FLORIDA**

COUNTY OF: **BROWARD**

I HEREBY CERTIFY that on this day personally appeared **Michael Koroghlian (Manager)** of
Flower Donuts 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 Broward
the above stated County, this 28th day of December, 2017 A.D.

Notary Public, State of Florida at Large

My commission expires:

EXT6025.2016.30 REV 2 - 06/20/2016

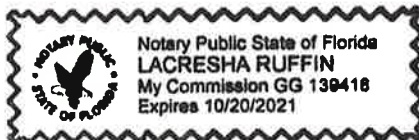


EXHIBIT A

Site Address	3710 COCONUT CREEK PARKWAY, COCONUT CREEK FL 33066	ID #	4842 32 17 0030
Property Owner	FLOWER DONUTS LLC	Millage	3212
Mailing Address	6685 COLLIER BLVD NAPLES FL 34114	Use	10

Abbreviated Legal Description	KEYES COCONUT CREEK INVESTORS PLAT 126-11 B PORTION PARCEL X DESC AS BEG AT NE COR PAR X,S 127.66,W 103.67, NW 18.76,NW 78.07,N 37.96,E 140 TO POB
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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 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$307,570		\$307,570	\$307,570	
2017	\$307,570		\$307,570	\$307,570	\$6,449.53
2016	\$226,630		\$226,630	\$226,630	\$4,771.45

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$307,570	\$307,570	\$307,570	\$307,570
Portability	0	0	0	0
Assessed/SOH	\$307,570	\$307,570	\$307,570	\$307,570
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	\$307,570	\$307,570	\$307,570	\$307,570

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/31/2016	WD-Q	\$345,000	113908086	\$19.00	16,188	SF
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
32			CM					
L			CM					
1								

LEGEND:

C.L.= CENTERLINE

P.S.M.= PROFESSIONAL SURVEYOR AND MAPPER

L.B.=LICENSED BUSINESS

P.B. = PLAT BOOK

PG. = PAGE

SKETCH & DESCRIPTION**EXHIBIT B**

O.R.B.= OFFICIAL RECORD BOOK

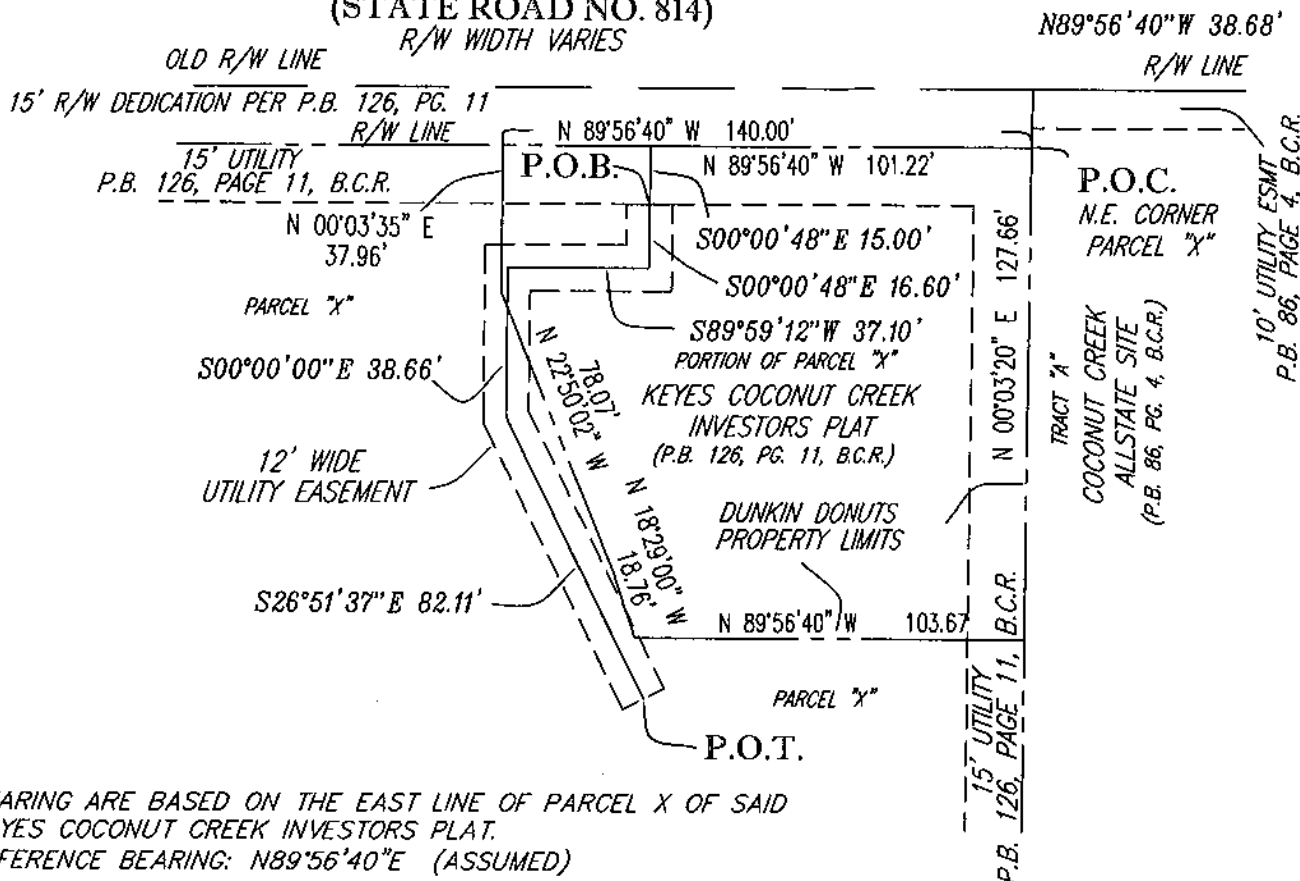
B.C.R.=BROWARD COUNTY RECORDS

R/W= RIGHT OF WAY

P.O.C.=POINT OF COMMENCEMENT

P.O.B.=POINT OF BEGINNING

P.O.T.=POINT OF TERMINATION

COCONUT CREEK PARKWAY**(STATE ROAD NO. 814)****LEGAL DESCRIPTION:**

A 12' WIDE UTILITY EASEMENT being a portion of Parcel "X", KEYES COCONUT CREEK INVESTORS PLAT according to the plat thereof as recorded in Plat Book 126, Page 11, of the Public Records of Broward County, Florida, CENTERLINE of said easement being described particularly as follows:

Commencing at the Northeast corner of said plat of KEYES COCONUT CREEK INVESTORS PLAT, according to the plat thereof as recorded in Plat Book 126, Page 11 of the Public Records of Broward County, Florida; thence N89°56'40"W along the north line of said Parcel "X" a distance of 101.22 feet to a point; thence S00°00'48"E a distance of 15.00 feet to the Point of Beginning; thence continue S00°00'48"E, a distance of 16.60 feet; thence S89°59'12"W, a distance of 37.10 feet; thence S00°00'00"E, a distance of 38.66 feet; thence S26°51'37"E, a distance of 82.11 feet to the Point of Termination.

Said lands situate, lying and being in Broward County, Florida.

SKETCH & DESCRIPTION OF PROPOSED 12' WIDE UTILITY EASEMENT**CERTIFICATION:**

THIS SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

9/29/17

ERNEST W. DUNCAN, P.S.M. State of Florida
Professional Surveyor & Mapper No. 5182

THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SCALE: 1" = 40'

DRAWN BY: ELF.

CHECKED BY: E.W.D.

THIS IS NOT
A BOUNDARY
SURVEY

ERNEST W. DUNCAN

P.S.M. 5182

521 SE 5TH COURT

POMPAHO BEACH, FL. 33060

(754) 264 2166

JOB NO. : DUNKCOCO SHEET NO. 1 of 1