### ACCESS EASEMENT

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

, day of December 20 17by and THIS ACCESS EASEMENT is made and entered into this 28 between FLOWER DONUTS 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 28 day of Primber, 2017

Witness

Print Name

Print Name

STATE OF: FLORIDA COUNTY OF: BROWARD GRANTOR: FLOWER DONUTS LLC

Michael Koroghlian (Manager) Print Name

Witness:

Print Name

This foregoing Access Easement acknowledged before me this 28th day of December, 2017 by Michael Koroghilan

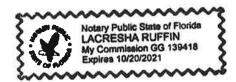
I HEREBY CERTIFY that on this day personally appeared Michael Koroghlian (Manager) of FLOWER DONUTS LLC, to me known as the person described in and who executed the foregoing Access Easement and who acknowledged before me that he/she executed the same for the purpose herein expressed.

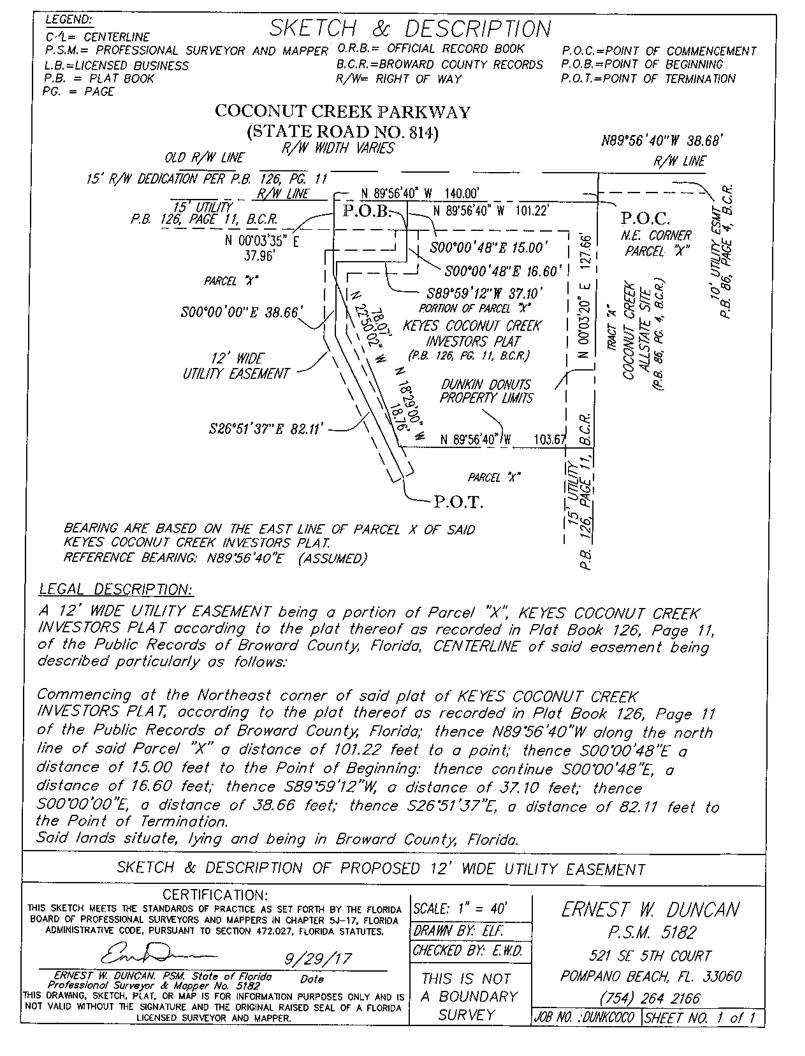
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Broward the above stated County, this Broward day of December, 201 A.D.

Notary Public

State of Florida at Large

My commission expires: EXT6020.2016.16 REV 2 - 06/20/2016

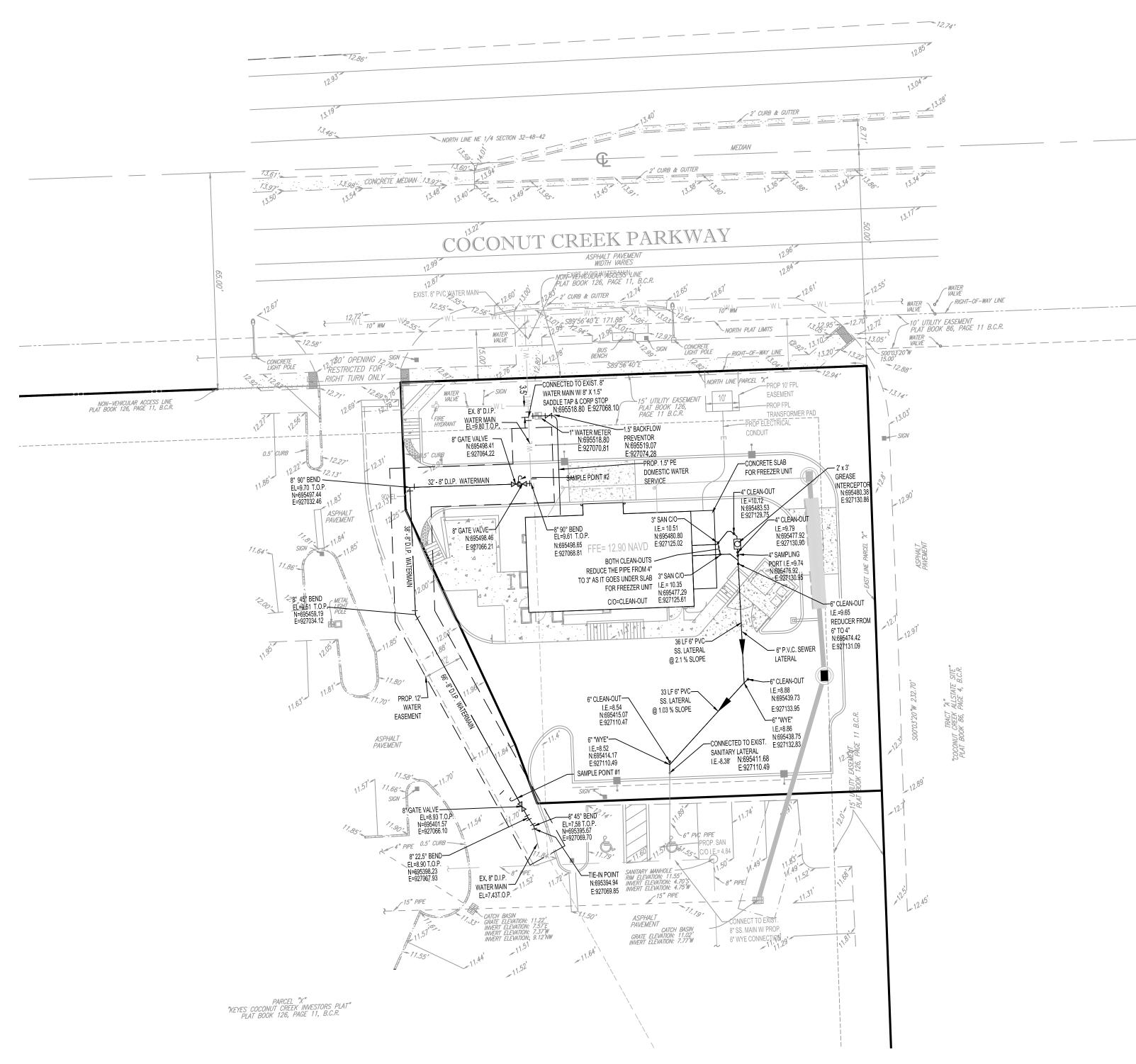




THIS ASBUILT IS LIMITED TO THE ASBUILT OF THE NEWLY INSTALLED 8" WATER MAIN EXTENSION AND THE 6' SANITARY SEWER LATERAL. NO OTHER IMPROVEMENTS EITHER CONSTRUCTED OR PROPOSED AS SHOWN HEREON ARE PART OF THIS ASBUILT.

T.O.P. DENOTES TOP OF PIPE ELEVATION X 4.8' DENOTES FINISH GRADE C/O DENOTES CLEAN-OUT

ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD) BENCHMARK REFERENCE - BROWARD COUNTY BENCHMARK #2743 - ELEVATION = 14.103' NATIONAL GEODETIC VERTICAL DATUM OF 1929 NGVD/ 12.538 ' NAVD AS CONVERTED HORIZONTAL COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/ 1990 ADJUSTMENT.



# EXHIBIT B

## PAVING, GRADING & DRAINAGE LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
W	UNDERGROUND WATER LINE	W
	GAS MAIN	
	SANITARY MAIN	
	– STORM – SEWER	
	UNDERGROUND ELECTRICAL LINE	EE
	OVERHEAD ELECTRICAL LINE	
	EXFILTRATION TRENCH	
	SANITARY SEWER	S
	SANITARY LATERAL	SLSL
ą	FIRE HYDRANT	*
	TRANSFORMER PAD	T
	CATCH BASIN	
	BACKFLOW PREVENTER	Z
	WATER METER	2
0	CLEAN OUT	۲
	TOP OF CURB BOTTOM OF CURB	
x.Rt	GRADE SPOT SHOT	X.XX

1.	CONTRACTOR IS RESPON
	UTILITIES. ALL DISCREPA
2.	ALL EXISTING UTILITIES S
	MARGATE AND LOCAL UT

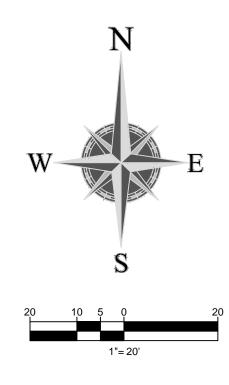
- 3. ALL HYDRANTS SHALL SIT 4' BEHIND CURB.
- 4. WATER SHALL BE ON SITE BEFORE CONSTRUCTION BEGINS.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THE AS-BUILT SURVEY SHOWN HEREON AND AS PERFORMED UNDER MY DIRECTION MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, CHAPTER 472.027 FLORIDA STATUES AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO THE NOTES ATTACHED HEREON.

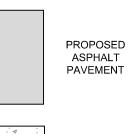
THIS DOES NOT CERTIFY THAT THE AS-BUILT IS BUILT WITHIN THE DESIGN STANDARDS AS SET FORTH BY THE DESIGN ENGINEER AND/OR ARCHITECT. ALL INFORMATION SHALL BE VERIFIED FOR COMPLIANCE BY THE DESIGN ENGINEER AND/OR ARCHITECT.



ERNEST W. DUNCAN P.S.M. NO. LS5182, STATE OF FLORIDA 521 S.E. 5TH COURT, POMPANO BEACH, FLORIDA 33060 PH 754 264 2166 FAX 954 827 0535



## HATCH LEGEND

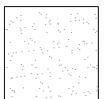


PROPOSED

CONCRETE

EXISTING CONCRETE





UTILITY NOTES: 1. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND ANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING. SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH CITY OF JTILITY COMPANY REQUIREMENTS. ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

5. EXISTING COVER MUST BE MAINTAINED ON ALL WATER AND SANITARY LINES.

6. LOCKING CURB STOPS REQUIRED ON WATER METERS.

SEWER CLEAN OUTS IN GREEN AREA MUST HAVE 2 X 2 CONCRETE PAD INSTALLED AROUND CAP. SEWER LATERALS ARE TO BE PRIVATELY OWNED AND MAINTAINED.

9. CONTRACTOR TO LOCATE EXISTING SANITARY SEWER LATERAL AND VERIFY THE FALL WILL

PROVIDE THE REQUIRED 1% MIN. SLOPE. IF MIN. SLOPE IS PROVIDED, THE LATERAL MAY BE RE USED PROVIDED APPROVAL FROM CITY OF MARGATE & THOMAS ENGINEERING GROUP IS GRANTED. 10. CONTRACTOR SHALL CAP AND REMOVE ALL EXISTING WATER SERVICES AND SEWER LATERALS ON-SITE TO THE PROPERTY LINE, UNLESS OTHERWISE NOTED ON THE PLANS.

## DATE: 9-28-17

S M O H	E N G I N E E R I N G G R O U PCIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTSI 1000 CORPORATE DR.14950 W. KENNEDY BLVD.125 W INDIANTOWN RD.SUITE 250SUITE 600JUPITER, FL 33458P: 954-202-7000P: 813-379-4100P: 561-203-7503	THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PROR WRITEN AUTHORIZZATION FROM THOUAS ENGINEERING GROUP, LLC. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES (© 2014 THOMAS ENGINEERING GROUP, LLC.			
REV: DATE:	REVISIONS: REV: DATE: COMMENT: BY:				
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KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG It's fast. It's free. It's the law. Www.callsunshine.com					
PROJECT No.: F140162 DRAWN BY: JFV CHECKED BY: KNN CAD I.D.: WATER AND SEWER ASBUILT 1221511					
PROJECT: 3710 COCONUT CREEK PARKWAY FOR DUNKIN' DONUTS					
CITY OF COCONUT CREEK BROWARD COUNTY, FLORIDA					
RADICE III 1000 CORPORATE DRIVE, SUITE 250 FORT LAUDERDALE, FL 33334 PH: (954) 202-7000 FX: (954) 202-7070 www.ThomasEngineeringGroup.com					
RYAN OSCAR THOMAS PROFESSIONAL ENGINEER December 5, 2017 FLORIDA LICENSE NO. 53891 FLORIDA BUSINESS CERT. OF AUTH. No. 27528					
SHEET TITLE: WSU PLAN SHEET NUMBER:					
<b>C-11</b>					