

**ACCESS EASEMENT**

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

THIS ACCESS EASEMENT is made and entered into this 28<sup>th</sup>, day of December, 2017 by and 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<sup>th</sup> day of December, 2017

Witness:

Dan Lipinski  
Dan Lipinski  
Print Name

GRANTOR: **FLOWER DONUTS LLC**

Michael Koroghlian  
**Michael Koroghlian (Manager)**  
Print Name

Witness:

Lacresha Ruffin  
Lacresha Ruffin  
Print Name

Witness:

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

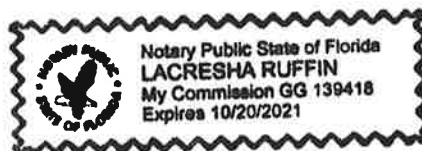
STATE OF: **FLORIDA**  
COUNTY OF: **BROWARD**

This foregoing Access Easement acknowledged before me this 28<sup>th</sup> day of December, 2017 by Michael Koroghlian

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 28<sup>th</sup> day of December, 2017 A.D.

Lacresha Ruffin  
Notary Public  
State of Florida at Large



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

**LEGEND:**

C.L.= CENTERLINE

P.S.M.= PROFESSIONAL SURVEYOR AND MAPPER

L.B.=LICENSED BUSINESS

P.B. = PLAT BOOK

PG. = PAGE

**SKETCH & DESCRIPTION**

O.R.B.= OFFICIAL RECORD BOOK

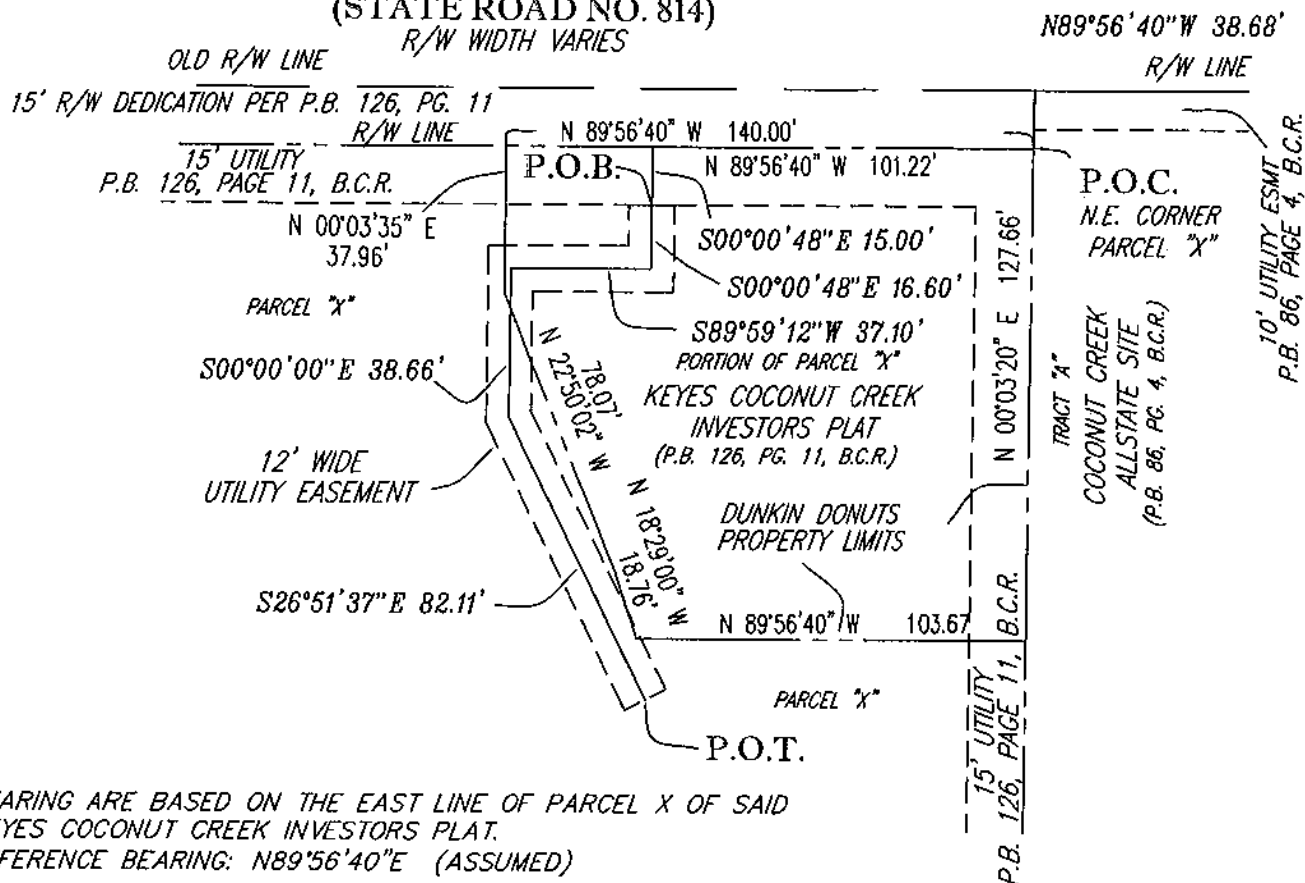
B.C.R.=BROWARD COUNTY RECORDS

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)**

BEARING ARE BASED ON THE EAST LINE OF PARCEL X OF SAID  
KEYES COCONUT CREEK INVESTORS PLAT.

REFERENCE BEARING: N89°56'40"E (ASSUMED)

**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

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

POMPANO BEACH, FL. 33060

(754) 264 2166

JOB NO. :DUNKCOCO SHEET NO. 1 of 1

ERNEST W. DUNCAN, PSM, 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.



