

UTILITY EASEMENT DEED

THIS INDENTURE made this 4th day of April, 2018
between Lennar Homes 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 Vanessa Perez
Print Name of Witness

Witness Libeth Hawk
Print Name of Witness

BY: [Signature]
(Name: Greg McPherson)

STATE OF: Florida
COUNTY OF: Dade

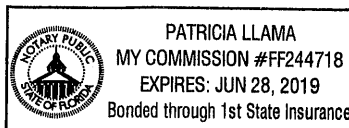
I HEREBY CERTIFY that on this day personally appeared Greg McPherson of
Lennar Homes LLC, to me known as the person described in and who executed the foregoing
Easement Deed and who acknowledged before me that he/she executed the same for the purpose herein
expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at miami dade
the above stated County, this 4 day of April, 2018 A.D.

[Signature]
Notary Public, State of Florida at Large

My commission expires:

EXT6025.2016.30 REV 2 - 06/20/2016



Approved as to form
Dionisio R. Gonzalez, City Attorney
2016.30

EXHIBIT A

Site Address	CORAL LAKE DRIVE, MARGATE FL 33063	ID #	4842 19 35 0010
Property Owner	LENNAR HOMES LLC	Millage	1212
Mailing Address	730 NW 107 AVE #300 MIAMI FL 33172	Use	00
Abbr Legal Description	CELEBRATION POINTE 178-68 B TR A, LESS A POR OF TR A, DESC AS BEG AT NE COR OF TR A, S 658.13 W 676.57, W 160.11, NWLY 10.05 W 160.89, S 13, W 145.85, N 100.01 E 145.50, N 609.68, E 971.32 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					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$9,026,090		\$9,026,090	\$9,026,090	
2017	\$4,979,910		\$4,979,910	\$4,979,910	\$107,022.25
2016	\$4,674,890		\$4,674,890	\$4,674,890	\$102,736.80

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$9,026,090	\$9,026,090	\$9,026,090	\$9,026,090
Portability	0	0	0	0
Assessed/SOH	\$9,026,090	\$9,026,090	\$9,026,090	\$9,026,090
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	\$9,026,090	\$9,026,090	\$9,026,090	\$9,026,090

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
8/28/2017	SWD-Q	\$10,000,000	114603022	\$14.50	622,489	SF
6/5/2015	SWD-D	\$7,600,000	113034144			
6/25/2014	CET-D	\$1,100	112409109			
11/23/2005	SWD	\$15,500,000	41097 / 1395			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
			CM					
			CM					
			29.5					

Please Note: The City of Margate levies a non-ad valorem fire assessment. The fire assessment, if any, is not included in the tax amounts shown above.

Exhibit "A"

Legal Description of South Parcel

A portion of Tract "A", CELEBRATION POINTE, according to the plat thereof, as recorded in Plat Book 178, Page 67, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Tract "A"; thence South $00^{\circ}24'15''$ East, along the East line of said Tract "A", a distance of 658.13 feet to the Point of Beginning; thence South $89^{\circ}32'44''$ West, along a line radial to the next described curve, a distance of 676.57 feet to a point on the arc of a circular curve to the right; thence Westerly along the arc of said curve, having a radius of 66.00 feet and a central angle of $138^{\circ}59'49''$, a distance of 160.11 feet to a point of reverse curvature of a circular curve to the left; thence Northwesterly along the arc of said curve, having a radius of 29.00 feet and a central angle of $19^{\circ}51'24''$, a distance of 10.05 feet; thence South $89^{\circ}32'44''$ West, a distance of 160.89 feet; thence South $00^{\circ}27'16''$ East, a distance of 13.00 feet; thence along the boundary of said Tract "A" the following three (3) courses: South $01^{\circ}14'17''$ East, a distance of 611.59 feet; thence North $89^{\circ}37'36''$ East, a distance of 952.09 feet; thence North $00^{\circ}24'15''$ West, a distance of 662.88 feet to the Point of Beginning.

**TEMPORARY
UTILITY EASEMENT
(FORCE MAIN)
IN PARCEL "A", CELEBRATION POINTE**

EXHIBIT B

LEGAL DESCRIPTION

A 12-FOOT WIDE STRIP OF LAND IN TRACT "A", **CELEBRATION POINTE**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 178, AT PAGE 67, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 01°14'17" WEST, ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 285.76 FEET TO THE **POINT OF BEGINNING** OF SAID CENTERLINE; THENCE NORTH 85°42'43" EAST, A DISTANCE OF 13.34 FEET; THENCE NORTH 00°51'59" WEST, A DISTANCE OF 15.29 FEET; THENCE NORTH 46°46'11" WEST, A DISTANCE 6.15 FEET; THENCE NORTH 01°23'29" WEST, A DISTANCE OF 288.70 FEET; THENCE SOUTH 87°07'34" EAST, A DISTANCE OF 200.85 FEET; THENCE NORTH 80°02'47" EAST, A DISTANCE OF 36.91 FEET; THENCE NORTH 48°04'57" EAST, A DISTANCE OF 27.68 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 72.00 FEET AND A CENTRAL ANGLE OF 30°50'59", A DISTANCE OF 38.77 FEET; THENCE NORTH 32°01'25" EAST, A DISTANCE OF 13.52 FEET; THENCE NORTH 89°43'41" EAST, A DISTANCE OF 185.10 FEET TO A POINT ON THE WEST LINE OF THE UTILITY EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 5177, PAGE 607, OF SAID PUBLIC RECORDS, AND THE **POINT OF TERMINATION**.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SUCH INFORMATION SHOULD BE OBTAINED BY OTHERS THROUGH AN APPROPRIATE TITLE SEARCH.
4. RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
5. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

ABBREVIATIONS:

A	= ARC LENGTH	P.O.C.	= POINT OF COMMENCEMENT
B.C.R.	= BROWARD COUNTY RECORDS	P.O.T.	= POINT OF TERMINATION
D	= DELTA (CENTRAL ANGLE)	PG.	= PAGE
O.R.B.	= OFFICIAL RECORDS BOOK	R	= RADIUS
P.B.	= PLAT BOOK	U.E.	= UTILITY EASEMENT
P.O.B.	= POINT OF BEGINNING		

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.



DONNA C. WEST
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4290



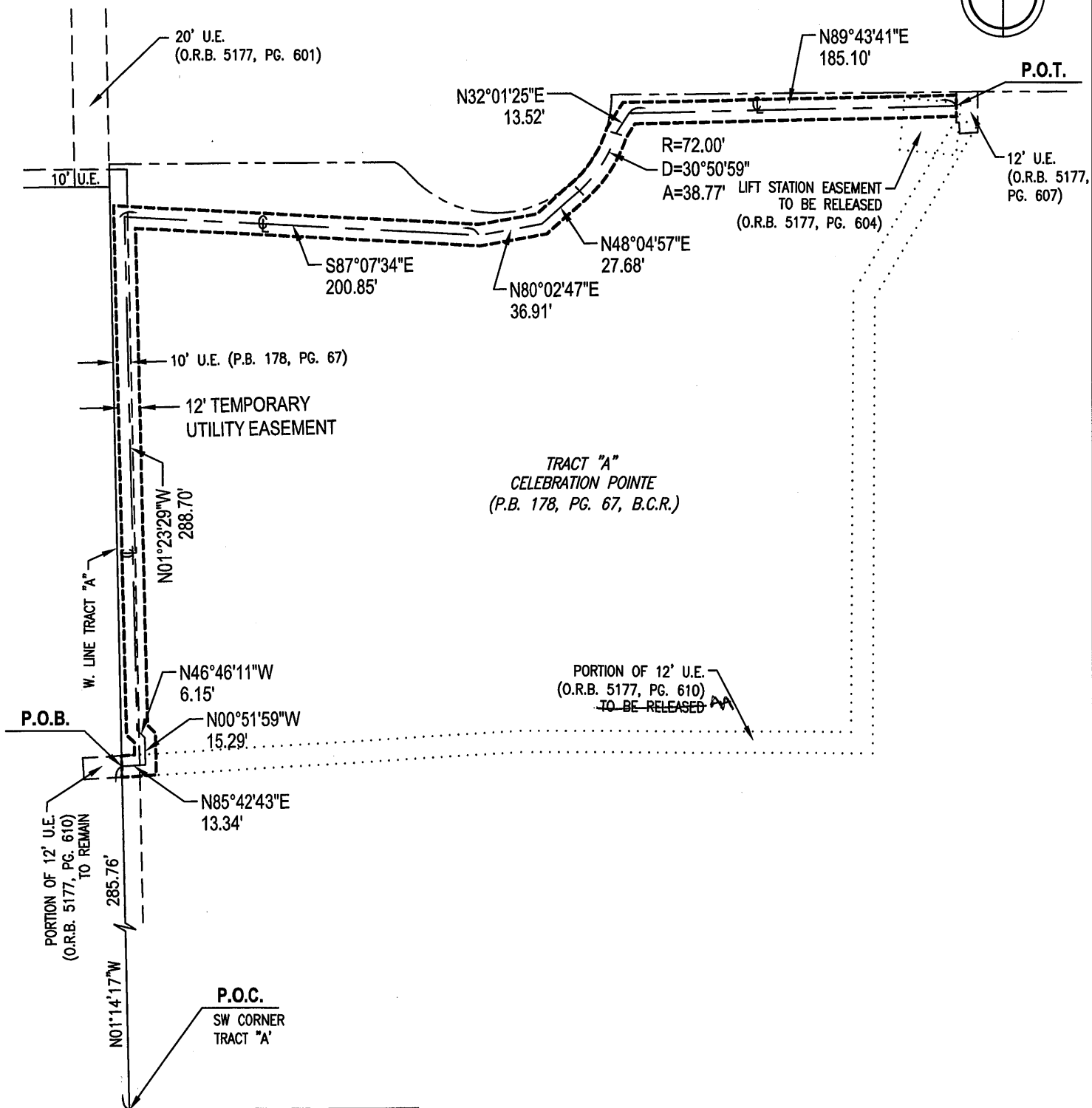
HSQ GROUP, INC.
Engineers • Planners • Surveyors
1489 West Palmetto Park Rd., Suite 340
Boca Raton, Florida 33486 • 561.392.0221
CA26258 • LB7924

PROJECT: **CELEBRATION POINTE SOUTH**

PROJECT NO.: 170894

DATE: 3/1/18

SHEET 1 OF 2



LEGEND:

CL CENTERLINE

TEMPORARY UTILITY EASEMENT (FORCE MAIN)

3/1/18

JDV

DCW

N/A

REVISIONS

DATE

BY

CK'D

FIELD BK.

PROJECT: CELEBRATION POINTE SOUTH

SCALE: 1" = 80'

PROJECT NO.: 170894

SHEET 2 OF 2