

**SEWER UTILITY EASEMENT DEED**

THIS INDENTURE, made this \_\_\_\_\_ day of \_\_\_\_\_, 2018  
between HTG ARBOR VIEW, LLC, a Florida limited liability  
company, Party of the first part, and the CITY OF MARGATE,  
Margate, Florida, a municipal corporation organized and  
existing under the laws of the State of Florida, Party of the  
second part.

**WITNESSETH**

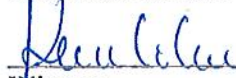
WHEREAS, the party of the first part is the owner of the property situated in Broward County,  
Florida, and described more properly as contained in Exhibit "A" attached hereto, and

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, and

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 does hereby  
grant 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 hereunto set its hand and seal on the day  
first above written.

  
\_\_\_\_\_

Witness

Kemissa Colin

Print Name of Witness

  
\_\_\_\_\_

Witness

Jordan Finkelman

Print Name of Witness

HTG ARBOR VIEW, LLC, a Florida limited  
liability company

By HTG Arbor View Manager, LLC, a  
Florida limited liability company, its  
manager

By:   
Matthew Rieger, Manager

STATE OF: FLORIDA  
COUNTY OF: MIAMI-DADE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized  
to administer oaths and take acknowledgments, Matthew Rieger, as Manager of HTG Arbor View  
Manager LLC, a Florida limited liability company, the manager of HTG Arbor View, LLC, a Florida  
limited liability company, on behalf of the company, who is personally known to me or who produced  
\_\_\_\_\_ as identification, and who acknowledged before me that he 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 County, this 11 day of April, 2018 A.D.  
My Commission Expires:

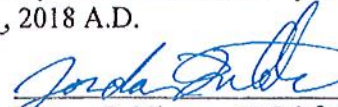
  
Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PORTION OF PARCEL "A", "INFANTE II", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 168, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING ON A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS NORTH 89°20'11" EAST; THENCE ALONG THE WEST LINE OF SAID PARCEL "A" THE FOLLOWING THREE (3) COURSES: SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 4,233.59 FEET AND A CENTRAL ANGLE OF 00°20'37", A DISTANCE OF 25.39 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 01°00'34" EAST, A DISTANCE OF 68.95 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS SOUTH 89°06'15" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 00°03'23" AND A RADIUS OF 15269.38 FEET, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°15'15" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS SOUTH 89°09'38" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15,219.38 FEET AND A CENTRAL ANGLE OF 00°55'42", A DISTANCE OF 246.59 FEET; THENCE NORTH 89°56'36" EAST, A DISTANCE OF 224.00 FEET; THENCE SOUTH 00°03'24" EAST, A DISTANCE OF 212.34 FEET; THENCE NORTH 89°38'04" EAST, A DISTANCE OF 56.46 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 84°07'35", A DISTANCE OF 80.76 FEET TO A POINT OF TANGENCY; THENCE SOUTH 06°14'21" EAST, A DISTANCE OF 20.13 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 73°58'26", A DISTANCE OF 38.73 FEET; THENCE SOUTH 11°07'26" EAST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 2.16 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE ALONG THE SOUTH AND WEST LINES OF SAID PARCEL "A" THE FOLLOWING ELEVEN (11) COURSES: WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 342.66 FEET AND A CENTRAL ANGLE OF 10°45'30", A DISTANCE OF 64.35 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°38'04" WEST, A DISTANCE OF 72.10 FEET; THENCE SOUTH 78°21'38" WEST, A DISTANCE OF 61.11 FEET; THENCE SOUTH 89°38'04" WEST, A DISTANCE OF 183.63 FEET; THENCE NORTH 45°41'15" WEST, A DISTANCE OF 42.19 FEET; THENCE NORTH 01°00'34" WEST, A DISTANCE OF 54.60 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15,269.38 FEET AND A CENTRAL ANGLE OF 00°52'07", A DISTANCE OF 231.49 FEET; THENCE NORTH 88°59'26" EAST, A DISTANCE OF 15.00 FEET; THENCE NORTH 01°00'34" WEST, A DISTANCE OF 26.00 FEET; THENCE SOUTH 88°59'26" WEST, A DISTANCE OF 14.58 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS NORTH 89°57'24" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15,269.38 FEET AND A CENTRAL ANGLE OF 00°52'58", A DISTANCE OF 235.29 FEET TO THE POINT OF BEGINNING.

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

**EXHIBIT "B"**

**EASEMENT LEGAL DESCRIPTION AND DRAWING**

## DESCRIPTION: (SEWER EASEMENT)

PORTION OF PARCEL "A", "INFANTE II", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 168, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID PARCEL; THENCE N.89°38'04"E., A DISTANCE OF 77.86 FEET; THENCE N.00°21'56"W., A DISTANCE OF 92.16 FEET TO THE POINT OF BEGINNING; THENCE N.07°13'30"E., A DISTANCE OF 20.00 FEET; THENCE S.82°46'30"E., A DISTANCE OF 116.96 FEET; THENCE N.89°45'45"E., A DISTANCE OF 139.41 FEET; THENCE S.00°14'15"E., A DISTANCE OF 20.00 FEET; THENCE S.89°45'45"W., A DISTANCE OF 140.72 FEET; THENCE N.82°46'30"W., A DISTANCE OF 118.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,153.54 SQUARE FEET OR 0.1183 ACRES, MORE OR LESS.

## NOTES:

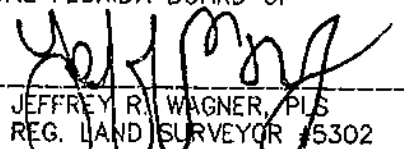
1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH RIGHT-OF-WAY OF N.W. 31 ST. BEARING S89°38'04"W.
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

## LEGEND

O.R.B. - OFFICIAL RECORDS BOOK  
P.B. - PLAT BOOK  
PG. - PAGE  
P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCEMENT

## CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 29, 2018. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE MINIMUM STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

  
JEFFREY R. WAGNER, PLS  
REG. LAND SURVEYOR #5302  
STATE OF FLORIDA - LB #3591

SHEET 1 OF 3



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

"INFANTE II", PARCEL A, SEWER EASEMENT  
ARBOR VIEW APARTMENTS  
SKETCH AND DESCRIPTION

DATE 3/29/18

DRAWN BY TW

F.B./ PG. N/A

SCALE 1"=40'

JOB NO. 7690



GRAPHIC SCALE



( IN FEET )

1 INCH = 40 FT.

US 441/ SR 7  
(ASPHALT PAVEMENT)  
(SOUTH BOUND)

PORTION OF PARCEL "A"  
"INFANTE II"  
(P.B. 168, PG. 11)

P.O.B.  
S82°46'30"E 119.96'  
N82°46'30"W 118.26'  
N00°21'56"W 92.16'

PORTION OF PARCEL "A"  
"INFANTE II"  
(P.B. 168, PG. 11)

P.O.C.  
MOST SOUTHERLY  
SOUTHWEST CORNER  
OF PARCEL "A"  
N89°38'04"E  
77.86

NON-VEHICULAR  
ACCESS LINE

120.00'

58.00'

NW 31ST STREET  
(FORMERLY KNOWN AS PERIMETER ROAD)

SHEET 2 OF 3

MATCHLINE SEE SHEET 3



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

"INFANATE II", PARCEL A, SEWER EASEMENT  
ARBOR VIEW APARTMENTS  
SKETCH AND DESCRIPTION

DATE 3/29/18

DRAWN BY TW

F.B./ PG. N/A

SCALE 1"=40'

JOB NO. 7690

MATCHLINE SEE SHEET 2

PORTION OF PARCEL "A"  
"INFANTE II"  
(P.B. 168, PG. 11)

N89°45'45"E 139.41'

S00°14'15"E  
20.00'

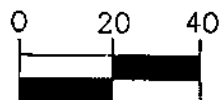
S89°45'45"W 140.72'

PORTION OF PARCEL "A"  
"INFANTE II"  
(P.B. 168, PG. 11)

NW 31ST STREET  
(FORMERLY KNOWN AS PERIMETER ROAD)



GRAPHIC SCALE



( IN FEET )

1 INCH = 40 FT.

SHEET 3 OF 3



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
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PHONE (561)-392-1991 / FAX (561)-750-1452

"INFANTE II", PARCEL A, SEWER EASEMENT  
ARBOR VIEW APARTMENTS  
SKETCH AND DESCRIPTION

DATE 3/29/18

DRAWN BY TW

F.B./ PG. N/A

SCALE 1"=40'

JOB NO. 7690