

Prepared by: Stephen J. Bock
5757 W. Maple, Suite 800
West Bloomfield, MI
Return to: City of Margate
Attention: Alberto Torres-Soto
901 NW 66th Ave, Suite A
Margate, FL 33063

UTILITY EASEMENT DEED
SANITARY SEWER

THIS INDENTURE, made this 19th day of February 2019 between TVC Margate Co., L.L.C., "TVC" and the City of Margate, Florida, a municipal corporation organized and existing under the laws of the State of Florida (the "City").

WITNESSETH

WHEREA, TVC is the owner of certain property described on Exhibit "A" attached hereto and incorporated herein by reference;

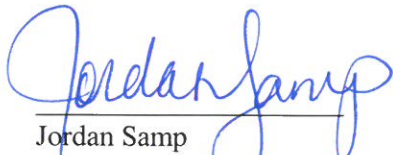
WHEREAS, the City desires an easement for the sanitary sewer lines and manhole and other appropriate purposes incidental thereto, on, over and across certain property described in Exhibit "B" attached hereto and incorporated herein by reference, and

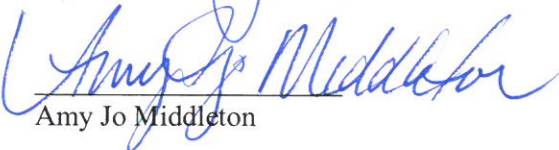
WHEREAS, TVC is willing to grant such easement.

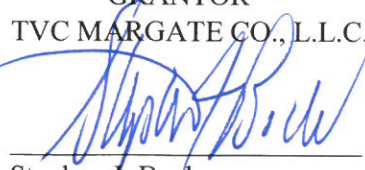
Now therefore, for and in consideration of the mutual covenants each to the other running and one dollar (1.00) and other good and valuable considerations, TVC grants to the City, its successors and assigns, full and free right and authority to construct, maintain, repair, install and rebuild sanitary sewer pipes, lines, manhole and connections within the perpetual easement which is granted by this document as specifically set out in Exhibit "B" attached hereto.

IN WITNESS WHEREOF, GRANTOR has caused this Access Easement to be executed in its name this 14th day of February 2019.

Witness:


Jordan Samp


Amy Jo Middleton

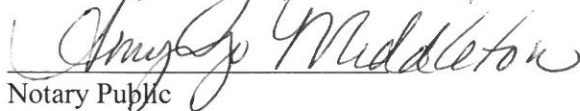
GRANTOR
TVC MARGATE CO., L.L.C.

Stephen J. Bock
Manager

Notary attached

State of Michigan
County of Oakland

I hereby certify that on this day personally appeared Stephen J. Bock, manager of TVC Margate Co., L.L.C., to me personally known s the person described in and who executed the foregoing Access Easement 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 the above stated County, this 14th day of February 2019.


Notary Public

State of Michigan

My Commission expires 10/19/24

AMY JO MIDDLETON
NOTARY PUBLIC, MICHIGAN
COUNTY OF OAKLAND
My Commission Expires 10/19/2024
Acting in the County of Oakland

LEGAL DESCRIPTION

EXHIBIT "A"

SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST
PARENT PARCEL FOLIO#: 4842-30-05-0010
PURPOSE: PARENT PARCEL

NOT VALID WITHOUT SHEET 5 OF 5
THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARENT PARCEL (BY SURVEYOR)

TRACT A, MARGATE DISTRICT HEADQUARTERS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 88, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT A; THENCE SOUTH 01°10'00" EAST ALONG THE EAST LINE OF SAID TRACT A AND THE WEST RIGHT OF WAY LINE OF N.W. 55TH AVENUE, FOR A DISTANCE OF 250.00 FEET TO THE SOUTH LINE OF SAID TRACT A;

THENCE SOUTH 89°32'02" WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 630.20 FEET TO THE WEST LINE OF SAID TRACT A AND THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 7;

THENCE NORTH 01°00'34" WEST, ALONG SAID WEST LINE OF SAID TRACT A AND THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 7, FOR A DISTANCE OF 250.18 FEET TO THE NORTH LINE OF SAID TRACT A AND THE SOUTH RIGHT OF WAY LINE OF COPANS ROAD;

THENCE NORTH 89°33'02" EAST, ALONG SAID NORTH LINE OF TRACT A AND SOUTH RIGHT OF WAY LINE OF COPANS ROAD, FOR A DISTANCE OF 629.52 FEET TO THE POINT OF BEGINNING, CONTAINING 3.62 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

1. THIS IS A LEGAL DESCRIPTION WITH A SKETCH AS DEFINED IN CHAPTER 3J-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 3J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM 1983, 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. THIS REFERENCE WAS ESTABLISHED BY USING TOPCON GPS RECEIVERS WITH THE TRIMBLE V90 (VIRTUAL REFERENCE NETWORK) AND TIED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) NETWORK CONTROL FOR STATE ROAD 7 AS DERIVED ON A SPECIFIC PURPOSE SURVEY, FDOT PROJECT ID 230012-1-32-04. MORE PARTICULARLY THE SOUTH LINE OF THE SUBJECT PARCEL BEARS SOUTH 89°32'02" WEST AS SHOWN.
3. THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

ABBREVIATIONS:

FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
ID	IDENTIFICATION
LB	LICENSED BUSINESS
NAD	NORTH AMERICAN DATUM
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.C.	PAGE
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
S.R.	STATE ROAD

TO: TVC MARGATE CO., L.L.C.

THIS "LEGAL DESCRIPTION & SKETCH" COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH IN RULE 3J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND BREVARD COUNTY PUBLIC WORKS FINANCE & CONTRACTS ADMINISTRATION CHECKLIST.

DATE OF LAST REVISION: 12-9-15

MORT STAFFINGER
FLORIDA SURVEYOR & MAPPER
REGISTRATION No. 496
NOT VALID UNLESS SIGNED AND SEALED

Bowman Consulting Group, Ltd. Phone: (321) 255-5434
4450 W. EAU GALIE BLVD. Suite 232 Fax: (321) 255-7751
MELBOURNE, FL 32934 www.bowmanconsulting.com

Florida Certificate of Authorization No. LB8030

PREPARED FOR AND CERTIFY TO:

BROWARD COUNTY

PREPARED BY:

Bowman
CONSULTING

DRAWN BY: RT

CHECKED BY: KS

PROJECT NO. 8536-01-001

REVISIONS

SECTION 30
TOWNSHIP 48 SOUTH
RANGE 42 EAST

DATE: 12/9/15

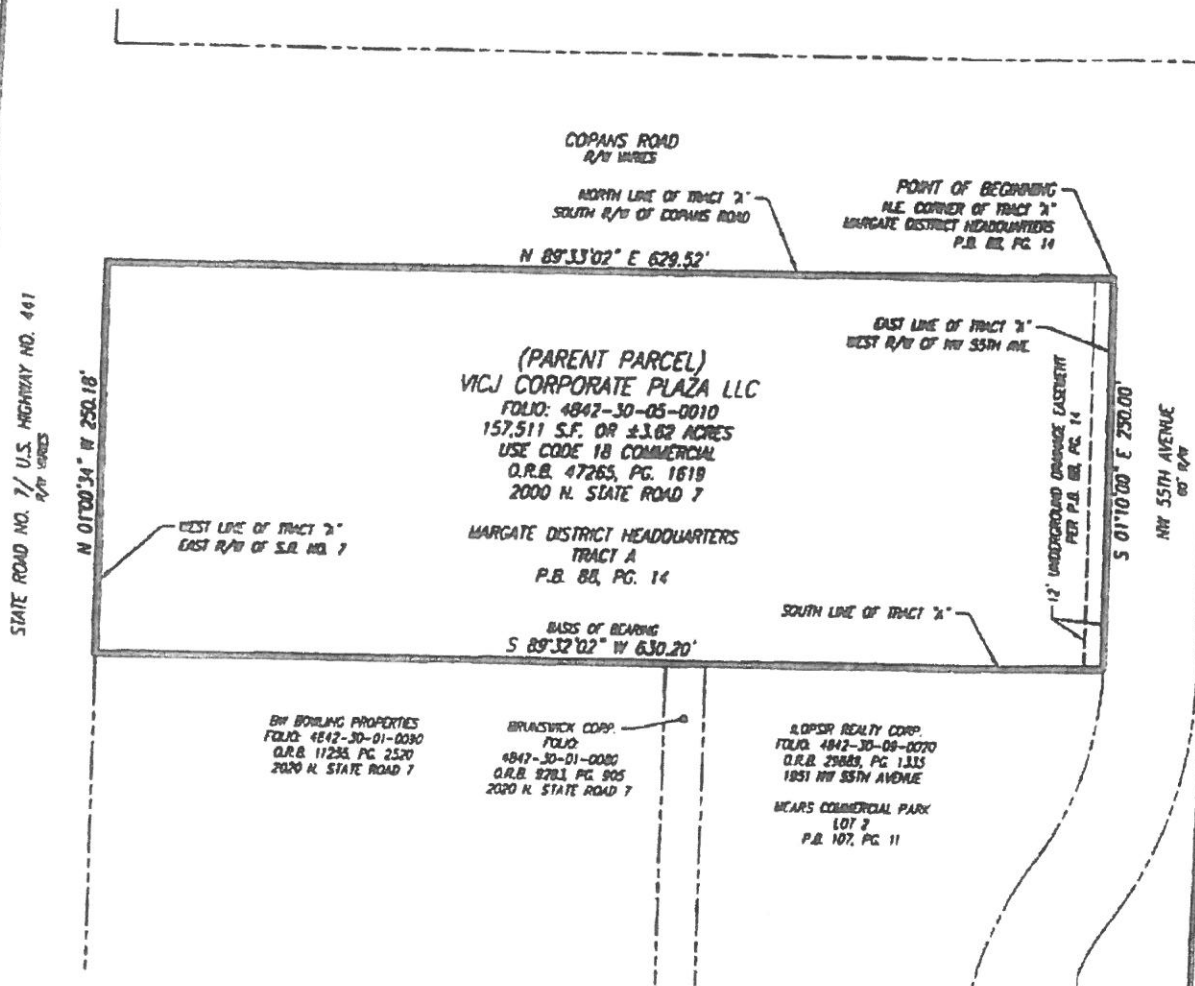
DRAWING:
8536-A-BP LEASE LEGALS

SKETCH OF DESCRIPTION

SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST
 PARENT PARCEL FOLIO: 4842-30-05-0010
 PURPOSE: PARENT PARCEL

EXHIBIT "A"

NOT VALID WITHOUT SHEET 3 OF 5
THIS IS NOT A SURVEY



PREPARED BY:

Bowman
 CONSULTING

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 4450 W EAU GALLEE BLVD, Suite 232
 MELBOURNE, FL 32934

Phone: (321) 255-5434
 Fax: (321) 255-7751
 www.bowmanconsulting.com

SCALE:

1" = 100'

PROJECT NO.:

8536-01-001

SECTION 30

TOWNSHIP 48 SOUTH
 RANGE 42 EAST

EXHIBIT B
SKETCH AND DESCRIPTION
10' SANITARY SEWER UTILITY EASEMENT
MARGATE DISTRICT HEADQUARTERS
(P.B. 88, PG. 14, B.C.R.)
CITY OF MARGATE

LAND DESCRIPTION:

A portion of Tract A, MARGATE DISTRICT HEADQUARTERS, according to the Plat thereof, as recorded in Plat Book 88, Page 14, of the Public Records of Broward County, being more particularly described as follows:

COMMENCE at the Northeast corner of said Tract A; thence S89°33'02"W, along the north line of said Tract A, 280.87 feet to the POINT OF BEGINNING; thence S00°00'00"E, 28.01 feet; thence S88°51'22"W, 12.26 feet; thence N01°08'38"W, 10.00 feet; Thence N88°51'22"E, 2.46 feet; thence N00°00'00"W, 18.13 feet; to the north line of said Tract "A"; thence N89°33'02"E, along said north line, 10.00 feet to the POINT OF BEGINNING.

Said land lying in Broward County, Florida and containing 304 square feet more or less.

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to the plat, MARGATE DISTRICT HEADQUARTERS, based on the north line of Tract A having a bearing of S 89°33'02" W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.O.T. = Point of Termination; R/W = Right-of-Way.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 3/20/2019



JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

**NOT VALID WITHOUT
SHEETS 1 AND 2**

REVISIONS

REVISE EASEMENT 03/20/2019



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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JOB #: 10482-7D

SCALE: 1" = 30'

DATE: 02/15/2019

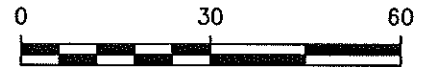
BY: KSB

CHECKED: J.T.D.

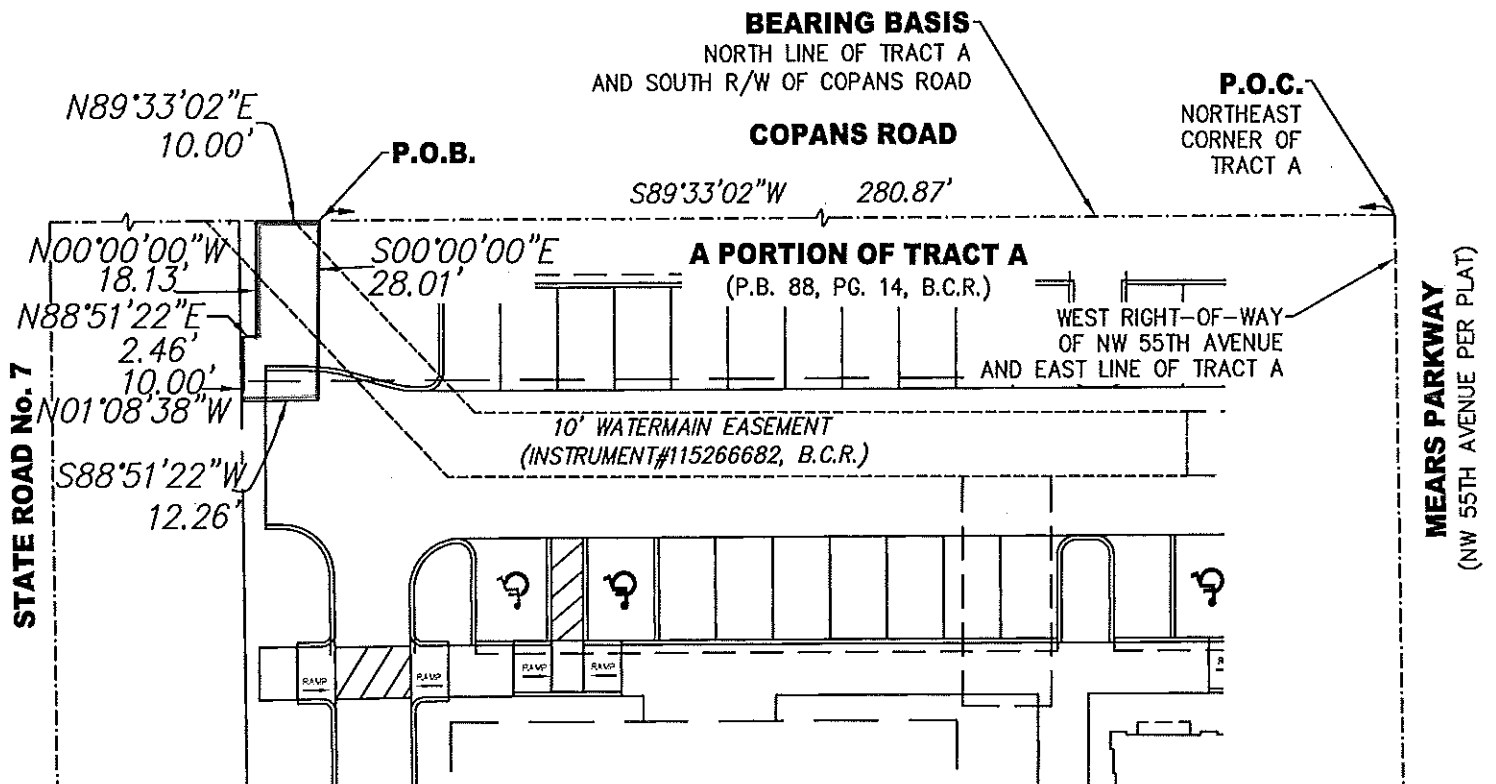
F.B. PG.

SHEET: 1 OF 2

EXHIBIT B
SKETCH AND DESCRIPTION
10' SANITARY SEWER UTILITY EASEMENT
 MARGATE DISTRICT HEADQUARTERS
 (P.B. 88, PG. 14, B.C.R.)
 CITY OF MARGATE



GRAPHIC SCALE IN FEET
 1" = 30'



**NOT VALID WITHOUT
 SHEETS 1 AND 2**

REVISIONS

REVISE EASEMENT 03/20/2019



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JOB #: 10482-7D

SCALE: 1" = 30'

DATE: 02/15/2019

BY: KSB

CHECKED: J.T.D.

F.B. PG.

SHEET: 2 OF 2