

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

**SIDEWALK EASEMENT**  
(EASEMENT FOR PUBLIC SIDEWALK)

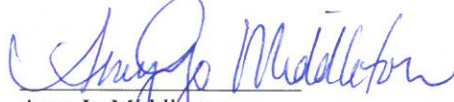
This Sidewalk Easement is made and entered into this 14<sup>th</sup> day of February 2019, by and between TVC Margate Co., L.L.C., hereinafter called the "Grantor", and the City of Margate, a Florida municipal corporation organized and existing under the laws of the State of Florida, hereinafter referred to as the "Grantee."

WITNESSETH: That, for and in consideration of the sum of one dollar (\$1.00) and other food and valuable consideration, the receipt of which and sufficiency of which is hereby acknowledged, the Grantor hereby grants unto the Grantee, its successors and assigns, forever, a perpetual easement for a public sidewalk as described in Exhibit "A", attached hereto and made a part hereof. Situate, lying and being in Broward County, Florida.

IN WITNESS WHEREOF, GRANTOR has caused this Sidewalk Easement to be executed in its name this 14<sup>th</sup> day of February 2019.

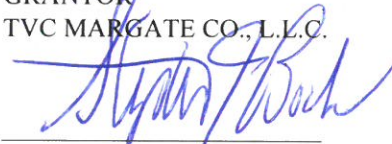
Witness:

  
\_\_\_\_\_  
Susan Goldman

  
\_\_\_\_\_  
Amy Jo Middleton

State of Michigan  
County of Oakland

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

  
\_\_\_\_\_  
Stephen J. Bock  
Manager

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 Sidewalk 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 14<sup>th</sup> day of February 2019.

  
\_\_\_\_\_  
Notary Public

State of Michigan

My Commission expires \_\_\_\_\_

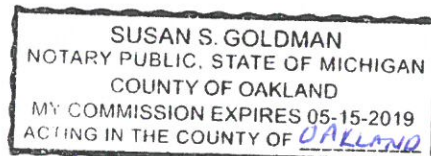


Exhibit "A"

**SKETCH AND DESCRIPTION**  
**5 FOOT SIDEWALK EASEMENT**  
A PORTION OF 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:

BEGIN at the Northeast corner of said Tract A; thence S 01°08'38" E, along the east line of said Tract A, 250.00 feet to the south line of said Tract A; thence S 89°33'02" W, along said south line, 5.00 feet; thence N 01°08'38" W, 250.00 feet to the north line of said Tract A; thence N 89°33'02" E, along said north line, 5.00 feet to the POINT OF BEGINNING.

Said land lying in Broward County, Florida and containing 1,250 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 east line of Tract A having a bearing of S 01°08'38" E.
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, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: \_\_\_\_\_

1/17/2019

*John T. Doogan*

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

**REVISIONS**



**AVIROM & ASSOCIATES, INC.**  
**SURVEYING & MAPPING**

50 S.W. 2nd AVENUE, SUITE 102  
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(561) 392-2594 / [www.AVIROMSURVEY.com](http://www.AVIROMSURVEY.com)

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JOB #: 10482-7B

SCALE: 1" = 30'

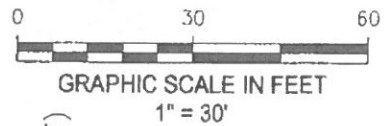
DATE: 01/14/2019


BY: S.R.L.

CHECKED: J.T.D.

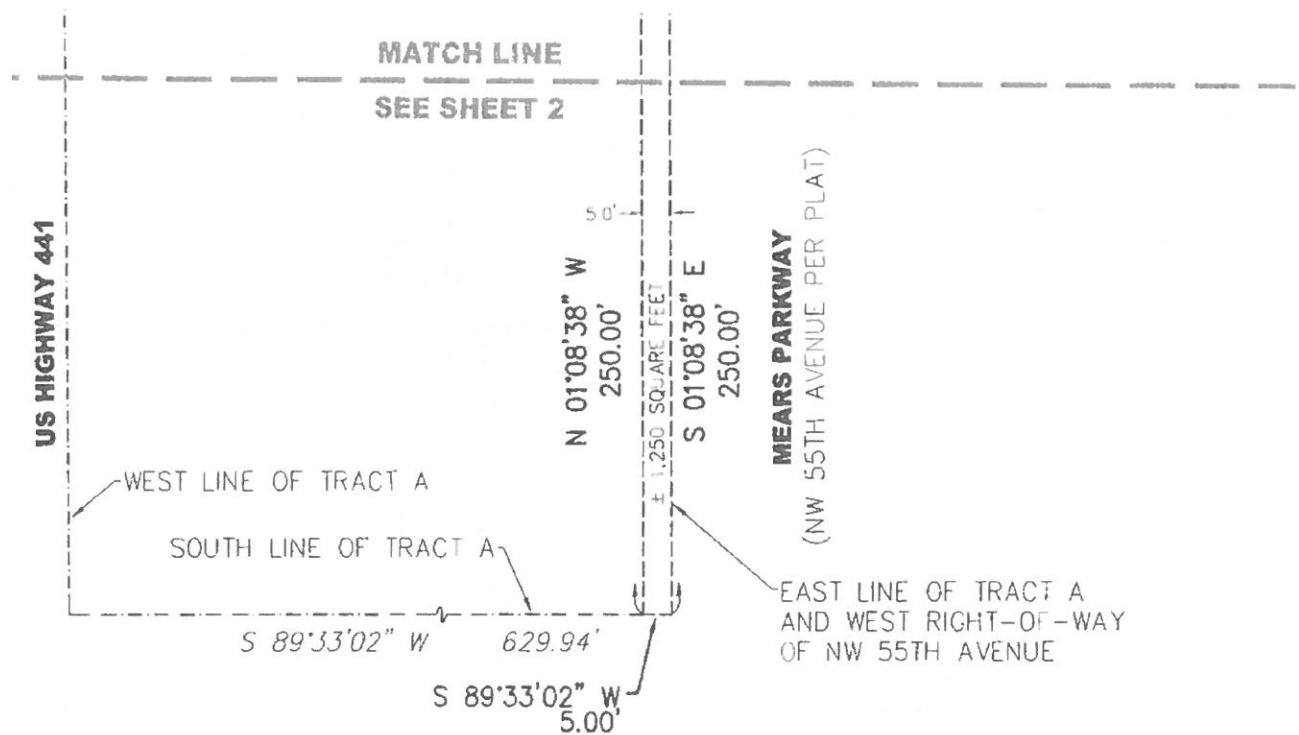
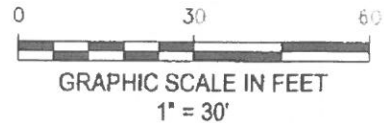
F.B. N/A PG.

SHEET: 1 OF 3



REVISIONS	 <p><b>AVIROM &amp; ASSOCIATES, INC.</b>  <b>SURVEYING &amp; MAPPING</b>          50 S.W. 2nd AVENUE, SUITE 102          BOCA RATON, FLORIDA 33432          (561) 392-2594 / <a href="http://www.AVIROMSURVEY.com">www.AVIROMSURVEY.com</a>          © 2019 AVIROM &amp; ASSOCIATES, INC. all rights reserved.          This sketch is the property of AVIROM &amp; ASSOCIATES, INC.          and should not be reproduced or copied without written permission.</p>	JOB #:	10482-7B
		SCALE:	1" = 30'
		DATE:	01/14/2019
		BY:	S.R.L.
		CHECKED:	J.T.D.
		F.B.	N/A PG.
		SHEET:	2 OF 3

SKETCH AND DESCRIPTION  
**5 FOOT SIDEWALK EASEMENT**  
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JOB #: 10482-7B

SCALE: 1" = 30'

DATE: 03/01/2018

BY: S.R.L.

CHECKED: J.T.D.

F.B. N/A PG

SHEET: 2 OF 3