

UTILITY EASEMENT DEED

THIS INDENTURE, made this 5 day of February, 2019
between TVC Margate Co., 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

Print Name of Witness

Witness

Print Name of Witness

STATE OF: Michigan

COUNTY OF: Oakland

BY:

(Name: Stephen J. Buck)

Manager

I HEREBY CERTIFY that on this day personally appeared Stephen J. Buck of
TVC Margate Co., 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 West Bloomfield
the above stated County, this 5 day of February, 2019 A.D.

Notary Public, State of Michigan

My commission expires:

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

LEGAL 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 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 5J-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 5J-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 GRS RECEIVERS WITH THE TROUBLE VIM (VIRTUAL REFERENCE NETWORK) AND TIED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) NETWORK CONTROL FOR STATE ROAD 7 AS DEPICTED 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.G.	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 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND BREVARD COUNTY PUBLIC WORKS FINANCE & CONSTRUCTION ADMINISTRATION CHECKLIST.

DATE OF LAST MODIFICATION: 12-9-15

MURT STAFFINGER
FLORIDA SURVEYOR & MAPPER
REGISTRATION No. 496

NOT VALID UNLESS SIGNED AND SEALED

PREPARED FOR AND CERTIFY TO:

BROWARD COUNTY

PREPARED BY:

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
4450 W EAU GALIE BLVD, Suite 232
MELBOURNE, FL 32934

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

Florida Certificate of Authorization No. LB8030

DRAWN BY: RT

CHECKED BY: KS

PROJECT NO. 8536-01-001

REVISIONS

SECTION 30

TOWNSHIP 48 SOUTH
RANGE 42 EAST

DATE: 12/9/15

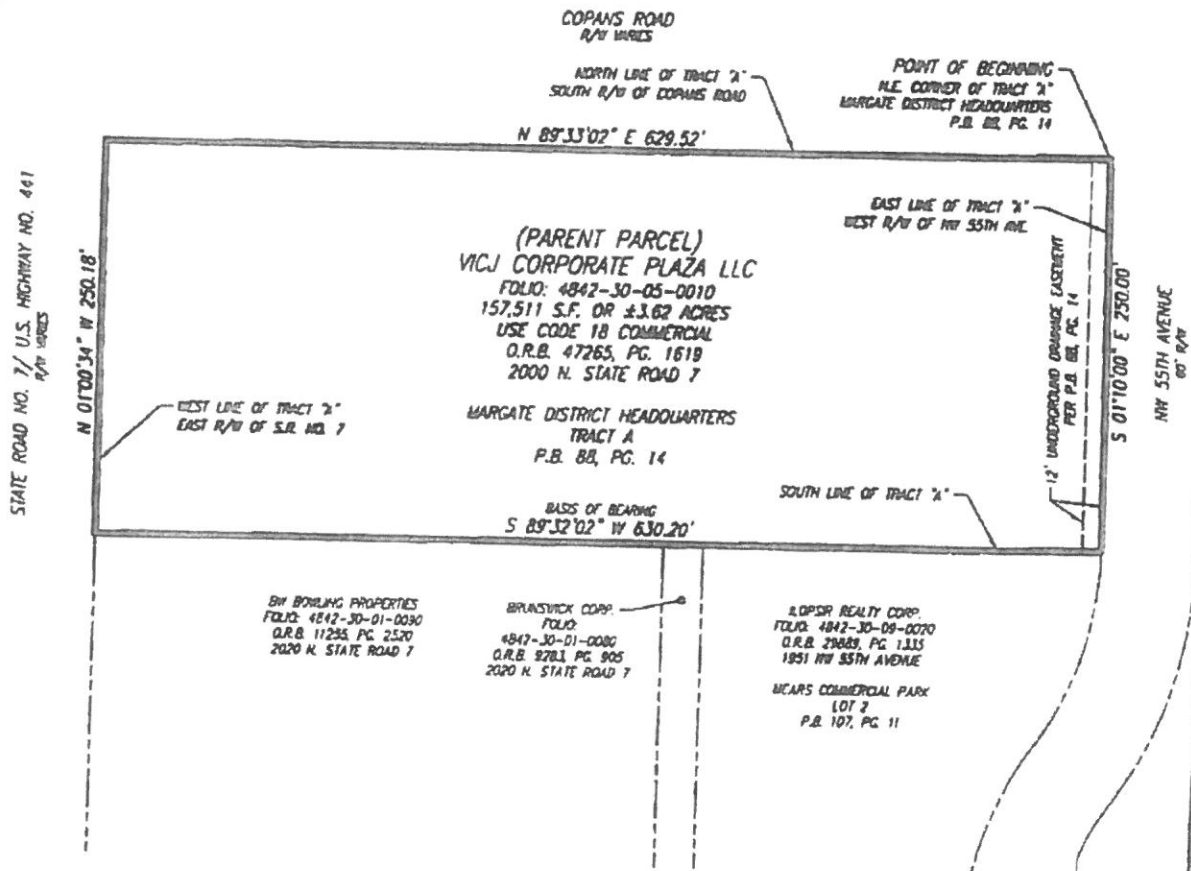
DRAWING:
8536-A-BP LEASE LEGALS

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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 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
WATER EASEMENT
A PORTION OF MARGATE DISTRICT HEADQUARTERS
(P.B. 88, PG. 14, B.C.R.)
CITY OF MARGATE

SURVEYOR'S REPORT:

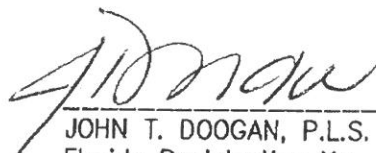
1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion 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, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: _____

2/14/2019



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

REVISIONS		AVIROM & ASSOCIATES, INC.	JOB #: 10482-7A
		SURVEYING & MAPPING	SCALE: 1" = 30'
		50 S.W. 2nd AVENUE, SUITE 102	DATE: 01/15/2019
		BOCA RATON, FLORIDA 33432	BY: S.R.L.
		(561) 392-2594 / www.AVIROMSURVEY.com	CHECKED: J.T.D.
		<small>©2019 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission</small>	F.B. N/A PG.
			SHEET: 1 OF 4

SKETCH AND DESCRIPTION
WATER 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:

A strip of land, 14 feet wide, being 7 feet of each side of the following described centerline.

COMMENCE at the Northeast corner of said Tract A; thence S 89°33'02" E, along the north line of said Tract A, 291.97 feet; thence S 44°09'05" E, 48.55 feet; thence N 89°45'19" E, 86.17 feet; thence S 00°26'58" E, 5.00 feet to POINT OF BEGINNING "A" of said centerline; thence S 00°26'58" E, 35.81 feet to the POINT OF TERMINATION.

Sidelines will be common with the said existing easement.

Together With:

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:

A strip of land, 10 feet wide abutting an existing water easement, recorded in Instrument Number 115266682, of the Public Records of Broward County.

COMMENCE at the Northeast corner of said Tract A; thence S 01°08'38" E, along the east line of said Tract A, 31.02 feet to POINT OF BEGINNING "B"; thence continue S 01°08'38" E, along said east line of Tract A, 10.00 feet; thence S 89°45'19" W, 4.12 feet; thence S 00°29'52" E, 14.08 feet; thence S 89°33'02" W, 8.00 feet; thence N 00°29'52" W, 14.11 feet; thence S 89°45'19" W, 132.08 feet; thence N 00°14'41" W, along said existing easement, 10.00 feet; thence N 89°45'19" E, 144.05 feet to the POINT OF BEGINNING "B".

Said land lying in Broward County, Florida, and contain a total of 2055 square feet more or less .

REVISIONS

REVISE BEARING 02/14/2019



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 #: 10482-7A

SCALE: 1" = 30'

DATE: 01/15/2019

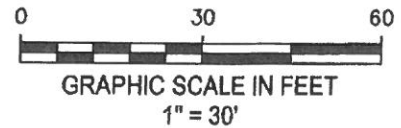
BY: S.R.L.

CHECKED: J.T.D.

F.B. N/A PG.

SHEET: 2 OF 4

**SKETCH AND DESCRIPTION
WATER EASEMENT**
A PORTION OF MARGATE DISTRICT HEADQUARTERS
(P.B. 88, PG. 14, B.C.R.)
CITY OF MARGATE



BEARING BASIS
NORTH LINE OF TRACT A
AND SOUTH R/W OF COPANS ROAD

COPANS ROAD

S 89°33'02" W 291.97'

A PORTION OF TRACT A
(P.B. 88, PG. 14, B.C.R.)

WEST RIGHT-OF-WAY
OF NW 55TH AVENUE
AND EAST LINE OF TRACT A

N 00°14'41" W
10.00'

N 89°45'19" E 144.05'

P.O.B. "B"

± 1,554 SQUARE FEET

S 89°45'19" W 132.08'

LINE OF EXISTING EASEMENT

MATCH LINE
SEE SHEET 4

P.O.C.
NE. CORNER OF TRACT "A"

E

S 01°08'38" E

31.02'

S 01°08'38" E

10.00'

S 01°08'38" E

14.08'

S 00°29'52" E

14.11'

S 89°45'19" W

4.12'

S 89°33'02" W

8.00'

S 00°29'52" E

14.08'

S 89°45'19" W

4.12'

S 00°29'52" E

14.08'

S 89°45'19" W

4.12'

S 00°29'52" E

14.08'

S 89°45'19" W

4.12'

S 00°29'52" E

14.08'

S 89°45'19" W

4.12'

S 00°29'52" E

14.08'

S 89°45'19" W

4.12'

S 00°29'52" E

14.08'

MEARS PARKWAY
(NW 55TH AVENUE PER PLAT)

REVISIONS

REVISE BEARING 02/14/2019



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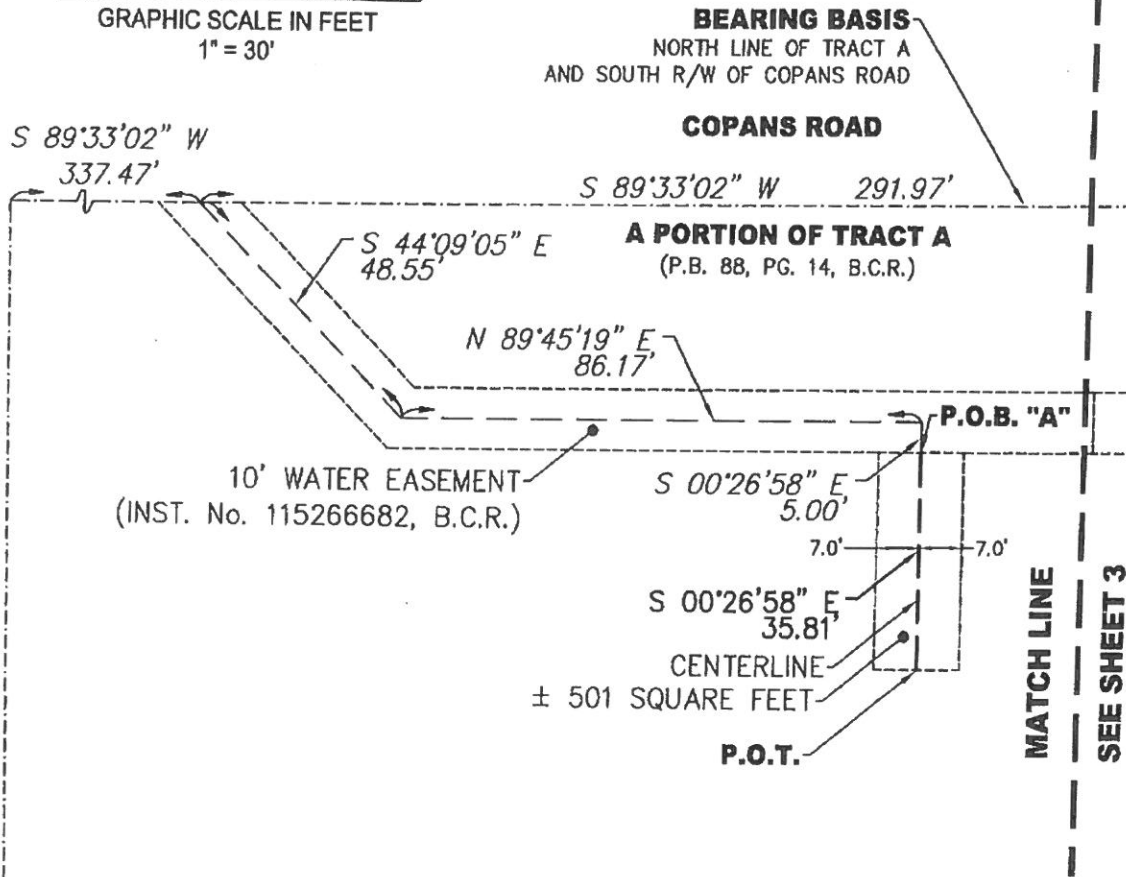
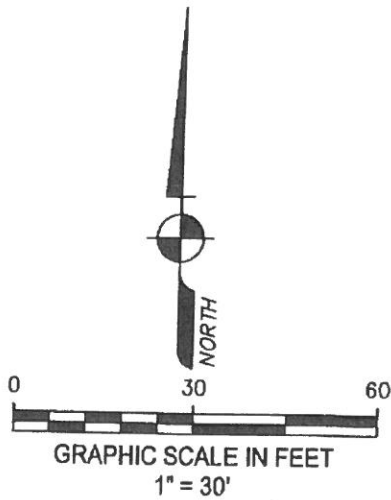
BY: S.R.L.

CHECKED: J.T.D.

F.B. N/A PG.

SHEET: 3 OF 4

SKETCH AND DESCRIPTION
WATER EASEMENT
 A PORTION OF MARGATE DISTRICT HEADQUARTERS
 (P.B. 88, PG. 14, B.C.R.)
 CITY OF MARGATE



REVISIONS



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

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SHEET: 4 OF 4