

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

ACCESS EASEMENT
(ACCESS FOR UTILITY LINES)

This Access Easement is made and entered into this 14th 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 good 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 access easement over property described in Exhibit "A", attached hereto and made a part hereof, for the purpose of granting access to construct, maintain, repair, install and rebuild utility lines including hydrants and incidental improvements as installed in Exhibit "B" attached hereto and made a part hereof Situate, lying and being in Broward County, Florida.

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

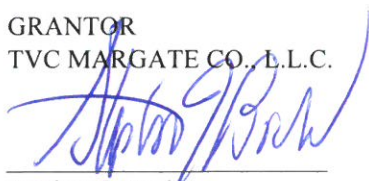
Witness:


Susan Goldman


Amy Jo Middleton

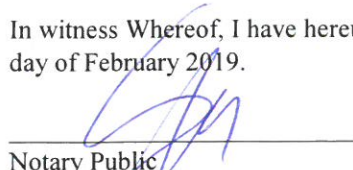
State of Michigan
County of Oakland

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 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 _____

SUSAN S. GOLDMAN
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF OAKLAND
MY COMMISSION EXPIRES 05-15-2019
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 1883, 2011 ADJUSTMENT, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE. THIS REFERENCE WAS ESTABLISHED BY USING TOPCON GPS RECEIVERS WITH THE TRIMBLE VBN (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 SIGNED PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNED 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

12-9-15
PORT 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

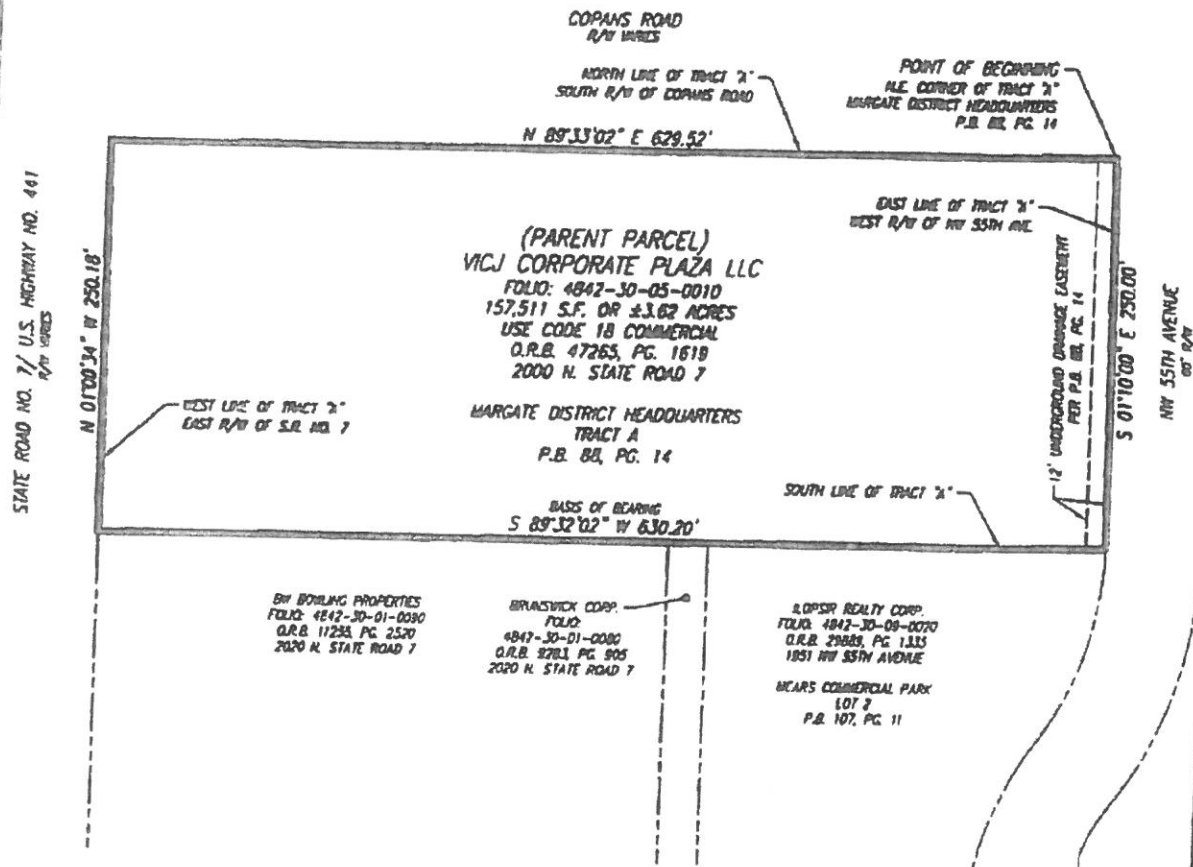
DRAWING:
8536-A-BP LEASE LEGALS

SKETCH OF DESCRIPTION

EXHIBIT "A"

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

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:

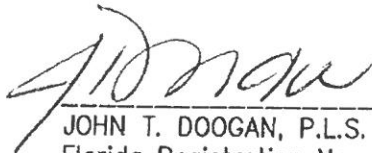
1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion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

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JOB #: 10482-7A

SCALE: 1" = 30'

DATE: 01/15/2019

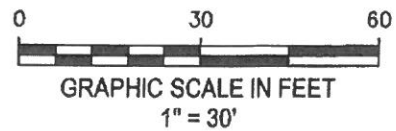
BY: S.R.L.

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

N 00°29'52" W 14.11'
 S 89°33'02" W 8.00'

P.O.C.

NE. CORNER OF TRACT "A"

S 01°08'38" E 31.02'

S 01°08'38" E 10.00'

S 00°29'52" E 14.08'

S 89°45'19" W 4.12'

MEARS PARKWAY

(NW 55TH AVENUE PER PLAT)

MATCH LINE

SEE SHEET 4

REVISIONS

REVISE BEARING 02/14/2019



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SCALE: 1" = 30'

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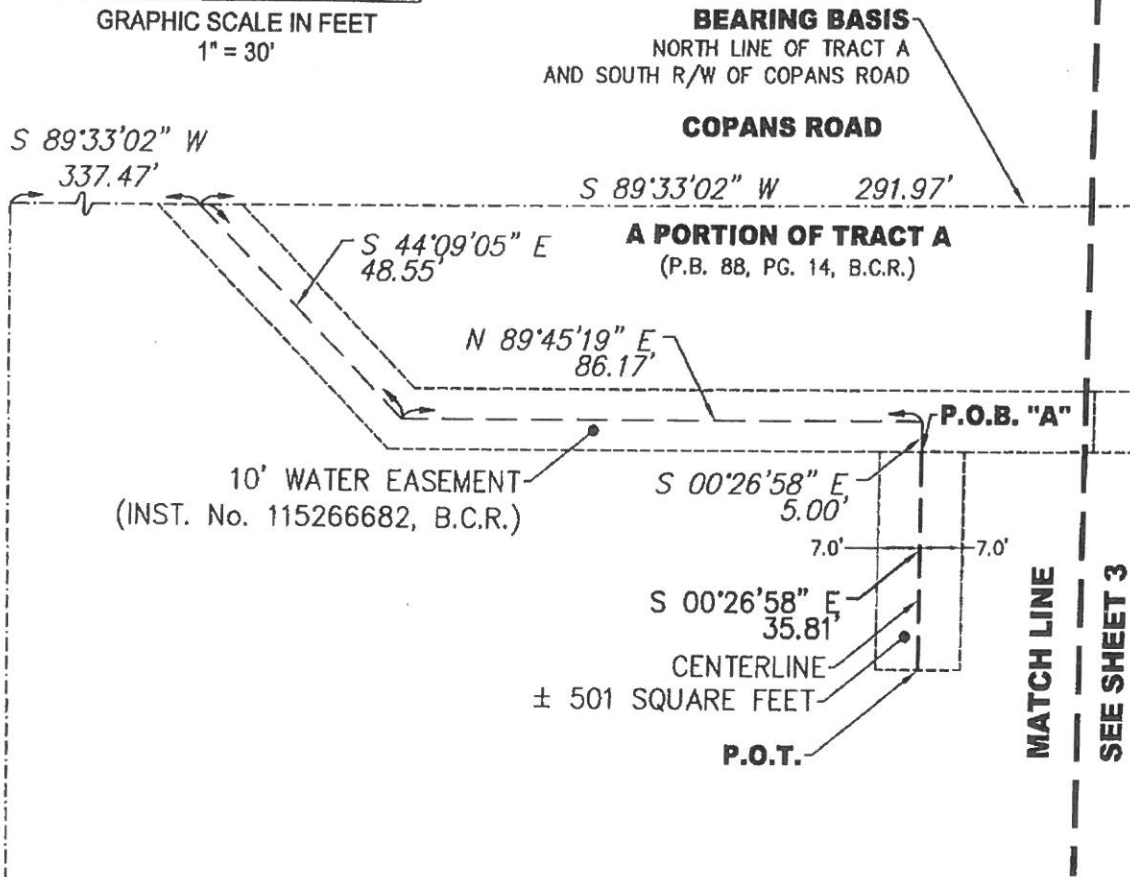
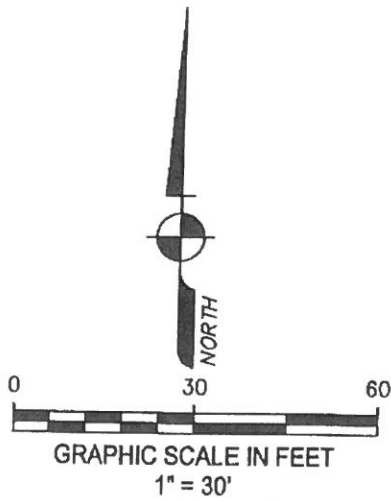
BY: S.R.L.

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



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BY:	S.R.L.
CHECKED:	J.T.D.
F.B.	N/A PG.
SHEET:	4 OF 4