

UTILITY EASEMENT DEED

THIS INDENTURE, made this _____ day of _____, 20____
between Lakewood Retail, LLC a Delaware 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

Heather Dronosla

Print Name of Witness

Witness

Nicky Neftolin

Print Name of Witness

PROVINCE

STATE OF: ONTARIO

COUNTY OF: YORK

REGION

BY:

(Name: Robert Green, Director of
Lakewood Retail Holdings, LLC, the
Member of Lakewood Retail, LLC.

I HEREBY CERTIFY that on this day personally appeared Robert Green, Director of Lakewood Retail
Holdings, LLC the Member of, to me known as the person described in and who executed the foregoing
Easement Deed and who acknowledged before me that he has executed the same for the purpose herein
expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at the Province of Ontario
the above stated County, this 12th day of JUNE, 2019 A.D.

Notary Public, State of Florida at Large

PROVINCE OF ONTARIO

My commission expires:

In Perpetuity

EXT6025.2016.30 REV 2 - 06/20/2016

Approved as to form
Douglas R. Gonzales, City Attorney
2016.30

Approved
Execution

EXHIBIT A

LEGAL DESCRIPTION: (CUMBERLAND FARMS OUTPARCEL)

A PORTION OF TRACT "A", "LAKEWOOD COMMERCIAL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGE 27, AND A PORTION OF "MARGATE REALTY NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 42, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 42 EAST LYING ADJACENT TO SAID PLATS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31; THENCE SOUTH 88°44'58" EAST ALONG THE SOUTH LINE OF THENORTHWEST 1/4 OF SAID SECTION 31 FOR 196.99 FEET; THENCE NORTH 01°15'02" EAST 65.00 FEET TO A POINT ON THE SOUTH LINE OFSAID TRACT "A" AND THE NORTH RIGHT-OF-WAY LINE OF WEST ATLANTIC BOULEVARD, AS SHOWN ON SAID PLAT, BEING THE POINT OF BEGINNING; THENCE NORTH 88°44'58" WEST THIS AND THE FOLLOWING TWO (2) COURSES BEING ALONG SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE, 5.78 FEET; THENCE SOUTH 46°15'02" WEST ALONG SAID SOUTH LINE 7.07 FEET; THENCE NORTH 88°44'58" WEST ALONG SAID SOUTH LINE, 76.97 FEET TO THE EAST CORNER OF THE RIGHT-OF-WAY DONATION PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 37602, PAGE 1905, OF SAID PUBLIC RECORDS; THENCE NORTH 76°24'21" WEST, THIS AND THE FOLLOWING THREE (3) COURSES BEING ALONG THE NORTHERLY LINE OF SAID DONATION PARCEL, 20.93 FEET; THENCE NORTH 88°49'57" WEST 254.55 FEET; THENCE NORTH 43°49'57" WEST 9.19 FEET; THENCE NORTH 88°49'57" WEST 8.36 FEET TO THE INTERSECTION WITH THE WESTERLY BOUNDARY OF PARCEL 1, AS DESCRIBED IN OFFICIAL RECORDS BOOK 48845, PAGE 108 OF SAID PUBLIC RECORDS; THENCE NORTH 01°11'38" EAST, THIS AND THE FOLLOWING THREE (3) COURSES BEING ALONG SAID WESTERLY LINE, 32.75 FEET TO THE BEGINNING OF A CIRCULAR NON-TANGENT CURVE CONCAVE WESTERLY, FROM WHICH A RADIAL LINE BEARS NORTH 88°45'04" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 16°54'39", FOR AN ARC DISTANCE OF 59.03 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 16°54'35", FOR AN ARC DISTANCE OF 59.03 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°14'53" EAST 20.52 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 83°07'12", FOR AN ARC DISTANCE OF 17.41 FEET TO A POINT OF TANGENCY; THENCE NORTH 84°22'05" EAST 7.19 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 4.80 FEET, A CENTRAL ANGLE OF 117°57'21", FOR AN ARC DISTANCE OF 9.88 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 90°00'00" EAST 26.22 FEET; THENCE NORTH 00°00'00" WEST 6.24 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3.30 FEET, A CENTRAL ANGLE OF 91°13'56", FOR AN ARC DISTANCE OF 5.25 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°46'04" EAST 110.93 FEET; THENCE SOUTH 68°16'41" EAST 74.45 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 103.40 FEET, A CENTRAL ANGLE OF 20°25'27", FOR AN ARC DISTANCE OF 36.86 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°42'08" EAST 100.85 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°03'36", FOR AN ARC DISTANCE OF 31.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°21'28" WEST 51.75 FEET; THENCE SOUTH 05°26'27" EAST 63.03 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 44.40 FEET, A CENTRAL ANGLE OF 14°49'50", FOR AN ARC DISTANCE OF 11.49 FEET TO A POINT OF TANGENCY; THENCE SOUTH 09°23'23" WEST 13.34 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA AND CONTAINING 67,574 SQUARE FEET (1.5513 ACRES), MORE OR LESS.

EXHIBIT B

SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION: (10' UTILITY EASEMENT)

A PORTION OF SHOPPING CENTER PARCEL OF "MARGATE REALTY NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE NORTH 06°26'38" WEST 68.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°58'05" WEST 140.51 FEET; THENCE NORTH 84°05'15" WEST 20.79 FEET; THENCE NORTH 43°49'57" WEST 2.70 FEET; THENCE NORTH 88°49'57" WEST 8.36 FEET; THENCE NORTH 01°11'38" EAST 27.46 FEET; THENCE SOUTH 88°48'22" EAST 10.04 FEET; THENCE SOUTH 00°50'28" WEST 19.32 FEET; THENCE SOUTH 84°05'15" EAST 21.30 FEET; THENCE SOUTH 88°58'05" EAST 139.86 FEET; THENCE SOUTH 00°13'26" EAST 10.00 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT SITUATE, LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA AND CONTAINING 1,892 SQUARE FEET, MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTH LINE OF THE NW 1/4 OF SECTION 31-48-42, BEING S88°44'58"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS UNLESS OTHERWISE NOTED.

FILE: THOMAS ENGINEERING GROUP

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 66041

DATE: 5/21/19

10' UTILITY EASEMENT

MARGATE, BROWARD COUNTY, FLORIDA

FOR: CUMBERLAND FARMS

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

- ☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

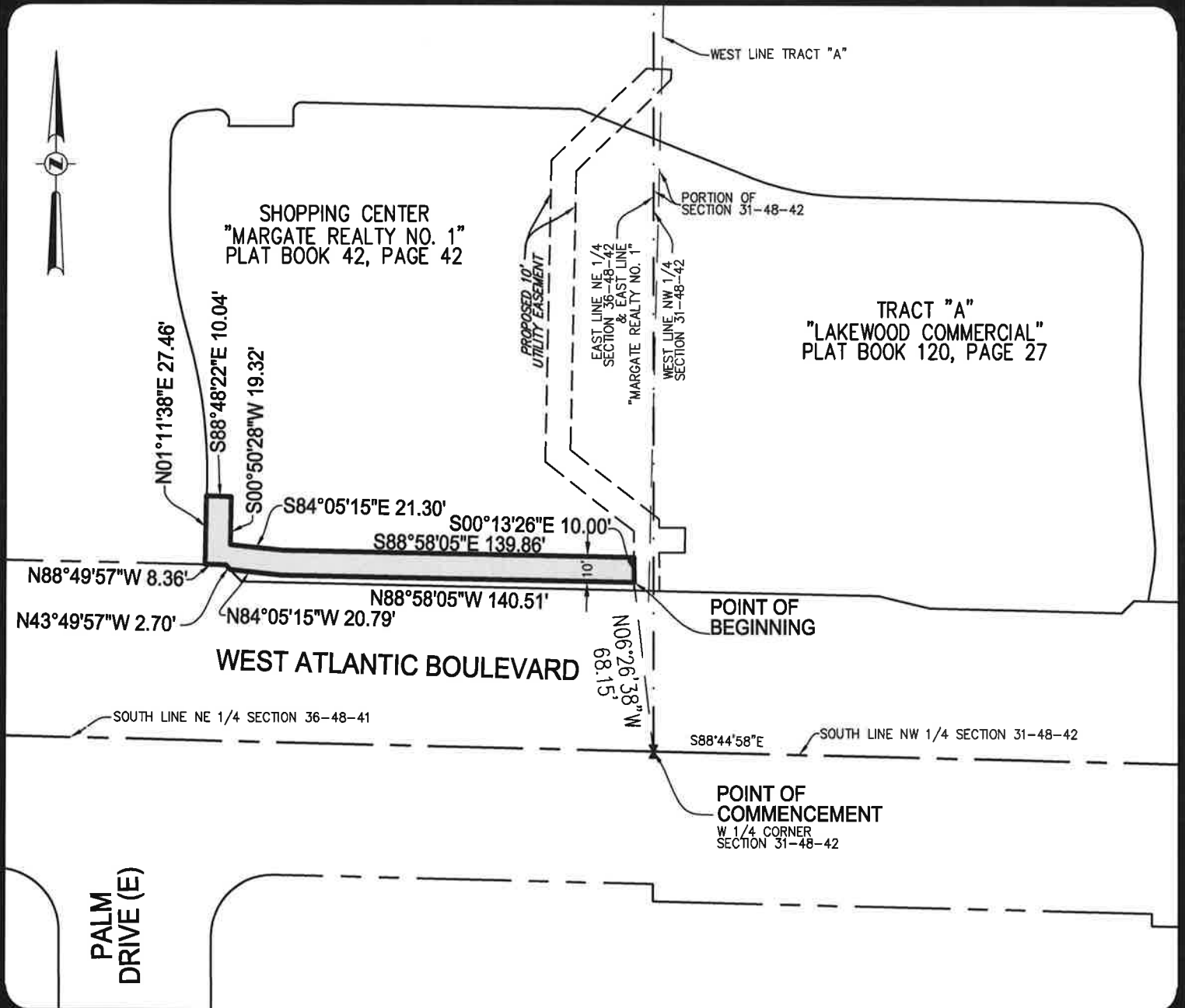
BY

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E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



FILE: THOMAS ENGINEERING GROUP

SCALE: 1"=60'

DRAWN: L.S.

ORDER NO.: 66041

DATE: 5/21/19

10' UTILITY EASEMENT

MARGATE, BROWARD COUNTY, FLORIDA

FOR: CUMBERLAND FARMS

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND:

O.R.B. OFFICIAL RECORDS BOOK
X QUARTER SECTION CORNER