

**UTILITY EASEMENT DEED**

THIS INDENTURE, made this \_\_\_\_\_ day of \_\_\_\_\_, 2019  
between TC MC MARGATE APARTMENTS, 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

TC MC MARGATE APARTMENTS, LLC,  
a Florida Limited Liability Company

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name of Witness

BY: \_\_\_\_\_  
(Name: Maurice Cayon, Manager )

STATE OF: FLORIDA

COUNTY OF: \_\_\_\_\_

I HEREBY CERTIFY that on this day personally appeared Maurice Cayon, Manager of  
TC MC Margate Apartments, 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 \_\_\_\_\_  
the above stated County, this \_\_\_\_\_ day of \_\_\_\_\_, 2019 A.D.

\_\_\_\_\_  
Notary Public, State of Florida at Large

My commission expires:

## **EXHIBIT "A"**

### **DESCRIPTION OF MARQUESA**

#### **LEGAL DESCRIPTION**

A PORTION OF PARCEL "A", **CENTRAL PARK OF COMMERCE**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 89°34'36" EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 604.01 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 89°34'36" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 548.98 FEET (548.90' PER PLAT) TO THE NORTHEAST CORNER OF SAID PARCEL "A" AND A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS SOUTH 75°22'31" EAST; THENCE ALONG THE EAST AND SOUTH LINES OF SAID PARCEL "A" THE FOLLOWING SIX (6) COURSES: SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1503.00 FEET AND A CENTRAL ANGLE OF 05°25'00", A DISTANCE OF 142.09 FEET (CENTRAL ANGLE OF 06°50'08" AND A DISTANCE OF 179.31 FEET PER PLAT) TO A POINT OF TANGENCY; THENCE SOUTH 09°12'29" WEST, A DISTANCE OF 240.11 FEET (SOUTH 09°20'17" WEST, A DISTANCE OF 202.91 FEET PER PLAT); THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 44°11'54" WEST, A DISTANCE OF 49.13 FEET; THENCE SOUTH 88°46'12" WEST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 87°20'17" WEST, A DISTANCE OF 144.45 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 720.32 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, AND CONTAIN 8.113 ACRES, MORE OR LESS.

EXHIBIT “B”

PROPOSED UTILITY EASEMENT  
IN “MARQUESA”

LEGAL DESCRIPTION

A PORTION OF PARCEL “A”, **CENTRAL PARK OF COMMERCE**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119 AT PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHEAST CORNER OF SAID PARCEL “A”; THENCE SOUTH 89°34'36" WEST, ALONG THE NORTH LINE OF SAID PARCEL “A”, A DISTANCE OF 12.42 FEET TO THE **POINT OF BEGINNING** AND A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS SOUTH 75°29'50" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,515.00 FEET AND A CENTRAL ANGLE OF 05°17'41", A DISTANCE OF 140.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 09°12'29" WEST, A DISTANCE OF 241.12 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 296.09 FEET; THENCE SOUTH 44°11'54" WEST, A DISTANCE OF 56.39 FEET (THE LAST FOUR COURSES BEING 12.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID PARCEL “A”); THENCE SOUTH 88°46'12" WEST, ALONG THE SOUTH LINE OF SAID PARCEL “A”, A DISTANCE OF 282.90 FEET; THENCE SOUTH 87°20'17" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 144.45 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 18.61 FEET; THENCE NORTH 88°46'12" EAST, A DISTANCE OF 420.88 FEET; THENCE NORTH 44°11'54" EAST, A DISTANCE OF 29.06 FEET; THENCE NORTH 02°30'16" EAST, A DISTANCE OF 210.15 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 92.02 FEET; THENCE NORTH 09°12'29" EAST, A DISTANCE OF 242.38 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,530.00 FEET AND A CENTRAL ANGLE OF 04°06'07", A DISTANCE OF 109.53 FEET (THE LAST THREE COURSES BEING 27.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, SAID EAST LINE OF PARCEL “A”); THENCE SOUTH 89°34'36" WEST, ALONG A LINE 27.00 FEET SOUTH OF, AS MEASRURED AT RIGHT ANGLES TO, SAID NORTH LINE OF PARCEL “A”, A DISTANCE OF 514.20 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 7.00 FEET; THENCE NORTH 89°34'36" EAST, ALONG A LINE 20 FEET SOUTH OF SAID NORTH LINE OF PARCEL “A”, A DISTANCE OF 515.93 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS SOUTH 76°25'12" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,530.00 FEET AND A CENTRAL ANGLE OF 00°46'24", A DISTANCE OF 20.65 FEET; THENCE NORTH 89°34'36" EAST, ALONG SAID NORTH LINE OF PARCEL “A”, A DISTANCE OF 15.52 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SUCH INFORMATION SHOULD BE OBTAINED BY OTHERS THROUGH AN APPROPRIATE TITLE SEARCH.
3. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

ABBREVIATIONS:

A	= ARC DISTANCE	P.O.B.	= POINT OF BEGINNING
D	= (DELTA ANGLE)	P.O.C.	= POINT OF COMMENCEMENT
O.R.B.	= OFFICIAL RECORDS BOOK	P.O.T.	= POINT OF TERMINATION
P.B.	= PLAT BOOK	R	= RADIUS
PG.	= PAGE	R/W	= RIGHT-OF-WAY
		U.E.	= UTILITY EASEMENT

SURVEYOR’S CERTIFICATION:

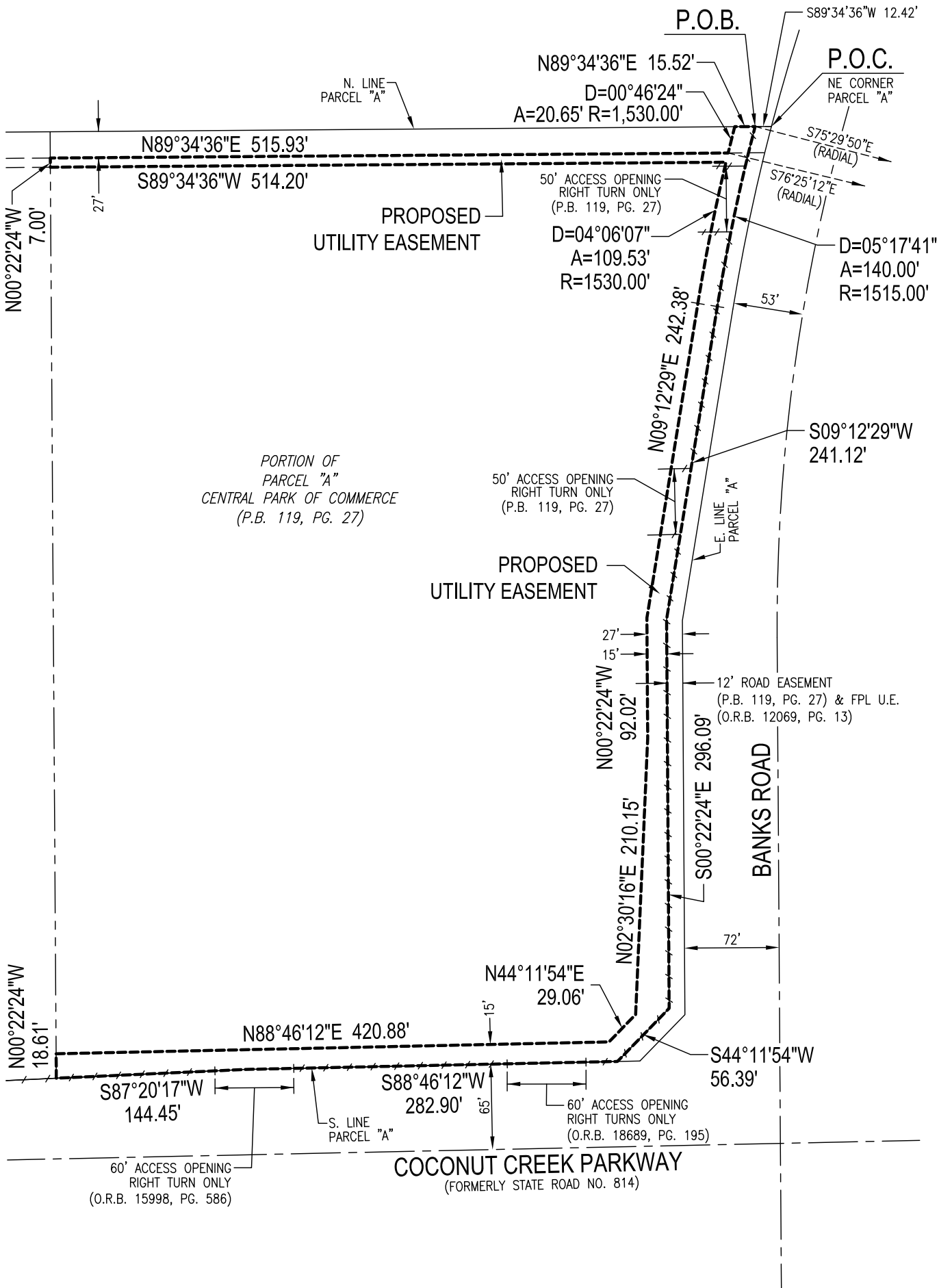
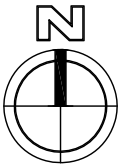
I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.



DONNA C. WEST  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS4290



**HSQ GROUP, INC.**  
Engineers • Planners • Surveyors  
1001 Yamato Rd., Suite 105  
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CA26258 • LB7924

PROJECT:	MARQUESA
PROJECT NO.:	170318
DATE:	10/11/19
SHEET 1 OF 2	



<div>LEGEND:</div> <div> CENTERLINE</div> <div> NON-VEHICULAR ACCESS LINE</div>					
	PROPOSED UTILITY EASEMENT	10/11/19	JDV	DCW	N/A
	REVISIONS	DATE	BY	CK'D	FIELD BK.
	PROJECT: <b>MARQUESA</b>			SCALE: 1" = 100'	
	PROJECT NO.: 170318			SHEET 2 OF 2	