

UTILITY EASEMENT DEED

THIS INDENTURE, made this 2 day of October, 2020
between Colveda of Margate, 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

BY:

(Name: Eric Pierce)

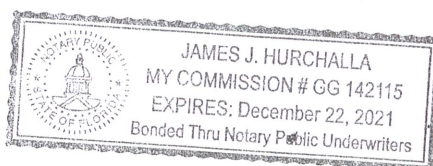
STATE OF: Florida
COUNTY OF: Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 2 day of October, 2020 (year), by Eric Pierce (name of person
acknowledging), and is personally known to me or has produced identification.

James J. Hurchalla
NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:

EXT6025.2016.30 REV 3 - 12/30/2019



Approved as to form
Janette M. Smith, City Attorney
2016.30

EXHIBIT 'A'

**SKETCH & DESCRIPTION
A PORTION OF TRACT 'A'**
MARGATE 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, Florida, being more particularly described as follows:

Begin at the northeast corner of said Tract A; thence South 01°08'38" 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°33'02" West, along said south line, for a distance of 293.43 feet to a point; thence North 00°28'04" West for a distance of 249.98 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 290.48 feet to the **Point of Beginning**.

Said land lying in Broward County, Florida and contains 72,983 square feet (1.6755 acres), more or less.

SURVEYOR'S NOTES:

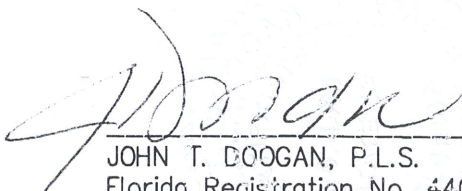
1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the 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 are assumed based on the north line of Tract A having a bearing of N89°33'02"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; F.B. = Field Book; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning.

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: _____

7/29/2019


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

NOT VALID WITHOUT
SHEETS 1 AND 2

REVISIONS

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

50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

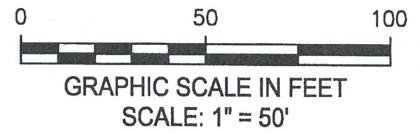
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JOB #:	10482-6_CUL
SCALE:	--
DATE:	07/29/2019
BY:	W.R.E.
CHECKED:	J.T.D.
F.B.	-- PG. --
SHEET:	1 OF 2

EXHIBIT 'A'

**SKETCH & DESCRIPTION
A PORTION OF TRACT 'A'**

MARGATE HEADQUARTERS
(P.B. 88, PG. 14, B.C.R.)
CITY OF MARGATE



COPANS ROAD
(ROYAL PALM BOULEVARD)

SOUTH RIGHT-OF-WAY
LINE COPANS ROAD

P.O.B.
NORTHEAST CORNER TRACT 'A'
(P.B. 88/14, B.C.R.)
290.48'

N89°33'02"E

NORTH LINE TRACT 'A'
(P.B. 88/14, B.C.R.)
BEARING BASIS

WEST RIGHT-OF-WAY LINE
N.W. 55TH AVENUE

A PORTION OF TRACT 'A'
MARGATE DISTRICT HEADQUARTERS
(P.B. 88/14, B.C.R.)
72,983 SQUARE FEET

EAST LINE TRACT 'A'
(P.B. 88/14, B.C.R.)

SOUTH LINE TRACT 'A'
(P.B. 88/14, B.C.R.)

S89°33'02"W

293.43'

LOT 2
MEARS COMMERCIAL PARK
(P.B. 107/12, B.C.R.)

250.00'
NW 55TH AVENUE
(MEARS PARKWAY)
S01°08'38"E

249.98'

N00°28'04"W

REMAINDER OF TRACT 'A'
MARGATE DISTRICT HEADQUARTERS
(P.B. 88/14, B.C.R.)

STATE ROAD 7
(U.S. 441)

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JOB #:	10482-6_CUL
SCALE:	1" = 50'
DATE:	07/29/2019
BY:	W.R.E.
CHECKED:	J.T.D.
F.B.	-- PG. --
SHEET:	2 OF 2

EXHIBIT 'B'

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:

COMMENCE at the Northeast corner of said Tract A; thence S 89°33'02" W, 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, 71.17 feet; thence S 00°26'58" E, 5.00 feet to POINT OF BEGINNING; thence N 89°45'19" E, 8.00 feet; thence S 00°26'58" E, 35.81 feet; thence N 89°45'19" E, 14.00 feet; thence S 00°26'58" E, 5.00 feet; thence S 89°45'19" W, 22.00 feet; thence N 00°26'58" W, 40.81 feet to the POINT OF BEGINNING .

Said land lying in Broward County, Florida, and contain 397 square feet more or less.

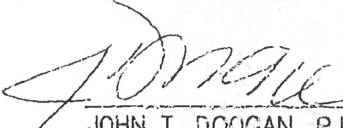
SURVEYOR'S REPORT:

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 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; 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: 9/30/2020


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

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SHEETS 1 AND 2

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

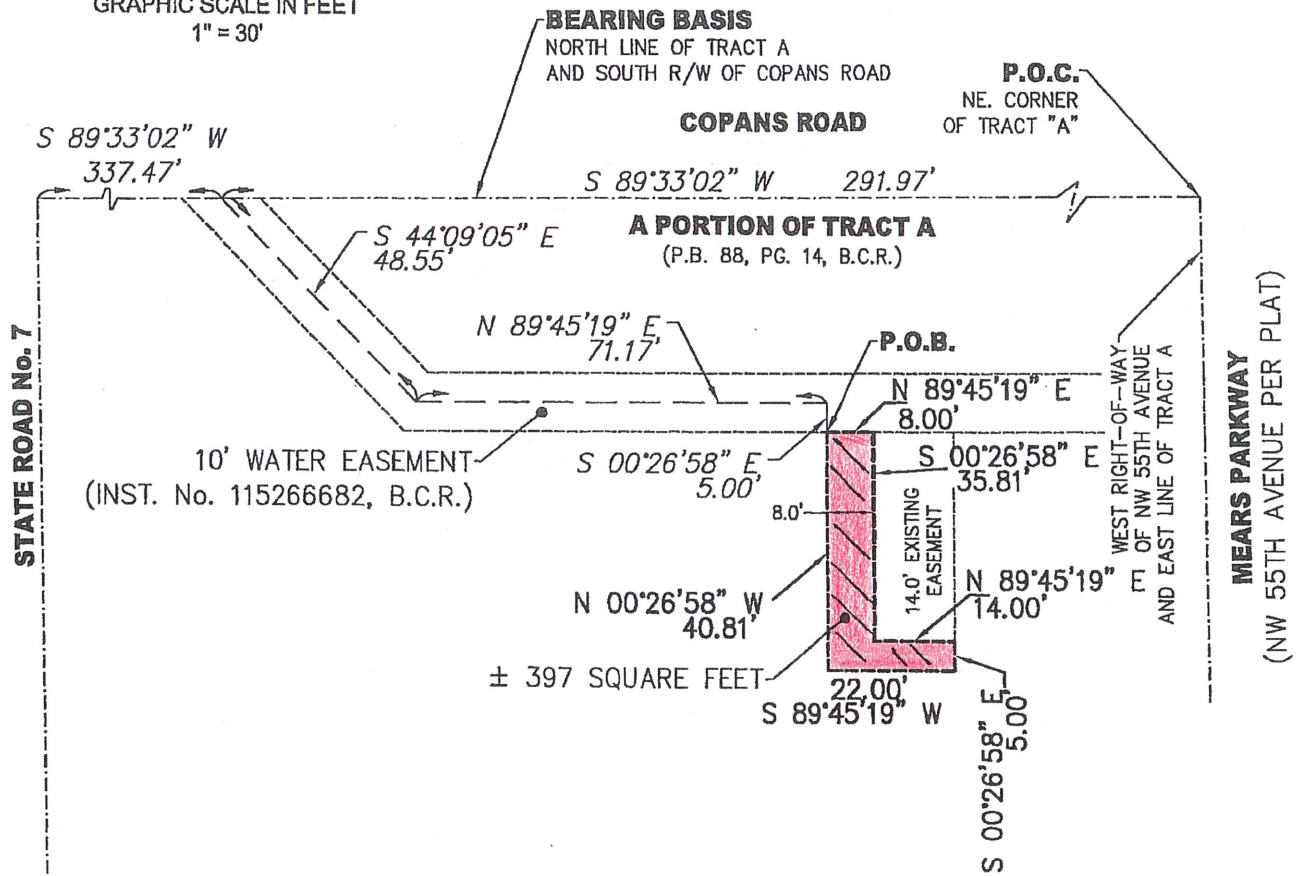
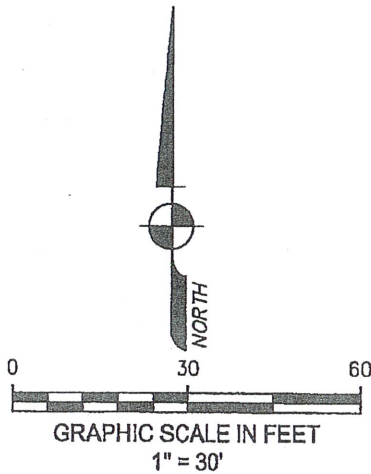
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JOB #:	10482-7NEW
SCALE:	1" = 30'
DATE:	09/30/2020
BY:	JTD
CHECKED:	WE
F.B.	N/A PG.
SHEET:	1 OF 2

EXHIBIT 'B'

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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JOB #: 10482-7NEW

SCALE: 1" = 30'

DATE: 09/30/2020

BY: JTD

CHECKED: WE

F.B. N/A PG.

SHEET: 2 OF 2