

ACCESS EASEMENT
(For Access to Allow for the Maintenance of
Water and Sewer)

THIS ACCESS EASEMENT is made and entered into this _____, day of _____, 20____, by and between IP Nuvo Margate, LLC _____, 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 "Grantee":


WITNESSETH: That, for and in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor hereby grants unto the Grantee, its successors and assigns, forever, a perpetual access easement as described in Exhibit "A", attached hereto and made a part hereof, for the purposes of granting access for maintaining water and sewer, 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 _____, day of _____, 20____.

Witness:

Print Name

GRANTOR:



Gary Cardamone
Print Name

Witness:



Misha Cardamone

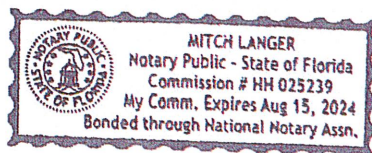
Print Name

Witness:

Print Name

STATE OF: Florida
COUNTY OF: Orange

This foregoing Access Easement was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7 day of Jan, 2021 (year), by Gary Cardamone (name of person acknowledging), and is personally known to me or has produced identification.



My commission expires:
8-15-24



Notary Public
State of Florida at Large



PARAMOUNT ENGINEERING GROUP

902 Clint Moore Road, Suite 218, Boca Raton, FL 33487
Telephone: (561)989-2280 Fax: (561)989-2284

SKETCH & LEGAL DESCRIPTION OF A CITY OF MARGATE
ACCESS EASEMENT LYING IN TRACT "B",
SERINO PARK SECTION 3, P.B. 81, PG. 46, B.C.R.
IN SEC. 6, TWP. 49 S., RGE. 42 E.,
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

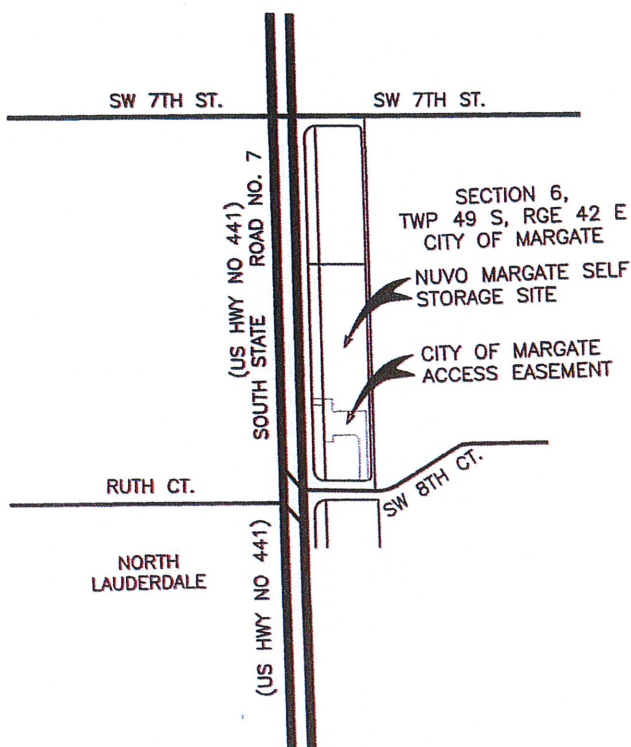
PROJECT:
3845 CITY ACS ESMT

DATE:
09/19/20

SHEET:
1 OF 3

State of Florida Certificate of Authorization No. LB3353

"Exhibit A"



LOCATION SKETCH
NOT TO SCALE

LEGEND:

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
ORB = OFFICIAL RECORD BOOK
PB = PLAT BOOK
PG = PAGE
B.C.R. = BROWARD COUNTY RECORDS
SEC = SECTION
TWP = TOWNSHIP
RGE = RANGE
CL = CENTER LINE

SURVEYOR'S NOTES:

1. NO TITLE RESEARCH HAS BEEN CONDUCTED BY THIS FIRM INTO POTENTIAL CONFLICTS WITH EASEMENTS, RIGHTS OF WAY, RESERVATIONS AND RESTRICTIONS OF RECORD.
2. THE ALIGNMENT FOR THE EASEMENT SHOWN HEREON IS AS REQUESTED.

PREPARED FOR AND CERTIFIED TO:

CITY OF MARGATE
IP NUVO MARGATE, LLC

SURVEYOR'S CERTIFICATION:

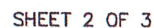
I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH AS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

DATE: _____

MICHAEL F. SPERR
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3260

DRAWN BY:	MS	CHECKED BY:	MS
REVISIONS		DATE	BY
Add Exhibit A & Access Esmt	02/03/21	nfs	

SKETCH OF LEGAL DESCRIPTION
THIS IS NOT A BOUNDARY SURVEY





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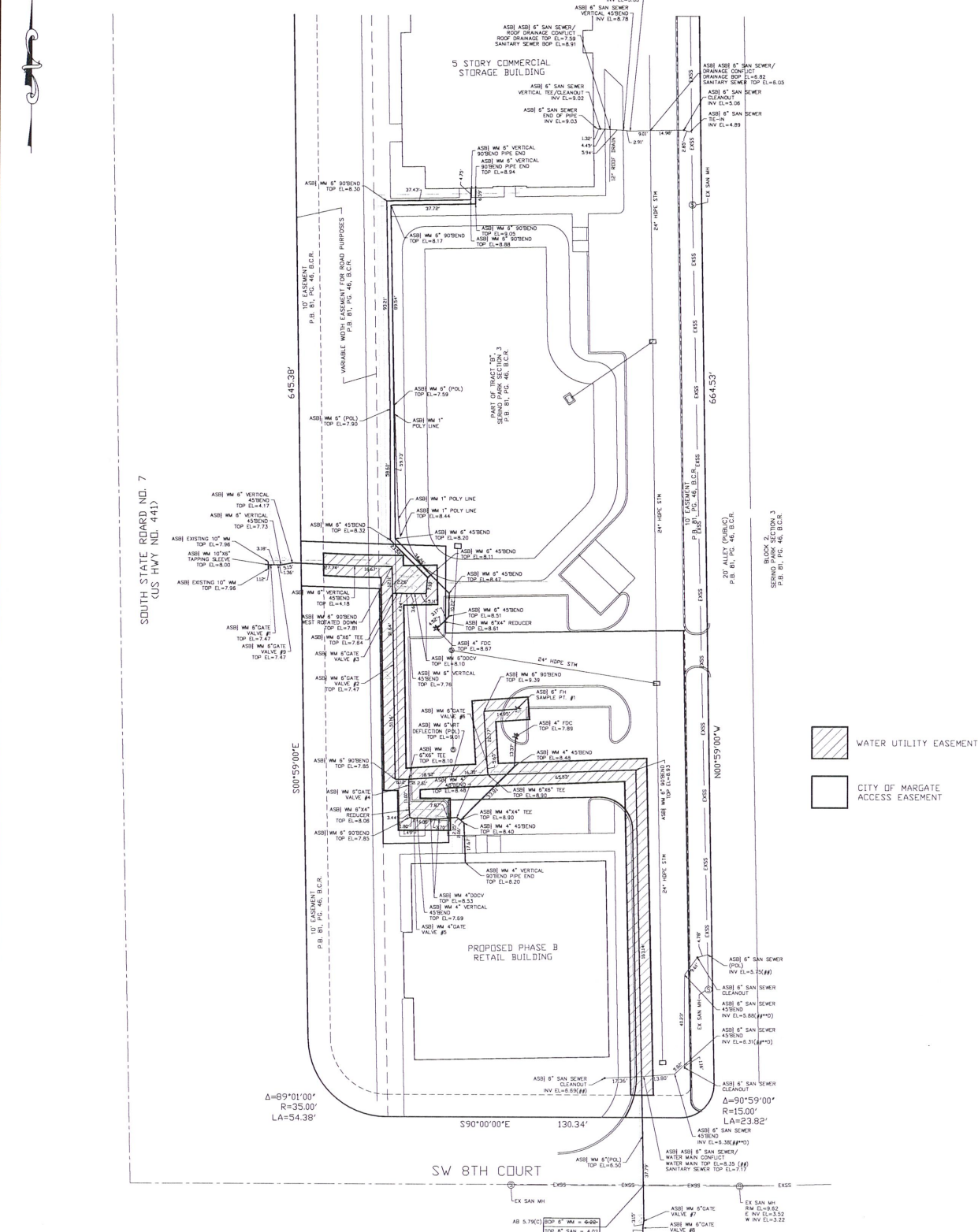
SHEET:
3 OF 3

State of Florida Certificate of Authorization No. LB3353

A CITY OF MARGATE ACCESS EASEMENT LYING IN TRACT "B", SERINO PARK SECTION 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID ACCESS EASEMENT ALSO BEING IN SECTION 6, TOWNSHIP 49 SOUTH. RANGE 42 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA. SAID ACCESS EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 435.62 FEET OF SAID TRACT "B" WITH THE WEST LINE OF SAID TRACT "B", SERINO PARK SECTION 3; THENCE S00°59'00"E, ALONG SAID WEST LINE OF TRACT "B" AND EAST RIGHT OF WAY OF STATE ROAD NO. 7, A DISTANCE OF 423.40 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED ACCESS EASEMENT; THENCE S88°16'23"E, A DISTANCE 64.60 FEET; THENCE S00°05'59"W, A DISTANCE OF 38.85 FEET; THENCE N89°08'55"E, A DISTANCE OF 105.63 FEET; THENCE S01°00'39"E, A DISTANCE OF 209.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 5.00 FEET; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°22'18", A DISTANCE OF 6.93 FEET THE INTERSECTION WITH THE BOUNDARY OF SAID TRACT "B" SAID BOUNDARY BEING A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 15.00 FEET AND WHOSE CENTER BEARS N36°04'55"W; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE AND SAID TRACT "B" BOUNDARY THROUGH A CENTRAL ANGLE OF 36°04'55", A DISTANCE OF 9.45 FEET TO THE POINT OF TANGENCY; THENCE S90°00'00"W, ALONG THE SOUTH BOUNDARY OF SAID TRACT "B", A DISTANCE OF 24.62 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 35.00 FEET AND WHOSE CENTER BEARS N58°43'59"W; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID THROUGH A CENTRAL ANGLE OF 32°14'42", A DISTANCE OF 19.70 FEET TO THE POINT OF TANGENCY; THENCE N00°58'41"W, A DISTANCE OF 109.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 14.50 FEET; THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°18'26", A DISTANCE OF 22.85 FEET TO THE POINT OF TANGENCY; THENCE S88°42'54"W, A DISTANCE OF 66.96 FEET; THENCE S00°46'42"E, A DISTANCE OF 18.94 FEET; THENCE S88°48'18"W, A DISTANCE OF 29.10 FEET TO THE INTERSECTION WITH THE EAST LINE OF THAT CERTAIN VARIABLE WIDTH EASEMENT FOR ROAD PURPOSES LYING AND BEING IN SAID TRACT "B"; THENCE N01°03'00"W, ALONG SAID EAST LINE OF VARIABLE WIDTH EASEMENT FOR ROAD PURPOSES, A DISTANCE OF 113.68 FEET; THENCE N88°16'23"W, A DISTANCE OF 34.72 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID TRACT "B" AND EAST RIGHT OF WAY OF STATE ROAD NO. 7; THENCE N00°59'00"W, ALONG WEST LINE OF SAID TRACT "B" AND EAST RIGHT OF WAY OF STATE ROAD NO. 7, A DISTANCE OF 20.02 FEET TO THE POINT OF BEGINNING.

EXHIBIT B



SURVEYOR'S NOTES:

- THIS IS AN AS-BUILT SURVEY OF THE VERTICAL AND HORIZONTAL LOCATION OF THE NEWLY CONSTRUCTED PROJECT WATER SYSTEM.
- THE LOCATION OF WATER SYSTEM PIPES WAS OBTAINED BY DIRECT OBSERVATION OR THROUGH VERTICAL TUBES PLACED BY THE CONTRACTOR OVER THE CENTER OF THE PIPE.
- THE LOCATION OF WATER SYSTEM PIPES WAS OBTAINED BY FIELD SURVEY AND ARE RELATIVE TO THE MONUMENTATION SHOWN ON A BOUNDARY AND TOPOGRAPHIC SURVEY ALTA/PLS LAND TITLE SURVEY PREPARED BY PULCE LAND SURVEYORS, INC. ORDER NO. 82002 DATED 04/19/17 (LATEST REVISION DATED 04/19/17) AS RETRACED BY PARAMOUNT ENGINEERING GROUP, INC. ON 12/20/17. SAID PULCE LAND SURVEYORS, INC. SURVEY WAS UTILIZED FOR SITE PLANNING, PROJECT DESIGN AND PERMITTING FOR THIS PROJECT.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) BROWARD COUNTY BENCH MARK NO. 2543 ELEVATION 13.002 (NAVD83) AS NOTED IN THE ABOVE REFERENCED PULCE LAND SURVEYORS, INC. SURVEY. SITE BENCH MARKS WERE PROVIDED BY PULCE LAND SURVEYORS, INC. ALL ELEVATIONS ARE DISPLAYED IN FEET.
- DESIGN WATER SYSTEM AND EXISTING SEWER SYSTEM TAKEN FROM M&E/O McCARTHY & ASSOCIATES, P.A. NUVO MARKS SELF STORAGE, WATER & WASTEWATER PLAN SHEET 09.
- SYMBOLS SHOWN AS ((#)) INDICATES GRADES PROVIDED BY UNDER GROUND CONTRACTOR PER EMAIL/DISCUSSION DATED 11/22/19.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE AS-BUILT SURVEY AS SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON, NOT VALID UNLESS SEALED WITH AN ENCLOSED SURVEYOR'S SEAL.

SURVEYOR'S LEGEND

- ASB - AS-BUILT
- TOP OF PIPE
- BOTTOM OF PIPE
- INVERT
- ELEVATION
- WATER MAIN
- DOUBLE DETECTOR CHECK VALVE
- PIPE GRACE ACCESS THROUGH STANDPIPE
- PLACED BY CONTRACTOR
- INDICATES WATER SYSTEM DESIGN PER McCARTHY & ASSOCIATES, P.A.
- WATER & WASTEWATER PLAN SHEET 09
- POINT ON LINE
- EXISTING SANITARY SEWER
- STORM SEWER
- EXISTING SANITARY MANHOLE
- CALCULATED
- CALCULATED
- GRADES PROVIDED BY UNDER GROUND CONTRACTOR PER EMAIL/DISCUSSION DATED 11/22/19
- (POL) - POINT ON LINE
- EX - EXISTING
- EX SAN MH - EXISTING SANITARY MANHOLE
- (C) - CALCULATED
- (CALC) - CALCULATED
- ((#)) - GRADES PROVIDED BY UNDER GROUND CONTRACTOR PER EMAIL/DISCUSSION DATED 11/22/19

I HEREBY CERTIFY THAT THE SURFACE WATER MANAGEMENT FACILITIES FOR THIS PROJECT HAVE BEEN CONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH THE DESIGN APPROVED BY THE CENTRAL BROWARD WATER CONTROL DISTRICT, AND HEREBY AFFIX MY SEAL THIS _____ DAY OF _____, 2019.

RECORD AS-BUILT INFORMATION SHOWN HEREON IS NOT A BOUNDARY SURVEY

MICHAEL F. SPERR
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3260

DATE: _____

3748

Part Of Tract "B", Serino Park Section 3,
P.B. 81, Pg. 46, B.C.R., Sec. 6, Twp. 49 S., Rge. 42 E.,
City Of Margate, Broward County, Fla.



Paramount Engineering Group, Inc.
Engineers - Planners - Surveyors
State of Florida Certificate Authorization No. LB1553
902 Clint Moore Rd., Suite 218, Boca Raton, FL 33487
Telephone: (561) 989-2230 Fax: (561) 989-2284
E-mail Address: paramountengineeringgroup@aol.com

Date	Revisions
02/27/21	Add Wtr/Access Emits
11/22/19	Rev San Sew Add UG Contractor Grds
10/21/19	Add Encr. Note
10/17/19	Add Ex San Sew Per Eng Plan/Strm Sew
06/06/18	Asbuilt Sanitary Sewer
12/22/17	Asbuilt Sanitary Sewer
12/20/17	Asbuilt Sanitary Sewer
10/25/18	Asbuilt Water System
08/17/18	Asbuilt Water System
05/20/18	Asbuilt Water System
05/22/18	Asbuilt Water System
12/27/17	Asbuilt Water System