

UTILITY EASEMENT DEED

THIS INDENTURE, made this 18th day of February, 2020
between IP Nuvo Margate, LLC, Party of
the first part, and the CITY OF MARGATE, 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, and

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 does hereby
grant 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 hereunto set its hand and seal on the day first
above written.

[Signature]
Witness

Tonya S. Mellen

[Signature]
Jason Canin

Print Name of Witness

BY: [Signature]
(Name: Gary Cardamone, Manager)
IP Nuvo Margate, LLC

STATE OF: FLORIDA
COUNTY OF: ORANGE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to
administer oaths and take acknowledgments, of GARY CARDAMONE 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 ORANGE
the above stated County, this 18th day of FEB, 2020A.D.
My Commission Expires: 5/26/2022



EXHIBIT "A": PROPERTY DESCRIPTION

FOLIO NUMBERS 494206180933 , 494206180934 , 494206180938, 494206180936 ,
494206180937 , 494206180935

SITUATED IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.



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 WATER SYSTEM UTILITY
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

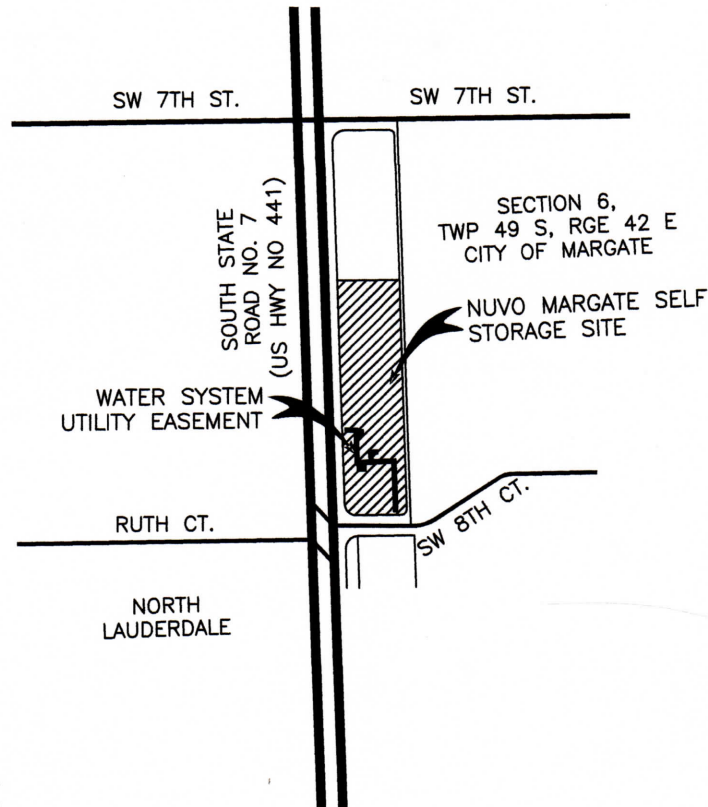
PROJECT:
3827-WATER UE

DATE:
02/20/20

SHEET:
1 OF 4

State of Florida Certificate of Authorization No. LB3353

"Exhibit B"



LOCATION SKETCH
NOT TO SCALE

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
PG. = PAGE
B.C.R. = BROWARD COUNTY RECORDS
SEC = SECTION
TWP = TOWNSHIP
RGE = RANGE
CL = CENTER LINE
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION

SURVEYOR'S NOTES:

1. NO RESEARCH OF THE PUBLIC RECORDS HAS BEEN UNDERTAKEN BY PARAMOUNT ENGINEERING GROUP, INC. FOR THIS EASEMENT AND NO TITLE INFORMATION HAS BEEN FURNISHED.
2. THE ALIGNMENT FOR THE EASEMENT SHOWN HEREON IS RELATIVE TO AS-BUILT INFORMATION OBTAINED BY FIELD SURVEY BY PARAMOUNT ENGINEERING GROUP, INC.

PREPARED FOR AND CERTIFIED TO:

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.

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

DATE: _____

DRAWN BY:	ms	CHECKED BY:	ms
REVISIONS		DATE	BY
Add Exhibit B		02/03/21	mfs

SKETCH OF LEGAL DESCRIPTION
THIS IS NOT A LAND SURVEY

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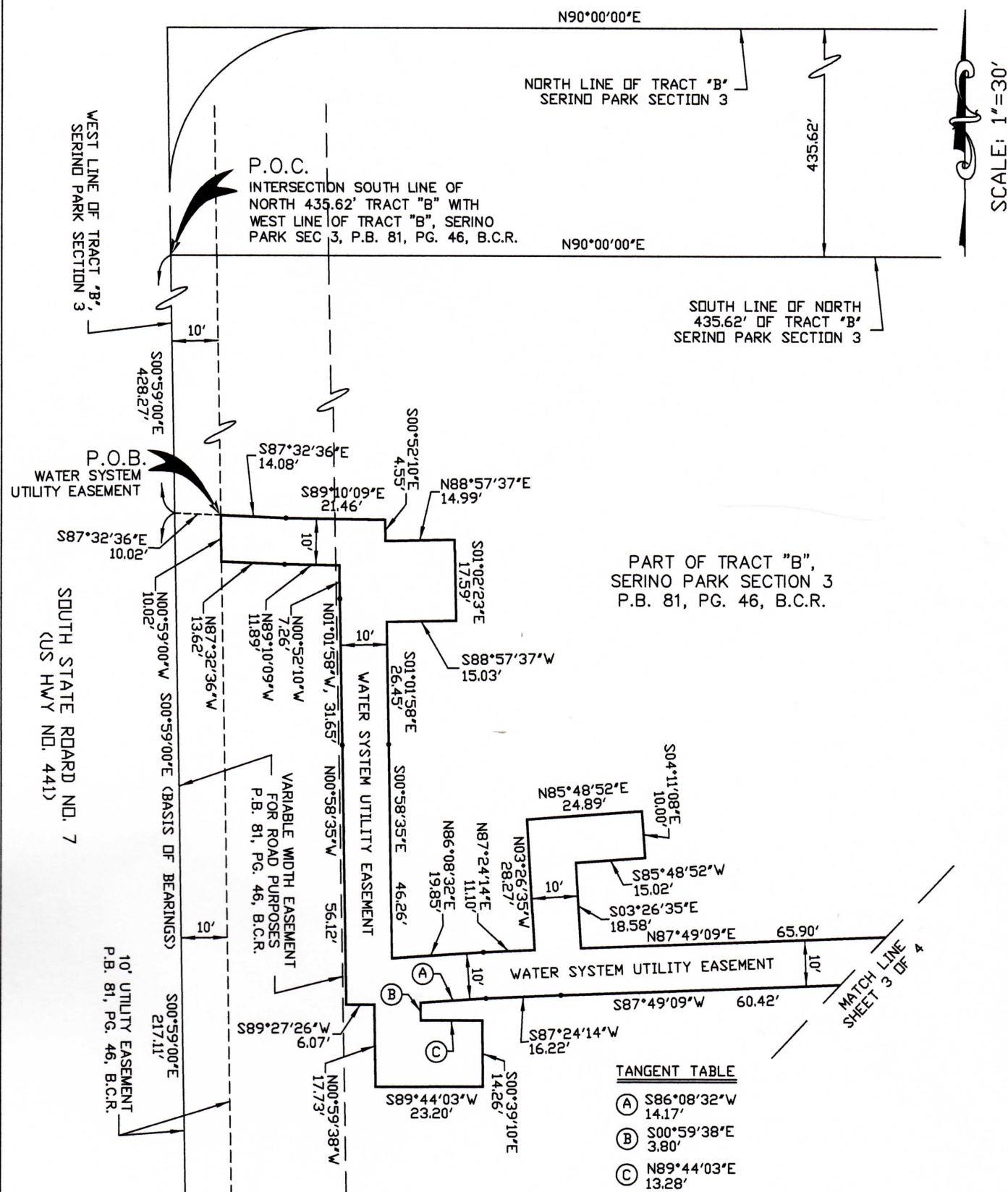
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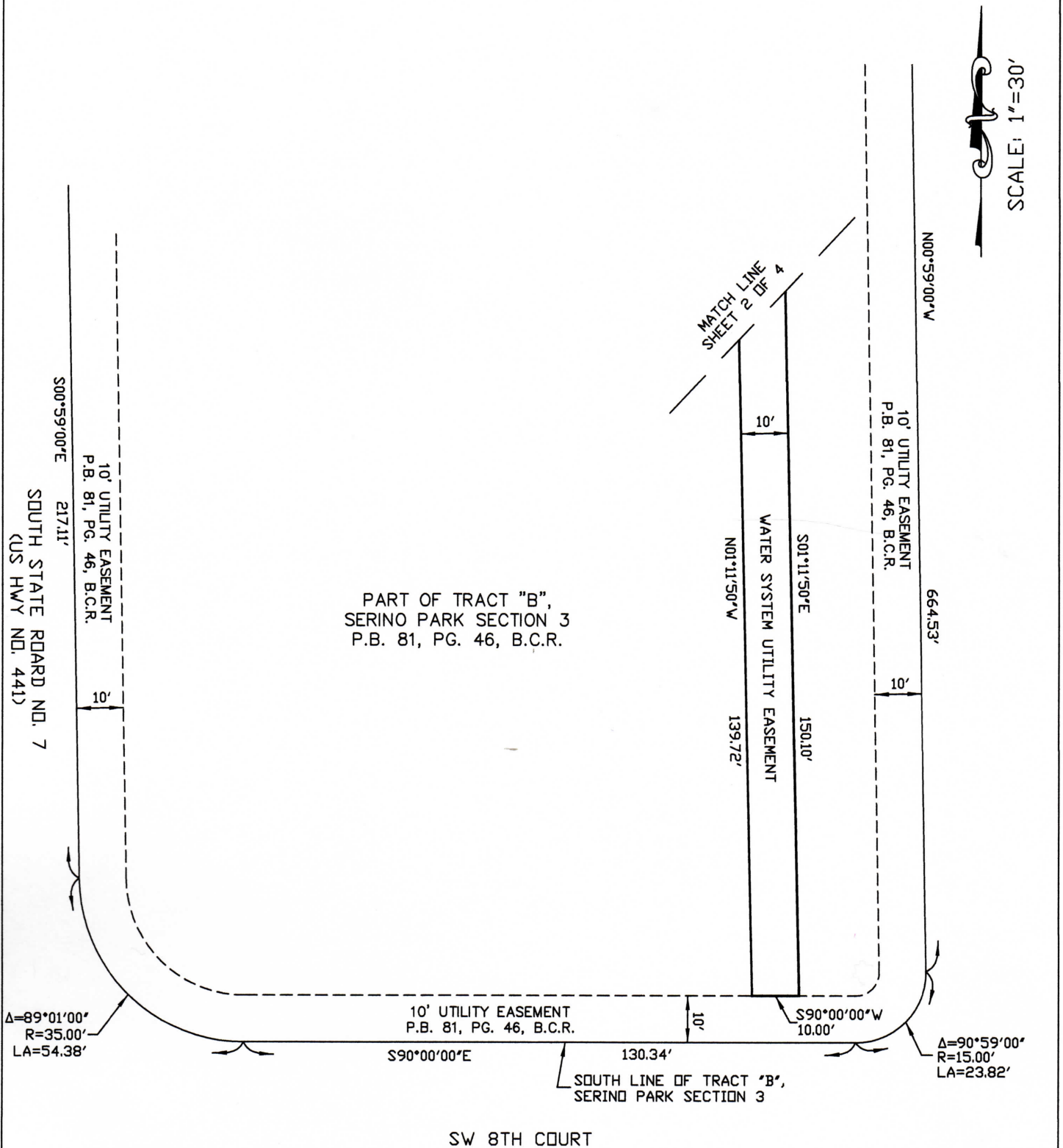
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A WATER SYSTEM UTILITY EASEMENT LYING IN TRACT "B", SERINO PARK SECTION 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 46 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID WATER UTILITY EASEMENT ALSO BEING IN SECTION 6, TOWNSHIP 49 SOUTH. RANGE 42 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA. SAID WATER UTILITY 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", A DISTANCE OF 428.27 FEET; THENCE S87°32'36"E, A DISTANCE OF 10.02 TO THE INTERSECTION WITH THE EAST LINE OF A PLATTED 10 FOOT WIDE UTILITY EASEMENT SAID LINE BEING 10 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE WEST LINE OF SAID TRACT "B" AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED WATER UTILITY EASEMENT; THENCE CONTINUE S87°32'36"E, A DISTANCE OF 14.08 FEET; THENCE S89°10'09"E, A DISTANCE OF 21.46 FEET; THENCE S00°52'10"E, A DISTANCE OF 4.55 FEET; THENCE N88°57'37"E, A DISTANCE OF 14.99 FEET; THENCE S01°02'23"E, A DISTANCE OF 17.59 FEET; THENCE S88°57'37"W, A DISTANCE OF 15.03 FEET; THENCE S01°01'58"E, A DISTANCE OF 26.45 FEET; THENCE S00°58'35"E, A DISTANCE OF 46.26 FEET; THENCE N86°08'32"E, A DISTANCE OF 19.85 FEET; THENCE N87°24'14"E, A DISTANCE OF 11.10 FEET; THENCE N03°26'35"W, A DISTANCE OF 28.27 FEET; THENCE N85°48'52"E, A DISTANCE OF 24.89 FEET; THENCE S04°11'08"E, A DISTANCE OF 10.00 FEET; THENCE S85°48'52"W, A DISTANCE OF 15.02 FEET; THENCE S03°26'35"E, A DISTANCE OF 18.58 FEET; THENCE N87°49'09"E, A DISTANCE OF 65.90 FEET; THENCE S01°11'50"E, A DISTANCE OF 150.10 FEET TO THE INTERSECTION WITH THE NORTH LINE OF A 10 FOOT WIDE PLATTED UTILITY EASEMENT SAID LINE BEING 10 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE SOUTH LINE OF SAID TRACT "B"; THENCE S90°00'00"W, ALONG THE NORTH LINE OF SAID UTILITY EASEMENT, A DISTANCE OF 10.00 FEET; THENCE N01°11'50"W, A DISTANCE OF 139.72 FEET; THENCE S87°49'09"W, A DISTANCE OF 60.42 FEET; THENCE S87°24'14"W, A DISTANCE OF 16.22 FEET; THENCE S86°08'32"W, A DISTANCE OF 14.17 FEET; THENCE S00°59'38"E, A DISTANCE OF 3.80 FEET; THENCE N89°44'03"E, A DISTANCE OF 13.28 FEET; THENCE S00°39'10"E, A DISTANCE OF 14.26 FEET; THENCE S89°44'03"W, A DISTANCE OF 23.20 FEET; THENCE N00°59'38"W, A DISTANCE OF 17.73 FEET; THENCE S89°27'26"W, A DISTANCE OF 6.07 FEET; THENCE N00°58'35"W, A DISTANCE OF 56.12 FEET; THENCE N01°01'58"W, A DISTANCE OF 31.65 FEET; THENCE N00°52'10"W, A DISTANCE OF 7.26 FEET; THENCE N89°10'09"W, A DISTANCE OF 11.89 FEET; THENCE N87°32'36"W, A DISTANCE OF 13.62 FEET TO THE INTERSECTION WITH THE EAST LINE OF A PLATTED 10 FOOT WIDE UTILITY EASEMENT SAID LINE BEING 10 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE WEST LINE OF SAID TRACT "B"; THENCE N00°59'00"W, ALONG THE EAST LINE OF SAID PLATTED UTILITY EASEMENT, A DISTANCE OF 10.02 FEET TO THE POINT OF BEGINNING.