

Prepared by: \_\_\_\_\_  
Name: EW Parkland LLC  
Address: 2875 NE 191st St., Suite 800  
City, State, Zip: Aventura, FL 33180

Return to:  
City Clerk, City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, FL 33063

Property appraiser's PIN(s):  
474136050012

**UTILITY EASEMENT**

(Water, Wastewater, and General Utilities)

→ **THIS UTILITY EASEMENT** is made and entered into this 15<sup>th</sup> day of June, 2017 by and between EW Parkland LLC (name of Corporation), a Delaware Limited Liability (State of incorporation) corporation, which has its principal place of business at 2875 NE 191st St., Suite 800, Aventura, FL 33180 (insert full street address), hereinafter called the Grantor, and the **CITY OF COCONUT CREEK**, a Florida municipal corporation, which has a post office address of 4800 West Copans Road, Coconut Creek, Florida 33063, hereinafter referred to as Grantee:

**WITNESSETH:** That, for and in consideration of the sum of TEN DOLLARS (\$10.00), 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 utility easement for water, wastewater, purposes and for any other utility purposes that the Grantee may deem necessary, granting unto said Grantee full and free right and authority to install, construct, operate, maintain, repair, replace and reconstruct said utilities as Grantee may deem necessary over, across, through, in and under that certain parcel of land described as:

SEE LEGAL DESCRIPTION AND SKETCH ATTACHED AS EXHIBIT "A"

situate, lying and being in Broward County, Florida.

IN WITNESS WHEREOF, GRANTOR, has caused this Utility Easement to be executed in its name and its corporate seal to be affixed, by its duly authorized officers, this

→ 15<sup>th</sup> day of June, 2017.

GRANTOR:

EW Parkland LLC  
(Name of granting corporation)

a Delaware Limited Liability corporation  
(Here insert state of incorporation)

(Corp seal)  
ATTEST:

\_\_\_\_\_  
- Secretary

\_\_\_\_\_  
(Print/type/stamp name of \_\_\_\_\_-sec.)

by: \_\_\_\_\_  
 Authorized Signatory

~~Juan DeAngulo~~ Salomo Kraudari  
(Print/type/stamp name of \_\_\_\_\_-pres.)

Witness:  
Jovana Radulovic  
(Print/type/stamp name of \_\_\_\_\_-sec.)

Witness:  
Lillian Mora  
(Print/type/stamp name of \_\_\_\_\_-pres.)

STATE OF Florida

COUNTY OF Miami Dade

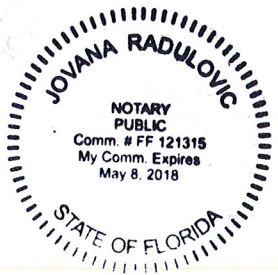
The foregoing Utility Easement was acknowledged before me this 15<sup>th</sup> day of June, 2017 by Salomo Kraudari Authorized Signatory president (name and title), and \_\_\_\_\_ secretary (name and title) of EW Parkland, LLC (name of grantor corporation), a \_\_\_\_\_ (state or place of incorporation) corporation. He/she/they is/are personally known to me or has/have produced Personally Known (type of ID) and \_\_\_\_\_ type of ID), respectively, as identification.

Jovana Radulovic  
Notary Public-State of

Jovana Radulovic  
(Print/type/stamp name of Notary Public)

My commission expires: May 8, 2018

My commission number is: 121315



(N.P. Seal)



**STONER & ASSOCIATES, INC.**

**SURVEYORS - MAPPERS**

Florida Licensed Surveying  
and Mapping Business No. 6633

4341 S.W. 62nd Avenue  
Davie, Florida 33314

Tel. (954) 585-0997

Fax (954) 585-3927

**LEGAL DESCRIPTION**  
**12-FOOT WIDE UTILITY EASEMENT**

**WATERWAYS SHOPPES**

**7595-7599 N. STATE ROAD 7, PARKLAND, BROWARD COUNTY, FLORIDA**

**SECTION 36, TOWNSHIP 47 SOUTH, RANGE 41 EAST**

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", LOUIS COMMERCIAL PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF N.W. 74TH PLACE AND ON A CIRCULAR CURVE HAVING A RADIUS OF 1550.00 FEET AND WHOSE CENTER BEARS SOUTH 04 DEGREES 25'11" WEST FROM SAID POINT OF COMMENCEMENT; THENCE EASTERLY ALONG SAID CURVE, ALONG THE NORTH RIGHT OF WAY LINE OF SAID N.W. 74TH PLACE AND THE SOUTH LINE OF SAID PARCEL "A", AN ARC LENGTH OF 250.16 FEET TO A POINT OF TANGENCY; THENCE SOUTH 76 DEGREES 20'00" EAST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID N.W. 74TH PLACE AND THE SOUTH LINE OF SAID PARCEL "A", 112.45' TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1250.00 FEET, ALONG THE NORTH RIGHT OF WAY LINE OF SAID N.W. RIGHT OF WAY LINE OF SAID N.W. 74TH PLACE AND THE SOUTH LINE OF SAID PARCEL "A", AN ARC LENGTH OF 304.78' TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 41'48" EAST, ALONG THE NORTH LINE OF SAID N.W. 74TH PLACE AND THE SOUTH LINE OF SAID PARCEL "A", 137.15 FEET TO A POINT; THENCE NORTH 44 DEGREES 10'37" EAST, ALONG THE SOUTHEAST LINE OF SAID PARCEL "A", 49.94 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 7; THENCE NORTH 01 DEGREES 20'34" WEST, ALONG THE WEST LINE OF SAID STATE ROAD NO. 7 AND THE EAST LINE OF SAID PARCEL "A", 220.93 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 37633, PAGE 1114, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES 39'26" WEST, ALONG THE NORTH LINE OF SAID DESCRIBED IN OFFICIAL RECORDS BOOK 37663, PAGE 1114, 200.00 FEET TO THE NORTHWEST CORNER OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 37663, PAGE 1114; THENCE NORTH 01 DEGREE 20'34" WEST, 15.50 FEET TO THE POINT OF BEGINNING (1);

THENCE CONTINUE NORTH 01 DEGREES 20'34" WEST, A DISTANCE OF 16.96 FEET TO REFERENCE POINT "A"

THENCE NORTH 43 DEGREES 40'39" EAST, A DISTANCE OF 7.36 FEET;  
THENCE NORTH 88 DEGREES 39'26" EAST, A DISTANCE OF 130.67 FEET;  
THENCE SOUTH 46 DEGREES 20'34" EAST, A DISTANCE OF 18.24 FEET;  
THENCE SOUTH 43 DEGREES 39'26" WEST, A DISTANCE OF 12.00 FEET;  
THENCE NORTH 46 DEGREES 20'34" WEST, A DISTANCE OF 13.27 FEET;  
THENCE SOUTH 88 DEGREES 39'26" WEST, A DISTANCE OF 120.73 FEET;  
THENCE SOUTH 43 DEGREES 40'39" WEST, A DISTANCE OF 14.39 FEET TO THE POINT OF BEGINNING (1).

(CONTINUE)

DATE: Jun 13, 2017 - 1:41pm EST

FILE: F:\Draw\Keen Engineering\15-8208 Parkland Survey\01-Drawing\15-8208-UE.dwg

**CERTIFICATE:**

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

REVISIONS	DATE	BY

DATE OF SIGNATURE: 6/13/17  
**WALTER DE LA ROCHA** *Walter De la Rocha*  
PROFESSIONAL SURVEYOR AND MAPPER NO. 6081 - STATE OF FLORIDA

**SEAL**  
NOT VALID UNLESS  
SEALED HERE WITH  
AN EMBOSSED  
SURVEYOR'S SEAL

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC. COPYRIGHT © 2017

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
06/13/17	WDLR	JDS	N/A

SHEET 1 OF 4

SKETCH NO.  
15-8208-UE



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Fax (954) 585-3927

**SKETCH OF DESCRIPTION  
12-FOOT WIDE UTILITY EASEMENT**

**WATERWAYS SHOPPES  
7595-7599 N. STATE ROAD 7, PARKLAND, BROWARD COUNTY, FLORIDA  
SECTION 36, TOWNSHIP 47 SOUTH, RANGE 41 EAST**

(CONTINUED)

TOGETHER WITH:

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", LOUIS COMMERCIAL PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT ABOVE MENTIONED REFERENCE POINT "A";

THENCE NORTH 01 DEGREES 20'34" WEST, A DISTANCE OF 193.37 FEET TO THE POINT OF BEGINNING (2);

THENCE CONTINUE NORTH 01 DEGREES 20'34" WEST, A DISTANCE OF 12.00 FEET;

THENCE NORTH 88 DEGREES 40'39" EAST, A DISTANCE OF 6.00 FEET;

THENCE SOUTH 01 DEGREES 20'34" EAST, A DISTANCE OF 12.00 FEET;

THENCE SOUTH 88 DEGREES 40'39" WEST, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING (2).

SAID LANDS SITUATE WITHIN THE CITY OF PARKLAND, BROWARD COUNTY, FLORIDA, CONTAINING A TOTAL AREA OF 1,900 SQUARE FEET, MORE OR LESS.

NOTES:

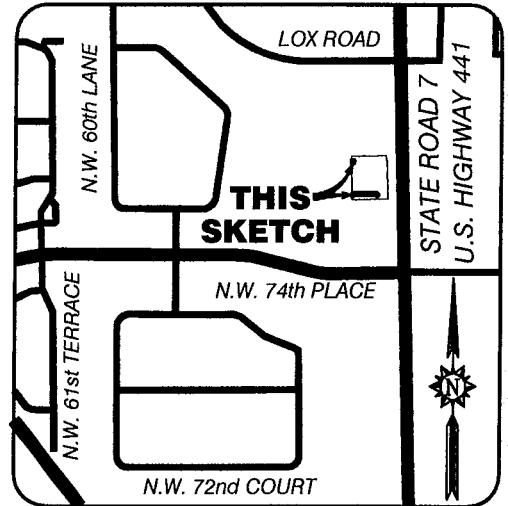
1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
3. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH.
4. THE BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF NORTH 01'20'34" WEST, ALONG THE EAST LINE OF PARCEL "A", AS SHOWN ON THE PLAT OF LOUIS COMMERCIAL PLAZA, RECORDED IN PLAT BOOK 155 AT PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID BEARING IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983.

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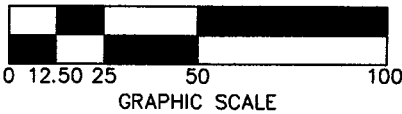


- LEGEND:**
- P.O.B. .... POINT OF BEGINNING
  - P.O.C. .... POINT OF COMMENCEMENT
  - P.B. .... PLAT BOOK
  - PG. .... PAGE
  - LB. .... LICENSED BUSINESS
  - O.R.B. .... OFFICIAL RECORDS BOOK
  - ☉ .... CENTER LINE
  - R/W .... RIGHT OF WAY
  - L1 ..... LINE # 1 (SEE LINE TABLE)
  - ↯ ..... BREAK-LINE



LOCATION MAP  
 NOT TO SCALE

SCALE: 1" = 50'

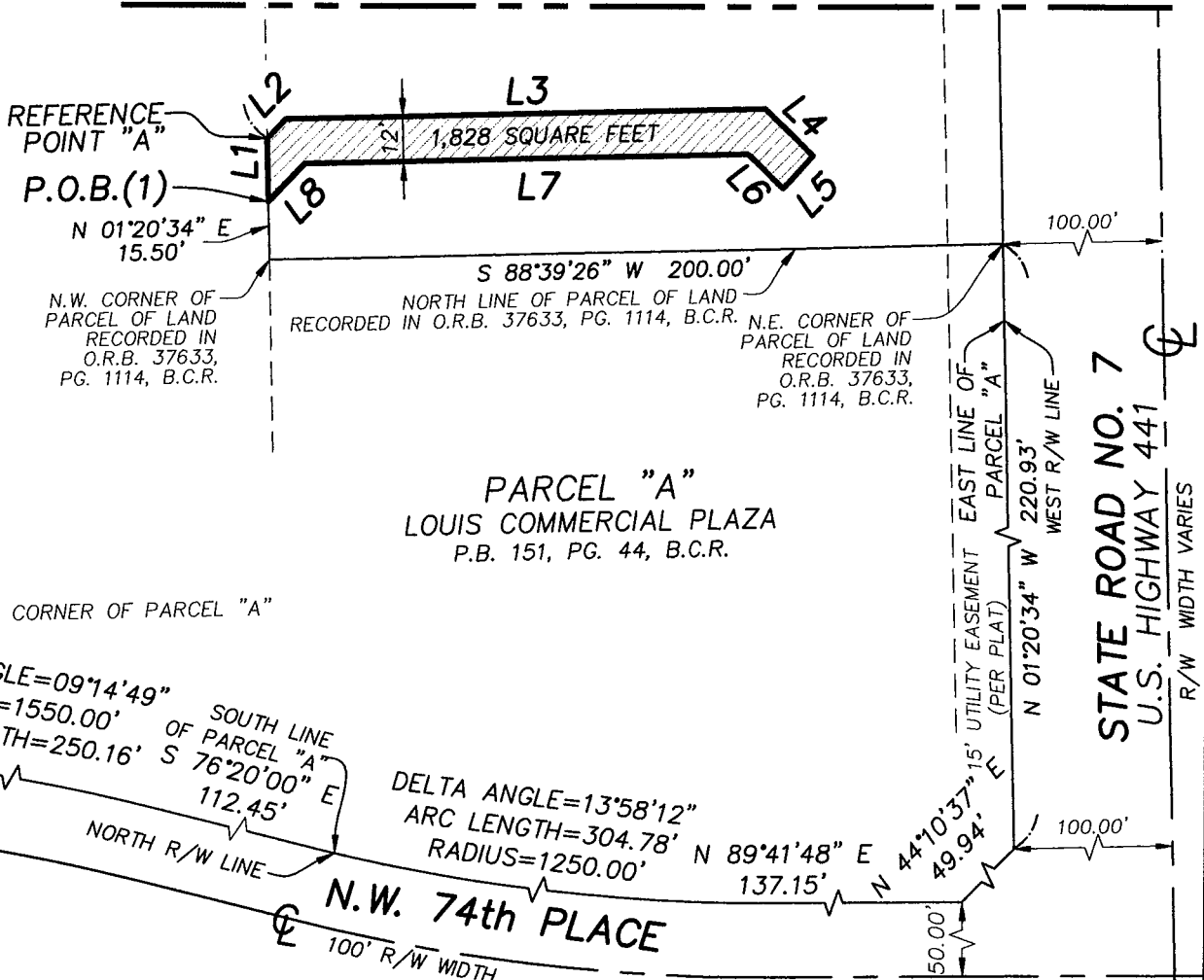


**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 01°20'34" W	16.96'
L3	N 88°39'26" E	130.67'
L4	S 46°20'34" E	18.24'
L5	S 43°39'26" W	12.00'
L6	N 46°20'34" W	13.27'
L7	S 88°39'26" W	120.73'
L8	S 43°40'39" W	14.39'

NOTE:  
 SEE SHEET 1 OF 4 FOR  
 THE LEGAL DESCRIPTION OF THE  
 SKETCH GRAPHICALLY SHOWN HEREON.

MATCH LINE - SEE SHEET 4 OF 4



**PARCEL "A"**  
 LOUIS COMMERCIAL PLAZA  
 P.B. 151, PG. 44, B.C.R.



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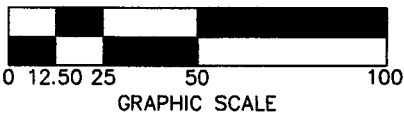
Fax (954) 585-3927

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SCALE: 1" = 50'

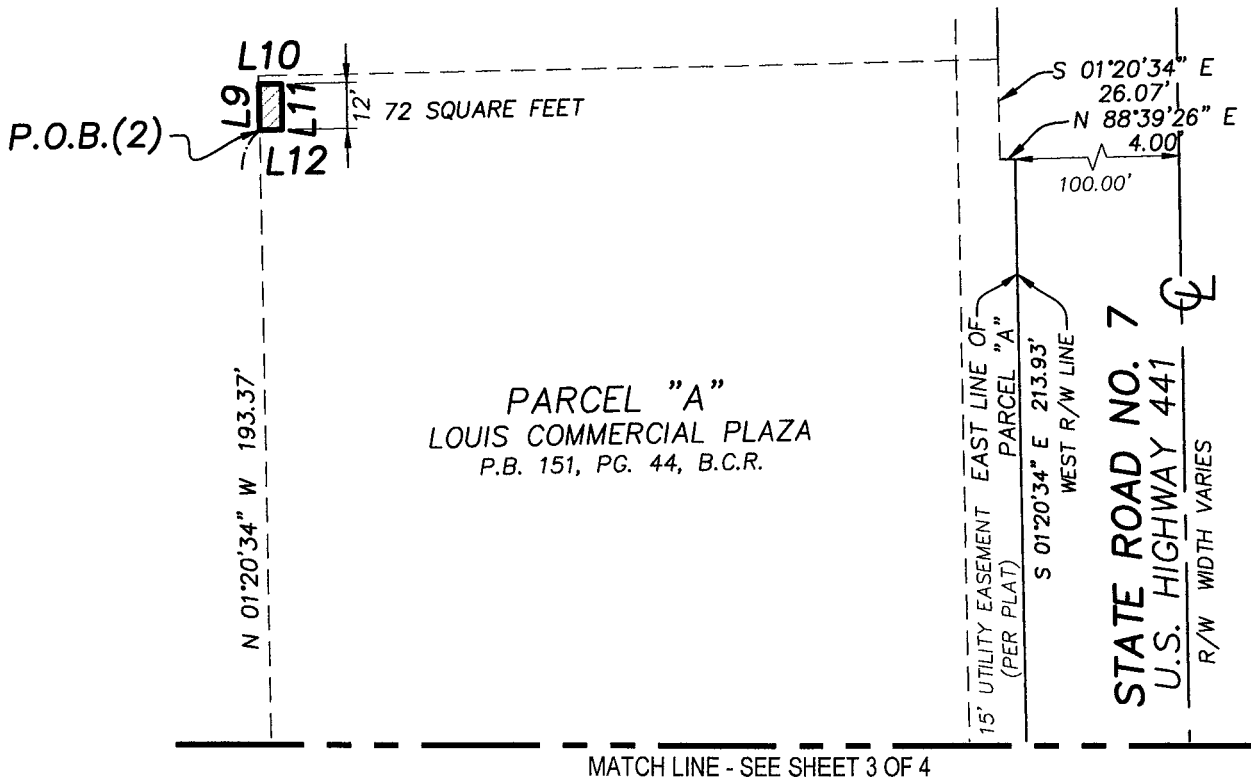


**LEGEND:**

- P.B. .... PLAT BOOK
- PG. .... PAGE
- LB. .... LICENSED BUSINESS
- ⊙. .... CENTER LINE
- R/W. .... RIGHT OF WAY
- L1. .... LINE # 1 (SEE LINE TABLE)
- √. .... BREAK-LINE

**LINE TABLE**

LINE	BEARING	DISTANCE
L9	N.01°20'34"W.	12.00'
L10	N.88°40'39"E.	6.00'
L11	S.01°20'34"E.	12.00'
L12	S.88°40'39"W.	6.00'



NOTE:  
SEE SHEET 2 OF 4 FOR  
THE LEGAL DESCRIPTION OF THE  
SKETCH GRAPHICALLY SHOWN HEREON.