

Prepared by and RETURN TO:

TERRILL C. PYBURN, ESQ.
City Attorney's Office
4800 West Copans Road
Coconut Creek, FL 33063

TEMPORARY CONSTRUCTION EASEMENT

THIS INDENTURE made this 20 day of September, 2018, by and between Starwood Capital Group with a mailing address of 400 Galleria Parkway, Suite 1450, Atlanta, GA 30339, party of the first part, and the CITY OF COCONUT CREEK, with a mailing address of 4800 West Copans Road, Coconut Creek, FL 33063, a municipal corporation in Broward County, State of Florida, as the party of the second party.

WITNESSETH: That the party of the first part, for and in consideration of the mutual promises herein contained and other valuable considerations, receipt whereof is hereby acknowledge, hereby grant(s) unto the party of the second part, its successors and assigns, a TEMPORARY CONSTRUCTION EASEMENT over, upon, under, through and across the following described land, situate in Broward County, Florida, to-wit:

See Exhibit "A"

THIS EASEMENT as described herein is to be used for the purpose of allowing the party of the second part, or its agents, to construct and install a traffic control device and conduct further construction related activities including, but not limited to, the right to modify the existing raised concrete medians, landscaping, pavement milling, and overlay grading as shown on Exhibit "B", attached hereto and incorporated herein. This Temporary Construction Easement shall be for duration of eighteen (18) months or until completion of construction, whichever occurs first and includes the right of ingress and egress over and through the area described in Exhibit "A".

It is understood that upon completion of such construction, all lands disturbed thereby as a result of such construction performed thereon, will be restored to the condition as shown on Exhibit "B" without expense to the property owner.

IN WITNESS WHEREOF, the parties to this Easement Deed set their hands and seals the day and year first above written.

Starwood Capital Group
a/k/a St. Andrews Representative

By: James Kane

Title: Authorized Signatory

Date: September 20, 2018

CORPORATE ACKNOWLEDGMENT

STATE OF FLORIDA)
 Georgia)
COUNTY OF BROWARD)
 Cobb)

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared James Kane, of SCG Atlas St. Andrews, LLC a Delaware Corporation, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that he/she executed the same.

WITNESS my hand and official seal this 20 day of September, 2018.

Mellany W.
Signature of Notary Public

MELLANY WILLIAMSON
NOTARY PUBLIC
COBB COUNTY, GEORGIA
Commission Expires
MARCH 18, 2020

ATTEST:

CITY OF COCONUT CREEK, FLORIDA

Leslie W. May, City Clerk

By: _____
Mary C. Blasi, City Manager

Approved as to Form:

Terrill C. Pyburn, City Attorney

EXHIBIT "A"

BUS PULL OUT BAY ON LYONS ROAD
LEGAL DESCRIPTION

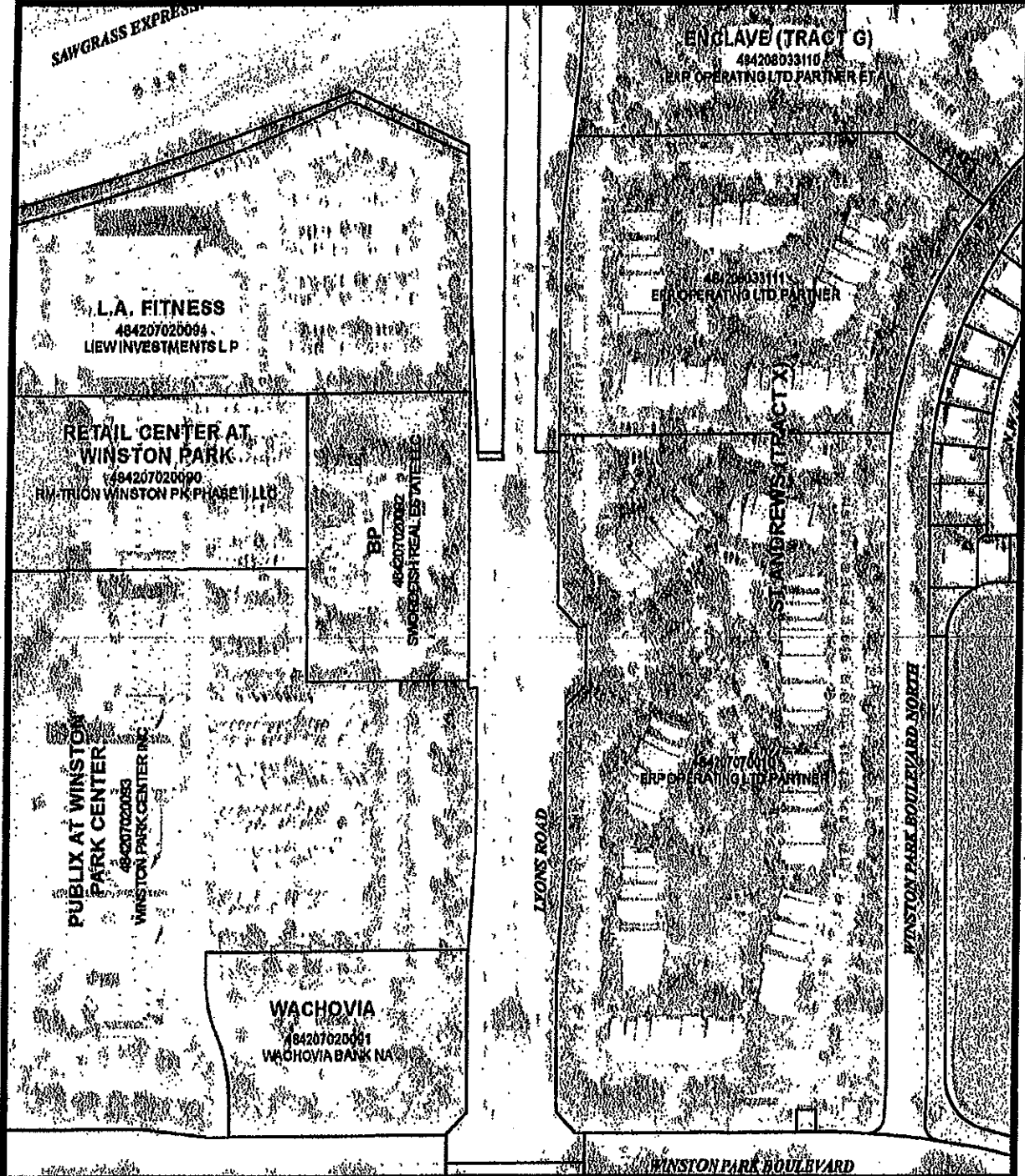
A PORTION OF Tract "X" of "Winston Park Section Two-C" according to the plat thereof as recorded in Plat Book 149 at Page 45 of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the centerline intersection of Winston Park Boulevard and Lyons Road, as shown on said plat of "Winston Park Section Two-C"; thence N 89° 35' 06" E along said centerline of Winston Park Boulevard for a distance of 102.00 feet; thence N 00° 24' 54" W for a distance of 40.00 feet to its intersection with the boundary of aforesaid plat of "Winston Park Section Two-C"; thence run the following three courses along said boundary line; S 89° 35' 06" W for a distance of 12.00 feet; thence N 45° 24' 54" W for a distance of 42.43 feet to the POINT OF BEGINNING of the parcel of land hereinafter described; thence N 00° 24' 54" W for a distance of 176.00 feet; thence leaving said boundary S 18° 51' 00" E for a distance of 37.95 feet; thence S 00° 24' 64" E for a distance of 80.00 feet; thence S 10° 53' 42" W for a distance of 61.19 feet to the POINT OF BEGINNING, as recorded in OR Book 23278, page 792, Public Records of Broward County, Florida.

Containing 1536 square feet more or less.

Exhibit A (sheet 2 of 2)

Winston Park Center Intersection



City of Coconut Creek
Utilities & Engineering Department
October 26, 2015
Property Owners

