

Prepared by: A. J. Hydro Engineering, Inc.  
Name: Howard Jablon, P.E.  
Address: 5932 NW 73<sup>rd</sup> Court  
City, State, Zip: Parkland, FL; 33067

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

Property appraiser's PIN(s):  
484206360010

**UTILITY EASEMENT**

(Water, Wastewater, and General Utilities)

**THIS UTILITY EASEMENT** is made and entered into this 4<sup>th</sup> day of October, 20 17 by and between First Baptist Church of Coconut Creek, Inc. a Florida Non Profit corporation, which has its principal place of business at 5000 West Hillsboro Blvd , Coconut Creek FL 33073 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 4<sup>th</sup> day of October, 20 17.

GRANTOR:

First Baptist Church of Coconut Creek, Inc  
(Name of granting corporation)

A Florida Non Profit corporation  
(Here insert state of incorporation)

(Corp seal)  
ATTEST:  
[Signature]  
\_\_\_\_\_  
- Secretary

by: Adam Alley  
\_\_\_\_\_  
- President

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

Adam Alley  
(Print/type/stamp name of \_\_\_\_\_-pres.)

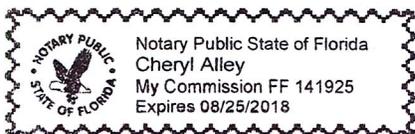
Witness:  
[Signature]  
Sarah Alley  
(Print/type/stamp name of \_\_\_\_\_-sec.)

Witness:  
[Signature]  
Matthew Morden  
(Print/type/stamp name of \_\_\_\_\_-pres.)

STATE OF Florida

COUNTY OF Broward

The foregoing Utility Easement was acknowledged before me this 4<sup>th</sup> day of Oct, 2017 by Adam Alley, \_\_\_\_\_ president (name and title), and \_\_\_\_\_ secretary (name and title) of \_\_\_\_\_ (name of grantor corporation), a \_\_\_\_\_ (state or place of incorporation) corporation. He/she/they is/are personally known to me or has/have produced \_\_\_\_\_ (type of ID) and \_\_\_\_\_ (type of ID), respectively, as identification.



Cheryl A. Alley  
Notary Public-State of Florida

Cheryl A. Alley  
(Print/type/stamp name of Notary Public)

My commission expires: 8-25-2018

My commission number is: FF 141925

(N.P. Seal)

Exhibit "A"

UTILITY EASEMENT  
FIRST BAPTIST CHURCH AT HILLSBORO

**LEGAL DESCRIPTION**

A STRIP OF LAND LYING WITHIN TRACTS A AND LB, **FIRST BAPTIST CHURCH AT HILLSBORO**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 176 AT PAGE 123 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHEAST CORNER OF TRACT RW OF SAID **FIRST BAPTIST CHURCH AT HILLSBORO**; THENCE SOUTH 89°35'28" WEST, ALONG THE NORTH LINE OF SAID TRACT RW, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°25'02" EAST, A DISTANCE OF 24.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 00°25'02" EAST, ALONG A LINE 12.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT A, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89°35'28" WEST, A DISTANCE OF 42.98 FEET; THENCE SOUTH 00°24'32" EAST, A DISTANCE OF 97.89 FEET; THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 14.42 FEET; THENCE SOUTH 89°30'00" WEST, A DISTANCE OF 148.23 FEET; THENCE SOUTH 00°24'32" EAST, A DISTANCE OF 45.01 FEET; THENCE SOUTH 89°35'28" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 00°24'32" WEST, A DISTANCE OF 44.99 FEET; THENCE SOUTH 89°30'00" WEST, A DISTANCE OF 19.04 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 46.55 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 45.84 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 267.97 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 34.19 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 27.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 27.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 228.42 FEET; THENCE SOUTH 89°53'37" EAST, A DISTANCE OF 14.62 FEET; THENCE SOUTH 44°53'37" EAST, A DISTANCE OF 22.25 FEET; THENCE SOUTH 45°06'23" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 44°53'37" WEST, A DISTANCE OF 17.27 FEET; THENCE NORTH 89°53'37" WEST, A DISTANCE OF 9.62 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 4.52 FEET; THENCE SOUTH 44°53'37" EAST, A DISTANCE OF 17.62 FEET; THENCE NORTH 89°35'28" EAST, A DISTANCE OF 316.00 FEET; THENCE NORTH 08°56'51" WEST, A DISTANCE OF 11.13 FEET; THENCE NORTH 81°03'09" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 08°56'51" EAST, A DISTANCE OF 12.93 FEET; THENCE NORTH 89°35'28" EAST, A DISTANCE OF 51.51 FEET; THENCE NORTH 44°35'28" EAST, A DISTANCE OF 15.60 FEET; THENCE SOUTH 45°24'32" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 44°35'28" WEST, A DISTANCE OF 20.57 FEET; THENCE SOUTH 89°35'28" WEST, A DISTANCE OF 54.68 FEET; THENCE SOUTH 08°56'51" EAST, A DISTANCE OF 93.71 FEET TO A POINT ON THE NORTH LINE OF A 12.00 FOOT UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 47022, PAGE 574 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°35'28" WEST, ALONG THE NORTH LINE OF SAID EASEMENT, A DISTANCE OF 10.59 FEET; THENCE SOUTH 00°24'32" EAST, ALONG THE WEST LINE OF SAID EASEMENT, A DISTANCE OF 10.29 FEET; THENCE NORTH 08°56'51" WEST, A DISTANCE OF 104.12 FEET; THENCE SOUTH 89°35'28" WEST, A DISTANCE OF 322.84 FEET; THENCE NORTH 44°53'37" WEST, A DISTANCE OF 27.63 FEET; THENCE NORTH 00°06'23" EAST, A DISTANCE OF 3.49 FEET; THENCE NORTH 89°53'37" WEST, A DISTANCE OF 34.37 FEET; THENCE NORTH 00°25'02" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 89°53'37" EAST, A DISTANCE OF 34.46 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 292.59 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 285.68 FEET; THENCE NORTH 84°27'48" EAST, A DISTANCE OF 7.51 FEET; THENCE NORTH 89°30'00" EAST, A DISTANCE OF 173.07 FEET; THENCE NORTH 45°00'00" EAST, A DISTANCE OF 4.49 FEET; THENCE NORTH 00°24'32" WEST, A DISTANCE OF 104.87 FEET; THENCE NORTH 89°35'28" EAST, A DISTANCE OF 49.98 FEET; THENCE NORTH 00°25'02" WEST, A DISTANCE OF 3.00 FEET; THENCE NORTH 89°34'58" EAST, A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

**NOTES:**

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SUCH INFORMATION SHOULD BE OBTAINED BY OTHERS THROUGH AN APPROPRIATE TITLE SEARCH.
3. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

**ABBREVIATIONS:**

B.C.R.	= BROWARD COUNTY RECORDS	P.O.C.	= POINT OF COMMENCEMENT
P.B.	= PLAT BOOK	P.O.T.	= POINT OF TERMINATION
PG.	= PAGE	R/W	= RIGHT-OF-WAY
P.O.B.	= POINT OF BEGINNING	U.E.	= UTILITY EASEMENT

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

  
 \_\_\_\_\_  
 DANIEL C. LAAK  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NO. LS5118



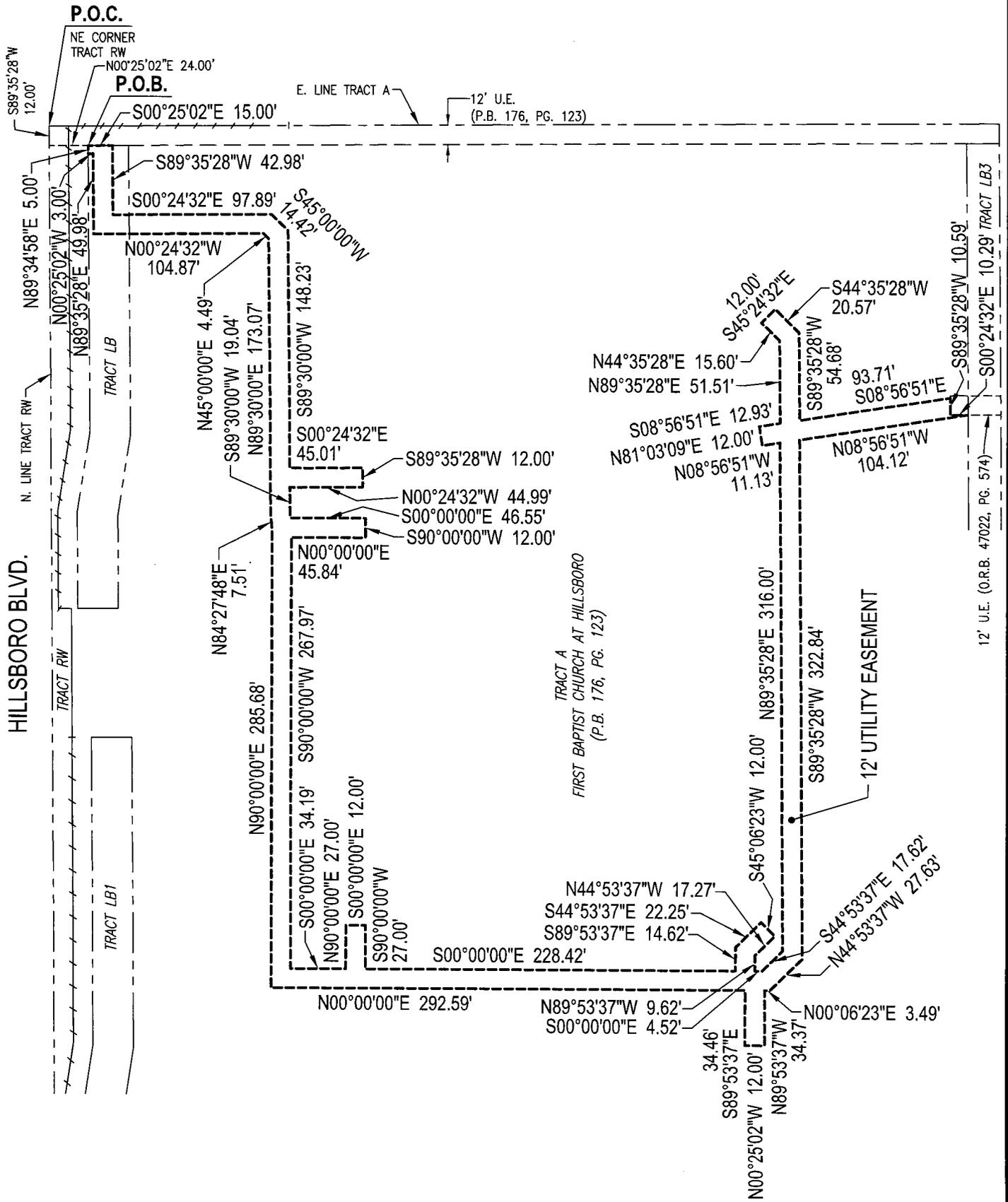
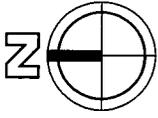
**HSQ GROUP, INC.**  
 Engineers • Planners • Surveyors  
 1489 West Palmetto Park Rd., Suite 340  
 Boca Raton, Florida 33486 • 561.392.0221  
 CA26258 • LB7924

PROJECT: **FIRST BAPTIST CHURCH COCONUT CREEK**

PROJECT NO.: 160655

DATE: 4/25/17

SHEET 1 OF 2



LEGEND:

- CENTERLINE
- NON-VEHICULAR ACCESS LINE

UTILITY EASEMENT	4/25/17	JDV	DCL	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT: <b>FIRST BAPTIST CHURCH COCONUT CREEK</b>			SCALE: 1" = 80'	
PROJECT NO.: 160655			SHEET 2 OF 2	