

Prepared by: Name: CP - Coconut Creek Development I, LLC
Address: 4300 Legendary Drive, Suite 234
Destin, FL 32541

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

Property appraiser's PIN: 484206480010

UTILITY EASEMENT

(Water, Wastewater, and General Utilities)
(From a Delaware limited liability company)

THIS UTILITY EASEMENT is made and entered into this 15th day of October, 2020, by and between **CP-Coconut Creek Development I, LLC**, a Delaware limited liability company, which has its principal place of business 4300 Legendary Drive, Suite 234, Destin, Florida, 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:

1. Grantor is the owner of fee simple title to a parcel of real property located in Broward County, Florida, as more particularly described in Exhibit "A," attached hereto and by this reference made a part hereof (hereinafter the "Property") and is in possession thereof.

2. 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 more particularly described in Exhibit "B," attached hereto and by this reference made a part hereof, for water purposes, 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 any water, sewer, or drainage utilities, as well as ingress and egress as Grantee may deem necessary over, across, through, in and under the Property situate, lying and being in Broward County, Florida.

3. Grantor shall not by its own actions, nor shall it permit another person or entity to

undertake any actions in the easement which disturb or damage the utilities placed or maintained by the Grantee in the easement. Nor shall Grantor construct or permit to be constructed anything which may hinder the ability of the Grantee to repair or replace utilities in the easement or to access the utilities in the easement. Grantor shall be responsible for any losses, claims, damages or penalties resulting from its failure to comply with this obligation.

4. The Utility Easement shall commence on the date first written above and shall remain in full force and effect until Grantee has abandoned the use or improvements set forth herein.

5. In the event the surface of any Utility Easement or Property is disturbed by Grantee's exercise of any of its easement rights under this Agreement, such area shall be restored to the condition in which it existed at the time the utilities were installed by the Grantee, however Grantee shall not be responsible for replacing any structures or decorative features placed in or over the easement area.

6. Authorized Representative. Each individual signing on behalf of a party to this Agreement states that he or she is the duly authorized representative of the signing party and that his or her signature on this Agreement has been duly authorized by, and creates the binding and enforceable obligation of, the party on whose behalf the representative is signing.

7. Florida law shall apply to all disputes as to the interpretation of this Easement; and venue for any legal action shall be exclusively in Broward County Circuit Court.

[REMAINDER INTENTIONALLY LEFT BLANK]



IN WITNESS WHEREOF, GRANTOR, has caused this Utility Easement to be executed in its name, by its duly authorized officers, this 15th day of October 2020.

(Corp seal)

GRANTOR:

CP-Coconut Creek Development I, LLC
a Delaware limited liability company

By: [Signature]
Title: Manager
Print Name: Richard Olson, a/k/a Carl Richard Olson, Jr., a/k/a C. Richard Olson Jr.

Witness 1:

[Signature]
Chris Campbell
(Print/type/stamp name of Witness)

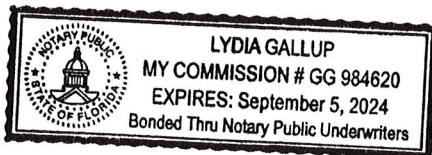
Witness 2:

[Signature]
Lydia Gallup
(Print/type/stamp name of witness)

STATE OF FLORIDA

COUNTY OF OKALOOSA

THE FOREGOING UTILITY EASEMENT was acknowledged before me by means of physical presence or online notarization, this 15th day of October 2020 by Richard Olson, a/k/a Carl Richard Olson, Jr., a/k/a C. Richard Olson Jr. (name), Manager (title) of CP-Coconut Creek Development I, LLC, a Delaware limited liability company. He/she is personally known to me or has produced _____ (type of ID), as identification.



[Signature]
Notary Public - State of FLORIDA
Lydia Gallup
Print/type/stamp name of Notary Public)

INSTRUMENT PREPARED BY AND RETURN TO:
BERNARD A. CONKO, ESQ., OF COUNSEL
COHEN, NORRIS, WOLMER, RAY, TELEPMAN
BERKOWITZ & COHEN
712 U.S. HIGHWAY ONE, #400
NORTH PALM BEACH, FL 33408

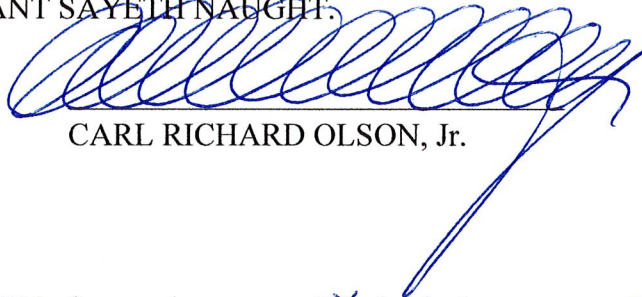
SAME NAME AFFIDAVIT

STATE OF FLORIDA
COUNTY OF OKALOOSA

The undersigned affiant, after being first duly sworn states and acknowledges as follows:

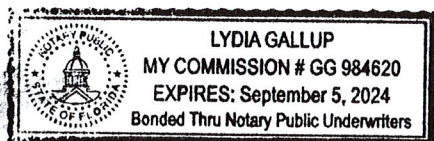
1. That Affiant hereby acknowledges that RICHARD OLSON is also known as and is one and the same person as CARL RICHARD OLSON, Jr. and C. RICHARD OLSON, Jr., and is the person listed on the Florida Division of Corporations records as Manager of CP-COCONUT CREEK DEVELOPMENT I, LLC.
2. That these names are used for convenience on executing numerous documents and not for any purpose of deception or fraud.

FURTHER AFFIANT SAYETH NAUGHT.



CARL RICHARD OLSON, Jr.

SWORN TO AND SUBSCRIBED before me by means of physical presence or online notarization, this 15th day of October, 2020 by CARL RICHARD OLSON, Jr., who is personally known to me or who has produced _____ as identification and who did take an oath.



Notary Public, State of Florida
My Commission Expires: 9/5/24

EXHIBIT A

PARCELS A, C AND D OF "CLARITY POINTE COCONUT CREEK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183 AT PAGES 116 AND 117 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAIN 4.660 ACRES, MORE OR LESS.

EXHIBIT "B"



947 Clint Moore Road
Boca Raton, Florida 33487

SURVEYING & MAPPING
Certificate of Authorization No. LB7264

Tel: (561) 241-9988
Fax: (561) 241-5182

SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

CLARITY POINTE - WATER & SEWER EASEMENT

LEGAL DESCRIPTION

A PORTION OF PARCELS A AND C, "CLARITY POINTE COCONUT CREEK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183 AT PAGES 116 THROUGH 117 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE NORTH 89° 36'09" EAST, ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 8.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°03'56" WEST, A DISTANCE OF 77.89 FEET; THENCE SOUTH 89° 34'55" WEST, A DISTANCE OF 8.54 FEET; THENCE NORTH 00° 25'05" WEST, ALONG THE WEST LINE OF SAID PARCEL A, A DISTANCE OF 12.00 FEET; THENCE NORTH 89° 34'55" EAST, A DISTANCE OF 8.61 FEET; THENCE NORTH 00° 03'56" WEST, A DISTANCE OF 6.34 FEET; THENCE SOUTH 89° 34'55" WEST, A DISTANCE OF 8.65 FEET; THENCE NORTH 00° 25'05" WEST, ALONG SAID WEST LINE OF PARCEL A, A DISTANCE OF 12.00 FEET; THENCE NORTH 89° 34'55" EAST, A DISTANCE OF 8.68 FEET; THENCE NORTH 00° 25'05" WEST, A DISTANCE OF 245.79 FEET; THENCE SOUTH 89° 34'48" WEST, A DISTANCE OF 8.68 FEET; THENCE NORTH 00° 25'05" WEST, ALONG SAID WEST LINE OF PARCEL A, A DISTANCE OF 12.00 FEET; THENCE NORTH 89° 34'48" EAST, A DISTANCE OF 8.68 FEET; THENCE NORTH 00° 25'05" WEST, A DISTANCE OF 30.21 FEET; THENCE SOUTH 89° 34'55" WEST, A DISTANCE OF 8.68 FEET; THENCE NORTH 00° 25'05" WEST, ALONG SAID

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS MADE IN THE PREPARATION OF THIS SKETCH AND DESCRIPTION.
3. BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT.

ABBREVIATIONS

B. C. R.	-	BROWARD COUNTY RECORDS
L	-	ARCLength
CONC.	-	CONCRETE
COR.	-	CORNER
D	-	DELTA (CENTRAL ANGLE)
D. E.	-	DRAINAGE EASEMENT
I. R.	-	IRON ROD
I. R. C.	-	IRON ROD AND CAP
L. B.	-	LICENSED BUSINESS
L. S.	-	LICENSED SURVEYOR
MON.	-	MONUMENT
O. R. B.	-	OFFICIAL RECORDS BOOK
P. O. B.	-	POINT OF BEGINNING
P. O. C.	-	POINT OF COMMENCEMENT
P. B.	-	PLAT BOOK
P. B. C. R.	-	PALM BEACH COUNTY RECORDS
PG.	-	PAGE
P. S. M.	-	PROFESSIONAL SURVEYOR & MAPPER
R/W	-	RIGHT-OF-WAY
U. E.	-	UTILITY EASEMENT

CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.



JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

Project Name:	CLARITY POINTE	DATE:	08/21/2019
JOB NO.:	15144	DWG BY:	JSH
		CK'D BY:	GY
		SHEET 1 OF 5	



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Boca Raton, Florida 33487

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SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

WEST LINE OF PARCEL A, A DISTANCE OF 12.00 FEET; THENCE NORTH 89° 34'55" EAST, A DISTANCE OF 11.17 FEET; THENCE NORTH 00° 25'05" WEST, A DISTANCE OF 0.68 FEET; THENCE NORTH 89° 34'55" EAST, A DISTANCE OF 12.01 FEET; THENCE SOUTH 00° 25'05" EAST, A DISTANCE OF 13.58 FEET; THENCE SOUTH 89° 34'55" WEST, A DISTANCE OF 2.50 FEET; THENCE SOUTH 00° 25'05" EAST, A DISTANCE OF 29.28 FEET; THENCE NORTH 89° 40'10" EAST, A DISTANCE OF 4.87 FEET; THENCE NORTH 44° 37'29" EAST, A DISTANCE OF 34.83 FEET; THENCE NORTH 89° 40'10" EAST, A DISTANCE OF 8.47 FEET; THENCE NORTH 00° 19'50" WEST, A DISTANCE OF 8.58 FEET; THENCE NORTH 22° 10'10" EAST, A DISTANCE OF 21.93 FEET; THENCE SOUTH 67° 49'50" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 22° 10'10" WEST, A DISTANCE OF 19.54 FEET; THENCE SOUTH 00° 19'50" EAST, A DISTANCE OF 6.19 FEET; THENCE NORTH 89° 40'10" EAST, A DISTANCE OF 252.38 FEET; THENCE SOUTH 00° 24'43" EAST, A DISTANCE OF 191.52 FEET; THENCE SOUTH 90° 00'00" EAST, A DISTANCE OF 7.00 FEET; THENCE SOUTH 00° 24'37" EAST, ALONG THE EAST LINE OF SAID PARCEL A, A DISTANCE OF 12.00 FEET; THENCE SOUTH 90° 00'00" WEST, A DISTANCE OF 7.00 FEET; THENCE SOUTH 00° 24'43" EAST, A DISTANCE OF 4.09 FEET; THENCE SOUTH 89° 35'17" WEST, A DISTANCE OF 41.00 FEET; THENCE NORTH 00° 24'43" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89° 35'17" EAST, A DISTANCE OF 29.00 FEET; THENCE NORTH 00° 24'43" WEST, A DISTANCE OF 183.62 FEET; THENCE SOUTH 89° 40'10" WEST, A DISTANCE OF 255.89 FEET; THENCE SOUTH 44° 37'29" WEST, A DISTANCE OF 23.28 FEET; THENCE SOUTH 00° 25'05" EAST, A DISTANCE OF 158.18 FEET; THENCE NORTH 89° 34'55" EAST, A DISTANCE OF 18.00 FEET; THENCE SOUTH 00° 25'05" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 89° 34'55" WEST, A DISTANCE OF 18.00 FEET; THENCE SOUTH 00° 25'05" EAST, A DISTANCE OF 8.57 FEET; THENCE NORTH 89° 34'55" EAST, A DISTANCE OF 19.25 FEET; THENCE SOUTH 00° 24'05" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 89° 34'55" WEST, A DISTANCE OF 19.24 FEET; THENCE SOUTH 00° 25'05" EAST, A DISTANCE OF 31.55 FEET; THENCE NORTH 89° 34'48" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00° 25'05" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89° 34'48" WEST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00° 25'05" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 89° 38'52" EAST, A DISTANCE OF 13.67 FEET; THENCE SOUTH 00° 25'12" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 89° 38'52" WEST, A DISTANCE OF 13.67 FEET; THENCE SOUTH 00° 25'05" EAST, A DISTANCE OF 8.91 FEET; THENCE SOUTH 26° 20'42" WEST, A DISTANCE OF 17.95 FEET; THENCE SOUTH 00° 00'00" EAST, A DISTANCE OF 52.95 FEET; THENCE SOUTH 89° 36'09" WEST, ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 22.16 FEET TO THE POINT OF BEGINNING.

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

JOB NO.	15144	Project Name:	CLARITY POINTE	DWG BY:	JSH	SCALE:	1"=50'
				CK'D By:	GY	DATE:	8/21/2019
							SHEET 2 OF 5

PERIMETER

947 Clint Moore Road
Boca Raton, Florida 33487

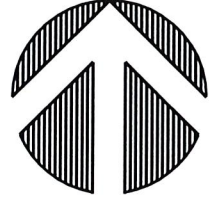
SURVEYING & MAPPING
Certificate of Authorization No. LB7264

Tel: (561) 241-9988
Fax: (561) 241-5182

SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

SEE SHEET 4

MATCH LINE



TRACT 39 BLOCK 85
"PALM BEACH FARMS COMPANY
PLAT NO. 3"
(P.B. 2, PGS. 45-54, P.B.C.R.)

W. LINE PARCEL A

N00° 25'05"W 245.79'

S00° 25'05"E 158.18'

N89° 34'55"E 18.00'
S00° 25'05"E 12.00'
S89° 34'55"W 18.00'

S00° 25'05"E 8.57'

N89° 34'55"E 19.25'
S00° 24'05"E 12.00'
S89° 34'55"W 19.24'

S00° 25'05"E 31.55'

N89° 34'48"E 5.00'

S00° 25'05"E 20.00'

S89° 34'48"W 5.00'

S00° 25'05"E 30.00'

N89° 38'52"E 13.67'

S00° 25'12"E 12.00'

S89° 38'52"W 13.67'

S00° 25'05"E 8.91'

S26° 20'42"W 17.95'

S00° 00'00"E 52.95'

PARCEL C

PARCEL D

PARCEL A

P.O.C.
SW CORNER
PARCEL A

S89° 36'09"W
22.16'

12' UE
(P.B. 183, PGS. 116-117)

N89° 36'09"E
8.06'

P.O.B.

60.00'

JOHNSON ROAD

JOB NO.	15144	Project Name:	CLARITY POINTE	DWG BY:	JSH	SCALE:	1"=50'
				CK'D By:	GY	DATE:	8/21/2019
							SHEET 3 OF 5

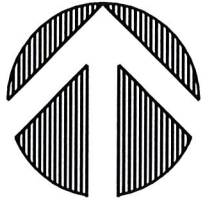
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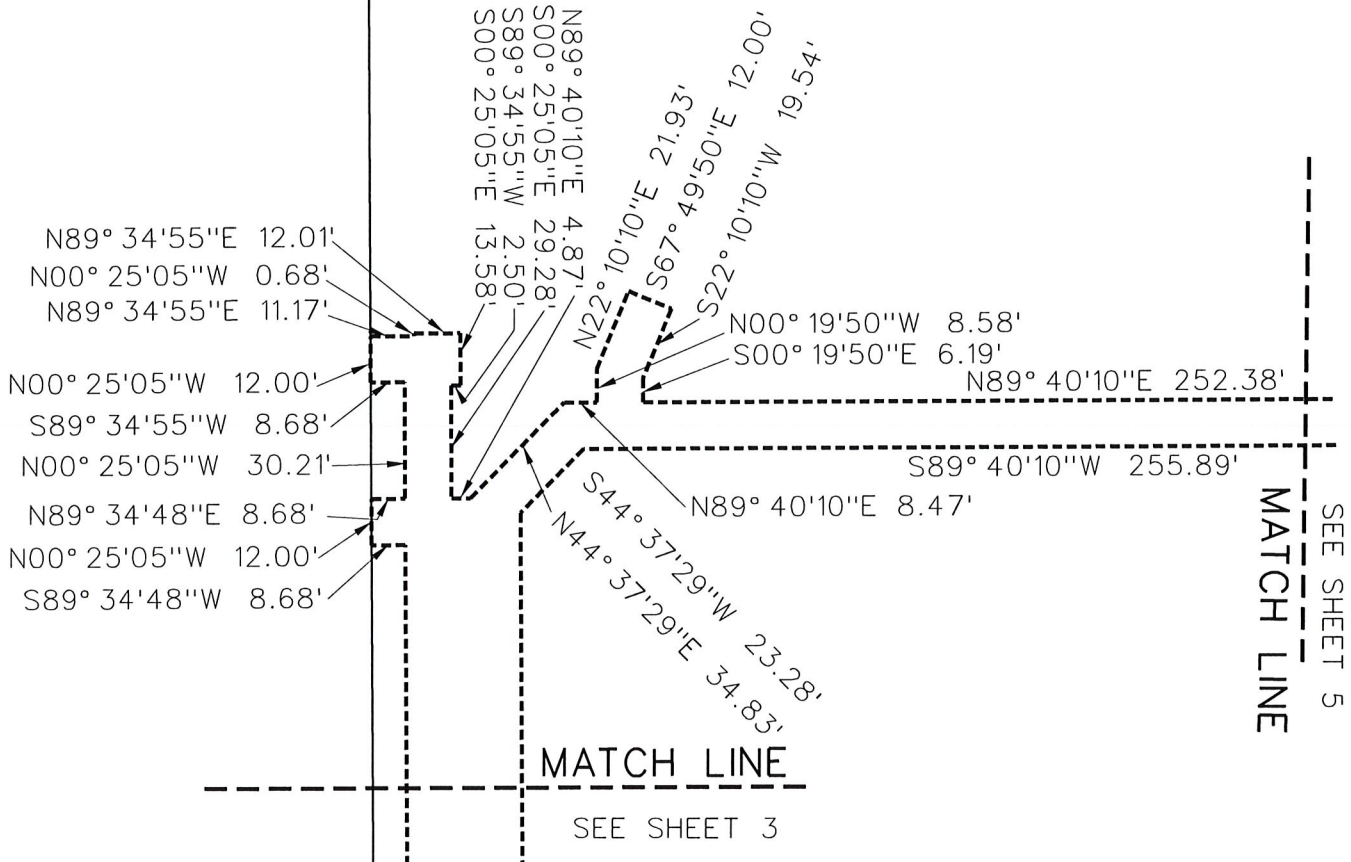
Tel: (561) 241-9988
Fax: (561) 241-5182

SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)



TRACT A
"SEVEN HILLS MULTI-CENTER"
(P.B. 151, PG. 30, B.C.R.)

PARCEL A
"CLARITY POINTE
COCONUT CREEK"
(P.B. 183, PGS. 116-117, B.C.R.)



JOB NO.	15144	Project Name:	CLARITY POINTE	DWG BY:	JSH	SCALE:	1"=50'
				CK'D By:	GY	DATE:	8/21/2019
							SHEET 4 OF 5

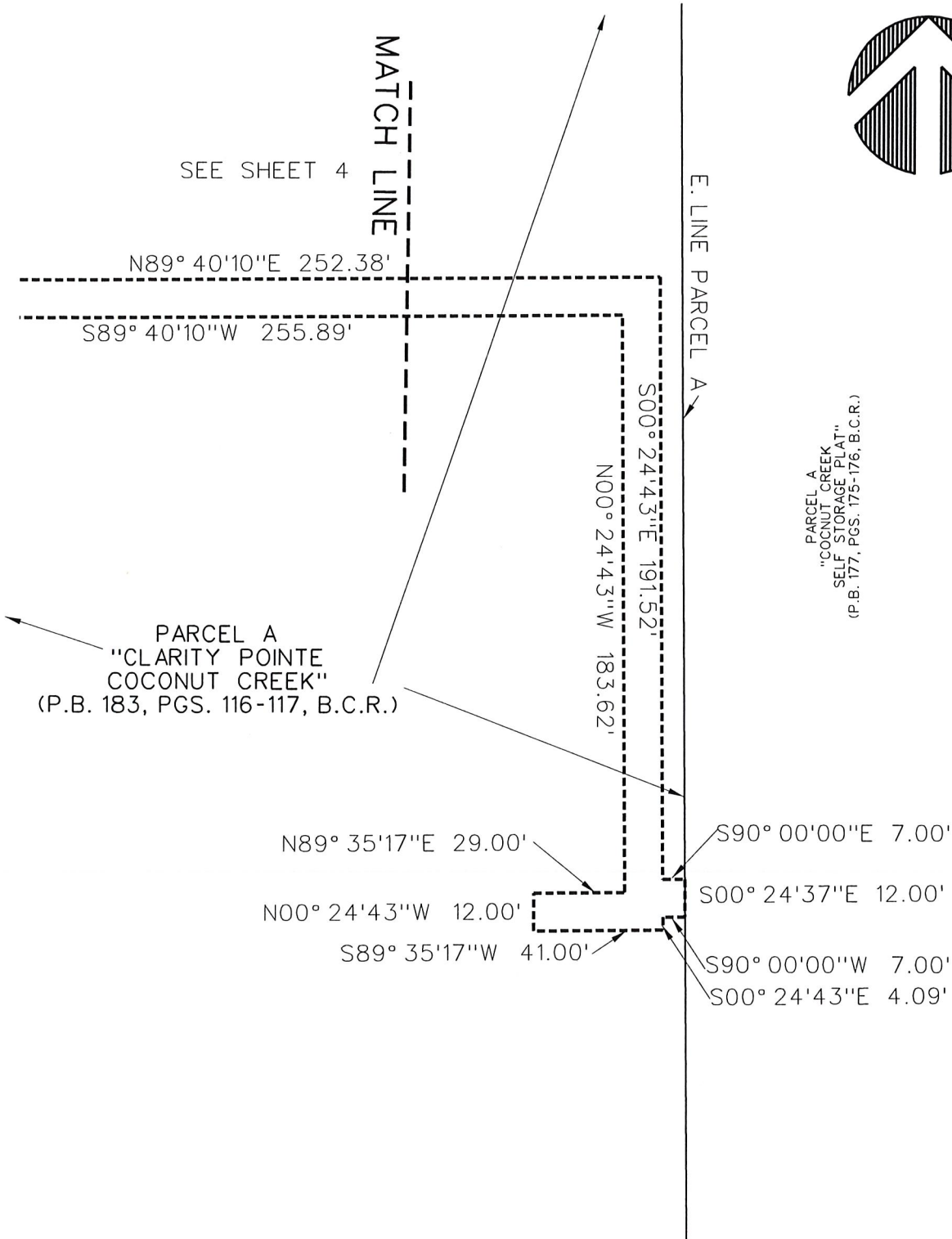
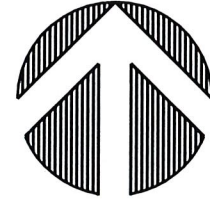
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				CK'D By:	GY	DATE:	8/21/2019
							SHEET 5 OF 5