

Exhibit 1

Prepared by: Name: Sun-Tech Engineering, Inc.
Clifford R. Loutan, P.E.
Address: 4577 Nob Hill Road, Suite # 102
Sunrise, Florida 33351

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

Property appraiser's PIN: 4842 18 26 0010

UTILITY EASEMENT

(Water, Wastewater, and General Utilities)
(From a Limited Liability Company)

THIS UTILITY EASEMENT is made and entered into this ____ day of _____, 20____, by and between FC LAND INVESTMENTS A, LLC, a FLORIDA Limited Liability Company, which has its principal place of business 2199 PONCE DE LEON BLVD, SUITE 201, CORAL GABLES, FL 33134, 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, or damages or penalties resulting from its failure to comply with this obligation.

4. The Utility Easement shall commence on the Effective Date of this Agreement and shall remain in full force and effect until Grantee has abandoned the improvements, as the term "abandonment" is defined below.

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 first installed by the Grantee, however Grantee shall not be responsible for replacing any structures or decorative features placed 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. To the extent permitted by law, Grantee will indemnify and hold harmless Grantor from and against all claims, demands, suits, costs, expenses, liabilities, fines, penalties, losses, damages and injury to person, property or otherwise, including, without limitation, direct, indirect and consequential damages, court costs and reasonable attorney's fees, arising from or in any respect related to any exercise of or use of the Easement by the Grantee, and its agents, employees, contractors, guests and invitees where such demands, suits, costs, expenses, liabilities, fines, penalties, losses, damages and injury to person, property or otherwise are caused by the negligent actions or omissions of the Grantee, its agents, employees, contractors, guests or invitees. Nothing herein shall waive the Grantee's sovereign immunity or any limitation of liability provided to the Grantee by law.

8. Notices. Any notice permitted or required by this Agreement shall be deemed received, if delivered, when actually received, or, if mailed, on the third day after mailing by registered or certified mail, postage prepaid, to the party's address set forth below their respective signatures to this Agreement, or to such other address designated in writing to the other parties

9. 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.

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, 2018.

(Corp seal)

ATTEST:

- Secretary

GRANTOR:

FC Land Investment A, LLC,
a Florida Limited Liability Company

by: [Signature]
Vice-President - Title
Juan C. Forro - Print Name

Witness 1:

[Signature]
Alejandro Arellano
(Print/type/stamp name of witness)

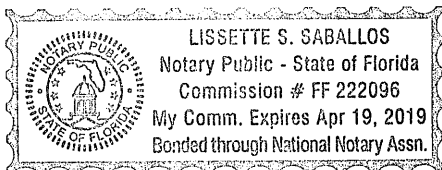
Witness 2:

[Signature]
Michelle Curschella
(Print/type/stamp name of witness)

STATE OF Florida

COUNTY OF miami-Dade

THE FOREGOING UTILITY EASEMENT was acknowledged before me this day of October 15th, 2018 by Juan C. Forro (name), vice-president (title), and _____ (name and title- secretary) of FC Land Investment A, LLC (name of grantor corporation), a Florida Limited Liability Company. He/she /they is/are personally known to me or has/have produced _____ (type of ID) and _____ (type of ID), respectively, as identification.



[Signature]
Notary Public-State of Florida
Lisette Saballos
(Print/type/stamp name of Notary Public)

LEGAL DESCRIPTION (BERBER PLAT TWO)

PARCELS "A" AND "B" TOGETHER WITH BUFFER TRACTS B-1, B-2 AND B-3 AND TOGETHER WITH RIGHT-OF-WAY TRACT 2 ACCORDING TO THE PLAT OF BERBER PLAT AS RECORDED IN PLAT BOOK 170 AT PAGE 105 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND TOGETHER WITH THAT PORTION OF THE 50 FOOT ROADWAY ACCORDING TO THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 3 AS RECORDED IN PLAT BOOK 2 AT PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BOUNDED ON THE EAST BY THE SOUTHERLY PROJECTION OF THE EAST BOUNDARY OF SAID PARCEL "A" AND BOUNDED ON THE WEST BY THE SOUTHERLY PROJECTION OF THE WEST BOUNDARY OF SAID PARCEL "A" ACCORDING TO SAID PLAT OF BERBER PLAT. TOGETHER WITH A PORTION OF THAT CERTAIN RIGHT OF WAY AS DEDICATED BY THE PLAT OF SAID BERBER PLAT AND BEING REFERRED TO AS RIGHT OF WAY TRACT 3 BY SAID PLAT MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 18 TOWNSHIP 48 SOUTH RANGE 42 EAST THENCE RUN SOUTH 89°27'44" EAST (BASIS OF BEARINGS AS SHOWN ON THE PLAT OF SAID BERBER PLAT) ALONG THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER OF SAID SECTION 18 3,000.03 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 18; THENCE RUN NORTH 01°05'43"EAST 100.01 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°27'44"WEST 284.77 FEET; THENCE RUN NORTH 00°24'22"WEST 810.26 FEET; THENCE NORTH 89°38'26"EAST 660.00 FEET; THENCE RUN SOUTH 00°24'34"EAST 827.06 FEET; THENCE RUN NORTH 88°28'34"WEST 375.53 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY FLORIDA AND CONTAINING 539,394.407 SQUARE FEET OR 12.383 ACRES MORE OR LESS.

DESCRIPTION:

EXHIBIT "X" "B"

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, BEING A PORTION OF TRACT A, BERBER PLAT TWO AS RECORDED IN PLAT BOOK 182, PAGES 53 THROUGH 55 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT A; THENCE, ALONG THE NORTH LINE OF SAID TRACT A, NORTH 89°38'26" EAST, A DISTANCE OF 322.45 FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 00°24'34" EAST, A DISTANCE OF 60.11 FEET TO POINT "A"; THENCE NORTH 89°35'26" EAST, A DISTANCE OF 110.24 FEET; THENCE NORTH 00°24'38" WEST, A DISTANCE OF 24.04 FEET; THENCE NORTH 89°35'22" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°24'38" EAST, A DISTANCE OF 24.04 FEET; THENCE NORTH 89°35'26" EAST, A DISTANCE OF 72.73 FEET; THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 46.92 FEET; THENCE NORTH 89°35'26" EAST, A DISTANCE OF 13.50 FEET; THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 114.65 FEET; THENCE NORTH 89°35'27" EAST, A DISTANCE OF 11.32 FEET; THENCE SOUTH 00°24'38" EAST, A DISTANCE OF 24.89 FEET; THENCE SOUTH 89°35'22" WEST, A DISTANCE OF 11.32 FEET; THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 293.81 FEET; THENCE NORTH 89°35'22" EAST, A DISTANCE OF 11.32 FEET; THENCE SOUTH 00°24'38" EAST, A DISTANCE OF 13.72 FEET; THENCE NORTH 89°35'46" EAST, A DISTANCE OF 25.69 FEET; THENCE NORTH 00°24'33" WEST, A DISTANCE OF 28.19 FEET; THENCE NORTH 89°47'43" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°24'33" EAST, A DISTANCE OF 28.16 FEET; THENCE NORTH 89°35'46" EAST, A DISTANCE OF 56.06 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT A; THENCE, ALONG SAID EAST LINE OF TRACT A, SOUTH 00°24'34" EAST, A DISTANCE OF 12.00 FEET; THENCE, DEPARTING SAID EAST LINE, SOUTH 89°35'26" WEST, A DISTANCE OF 48.05 FEET; THENCE SOUTH 00°23'47" EAST, A DISTANCE OF 19.81 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00°23'47" WEST, A DISTANCE OF 19.74 FEET; THENCE SOUTH 89°35'26" WEST, A DISTANCE OF 50.73 FEET TO POINT "B"; THENCE SOUTH 12°17'14" WEST, A DISTANCE OF 46.41 FEET; THENCE SOUTH 20°30'29" WEST, A DISTANCE OF 61.96 FEET; THENCE SOUTH 69°29'31" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 20°30'29" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 69°29'31" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 20°30'29" WEST, A DISTANCE OF 85.66 FEET; THENCE SOUTH 01°02'53" WEST, A DISTANCE OF 5.64 FEET; THENCE SOUTH 88°57'07" EAST, A DISTANCE OF 10.83 FEET; THENCE SOUTH 01°02'53" WEST, A DISTANCE OF 31.00 FEET; THENCE NORTH 88°57'07" WEST, A DISTANCE OF 31.00 FEET; THENCE NORTH 01°02'53" EAST, A DISTANCE OF 39.43 FEET; THENCE NORTH 00°00'00"W, A DISTANCE OF 124.67 FEET TO POINT D; THENCE SOUTH 00°24'34" EAST 39.38 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT A AND THE NORTH LINE OF SAMPLE ROAD AS RECORDED IN PLAT BOOK 170, PAGE 105 OF SAID PUBLIC RECORDS; THENCE, ALONG SAID SOUTH AND NORTH LINE, NORTH 88°28'34" WEST, A DISTANCE OF 12.01 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 84.51 FEET; THENCE NORTH 44°35'26" EAST, A DISTANCE OF 12.98 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 63.75 FEET; THENCE SOUTH 89°35'26" WEST, A DISTANCE OF 13.50 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 101.17 FEET; THENCE SOUTH 89°35'27" WEST, A DISTANCE OF 17.26 FEET; THENCE NORTH 00°24'38" WEST, A DISTANCE OF 15.35 FEET; THENCE NORTH 89°35'22" EAST, A DISTANCE OF 17.26 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 78.15 FEET TO POINT "C"; THENCE SOUTH 89°20'26" WEST, A DISTANCE OF 10.56 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 25.33 FEET; THENCE SOUTH 89°35'27" WEST, A DISTANCE OF 169.38 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 96.33 FEET; THENCE NORTH 89°35'26" EAST, A DISTANCE OF 162.18 FEET; THENCE NORTH 00°24'33" WEST, A DISTANCE OF 20.22 FEET; THENCE NORTH 89°35'22" EAST, A DISTANCE OF 17.57 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 213.21 FEET; THENCE NORTH 89°35'26" EAST, A DISTANCE OF 13.50 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 59.05 FEET; THENCE SOUTH 89°35'22" WEST, A DISTANCE OF 24.75 FEET; THENCE NORTH 00°24'38" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°35'22" EAST, A DISTANCE OF 24.75 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 25.04 FEET; THENCE SOUTH 89°38'26" WEST, A DISTANCE OF 38.63 FEET; THENCE SOUTH 00°24'33" EAST, A DISTANCE OF 13.92 FEET; THENCE SOUTH 89°35'27" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00°24'33" WEST, A DISTANCE OF 13.93 FEET; THENCE SOUTH 89°38'26" WEST, A DISTANCE OF 261.83 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID TRACT A; THENCE, ALONG SAID WEST LINE, NORTH 00°24'22" WEST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

DESCRIPTION CONTINUED ON SHEET 2 OF 5

SHEET 1 OF 5



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

**LYONS CREEK
 UTILITY EASEMENT
 SKETCH OF DESCRIPTION**

DATE 01/25/18

DRAWN BY DLS

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 7603-UE3

DESCRIPTION: (CONTINUED)

EXHIBIT "X" B"

LESS:

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, BEING A PORTION OF TRACT A, BERBER PLAT TWO AS RECORDED IN PLAT BOOK 182, PAGES 53 THROUGH 55 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT AFORESAID POINT "A"; THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 12.00 FEET TO POINT OF BEGINNING #2;

THENCE NORTH 89°35'26" EAST, A DISTANCE OF 182.98 FEET; THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 137.27 FEET; THENCE SOUTH 89°35'26" WEST, A DISTANCE OF 10.03 FEET; THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°35'26" EAST, A DISTANCE OF 10.03 FEET; THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 99.74 FEET; THENCE SOUTH 89°35'27" WEST, A DISTANCE OF 28.56 FEET; THENCE SOUTH 00°22'23" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°35'27" EAST, A DISTANCE OF 28.56 FEET; THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 185.15 FEET; THENCE SOUTH 89°35'27" WEST, A DISTANCE OF 28.52 FEET; THENCE SOUTH 00°23'01" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°35'27" EAST, A DISTANCE OF 28.53 FEET; THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 49.84 FEET; THENCE SOUTH 89°35'26" WEST, A DISTANCE OF 6.64 FEET; THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 17.12 FEET; THENCE NORTH 89°35'26" EAST, A DISTANCE OF 12.98 FEET; THENCE SOUTH 12°17'14" WEST, A DISTANCE OF 30.67 FEET; THENCE NORTH 66°05'57" WEST, A DISTANCE OF 115.57 FEET; THENCE SOUTH 89°35'26" WEST, A DISTANCE OF 77.25 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 38.47 FEET; THENCE NORTH 89°35'22" EAST, A DISTANCE OF 65.82 FEET; THENCE SOUTH 38°00'00" EAST, A DISTANCE OF 10.60 FEET; THENCE NORTH 51°35'22" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 38°00'00" WEST, A DISTANCE OF 16.42 FEET; THENCE SOUTH 89°35'22" WEST, A DISTANCE OF 71.73 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 97.24 FEET; THENCE SOUTH 89°35'27" WEST, A DISTANCE OF 13.50 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 72.33 FEET; THENCE NORTH 89°35'26" EAST, A DISTANCE OF 13.50 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 73.74 FEET; THENCE NORTH 44°35'26" EAST, A DISTANCE OF 15.83 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 16.97 FEET; THENCE NORTH 45°24'34" WEST, A DISTANCE OF 15.83 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 168.32 FEET TO THE POINT OF BEGINNING #2.

CONTAINING 93,257 SQUARE FEET OR 2.1409 ACRES, MORE OR LESS.

LESS:

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, BEING A PORTION OF TRACT A, BERBER PLAT TWO AS RECORDED IN PLAT BOOK 182, PAGES 53 THROUGH 55 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT AFORESAID POINT "B"; THENCE NORTH 12°17'14" EAST, A DISTANCE OF 12.30 FEET TO POINT OF BEGINNING #3;

THENCE NORTH 12°17'14" EAST, A DISTANCE OF 8.20 FEET; THENCE NORTH 89°35'46" EAST, A DISTANCE OF 38.22 FEET; THENCE SOUTH 00°24'33" EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 89°35'26" WEST, A DISTANCE OF 40.02 FEET TO POINT OF BEGINNING #3.

CONTAINING 313 SQUARE FEET OR 0.0072 ACRES, MORE OR LESS.

DESCRIPTION CONTINUED ON SHEET 3 OF 5

SHEET 2 OF 5



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 01/25/18

DRAWN BY DLS

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 7603-UE3

LYONS CREEK
UTILITY EASEMENT
SKETCH OF DESCRIPTION

DESCRIPTION: (CONTINUED)

EXHIBIT "X" "B"

LESS:

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, BEING A PORTION OF TRACT A, BERBER PLAT TWO AS RECORDED IN PLAT BOOK 182, PAGES 53 THROUGH 55 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT AFORESAID POINT "C"; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 37.29 FEET TO POINT OF BEGINNING #4;

THENCE SOUTH 89°35'27" WEST, A DISTANCE OF 167.76 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 30.11 FEET; THENCE NORTH 89°35'22" EAST, A DISTANCE OF 32.99 FEET; THENCE NORTH 00°24'38" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 89°35'22" WEST, A DISTANCE OF 32.99 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 30.22 FEET; THENCE NORTH 89°35'26" EAST, A DISTANCE OF 167.76 FEET; THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 72.33 FEET TO THE POINT OF BEGINNING #4.

CONTAINING 11,739 SQUARE FEET OR 0.2695 ACRES, MORE OR LESS.

LESS:

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, BEING A PORTION OF TRACT A, BERBER PLAT TWO AS RECORDED IN PLAT BOOK 182, PAGES 53 THROUGH 55 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT AFORESAID POINT "D"; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 12.00 FEET TO POINT OF BEGINNING #5;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 137.73 FEET; THENCE NORTH 20°30'29" EAST, A DISTANCE OF 141.83 FEET; THENCE NORTH 66°05'57" WEST, A DISTANCE OF 114.69 FEET; THENCE SOUTH 89°35'26" WEST, A DISTANCE OF 74.66 FEET; THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 140.97 FEET; THENCE SOUTH 44°35'26" WEST, A DISTANCE OF 12.98 FEET; THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 28.56 FEET TO THE POINT OF BEGINNING #5.

CONTAINING 26,623 SQUARE FEET OR 0.6112 ACRES, MORE OR LESS.

SAID DESCRIBED PARCEL CONTAINING A TOTAL OF 53,351 SQUARE FEET OR 1.2707 ACRES MORE OR LESS.

LYING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING OF NORTH 89°27'44" WEST ALONG THE SOUTH LINE OF SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 48 SOUTH RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.
3. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.


CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JANUARY 25, 2018. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

SHEET 3 OF 5



CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452



DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 LB# 3591

DATE	01/25/18
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7603-UE3

**LYONS CREEK
 UTILITY EASEMENT
 SKETCH OF DESCRIPTION**

