

COMPOSITE EXHIBIT "1"

Prepared by: Leslie L. Florez, Esq.
782 NW Le Jeune Road, Suite 350
Miami, Florida 33126
Return to:
City Clerk, City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

Property appraiser's PIN(s): 4842-07-13-0020

UTILITY EASEMENT

(Water, Wastewater, and General Utilities)
(From a corporation)

THIS UTILITY EASEMENT is made and entered into this 18th day of June, 2018, by and between **LYONS ROAD GROUP LLC**, A Florida limited liability company, which has its principal place of business at 1260 NW 72nd Street, Miami, Florida 33126 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 upon refund of the maintenance bond amount by Grantee to Grantor as provided in Exhibit "A" attached hereto.

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 25th day of May, 2018.

GRANTOR:

LYONS ROAD GROUP LLC,
a Florida limited liability company

By: _____
Leslie L. Florez, General Counsel

Witness: _____

Print Name

Witness: _____

Amilcar Sardinias
Print Name

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing Utility Easement was acknowledged before me this 18th day of June, 2018 by Leslie L. Florez, General Counsel of Lyons Road Group LLC, a Florida limited liability company. He/she/they is/are personally known to me or has/have produced: Personally Known __, as identification.

Notary Public-State of

(Print/type/stamp name of Notary Public)



ARTURO YERO
MY COMMISSION # FF 189798
EXPIRES: March 31, 2019
Suspended Thru Budget Notary Services

**SKETCH & LEGAL DESCRIPTION
LEGAL DESCRIPTION TO ACCOMPANY SKETCH
THIS IS NOT A BOUNDARY SURVEY**

A PORTION OF PARCEL "B" "SAWGRASS EXCHANGE PLAT, ACCORDING TO THE PLAT THEREOF. AS RECORDED IN PLAT BOOK 165, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF PARCEL "E" AS SHOWN ON SAID SAWGRASS EXCHANGE PLAT; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL "E", AND THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3362.64 FEET, A CENTRAL ANGLE OF 01°32'58" AND A CHORD BEARING OF NORTH 03°34'31" EAST, AN ARC DISTANCE OF 90.94 FEET; THENCE CONTINUE ALONG SAID EAST LINE NORTH 09°14'19" EAST, A DISTANCE OF 210.17 FEET TO POINT OF CURVATURE OF A NON-TANGENT CURVE TO RIGHT; THENCE CONTINUE ALONG SAID EAST LINE AND THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 3258.64 FEET, A CENTRAL ANGLE OF 06°28'26" AND A CHORD BEARING OF N03°06'49"E, AN ARC DISTANCE OF 368.20 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT; THENCE CONTINUE ALONG SAID EAST LINE AND THE ARC OF SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 28.00', A CENTRAL ANGLE OF 40°52'22" AND A CHORD BEARING OF NORTH 43°46'37" WEST, AN ARC DISTANCE OF 19.97'; THENCE NORTH 74°04'55" WEST, A DISTANCE OF 33.86 FEET; THENCE SOUTH 89°33'35" WEST, A DISTANCE OF 197.04 FEET; THENCE SOUTH 00°21'12" EAST, A DISTANCE OF 206.03 FEET TO THE POINT OF BEGINNING:

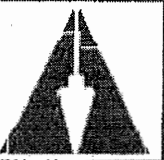
THENCE NORTH 89°35'18" EAST, A DISTANCE OF 15.21 FEET; THENCE SOUTH 00°24'42" EAST TO A POINT ON THE NORTH LINE OF A UTILITY EASEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 45607, PAGE 100, PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, A DISTANCE OF 14.47 FEET; THENCE SOUTH 89°35'18" WEST, ALONG SAID NORTH LINE A DISTANCE OF 32.45 FEET TO A POINT ON THE EAST LINE OF SAID UTILITY EASEMENT; THENCE NORTH 00°24'42" WEST ALONG SAID EAST LINE, A DISTANCE OF 14.47 FEET; THENCE NORTH 89°35'18" EAST, A DISTANCE OF 17.24 FEET; TO THE POINT OF BEGINNING.

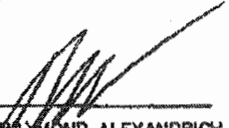
NOTES

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS ARE BASED ON THE NORTH LINE OF SAID "SAWGRASS EXCHANGE PLAT" HAVING A BEARING OF NORTH 89°37'06" EAST.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON IS A GRAPHIC DEPICTION OF THE LANDS DESCRIBED AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON NOVEMBER 19, 2017.

	ALEXANDRICH & ASSOCIATES, INC
	LAND SURVEYORS & MAPPERS
	9771 RICHMOND CIRCLE
	BOCA RATON, FL. 33434
	PHONE (561) 308-2568 FAX (561) 488-9183

 _____ RAYMOND ALEXANDRICH REGISTERED LAND SURVEYOR NO. 4582 STATE OF FLORIDA	
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DATE	11-20-17
DRAWN BY	RCA
F.B. / PG.	NA
SCALE	NA
PAGE NO.	1 OF 2

A PORTION OF PARCELS "B" SAWGRASS EXCHANGE PLAT
(P.B. 165, PG.3 B.C.R.)
UTILITY EASEMENT (WATER)

SKETCH & LEGAL DESCRIPTION SKETCH TO ACCOMPANY LEGAL DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY

PARCEL "B"

SAWGRASS EXCHANGE PLAT
PB 165, PG 2

N 74°04'55" W
33.86'

EASEMENT
O.R.B. 45607
PG. 100 B.C.R.

S 89°33'35" W 197.04'

A-19.97'
R-28.00'
D-40°52'22"
CB- N 43°46'37" W
LC- 18.55'

WEST LINE
15' F.P.L.
EASEMENT

PARCEL "B"
SAWGRASS EXCHANGE PLAT
PB 165, PG 2

15' F.P.L. EASEMENT
P.B. 165, PG. 2
12' UTILITY EASEMENT
P.B. 165., PG. 2

TEXAS ROADHOUSE
PARCEL

A-368.20'
R-3258.64'
D-06°28'26"
CB-N 03°06'49"E
LC-308.00'

EAST LINE
UTILITY EASEMENT
O.R.B. 45607
PG. 100 B.C.R.

EAST LINE PARCEL "E",
WESTERLY R/W
LYONS ROAD

N89°35'18"E
17.24'

POINT OF
BEGINNING

WEST LINE
PARCEL "E"

N89°35'18"E
15.21'

N00°24'42"W
14.47'

S00°24'42"E
14.47'

24.00'
UTILITY EASEMENT
O.R.B.44649, PG. 1281
O.R.B.44649, PG. 1289

NORTH LINE
UTILITY EASEMENT
O.R.B. 45607
PG. 100 B.C.R.

EASEMENT
O.R.B. 45607
PG. 100 B.C.R.

S89°35'18"W
32.45'

PARCEL "B"
SAWGRASS EXCHANGE PLAT
PB 165, PG 2

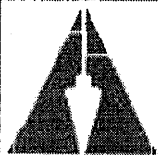
PARCEL "E"
SAWGRASS EXCHANGE PLAT
PB 165, PG 2

A-90.94'
R-3362.64'
D-01°32'58"
CB- N 03°34'31" E
LC- 90.93'

LEGEND:

P.B. PLAT BOOK
PG. PAGE
A ARC
B.C.R. BROWARD COUNTY RECORDS
CB CHORD BEARING
D CENTRAL ANGLE
LC LONG CHORD
O.R.B. OFFICIAL RECORDS BOOK
R RADIUS

POINT OF COMMENCEMENT
SOUTHEAST CORNER; PARCEL "E";
(P.B. 165, PG. 2)



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DATE 11-20-17

DRAWN BY RCA

F.B./ PG. NA

SCALE NTS

PAGE NO. 2 OF 2

A PORTION OF PARCELS "B" SAWGRASS EXCHANGE PLAT
(P.B. 165, PG.3 B.C.R.)
UTILITY EASEMENT (WATER)