

Prepared by: A. J. Hydro Engineering, Inc.
Name: Howard Jablon, P.E.
Address: 5932 NW 73rd 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):
484206360020

UTILITY EASEMENT

(Water, Wastewater, and General Utilities)

THIS UTILITY EASEMENT is made and entered into this 21st day of July, 2017 by and between Klemow at 5100 Hillsboro, LLC a Florida corporation, which has its principal place of business at 6950 Griffin Road, Davie, Fl 33314 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 21 day of July, 2017.

GRANTOR:

Klemow at 5100 Hillsboro, LLC
(Name of granting corporation)

a Florida corporation
(Here insert state of incorporation)

by: [Signature]
- President

JORDAN KLEMAW
(Print/type/stamp name of _____-pres.)

(Corp seal)
ATTEST:

[Signature]
- Secretary

JORDAN KLEMAW
(Print/type/stamp name of _____-sec.)

Witness:

[Signature]
Glenn Marks
(Print/type/stamp name of _____-sec.)

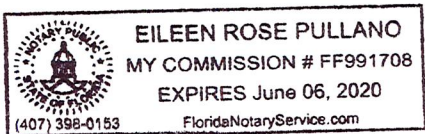
Witness:

[Signature]
Linda Scott
(Print/type/stamp name of _____-pres.)

STATE OF Florida

COUNTY OF Broward

The foregoing Utility Easement was acknowledged before me this 21 day of July 2017 by Jordan Klemow, _____ president (name and title), and Jordan Klemow _____ secretary (name and title) of Klemow 5100 Hillsboro LLC (name of grantor corporation), a Florida (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.



[Signature]
Notary Public-State of Florida
Eileen R Pullano
(Print/type/stamp name of Notary Public)

My commission expires: June 6, 2020

My commission number is: FF991708

(N.P. Seal)

EXHIBIT A

**UTILITY EASEMENT
IN THE PINES**

LEGAL DESCRIPTION

A STRIP OF LAND LYING WITHIN TRACTS A, B, AND LB1, **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 639.98 FEET; THENCE SOUTH 00°25'02" EAST, A DISTANCE OF 40.52 FEET TO THE **POINT OF BEGINNING #1**; THENCE CONTINUE SOUTH 00°25'02" EAST, A DISTANCE OF 373.08 FEET; THENCE SOUTH 89°53'37" EAST, A DISTANCE OF 52.88 FEET; THENCE SOUTH 00°06'23" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 89°53'37" EAST, A DISTANCE OF 14.22 FEET; THENCE SOUTH 00°25'02" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°53'37" WEST, A DISTANCE OF 14.32 FEET; THENCE SOUTH 00°06'23" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 89°53'37" WEST, A DISTANCE OF 235.07 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 67.00 FEET AND A CENTRAL ANGLE OF 23°19'53", A DISTANCE OF 27.28 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 13.00 FEET AND A CENTRAL ANGLE OF 39°17'26", A DISTANCE OF 8.91 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 27.00 FEET AND A CENTRAL ANGLE OF 126°47'39", A DISTANCE OF 59.75 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 13.00 FEET AND A CENTRAL ANGLE OF 36°54'53", A DISTANCE OF 8.38 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 62.00 FEET AND A CENTRAL ANGLE OF 15°33'21", A DISTANCE OF 16.83 FEET; THENCE NORTH 00°25'02" WEST, A DISTANCE OF 46.55 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 89°28'35", A DISTANCE OF 15.62 FEET; THENCE NORTH 89°53'37" WEST, A DISTANCE OF 63.09 FEET; THENCE NORTH 00°25'02" WEST, A DISTANCE OF 76.00 FEET; THENCE SOUTH 89°53'37" EAST, A DISTANCE OF 57.87 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 90°31'25", A DISTANCE OF 23.70 FEET; THENCE NORTH 00°25'02" WEST, A DISTANCE OF 84.69 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS NORTH 89°34'58" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 62.00 FEET AND A CENTRAL ANGLE OF 15°42'20", A DISTANCE OF 17.00 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 13.00 FEET AND A CENTRAL ANGLE OF 37°16'16", A DISTANCE OF 8.46 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 27.00 FEET AND A CENTRAL ANGLE OF 78°34'11", A DISTANCE OF 37.03 FEET; THENCE NORTH 16°06'24" EAST, A DISTANCE OF 7.01 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS SOUTH 23°49'05" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 32.00 FEET AND A CENTRAL ANGLE OF 44°58'27", A DISTANCE OF 25.12 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8.00 FEET AND A CENTRAL ANGLE OF 37°16'16", A DISTANCE OF 5.20 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 67.00 FEET AND A CENTRAL ANGLE OF 15°42'20", A DISTANCE OF 18.37 FEET; THENCE NORTH 89°35'26" EAST, A DISTANCE OF 143.34 FEET; THENCE NORTH 00°25'02" WEST, A DISTANCE OF 60.07 FEET; THENCE NORTH 89°34'58" EAST, A DISTANCE OF 20.67 FEET; THENCE SOUTH 00°25'02" EAST, A DISTANCE OF 6.00 FEET; THENCE NORTH 89°34'58" EAST, A DISTANCE OF 26.00 FEET TO THE **POINT OF BEGINNING**.

LESS THEREFROM:

COMMENCE AT THE AFORESAID 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 639.98 FEET; THENCE SOUTH 00°25'02" EAST, A DISTANCE OF 161.59 FEET; THENCE SOUTH 89°34'58" WEST, A DISTANCE OF 49.00 FEET TO THE **POINT OF BEGINNING #2**; THENCE SOUTH 00°25'02" EAST, A



HSQ GROUP, INC.
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1489 West Palmetto Park Rd., Suite 340
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CA26258 • LB7924

PROJECT: **IN THE PINES**

PROJECT NO.: 1401-04

DATE: 4/28/17

SHEET 1 OF 3