

INSTR # 113470243  
Recorded 01/22/16 02:05:35 PM  
Broward County Commission  
Doc-D: \$0.70  
Deputy Clerk 5040  
#1, 10 Pages

Prepared by: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_

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

Property appraiser's PIN(s):  
\_\_\_\_\_

**UTILITY EASEMENT**

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

**THIS UTILITY EASEMENT** is made and entered into this 21 day of Jan,  
20 16 by and between Lambert Holdings (name of Corporation), a  
FL (State of incorporation) corporation, which has its principal place of business at  
5750 N. State Rd 7 (insert full street address),  
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 Jan, 2016.

GRANTOR:

Olt Lamba Hldy  
(Name of granting corporation)

a FL corporation  
(Here insert state of incorporation)

by: Olt  
- President

Daniel Lambert  
(Print/type/stamp name of \_\_\_\_\_ pres.)

(Corp seal)  
ATTEST:

Olt

Dana Lambert Secretary

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

Witness:

Angelic Shaw  
(Print/type/stamp name of \_\_\_\_\_ sec.)

Witness:

Gina M. Johns  
(Print/type/stamp name of \_\_\_\_\_ pres.)

STATE OF FL

COUNTY OF Broward

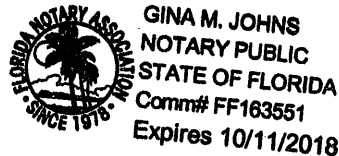
The foregoing Utility Easement was acknowledged before me this 21 day of Jan, 2016 by Daniel Lambert president (name and title), and Dana Lambert secretary (name and title) of \_\_\_\_\_ (name of grantor corporation), a \_\_\_\_\_ (state or place of incorporation) corporation. He/she/they is/are personally known to me or has/have produced \_\_\_\_\_ (type of ID) and \_\_\_\_\_ (type of ID), respectively, as identification.

Gina M. Johns  
Notary Public-State of \_\_\_\_\_

(Print/type/stamp name of Notary Public)

My commission expires: \_\_\_\_\_

My commission number is: \_\_\_\_\_



(N.P. Seal)

# JOHN A. GRANT, JR., INC.

3333 NORTH FEDERAL HIGHWAY  
PHONE : (561) 395-3333

CONSULTING ENGINEERS & LAND SURVEYORS  
LICENSED BUSINESS # LB 50

BOCA RATON, FLORIDA 33431  
FAX : (561) 395-3315

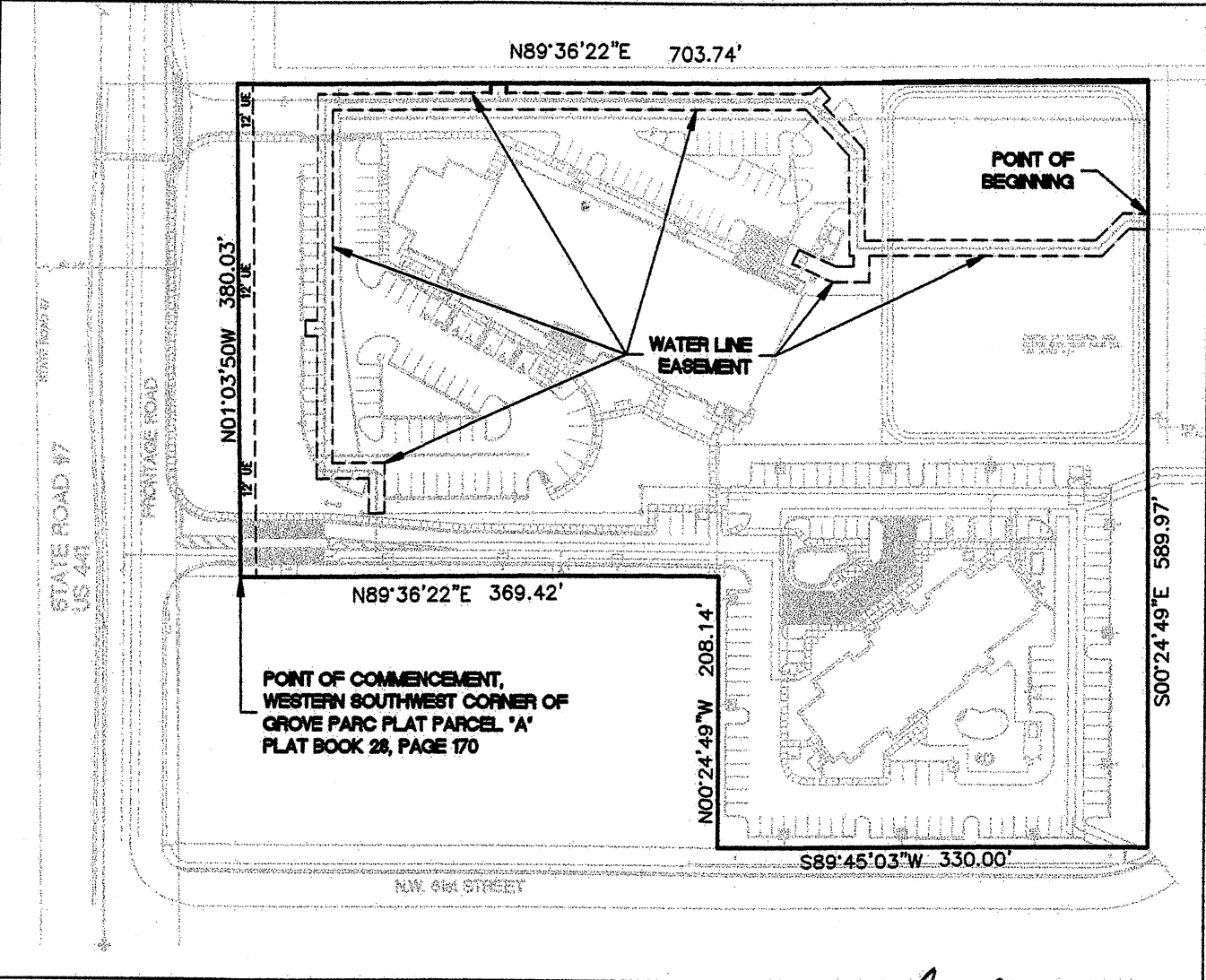
## SKETCH OF WATER LINE EASEMENT

A PORTION OF PARCEL "A" PLAT BOOK 178,  
PAGE 146 OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA

### LEGEND

- R/W - RIGHT-OF-WAY
- UE - UTILITY EASEMENT
- FH - FIRE HYDRANT
- UE - UTILITY EASEMENT
- POC - POINT OF COMMENCEMENT
- POB - POINT OF BEGINNING

NOTE: SEE SHEETS 2 & 3 FOR  
DETAILED EASEMENT SKETCH



SECTION 7, TOWNSHIP 48 SOUTH, RANGE 42 EAST

**THIS IS NOT A SURVEY !**

Drawn By <u>TFL</u>	Date <u>01/12/2016</u>
Checked By <u>TFL</u>	F.B. <u>N/A</u> Pg. <u>N/A</u>
Scale <u>N.T.S.</u>	Job No. <u>JG6531</u>
Sheet <u>1</u> of <u>5</u>	

REVIEWED AND APPROVED  
*Thomas F. Lubanovic*  
THOMAS F. LUBANOVIC  
PROFESSIONAL SURVEYOR & MAPPER NO. LS6939  
STATE OF FLORIDA

EASEMENT SITE PLAN  
(NOT TO SCALE)

# JOHN A. GRANT, JR., INC.

3333 NORTH FEDERAL HIGHWAY  
PHONE : (561) 395-3333

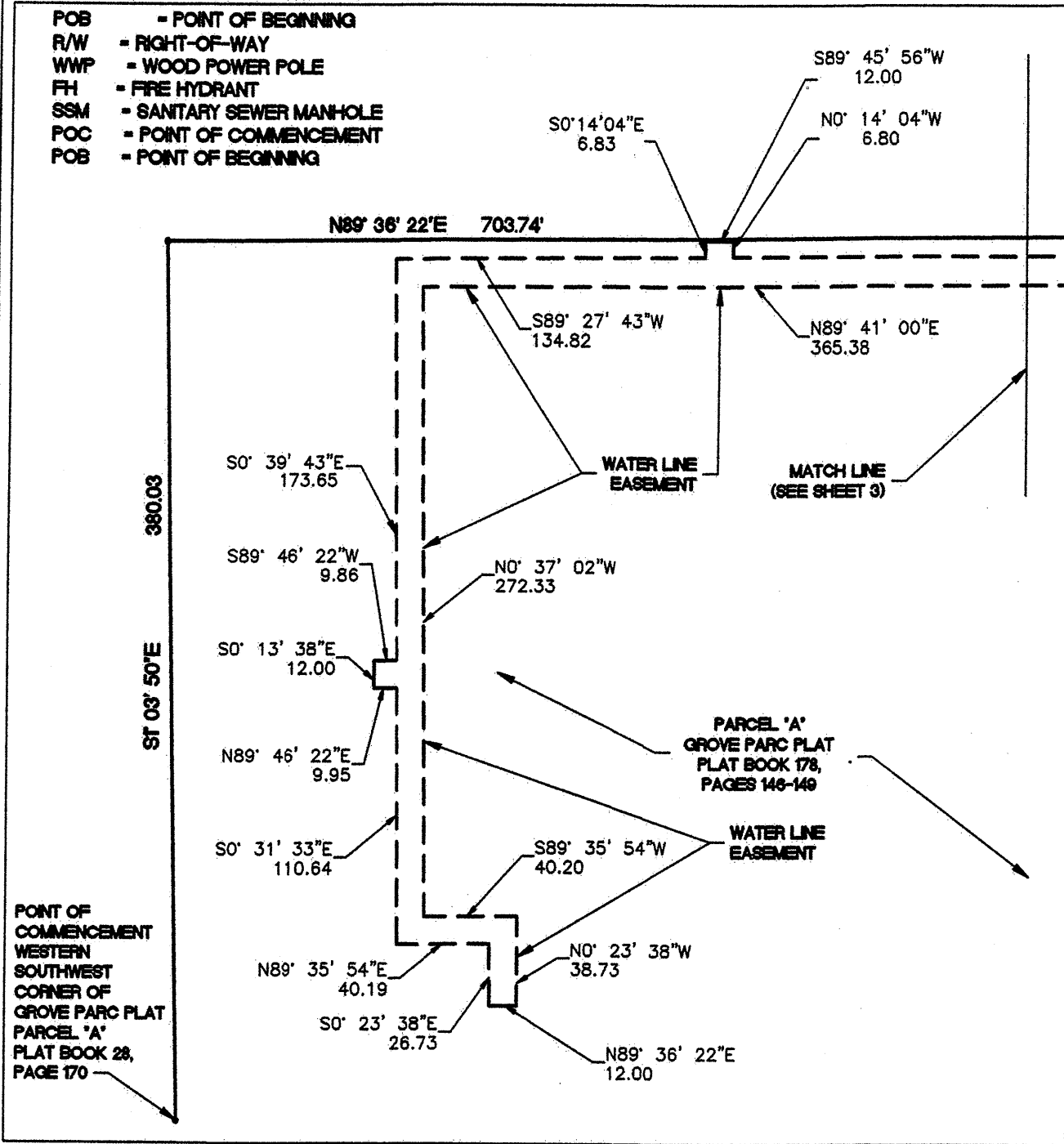
CONSULTING ENGINEERS & LAND SURVEYORS  
LICENSED BUSINESS # LB 50

BOCA RATON, FLORIDA 33431  
FAX : (561) 395-3315

## SKETCH OF DESCRIPTION WATER LINE EASEMENT

### LEGEND

- POB - POINT OF BEGINNING
- R/W - RIGHT-OF-WAY
- WWP - WOOD POWER POLE
- FH - FIRE HYDRANT
- SSM - SANITARY SEWER MANHOLE
- POC - POINT OF COMMENCEMENT
- POB - POINT OF BEGINNING



SECTION 7, TOWNSHIP 48 SOUTH, RANGE 42 EAST

POINT OF COMMENCEMENT  
WESTERN  
SOUTHWEST  
CORNER OF  
GROVE PARC PLAT  
PARCEL 'A'  
PLAT BOOK 28,  
PAGE 170

Drawn By TFL Date 01/12/2016  
Checked By TFL F.B. N/A Pg. N/A  
Scale N.T.S. Job No. JG6531  
Sheet 2 of 5

EASEMENT DETAIL  
(NOT TO SCALE)

NOTE: SEE SHEETS 4 & 5 FOR  
EASEMENT DESCRIPTION

# JOHN A. GRANT, JR., INC.

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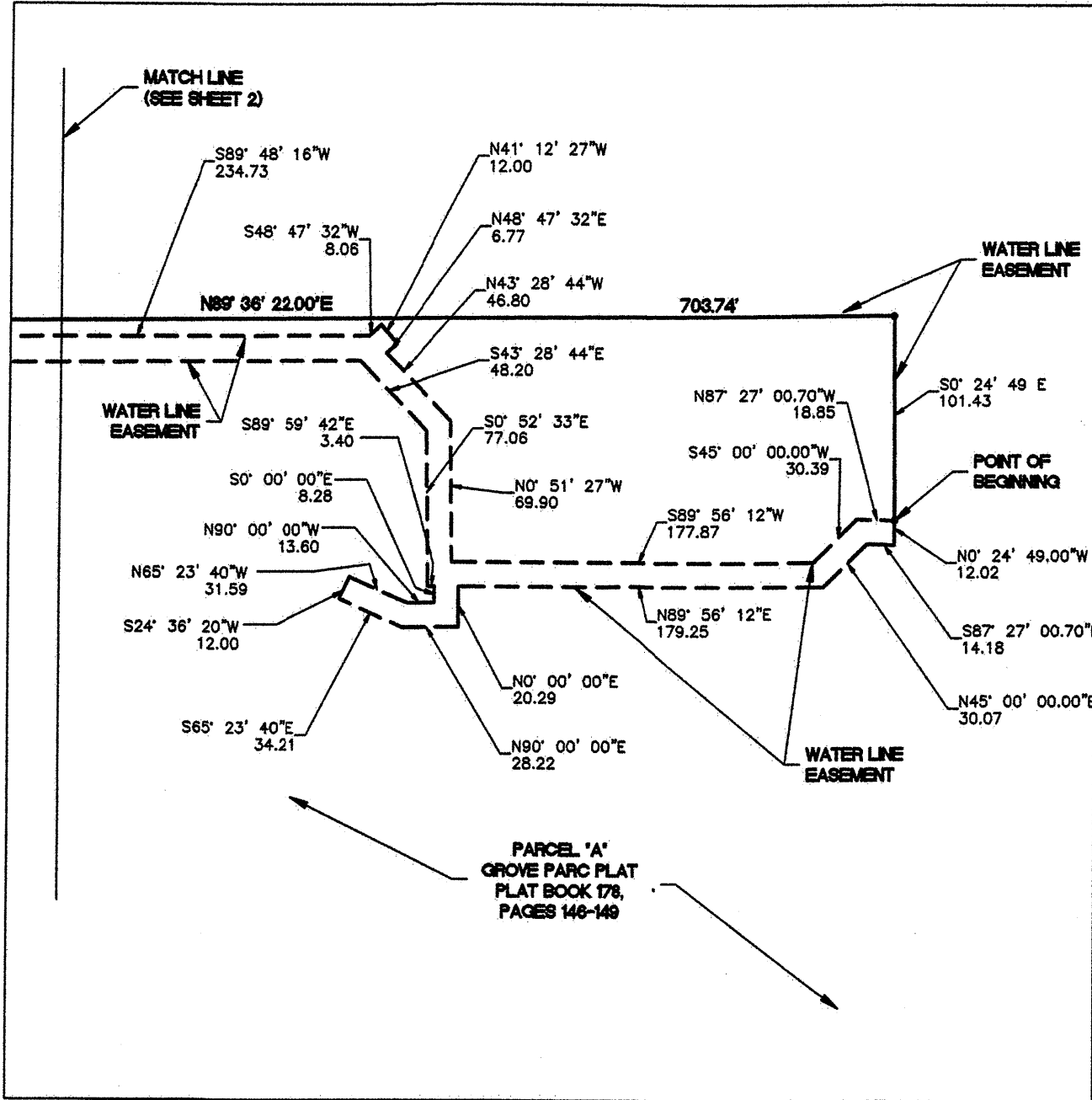
CONSULTING ENGINEERS & LAND SURVEYORS  
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FAX : (561) 395-3315

## SKETCH OF WATER LINE EASEMENT

A PORTION OF PARCEL "A" PLAT BOOK 178,  
PAGE 146 OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA

SECTION 7, TOWNSHIP 48 SOUTH, RANGE 42 EAST



Drawn By TFL Date 01/12/2016  
 Checked By TFL F.B. N/A Pg. N/A  
 Scale N.T.S. Job No. JG6531  
 Sheet 3 of 5

**EASEMENT DETAIL  
(NOT TO SCALE)**

NOTE: SEE SHEETS 4 & 5 FOR  
EASEMENT DESCRIPTION

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LICENSED BUSINESS # LB 50

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FAX : (561) 395-3315

## LEGAL DESCRIPTION WATER LINE EASEMENT

**PARCEL "A" OF LAND LYING IN THE GROVE PARC PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 146 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE THE WESTERLY SOUTHWEST CORNER OF SAID PARCEL "A" OF THE "GROVE PARC PLAT" AS RECORDED IN PLAT BOOK 178, PAGES 146-149;**

**THENCE RUNNING EASTERLY ALONG THE PROPERTY LINE OF PARCEL "A" WITH A BEARING OF N89°36'22"E, A DISTANCE OF 369.42 FEET TO A POINT, SAID POINT BEING "A" THE POINT OF BEGINNING OF THE HERIN DESCRIBED UTILITY EASEMENT;**

**THENCE N89°36'22"E, A DISTANCE OF 703.74 FEET ALONG THE NORTHERN LINE OF PARCEL A TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL "A" OF THE "GROVE PARC PLAT".**

**THENCE S0°24'49"E, A DISTANCE OF 101.43 FEET ALONG THE EASTERN LINE OF PARCEL "A" TO A POINT; SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED UTILITY EASEMENT;**

**THENCE WITH A BEARING OF N87°27'01"W, A DISTANCE OF 18.85 FEET TO A POINT;  
THENCE WITH A BEARING OF S45°00'00"W, A DISTANCE OF 30.39 FEET TO A POINT;  
THENCE WITH A BEARING OF S89°56'12"W, A DISTANCE OF 177.87 FEET TO A POINT;  
THENCE WITH A BEARING OF N00°51'27"W, A DISTANCE OF 69.90 FEET TO A POINT;  
THENCE WITH A BEARING OF N43°28'44"W, A DISTANCE OF 46.80 FEET TO A POINT;  
THENCE WITH A BEARING OF N48°47'32"E, A DISTANCE OF 6.77 FEET TO A POINT;  
THENCE WITH A BEARING OF N41°12'27"W, A DISTANCE OF 12.00 FEET TO A POINT;  
THENCE WITH A BEARING OF S48°47'32"W, A DISTANCE OF 8.06 FEET TO A POINT;  
THENCE WITH A BEARING OF S89°48'16"W, A DISTANCE OF 234.73 FEET TO A POINT;  
THENCE WITH A BEARING OF N00°14'04"W, A DISTANCE OF 6.80 FEET TO A POINT;  
THENCE WITH A BEARING OF S00°14'04"E, A DISTANCE OF 6.83 FEET TO A POINT;**

(CONTINUED ON SHEET 5 OF 5)

**THIS IS NOT A SURVEY !**

Drawn By	TFL	Date	01/12/2016
Checked By	TFL	F.B.	N/A Pg. N/A
Scale	N.T.S.	Job No.	JG6531
Sheet	4	of	5

**NOTE:**

**ALL BEARINGS SHOWN HEREON ARE RELATIVE TO ANY INFORMATION DESCRIBED ON THE GROVE PARC PLAT (BROWARD COUNTY PLAT BOOK 178, PAGES 146-149) HEREIN INCORPORATED BY REFERENCE.**

# JOHN A. GRANT, JR., INC.

3333 NORTH FEDERAL HIGHWAY  
PHONE : (561) 395-3333

CONSULTING ENGINEERS & LAND SURVEYORS  
LICENSED BUSINESS # LB 50

BOCA RATON, FLORIDA 33431  
FAX : (561) 395-3315

## LEGAL DESCRIPTION WATER LINE EASEMENT

(CONTINUED FROM SHEET 4 OF 5)

THENCE WITH A BEARING OF S89°27'43"W, A DISTANCE OF 134.82 FEET TO A POINT;  
THENCE WITH A BEARING OF S00°39'43"E, A DISTANCE OF 173.65 FEET TO A POINT;  
THENCE WITH A BEARING OF S89°46'22"W, A DISTANCE OF 9.86 FEET TO A POINT;  
THENCE WITH A BEARING OF S00°13'38"E, A DISTANCE OF 12.00 FEET TO A POINT;  
THENCE WITH A BEARING OF N89°46'22"E, A DISTANCE OF 9.95 FEET TO A POINT;  
THENCE WITH A BEARING OF S00°31'33"E, A DISTANCE OF 110.64 FEET TO A POINT;  
THENCE WITH A BEARING OF N89°35'54"E, A DISTANCE OF 40.19 FEET TO A POINT;  
THENCE WITH A BEARING OF S00°23'38"E, A DISTANCE OF 26.73 FEET TO A POINT;  
THENCE WITH A BEARING OF N89°36'22"E, A DISTANCE OF 12.00 FEET TO A POINT;  
THENCE WITH A BEARING OF N00°23'38"W, A DISTANCE OF 38.73 FEET TO A POINT;  
THENCE WITH A BEARING OF S89°35'54"W, A DISTANCE OF 40.20 FEET TO A POINT;  
THENCE WITH A BEARING OF N00°37'02"W, A DISTANCE OF 272.33 FEET TO A POINT;  
THENCE WITH A BEARING OF N89°41'00"E, A DISTANCE OF 365.38 FEET TO A POINT;  
THENCE WITH A BEARING OF S43°28'44"E, A DISTANCE OF 48.20 FEET TO A POINT;  
THENCE WITH A BEARING OF S00°52'33"E, A DISTANCE OF 77.06 FEET TO A POINT;  
THENCE WITH A BEARING OF S89°59'42"E, A DISTANCE OF 3.40 FEET TO A POINT;  
THENCE WITH A BEARING OF S00°00'00"E, A DISTANCE OF 8.28 FEET TO A POINT;  
THENCE WITH A BEARING OF N90°00'00"W, A DISTANCE OF 13.60 FEET TO A POINT;  
THENCE WITH A BEARING OF N65°23'40"W, A DISTANCE OF 31.59 FEET TO A POINT;  
THENCE WITH A BEARING OF S24°36'20"W, A DISTANCE OF 12.00 FEET TO A POINT;  
THENCE WITH A BEARING OF S65°23'40"E, A DISTANCE OF 34.21 FEET TO A POINT;  
THENCE WITH A BEARING OF N90°00'00"E, A DISTANCE OF 28.22 FEET TO A POINT;  
THENCE WITH A BEARING OF N00°00'00"E, A DISTANCE OF 20.29 FEET TO A POINT;  
THENCE WITH A BEARING OF N89°56'12"E, A DISTANCE OF 179.25 FEET TO A POINT;  
THENCE WITH A BEARING OF N45°00'00"E, A DISTANCE OF 30.07 FEET TO A POINT;  
THENCE WITH A BEARING OF S87°27'01"E, A DISTANCE OF 14.18 FEET TO A POINT;

THENCE WITH A BEARING OF N0°24'49"W, A DISTANCE OF 12.02 FEET TO A POINT  
ON THE NORTHERN BOUNDARY LINE OF PARCEL "A"; SAID POINT BEING THE POINT  
OF BEGINNING.

**THIS IS NOT A SURVEY !**

Drawn By	TFL	Date	01/12/2016
Checked By	TFL	F.B.	N/A Pg. N/A
Scale	N.T.S.	Job No.	JG6531
Sheet	5	of	5

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(BROWARD COUNTY PLAT BOOK 178,  
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BY REFERENCE.

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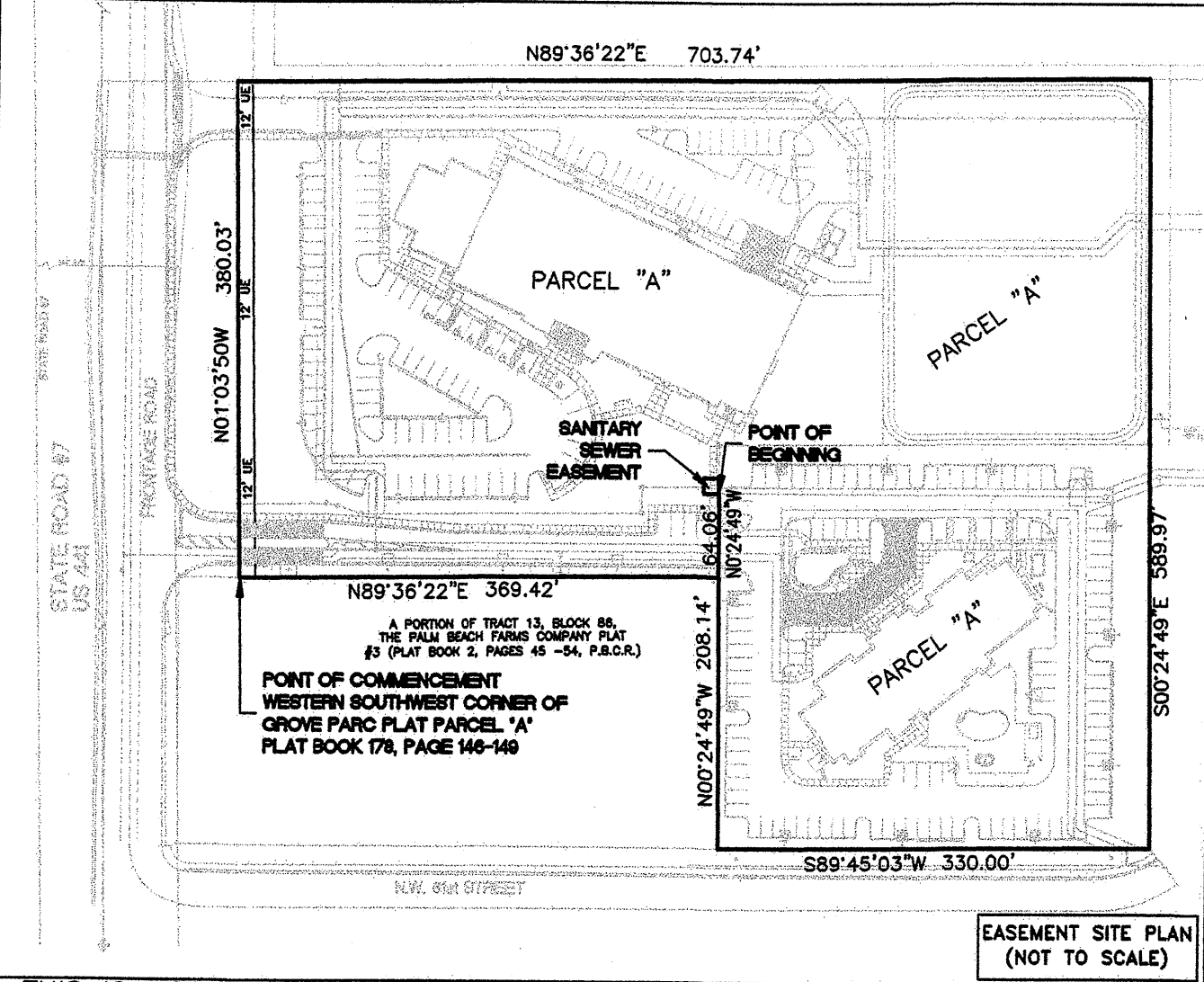
## SKETCH OF SANITARY SEWER EASEMENT

A PORTION OF PARCEL "A" PLAT BOOK 178,  
PAGE 146 OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA

### LEGEND

- R/W - RIGHT-OF-WAY
- UE - UTILITY EASEMENT
- FH - FIRE HYDRANT
- SSM - SANITARY SEWER MANHOLE
- POC - POINT OF COMMENCEMENT
- POB - POINT OF BEGINNING

NOTE: SEE SHEET 2 FOR DETAILED  
EASEMENT SKETCH



SECTION 7, TOWNSHIP 48 SOUTH, RANGE 42 EAST

**THIS IS NOT A SURVEY !**

Drawn By <u>TFL</u>	Date <u>01/14/2016</u>
Checked By <u>TFL</u>	F.B. <u>N/A</u> Pg. <u>N/A</u>
Scale <u>N.T.S.</u>	Job No. <u>JG6531</u>
Sheet <u>1</u> of <u>3</u>	

REVIEWED AND APPROVED

*Thomas F. Lubanovic*  
THOMAS F. LUBANOVIC  
PROFESSIONAL SURVEYOR & MAPPER NO. LS6939  
STATE OF FLORIDA



# JOHN A. GRANT, JR., INC.

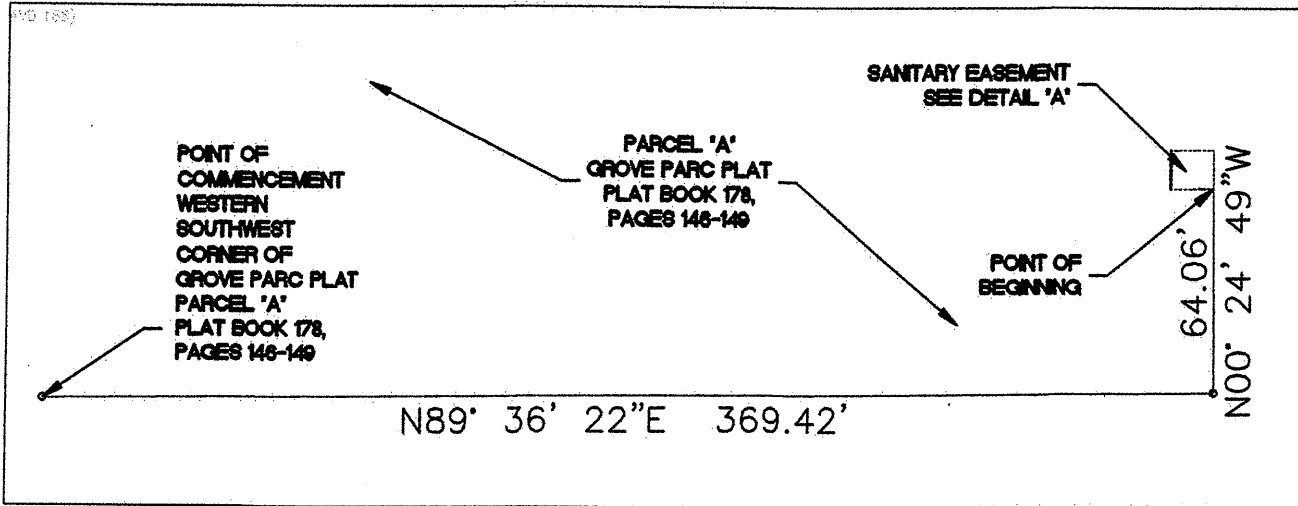
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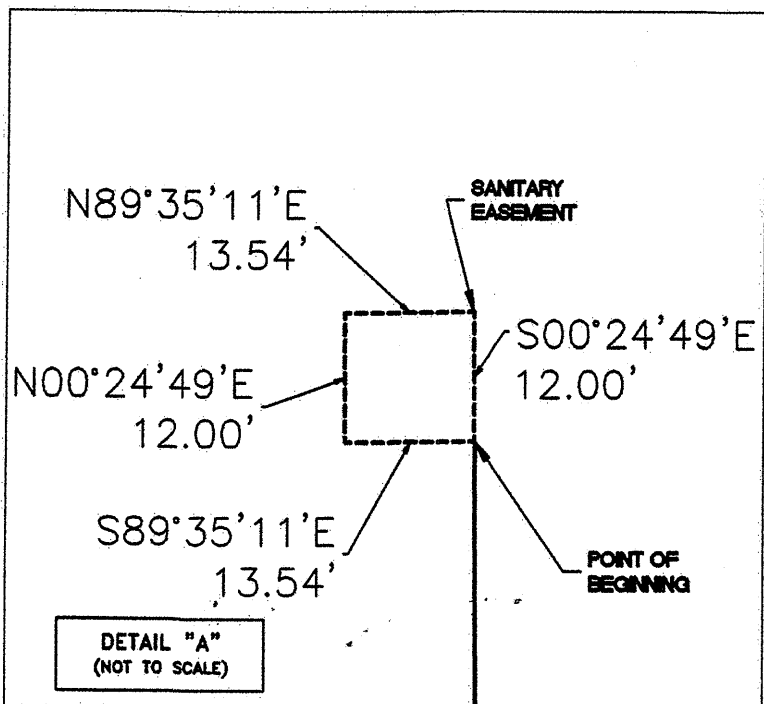
## SANITARY SEWER EASEMENT SKETCH

NOTE: SEE SHEET 3 FOR  
EASEMENT DESCRIPTION



EASEMENT DETAIL  
(NOT TO SCALE)

NOTE: SEE SHEET 3 FOR  
EASEMENT DESCRIPTION



DETAIL "A"  
(NOT TO SCALE)

Drawn By TFL Date 01/14/2016  
Checked By TFL F.B. N/A Pg. N/A  
Scale N.T.S. Job No. JG6531  
Sheet 2 of 3

SECTION 7, TOWNSHIP 48 SOUTH, RANGE 42 EAST

# JOHN A. GRANT, JR., INC.

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CONSULTING ENGINEERS & LAND SURVEYORS  
LICENSED BUSINESS # LB 50

BOCA RATON, FLORIDA 33431  
FAX : (561) 395-3315

## LEGAL DESCRIPTION FOR SANITARY EASEMENT SKETCH

**PARCEL "A" OF LAND LYING IN THE GROVE PARC PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 146-149 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE THE WESTERN SOUTHWEST CORNER OF SAID PARCEL "A" OF THE GROVE PARC PLAT PLAT AS RECORDED IN PLAT BOOK 178, PAGES 146-149;**

**THENCE RUNNING EASTERLY ALONG THE PROPERTY LINE OF PARCEL "A" WITH A BEARING OF N 89°36' 22" E , A DISTANCE OF 369.42 FEET TO A POINT, SAID POINT BEING A CORNER OF PARCEL "A" OF THE GROVE PARC PLAT;**

**THENCE N 00° 24' 49" E , A DISTANCE OF 64.06 FEET EASTERLY TO A POINT; SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED UTILITY EASEMENT;**

**THENCE WITH A BEARING OF, S 89° 35' 11" E, A DISTANCE OF 13.54 FEET ALONG THE PROPERTY LINE OF PARCEL A TO A POINT;**

**THENCE WITH A BEARING OF N 00° 24' 49" E, A DISTANCE OF 12.00 FEET TO A POINT;**

**THENCE WITH A BEARING OF N 89° 35' 11" E, A DISTANCE OF 13.54 FEET TO A POINT;**

**THENCE WITH A BEARING OF S 00° 24' 49" E, A DISTANCE OF 12.00 FEET TO A POINT;**

**SAID POINT BEING THE AFOREMENTIONED POINT OF BEGINNING.**

**THIS IS NOT A SURVEY !**

Drawn By	TFL	Date	01/14/2016
Checked By	TFL	F.B.	N/A Pg. N/A
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Sheet	3	of	3

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Exhibit "A" (1 of 2)

# Downrite Engineering Corporation

14241 SOUTHWEST 143 COURT • MIAMI, FLORIDA 33186 • PHONE: (305) 232-2340 • FAX: (305) 256-1161

## PROPOSAL

PROPOSAL SUBMITTED TO: <b>BUTTERS CONSTRUCTION</b>	PHONE: <b>954-312-2433</b>	DATE: <b>30-Jul-14</b>
STREET: <b>6820 LYONS TECHNOLOGY CIRCLE, STE. 100</b>	JOB NAME: <b>AMERICAN TOP TEAM</b>	
CITY, STATE, & ZIP CODE <b>COCONUT CREEK, FL</b>	FAX: <b>954-570-8844</b>	Page 6 of 11

### WATER:

QUANTITY	U/M	DESCRIPTION
1,083	LF	8" DIP
15	LF	6" DIP
74	LF	HDPE Service Pipe
74	LF	3" Sleeves
1,098	LF	Blueline Paint Water Main
3	EA	Fire Hydrant w/ Mega Lug
5	EA	8" Gate Valve & Box w/ Mega Lug
4	EA	6" Gate Valve & Box w/ Mega Lug
1	EA	8" Saddle w/ 2" Corp.
4	EA	8" x 6" Tee w/ Mega Lug
4	EA	8" 90 Bend w/ Mega Lug
2	EA	8" 45 Bend w/ Mega Lug
1	EA	2" Water Service (domestic or irrigation)
54	EA	8" Pipe Joint Restraint
1	EA	8" Fill & Flush Connection
1	EA	2" Backflow Preventor Assembly
2	EA	Remove Existing Plug & Connect
1	LS	HRS & Sample Points
1	LS	Survey & As-Builts

Exhibit "A" (2 of 2)

# Downrite Engineering Corporation

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### SAN. SEWER:

QUANTITY	U/M	DESCRIPTION
60	LF	6" PVC SDR-35
5	LF	8" PVC SDR-35 Lateral
13	TN	Pipe Bedding for Sewer Laterals
1	EA	8" Coupling PVC SDR-35
1	EA	8" Manhole Adaptor PVC SDR-35
1	EA	8" x 6" Reducer PVC SDR-35
2	EA	6" 45° Bend PVC SDR-35
1	EA	6" Cap PVC SDR-35
1	EA	6" Cleanout Ass'y. PVC SDR-35
1	EA	USF Box
1	EA	Concrete Collar
1	EA	Coredrill Exist. Manhole & Connect 0/6
1	EA	Rebuild Exist. Manhole Invert
1	LS	Survey & As-Builts