

Prepared by and RETURN TO:

TERRILL C. PYBURN, ESQ.
City Attorney's Office
4800 West Copans Road
Coconut Creek, FL 33063

TEMPORARY CONSTRUCTION EASEMENT

THIS INDENTURE made this ____ day of _____, 20__, by and between Swordfish Real Estate LLC, with a mailing address of 1201 Oakfield Drive, Suite 109, Brandon, Florida 33511-4932, party of the first part, and the CITY OF COCONUT CREEK, with a mailing address of 4800 West Copans Road, Coconut Creek, FL 33063, a municipal corporation in Broward County, State of Florida, as the party of the second party.

WITNESSETH: That the party of the first part, for and in consideration of the mutual promises herein contained and other valuable considerations, receipt whereof is hereby acknowledge, hereby grant(s) unto the party of the second part, its successors and assigns, a TEMPORARY CONSTRUCTION EASEMENT over, upon, under, through and across the following described land, situate in Broward County, Florida, to-wit:

See Exhibit "A"

THIS EASEMENT as described herein is to be used for the purpose of allowing the party of the second part, or its agents, to construct and install a traffic control device and conduct further construction related activities including, but not limited to, the right to modify the existing raised concrete medians, landscaping, pavement milling, and overlay grading as shown on Exhibit "B", attached hereto and incorporated herein. This Temporary Construction Easement shall be for duration of twelve (18) months or until completion of construction, whichever occurs first and includes the right of ingress and egress over and through the area described in Exhibit "A".

It is understood that upon completion of such construction, all lands disturbed thereby as a result of such construction performed thereon, will be restored to the condition as shown on Exhibit "B" without expense to the property owner.

IN WITNESS WHEREOF, the parties to this Easement Deed set their hands and seals the day and year first above written.

ATTEST:

CITY OF COCONUT CREEK, FLORIDA

Leslie W. May, City Clerk

By: _____
Mary C. Blasi, City Manager

Approved as to Form:

Terrill C. Pyburn, City Attorney

Swordfish Real Estate, LLC

By: Wm King

Title: PRESIDENT

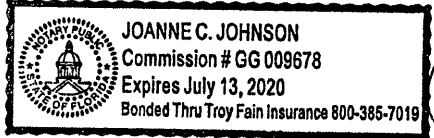
Date: 8/31/18

CORPORATE ACKNOWLEDGMENT

STATE OF FLORIDA)
 :
COUNTY OF HILLSBOROUGH)

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared WILLIAM D. MCKNIGHT, of SWORDFISH REAL ESTATE, LLC a LIMITED LIABILITY COMPANY Corporation, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that he/she executed the same.

WITNESS my hand and official seal this 31ST day of AUGUST, 2018



[Signature]
Signature of Notary Public

EXHIBIT "A" (Sheet 1 of 2)

A PARCEL OF LAND BEING A PORTION OF TRACT "J", WINSTON PARK SECTION ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 131, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "J";

THENCE S. 00°24'54" E., ALONG THE WEST LINE OF SAID TRACT "J", A DISTANCE OF 233.56 FEET;

THENCE N. 89°35'06" E., A DISTANCE OF 442.82 FEET TO THE POINT OF BEGINNING;

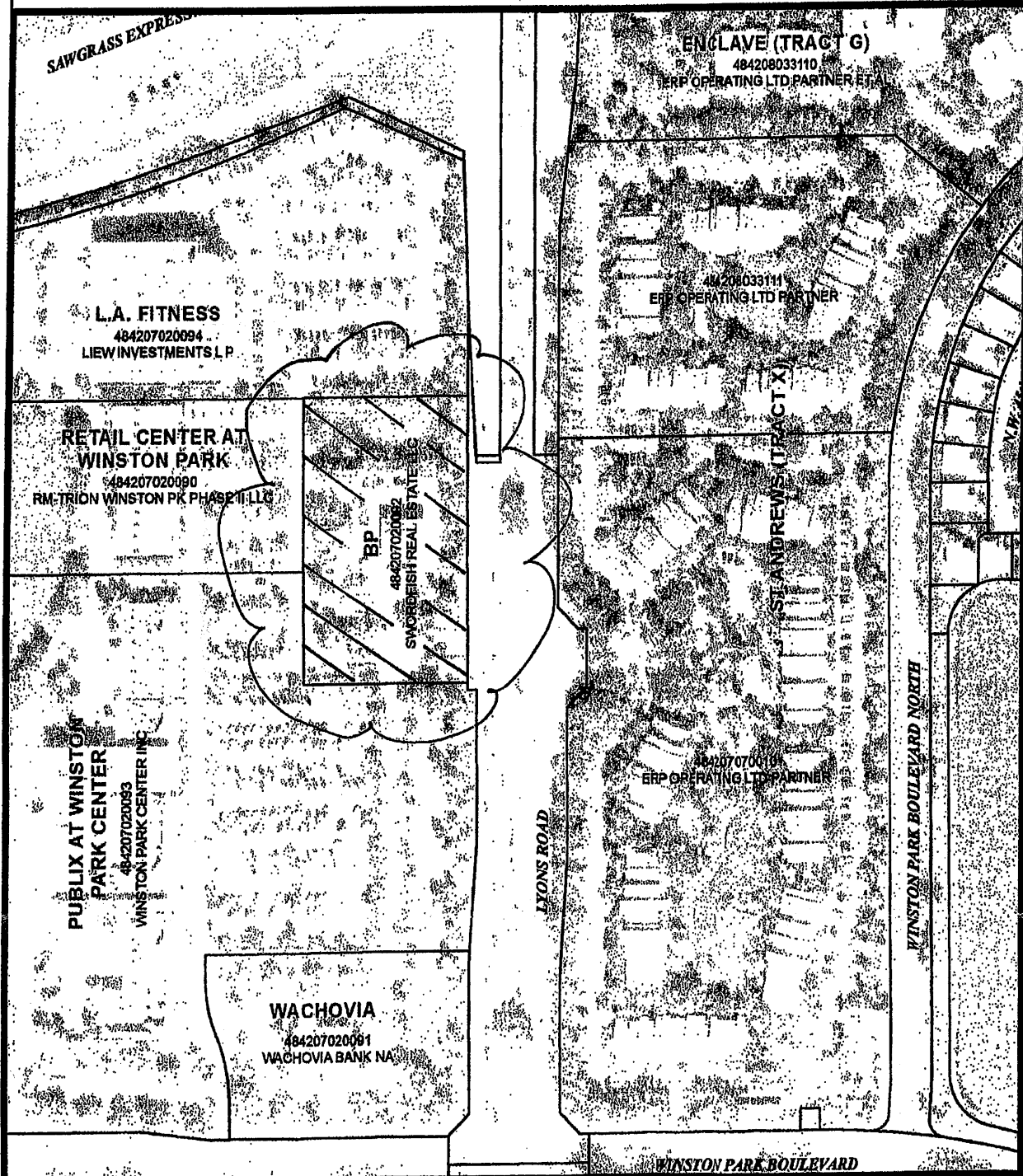
THENCE CONTINUE N. 89°35'06" E., A DISTANCE OF 238.54 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "J";

THENCE S. 00°24'54" E., ALONG SAID EAST LINE A DISTANCE OF 399.50 FEET; THENCE S. 89°35'06" W., A DISTANCE OF 238.54 FEET;

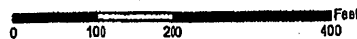
THENCE N. 00°24'54" W., A DISTANCE OF 399.50 FEET TO THE POINT OF BEGINNING;

SAID LAND SITUATE WITHIN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

Winston Park Center Intersection



City of Coconut Creek
 Utilities & Engineering Department
 October 26, 2015
 Property Owners

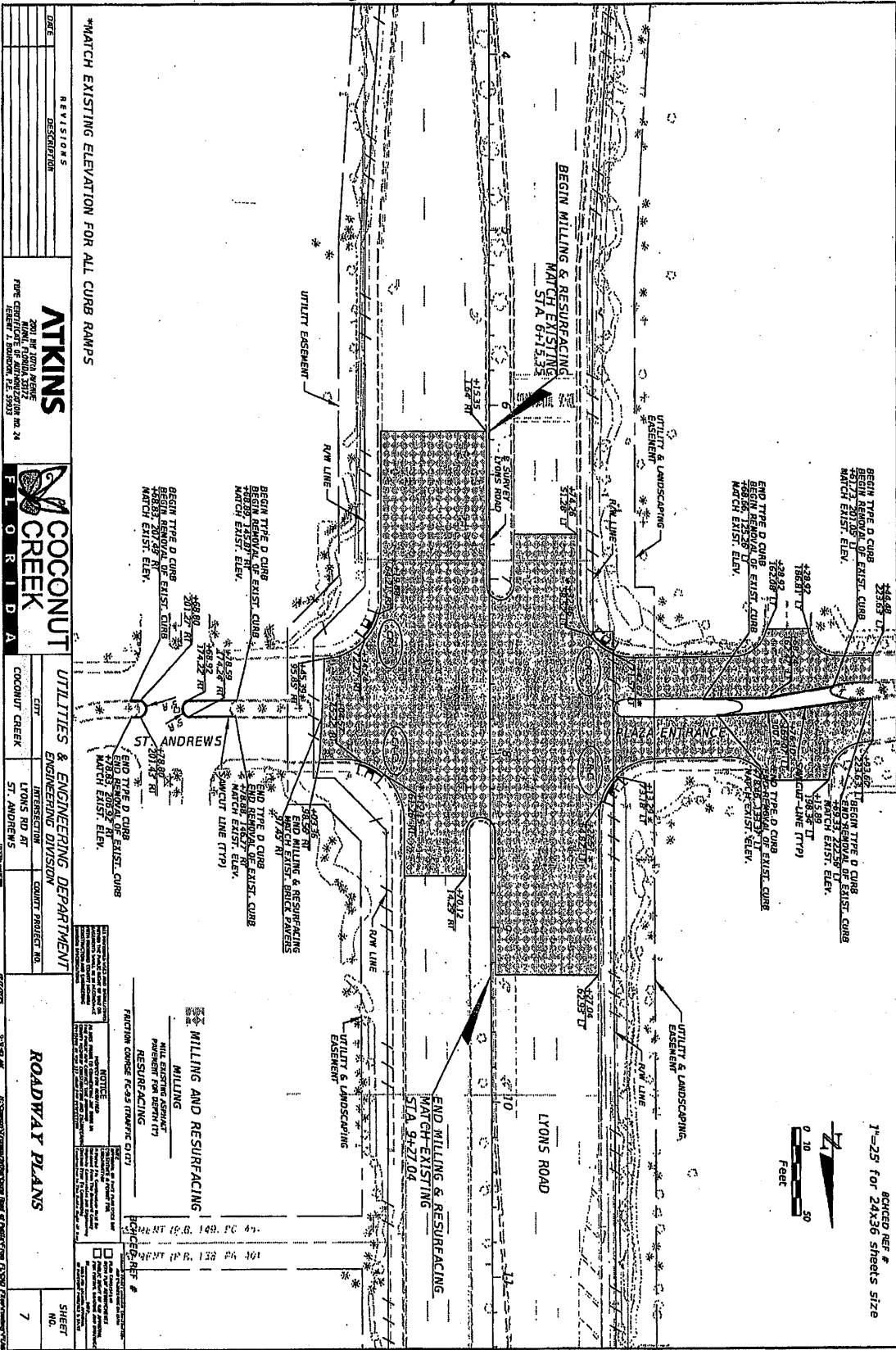


Map Scale = 1:2,400 (1" = 200')



Coconut Creek GIS
 IT Department

EXHIBIT "B"



*MATCH EXISTING ELEVATION FOR ALL CURB RAMPS

DATE	REVISIONS

ATKINS
 2001 W. FORTA AVENUE
 MIAMI, FLORIDA 33156
 PHONE: (305) 444-4400
 FAX: (305) 444-4401
 INTERNET: WWW.ATKINS.COM

COCOONUT CREEK
 FLORIDA

UTILITIES & ENGINEERING DEPARTMENT
 ENGINEERING DIVISION
 COUNTY PROJECT NO. ST. ANDREWS
 INTERSECTION LYONS RD AT ST. ANDREWS

ROADWAY PLANS

PROJECT NO. 2004-0001
 SHEET NO. 7

NOTICE: THESE PLANS AND SPECIFICATIONS SHALL BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DATA AND CONDITIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DATA AND CONDITIONS SHOWN ON THESE PLANS.