

**ACCESS EASEMENT**

(For Access to Allow for the Maintenance of Water and Sewer)

THIS ACCESS EASEMENT is made and entered into this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_ by and between \_\_\_\_\_, hereinafter called the "Grantor", and the City of Margate, a Florida municipal corporation organized and existing under the laws of the State of Florida, hereinafter referred to as "Grantee":

WITNESSETH: That, for and in consideration of the sum of one dollar (\$1.00) 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 access easement as described in Exhibit "A", attached hereto and made a part hereof, for the purposes of granting access for maintaining water and sewer, as installed in Exhibit "B" attached hereto and made a part hereof. Situate, lying and being in Broward County, Florida,

IN WITNESS WHEREOF, GRANTOR has caused this Access Easement to be executed in its name this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Witness:

GRANTOR:

\_\_\_\_\_

\_\_\_\_\_

Print Name

Print Name

Witness:

Witness:

\_\_\_\_\_

\_\_\_\_\_

Print Name

Print Name

STATE OF: \_\_\_\_\_

COUNTY OF: \_\_\_\_\_

This foregoing Access Easement acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_

I HEREBY CERTIFY that on this day personally appeared \_\_\_\_\_ of \_\_\_\_\_, to me known as the person described in and who executed the foregoing Access Easement and who acknowledged before me that he/she executed the same for the purpose herein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at \_\_\_\_\_ the above stated County, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D.

\_\_\_\_\_  
Notary Public  
State of Florida at Large

My commission expires:

**DESCRIPTION:**

**EXHIBIT A**

BEING A PORTION OF PARCEL B, COCONUT CREEK PARKPLEX PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, PAGE 65 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY NORTHEAST CORNER OF SAID PARCEL B; THENCE, ALONG THE EAST LINE OF SAID PARCEL B, SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF N.W. 45TH AVENUE, SOUTH 01°12'47" EAST, A DISTANCE OF 40.23 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG SAID EAST LINE SOUTH 01°12'47" EAST, A DISTANCE OF 15.00 FEET; THENCE, DEPARTING SAID EAST LINE, SOUTH 88°47'13" WEST, A DISTANCE OF 38.10 FEET; THENCE SOUTH 01°12'47" EAST, A DISTANCE OF 37.74 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 5.06 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 2.52 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 10.00 FEET; NORTH 01°12'47" WEST, A DISTANCE OF 49.90 FEET; NORTH 88°47'13" EAST, A DISTANCE OF 53.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,335 SQUARE FEET OR 0.0307 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

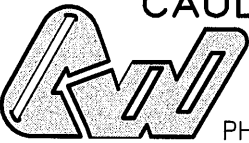
**NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO EAST LINE OF PARCEL B, COCONUT CREEK PARKPLEX PLAT, PLAT BOOK 173, PAGE 65, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE BEARING SOUTH 01°12'47" EAST.
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

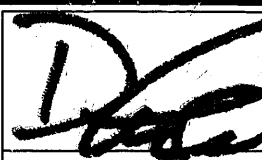
**CERTIFICATE:**

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 SURVEYED UNDER MY DIRECTION ON OCTOBER 29, 2016. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

**SHEET 1 OF 2**



**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

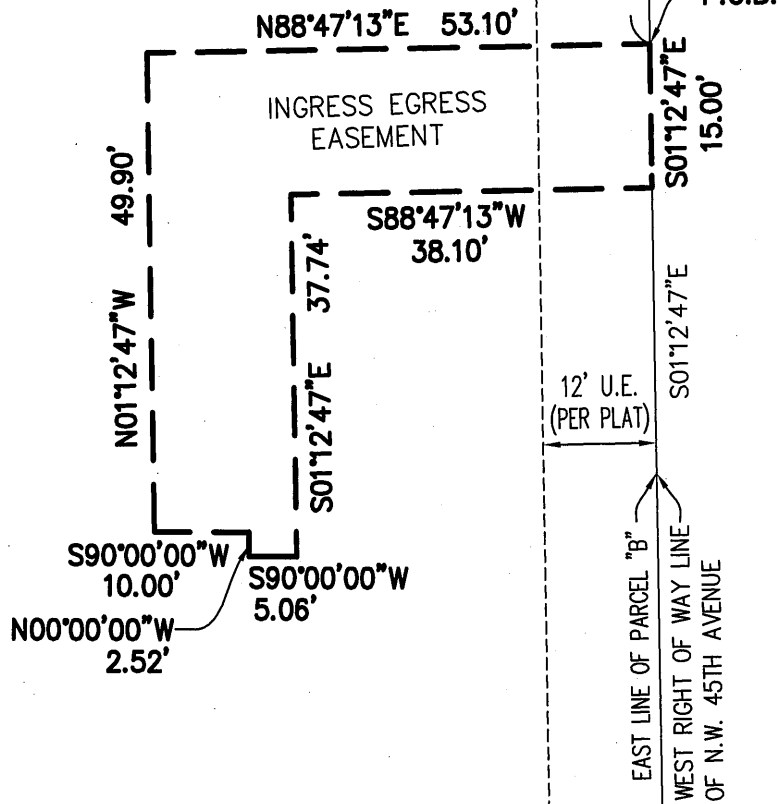
DATE	10/29/16
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7136-IEE

**UNIVERSITY DODGE  
 INGRESS EGRESS EASEMENT  
 SKETCH OF DESCRIPTION**

20' LANDSCAPE BUFFER  
 PARCEL "D"  
 COCONUT CREEK PARKPLEX PLAT  
 P.B. 173, PG. 65, B.C.R.  
 N87°52'03"E 109.54'  
 NORTH LINE OF PARCEL "B"

P.O.C.  
 MOST SOUTHERLY  
 N.E. CORNER  
 PARCEL B

PARCEL "B"  
 COCONUT CREEK PARKPLEX PLAT  
 P.B. 173, PG. 65, B.C.R.

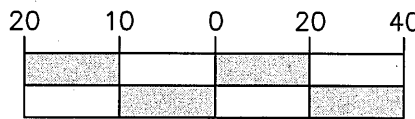


EAST LINE OF THE N.E. 1/4  
 OF SECTION 31-48-42

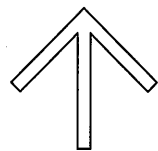
N.W. 45th AVENUE  
 70' RIGHT-OF-WAY

**LEGEND**

- ⊕ - CENTERLINE
- B.C.R. - BROWARD COUNTY RECORDS
- P.B. - PLAT BOOK
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- U.E. - UTILITY EASEMENT



GRAPHIC SCALE  
 1" = 20'  
 (IN FEET)



NORTH  
 SHEET 2 OF 2

**CAULFIELD & WHEELER, INC.**



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

**FIRE STATION 50  
 INGRESS EGRESS EASEMENT  
 SKETCH OF DESCRIPTION**

DATE	10/29/16
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7513-IEE

**DESCRIPTION:**

**EXHIBIT B**

BEING A PORTION OF PARCEL B, COCONUT CREEK PARKPLEX PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, PAGE 65 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY NORTHEAST CORNER OF SAID PARCEL B; THENCE, ALONG THE EAST LINE OF SAID PARCEL B, SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF N.W. 45TH AVENUE, SOUTH 01°12'47" EAST, A DISTANCE OF 93.78 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUING ALONG SAID EAST LINE SOUTH 01°12'47" EAST, A DISTANCE OF 14.00 FEET; THENCE, DEPARTING SAID EAST LINE SOUTH 90°00'00" WEST, A DISTANCE OF 15.31 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 4.00 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 38.15 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 12.52 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 2.52 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 43.17 FEET; TO THE POINT OF BEGINNING.

CONTAINING 619 SQUARE FEET OR 0.0142 ACRES, MORE OR LESS.

SAID LANDS SITUATE 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. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO EAST LINE OF PARCEL B, COCONUT CREEK PARKPLEX PLAT, PLAT BOOK 173, PAGE 65, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE BEARING SOUTH 01°12'47" EAST.
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

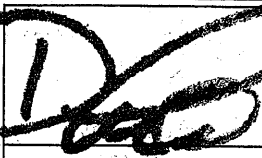
**CERTIFICATE:**

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 SURVEYED UNDER MY DIRECTION ON OCTOBER 29, 2016. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

**SHEET 1 OF 2**



**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	10/29/16
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7136-WE

**UNIVERSITY DODGE  
 WATER EASEMENT  
 SKETCH OF DESCRIPTION**

PARCEL "D"  
 COCONUT CREEK PARKPLEX PLAT P.B. 173, PG. 65, B.C.R.  
 N87°52'03"E 109.54'

NORTH LINE OF PARCEL "B"

P.O.C.  
 MOST SOUTHERLY  
 N.E. CORNER  
 PARCEL B

30.00'

PARCEL "B"  
 COCONUT CREEK PARKPLEX PLAT  
 P.B. 173, PG. 65, B.C.R.

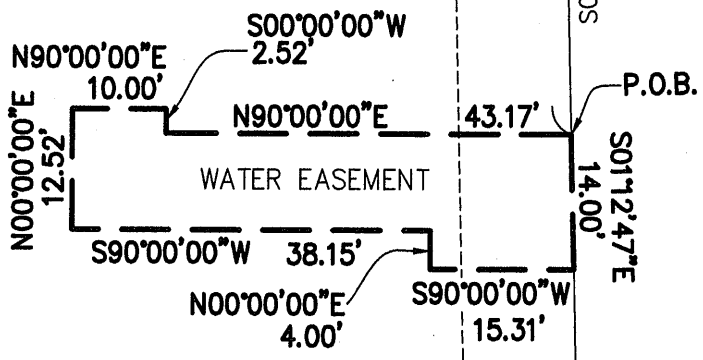
EAST LINE OF PARCEL "B" 93.78'  
 WEST RIGHT OF WAY LINE  
 OF N.W. 45th AVENUE

EAST LINE OF THE N.E. 1/4  
 OF SECTION 31-48-42

12' U.E.  
 (PER PLAT)

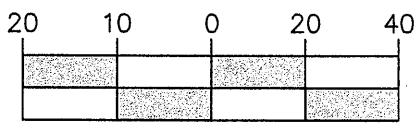
S01°12'47"E 548.40'

N.W. 45th AVENUE  
 70' RIGHT-OF-WAY

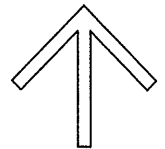


**LEGEND**

- ⊕ - CENTERLINE
- B.C.R. - BROWARD COUNTY RECORDS
- P.B. - PLAT BOOK
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
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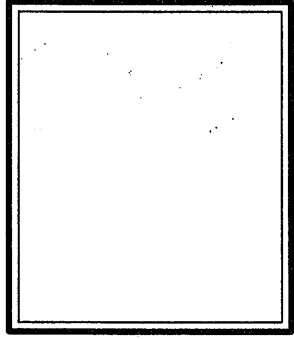
GRAPHIC SCALE  
 1" = 20'  
 (IN FEET)



NORTH  
 SHEET 2 OF 2

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

**FIRE STATION 50  
 WATER EASEMENT  
 SKETCH OF DESCRIPTION**



DATE	10/29/16
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7513-WE

**DESCRIPTION:**

BEING A PORTION OF PARCEL B, COCONUT CREEK PARKPLEX PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, PAGE 65 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE, CONTINUING ALONG SAID EAST LINE SOUTH 01°12'47" EAST, A DISTANCE OF 12.00 FEET; THENCE, DEPARTING SAID EAST LINE SOUTH 90°00'00" WEST, A DISTANCE OF 14.82 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 14.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 176 SQUARE FEET OR 0.0040 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.


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SHEET 1 OF 2



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

**UNIVERSITY DODGE  
SEWER EASEMENT  
SKETCH OF DESCRIPTION**



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

DATE	10/29/16
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7136-SE

PARCEL "D"  
 COCONUT CREEK PARKPLEX PLAT P.B. 173, PG. 65, B.C.R.  
 N87°52'03"E 109.54'

NORTH LINE OF PARCEL "B"

P.O.C.  
 MOST SOUTHERLY  
 N.E. CORNER  
 PARCEL B

30.00'

PARCEL "B"  
 COCONUT CREEK PARKPLEX PLAT  
 P.B. 173, PG. 65, B.C.R.

EAST LINE OF PARCEL "B" 215.10'  
 WEST RIGHT OF WAY LINE  
 OF N.W. 45th AVENUE

EAST LINE OF THE N.E. 1/4  
 OF SECTION 31-48-42

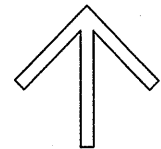
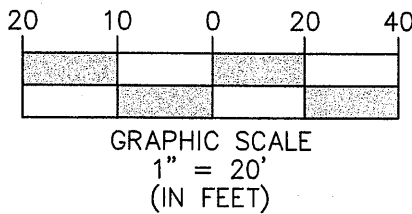
12' U.E.  
 (PER PLAT)

N00°00'00"W 12.00'  
 N90°00'00"E 14.57'  
 SEWER EASEMENT  
 S90°00'00"W 14.82'  
 S01°12'47"E 12.00'  
 P.O.B.

N.W. 45th AVENUE  
 70' RIGHT-OF-WAY

**LEGEND**

- Ⓢ - CENTERLINE
- B.C.R. - BROWARD COUNTY RECORDS
- P.B. - PLAT BOOK
- PG. - PAGE
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NORTH  
 SHEET 2 OF 2



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 7900 GLADES ROAD - SUITE 100  
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**FIRE STATION 50  
 SEWER EASEMENT  
 SKETCH OF DESCRIPTION**

DATE	10/29/16
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7513-SE