

Prepared by: \_\_\_\_\_  
Name: EP Lox LLC  
Address: 2875 NE 191st St., Suite 800  
City, State, Zip: Aventura, FL 33180

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

Property appraiser's PIN(s):  
474136040010, 474136040012, 474136040020

**UTILITY EASEMENT**  
(Water, Wastewater, and General Utilities)

→ **THIS UTILITY EASEMENT** is made and entered into this 3<sup>rd</sup> day of August, 20 17 by and between EP Lox LLC (name of Corporation), a Delaware Limited Liability (State of incorporation) corporation, which has its principal place of business at 2875 NE 191st St., Suite 800, Aventura, FL 33180 (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 → 3 day of August, 20 17.

GRANTOR:

EP Lox LLC  
(Name of granting corporation)

a Delaware Limited Liability corporation  
(Here insert state of incorporation)

(Corp seal)  
ATTEST:

\_\_\_\_\_  
- Secretary

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

by: \_\_\_\_\_  
Authorized Signatory

Juan DeAngulo

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

Witness:

\_\_\_\_\_  
Jovana Radulovic

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

Witness:

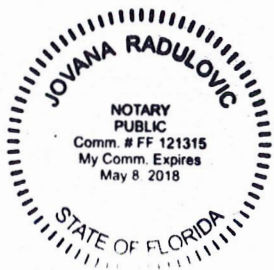
\_\_\_\_\_  
Lillian Amigo

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

STATE OF Florida

COUNTY OF Miami Dade

The foregoing Utility Easement was acknowledged before me this 3<sup>rd</sup> day of August, 2017 by Juan DeAngulo Authorized Signatory president (name and title), and \_\_\_\_\_ secretary (name and title) of EP Lox, LLC (name of grantor corporation), a \_\_\_\_\_ (state or place of incorporation) corporation. He/she/they is/are personally known to me or has/have produced personally known (type of ID) and \_\_\_\_\_ type of ID), respectively, as identification.



(N.P. Seal)

\_\_\_\_\_  
Notary Public-State of

Jovana Radulovic  
(Print/type/stamp name of Notary Public)

My commission expires: may 8, 2018

My commission number is: 121315

Note: If there is a mortgage encumbering subject property then a joinder and consent of mortgage is needed, and the required joinder and consent is attached as the next page of the easement. Use the appropriate joinder and consent easement form.

**SKETCH & DESCRIPTION**  
**12' UTILITY EASEMENT**  
 A PORTION OF PARCEL 'A'  
 (P.B. 149, PG. 38, B.C.R.)  
 CITY OF PARKLAND

**LAND DESCRIPTION:**

A Portion Of Parcel 'A', MECCA COMMERCIAL, according to the Plat thereof as recorded in Plat Book 149, Page 38, of the Public Records of Broward County, Florida; being described as follows:

A 12.00 foot strip of land being 6.00 feet on each side of the following described centerline.

Commence at the northeast corner of said Parcel 'A'; thence S89°35'25"W, 261.98 feet to the point of curvature of a curve, concave to the north having a radius of 860.00 feet and a central angle of 00°24'07"; thence westerly an arc distance of 6.03 feet (the previous two calls being along the north line of said Parcel 'A'); thence S01°20'34"E, 58.14 feet to the **Point Of Beginning** of said centerline; thence S46°14'40"E, 16.50 feet; thence S01°14'11"E, 25.06 feet to the **Point Of Termination** of said centerline.

Sidelines of said description will extend or shorten to form a continuous strip of land.

Said lands lying in the City of Parkland, Broward County, Florida.

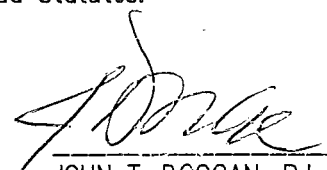
**SURVEYOR'S NOTES:**

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to said plat, based on the north line of Parcel A having a bearing of S89°35'25"W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point Of Commencement, P.O.T. = Point Of Termination.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 6/1/2017

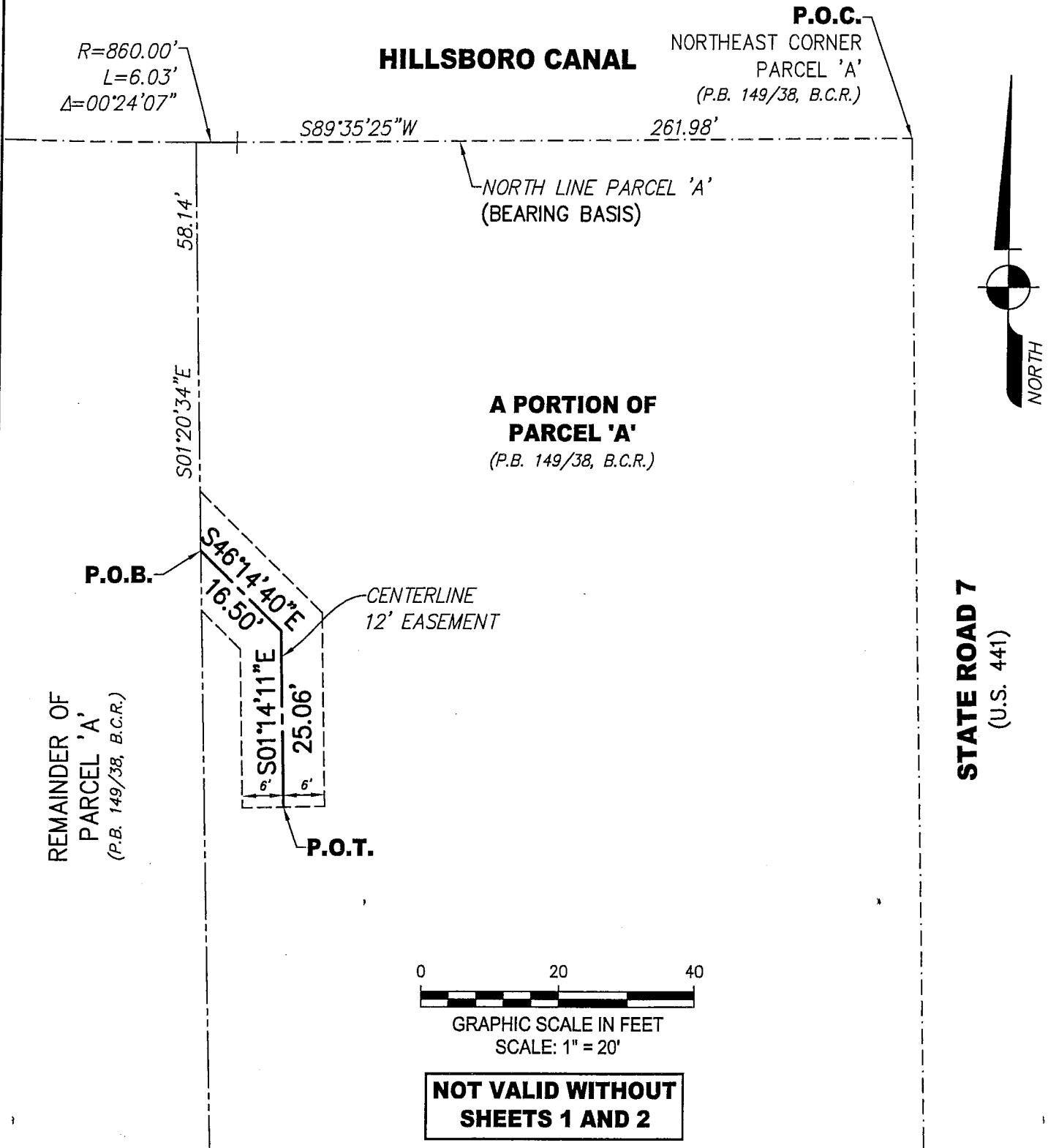
  
 \_\_\_\_\_  
 JOHN T. DOOGAN, P.L.S.  
 Florida Registration No. 4409  
 AVIROM & ASSOCIATES, INC.  
 L.B. No. 3300

**NOT VALID WITHOUT SHEETS 1 AND 2**

REVISIONS	 <p><b>AVIROM &amp; ASSOCIATES, INC.</b>                  SURVEYING &amp; MAPPING                  50 S.W. 2nd AVENUE, SUITE 102                  BOCA RATON, FLORIDA 33432                  (561) 392-2594 / www.AVIROMSURVEY.com</p> <p><small>© 2017 AVIROM &amp; ASSOCIATES, INC. all rights reserved.                  This sketch is the property of AVIROM &amp; ASSOCIATES, INC.                  and should not be reproduced or copied without written permission.</small></p>	JOB #:	10002-7
		SCALE:	-
		DATE:	06/01/2017
		BY:	W.R.E.
		CHECKED:	J.T.D.
		F.B.:	- PG. -
SHEET:	1 OF 2		

SKETCH & DESCRIPTION  
**12' UTILITY EASEMENT**

A PORTION OF PARCEL 'A'  
 (P.B. 149, PG. 38, B.C.R.)  
 CITY OF PARKLAND



**STATE ROAD 7**  
 (U.S. 441)

REVISIONS




**AVIROM & ASSOCIATES, INC.**  
 SURVEYING & MAPPING  
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JOB #:	10002-7
SCALE:	1" = 20'
DATE:	06/01/2017
BY:	W.R.E.
CHECKED:	J.T.D.
F.B. - PG. -	- -
SHEET:	2 OF 2

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
6" DIP	20	LF
8" DIP	49	LF
6" GATE VALVE	2	EA
FIRE HYDRANT ASSEMBLY	1	EA
2" SINGLE SERVICE	1	EA
METER BOX	1	EA
SANITARY SEWER CLEANOUT	1	EA