

BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.

CLARK J. COCHRAN, JR.
DENNIS E. LYLES
JOHN W. MAURO
W. TUCKER CRAIG
KENNETH W. MORGAN, JR.
GREGORY M. KEYSER
BRUCE M. RAMSEY
SUSAN F. DELEGAL
GERALD L. KNIGHT
CAROL J. HEALY GLASGOW
MICHAEL V. BAXTER
MICHAEL J. PAWELCZYK
STEVEN F. BILLING (1947-1998)
HAYWARD D. GAY (1943-2007)

SUNTRUST CENTER
SIXTH FLOOR
515 EAST LAS OLAS BOULEVARD
FORT LAUDERDALE, FLORIDA 33301
(954) 764-7150
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CENTURION TOWER
1601 FORUM PLACE, SUITE 400
WEST PALM BEACH, FLORIDA 33401
(561) 659-5970
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WWW.BILLINGCOCHRAN.COM

SCOTT C. COCHRAN
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RACHEL TURNER DAVANT
VIVIAN H. FAZIO
DONNA M. KRUSBE
JEFFERY R. LAWLEY
DANIEL L. LOSEY
SHAWN B. MCKAMEY
JOHN B. MOORES
ANDREW A. RIEF
PLEASE REPLY TO:
FORT LAUDERDALE

January 19, 2011

VIA FEDEX

Mr. Dominic Orlando
Director of Public Services
City of Dania Beach
100 W. Dania Beach Boulevard
Dania Beach, FL 33004

Re: Broward International Commerce Center

Dear Mr. Orlando:

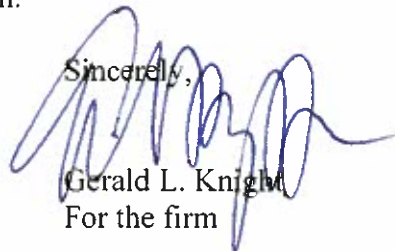
We represent Broward International Commerce Park Limited Partnership ("Owner"), the fee title owner of the Broward International Commerce Center located at 327 Bryan Road in the City of Dania Beach, Florida. Please find enclosed the following original documents, which have been executed by the Owner:

1. Absolute Bill of Sale dated December 29, 2010
2. Lift Station Easement dated December 15, 2010
3. Sanitary Sewer Easement dated December 15, 2010
4. Waterline Easement dated December 15, 2010

Please process the enclosed documents for acceptance by the City Commission. If you have any questions or need additional information, please let me know.

Thank you for your consideration.

Sincerely,



Gerald L. Knight
For the firm

cc Thomas J. Ansbro, City Attorney (w/encl.)

This document was prepared by:
Gerald L. Knight, Esq.
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 East Las Olas Boulevard, Sixth Floor
Fort Lauderdale, Florida 33301

ABSOLUTE BILL OF SALE

This **ABSOLUTE BILL OF SALE** is made this 29th day of DECEMBER, 2010, by Broward International Commerce Park Limited Partnership, a Michigan limited partnership, having an address of 1700 Stutz Drive, Suite 25, Troy, Michigan 48084, Party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00), lawful money of the United States, to be paid by the City of Dania Beach, a Florida municipal corporation, having an address of 100 West Dania Beach Boulevard, Dania Beach, Florida 33004, Party of the second part, the receipt whereof is acknowledged, has granted, bargained, sold, transferred and delivered and by these presents does grant, bargain, sell, transfer and deliver unto the said Party of the second part, its successors and assigns, the following goods and chattels:

All of the Water, Sewer, and Lift Station Improvements, together with all associated appurtenances attached thereto (the "Improvements"), which lie within either the Public Rights-of-Way or within Utility Easements provided for the same, all as described and shown on the Descriptions and Sketches attached to this document as Exhibits "A", "B", and "C".

TO HAVE AND TO HOLD the same unto the said Party of the second part, its successors and assigns forever.

The Party of the first part does covenant to and with the Party of the second part, its successors and assigns, that it is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that it has good right to sell the same aforesaid, and that it will warrant and defend the sale of the said property, goods and chattels hereby made unto the said Party of the second part's successors and assigns against the lawful claims and demands of all persons whomever.

By acceptance of the Improvements transferred by this Absolute Bill of Sale, the Party of the second part agrees and confirms that the Party of the second part shall hereafter have the exclusive responsibility, at its cost, to own, repair and maintain the Improvements, including, but not limited to, installing necessary electrical connections and paying for electrical service for the Lift Station, all in accordance with applicable governmental standards.

IN WITNESS WHEREOF, the undersigned has hereunto set its authorized hand this 29th day of DECEMBER, 2010.

Witnesses:

Deborah Homenik

Signature

DEBORAH HOMENIK

PRINT Name

D. A. S.

Signature

DANIEL FEDRESPIEL

PRINT Name

Broward International Commerce Park Limited Partnership, a Michigan limited partnership

By: James Danto

PRINT Name

PRESIDENT

Title

EXHIBIT "A"

Description of Water distribution system to be transferred:

The constructed water main system which serves the buildings onsite is made up of 9 Fire Hydrants, 4 Fire Department Connections (FDC) and miscellaneous fittings, tees, and valves. The pipes that were installed include approximately 1345.4 LF of 12 inch Ductile Iron Pipes, 23.8 LF of 10 inch Ductile Iron Pipes, 2320.7 LF of 8 inch Ductile Iron Pipes, 553.7 LF of 6 inch Ductile Iron Pipes and 1012.8 LF of 1 inch Water Service Pipes.

EXHIBIT "B"

Description of Sewer collection system to be transferred:

The constructed sewer main system is made up of 12 manholes, approximately 2,769.9 LF of 8 inch PVC Pipes and 9.2 LF of 8 inch Ductile Iron Pipes which lead the sewage to an onsite Lift Station.

EXHIBIT "C"

Description of Lift Station to be transferred:

The Lift Station will discharge the collected sewage to the City's Force Main, an existing 8 inch PVC force main running north and south along the west side of the site, provided for this purpose. The Lift Station is equipped with two new submersible non-clog water wastewater pumps. Each pump is equipped with a 10 HP submersible electric motor with 460 volts, 481 impeller, 3 phase, 60 hertz, 4 wire service and 50 feet of submersible cable. Each pump was supplied with a cast iron 4 inch discharge connection and is capable of delivering 130 gallons per minute at 89.5 feet TDH. The lift station has an existing 6 feet diameter wetwell with an existing 8 inch diameter influent pipe and two 4 inch diameter pump discharge pipes which lead to an existing valve box. Within the 4 feet wide valve box each discharge pipe contains a check valve and plug valve to control the discharge.

**This Document Prepared by:
Record and Return To:**

Gerald L. Knight, Esquire
Billing, Cochran, Lyles, Mauro, & Ramsey, P.A.
515 East Las Olas Boulevard, Sixth Floor
Fort Lauderdale, Florida 33301

LIFT STATION EASEMENT

THIS LIFT STATION EASEMENT (the "Easement") dated this 15TH day of DECEMBER, 2010, from **BROWARD INTERNATIONAL COMMERCE PARK LIMITED PARTNERSHIP**, a Michigan limited partnership, having an address of 1700 Stutz Drive, Suite 25, Troy, Michigan 48084 (hereinafter "Grantor"), to the **CITY OF DANIA BEACH**, a Florida municipal corporation, having an address at 100 West Dania Beach Boulevard, Dania Beach, Florida 33004 (hereinafter "Grantee").

RECITALS:

Grantor is the owner and operator of that certain commercial property located in Broward County, Florida, as more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof (the "Servient Estate").

Grantor has agreed to grant to Grantee this Easement, subject to the terms and conditions hereinafter set forth.

NOW, THEREFORE, for and in consideration of the premises and the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto do hereby agree as follows:

Grantor hereby grants, bargains and sells to Grantee, its successors and assigns, a perpetual easement under, over and across a parcel of real property, the legal description of which is attached hereto as Exhibit "B" and incorporated by reference herein (hereinafter the "Easement Area" or "Easement"). Grantor has full power and authority to convey the rights and easement conveyed herein, and will defend the title to same from and against the claims of all persons whomsoever, subject however, to easements, covenants and restrictions of record as of the date hereof, real estate taxes and assessments not yet due and payable and zoning, building and other applicable laws, codes and regulations.

Grantee may use the Easement Area for the installation, use and maintenance of a sanitary sewer lift station.

Grantee's right to utilize the Easement Area shall be exclusive to the extent that Grantor shall grant no easement or license, nor make any covenants, having the effect of permitting use of the Easement Area by anyone other than Grantee, except Grantor may grant an easement to other utilities in the Easement Area so long as such utility easements do not interfere with Grantee's use of the Easement Area.

Grantor may, for its own purpose, utilize the surface area of the Easement Area except in such areas as are used by Grantee in the exercise of its rights under this Easement. The Grantor's use of the surface area of the Easement shall be further limited to the use of the surface area of the Easement for landscaped areas, open space recreation areas and other uses and improvements in accordance with plans as are approved by Grantee or its utilities department; but shall not include the establishment of permanent buildings or other structures. The Grantor shall maintain the surface area of the Easement.

Grantor grants to Grantee a perpetual non-exclusive easement upon the Servient Estate described in the attached Exhibit "A" whereby Grantee shall have the free right to enter upon and depart over and across the Servient Estate and the Easement Area to the extent necessary to fully exercise Grantee's rights within the Easement Area, for purposes including, but not limited to, inspection, maintenance, repair, and replacement or reinstallation of utility facilities, but in each instance Grantee shall be responsible to restore the Easement Area to its condition prior to Grantee's work.

The provisions of this Easement shall be binding on the parties hereto and their respective successors and assigns as a covenant running with the land and binding upon the Servient Estate.

The Easement shall not be released or amended without consent of the Grantee as evidenced by a document signed with the same formalities as this document.

Grantee shall record this document in the Public Records of Broward County, Florida.

This instrument contains the entire agreement between the parties relating to the rights granted and the obligation assumed pursuant to this instrument. Any oral representation or modifications concerning this instrument shall be of no force and effect, excepting a subsequent modification reduced to writing, signed by the party to be charged therewith.

(Acknowledgment on following page)

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal on the day and year first above written.

Witnesses:

Deborah Homenik
Print Name: DEBORAH HOMENIK

D. Sz
Print Name: Daniel Friedrich

Broward International Commerce Park
Limited Partnership
By: Danto Investment Company, Inc.,
General Partner

By: *James Danto*
James Danto, President

STATE OF MICHIGAN)
) SS:
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me on December 15, 2010 by James Danto, as President of Danto Investment Company, a Michigan corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification and who did not take an oath.

Amanda M. Hall
Notary Public, State of Michigan

NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Nov 18, 2011
Typed, Printed or Stamped Name

My Commission Expires:

EXHIBIT "A"

Tract A, less the South 295 feet thereof, of RE-AMENDED PLAT OF HOLLYWOOD PALMS, a subdivision according to the Plat thereof, as recorded in Plat Book 36, at Page 46, of the Public Records of Broward County, Florida, which tract is also described as the South 1124 feet of the West ½ of the Northeast ¼ of Section 33, Township 50 South, Range 42 East, Broward County, Florida, less the South 295 feet thereof.

EXHIBIT "B"



IBI GROUP, Inc.

AUTHORIZATION # LB 5610

ENGINEERS SURVEYORS PLANNERS
LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS

2200 PARK CENTRAL BLVD. N. SUITE 100 POMPAN0 BEACH, FLORIDA, 33064 (954) 974-2200
2300 WATLAND CENTER PARKWAY SUITE 101 WATLAND, FLORIDA, 32751 (407) 680-2120

(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)

LEGAL DESCRIPTION:

(LIFT STATION EASEMENT)

A PORTION OF TRACT A, "RE-AMENDED PLAT OF HOLLYWOOD PALMS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, AT PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT A; THENCE SOUTH 01'21'45" EAST ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 145.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88'38'15" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 01'21'45" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 88'38'15" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 01'21'45" WEST ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

SAID LANDS SITUATE LYING AND BLING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY IBI GROUP, INC. FOR EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY.

4. BEARINGS ARE ASSUMED AND BASED ON THE WEST LINE OF TRACT A, "RE-AMENDED PLAT OF HOLLYWOOD PALMS", RECORDED IN PLAT BOOK 36, AT PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID WEST LINE HAVING A BEARING OF SOUTH 01'21'45" EAST.

5. IBI GROUP, INC'S CERTIFICATE OF AUTHORIZATION No. 5610, IS ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description is true and correct to the best of my knowledge and belief and that it meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors And Mappers in Chapter 5J-17, Florida Administrative Code.

IBI Group, Inc. For The Firm:

Signature of William N. Field

WILLIAM N. FIELD, P.S.M. PROFESSIONAL SURVEYOR and MAPPER #5999 STATE OF FLORIDA

Table with 3 columns: REVISIONS, DATE, BY

Table with 4 columns: DATE (10/13/10), DRAWN BY (BF), CHECKED BY, FIELD BOOK (N/A)

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SHEET 1 OF 2

SKETCH NO. 10776

IBI GROUP

IBI GROUP, Inc.

AUTHORIZATION # LB 5810

ENGINEERS SURVEYORS PLANNERS
 LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS

2200 PARK CENTRAL BLVD. N.
 SUITE 100
 POMPANO BEACH, FLORIDA, 33084
 (954) 974-2200

2300 MAILAND CENTER PARKWAY
 SUITE 101
 MAILAND, FLORIDA, 32751
 (407) 660-2120



Scale: 1" = 50'

(LIFT STATION EASEMENT)

POC
 N.W. CORNER TRACT A
 (Plat Book 36, Page 46, BCR)

HOLLYWOOD PALMS
 Plat Book 10, Page 65, B.C.R.

N. LINE TRACT A

TRACT A
 "RE-AMENDED PLAT OF
 HOLLYWOOD PALMS"
 (Plat Book 36, Page 46, BCR)

PARCEL "A"
 "DESIGN CENTER OF THE AMERICAS"
 Plat Book 119, Page 32, B.C.R.

S01°21'45"E
 145.00'

N01°21'45"W
 25.00'

N01°21'45"W
 25.00'

S01°21'45"E
 25.00'

S01°21'45"E
 25.00'

W. LINE TRACT A
 (BASIS FOR BEARINGS)

N88°38'15"E
 25.00'

S01°21'45"E
 25.00'

S88°38'15"W
 25.00'

LIFT STATION
 EASEMENT

15' SANITARY SEWER EASEMENT

LEGEND:

BCR = BROWARD COUNTY RECORDS
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT

REVISIONS

DATE BY

(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)

DATE: 10/18/10

DRAWN BY: BF

CHECKED BY:

FIELD BOOK N/A

J:\10776\Survey\LEGALS\LETT_STA_ESMT-CITY.dwg

SHEET 2 OF 2

10776

SKETCH NO.

**This Document Prepared by:
Record and Return To:**

Gerald L. Knight, Esquire
Billing, Cochran, Lyles, Mauro, & Ramsey, P.A.
515 East Las Olas Boulevard, Sixth Floor
Fort Lauderdale, Florida 33301

WATERLINE EASEMENT

THIS WATERLINE EASEMENT (the "Easement") dated this 15TH day of DECEMBER, 2010, from **BROWARD INTERNATIONAL COMMERCE PARK LIMITED PARTNERSHIP**, a Michigan limited partnership, having an address of 1700 Stutz Drive, Suite 25, Troy, Michigan 48084 (hereinafter "Grantor"), to the **CITY OF DANIA BEACH**, a Florida municipal corporation, having an address at 100 West Dania Beach Boulevard, Dania Beach, Florida 33004 (hereinafter "Grantee").

RECITALS:

Grantor is the owner and operator of that certain commercial property located in Broward County, Florida, as more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof (the "Servient Estate").

Grantor has agreed to grant to Grantee this Easement, subject to the terms and conditions hereinafter set forth.

NOW, THEREFORE, for and in consideration of the premises and the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto do hereby agree as follows:

Grantor hereby grants, bargains and sells to Grantee, its successors and assigns, a perpetual easement under, over and across a parcel of real property, the legal description of which is attached hereto as Exhibit "B" and incorporated by reference herein (hereinafter the "Easement Area" or "Easement"). Grantor has full power and authority to convey the rights and easement conveyed herein, and will defend the title to same from and against the claims of all persons whomsoever, subject however, to easements, covenants and restrictions of record as of the date hereof, real estate taxes and assessments not yet due and payable and zoning, building and other applicable laws, codes and regulations.

Grantee may use the Easement Area for the installation, use and maintenance of a potable waterline.

Grantee's right to utilize the Easement Area shall be exclusive to the extent that Grantor shall grant no easement or license, nor make any covenants, having the effect of permitting use of the Easement Area by anyone other than Grantee, except Grantor may grant an easement to other utilities in the Easement Area so long as such utility easements do not interfere with Grantee's use of the Easement Area.

Grantor may, for its own purpose, utilize the surface area of the Easement Area except in such areas as are used by Grantee in the exercise of its rights under this Easement. The Grantor's use of the surface area of the Easement shall be further limited to the use of the surface area of the Easement for landscaped areas, open space recreation areas and other uses and improvements in accordance with plans as are approved by Grantee or its utilities department; but shall not include the establishment of permanent buildings or other structures. The Grantor shall maintain the surface area of the Easement.

Grantor grants to Grantee a perpetual non-exclusive easement upon the Servient Estate described in the attached Exhibit "A" whereby Grantee shall have the free right to enter upon and depart over and across the Servient Estate and the Easement Area to the extent necessary to fully exercise Grantee's rights within the Easement Area, for purposes including, but not limited to, inspection, maintenance, repair, and replacement or reinstallation of utility facilities, but in each instance Grantee shall be responsible to restore the Easement Area to its condition prior to Grantee's work.

The provisions of this Easement shall be binding on the parties hereto and their respective successors and assigns as a covenant running with the land and binding upon the Servient Estate.

The Easement shall not be released or amended without consent of the Grantee as evidenced by a document signed with the same formalities as this document.

Grantee shall record this document in the Public Records of Broward County, Florida.

This instrument contains the entire agreement between the parties relating to the rights granted and the obligation assumed pursuant to this instrument. Any oral representation or modifications concerning this instrument shall be of no force and effect, excepting a subsequent modification reduced to writing, signed by the party to be charged therewith.

(Acknowledgment on following page)

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal on the day and year first above written.

Witnesses:

Deborah Homenik
 Print Name: DEBORAH HOMENIK

D. J. Spiel
 Print Name: DANIEL FEDERSPIEL

Broward International Commerce Park Limited Partnership
 By: Danto Investment Company, Inc.,
 General Partner

By: *James Danto*
 James Danto, President

STATE OF MICHIGAN)
) SS:
 COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me on December 15, 2010 by James Danto, as President of Danto Investment Company, a Michigan corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification and who did not take an oath.

Andrea M. Spill
 Notary Public, State of Michigan
 NOTARY PUBLIC, STATE OF MI
 COUNTY OF OAKLAND
 MY COMMISSION EXPIRES Nov 19, 2011
 ACTING IN CONCORDANCE

My Commission Expires:

Typed, Printed or Stamped Name

EXHIBIT "A"

Tract A, less the South 295 feet thereof, of RE-AMENDED PLAT OF HOLLYWOOD PALMS, a subdivision according to the Plat thereof, as recorded in Plat Book 36, at Page 46, of the Public Records of Broward County, Florida, which tract is also described as the South 1124 feet of the West ½ of the Northeast ¼ of Section 33, Township 50 South, Range 42 East, Broward County, Florida, less the South 295 feet thereof.

EXHIBIT "B"



IBI GROUP, Inc.

AUTHORIZATION # LB 5610

ENGINEERS	SURVEYORS	PLANNERS
LANDSCAPE ARCHITECTS	ENVIRONMENTAL CONSULTANTS	
2200 PARK CENTRAL BLVD. N. SUITE 100 POMPAHO BEACH, FLORIDA, 33084 (954) 974-2200	2300 MATLAND CENTER PARKWAY SUITE 101 MATLAND, FLORIDA, 32751 (407) 660-2120	

(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)

LEGAL DESCRIPTION:

(12' WATERLINE EASEMENT)

A 12 FOOT WIDE STRIP OF LAND LYING IN TRACT A, "RE-AMENDED PLAT OF HOLLYWOOD PALMS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, AT PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT A; THENCE SOUTH 01°21'45" EAST ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 179.18 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°21'09" EAST, A DISTANCE OF 60.90 FEET TO A POINT HEREINAFTER KNOWN AS POINT A; THENCE CONTINUE NORTH 88°21'09" EAST, A DISTANCE OF 65.55 FEET TO A POINT HEREINAFTER KNOWN AS POINT B; THENCE CONTINUE NORTH 88°21'09" EAST, A DISTANCE OF 58.23 FEET TO A POINT HEREINAFTER KNOWN AS POINT C; THENCE NORTH 87°27'25" EAST, A DISTANCE OF 32.12 FEET TO A POINT HEREINAFTER KNOWN AS POINT D; THENCE CONTINUE NORTH 87°27'25" EAST, A DISTANCE OF 70.99 FEET TO A POINT HEREINAFTER KNOWN AS POINT E; THENCE CONTINUE NORTH 87°27'25" EAST, A DISTANCE OF 88.00 FEET TO A POINT HEREINAFTER KNOWN AS POINT F; THENCE CONTINUE NORTH 87°27'25" EAST, A DISTANCE OF 69.98 FEET TO A POINT HEREINAFTER KNOWN AS POINT G; THENCE CONTINUE NORTH 87°27'25" EAST, A DISTANCE OF 27.97 FEET TO A POINT HEREINAFTER KNOWN AS POINT H; THENCE CONTINUE NORTH 87°27'25" EAST, A DISTANCE OF 63.05 FEET TO A POINT HEREINAFTER KNOWN AS POINT I; THENCE CONTINUE NORTH 87°27'25" EAST, A DISTANCE OF 83.32 FEET TO A POINT HEREINAFTER KNOWN AS POINT J; THENCE CONTINUE NORTH 87°27'25" EAST, A DISTANCE OF 93.79 FEET TO A POINT HEREINAFTER KNOWN AS POINT K; THENCE CONTINUE NORTH 87°27'25" EAST, A DISTANCE OF 72.32 FEET TO A POINT HEREINAFTER KNOWN AS POINT L; THENCE CONTINUE NORTH 87°27'25" EAST, A DISTANCE OF 16.87 FEET TO A POINT HEREINAFTER KNOWN AS POINT M; THENCE CONTINUE NORTH 87°27'25" EAST, A DISTANCE OF 68.76 FEET TO A POINT HEREINAFTER KNOWN AS POINT N; THENCE CONTINUE NORTH 87°27'25" EAST, A DISTANCE OF 76.41 FEET TO A POINT HEREINAFTER KNOWN AS POINT O; THENCE CONTINUE NORTH 87°27'25" EAST, A DISTANCE OF 85.89 FEET TO A POINT HEREINAFTER KNOWN AS POINT P; THENCE CONTINUE NORTH 87°27'25" EAST, A DISTANCE OF 30.54 FEET TO A POINT HEREINAFTER KNOWN AS POINT Q; THENCE SOUTH 03°04'37" EAST, A DISTANCE OF 100.01 FEET; THENCE SOUTH 05°14'27" EAST, A DISTANCE OF 13.01 FEET TO A POINT HEREINAFTER KNOWN AS POINT R; THENCE CONTINUE SOUTH 05°14'27" EAST, A DISTANCE OF 72.61 FEET TO A POINT HEREINAFTER KNOWN AS POINT S; THENCE CONTINUE SOUTH 05°14'27" EAST, A DISTANCE OF 12.52 FEET TO A POINT HEREINAFTER KNOWN AS POINT T; THENCE CONTINUE SOUTH 05°14'27" EAST, A DISTANCE OF 44.07

NOTES:

(CONTINUED ON SHEET 2)

- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED BY IBI GROUP, INC. FOR EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
- DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY.
- BEARINGS ARE ASSUMED AND BASED ON THE WEST LINE OF TRACT A, "RE-AMENDED PLAT OF HOLLYWOOD PALMS", RECORDED IN PLAT BOOK 36, AT PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID WEST LINE HAVING A BEARING OF SOUTH 01°21'45" EAST.
- IBI GROUP, INC'S CERTIFICATE OF AUTHORIZATION No. 5610, IS ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description is true and correct to the best of my knowledge and belief and that it meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors And Mappers in Chapter 5J-17, Florida Administrative Code.

IBI Group, Inc.
For The Firm:

William N. Field
WILLIAM N. FIELD, P.S.M.

PROFESSIONAL SURVEYOR and MAPPER #5999 STATE OF FLORIDA

REVISIONS	DATE	BY	DATE:	DRAWN BY	CHECKED BY	FIELD BOOK
			10/18/10	BF	BF	N/A

J:\10776\Survey\LEGAL\WATER_ESMT-CITY.dwg

SHEET 1 OF 17

10776
SKETCH NO.

IBI GROUP

IBI GROUP, Inc.

AUTHORIZATION # LB 5610

ENGINEERS SURVEYORS PLANNERS

LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS

2200 PARK CENTRAL BLVD. N.
SUITE 100
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(407) 860-2120

(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)

(12' WATERLINE EASEMENT)

(CONTINUED FROM SHEET 1)

FEET; THENCE SOUTH 03°02'09" EAST, A DISTANCE OF 41.30 FEET TO A POINT HEREINAFTER KNOWN AS POINT U; THENCE CONTINUE SOUTH 03°02'09" EAST, A DISTANCE OF 16.71 FEET TO A POINT HEREINAFTER KNOWN AS POINT V; THENCE SOUTH 04°04'06" WEST, A DISTANCE OF 62.37 FEET; THENCE SOUTH 03°59'19" EAST, A DISTANCE OF 16.52 FEET TO A POINT HEREINAFTER KNOWN AS POINT W; THENCE CONTINUE SOUTH 03°59'19" EAST, A DISTANCE OF 21.11 FEET TO A POINT HEREINAFTER KNOWN AS POINT X; THENCE CONTINUE SOUTH 03°59'19" EAST, A DISTANCE OF 73.09 FEET TO A POINT HEREINAFTER KNOWN AS POINT Y; THENCE SOUTH 87°46'58" WEST, A DISTANCE OF 35.13 FEET TO A POINT HEREINAFTER KNOWN AS POINT Z; THENCE CONTINUE SOUTH 87°46'58" WEST, A DISTANCE OF 92.77 FEET TO A POINT HEREINAFTER KNOWN AS POINT AA; THENCE CONTINUE SOUTH 87°46'58" WEST, A DISTANCE OF 71.14 FEET TO A POINT HEREINAFTER KNOWN AS POINT BB; THENCE CONTINUE SOUTH 87°46'58" WEST, A DISTANCE OF 86.55 FEET TO A POINT HEREINAFTER KNOWN AS POINT CC; THENCE CONTINUE SOUTH 87°46'58" WEST, A DISTANCE OF 15.38 FEET TO A POINT HEREINAFTER KNOWN AS POINT DD; THENCE CONTINUE SOUTH 87°46'58" WEST, A DISTANCE OF 57.19 FEET TO A POINT HEREINAFTER KNOWN AS POINT EE; THENCE CONTINUE SOUTH 87°46'58" WEST, A DISTANCE OF 198.88 FEET TO A POINT HEREINAFTER KNOWN AS POINT FF; THENCE CONTINUE SOUTH 87°46'58" WEST, A DISTANCE OF 46.01 FEET TO A POINT HEREINAFTER KNOWN AS POINT GG; THENCE CONTINUE SOUTH 87°46'58" WEST, A DISTANCE OF 21.20 FEET TO A POINT HEREINAFTER KNOWN AS POINT HH; THENCE CONTINUE SOUTH 87°46'58" WEST, A DISTANCE OF 90.49 FEET TO A POINT HEREINAFTER KNOWN AS POINT II; THENCE CONTINUE SOUTH 87°46'58" WEST, A DISTANCE OF 67.72 FEET TO A POINT HEREINAFTER KNOWN AS POINT JJ; THENCE CONTINUE SOUTH 87°46'58" WEST, A DISTANCE OF 92.12 FEET TO A POINT HEREINAFTER KNOWN AS POINT KK; THENCE CONTINUE SOUTH 87°46'58" WEST, A DISTANCE OF 11.83 FEET TO A POINT HEREINAFTER KNOWN AS POINT LL; THENCE NORTH 02°13'02" WEST, A DISTANCE OF 84.66 FEET TO A POINT HEREINAFTER KNOWN AS POINT MM; THENCE NORTH 13°57'17" WEST, A DISTANCE OF 11.27 FEET TO A POINT HEREINAFTER KNOWN AS POINT NN; THENCE CONTINUE NORTH 13°57'17" WEST, A DISTANCE OF 13.31 FEET; THENCE NORTH 02°13'03" WEST, A DISTANCE OF 67.30 FEET TO A POINT HEREINAFTER KNOWN AS POINT OO; THENCE CONTINUE NORTH 02°13'03" WEST, A DISTANCE OF 12.53 FEET TO A POINT HEREINAFTER KNOWN AS POINT PP; THENCE CONTINUE NORTH 02°13'03" WEST, A DISTANCE OF 74.63 FEET TO A POINT HEREINAFTER KNOWN AS POINT QQ; THENCE CONTINUE NORTH 02°13'03" WEST, A DISTANCE OF 26.00 FEET TO A POINT HEREINAFTER KNOWN AS POINT RR; THENCE CONTINUE NORTH 02°13'03" WEST, A DISTANCE OF 78.78 FEET TO A POINT HEREINAFTER KNOWN AS POINT SS; THENCE CONTINUE NORTH 02°13'03" WEST, A DISTANCE OF 10.69 FEET; THENCE NORTH 00°59'53" EAST, A DISTANCE OF 5.64 FEET TO A POINT HEREINAFTER KNOWN AS POINT TT; THENCE CONTINUE NORTH 00°59'53" EAST, A DISTANCE OF 12.00 FEET TO A POINT HEREINAFTER KNOWN AS POINT UU; THENCE CONTINUE NORTH 00°59'53" EAST, A DISTANCE OF 71.50 FEET TO A POINT OF TERMINUS AT SAID POINT C.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT A; THENCE NORTH 01°38'51" WEST, A DISTANCE OF 26.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT B; THENCE NORTH 01°38'51" WEST, A DISTANCE OF 26.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT D; THENCE NORTH 02°32'35" WEST, A DISTANCE OF 26.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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DATE BY

(CONTINUED ON SHEET 3)

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SHEET 2 OF 17

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SKETCH NO.



IBI GROUP, Inc.

AUTHORIZATION # LB 5610

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(12' WATERLINE EASEMENT)**

(CONTINUED FROM SHEET 2)

BEGINNING AT THE SAID POINT E; THENCE NORTH 02°32'35" WEST, A DISTANCE OF 26.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT F; THENCE NORTH 02°32'35" WEST, A DISTANCE OF 26.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT G; THENCE NORTH 02°32'35" WEST, A DISTANCE OF 26.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT H; THENCE SOUTH 01°51'26" WEST, A DISTANCE OF 38.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT I; THENCE NORTH 02°32'35" WEST, A DISTANCE OF 26.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT J; THENCE NORTH 02°32'35" WEST, A DISTANCE OF 54.84 FEET; THENCE NORTH 87°27'25" EAST, A DISTANCE OF 14.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT J; THENCE SOUTH 02°32'35" EAST, A DISTANCE OF 26.66 FEET; THENCE NORTH 88°37'59" EAST, A DISTANCE OF 45.27 FEET; THENCE NORTH 01°21'30" WEST, A DISTANCE OF 15.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT K; THENCE NORTH 02°32'35" WEST, A DISTANCE OF 25.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT L; THENCE SOUTH 02°04'18" WEST, A DISTANCE OF 39.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT M; THENCE NORTH 02°32'35" WEST, A DISTANCE OF 25.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REVISIONS

DATE BY

(CONTINUED ON SHEET 4)

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DATE:	DRAWN BY	CHECKED BY	FIELD BOOK
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SHEET 3 OF 17
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SKETCH NO.



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(12' WATERLINE EASEMENT)**

(CONTINUED FROM SHEET 3)

BEGINNING AT THE SAID POINT N; THENCE NORTH 02°32'35" WEST, A DISTANCE OF 25.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT O; THENCE NORTH 02°32'35" WEST, A DISTANCE OF 25.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT P; THENCE NORTH 02°32'35" WEST, A DISTANCE OF 25.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT Q; THENCE NORTH 86°24'47" EAST, A DISTANCE OF 60.93 FEET TO A POINT HEREINAFTER KNOWN AS POINT W; THENCE CONTINUE NORTH 86°24'47" EAST, A DISTANCE OF 78.13 FEET TO A POINT HEREINAFTER KNOWN AS POINT WW; THENCE CONTINUE NORTH 86°24'47" EAST, A DISTANCE OF 120.29 FEET TO A POINT OF TERMINUS ON THE EAST LINE OF SAID TRACT A.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT R; THENCE NORTH 38°53'44" EAST, A DISTANCE OF 38.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT R; THENCE NORTH 79°06'22" EAST, A DISTANCE OF 36.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT S; THENCE NORTH 87°46'28" EAST, A DISTANCE OF 36.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT T; THENCE NORTH 87°46'28" EAST, A DISTANCE OF 36.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT U; THENCE NORTH 87°46'28" EAST, A DISTANCE OF 33.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT V; THENCE NORTH 87°46'28" EAST, A DISTANCE OF 32.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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DATE BY

(CONTINUED ON SHEET 5)

REVISIONS	DATE	BY	DATE:	DRAWN BY	CHECKED BY	FIELD BOOK
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SHEET 4 OF 17

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(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)

(CONTINUED FROM SHEET 4)

(12' WATERLINE EASEMENT)

BEGINNING AT THE SAID POINT W; THENCE NORTH 86°00'41" EAST, A DISTANCE OF 19.39 FEET TO A POINT HEREINAFTER KNOWN AS POINT XX; THENCE SOUTH 34°23'56" EAST, A DISTANCE OF 19.55 FEET; THENCE NORTH 88°35'56" EAST, A DISTANCE OF 33.50 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT X; THENCE NORTH 86°00'41" EAST, A DISTANCE OF 18.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT Y; THENCE NORTH 87°46'58" EAST, A DISTANCE OF 32.76 FEET TO A POINT HEREINAFTER KNOWN AS POINT YY; THENCE CONTINUE NORTH 87°46'58" EAST, A DISTANCE OF 89.09 FEET TO A POINT HEREINAFTER KNOWN AS POINT ZZ; THENCE CONTINUE NORTH 87°46'58" EAST, A DISTANCE OF 124.17 FEET TO A POINT OF TERMINUS ON THE EAST LINE OF SAID TRACT A.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT Z; THENCE SOUTH 02°13'02" EAST, A DISTANCE OF 39.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT AA; THENCE SOUTH 02°13'02" EAST, A DISTANCE OF 39.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT BB; THENCE SOUTH 02°13'02" EAST, A DISTANCE OF 39.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT CC; THENCE SOUTH 02°13'02" EAST, A DISTANCE OF 39.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT DD; THENCE NORTH 02°13'02" WEST, A DISTANCE OF 33.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT EE; THENCE SOUTH 02°13'02" EAST, A DISTANCE OF 39.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT FF; THENCE SOUTH 02°13'02" EAST, A DISTANCE OF 39.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT GG THENCE NORTH 02°13'02" WEST, A DISTANCE OF 33.00 FEET TO A POINT OF TERMINUS.

(CONTINUED ON SHEET 6)

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SHEET 5 OF 17

SKETCH NO. 10776



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(12' WATERLINE EASEMENT)**

(CONTINUED FROM SHEET 5)

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT III; THENCE SOUTH 02°13'02" EAST, A DISTANCE OF 39.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT II; THENCE SOUTH 02°13'02" EAST, A DISTANCE OF 39.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT JJ; THENCE SOUTH 02°13'02" EAST, A DISTANCE OF 39.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT KK; THENCE SOUTH 02°13'02" EAST, A DISTANCE OF 39.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT LL; THENCE SOUTH 87°46'58" WEST, A DISTANCE OF 61.03 FEET TO A POINT HEREAFTER KNOWN AS POINT AAA; THENCE CONTINUE SOUTH 87°46'58" WEST, A DISTANCE OF 88.51 FEET TO A POINT HEREAFTER KNOWN AS POINT BBB; THENCE CONTINUE SOUTH 87°46'58" WEST, A DISTANCE OF 42.14 FEET TO A POINT OF TERMINUS ON THE WEST LINE OF SAID TRACT A.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT MM; THENCE NORTH 87°46'57" EAST, A DISTANCE OF 20.36 FEET; THENCE NORTH 42°46'57" EAST, A DISTANCE OF 34.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT NN; THENCE SOUTH 76°00'51" WEST, A DISTANCE OF 10.05 FEET; THENCE SOUTH 87°46'57" WEST, A DISTANCE OF 36.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT OO; THENCE SOUTH 87°46'57" WEST, A DISTANCE OF 46.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT PP; THENCE SOUTH 87°46'57" WEST, A DISTANCE OF 46.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SHEET: 6 OF 17

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SKETCH NO.

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GROUP**

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(CONTINUED FROM SHEET 6)

BEGINNING AT THE SAID POINT QQ; THENCE SOUTH 87°46'57" WEST, A DISTANCE OF 46.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT RR; THENCE SOUTH 87°46'57" WEST, A DISTANCE OF 46.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT SS; THENCE SOUTH 87°46'57" WEST, A DISTANCE OF 46.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT TT; THENCE NORTH 89°00'07" WEST, A DISTANCE OF 35.30 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT UU; THENCE NORTH 89°00'07" WEST, A DISTANCE OF 23.31 FEET; THENCE SOUTH 45°58'26" WEST, A DISTANCE OF 20.30 FEET; THENCE SOUTH 87°47'14" WEST, A DISTANCE OF 56.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT VV; THENCE NORTH 03°35'13" WEST, A DISTANCE OF 22.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT WW; THENCE NORTH 03°35'13" WEST, A DISTANCE OF 22.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT XX; THENCE NORTH 86°00'41" EAST, A DISTANCE OF 18.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT YY; THENCE SOUTH 02°13'02" EAST, A DISTANCE OF 39.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT ZZ; THENCE SOUTH 02°13'02" EAST, A DISTANCE OF 39.00 FEET TO A POINT OF TERMINUS.

REVISIONS

DATE BY

(CONTINUED ON SHEET 8)

REVISIONS	DATE	BY

DATE: 10/18/10	DRAWN BY BF	CHECKED BY	FIELD BOOK N/A
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C:\BIBI\WATER_ESM1 - CITY.dwg

SHEET 7 OF 17

SKETCH NO. 10776

IBI GROUP

IBI GROUP, Inc.

AUTHORIZATION # LB 5610

ENGINEERS SURVEYORS PLANNERS
LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS

2200 PARK CENTRAL BLVD. N.
SUITE 100
POMPANO BEACH, FLORIDA 33064
(954) 974-2200

2300 MATLAND CENTER PARKWAY
SUITE 101
MATLAND, FLORIDA 32761
(407) 860-2120

*(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)
(12' WATERLINE EASEMENT)*

(CONTINUED FROM SHEET 7)

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT A; THENCE SOUTH 01°24'04" EAST ALONG THE EAST LINE OF SAID TRACT A, A DISTANCE OF 185.60 FEET TO A POINT HEREINAFTER KNOWN AS POINT 1A; THENCE CONTINUE SOUTH 01°24'04" EAST ALONG THE EAST LINE OF SAID TRACT A, A DISTANCE OF 354.52 FEET TO A POINT HEREINAFTER KNOWN AS POINT 2A; THENCE CONTINUE SOUTH 01°24'04" EAST ALONG THE EAST LINE OF SAID TRACT A, A DISTANCE OF 280.13 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°35'56" WEST, A DISTANCE OF 22.00 FEET A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT 1A; THENCE SOUTH 88°35'56" WEST, A DISTANCE OF 22.00 FEET A POINT OF TERMINUS.

TOGETHER WITH A STRIP OF LAND 12 FOOT WIDE LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT 2A; THENCE SOUTH 88°35'56" WEST, A DISTANCE OF 22.00 FEET A POINT OF TERMINUS.

THE SIDELINES OF SAID STRIPS ARE LENGTHENED OR SHORTENED TO INTERSECT WITH THE WEST AND EAST LINES OF SAID TRACT A, AND TO FORM A CONTINUOUS 15 FOOT WIDE EASEMENT.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

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SHEET 8 OF 17

10776

SKETCH NO.

REVISIONS	DATE	BY	DATE:	DRAWN BY	CHECKED BY	FIELD BOOK
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AUTHORIZATION # LB 5610

ENGINEERS SURVEYORS PLANNERS

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(954) 874-2200

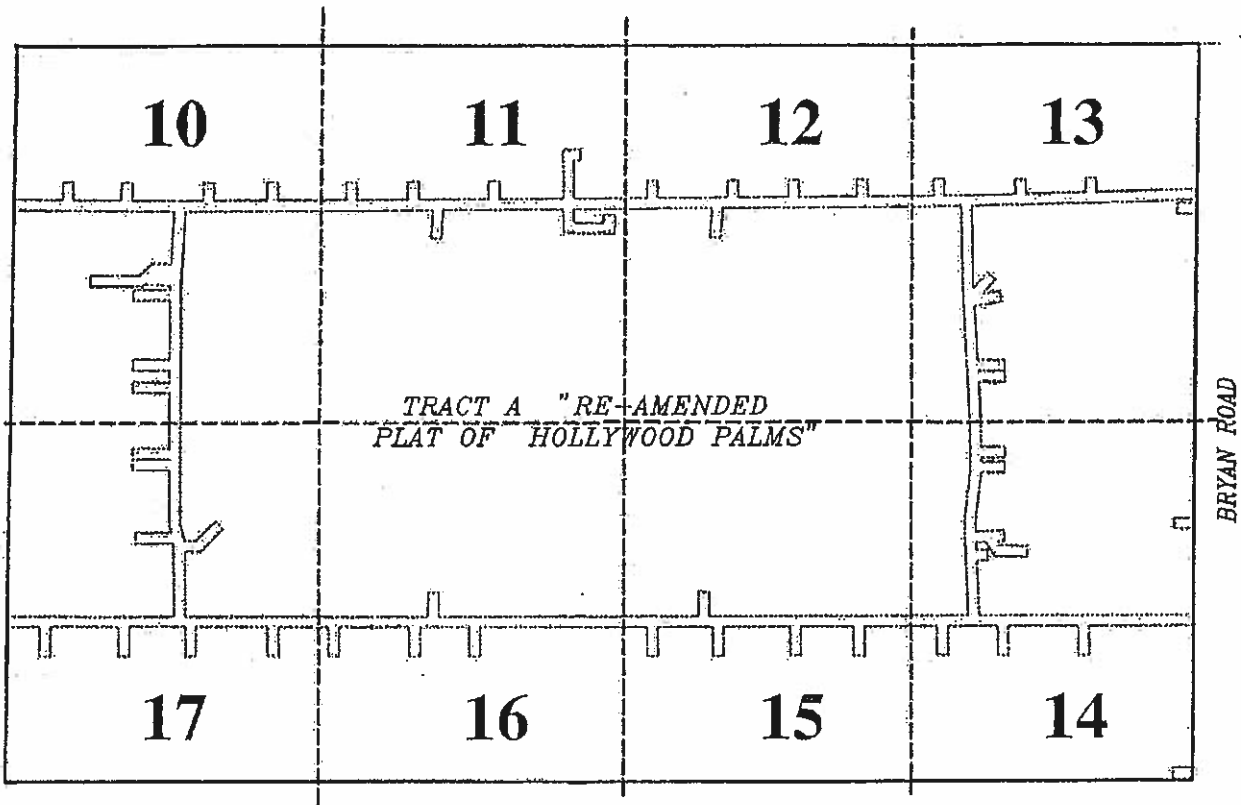
2300 MAITLAND CENTER PARKWAY
SUITE 101
MAITLAND, FLORIDA, 32751
(407) 660-2120



Scale: 1" = 200'

(12' WATERLINE EASEMENT)

SHEET KEY MAP



BRYAN ROAD

SHEET 9 OF 17 J:\10776\Survey\LEGALS\WATER_ESMT-CITY.dwg

SKETCH NO. 10776

REVISIONS	DATE	BY

(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)

DATE: 10/18/10	DRAWN BY: BF	CHECKED BY:	FIELD BOOK: N/A
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ENGINEERS SURVEYORS PLANNERS
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 (954) 874-2200

2300 MAITLAND CENTER PARKWAY
 SUITE 101
 MAITLAND, FLORIDA, 32751
 (407) 680-2120



Scale: 1" = 60'

(12' WATERLINE EASEMENT)

POC

N.W. CORNER TRACT A
 (Plat Book 36, Page 46, BCR)

HOLLYWOOD PALMS

Plat Book 10, Page 65, B.C.R.

N. LINE TRACT A

TRACT A
 "RE-AMENDED PLAT OF
 HOLLYWOOD PALMS"
 (Plat Book 36, Page 46, BCR)

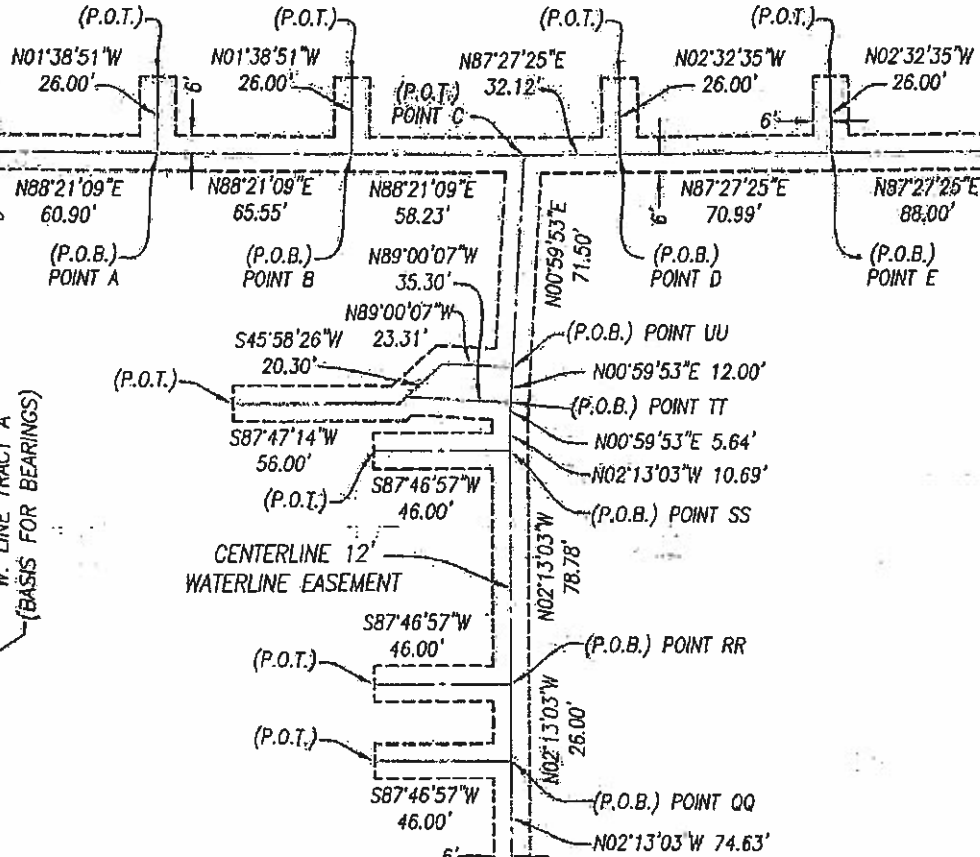
PARCEL "A"
 "DESIGN CENTER OF THE AMERICAS"
 Plat Book 119, Page 32, B.C.R.

179.18'
 S01°21'45"E

S01°21'45"E

W. LINE TRACT A
 (BASIS FOR BEARINGS)

POB



MATCH LINE (SEE SHEET 17 OF 17)

MATCH LINE (SEE SHEET 11 OF 17)

SHEET 10 OF 17 C:\BIB\WATER_ESMT-CITY.dwg

10776

SKETCH NO.

LEGEND:

- BCR = BROWARD COUNTY RECORDS
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POT = POINT OF TERMINUS

REVISIONS	DATE	BY

(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)

DATE: 10/18/10	DRAWN BY: BF	CHECKED BY:	FIELD BOOK: N/A
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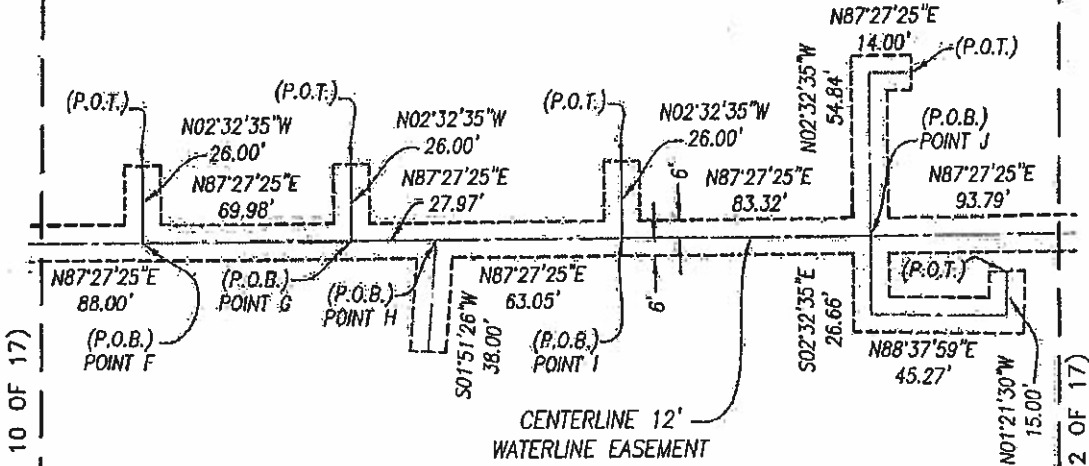
(12' WATERLINE EASEMENT)

HOLLYWOOD PALMS
Plat Book 10, Page 65, B.C.R.

N. LINE TRACT A



Scale: 1" = 60'



MATCH LINE (SEE SHEET 10 OF 17)

MATCH LINE (SEE SHEET 12 OF 17)

TRACT A
"RE-AMENDED PLAT OF
HOLLYWOOD PALMS"
(Plat Book 36, Page 46, BCR)

LEGEND:

- BCR = BROWARD COUNTY RECORDS
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POT = POINT OF TERMINUS

MATCH LINE (SEE SHEET 16 OF 17)

REVISIONS

DATE BY

(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)

REVISIONS	DATE	BY

DATE: 10/18/10	DRAWN BY BF	CHECKED BY	FIELD BOOK N/A
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SHEET 11 OF 17 d:\10776\Survey\LEGALS\WATER_ESMT-CITY.dwg SKETCH NO. 10776

IBI GROUP

IBI GROUP, Inc.

AUTHORIZATION # LB 5810

ENGINEERS SURVEYORS PLANNERS

LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS

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SUITE 100
POMPANO BEACH, FLORIDA, 33084
(954) 974-2200

2300 MATLAND CENTER PARKWAY
SUITE 101
MATLAND, FLORIDA, 32751
(407) 650-2120

(12' WATERLINE EASEMENT)

HOLLYWOOD PALMS

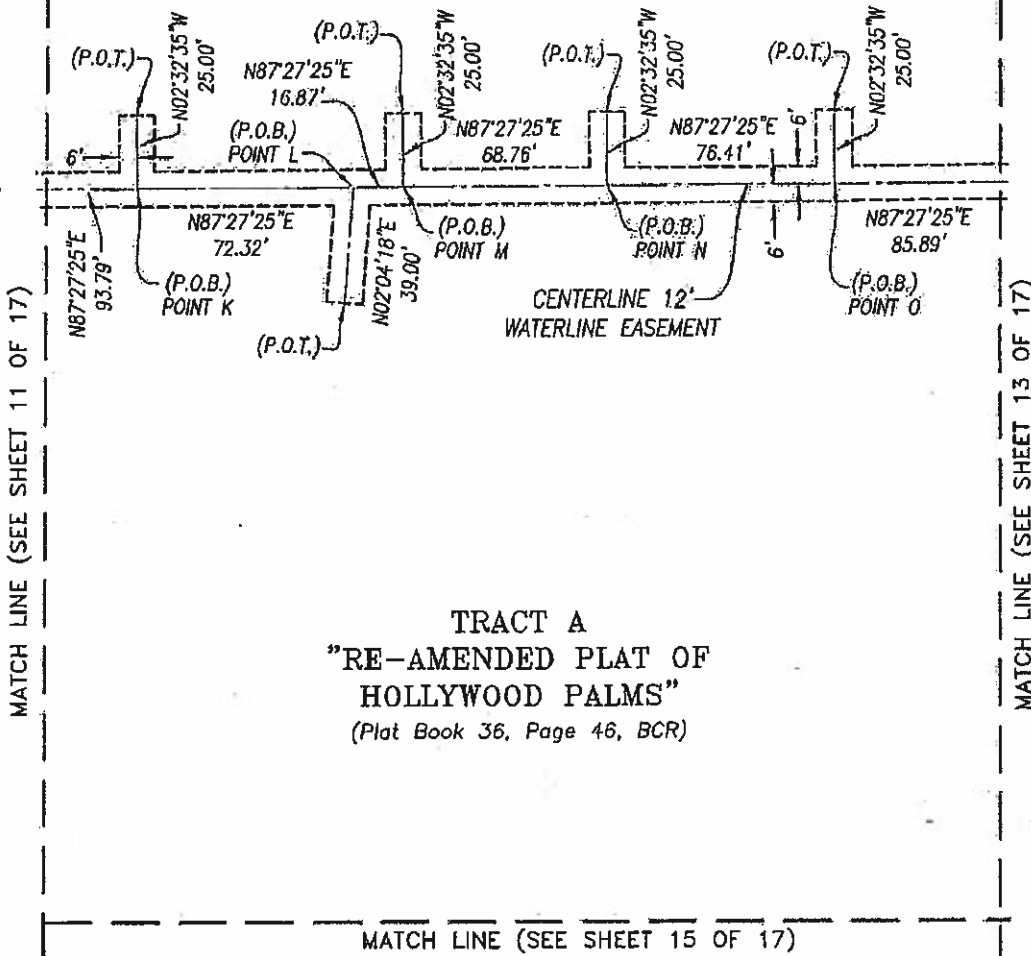
Plat Book 10, Page 65, B.C.R.

N. LINE TRACT A



LEGEND:

- BCR = BROWARD COUNTY RECORDS
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- POC = POINT OF COMMENCEMENT
- POT = POINT OF TERMINUS



SHEET 12 OF 17 J:\10776\Survey\LEGAL\WATER_ESMT-CITY.dwg

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SKETCH NO.

REVISIONS	DATE	BY	(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)		
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			10/18/10	BF	
					FIELD BOOK
					N/A

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2200 PARK CENTRAL BLVD. N.
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(954) 874-2200

2300 MARLAND CENTER PARKWAY
SUITE 101
MAITLAND, FLORIDA, 32751
(407) 860-2120

(12' WATERLINE EASEMENT)

HOLLYWOOD PALMS
Plat Book 10, Page 85, B.C.R.

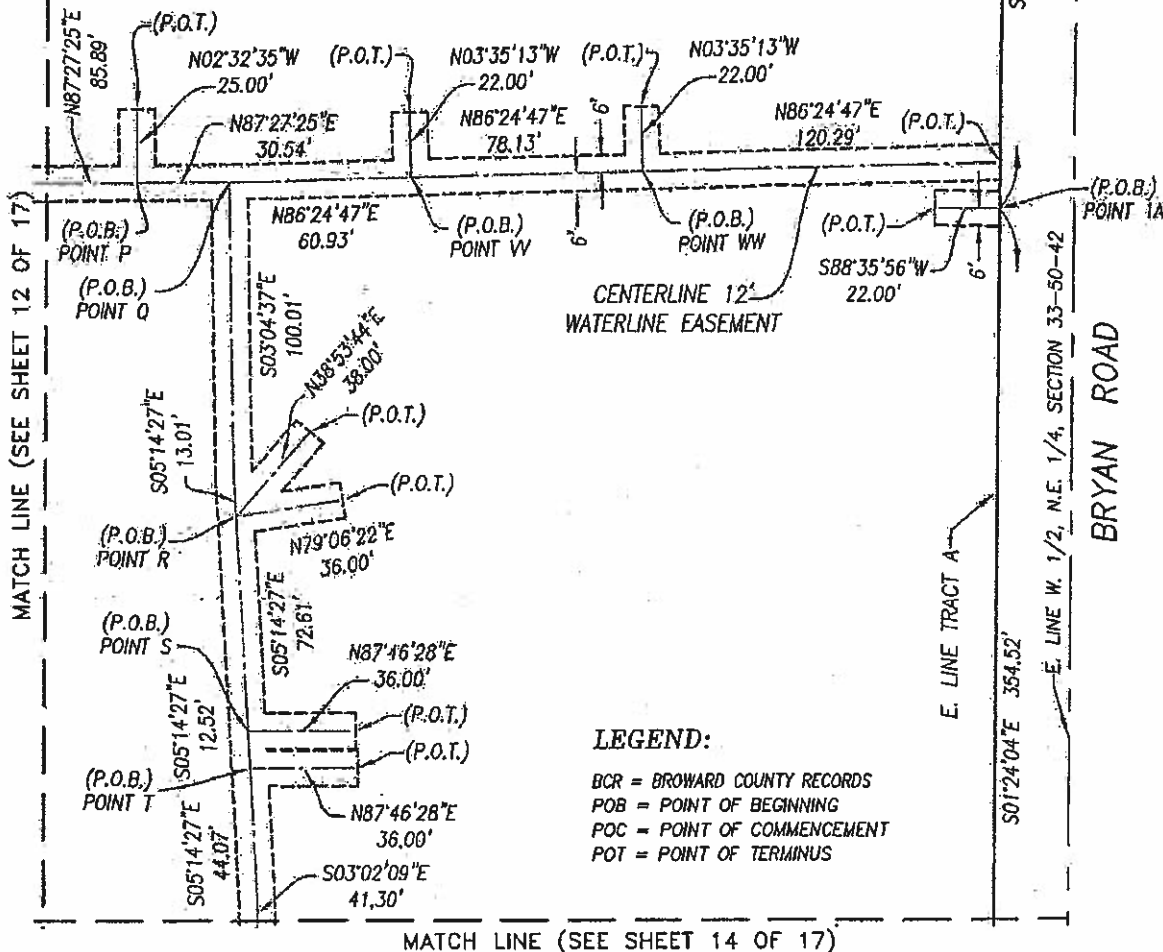
POC
N.E. CORNER TRACT A
(Plat Book 36, Page 46, BCR)

TRACT A
"RE-AMENDED PLAT OF
HOLLYWOOD PALMS"
(Plat Book 36, Page 46, BCR)

OLD
GRIFFIN
ROAD



Scale: 1" = 60'



MATCH LINE (SEE SHEET 12 OF 17)

MATCH LINE (SEE SHEET 14 OF 17)

SHEET 13 OF 17

10776

SKETCH NO.

REVISIONS	DATE	BY

(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)

DATE: 10/18/10	DRAWN BY: BF	CHECKED BY:	FIELD BOOK: N/A
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AUTHORIZATION # LB 5610

ENGINEERS SURVEYORS PLANNERS

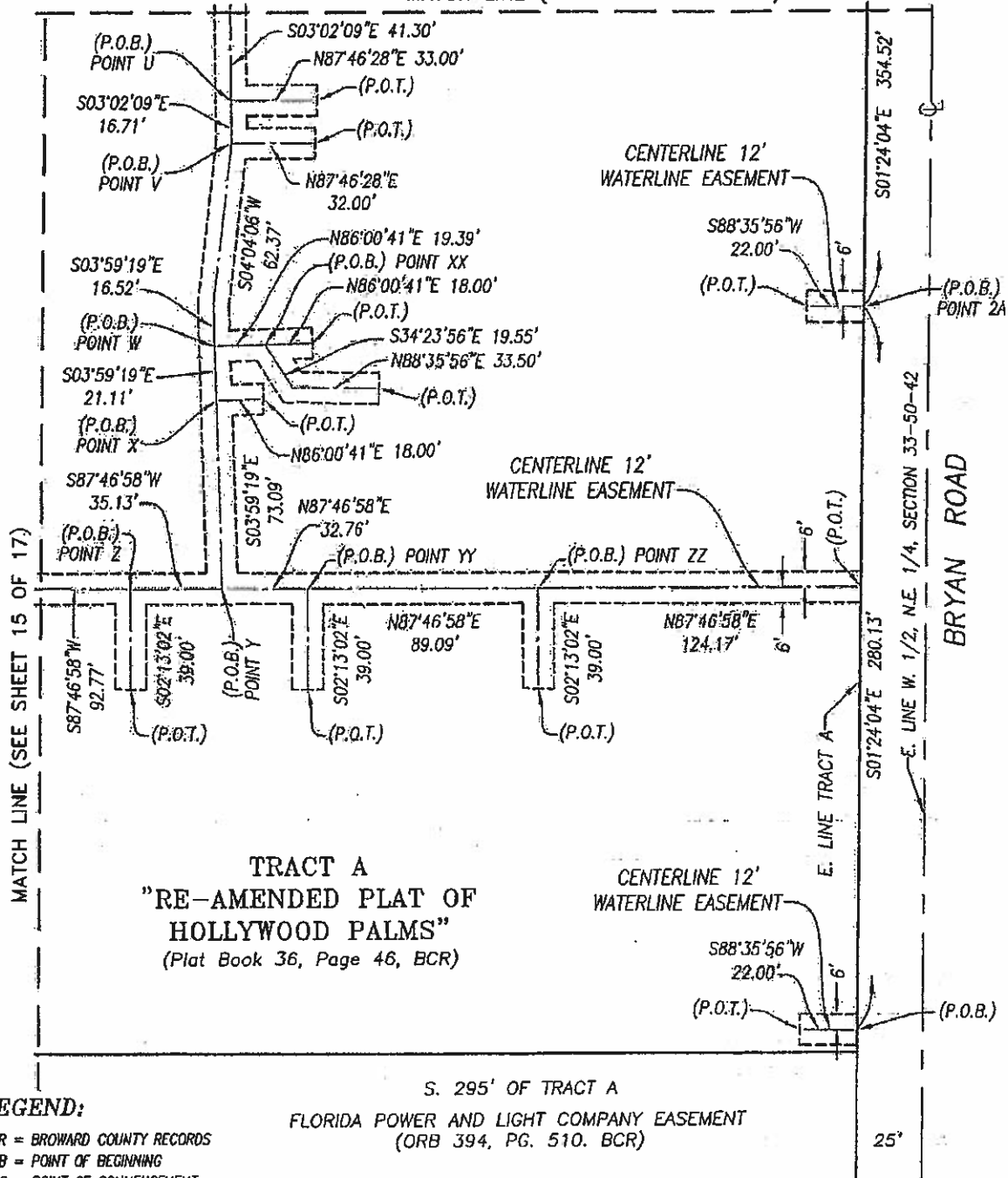
LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS

2200 PARK CENTRAL BLVD. N.
SUITE 100
POMPANO BEACH, FLORIDA, 33084
(854) 974-2200

2300 MATLAND CENTER PARKWAY
SUITE 101
MATLAND, FLORIDA, 32751
(407) 860-2120

(12' WATERLINE EASEMENT)

MATCH LINE (SEE SHEET 13 OF 17)



LEGEND:

- BCR = BROWARD COUNTY RECORDS
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POT = POINT OF TERMINUS

REVISIONS	DATE	BY

(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)

DATE: 10/18/10	DRAWN BY: BF	CHECKED BY:	FIELD BOOK: N/A
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SHEET 14 OF 17
 SKETCH NO. 10776
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(954) 874-2200

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SUITE 101
MAITLAND, FLORIDA, 32751
(407) 660-2120

(12' WATERLINE EASEMENT)

MATCH LINE (SEE SHEET 12 OF 17)

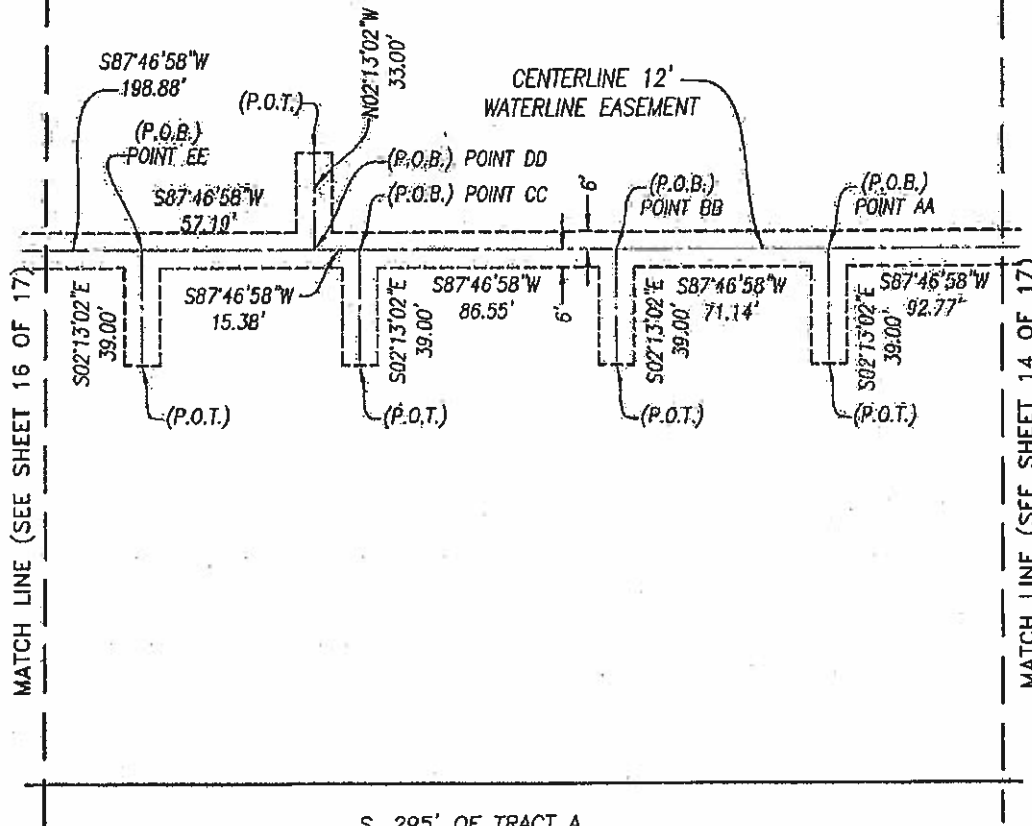


Scale: 1" = 60'

TRACT A
"RE-AMENDED PLAT OF
HOLLYWOOD PALMS"
(Plat Book 36, Page 46, BCR)

LEGEND:

- BCR = BROWARD COUNTY RECORDS
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POT = POINT OF TERMINUS



S. 295' OF TRACT A
FLORIDA POWER AND LIGHT COMPANY EASEMENT
(ORB 394, PG. 510. BCR)

REVISIONS

DATE BY

(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)

DATE: 10/18/10

DRAWN BY BF

CHECKED BY

FIELD BOOK N/A

SHEET 15 OF 17 J:\10776\Survey\LEGALS\WATER_ESMT-CITY.dwg

SKETCH NO. 10776

IBI GROUP

IBI GROUP, Inc.

AUTHORIZATION # LB 5810

ENGINEERS SURVEYORS PLANNERS
 LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS

2200 PARK CENTRAL BLVD. N. SUITE 100
 POMPANO BEACH, FLORIDA, 33064 (954) 874-2200

2300 MATLAND CENTER PARKWAY SUITE 101
 MATLAND, FLORIDA, 32751 (407) 860-2120

(12' WATERLINE EASEMENT)

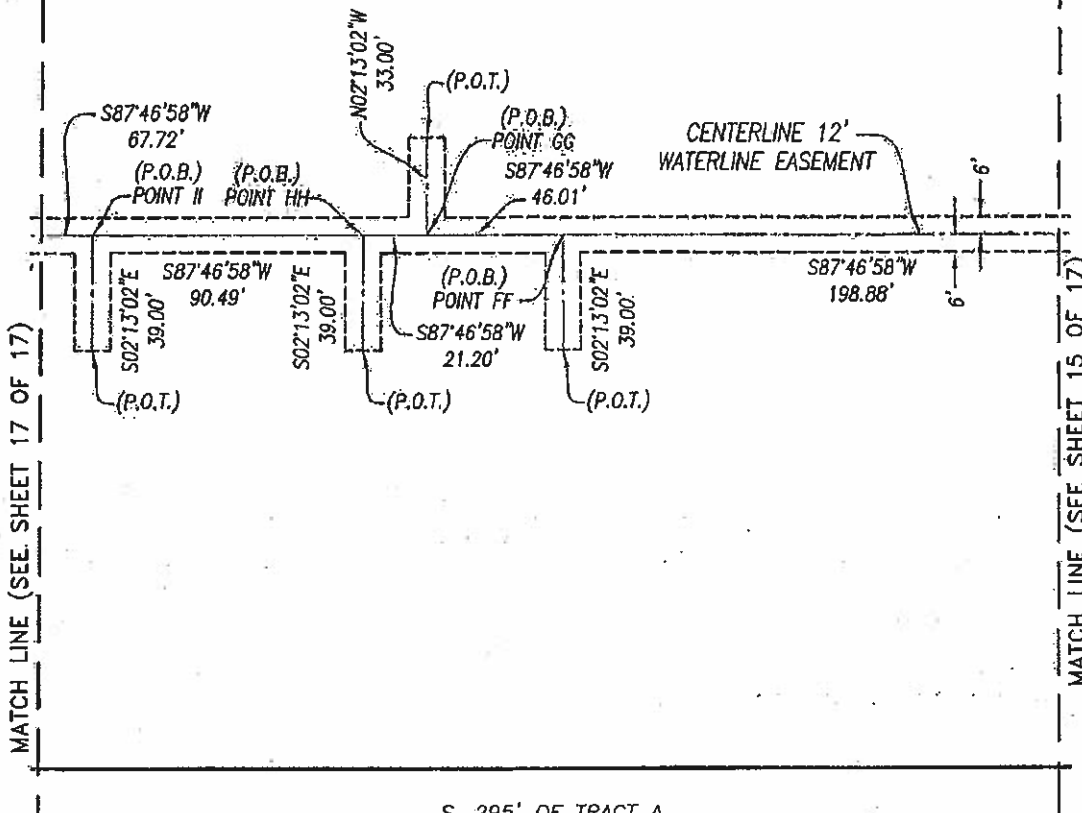
MATCH LINE (SEE SHEET 11 OF 17)

TRACT A
**"RE-AMENDED PLAT OF
 HOLLYWOOD PALMS"**
 (Plat Book 36, Page 46, BCR)



LEGEND:

- BCR = BROWARD COUNTY RECORDS
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POT = POINT OF TERMINUS



S. 295' OF TRACT A
 FLORIDA POWER AND LIGHT COMPANY EASEMENT
 (ORB 394, PG. 510, BCR)

REVISIONS	DATE	BY

(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)

DATE: 10/18/10	DRAWN BY: BF	CHECKED BY:	FIELD BOOK: N/A
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SHEET 16 OF 17 (SEE SHEET 15 OF 17) SKETCH NO. 10776

IBI GROUP

IBI GROUP, Inc.

AUTHORIZATION # LB 5610

ENGINEERS SURVEYORS PLANNERS

LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS

2200 PARK CENTRAL BLVD. N.
SUITE 100
POMPANO BEACH, FLORIDA, 33064
(954) 974-2200

2300 WATLAND CENTER PARKWAY
SUITE 101
WATLAND, FLORIDA, 32751
(407) 680-2120

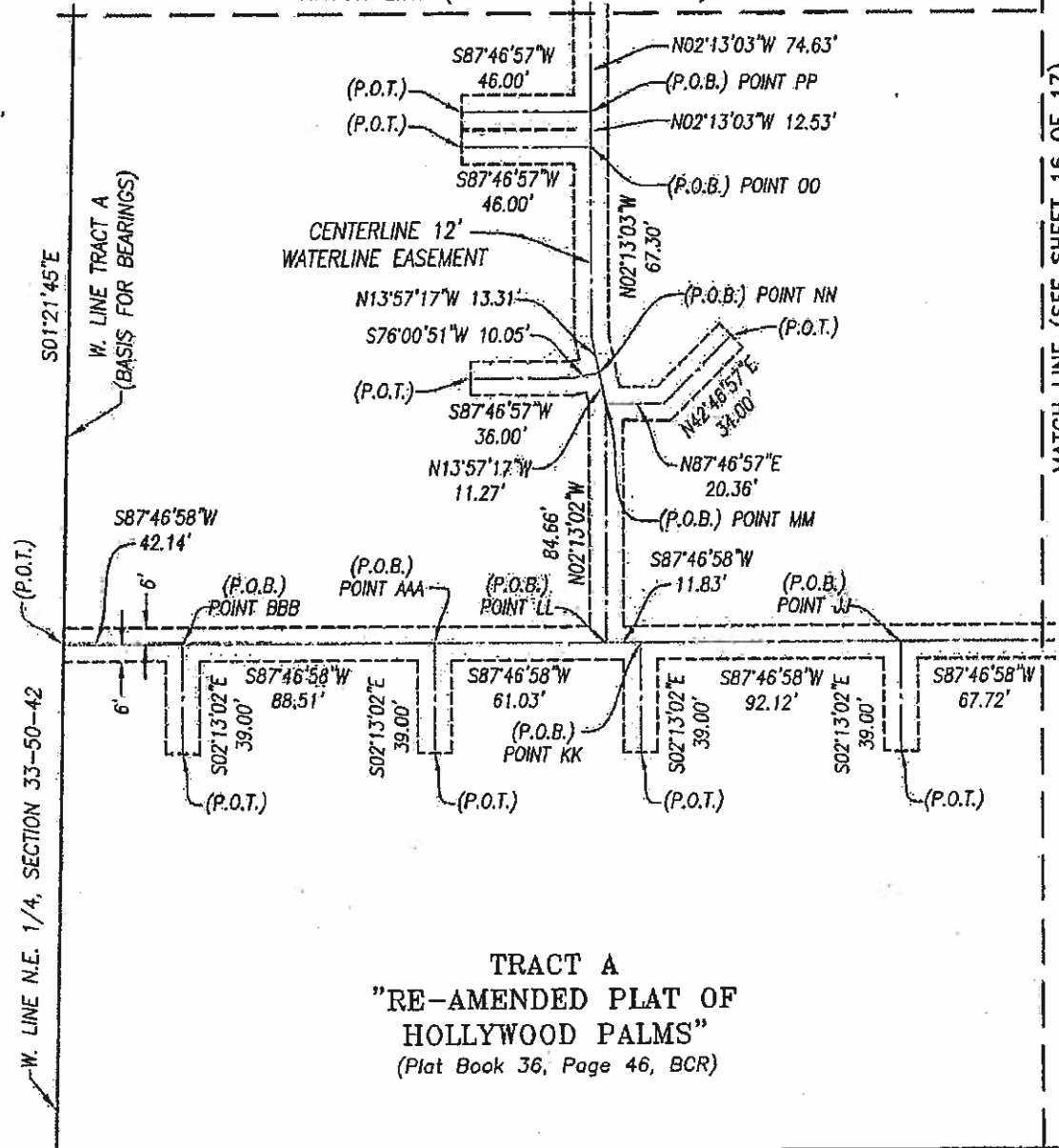


Scale: 1" = 60'

(12' WATERLINE EASEMENT)

MATCH LINE (SEE SHEET 10 OF 17)

PARCEL "A"
"DESIGN CENTER OF THE AMERICAS"
Plat Book 119, Page 32, B.C.R.



TRACT A
"RE-AMENDED PLAT OF
HOLLYWOOD PALMS"
(Plat Book 36, Page 46, BCR)

LEGEND:

BCR = BROWARD COUNTY RECORDS
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
POT = POINT OF TERMINUS

S. 295' OF TRACT A
FLORIDA POWER AND LIGHT COMPANY EASEMENT
(ORB 394, PG. 510, BCR)

REVISIONS

DATE BY

(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)

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SHEET 17 OF 17 C:\BIM\WATER_ESMT-CITY.dwg

10776

SKETCH NO.

**This Document Prepared by:
Record and Return To:**

Gerald L. Knight, Esquire
Billing, Cochran, Lyles, Mauro, & Ramsey, P.A.
515 East Las Olas Boulevard, Sixth Floor
Fort Lauderdale, Florida 33301

SANITARY SEWER EASEMENT

THIS SANITARY SEWER EASEMENT (the "Easement") dated this 15th day of DECEMBER, 2010, from **BROWARD INTERNATIONAL COMMERCE PARK LIMITED PARTNERSHIP**, a Michigan limited partnership, having an address of 1700 Stutz Drive, Suite 25, Troy, Michigan 48084 (hereinafter "Grantor"), to the **CITY OF DANIA BEACH**, a Florida municipal corporation, having an address at 100 West Dania Beach Boulevard, Dania Beach, Florida 33004 (hereinafter "Grantee").

RECITALS:

Grantor is the owner and operator of that certain commercial property located in Broward County, Florida, as more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof (the "Servient Estate").

Grantor has agreed to grant to Grantee this Easement, subject to the terms and conditions hereinafter set forth.

NOW, THEREFORE, for and in consideration of the premises and the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto do hereby agree as follows:

Grantor hereby grants, bargains and sells to Grantee, its successors and assigns, a perpetual easement under, over and across a parcel of real property, the legal description of which is attached hereto as Exhibit "B" and incorporated by reference herein (hereinafter the "Easement Area" or "Easement"). Grantor has full power and authority to convey the rights and easement conveyed herein, and will defend the title to same from and against the claims of all persons whomsoever, subject however, to easements, covenants and restrictions of record as of the date hereof, real estate taxes and assessments not yet due and payable and zoning, building and other applicable laws, codes and regulations.

Grantee may use the Easement Area for the installation, use and maintenance of a sanitary sewer line.

Grantee's right to utilize the Easement Area shall be exclusive to the extent that Grantor shall grant no easement or license, nor make any covenants, having the effect of permitting use of the Easement Area by anyone other than Grantee, except Grantor may grant an easement to other utilities in the Easement Area so long as such utility easements do not interfere with Grantee's use of the Easement Area.

Grantor may, for its own purpose, utilize the surface area of the Easement Area except in such areas as are used by Grantee in the exercise of its rights under this Easement. The Grantor's use of the surface area of the Easement shall be further limited to the use of the surface area of the Easement for landscaped areas, open space recreation areas and other uses and improvements in accordance with plans as are approved by Grantee or its utilities department; but shall not include the establishment of permanent buildings or other structures. The Grantor shall maintain the surface area of the Easement.

Grantor grants to Grantee a perpetual non-exclusive easement upon the Servient Estate described in the attached Exhibit "A" whereby Grantee shall have the free right to enter upon and depart over and across the Servient Estate and the Easement Area to the extent necessary to fully exercise Grantee's rights within the Easement Area, for purposes including, but not limited to, inspection, maintenance, repair, and replacement or reinstallation of utility facilities, but in each instance Grantee shall be responsible to restore the Easement Area to its condition prior to Grantee's work.

The provisions of this Easement shall be binding on the parties hereto and their respective successors and assigns as a covenant running with the land and binding upon the Servient Estate.

The Easement shall not be released or amended without consent of the Grantee as evidenced by a document signed with the same formalities as this document.

Grantee shall record this document in the Public Records of Broward County, Florida.


This instrument contains the entire agreement between the parties relating to the rights granted and the obligation assumed pursuant to this instrument. Any oral representation or modifications concerning this instrument shall be of no force and effect, excepting a subsequent modification reduced to writing, signed by the party to be charged therewith.


(Acknowledgment on following page)

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal on the day and year first above written.

Witnesses:

Broward International Commerce Park
Limited Partnership
By: Danto Investment Company, Inc.,
General Partner


Print Name: DEBORAH HOMENIK

By: 
James Danto, President


Print Name: DANIEL FINGERSPIEL

STATE OF MICHIGAN)
) SS:
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me on December 15, 2010 by James Danto, as President of Danto Investment Company, a Michigan corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification and who did not take an oath.


Notary Public, State of Michigan

NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF OAKLAND
MY COMMISSION EXPIRES NOV 10, 2011
ACTING PRESIDENT OF

Typed, Printed or Stamped Name

My Commission Expires:

EXHIBIT "A"

Tract A, less the South 295 feet thereof, of RE-AMENDED PLAT OF HOLLYWOOD PALMS, a subdivision according to the Plat thereof, as recorded in Plat Book 36, at Page 46, of the Public Records of Broward County, Florida, which tract is also described as the South 1124 feet of the West ½ of the Northeast ¼ of Section 33, Township 50 South, Range 42 East, Broward County, Florida, less the South 295 feet thereof.

EXHIBIT "B"



IBI GROUP, Inc.

AUTHORIZATION # LB 5610

ENGINEERS SURVEYORS PLANNERS
LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS
2200 PARK CENTRAL BLVD. N. SUITE 100 POMPAN0 BEACH, FLORIDA, 33064 (954) 974-2200
2300 MATLAND CENTER PARKWAY SUITE 101 MATLAND, FLORIDA, 32751 (407) 660-2120

(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)

LEGAL DESCRIPTION:

(15' SANITARY SEWER EASEMENT)

A 15 FOOT WIDE STRIP OF LAND LYING IN TRACT A, "RE-AMENDED PLAT OF HOLLYWOOD PALMS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, AT PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT A; THENCE SOUTH 01'21'45" EAST ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 170.00 FEET; THENCE NORTH 88'38'15" EAST, A DISTANCE OF 12.52 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01'21'45" EAST, A DISTANCE OF 34.64 FEET; THENCE SOUTH 84'20'10" EAST, A DISTANCE OF 157.01 FEET TO A POINT HEREINAFTER KNOWN AS POINT A; THENCE NORTH 87'43'48" EAST, A DISTANCE OF 391.45 FEET; THENCE NORTH 86'48'34" EAST, A DISTANCE OF 396.18 FEET; THENCE NORTH 87'45'28" EAST, A DISTANCE OF 100.10 FEET; THENCE SOUTH 01'00'46" EAST, A DISTANCE OF 22.11 FEET; THENCE SOUTH 02'11'29" EAST, A DISTANCE OF 310.00 FEET TO A POINT OF TERMINUS.

TOGETHER WITH A 15 FOOT WIDE STRIP OF LAND LYING IN SAID TRACT A, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SAID POINT A; THENCE SOUTH 01'38'34" EAST, A DISTANCE OF 443.26 FEET; THENCE NORTH 87'46'58" EAST, A DISTANCE OF 938.00 FEET TO A POINT OF TERMINUS.

THE SIDELINES OF SAID STRIPS ARE LENGTHENED OR SHORTENED TO FORM A CONTINUOUS 15 FOOT WIDE EASEMENT.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

NOTES:

- 1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY IBI GROUP, INC. FOR EASEMENTS AND RIGHTS-OF-WAY OF RECORD.
3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY.
4. BEARINGS ARE ASSUMED AND BASED ON THE WEST LINE OF TRACT A, "RE-AMENDED PLAT OF HOLLYWOOD PALMS", RECORDED IN PLAT BOOK 36, AT PAGE 46, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID WEST LINE HAVING A BEARING OF SOUTH 01'21'45" EAST.
5. IBI GROUP, INC.'S CERTIFICATE OF AUTHORIZATION No. 5610, IS ISSUED BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description is true and correct to the best of my knowledge and belief and that it meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors And Mappers in Chapter 5J-17, Florida Administrative Code.

IBI Group, Inc.
For The Firm:

Signature of William N. Field

WILLIAM N. FIELD, P.S.M.
PROFESSIONAL SURVEYOR and MAPPER #5999 STATE OF FLORIDA

Table with 3 columns: REVISIONS, DATE, BY. Contains 3 empty rows.

Table with 4 columns: DATE, DRAWN BY, CHECKED BY, FIELD BOOK. Values: DATE: 10/18/10, DRAWN BY: BF, CHECKED BY: (blank), FIELD BOOK: N/A

Vertical text on the right margin: j:\0776\Survey\EGALS\SEWER_ESM1-CITY.dwg, SHEET 1 OF 3, SKETCH NO. 10776

IBI GROUP

IBI GROUP, Inc.

AUTHORIZATION # LB 5610

ENGINEERS	SURVEYORS	PLANNERS
LANDSCAPE ARCHITECTS	ENVIRONMENTAL CONSULTANTS	
2200 PARK CENTRAL BLVD. N. SUITE 100 POMPAN0 BEACH, FLORIDA, 33064 (854) 974-2200	2300 MATLAND CENTER PARKWAY SUITE 101 MATLAND, FLORIDA, 32751 (407) 880-2120	



Scale: 1" = 100'

(15' SANITARY SEWER EASEMENT)

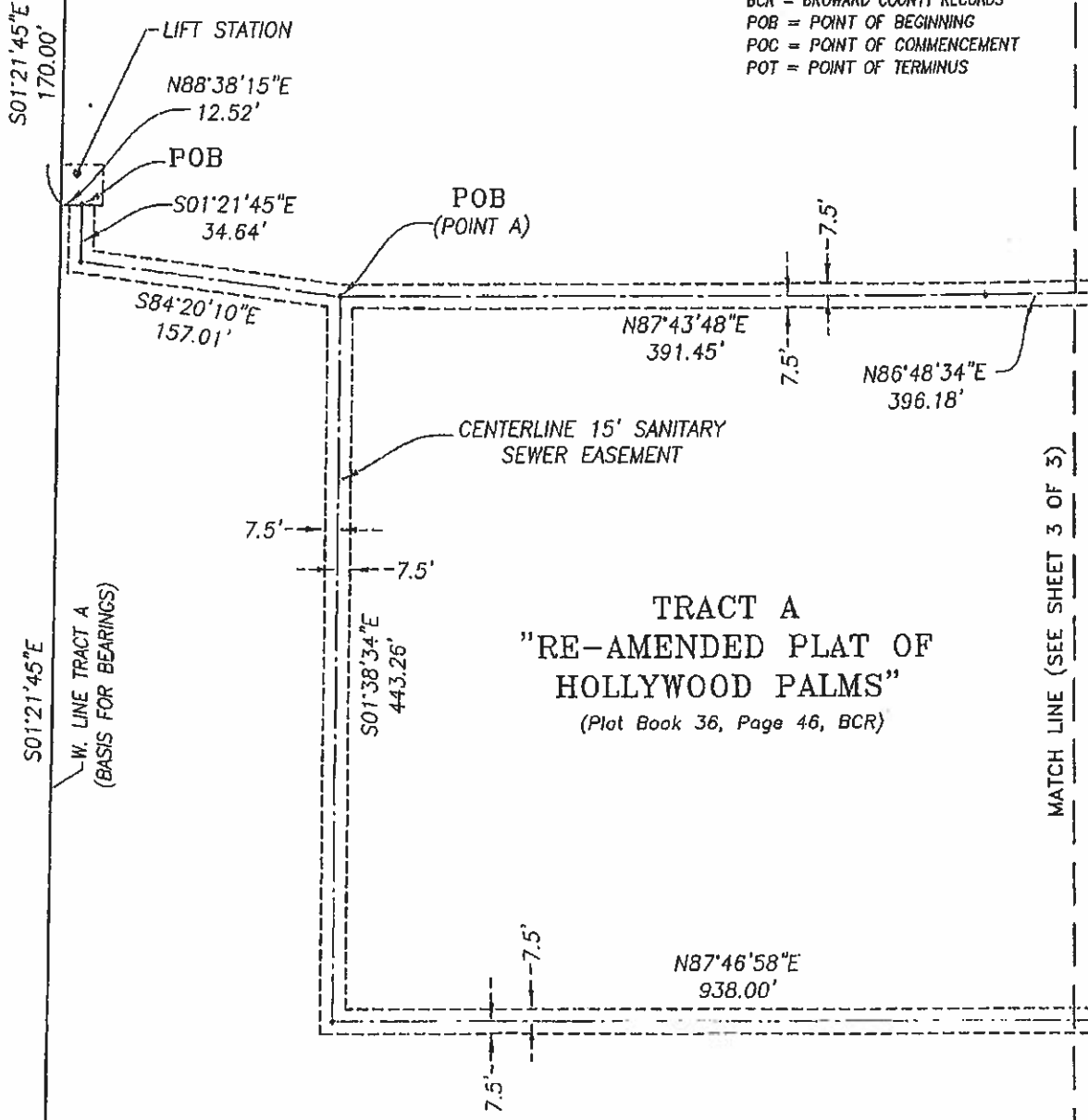
POC
N.W. CORNER TRACT A
(Plat Book 36, Page 46, BCR)

HOLLYWOOD PALMS
Plat Book 10, Page 65, B.C.R.

LEGEND:

BCR = BROWARD COUNTY RECORDS
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
POT = POINT OF TERMINUS

PARCEL "A"
"DESIGN CENTER OF THE AMERICAS"
Plat Book 119, Page 32, E.C.R.



MATCH LINE (SEE SHEET 3 OF 3)

TRACT A
"RE-AMENDED PLAT OF
HOLLYWOOD PALMS"
(Plat Book 36, Page 46, BCR)

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SHEET 2 OF 3

10776

SKETCH NO.

REVISIONS

DATE BY

REVISIONS	DATE	BY

(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)

DATE: 10/18/10	DRAWN BY: BF	CHECKED BY:	FIELD BOOK: N/A
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IBI GROUP, Inc.

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 2300 MATLAND CENTER PARKWAY SUITE 101. MATLAND, FLORIDA, 32751 (407) 660-2120

(15' SANITARY SEWER EASEMENT)

HOLLYWOOD PALMS

Plat Book 10, Page 65, B.C.R.

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- POT = POINT OF TERMINUS



Scale: 1" = 100'

OLD GRIFFIN ROAD

N. LINE TRACT A

E. LINE W. 1/2, NE. 1/4, SECTION 33-50-42

E. LINE TRACT A

BRYAN ROAD

C:\BIN\SEWER_ESMT-CITY.dwg

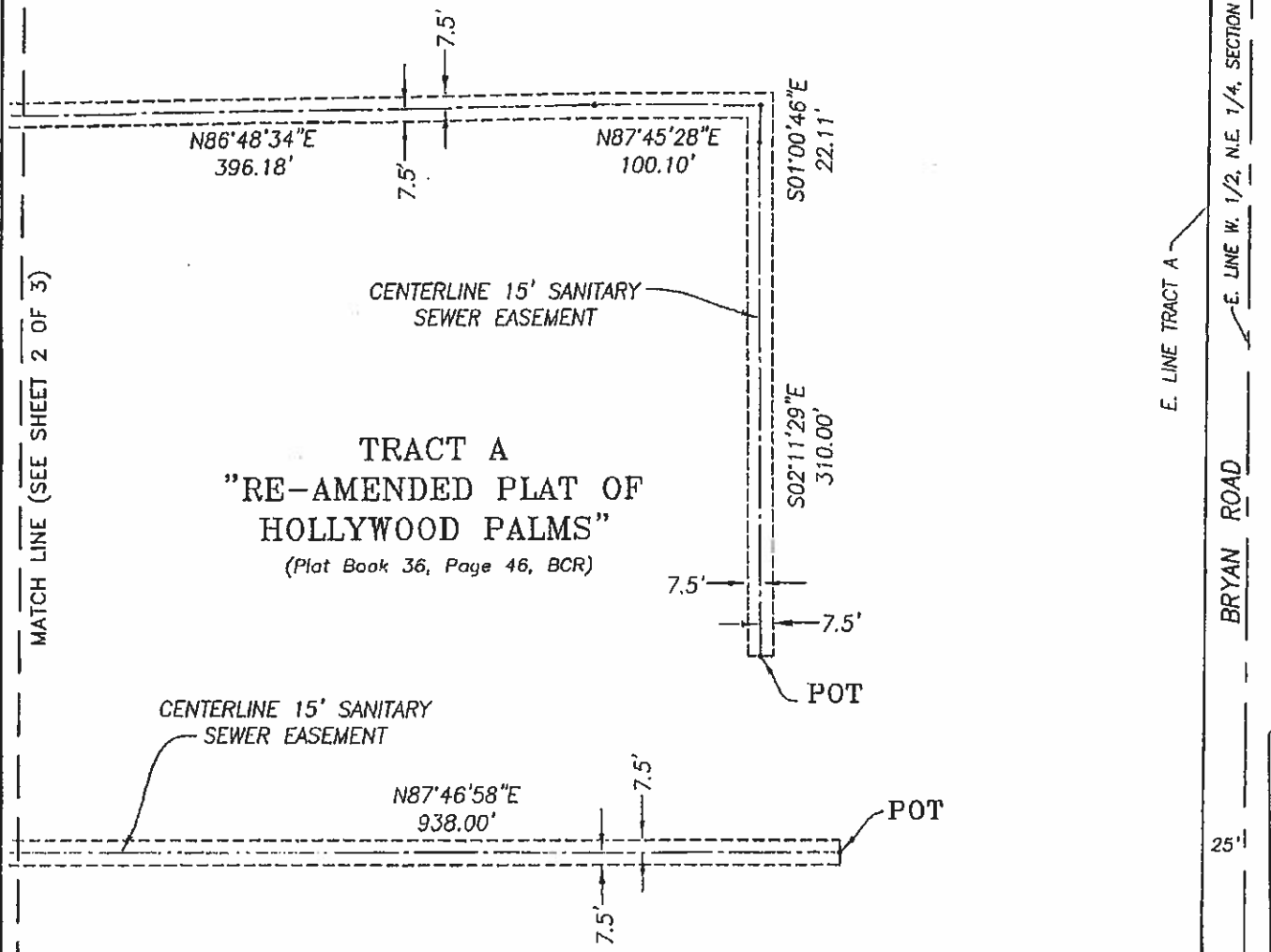
SHEET 3 OF 3

10776

SKETCH NO.

MATCH LINE (SEE SHEET 2 OF 3)

TRACT A
"RE-AMENDED PLAT OF HOLLYWOOD PALMS"
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REVISIONS	DATE	BY

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