

Corporation

**EASEMENT**

Seneca Lake Business Center Owners Assn. Inc.

Name (GRANTOR)

Property Parcel Identification  
Number(s):

5142 20 18 0012

Property Legal Description:

Westwind II IPlat 177-62B Par A

This Agreement made between GRANTOR and Broward County, a political subdivision of the State of Florida, the GRANTEE, whose address 2555 West Copans Road, Pompano Beach, Florida 33069.

WITNESSETH

WHEREAS, GRANTOR, is the owner of property (indicated above) that is situated in Broward County, Florida.

WHEREAS, GRANTEE desires an unrestricted and perpetual non-exclusive easement for water mains and/or wastewater gravity mains and/or wastewater force mains and/or reclaimed water mains and for any other water and wastewater installations which might be required for the purpose of providing water supply service for domestic or other use and for the collection of domestic or other kinds of wastewater to and from properties inclusive of GRANTOR'S property which may or may not abut and being contiguous to the easement; and

WHEREAS, GRANTOR is willing to grant such an easement, and

(continued on next page)

NOW, THEREFORE, for and in consideration of the mutual covenants each to the other running and one dollar (receipt acknowledged by GRANTOR) and other good and valuable considerations, GRANTOR does hereby grant unto GRANTEE, its successors and assigns, through its (GRANTEE'S) employees, agents, contractors, or other designated persons, full and free right and authority to construct, maintain, repair, install, and rebuild water and/or wastewater facilities within the property described above or more specifically described in Exhibit "A" and Exhibit "B" attached hereto and made a part hereof and GRANTOR hereby grants to GRANTEE a perpetual non-exclusive easement in, over, under, through, upon and/or across the above described lands for the purpose of providing water supply service for domestic or otherwise and for the collection of domestic or other kinds of wastewater to and from properties or lands inclusive of GRANTOR'S property or land which abuts and being contiguous to the easement described and so granted herein, also for GRANTEE to provide water and wastewater services to properties which may not be contiguous to the said easement described herein.

GRANTEE has approved the existing and proposed above ground structures, asphalt, paving, landscaping, walls, fences, underground piping, underground structures, duct banks, transformers, poles, retention areas, pavers, electric, cable, and other utility facilities within the easement area described herein to the extent said improvements are shown on the plans and drawings presented to and approved by GRANTEE. Except as permitted above, GRANTOR agrees that no obstructions that would preclude maintenance or improvement of GRANTEE's facilities may be placed in the easement area by GRANTOR or any other easement holder without GRANTEE's consent. In the exercise of its rights hereunder, GRANTEE shall, at its sole cost and expense, restore the surface of the easement area to the same condition which existed prior to the commencement of any such access, maintenance, or repair.

(signed on the following page)

IN WITNESS WHEREOF GRANTOR has caused its corporate name to be hereunto signed by its proper officers thereunto duly authorized.

Corporate Name: Seneca Lake Business Center Owners Assn. Inc.  
Signature: [Signature]  
Type Name: Lisa Kavanagh  
Title: Managing Member  
Address: 10165 NW 19th Street, Miami, FL 33172

ATTEST (not required if witnessed below)

Corporate Secretary  
Signature: \_\_\_\_\_  
Typed Name: \_\_\_\_\_

Reviewed and approved as to form:  
Andrew J. Meyers, County Attorney

By [Signature] 12/10/19  
Annika E. Ashton, Deputy County Attorney

WITNESSES (not required if attested by Secretary above)

Witness One  
Signature: [Signature]  
Witness One  
Typed Name: Carmen Estrella

Witness Two  
Signature: [Signature]  
Witness Two  
Typed Name: Vonne Hernandez

ACKNOWLEDGEMENT

State of: FLORIDA   
County of: MIAMI-DADE

Date: 11/11/17

The foregoing instrument was acknowledged before me this date by LISA KAVANAGH, officer (or agent) of the above named corporation on behalf of the corporation. He/ she

IS PERSONALLY KNOWN TO ME  Type of Identification Produced: N/A

Notary Signature: [Signature]  
Type Name: JOHN G. MEKRAS

(NOTARY SEAL)  
(not required if digitally signed by Notary)



John G. Mekras  
COMMISSION # FF218900  
EXPIRES: April 18, 2019  
WWW.AARONNOTARY.COM

**DESCRIPTION 20' Utility Easement (Waterline)**

An easement lying over and across a portion of Parcel A, **WESTWIND II**, according to the Plat thereof as recorded in Plat Book 177, Page 61, of the Public Records of Broward County, Florida, being more particularly described as follows:

**COMMENCE** at the southwest corner of said Parcel A; thence along the South line of said Parcel A, North 87°32'34" East, 14.56 feet to the **POINT OF BEGINNING**; thence North 1°28'43" West, 69.73 feet; thence North 46°24'41" East, 1.90 feet to a point on the southerly line of that certain 20' Water and Wastewater Easement recorded in Instrument No. 113174025 of the Public Records of Broward County, Florida; thence along said line, South 2°26'06" East, 3.45 feet; thence along said line, South 47°26'06" East, 15.36 feet; thence along said line, North 87°33'54" East, 7.50 feet; thence South 1°28'43" East, 56.65 feet to the aforesaid South line of Parcel A; thence along said line, South 87°32'34" West, 20.00 feet to the Point of Beginning.

Said lands situate, lying and being in the Town of Pembroke Park, Broward County, Florida and containing 0.0278 acres, (1,213 square feet) more or less.

**SURVEYOR'S NOTES**

1. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
2. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
3. The bearings shown hereon are based on the record plat WESTWIND III and are relative to the centerline of Hallandale Beach Boulevard, bearing South 87°57'53" West.
4. This drawing is not valid unless bearing the signature and original raised seal of a Florida licensed Surveyor and Mapper. Unsigned copies may be provided for information purposes only.
5. This sketch and description consists of 2 sheets and each sheet shall not be considered full, valid and complete unless attached to each other.
6. Sun-Tech Engineering, Inc. reserved the right to utilize any and all information obtained in the preparation of this sketch for any other purposes.
7. The undersigned Surveyor has not been provided a current title commitment or abstract of matters affecting boundary or title to the subject property. It is possible that there are instruments which affect the subject property which are unknown to the reviewing Surveyor.
8. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Business and Professional regulation, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
9. Some features may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled dimensions.
10. Sources of information utilized in the preparation of this sketch and description are as follows:
  - A. Record Plat entitled WESTWIND III, Plat Book 182, Page 22, Broward County Records.
  - B. Record Plat entitled SENECA COMMERCE CENTER, Plat Book 182, Page 11, Broward County Records.
  - C. Record Plat entitled WESTWIND II, Plat Book 177, Page 61, Broward County Records
  - D. 20' Water & Wastewater Easement, Instrument No. 113174025,
  - E. Water & Sewer Plan, prepared by Sun-Tech Engineering, Inc. Job No. 16-3774.
  - F. Water Record drawing prepared by Arturo Mendigutia, Professional Survey and Mapper Florida Registration No. 5844, File received 10-22-2018 and 12-05-218
10. The reviewing surveyors notes that due to the inconsistencies within the document recorded under Instrument No. 113174025, the reviewing surveyor cannot guarantee the exact position of the easement.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

**Sun-Tech Engineering, Inc.**  
Date of Preparation: December 3, 2018.

*Donald L. Cooper* 4.30.2019  
Date  
Donald L. Cooper, P.S.M.  
Professional Surveyor and Mapper  
Florida Registration No. 6269

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JOB No.:  
**16-3774**

DATE	REVISION	BY	CHK.



**Sun-Tech Engineering, Inc.**  
Engineers • Planners • Surveyors

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Sunrise, FL 33351  
www.suntecheng.com

Certificate of Auth. #7097/LB 7019  
Phone (954) 777-3123  
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PARCEL "A"  
MEEKINS BAMMAN PLAT  
(P.B. 163, PG. 4 -B.C.R.)

PARCEL "A"  
"COCA-COLA PLAT"  
(P.B. 162, PG. 21 -B.C.R.)

S.W. 20th STREET  
(COCA-COLA DRIVE)

(60' INGRESS/EGRESS EASEMENT)  
(O.R.B. 20848, PG. 163 -B.C.R.)  
& (O.R.B. 23789, PG. 587 -B.C.R.)

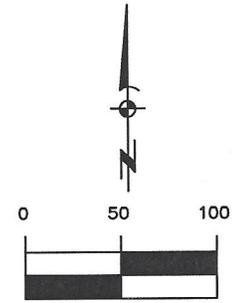
PARCEL "B"  
MEEKINS BAMMAN PLAT  
(P.B. 163, PG. 4 -B.C.R.)

WESTERLY LINE OF  
(INSTRUMENT NO.  
113174025)

24' INGRESS/EGRESS EASEMENT  
(INSTRUMENT NO. 113235841)

30' INGRESS/EGRESS EASEMENT  
(INSTRUMENT NO. 113282356)

APPROXIMATE LOCATION OF  
20' WATER & WASTEWATER EASEMENT  
(INSTRUMENT NO. 113174025)



PARCEL A  
WESTWIND II PLAT  
(P.B. 177, PG. 61 -B.C.R.)

SUBJECT PROPERTY  
20' UTILITY EASEMENT (WATERLINE)  
1,213 SQUARE FEET, (0.0278 ACRES)±

WEST LINE OF PARCEL A,  
"WESTWIND II PLAT"

N01°28'43"W  
69.73'

POINT OF BEGINNING

N87°32'34"E  
14.56'

POINT OF COMMENCEMENT  
S.W. CORNER PARCEL A  
(P.B. 177, PG. 61 -B.C.R.)

N46°24'41"E 1.90'  
S02°26'06"E 3.45'

S47°26'06"E  
15.36'

N87°33'54"E  
7.50'

APPROXIMATE LOCATION OF  
20' WATER & WASTEWATER EASEMENT  
(INSTRUMENT NO. 113174025)

SOUTHERLY LINE OF  
(INSTRUMENT NO.  
113174025)

S01°28'43"E  
56.65'

SOUTH LINE OF PARCEL  
A, "WESTWIND II PLAT"

S87°32'34"W  
20.00'

TRACT A  
SENECA COMMERCE CENTER  
(P.B. 182, PG. 11 -B.C.R.)

KEY TO ABBREVIATIONS LEGEND

B.C.R.	BROWARD COUNTY RECORDS
⊕	CENTERLINE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
NO.	NUMBER
R	RADIUS
△	CENTRAL ANGLE
L	ARC LENGTH

INFORMATION SHOWN WITHOUT RECORDING DATA REFER TO THE RECORD PLAT.



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NOT VALID WITHOUT SHEET 1

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