

This instrument prepared by:
City Attorney's Office
Goren, Cherof, Doody & Ezrol, P.A.
3099 E. Commercial Boulevard, Suite 200
Fort Lauderdale, FL 33308

City of Pembroke Pines

EASEMENT DEDICATION

On this _____ day of _____, 2026, _____, having an address of _____ (hereinafter "GRANTOR"), expressly grants an easement to the City of Pembroke Pines, a municipal corporation of the State of Florida, having an address of 601 City Center Way, Pembroke Pines, Florida 33025 (hereinafter "GRANTEE"), subject to the following provisions and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations paid by GRANTEE to GRANTOR, receipt of which is hereby acknowledged by both parties.

GRANTOR is the fee simple owner of that parcel of real property, a legal description of which is attached hereto as Exhibit "A", and incorporated by reference herein, (hereinafter "the servient Estate").

GRANTOR hereby grants, bargains and sells to grantee, its successors and assigns, a perpetual easement under, over and upon a portion of the servient estate, a legal description of which is attached hereto as Exhibit "B" and incorporated by reference herein, (hereinafter "the easement area").

GRANTEE may use the easement area for and in consideration of the mutual covenants each to the other running and one dollar and other good and valuable considerations, the part of the first part do hereby grant unto the party of the second part, its successors and assigns, full and free right and authority to construct, maintain, repair, install and rebuild water and/or sanitary sewerage facilities on and do hereby grant a perpetual easement in, over, under, through, upon and/or across the above described lands for said purposes.

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 one other than GRANTEE, except GRANTOR may furnish an easement to other utilities that cross this easement at right angles and provided, further, that any such easements do not interfere with the easement granted herein.

GRANTOR may, for its own purposes, utilize the Easement area and shall retain a right of free ingress and egress under, over and upon the Easement area; provided that, in no event, shall any of the rights herein reserved to Grantor impede the easement herein granted or the exercise of the rights of use there under.

The provision of the easement shall be binding on the GRANTOR its successors and assigns as a covenant running with and binding upon the Easement area.

This easement shall not be released or amended without the express written 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.

(The remainder of this page is intentionally left blank)

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

Signed, sealed and
Delivered in the presence of:

GRANTOR:

[Signature]
Witness Kaya Willis
6123 Lyons Road, Coconut Creek, FL 33073

By: [Signature]

[Signature]
Witness Karlyn Papaleo
6123 Lyons Road
COCONUT CREEK, FL 33073

Print Name: REBECCA CORTES

Title: CHAIR

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Rebecca Cortes, as Chair, of Herrick Square Community Development District, the person described in, and who executed the foregoing instrument, personally known to me, or has produced _____ as identification, and he/she acknowledged before me that he/she executed the same as such officer on behalf of the company for the purposes therein expressed; and the said instrument is the act and deed of said company.

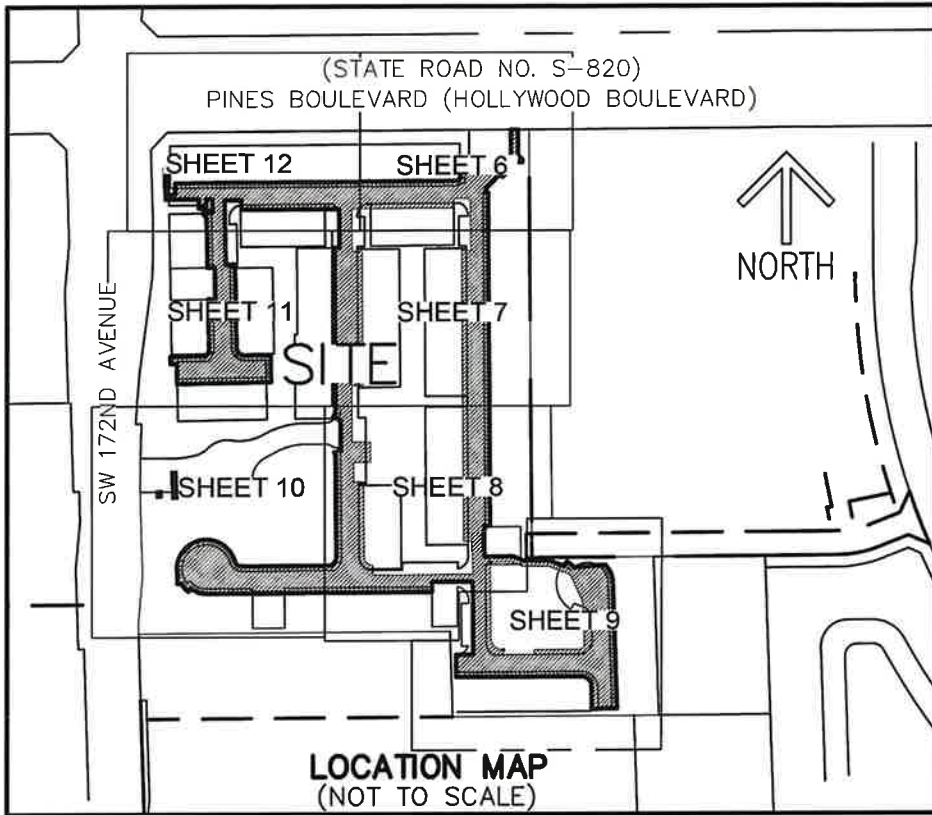
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, this 13th day of February, 20

[Signature]
Notary Public

My Commission No.: HH517800
My Commission Expires: APR 18, 2028



EXHIBIT "A"



SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. 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.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF NORTH 89°39'59" EAST, ALONG THE NORTH LINE OF "MERRICK SQUARE", AS RECORDED IN PLAT BOOK 183, PAGES 547 THROUGH 553 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATE:

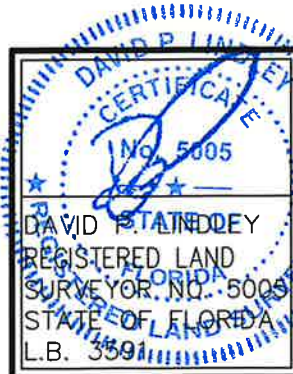
I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 9, 2026. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991

UTILITY EASEMENT "MERRICK SQUARE"
SKETCH AND DESCRIPTION



SHEET 1 OF 12

DATE	8/30/23
DRAWN BY	SF
FB./ PG.	N/A
SCALE	NONE
JOB NO.	9855 UE

EXHIBIT "A"

DESCRIPTION: UTILITY EASEMENT

ALL OF THAT PART OF "MERRICK SQUARE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 547 THROUGH 553 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 17, TOWNSHIP 51 SOUTH, RANGE 40 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF MOST NORTHWEST CORNER OF SAID PARCEL A (PRIVATE ROAD) AND THE SOUTH RIGHT-OF-WAY LINE OF PINES BOULEVARD (HOLLYWOOD BOULEVARD);

THENCE DEPARTING SAID MOST NORTHWEST CORNER OF SAID PLAT, NORTH 89° 39' 59" EAST, ALONG THE SOUTH RIGHT OF WAY OF PINES BOULEVARD A DISTANCE OF 2.52 FEET TO POINT OF BEGINNING "1";
THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, NORTH 89° 39' 59" EAST A DISTANCE OF 15.00 FEET;
THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY, SOUTH 00° 20' 01" EAST A DISTANCE OF 53.23 FEET; THENCE SOUTH 45° 12' 19" EAST A DISTANCE OF 12.44 FEET; THENCE SOUTH 00° 20' 01" EAST A DISTANCE OF 5.30 FEET; THENCE SOUTH 89° 46' 06" WEST A DISTANCE OF 15.92 FEET; THENCE NORTH 45° 12' 19" WEST A DISTANCE OF 4.56 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 33° 07' 50", HAVING A RADIUS OF 71.69 FEET, AND WHOSE LONG CHORD BEARS SOUTH 34° 46' 45" WEST A DISTANCE OF 40.88 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE NORTH 46° 30' 46" WEST A DISTANCE OF 7.50 FEET; THENCE SOUTH 43° 29' 14" WEST A DISTANCE OF 33.95 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 28° 01' 38", HAVING A RADIUS OF 31.81 FEET, AND WHOSE LONG CHORD BEARS SOUTH 29° 20' 17" WEST A DISTANCE OF 15.41 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE SOUTH 80° 27' 42" EAST A DISTANCE OF 7.55 FEET; THENCE SOUTH 08° 18' 35" WEST A DISTANCE OF 7.22 FEET; THENCE SOUTH 00° 20' 13" EAST A DISTANCE OF 683.81 FEET; THENCE SOUTH 89° 39' 47" WEST A DISTANCE OF 12.02 FEET; THENCE SOUTH 00° 19' 38" EAST A DISTANCE OF 64.03 FEET; THENCE NORTH 89° 39' 59" EAST A DISTANCE OF 59.53 FEET; THENCE SOUTH 67° 50' 31" EAST A DISTANCE OF 23.83 FEET; THENCE NORTH 89° 39' 29" EAST A DISTANCE OF 55.21 FEET; THENCE SOUTH 69° 21' 29" EAST A DISTANCE OF 33.45 FEET; THENCE NORTH 37° 19' 02" EAST A DISTANCE OF 11.66 FEET; THENCE SOUTH 51° 53' 36" EAST A DISTANCE OF 19.74 FEET; THENCE NORTH 85° 16' 32" EAST A DISTANCE OF 62.66 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 44° 38' 38", HAVING A RADIUS OF 51.99 FEET, AND WHOSE LONG CHORD BEARS SOUTH 24° 06' 21" EAST A DISTANCE OF 39.49 FEET; THENCE SOUTH 01° 47' 10" EAST A DISTANCE OF 262.12 FEET; THENCE SOUTH 88° 12' 50" WEST A DISTANCE OF 51.97 FEET; THENCE NORTH 00° 20' 45" WEST A DISTANCE OF 54.32 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 62° 40' 06", HAVING A RADIUS OF 26.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 58° 59' 59" WEST A DISTANCE OF 27.04 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE SOUTH 89° 39' 14" WEST A DISTANCE OF 260.98 FEET; THENCE NORTH 00° 38' 01" WEST A DISTANCE OF 46.09 FEET; THENCE NORTH 89° 38' 37" EAST A DISTANCE OF 35.72 FEET TO REFERENCE POINT "B"; THENCE NORTH 00° 19' 54" WEST A DISTANCE OF 152.37 FEET; THENCE SOUTH 89° 39' 15" WEST A DISTANCE OF 84.94 FEET; THENCE SOUTH 00° 20' 45" EAST A DISTANCE OF 20.74 FEET; THENCE SOUTH 89° 39' 44" WEST A DISTANCE OF 465.23 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 38° 51' 03", HAVING A RADIUS OF 51.62 FEET, AND WHOSE LONG CHORD BEARS NORTH 71° 09' 19" WEST A DISTANCE OF 34.34 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE SOUTH 34° 08' 15" WEST A DISTANCE OF 7.98 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20° 42' 44", HAVING A RADIUS OF 61.17 FEET, AND WHOSE LONG CHORD BEARS NORTH 41° 53' 35" WEST A DISTANCE OF 21.99 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

THIS IS NOT A SURVEY

DESCRIPTION CONTINUED ON SHEET 3

SHEET 2 OF 12



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991

UTILITY EASEMENT "MERRICK SQUARE"
SKETCH AND DESCRIPTION

DATE	8/30/23
DRAWN BY	SF
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9855 UE

EXHIBIT "A"

DESCRIPTION:

UTILITY EASEMENT (CONTINUED)

THENCE SOUTH 88° 12' 35" WEST A DISTANCE OF 7.88 FEET; THENCE NORTH 01° 47' 25" WEST A DISTANCE OF 15.00 FEET TO REFERENCE POINT "C"; THENCE NORTH 88°12'35" EAST, A DISTANCE OF 1.93 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 179° 03' 23", HAVING A RADIUS OF 60.01 FEET, AND WHOSE LONG CHORD BEARS NORTH 73° 44' 16" EAST A DISTANCE OF 120.01 FEET TO THE BEGINNING OF A REVERSE CURVE. SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 73° 37' 03", HAVING A RADIUS OF 18.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 53° 32' 14" EAST A DISTANCE OF 21.57 FEET; THENCE NORTH 89° 39' 15" EAST A DISTANCE OF 181.06 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 58° 08' 19", HAVING A RADIUS OF 22.19 FEET, AND WHOSE LONG CHORD BEARS NORTH 32° 52' 46" EAST A DISTANCE OF 21.56 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE NORTH 00° 20' 13" WEST A DISTANCE OF 206.80 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 24° 06' 12", HAVING A RADIUS OF 26.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 12° 23' 16" WEST A DISTANCE OF 10.86 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE NORTH 65° 33' 47" EAST A DISTANCE OF 13.99 FEET; THENCE NORTH 00° 24' 23" WEST A DISTANCE OF 60.75 FEET; THENCE NORTH 61° 27' 32" WEST A DISTANCE OF 16.98 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 32° 52' 12", HAVING A RADIUS OF 27.22 FEET, AND WHOSE LONG CHORD BEARS NORTH 16° 25' 19" EAST A DISTANCE OF 15.40 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE NORTH 00° 20' 14" WEST A DISTANCE OF 335.37 FEET; THENCE NORTH 89° 39' 47" EAST A DISTANCE OF 10.00 FEET; THENCE NORTH 00° 20' 01" WEST A DISTANCE OF 81.00 FEET TO REFERENCE POINT "A"; THENCE SOUTH 89° 39' 59" WEST A DISTANCE OF 200.92 FEET; THENCE NORTH 00° 17' 12" WEST A DISTANCE OF 19.96 FEET; THENCE SOUTH 89° 42' 48" WEST A DISTANCE OF 35.02 FEET; THENCE SOUTH 01° 04' 36" EAST A DISTANCE OF 133.47 FEET; THENCE NORTH 88° 57' 25" EAST A DISTANCE OF 18.95 FEET; THENCE SOUTH 01° 02' 35" EAST A DISTANCE OF 171.74 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 90° 00' 00", HAVING A RADIUS OF 18.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 46° 02' 35" EAST A DISTANCE OF 25.46 FEET; THENCE NORTH 88° 57' 25" EAST A DISTANCE OF 52.50 FEET; THENCE SOUTH 01° 02' 35" EAST A DISTANCE OF 56.00 FEET; THENCE SOUTH 88° 57' 25" WEST A DISTANCE OF 193.48 FEET; THENCE NORTH 01° 02' 37" WEST A DISTANCE OF 41.50 FEET; THENCE SOUTH 88° 57' 23" WEST A DISTANCE OF 12.99 FEET; THENCE NORTH 01° 47' 25" WEST A DISTANCE OF 15.00 FEET; THENCE NORTH 89° 20' 56" EAST A DISTANCE OF 72.93 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 43° 48' 07", HAVING A RADIUS OF 26.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 20° 52' 09" EAST A DISTANCE OF 19.40 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE NORTH 01° 02' 37" WEST A DISTANCE OF 100.00 FEET; THENCE NORTH 88° 57' 23" EAST A DISTANCE OF 14.50 FEET; THENCE NORTH 01° 02' 36" WEST A DISTANCE OF 66.00 FEET; THENCE SOUTH 88° 57' 24" WEST A DISTANCE OF 14.50 FEET; THENCE NORTH 01° 13' 01" WEST A DISTANCE OF 97.92 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 38° 21' 02", HAVING A RADIUS OF 26.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 29° 04' 27" WEST A DISTANCE OF 17.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE.

DESCRIPTION CONTINUED ON SHEET 4

THIS IS NOT A SURVEY

SHEET 3 OF 12



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991

UTILITY EASEMENT "MERRICK SQUARE"
SKETCH AND DESCRIPTION

DATE	8/30/23
DRAWN BY	SF
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9855 UE

EXHIBIT "A"

DESCRIPTION: UTILITY EASEMENT (CONTINUED)

THENCE NORTH 88° 57' 25" EAST A DISTANCE OF 20.32 FEET; THENCE NORTH 01° 02' 17" WEST A DISTANCE OF 28.89 FEET; THENCE NORTH 89° 54' 16" WEST A DISTANCE OF 12.37 FEET; THENCE SOUTH 00° 20' 02" EAST A DISTANCE OF 19.46 FEET; THENCE SOUTH 89° 39' 58" WEST A DISTANCE OF 15.00 FEET; THENCE NORTH 00° 20' 02" WEST A DISTANCE OF 19.46 FEET; THENCE SOUTH 89° 39' 58" WEST A DISTANCE OF 69.06 FEET; THENCE NORTH 01° 47' 25" WEST A DISTANCE OF 65.01 FEET; THENCE NORTH 88° 12' 59" EAST A DISTANCE OF 4.50 FEET; THENCE SOUTH 01° 47' 01" EAST A DISTANCE OF 55.12 FEET; THENCE NORTH 89° 39' 58" EAST A DISTANCE OF 15.82 FEET; THENCE NORTH 00° 20' 01" WEST A DISTANCE OF 23.54 FEET; THENCE NORTH 89° 39' 59" EAST A DISTANCE OF 575.33 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 30° 58' 14", HAVING A RADIUS OF 26.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 74° 10' 52" EAST A DISTANCE OF 13.88 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE NORTH 00° 20' 01" WEST A DISTANCE OF 3.96 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 48° 24' 24", HAVING A RADIUS OF 15.61 FEET, AND WHOSE LONG CHORD BEARS NORTH 19° 51' 58" EAST A DISTANCE OF 12.80 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE NORTH 00° 14' 09" WEST A DISTANCE OF 29.30 FEET; THENCE NORTH 89° 50' 09" EAST A DISTANCE OF 15.00 FEET; THENCE SOUTH 00° 14' 09" EAST A DISTANCE OF 4.32 FEET; THENCE NORTH 89° 39' 53" EAST A DISTANCE OF 89.64 FEET; THENCE NORTH 45° 12' 19" WEST A DISTANCE OF 2.78 FEET; THENCE NORTH 00° 20' 01" WEST A DISTANCE OF 59.42 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCING AT REFERENCE POINT "C", THENCE NORTH 01°47'41" WEST, A DISTANCE OF 162.54 FEET TO THE POINT OF BEGINNING "4"; THENCE NORTH 01°47'25" WEST, A DISTANCE OF 58.00 FEET; THENCE NORTH 88°12'35" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 01°47'25" EAST, A DISTANCE OF 58.00 FEET; THENCE SOUTH 88°12'35" WEST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCING AT THE POINT OF BEGINNING "4"; THENCE NORTH 77°46'00" WEST, A DISTANCE OF 20.61 FEET TO THE POINT OF BEGINNING "5"; THENCE SOUTH 88°12'35" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 01°47'25" WEST, A DISTANCE OF 16.00 FEET; THENCE NORTH 88°12'35" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 01°47'25" EAST, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

THIS IS NOT A SURVEY

DESCRIPTION CONTINUED ON SHEET 5

SHEET 4 OF 12



CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
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7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
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UTILITY EASEMENT "MERRICK SQUARE"
SKETCH AND DESCRIPTION

DATE	8/30/23
DRAWN BY	SF
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9855 UE

DESCRIPTION:

EXHIBIT "A"

UTILITY EASEMENT (CONTINUED)

LESS AND EXCEPT:

COMMENCING AT REFERENCE POINT "A", THENCE NORTH 89° 42' 16" EAST A DISTANCE OF 25.48 FEET TO POINT OF BEGINNING "2"; THENCE NORTH 89° 39' 42" EAST A DISTANCE OF 212.58 FEET; THENCE NORTH 00° 20' 01" WEST A DISTANCE OF 19.97 FEET; THENCE NORTH 89° 39' 58" EAST A DISTANCE OF 28.87 FEET; THENCE SOUTH 45° 20' 02" EAST A DISTANCE OF 7.93 FEET; THENCE SOUTH 00° 20' 02" EAST A DISTANCE OF 102.81 FEET; THENCE SOUTH 89° 39' 58" WEST A DISTANCE OF 19.05 FEET; THENCE SOUTH 00° 20' 24" EAST A DISTANCE OF 604.00 FEET; THENCE NORTH 89° 35' 41" EAST A DISTANCE OF 18.98 FEET; THENCE SOUTH 00° 20' 13" EAST A DISTANCE OF 69.07 FEET; THENCE SOUTH 89° 40' 01" WEST A DISTANCE OF 208.48 FEET; THENCE NORTH 00° 19' 59" WEST A DISTANCE OF 20.28 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90° 03' 10", HAVING A RADIUS OF 18.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 45° 22' 46" WEST A DISTANCE OF 25.47 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE NORTH 00° 19' 44" WEST A DISTANCE OF 156.00 FEET; THENCE SOUTH 89° 37' 17" WEST A DISTANCE OF 20.49 FEET; THENCE NORTH 00° 22' 43" WEST A DISTANCE OF 40.61 FEET; THENCE NORTH 89° 39' 47" EAST A DISTANCE OF 35.48 FEET; THENCE NORTH 00° 19' 00" WEST A DISTANCE OF 42.55 FEET; THENCE SOUTH 89° 39' 46" WEST A DISTANCE OF 38.00 FEET; THENCE NORTH 00° 20' 39" WEST A DISTANCE OF 116.99 FEET; THENCE NORTH 90° 00' 00" EAST A DISTANCE OF 23.02 FEET; THENCE NORTH 00° 20' 02" WEST A DISTANCE OF 279.55 FEET; THENCE SOUTH 88° 16' 19" WEST A DISTANCE OF 20.54 FEET; THENCE NORTH 00° 20' 18" WEST A DISTANCE OF 88.16 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

COMMENCING AT REFERENCE POINT "B", THENCE NORTH 89° 44' 12" EAST A DISTANCE OF 63.01 FEET TO POINT OF BEGINNING "3"; THENCE NORTH 00° 20' 45" WEST A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90° 00' 32", HAVING A RADIUS OF 26.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 45° 20' 29" WEST A DISTANCE OF 36.77 FEET; THENCE NORTH 00° 19' 45" WEST A DISTANCE OF 156.47 FEET; THENCE NORTH 89° 39' 59" EAST A DISTANCE OF 45.09 FEET; THENCE SOUTH 67° 50' 31" EAST A DISTANCE OF 23.83 FEET; THENCE NORTH 89° 39' 29" EAST A DISTANCE OF 55.37 FEET; THENCE SOUTH 69° 21' 29" EAST A DISTANCE OF 50.56 FEET; THENCE SOUTH 24° 21' 30" EAST A DISTANCE OF 60.89 FEET; THENCE SOUTH 06° 55' 52" EAST A DISTANCE OF 21.75 FEET; THENCE SOUTH 00° 15' 39" EAST A DISTANCE OF 74.29 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36° 07' 43", HAVING A RADIUS OF 18.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 70° 17' 05" WEST A DISTANCE OF 11.16 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE SOUTH 89° 39' 05" WEST A DISTANCE OF 94.85 FEET; THENCE SOUTH 00° 20' 02" EAST A DISTANCE OF 10.01 FEET; THENCE SOUTH 89° 39' 58" WEST A DISTANCE OF 65.52 FEET TO THE POINT OF BEGINNING.

SAID LAND CONTAINS 213,625 SF OR 4.904 AC, MORE OR LESS.

LEGEND:

- LB = LICENSED BUSINESS
- CL = CENTERLINE
- B.C.R. = BROWARD COUNTY RECORDS
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- L.S.E. = LIFT STATION EASEMENT
- R= = RADIUS
- Δ = CENTRAL ANGLE
- L= = ARC LENGTH
- NR = NON-RADIAL
- R/W = RIGHT-OF-WAY

- P.B. = PLAT BOOK
- PG = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- NVAL = NON-VEHICULAR ACCESS LINE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.D.E. = PRIVATE DRAINAGE EASEMENT
- ① = BLOCK NUMBER
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT

THIS IS NOT A SURVEY

SHEET 5 OF 12



CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
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UTILITY EASEMENT "MERRICK SQUARE"
 SKETCH AND DESCRIPTION

DATE	8/30/23
DRAWN BY	SF
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9855 UE

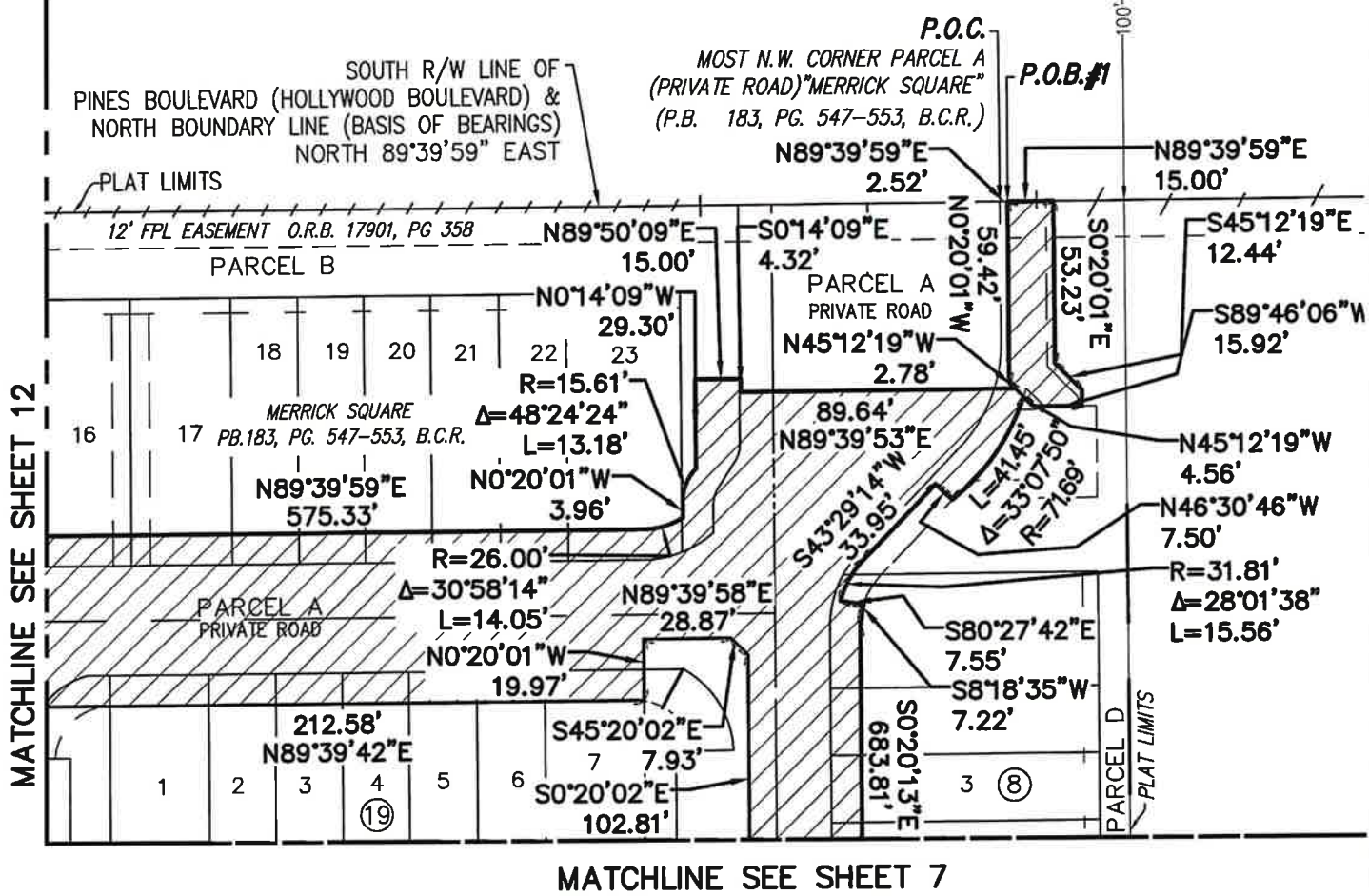
EXHIBIT "A"

(STATE ROAD NO. S-820)
 PINES BOULEVARD (HOLLYWOOD BOULEVARD)

200' PER F.D.O.T. R/W MAP SECTION 86040-2522

N89°39'59"E 860.47'

NORTH LINE OF THE SW 1/4 OF SECTION 17-51-40

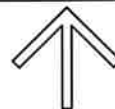


THIS IS NOT A SURVEY

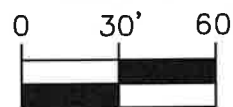
SHEET 6 OF 12



CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991



NORTH



1 INCH = 60 FEET

DATE	8/30/23
DRAWN BY	SF
F.B./ PG.	N/A
SCALE	1" = 60'
JOB NO.	9855 UE

UTILITY EASEMENT "MERRICK SQUARE"
 SKETCH AND DESCRIPTION

EXHIBIT "A"

MATCHLINE SEE SHEET 6



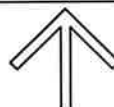
MATCHLINE SEE SHEET 8

THIS IS NOT A SURVEY

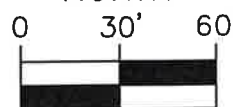
SHEET 7 OF 12



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NORTH



1 INCH = 60 FEET

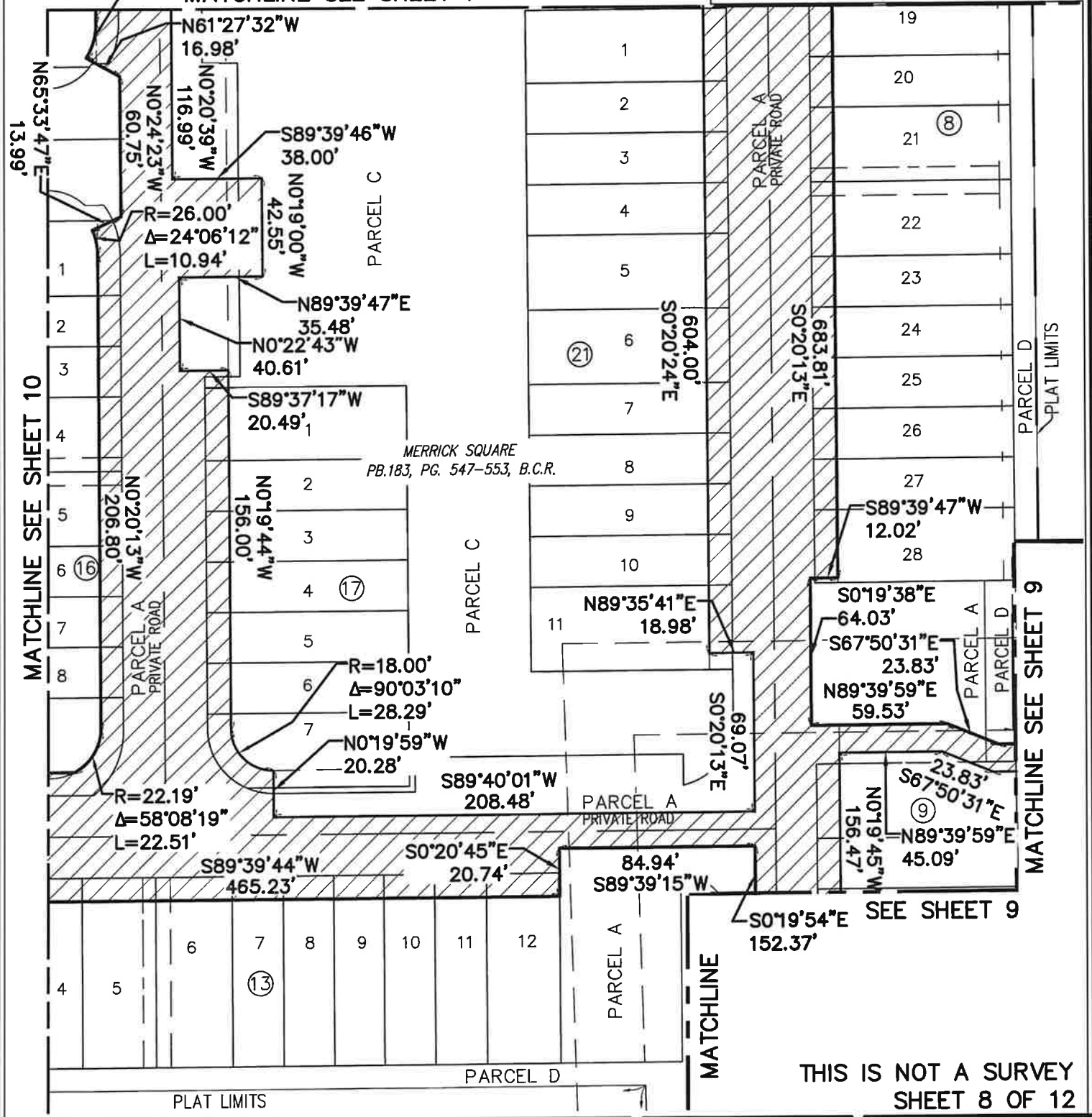
DATE	8/30/23
DRAWN BY	SF
F.B./ PG.	N/A
SCALE	1" = 60'
JOB NO.	9855 UE

UTILITY EASEMENT "MERRICK SQUARE"
 SKETCH AND DESCRIPTION

EXHIBIT "A"

R=27.22'
 $\Delta=32^{\circ}52'12''$
 L=15.61'

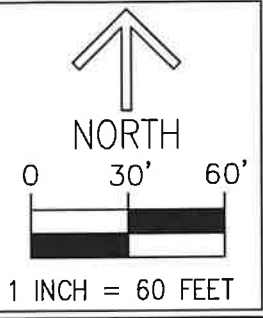
MATCHLINE SEE SHEET 7



THIS IS NOT A SURVEY
 SHEET 8 OF 12



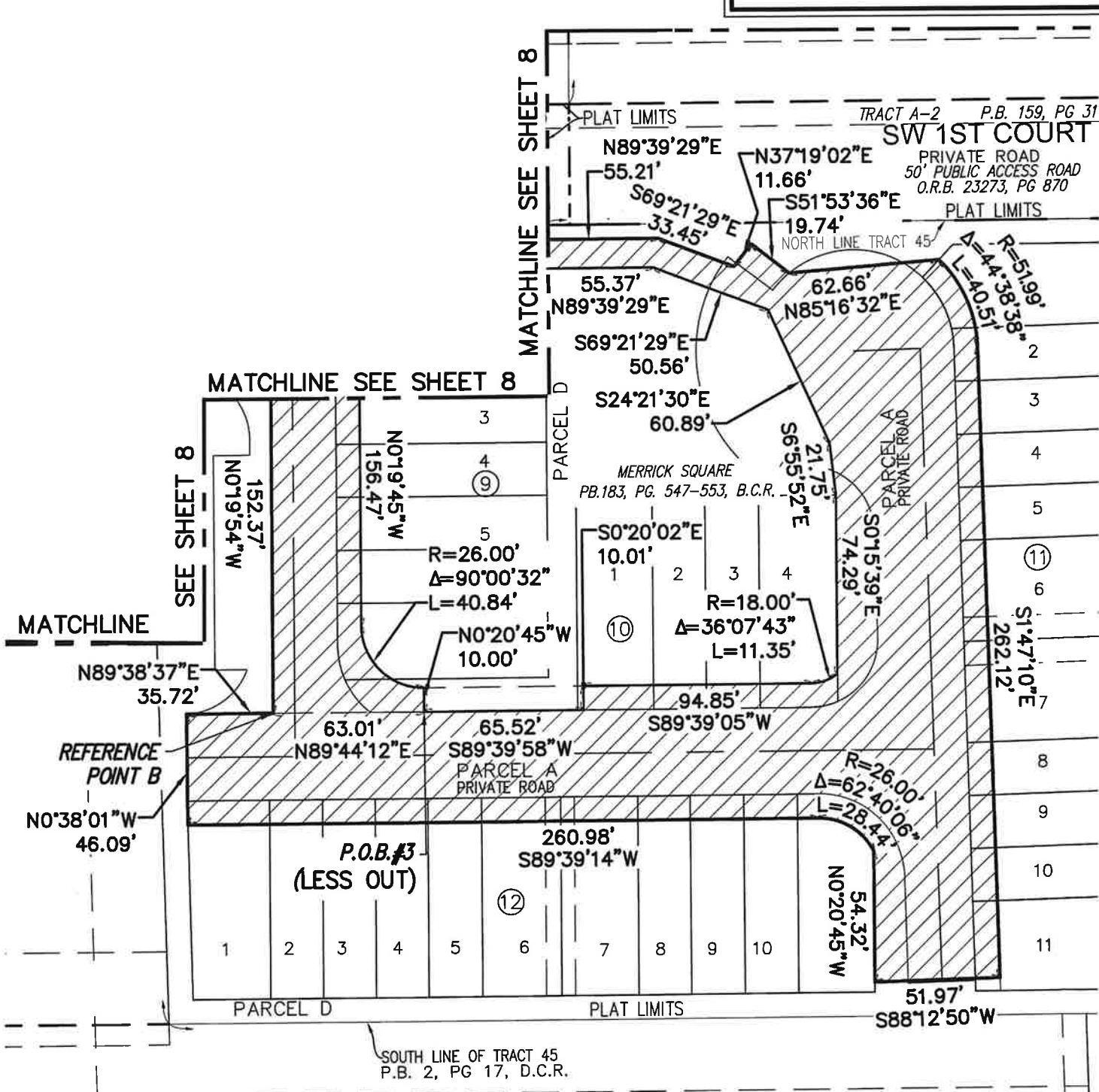
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SCALE	1" = 60'
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UTILITY EASEMENT "MERRICK SQUARE"
 SKETCH AND DESCRIPTION

EXHIBIT "A"

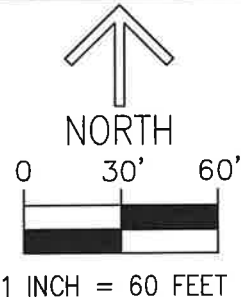


THIS IS NOT A SURVEY

SHEET 9 OF 12



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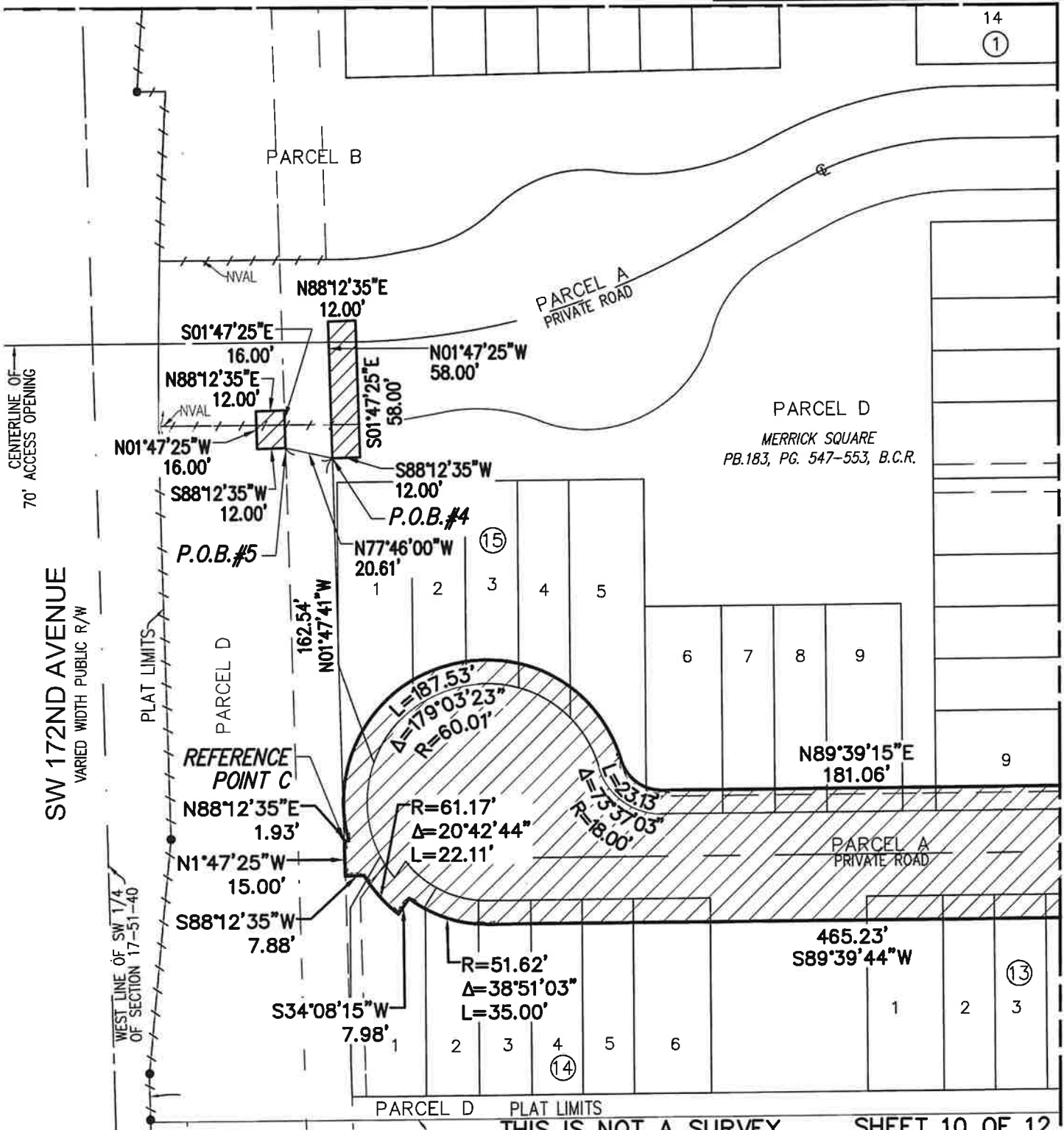


DATE	8/30/23
DRAWN BY	SF
F.B./ PG.	N/A
SCALE	1" = 60'
JOB NO.	9855 UE

UTILITY EASEMENT "MERRICK SQUARE"
SKETCH AND DESCRIPTION

EXHIBIT "A"

MATCHLINE SEE SHEET 11



THIS IS NOT A SURVEY SHEET 10 OF 12

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NORTH

0 30' 60'

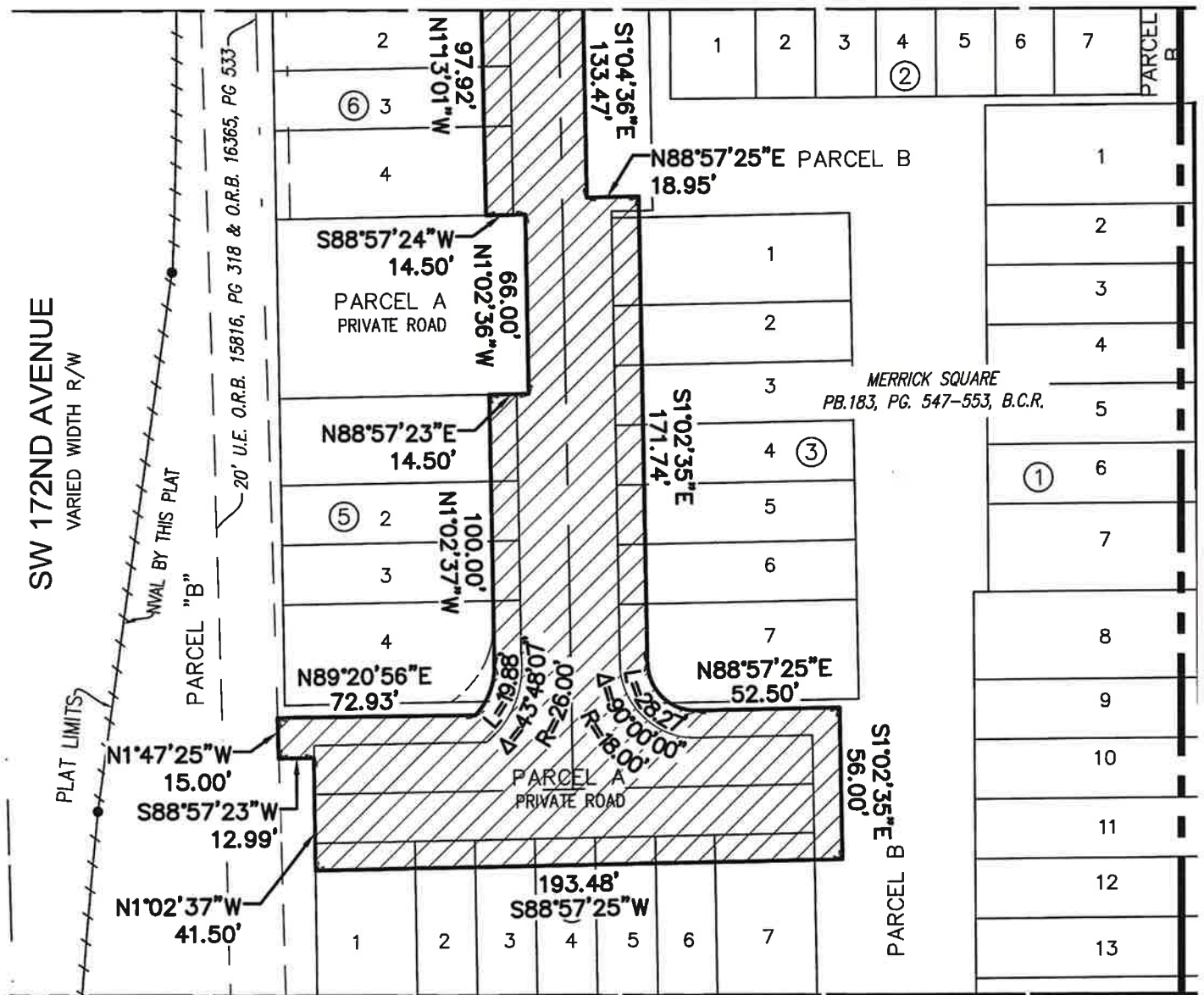
1 INCH = 60 FEET

DATE	8/30/23
DRAWN BY	SF
F.B./ PG.	N/A
SCALE	1" = 60'
JOB NO.	9855 UE

UTILITY EASEMENT "MERRICK SQUARE"
 SKETCH AND DESCRIPTION

EXHIBIT "A"

MATCHLINE SEE SHEET 12



MATCHLINE SEE SHEET 10

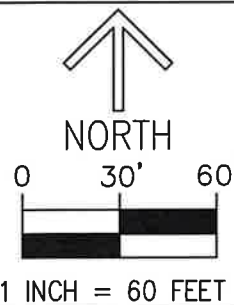
MATCHLINE SEE SHEET 7

THIS IS NOT A SURVEY

SHEET 11 OF 12



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DATE	8/30/23
DRAWN BY	SF
F.B./ PG.	N/A
SCALE	1" = 60'
JOB NO.	9855 UE

UTILITY EASEMENT "MERRICK SQUARE"
 SKETCH AND DESCRIPTION

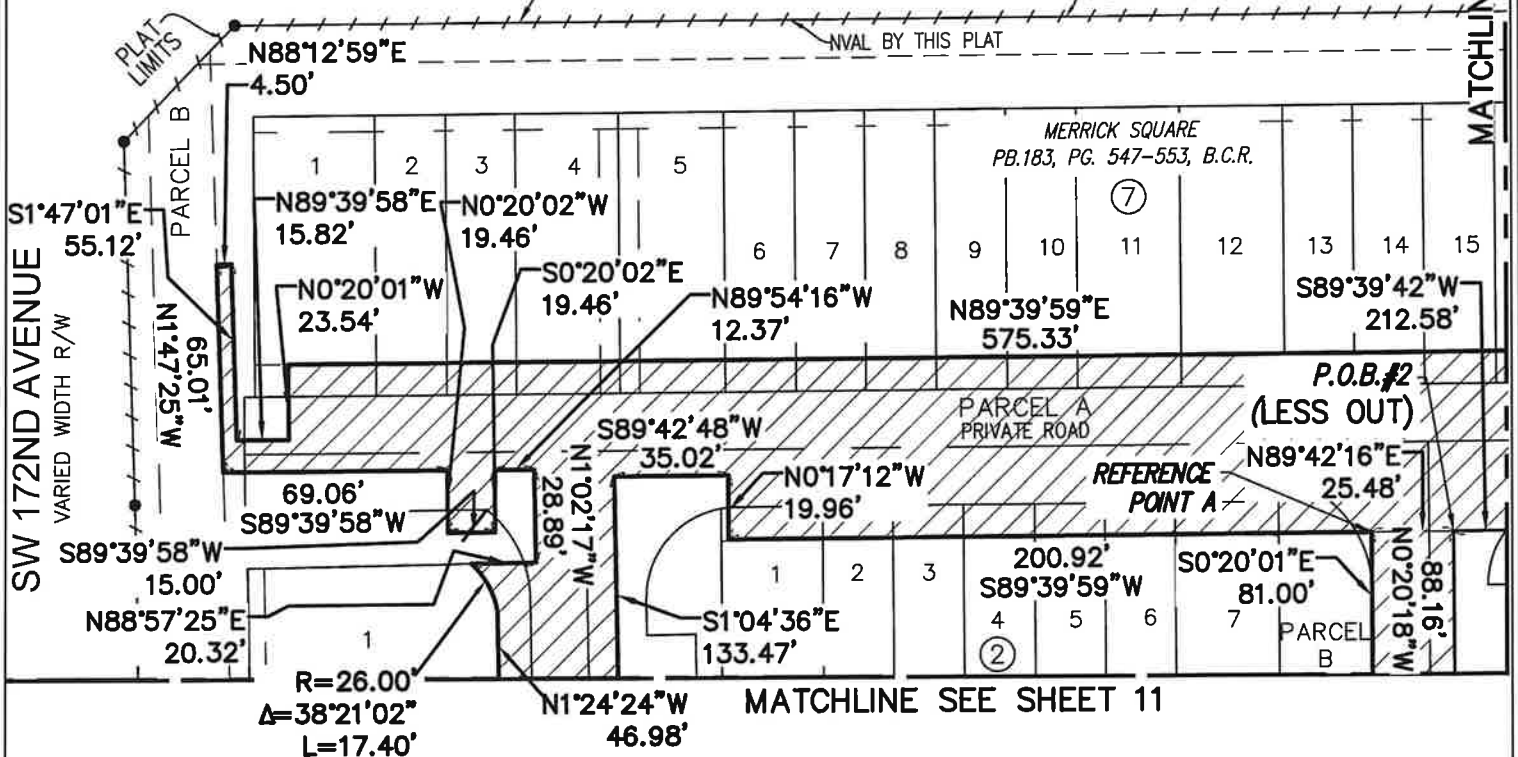
EXHIBIT "A"

(STATE ROAD NO. S-820)
 PINES BOULEVARD (HOLLYWOOD BOULEVARD)

200' PER F.D.O.T. R/W MAP SECTION 86040-2522

NORTH LINE OF THE SW 1/4 OF SECTION 17-51-40

SOUTH R/W LINE OF PINES BOULEVARD (HOLLYWOOD BOULEVARD) &
 NORTH BOUNDARY LINE (BASIS OF BEARINGS) NORTH 89°39'59" EAST
 PLAT LIMITS

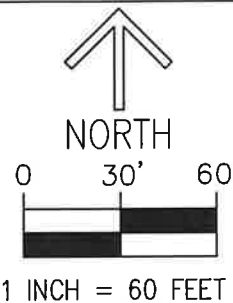


THIS IS NOT A SURVEY

SHEET 12 OF 12



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DATE	8/30/23
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SCALE	1" = 60'
JOB NO.	9855 UE

UTILITY EASEMENT "MERRICK SQUARE"
 SKETCH AND DESCRIPTION