

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 4th day of DECEMBER, 2025, SFDC OWNERS' ASSOCIATION, INC., a Florida nonprofit corporation, having an address of 150 North Meramec, Ste. 600, St. Louis, Missouri 63105 (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 non-exclusive 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").

For and in consideration of the mutual covenants each to the other running and one dollar and other good and valuable considerations, GRANTOR does hereby grant unto GRANTEE, its successors and assigns, full and free right and authority to construct, maintain, repair, install and rebuild underground water and/or sanitary sewerage facilities on and do hereby grant a non-exclusive perpetual easement in, under, through, upon and/or across the Easement Area 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)

Exhibit "A"

SERVIENT ESTATE

Common Area Tract:

A PORTION OF PARCEL "A", BROWARD CORRECTIONAL INSTITUTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGE 12, BROWARD COUNTY RECORDS; ALSO BEING THAT CERTAIN SPECIAL WARRANTY DEED, INSTRUMENT NUMBER 114172346, OF SAID PUBLIC RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH $01^{\circ}45'26"$ WEST, ALONG THE WEST BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 1893.02 FEET; THENCE NORTH $89^{\circ}53'03"$ EAST, A DISTANCE OF 360.14 FEET; THENCE NORTH $01^{\circ}45'26"$ WEST, A DISTANCE OF 276.80 FEET; THENCE NORTH $89^{\circ}53'03"$ EAST, A DISTANCE OF 880.14 FEET; THENCE SOUTH $01^{\circ}45'37"$ EAST, A DISTANCE OF 2144.33 FEET; THENCE SOUTH $44^{\circ}04'04"$ WEST, A DISTANCE OF 35.87 FEET; THE LAST TWO (2) DESCRIBED COURSES BEING ALONG THE EAST BOUNDARY OF SAID PARCEL "A", THENCE SOUTH $89^{\circ}53'44"$ WEST, ALONG THE SOUTH BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 1214.67 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT:

A PORTION OF PARCEL "A", BROWARD CORRECTIONAL INSTITUTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGE 12, OF THE PUBLIC RECORD OF BROWARD COUNTY, FLORIDA; SAID LAND BEING BUILDING A, BUILDING B, BUILDING C & TRAILER PARKING COMBINED, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH $01^{\circ}45'26"$ WEST, ALONG THE WEST BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 413.55 FEET; THENCE EAST, A DISTANCE OF 36.68 FEET TO THE POINT OF BEGINNING; THENCE NORTH $01^{\circ}41'22"$ WEST, A DISTANCE OF 1137.14 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY. THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 286.00 FEET, A CENTRAL ANGLE OF $67^{\circ}37'28"$, FOR AN ARC LENGTH OF 337.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF $38^{\circ}48'45"$, FOR AN ARC LENGTH OF 108.38 FEET TO A POINT ON THE NORTH BOUNDARY OF THAT CERTAIN SPECIAL WARRANTY DEED, INSTRUMENT NUMBER 114172346 OF SAID PUBLIC RECORD;

THENCE NORTH $89^{\circ}53'03"$ EAST, ALONG SAID NORTH BOUNDARY, A DISTANCE OF 65.21 FEET; THENCE EAST, A DISTANCE OF 810.37 FEET; THENCE SOUTH, A DISTANCE OF 109.49 FEET; THENCE EAST, A DISTANCE OF 6.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY. THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF $88^{\circ}14'23"$, FOR AN ARC LENGTH OF 58.52 FEET TO THE POINT OF TANGENCY; THENCE SOUTH $01^{\circ}45'37"$ EAST, ALONG A LINE 30.00 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE EAST BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 1333.81 FEET; THENCE WEST, A DISTANCE OF 1173.77 FEET TO THE POINT OF BEGINNING;

Exhibit "B"

EASEMENT AREA

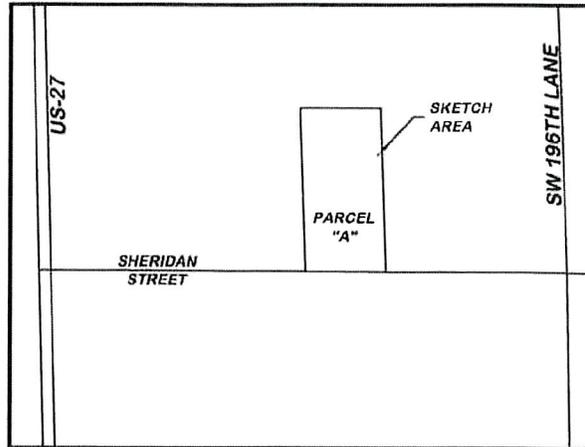
[see attached]

FOR: SDFC OWNERS' ASSOCIATION

ABBREVIATION LEGEND

⊕	CENTERLINE
AC	ACRES
B.C.R.	BROWARD COUNTY RECORDS
O.R.B.	OFFICIAL RECORDS BOOK
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINUS
R.P.	REFERENCE POINT
SQ. FT.	SQUARE FEET
— — —	BREAK IN LINE SCALE

**LEGAL DESCRIPTION OF:
WATER UTILITY EASEMENT**



LOCATION SKETCH
(NOT TO SCALE)

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE SOUTH BOUNDARY OF PARCEL "A", BROWARD CORRECTIONAL INSTITUTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS NORTH 89°53'44" EAST.
2. THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS, SD-1 THROUGH SD-3, AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO ALL THE OTHERS.
3. THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.
4. AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE TO THE NEAREST ONE-HUNDRED OF AN ACRE, AND WHEN SHOWN IN SQUARE FEET ARE REDUCED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR THE REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNING SURVEYOR.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 47, FLORIDA STATUTES, AND THAT THIS SKETCH PRODUCT IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

RICHARD CRAWFORD, P.S.M. FOR THE FIRM
 PROFESSIONAL SURVEYOR AND MAPPER NO 5371
 STATE OF FLORIDA

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2015\15-0083-004-01 -SDFC PEMBROKE PINES\DRAWINGS\15-0083-WATER-SAN-ESMT-JP

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon. The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.	UPDATES and/or REVISIONS	DATE	BY	CK'D
CRAVEN • THOMPSON & ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (c) 2025	JOB NO.:15-0083-004-01	SHEET 1 OF 3 SHEETS		
	DRAWN BY: JDP	F.B. N/A	PG. N/A	
	CHECKED BY: RGC	DATED: 09/10/2025		

LEGAL DESCRIPTION OF: WATER UTILITY EASEMENT

LEGAL DESCRIPTION:

A WATER UTILITY EASEMENT, BEING A PORTION OF PARCEL "A", BROWARD CORRECTIONAL INSTITUTION PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 90, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "A";

THENCE SOUTH 01°45'37" EAST ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 724.28 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 40.06 FEET TO A POINT ON THE BOUNDARY OF AN INGRESS, EGRESS & UTILITY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 51092, PAGE 1921, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING THE BOUNDARY OF AN ACCESS & UTILITY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 51092, PAGE 1926, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT HEREINAFTER KNOWN THE POINT OF BEGINNING;

THENCE SOUTH 01°45'41" EAST ALONG SAID EASEMENT LINE, A DISTANCE OF 7.50 FEET;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 23.57 FEET;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 9.61 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, WHOSE RADIUS POINT BEARS SOUTH 04°26'48" WEST FROM THE LAST DESCRIBED POINT;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°26'48", HAVING A RADIUS OF 38.00 FEET, FOR AN ARC DISTANCE OF 2.95 FEET TO A POINT OF TANGENCY;

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 6.34 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 24.50 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 32.39 FEET TO A POINT ON THE BOUNDARY OF SAID INGRESS, EGRESS & UTILITY EASEMENT LINE;

THENCE SOUTH 01°45'41" EAST ALONG SAID EASEMENT LINE, A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, CONTAINING 578 SQ. FT (0.013 ACRES), MORE OR LESS.

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2015\15-0083-004-01 -SFDC PEMBROKE PINES\DRAWINGS\15-0083-WATER-SAN-ESMT-JP.DWG



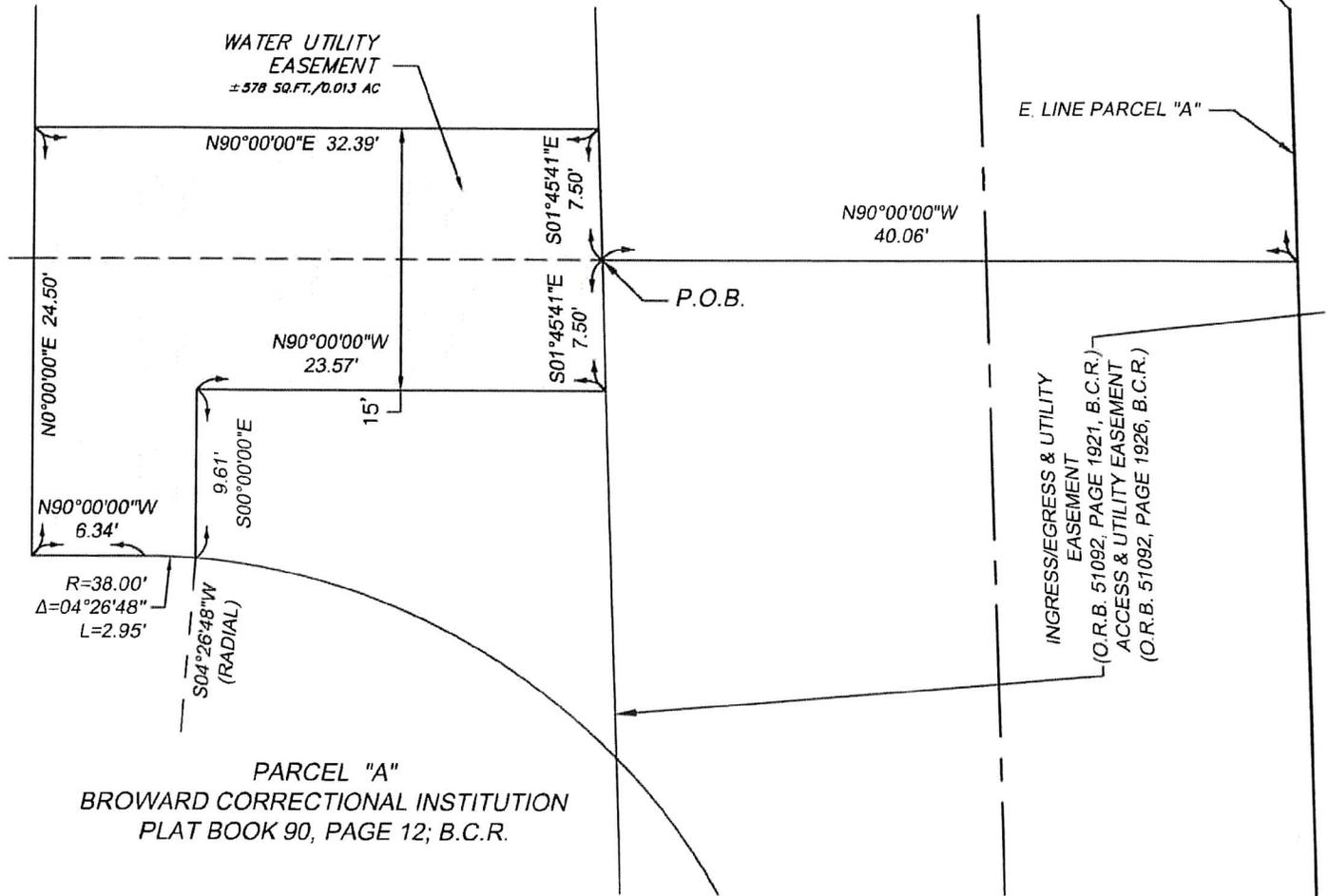
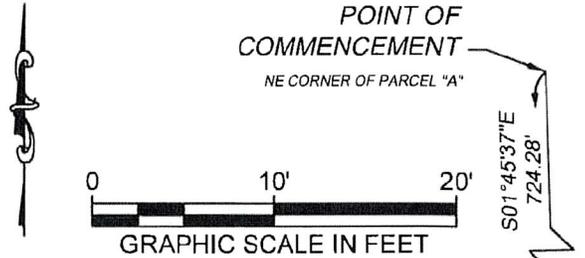
Craven • Thompson & Associates, Inc.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025

JOB NO.:15-0083-004-01	SHEET 2 OF 3 SHEETS
DRAWN BY: JDP	F.B. N/A PG. N/A
CHECKED BY: RGC	DATED: 09/10/2025

SKETCH AND DESCRIPTION OF: WATER UTILITY EASEMENT

ABBREVIATION LEGEND

Ⓢ	CENTERLINE
AC	ACRES
B.C.R.	BROWARD COUNTY RECORDS
O.R.B.	OFFICIAL RECORDS BOOK
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINUS
R.P.	REFERENCE POINT
SQ. FT.	SQUARE FEET
	BREAK IN LINE SCALE



\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2015\15-0083-004-01 -SFDC PEMBROKE PINES\DRAWINGS\15-0083-WATER-SAN-ESMT-JP.DWG

Craven • Thompson & Associates, Inc.
 ENGINEERS PLANNERS SURVEYOR'S
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025

JOB NO.: 15-0083-004-01	SHEET 3 OF 3 SHEETS
DRAWN BY: JDP	F.B. N/A PG. N/A
CHECKED BY: RGC	DATED: 09/10/2025

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:

Chamnessy Light
Witness

[Signature]
Witness CHRISTOPHER L. COLLINS

GRANTOR:

SFDC OWNERS' ASSOCIATION, INC., a
Florida nonprofit corporation

By: [Signature]

Name: MAXWELL HOLTER

Its: AUTHORIZED SIGNATORY

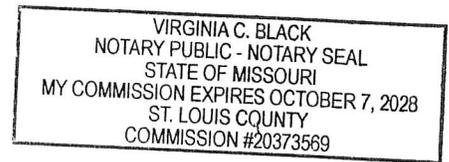
[notary acknowledgment follows]

STATE OF MISSOURI)
) ss:
COUNTY OF ST. LOUIS)

On this 4TH day of DECEMBER, 2025, before me appeared MAXWELL HOLTER who did say that HE is AUTHORIZED SIGNATORY of SFDC Owners' Association, Inc., a Florida nonprofit corporation, and said AUTHORIZED SIGNATORY acknowledged said instrument to be the free act and deed of said limited nonprofit corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, this 4TH day of DECEMBER, 2025.

Virginia C. Black
Notary Public



My Commission No.: 20373569
My Commission Expires: OCTOBER 7, 2028

Personally Known OR Produced Identification

Type of Identification Produced _____