

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, ARROWROCK IV SOUTH FLORIDA DISTRIBUTION CENTER, LLC, a Delaware limited liability company, having an address of 150 North Meramec, Ste. 600, St. Louis, Missouri 63105 (hereinafter "GRANTOR"), expressly grants easements 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, non-exclusive perpetual easements under, over and upon a portion of the Servient Estate, legal descriptions of which is attached hereto as **Exhibit "B"** and incorporated by reference herein, (hereinafter the "Easement Areas").

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 non-exclusive perpetual easements in, under, through, upon and/or across the Easement Areas for said purposes.

GRANTEE'S right to utilize the Easement Areas 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 Areas 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 easements granted herein.

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

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

This Easement Agreement 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:

Chaunesty Light
Witness

[Signature]
Witness
CHRISTOPHER L. COLLINS

GRANTOR:

**ARROWROCK IV SOUTH FLORIDA
DISTRIBUTION CENTER, LLC**
a Delaware limited liability company

By: South Florida Logistics JV, LLC, a Delaware limited liability company, its sole member

By: Arrowrock US Industrial Fund IV SFDC, LLC, a Delaware limited liability company, its Manager

By: Arrowrock US Industrial Fund IV, LP, a Delaware limited partnership, its sole member

By: Arrowrock US Industrial Fund IV GP, LLC, a Delaware limited liability company, its general partner

By: Summit Realty Ventures, LLC, a Missouri limited liability company, its sole member

By: [Signature]
Name: JOHN S. ROSS JR.
Its: MANAGER

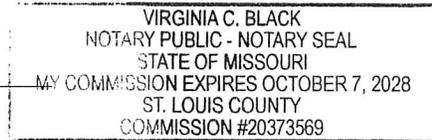
[notary acknowledgment follows]

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

On this 4th day of DECEMBER, 2025, before me appeared JOHN S. POSS, JR., who did say that he is MANAGER of Summit Realty Ventures, LLC, a Missouri limited liability company and sole member of Arrowrock US Industrial Fund IV GP, LLC, a Delaware limited liability company and sole General Partner of Arrowrock US Industrial Fund IV, LP, a Delaware limited partnership and sole member of Arrowrock US Industrial Fund IV SFDC, LLC, a Delaware limited liability company and Manager of South Florida Logistics JV, LLC, a Delaware limited liability company and sole member of Arrowrock IV South Florida Distribution Center, LLC, a Delaware limited liability company, and that the foregoing instrument was signed in behalf of said limited liability companies and said limited partnership by authority of their respective members, managers, and partners, and said _____ acknowledged said instrument to be the free act and deed of said limited liability companies and said limited partnership.

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 _____

Exhibit "A"

SERVIENT ESTATE

A PORTION ("PORTION") OF THE LAND DESCRIBED AS:

A PORTION OF PARCEL "A", "BROWARD CORRECTIONAL INSTITUTION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 90, PAGE 12, BROWARD COUNTY RECORDS; DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 01°45'26" WEST, ALONG THE WEST BOUNDARY OF SAID PARCEL "A", A DISTANCE OF 1893.02 FEET; THENCE NORTH 89°53'03" EAST, A DISTANCE OF 360.14 FEET; THENCE NORTH 01°45'26" WEST, A DISTANCE OF 276.80 FEET; THENCE NORTH 89°53'03" EAST, A DISTANCE OF 880.14 FEET; THENCE SOUTH 01°45'37" EAST, A DISTANCE OF 2144.33 FEET; THENCE SOUTH 44°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°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 ANY PORTION THEREOF, CONVEYED FROM SOUTH FLORIDA DISTRIBUTION CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO SOUTH FLORIDA DISTRIBUTION CENTER BUILDING A, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY VIRTUE OF THAT CERTAIN SPECIAL WARRANTY DEED, RECORDED APRIL 21, 2017 IN INSTRUMENT NO. 114338795, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALSO LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED FROM SOUTH FLORIDA DISTRIBUTION CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO SOUTH FLORIDA DISTRIBUTION CENTER BUILDING B, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY VIRTUE OF THAT CERTAIN SPECIAL WARRANTY DEED, RECORDED FEBRUARY 12, 2019 IN INSTRUMENT NO. 115612315, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALSO LESS AND EXCEPT ANY PORTION THEREOF, CONVEYED BY ARROWROCK IV SOUTH FLORIDA DISTRIBUTION CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO SFDC OWNERS' ASSOCIATION, BY VIRTUE OF THAT CERTAIN QUITCLAIM DEED, RECORDED IN INSTRUMENT NO. 119076998, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Exhibit "B"

EASEMENT AREAS

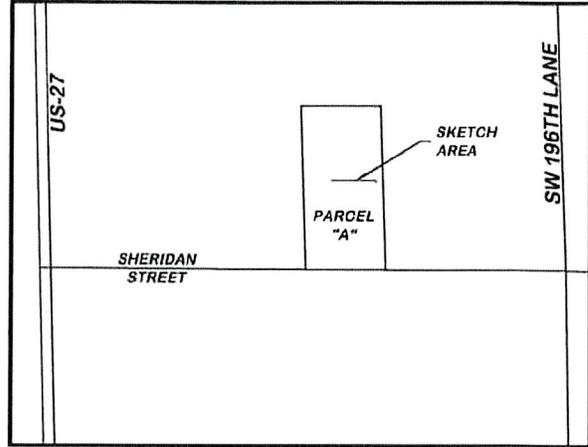
[see attached]

FOR: Arrow Rock IV South Florida Distribution Center, LLC

LEGAL DESCRIPTION OF: SANITARY 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



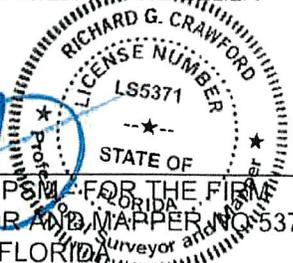
LOCATION SKETCH
(NOT TO SCALE)

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 472.027, 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

\\CTAFIE02\SURVEY_PROJECTS\PROJECTS\2015\15-0083-004-01 -SFDC PEMBROKE PINES\DRAWNGS\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
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		


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

LEGAL DESCRIPTION OF: SANITARY UTILITY EASEMENT

LEGAL DESCRIPTION:

A 15-FOOT WIDE SANITARY 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, LYING 7.5 FEET ON EACH SIDE OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE FOLLOWING DESCRIBED CENTERLINE:

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 1152.67 FEET;
THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 110.43 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE, SAID POINT HEREINAFTER ALSO KNOWN AS REFERENCE POINT "A"; THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 693.28 FEET TO THE POINT OF TERMINUS; THE SIDELINES OF SAID SANITARY UTILITY EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO MEET AT ANGLE POINTS TO FORM A CLOSED GEOMETRIC FIGURE.

TOGETHER WITH

A PORTION OF THE AFORESAID PARCEL "A", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT REFERENCE POINT "A";

THENCE NORTH 00°00'00" WEST, A DISTANCE OF 7.50 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 13.05 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 4.50 FEET; THENCE SOUTH 12°23'55" EAST, A DISTANCE OF 24.39 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 15.36 FEET; THENCE NORTH 12°23'55" WEST, A DISTANCE OF 13.63 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 7.50 FEET TO REFERENCE POINT "A".

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, CONTAINING 10,812 SQ. FT (0.25 ACRES), MORE OR LESS.

\\CTAFI02\SURVEY_PROJECTS\PROJECTS\2015\15-0083-004-01 -SFDC PEMBROKE PINES\DRAWINGS\15-0083-WATER-SAN-ESMT-JP.DWG



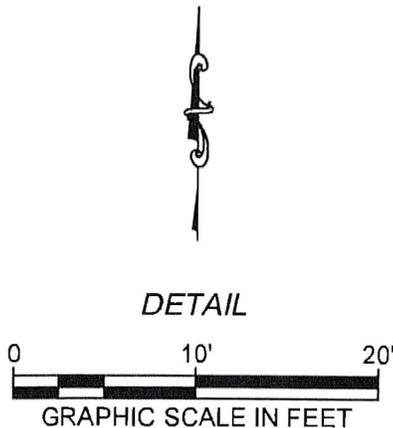
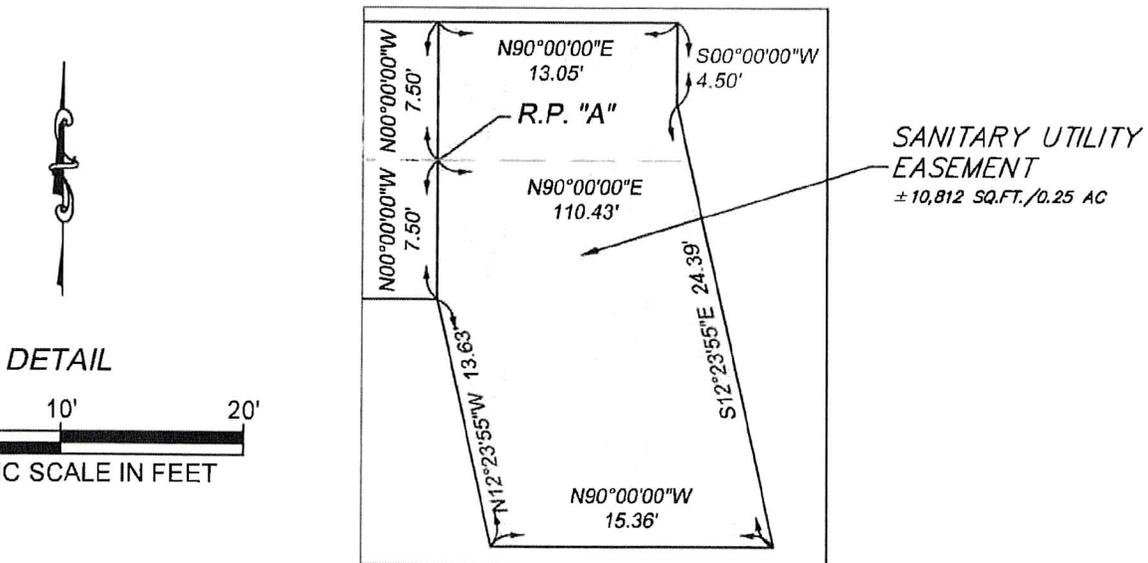
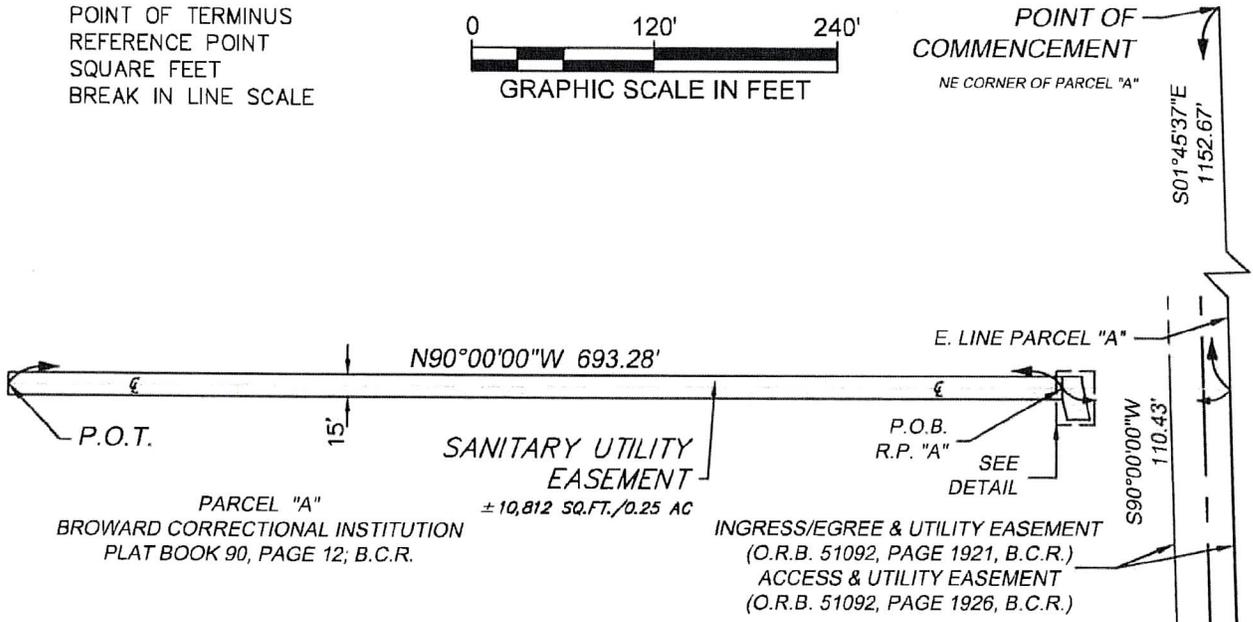
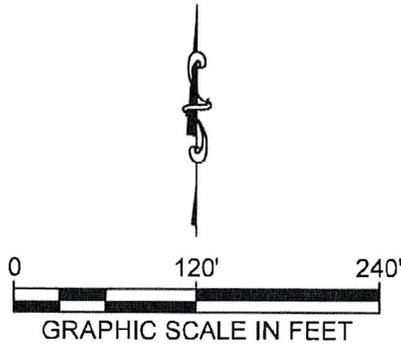
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ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
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JOB NO.15-0083-004-01	SHEET 2 OF 3 SHEETS
DRAWN BY: JDP	F.B. N/A PG. N/A
CHECKED BY: RGC	DATED: 09/10/2025

SKETCH OF DESCRIPTION OF: SANITARY 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

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 ENGINEERS • PLANNERS • SURVEYOR'S
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400
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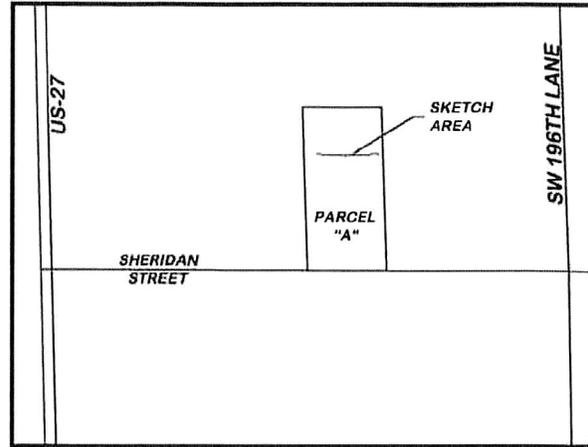
JOB NO.: 15-0083-004-01	SHEET 3 OF 3 SHEETS
DRAWN BY: JDP	F.B. N/A PG. N/A
CHECKED BY: RGC	DATED: 09/10/2025

FOR: Arrow Rock IV South Florida Distribution Center, LLC

LEGAL 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
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R.P.	REFERENCE POINT
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LOCATION SKETCH
(NOT TO SCALE)

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2. THIS SKETCH AND DESCRIPTION CONSISTS OF 4 SHEETS, SD-1 THROUGH SD-4, 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 472.027, FLORIDA STATUTES, AND THAT THIS SKETCH PRODUCT IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

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

\\CTFILE02\SURVEY_PROJECTS\PROJECTS\2015\15-0083-004-01 -SFDC PEMBROKE PINES\DRAWINGS\15-0083-WATER-SAN-ESMT-JP

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LEGAL DESCRIPTION OF: WATER UTILITY EASEMENT

LEGAL DESCRIPTION:

A 15-FOOT WIDE 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, LYING 7.50 FEET ON EACH SIDE OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE FOLLOWING DESCRIBED CENTERLINE:

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 72.68 FEET TO POINT OF BEGINNING #1 OF THE HEREIN DESCRIBED CENTERLINE, SAID POINT HEREINAFTER ALSO KNOWN AS REFERENCE POINT "A";

THENCE CONTINUE NORTH 90°00'00" WEST ALONG SAID CENTERLINE, A DISTANCE OF 116.17 FEET; THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 31.82 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 382.88 FEET TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT "B"; THENCE CONTINUE SOUTH 90°00'00" WEST, A DISTANCE 373.40 FEET; THENCE NORTH 45°00'00" WEST, A DISTANCE OF 31.82; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 53.33 FEET TO POINT OF TERMINUS #1; THE SIDELINES OF SAID WATER UTILITY EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO MEET AT ANGLE POINTS TO FORM A CLOSED GEOMETRIC FIGURE.

TOGETHER WITH

BEGIN AT THE AFOREMENTIONED REFERENCE POINT "B";

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 25.00 FEET TO POINT OF TERMINUS #2; THE SIDELINES OF SAID WATER UTILITY EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO MEET AT ANGLE POINTS TO FORM A CLOSED GEOMETRIC FIGURE.

TOGETHER WITH

A PORTION OF THE AFORESAID PARCEL "A", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT REFERENCE POINT "A";

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 7.50 FEET TO POINT OF BEGINNING #2; THENCE CONTINUE SOUTH 00°00'00" EAST, A DISTANCE OF 9.50 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 6.34 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE SOUTH; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, 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 ON A NON-TANGENT LINE; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 7.35 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 16.96 FEET;

THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 5.72 FEET TO POINT OF BEGINNING #2.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, CONTAINING 15,270 SQ. FT (0.35 ACRES), MORE OR LESS.

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



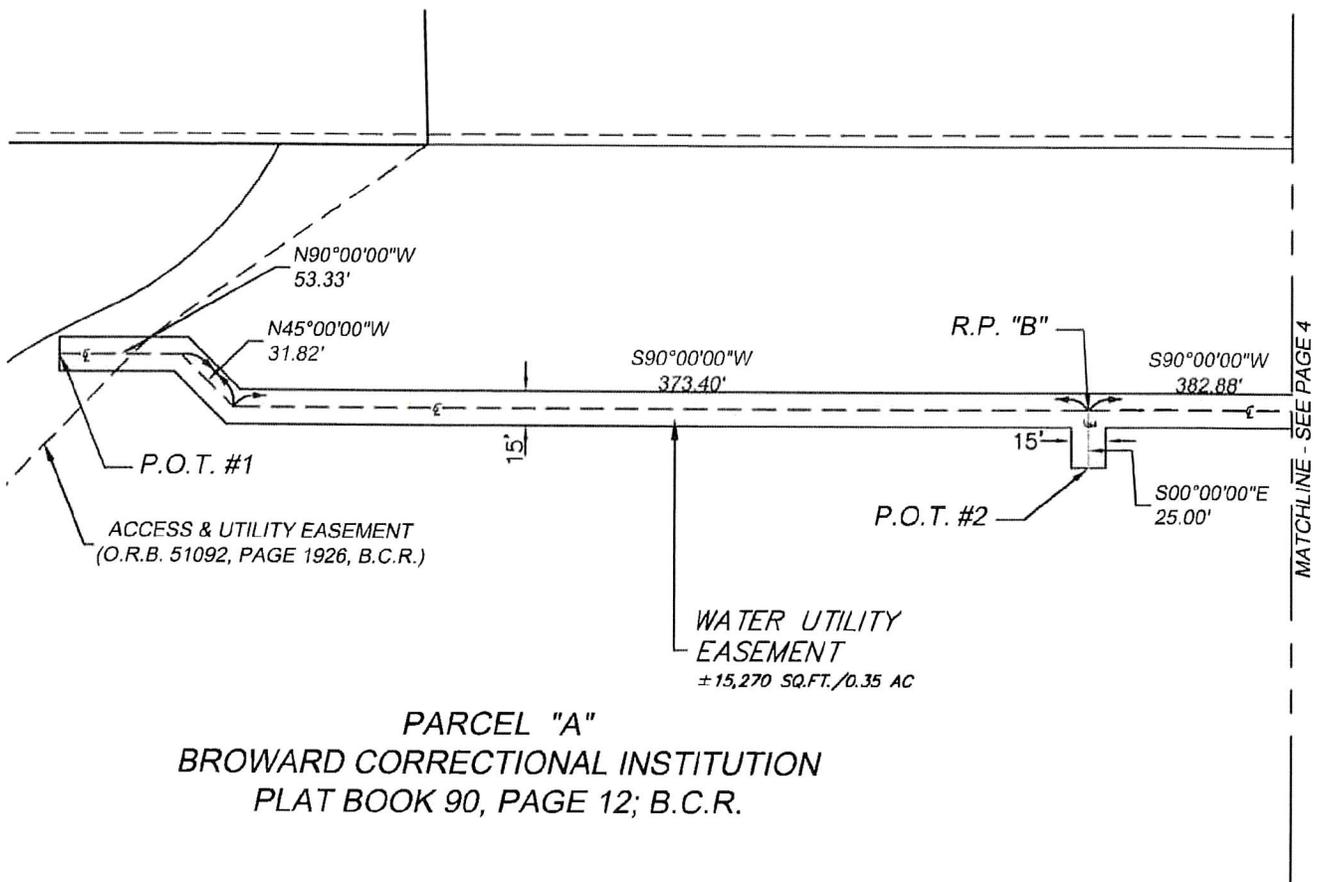
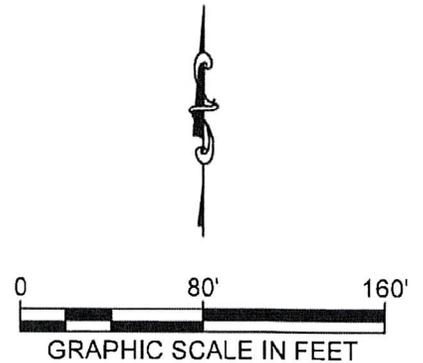
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SKETCH AND DESCRIPTION OF: WATER UTILITY EASEMENT

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



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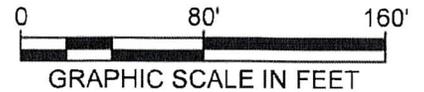
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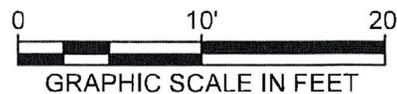
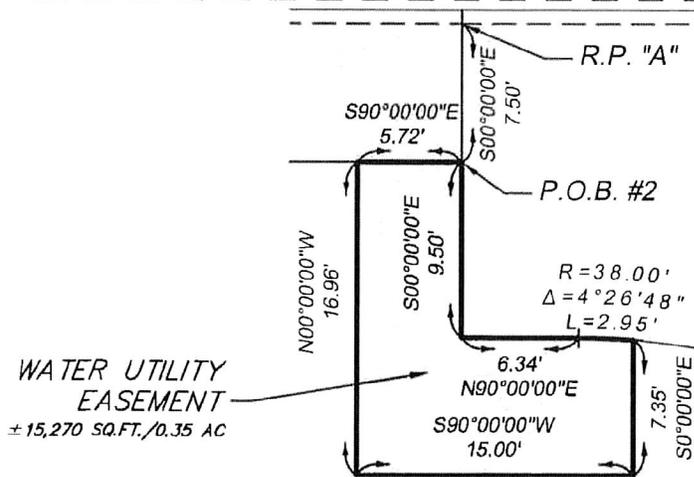
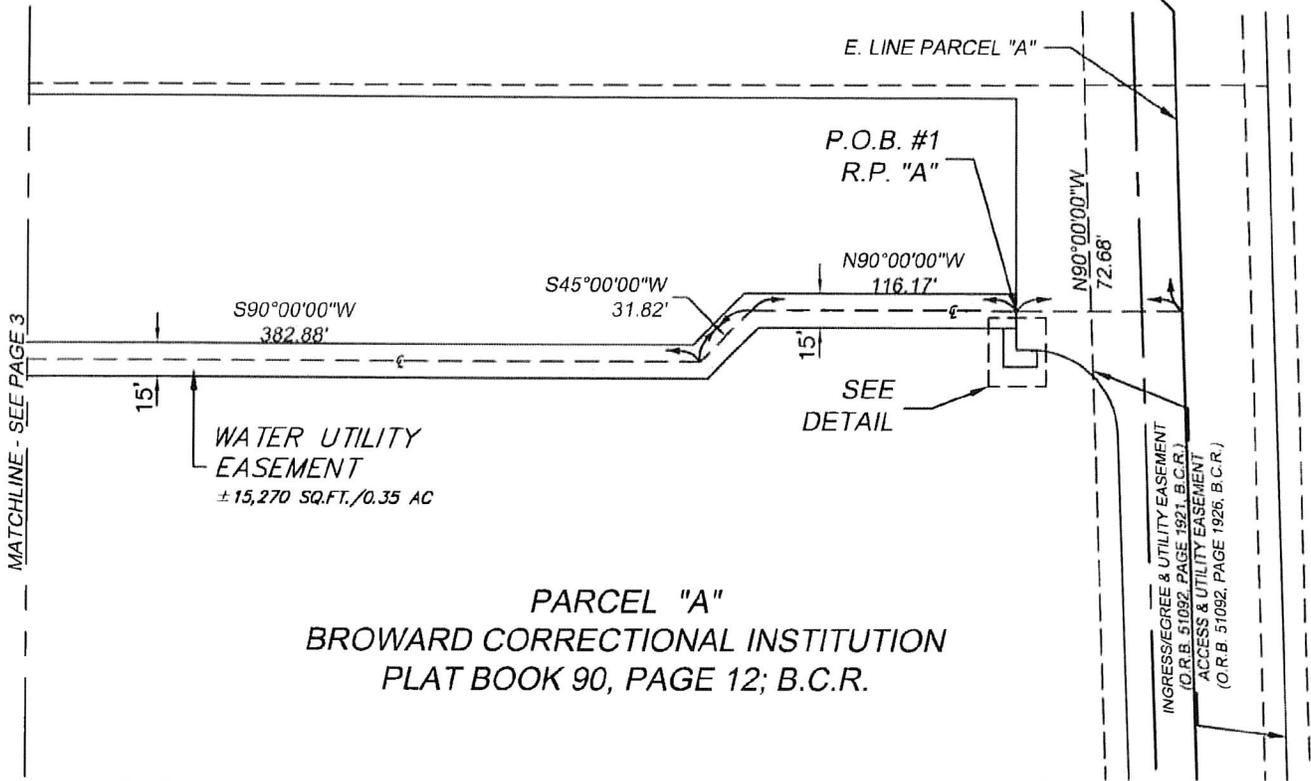
SKETCH AND DESCRIPTION OF: WATER UTILITY EASEMENT

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☉	CENTERLINE
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R.P.	REFERENCE POINT
SQ. FT.	SQUARE FEET
	BREAK IN LINE SCALE



POINT OF
COMMENCEMENT
NE CORNER OF PARCEL "A"



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