

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 21st day of March, 2024, BAROB GROUP, LTD. LP, a Delaware limited partnership, SARANEE PROPERTIES LLC, a Florida limited liability company, and BEAR REALTY LLC, a Delaware limited liability company (collectively, "Owner"), whose business address is 1330 Neptune Avenue, Leucadia, CA 92024 (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.

WITNESSES:

Katerina R Wagner
Notary Public for the State of Florida
My Comm. Exp. 03/21/2024
Signature of Witness 1

Katerina Wagner
Printed Name of Witness 1

Mailing address of Witness 1
905 Wedel Lane
Glenview, Illinois 60025

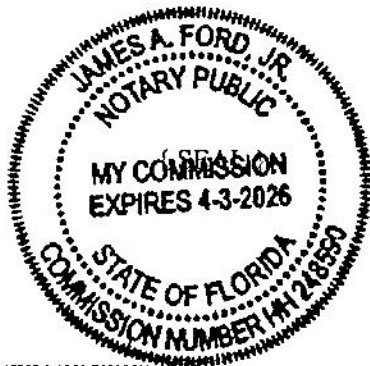
Charles L Simons
Notary Public for the State of Florida
My Comm. Exp. 03/21/2024
Signature of Witness 2

Charles Simons
Printed Name of Witness 2

Mailing address of Witness 2
1330 Neptune Avenue
Encinitas, California 92024

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this 21st day of March, 2024, by D. Barry Simons, Manager of Bear Realty LLC, a Delaware limited liability company, the Manager of Barob Generations LLC, a Delaware limited liability company, the General Partner of Barob Group, Ltd., LP, a Delaware limited partnership. He is personally known to me or produced _____ as identification.



{00245292.1 1956-7601851}
This remote online notarization involved
the use of audio/visual communication
technology

GRANTOR:

BAROB GROUP, LTD. LP, a Delaware limited partnership

By: Barob Generations LLC, a Delaware limited liability company, its General Partner

By: Bear Realty LLC, a Delaware limited liability company, its Manager

D. Barry Simons
By: Signed by: D. Barry Simons
Date: Mar 21, 2024 10:27:28 EDT
Cert. & Exp. Mar 21, 2024 10:27:28 EDT
D. Barry Simons, Manager

(CORPORATE SEAL)

James A. Ford, Jr.
Notary Public
My Commission Expires: _____

WITNESSES:

Katerina R Wagner

Signed by: Katerina R Wagner
Notary
Date & Time: Mar 21, 2024 09:31:54 EDT

Signature of Witness 1

Katerina Wagner
Printed Name of Witness 1

Mailing address of Witness 1

905 Wedel Lane
Glenview, Illinois 60025

Charles L Simons

Signed by: Charles L Simons
Notary
Date & Time: Mar 21, 2024 09:39:32 EDT

Signature of Witness 2

Charles Simons
Printed Name of Witness 2

Mailing address of Witness 2

1330 Neptune Avenue
Encinitas, California 92024

SARANEE PROPERTIES LLC, a Florida limited liability company

By: Barob Group, Ltd. LP, a Delaware limited partnership, its Manager

By: Barob Generations LLC, a Delaware limited liability company, its General Partner

By: Bear Realty LLC, a Delaware limited liability company, its Manager

D. Barry Simons

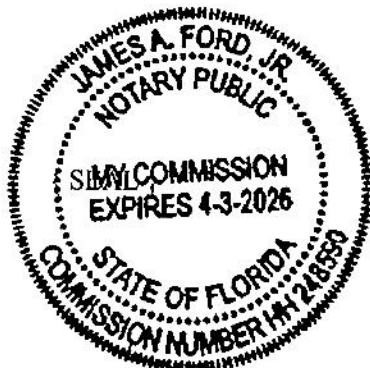
By: Signed by: D. Barry Simons
Notary
Date & Time: Mar 21, 2024 09:37:11 EDT
D. Barry Simons, Manager

(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this 21st day of March, 2024, by D. Barry Simons, Manager of Bear Realty LLC, a Delaware limited liability company, the Manager of Barob Generations LLC, a Delaware limited liability company, the General Partner of Barob Group, Ltd., LP, a Delaware limited partnership, the Manager of Saranee Properties LLC, a Florida limited liability company. He is personally known to me or produced _____ as identification.



James A. Ford, Jr.

Notary Public

My Commission Expires: _____

100245292.1 1956-760 (K51)

This remote online notarization involved the use of audio/visual communication technology

WITNESSES:

Katerina R Wagner

Signed by Katerina R Wagner
Notary
Date & Time: Mar 22, 2024 09:31:00 CDT

Signature of Witness 1

Katerina Wagner

Printed Name of Witness 1

Mailing address of Witness 1

905 Wedel Lane

Glenview, Illinois 60025

Charles L Simons

Signed by Charles L Simons
Notary
Date & Time: Mar 22, 2024 09:31:00 CDT

Signature of Witness 2

Charles Simons

Printed Name of Witness 2

Mailing address of Witness 2

1330 Neptune Avenue

Encinitas, California 92024

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this 21st day of March, 2024, by D. Barry Simons, Manager of Bear Realty LLC. He is personally known to me or produced _____ as identification.



This remote online notarization involved
the use of audio/visual communication
technology

**BEAR REALTY LLC, a Delaware limited
liability company**

D. Barry Simons

By: _____

Signed by D. Barry Simons
Owner
Date & Time: Mar 24, 2024 09:04:44 EDT

D. Barry Simons, Manager

(CORPORATE SEAL)

Tom Ford

Notary Public

My Commission Expires: _____

EXHIBIT A

Legal Description

A portion Parcel A of WESTFORK COMMERCIAL PLAT, according to the Plat thereof, as recorded in Plat Book 160, Page 14, of the Public Records of Broward County, Florida, said portion being more particularly described as follows:

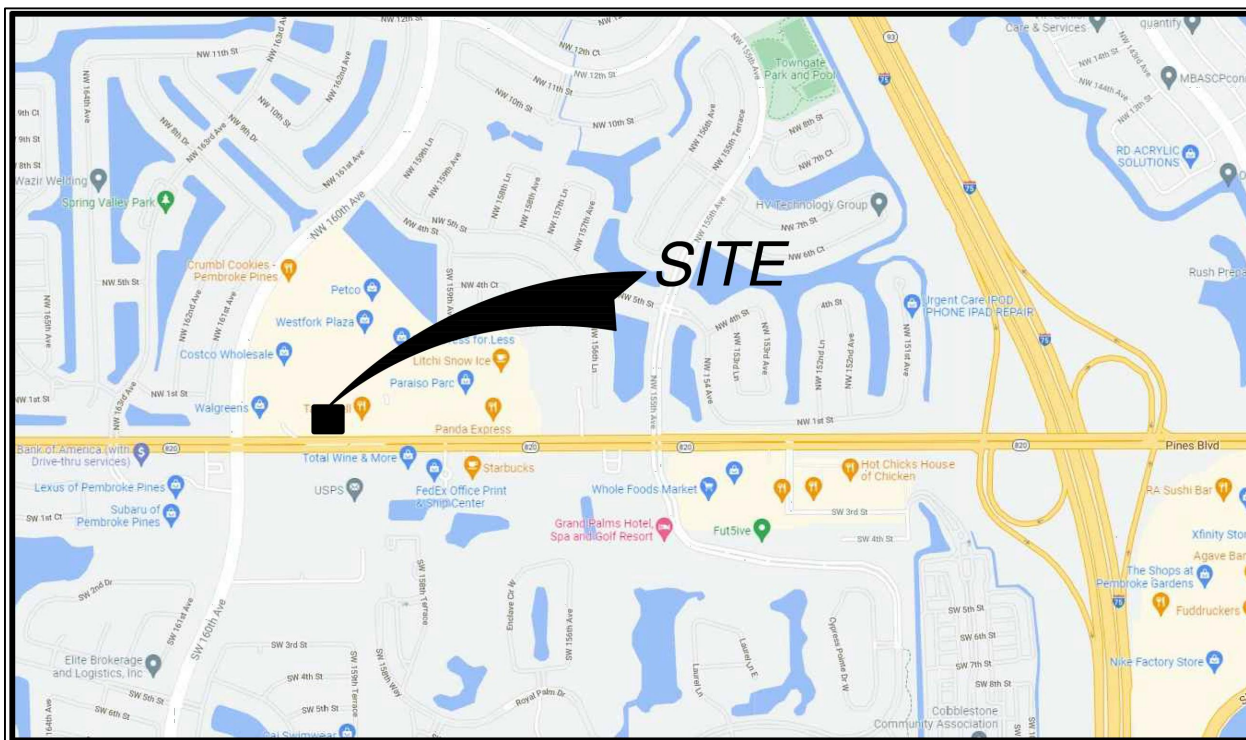
COMMENCE at the Southernmost Southwest corner of said Parcel A; thence along the South boundary of said Parcel A on a grid North bearing of North $89^{\circ}39'59''$ East (based in said Plat) 349.23 feet to an angle point in said boundary; thence continue along said boundary, North $89^{\circ}25'02''$ East 237.56 feet to the POINT OF BEGINNING; thence North $00^{\circ}34'58''$ West 282.28 feet; thence North $89^{\circ}40'00''$ East 64.74 feet to a point of curvature of a 302.75 foot radius curve concave to the South; thence Easterly along said curve through a central angle of $11^{\circ}15'46''$ an arc distance of 59.51 feet to a point of tangency; thence South $79^{\circ}04'14''$ East 149.09 feet to a point of curvature of 33.00 foot radius curve concave to the Southwest; thence Southeasterly and Easterly and Southwesterly along said curve through a central angle of $116^{\circ}37'05''$ an arc distance of 67.17 feet to a point of reverse curvature of 196.50 foot radius curve concave to the North; thence Easterly along said curve through a central angle of $38^{\circ}07'49''$ an arc distance of 130.77 feet to a point of tangency, thence South $00^{\circ}34'58''$ East 72.12 feet to the South boundary of said Parcel A, thence along said South boundary, South $89^{\circ}25'02''$ West 245.10 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Broward County, Florida.

LEGAL DESCRIPTION

LEGAL DESCRIPTION TO ACCOMPANY SKETCH OF DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY



LOCATION MAP

LEGEND:

O.R.B.	OFFICIAL RECORD BOOK
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY PUBLIC RECORDS
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

NOTES

1. THIS DESCRIPTION IS NOT VALID UNLESS IT IS ACCOMPANIED WITH THE SKETCH OF DESCRIPTION.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS ARE BASED ON THE SOUTH LINE OF PARCEL "A" WESTFORK COMMERCIAL PLAT, P.B. 160, PG. 14 HAVING A BEARING OF SOUTH 89°39'29" WEST.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON IS A GRAPHIC DEPICTION OF THE LANDS DESCRIBED AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.
6. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR
7. IF ELECTRONICALLY SIGNED THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RAYMOND C ALEXANDRICH LS4592 ON FEBRUARY 19, 2024

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON MARCH 04, 2024.

RAYMOND C ALEXANDRICH
PROFESSIONAL LAND SURVEYOR LS4592
ALEXANDRICH & ASSOCIATES INC. CORPORATION CERTIFICATE OF AUTHORIZATION LB8287



ALEXANDRICH & ASSOCIATES, INC
LAND SURVEYORS & MAPPERS
9771 RICHMOND CIRCLE
BOCA RATON, FL. 33434
PHONE (561) 306-2568
FAX (561) 488-9183

EXHIBIT
"B"

A PORTION OF
PARCEL "A" WESTFORK COMMERCIAL PLAT (P.B. 160, PG.14 B.C.R.)
RECORDED IN INSTRUMENT # 116965064 (B.C.R.)
UTILITY EASEMENT

DATE	02-18-24
DRAWN BY	RCA
F.B./ PG.	NA
SCALE	NA
PAGE NO.	1 OF 4

LEGAL DESCRIPTION
LEGAL DESCRIPTION TO ACCOMPANY SKETCH OF DESCRIPTION
THIS IS NOT A BOUNDARY SURVEY

A UTILITY EASEMENT, BEING A PORTION OF PARCEL "A" WESTFORK COMMERCIAL PLAT AS RECORDED IN PLAT BOOK 160, PAGE 14 AND DESCRIBED IN INSTRUMENT #116965064 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF BEGINNING (P.O.B.) OF THE EXISTING UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 29671, PAGE 0154 , PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE FOLLOWING CALLS TO THE POINT OF BEGINNING ARE ON THE OUTSIDE LINES OF SAID EXISTING UTILITY EASEMENT, THENCE N 00°20'00" W, A DISTANCE OF 196.31 FEET; THENCE N 89°40'00" E, A DISTANCE OF 141.46 FEET; THENCE S 00°34'58" E, A DISTANCE OF 14.03 FEET; THENCE N 89°25'02" E, A DISTANCE OF 15.00 FEET; THENCE N 00°34'58" W, A DISTANCE OF 13.97 FEET; THENCE N 89°40'00" E, A DISTANCE OF 28.00 FEET; THENCE S 00°34'58" E, A DISTANCE OF 14.03 FEET; THENCE N 89°25'02" E, A DISTANCE OF 15.00 FEET; THENCE N 00°34'58" W, A DISTANCE OF 13.97 FEET; THENCE N 89°40'00" E, A DISTANCE OF 160.93 FEET; THENCE S 00°07'58" E, A DISTANCE OF 21.03 FEET; TO THE POINT OF BEGINNING:

THENCE S 45°10'56" E, A DISTANCE OF 24.20 FEET; THENCE S 10°55'46" W, A DISTANCE OF 24.67 FEET; THENCE S 79°04'14" E, A DISTANCE OF 15.00 FEET; THENCE N 10°55'46" E, A DISTANCE OF 26.32 FEET; THENCE S 79°04'58" E, A DISTANCE OF 66.25 FEET; THENCE N 79°52'36" E, A DISTANCE OF 30.38 FEET; THENCE S 79°42'21" E, A DISTANCE OF 34.02 FEET; THENCE N 05°10'50" E, A DISTANCE OF 15.54 FEET; THENCE S 78°44'55" E, A DISTANCE OF 2.33 FEET; THENCE N 10°55'46" E TO A POINT ON THE NORTH LINE OF SAID PARCEL DESCRIBED IN SAID INSTRUMENT #116965064, A DISTANCE OF 15.01 FEET; THENCE N 79°04'14" W ALONG SAID NORTH LINE, A DISTANCE OF 18.49 FEET; THENCE S 29°57'09" W, A DISTANCE OF 1.03 FEET; THENCE S 05°10'50" W, A DISTANCE OF 14.75 FEET; THENCE N 79°42'21" W, A DISTANCE OF 20.32 FEET; THENCE S 79°52'26" W, A DISTANCE OF 30.30 FEET; THENCE N 79°04'58" W, A DISTANCE OF 76.34 FEET; THENCE N 45°10'56" W TO A POINT ON THE EAST LINE OF SAID EXISTING EASEMENT, A DISTANCE OF 10.47 FEET; THENCE S 67°19'38" W, A DISTANCE OF 16.24 FEET; TO THE POINT OF BEGINNING.



ALEXANDRICH & ASSOCIATES, INC
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EXHIBIT
"B"

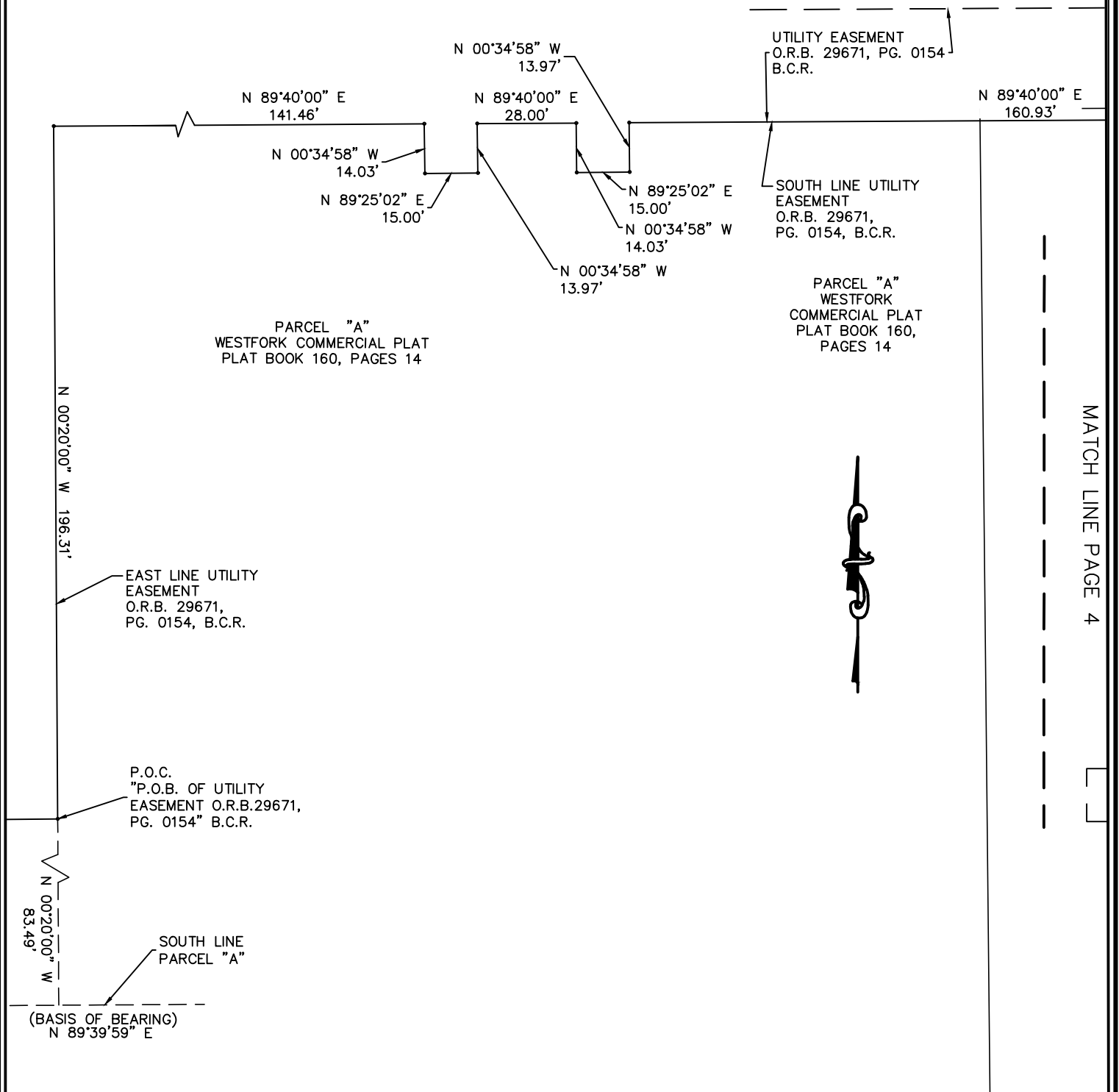
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DATE	02-18-24
DRAWN BY	RCA
F.B./ PG.	NA
SCALE	NA
PAGE NO.	2 OF 4

SKETCH & LEGAL DESCRIPTION

LEGAL DESCRIPTION TO ACCOMPANY SKETCH OF DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY



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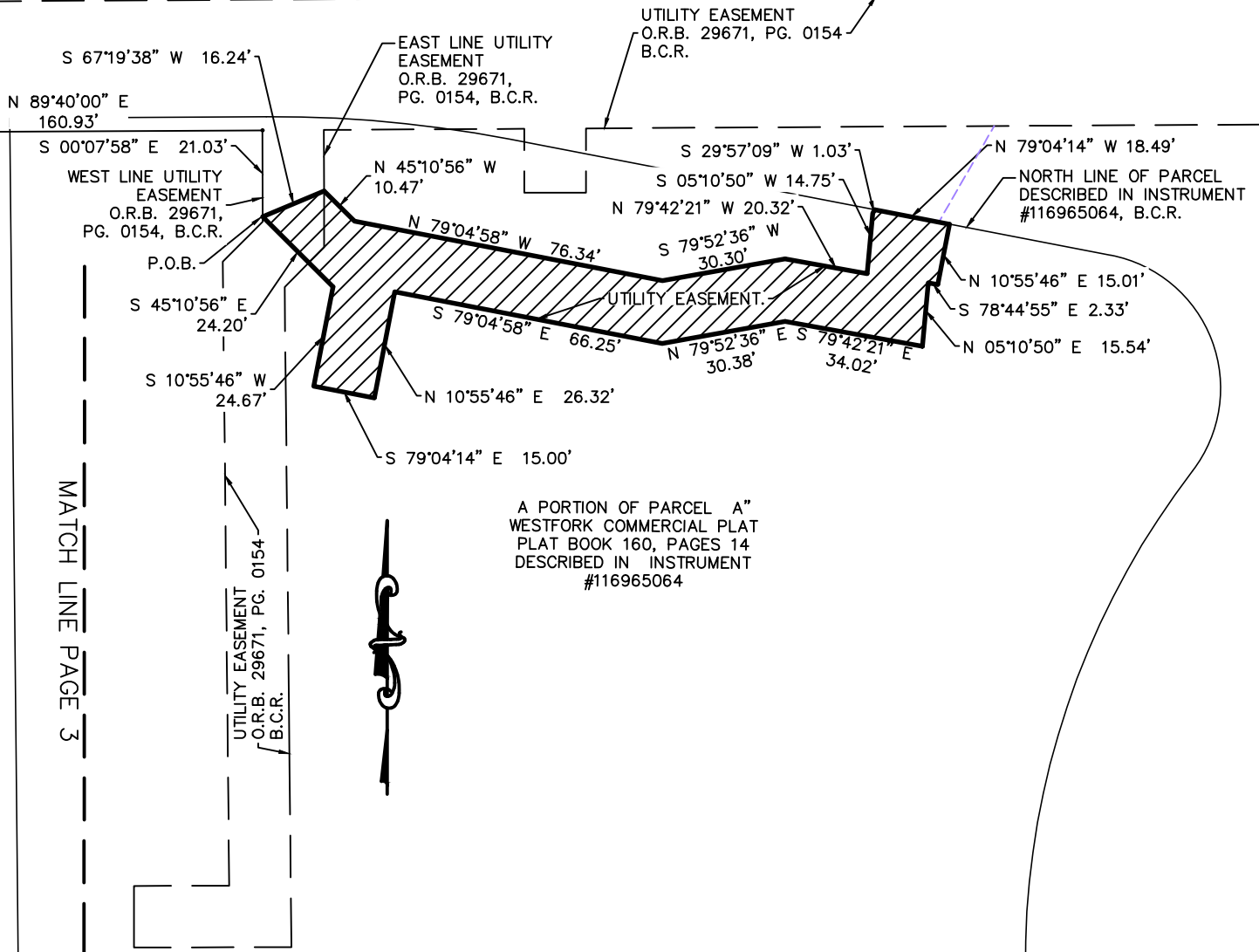
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DATE	02-18-24
DRAWN BY	RCA
F.B./ PG.	NA
SCALE	1' = 40'
PAGE NO.	3 OF 4

SKETCH & LEGAL DESCRIPTION

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F.B./ PG.	NA
SCALE	1" = 40'
PAGE NO.	4 OF 4