

City of Pembroke Pines

EASEMENT DEDICATION

On this 12<sup>th</sup> day of DECEMBER, 2019

having an address of 2665 Bayshore Drive, Suite 1020, Coconut Grove, FL 33133,

(hereinafter "GRANTOR"), expressly grants an easement to the City of Pembroke Pines, a municipal corporation of the State of Florida, having an address at 10100 Pines Boulevard, Florida 33026-3900, (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 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 us o 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 it's 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 evidences by a document signed with the same formalities as this document.

GRANTEE shall record this document in the Public Records of Broward County, Florida.

IN WITNESS WHEREOF, GRANTOR has hereunto set this hand and seal this 12<sup>th</sup> day of DECEMBER 20 19.

Signed, sealed and delivered in Presence of: (GRANTOR)

[Signature]

Terra City Center MF, LLC

Witness Derrick Mosley

[Signature]

[Signature]

Witness Nadine Mitchell

David Martin

STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared

DAVID MARTIN  
known to be the person described in an who executed the forgoing instrument and DAVID MARTIN

Acknowledged before me that DAVID MARTIN executed the same.

Me to be the person who executed the foregoing instrument and acknowledged before me that executed the same.

WITNESS my hand and official seal in the State and County last aforesaid, this 12<sup>th</sup> day of DECEMBER 20 19.

[Signature]

NOTARY PUBLIC, STATE OF FLORIDA

My commission Expires: 12/4/2021



**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 and are relative to the North line of the South 1/2 of Section 18-51-41, bearing North 87°49'48" East.
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. Sun-Tech Engineering, Inc. reserved the right to utilize any and all information obtained in the preparation of this sketch for any other purposes.
6. 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.
7. 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.
8. Some features may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled dimensions.
9. This sketch and description consists of 7 sheets and each sheet shall not be considered full, valid and complete unless attached to each other.
10. Sources of information utilized in the preparation of this sketch and description are as follows:
  - A. Plat entitled "PEMBROKE PINES CITY HALL PLAT", P.B. 136, PG. 23;
  - B. Plat entitled "PEMBROKE PINES CITY CENTER", P.B. 176, PG. 86;
  - C. Water and Sewer Plan prepared by Sun-Tech Engineering, Inc., Project No. 16-3791.

**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: February 11, 2020.

*Ronald L. Cooper*  
 Donald L. Cooper, P S M.  
 Professional Surveyor and Mapper  
 Florida Registration No. 6269  
 Date 6.4.2020

DATE	REVISION	BY	CHK.



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**16-3791**

An easement lying over and across a portion of Parcel "A", **PEMBROKE PINES CITY CENTER**, according to the Plat thereof as recorded in Plat Book 176, Page 86, of the Public Records of Broward County, Florida, being more particularly described as follows:

**COMMENCE** at the most westerly southwest corner of said Parcel "A"; thence along the South line of said Parcel "A", North 87°49'48" East, 973.00 feet; thence North 83°11'00" East, 58.53 feet; thence North 2°08'51" West, 19.16 feet; thence North 49°45'28" East, 24.86 feet; thence North 2°08'51" West, 268.50 feet to the **POINT OF BEGINNING**; thence continue North 2°08'51" West, 15.00 feet; thence North 87°46'58" East, 111.40 feet; thence North 02°13'02" West, 83.56 feet; thence South 87°46'58" West, 26.99 feet; thence North 2°13'02" West, 15.00 feet; thence North 87°46'58" East, 26.99 feet; thence North 2°13'02" West, 39.78 feet; thence South 87°46'58" West, 32.81 feet; thence North 47°13'02" West, 3.81 feet; thence South 40°08'38" West, 28.11 feet; thence South 87°24'34" West, 56.81 feet; thence North 2°08'51" West, 20.00 feet; thence North 87°24'34" East, 47.90 feet; thence North 40°08'38" East, 36.06 feet; thence North 2°13'02" West, 115.33 feet; thence North 38°39'40" East, 36.88 feet to a point hereinafter referred to as **REFERENCE POINT A**, said point being on the southerly line of that certain road parcel as described in Official Records Book 51163, Page 1109, of the Public Records of Broward County, Florida; thence along said line, South 89°03'57" East, 25.29 feet to a point hereinafter referred to as **REFERENCE POINT J**; thence South 38°39'40" West, 44.90 feet; thence South 2°13'02" East, 85.64 feet; thence North 50°29'14" East, 12.40 feet; thence South 39°30'46" East, 28.69 feet to a point hereinafter referred to as **REFERENCE POINT B**; thence North 87°46'58" East, 272.58 feet; thence North 2°13'02" West, 10.19 feet; thence North 87°46'58" East, 15.00 feet; thence South 2°13'02" East, 29.24 feet; thence South 87°46'58" West, 7.49 feet; thence South 2°13'02" East, 127.36 feet; thence North 87°46'58" East, 10.08 feet; thence South 02°13'02" East, 15.00 feet; thence South 87°46'58" West, 10.08 feet; thence South 2°13'02" East, 6.64 feet to a point hereinafter referred to as **REFERENCE POINT C**; thence North 87°46'58" East, 148.69 feet; thence North 2°13'02" West, 274.01 feet to a point on the aforesaid southerly road parcel line; thence along said line, North 87°51'09" East, 37.48 feet; thence South 64°59'30" West, 24.38 feet; thence South 2°13'02" East, 264.52 feet; thence North 87°46'58" East, 40.20 feet; thence North 2°13'02" West, 22.24 feet; thence North 87°46'58" East, 15.00 feet; thence South 2°13'02" East, 22.24 feet; thence North 87°46'58" East, 17.22 feet; thence North 2°13'02" West, 10.75 feet; thence North 87°46'58" East, 27.22 feet to a point hereinafter referred to as **REFERENCE POINT D**; thence North 2°13'02" West, 187.52 feet to a point hereinafter referred to as **REFERENCE POINT E**; thence North 87°46'58" East, 190.91 feet; thence North 2°13'02" West, 63.26 feet to a point on the aforesaid southerly road parcel line; thence along said line, North 87°51'09" East, 15.00 feet; thence South 2°13'02" East, 63.24 feet; thence North 87°46'58" East, 188.20 feet; thence South 2°13'02" East, 28.29 feet; thence South 9°44'46" West, 20.14 feet; thence South 32°14'46" West, 239.77 feet to a point hereinafter referred to as **REFERENCE POINT F**; thence South 87°46'58" West 168.60 feet; thence North 47°13'02" West, 17.54 feet; thence South 87°46'58" West, 54.58 feet; thence South 2°13'02" East, 5.00 feet; thence South 87°46'58" West, 15.00 feet; thence North 2°13'02" West, 5.00 feet; thence South 87°46'58" West, 161.26 feet; thence South 2°13'02" East, 18.81 feet; thence South 87°50'39" West, 15.00 feet; thence North 2°13'02" West, 18.79 feet; thence South 87°46'58" West, 158.66 feet; thence South 2°13'02" East, 4.47 feet; thence North 87°46'58" East, 11.66 feet; thence South 2°13'02" East, 15.00 feet; thence South 87°46'58" West, 11.66 feet; thence South 2°13'02" East, 158.45 feet; thence South 60°12'57" East, 2.70 feet; thence South 2°13'02" East, 16.89 feet; thence South 87°46'58" West, 10.50 feet to a point hereinafter referred to as **REFERENCE POINT G**; thence South 2°13'02" East, 3.06 feet; thence South 87°46'58" West, 225.03 feet; thence North 2°13'02" West, 6.25 feet; thence South 87°48'45" West, 10.46 feet; thence North 2°13'49" West, 13.60 feet; thence North 42°46'11" East, 19.28 feet; thence South 87°46'58" West, 31.51 feet; thence North 2°13'02" West, 15.00 feet; thence North 87°46'58" East, 41.19 feet; thence North 2°13'02" West, 165.09 feet; thence South 87°46'58" West, 111.42 feet to the Point of Beginning.

**LESS AND EXCEPT THEREFROM:**

**COMMENCE** at the aforesaid **REFERENCE POINT B**; thence South 28°14'29" West, 16.21 feet to the **POINT OF BEGINNING**; thence South 2°13'02" East, 6.45 feet; thence South 87°46'58" West, 24.28 feet; thence North 40°08'38" East, 23.61 feet; thence South 39°30'46" East, 13.82 feet to the Point of Beginning.

**LESS AND EXCEPT THEREFROM:**

NOT VALID WITHOUT SHEETS 1 & 3-7



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**COMMENCE** at the aforesaid **REFERENCE POINT B**; thence South 26°33'19" East, 16.46 feet to the **POINT OF BEGINNING**; thence North 87°46'58" East, 100.93 feet; thence South 2°13'02" East, 352.36 feet; thence South 87°46'58" West, 9.04 feet; thence North 2°13'02" West, 5.51 feet; thence South 87°46'58" West, 15.00 feet; thence South 2°13'02" East, 5.51 feet; thence South 87°46'58" West, 76.88 feet; thence North 2°13'02" West, 22.75 feet; thence North 87°46'58" East, 6.83 feet; thence North 2°13'02" West, 15.00 feet; thence South 87°46'58" West, 6.83 feet; thence North 2°13'02" West, 314.61 feet to the Point of Beginning.

**LESS AND EXCEPT THEREFROM:**

**COMMENCE** at the aforesaid **REFERENCE POINT C**; thence South 87°46'58" West, 15.00 feet to the **POINT OF BEGINNING**; thence continue South 87°46'58" West, 142.37 feet; thence North 2°13'02" West, 153.05 feet; thence North 87°46'58" East, 30.25 feet; thence South 2°13'02" East, 5.51 feet; thence North 87°46'58" East, 15.00 feet; thence North 2°13'02" West, 5.51 feet; thence North 87°46'58" East, 97.13 feet; thence South 2°13'02" East, 153.05 feet to the Point of Beginning.

**LESS AND EXCEPT THEREFROM:**

**COMMENCE** at the aforesaid **REFERENCE POINT C**; thence South 42°46'58" West, 21.21 feet to the **POINT OF BEGINNING**; thence South 2°13'02" East, 5.00 feet; thence South 87°46'58" West, 67.92 feet; thence South 2°13'02" East, 179.30 feet; thence South 87°46'58" West, 74.46 feet; thence North 2°13'02" West, 184.30 feet; thence North 87°46'58" East, 142.37 feet to the Point of Beginning.

**LESS AND EXCEPT THEREFROM:**

**COMMENCE** at the aforesaid **REFERENCE POINT C**, thence South 2°13'02" East, 15.00 feet to the **POINT OF BEGINNING**; thence North 87°46'58" East, 63.13 feet; thence South 2°13'02" East, 5.00 feet; thence South 87°46'58" West, 63.13 feet; thence North 2°13'02" West, 5.00 feet to the Point of Beginning.

**LESS AND EXCEPT THEREFROM:**

**COMMENCE** at the aforesaid **REFERENCE POINT D**, thence South 2°13'02" East, 25.75 feet to the **POINT OF BEGINNING**; thence South 2°13'02" East, 5.00 feet; thence South 87°46'58" West, 44.44 feet; thence North 2°13'02" West, 5.00 feet to a point hereinafter referred to as **REFERENCE POINT H**; thence North 87°46'58" East, 44.44 feet to the Point of Beginning.

**LESS AND EXCEPT THEREFROM:**

**COMMENCE** at the aforesaid **REFERENCE POINT E**, thence South 47°13'02" East, 21.21 feet to the **POINT OF BEGINNING**; thence North 87°46'58" East, 48.00 feet; thence South 2°13'02" East, 183.27 feet; thence South 87°46'58" West, 48.00 feet; thence North 2°13'02" West, 183.27 feet to the Point of Beginning.

**LESS AND EXCEPT THEREFROM:**

**COMMENCE** at the aforesaid **REFERENCE POINT F**, thence North 29°58'53" East, 16.95 feet to the **POINT OF BEGINNING**; thence South 87°46'58" West, 44.15 feet; thence North 2°13'02" West, 22.57 feet; thence South 87°46'58" West, 25.36 feet; thence South 2°13'02" East, 22.57 feet; thence South 87°46'58" West, 84.92 feet; thence North 47°13'02" West, 17.54 feet; thence South 87°46'58" West, 64.46 feet; thence North 2°13'02" West, 5.00 feet; thence North 87°46'58" East, 63.00 feet; thence North 2°13'02" West, 188.27 feet; thence North 87°46'58" East, 16.81 feet; thence South 2°13'02" East, 40.30 feet; thence North 87°46'58" East, 15.00 feet; thence North 2°13'02" West, 40.30 feet; thence North 87°46'58" East, 121.30 feet; thence North 2°13'02" West, 10.00 feet; thence North 87°46'58" East, 148.00 feet;

NOT VALID WITHOUT SHEETS 1-2 &amp; 4-7



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thence South 2°13'02" East, 11.71 feet; thence South 9°44'46" West, 15.59 feet; thence South 32°14'46" West, 32.60 feet; thence North 57°45'14" West, 18.42 feet; thence South 32°14'46" West, 15.00 feet; thence South 57°45'14" East, 18.42 feet; thence South 32°14'46" West, 160.36 feet; thence North 57°45'14" West, 3.73 feet; thence South 32°14'46" West, 15.00 feet; thence South 57°45'14" East, 3.73 feet; thence South 32°14'46" West, 5.92 feet to the Point of Beginning.

**LESS AND EXCEPT THEREFROM:**

**COMMENCE** at the aforesaid **REFERENCE POINT G**, thence North 45°27'20" West, 16.38 feet to the **POINT OF BEGINNING**; thence South 87°46'58" West, 70.02 feet; thence North 2°13'02" West, 5.00 feet to a point hereinafter referred to as **REFERENCE POINT I**; thence North 87°46'58" East, 70.02 feet; thence South 2°13'02" East, 5.00 feet to the Point of Beginning.

**LESS AND EXCEPT THEREFROM:**

**COMMENCE** at the aforesaid **REFERENCE POINT H**, thence South 87°46'58" West, 15.00 feet to the **POINT OF BEGINNING**; thence South 2°13'02" East, 5.00 feet; thence South 87°46'58" West, 125.76 feet; thence North 2°13'02" West, 5.00 feet; thence North 87°46'58" East, 125.76 feet to the Point of Beginning.

**LESS AND EXCEPT THEREFROM:**

**COMMENCE** at the aforesaid **REFERENCE POINT I**, thence South 87°46'58" West, 15.00 feet to the **POINT OF BEGINNING**; thence South 2°13'02" East, 5.00 feet; thence South 87°46'58" West, 122.89 feet; thence North 42°46'11" East, 7.07 feet; thence North 87°46'58" East, 117.89 feet to the Point of Beginning.

**TOGETHER WITH:**

**COMMENCE** at the aforesaid **REFERENCE POINT A**, said point being on the aforesaid southerly line of that certain road parcel as described in Official Records Book 51163, Page 1109, of the Public Records of Broward County, Florida; thence along said line, North 89°03'57" West, 18.67 feet to the **POINT OF BEGINNING**; thence South 2°11'54" East, 14.80 feet; thence South 87°48'06" West, 19.31 feet; thence North 2°11'54" West, 15.02 feet to said northerly parcel line; thence along said line, North 87°51'09" East, 14.46 feet to a point on the arc of a tangent curve; thence along said line and easterly along the arc of said curve being concave to the South, having a radius of 37.50 feet, a central angle of 3°04'54", an arc distance of 2.02 feet; thence along said line and tangent to said curve, South 89°03'57" East, 2.84 feet to the Point of Beginning.

**TOGETHER WITH:**

**COMMENCE** at the aforesaid **REFERENCE POINT J**, said point being on the aforesaid southerly line of that certain road parcel as described in Official Records Book 51163, Page 1109, of the Public Records of Broward County, Florida; thence North 88°47'39" East, 178.31 feet to the **POINT OF BEGINNING**, on said southerly parcel line; thence along said line, North 87°51'09" East, 13.76 feet to a point on the arc of a tangent curve; thence easterly along the arc of said curve being concave to the South, having a radius of 29.00 feet, a central angle of 2°26'30", an arc distance of 1.24 feet; thence South 1°53'34" East, 9.08 feet; thence South 88°06'26" West, 15.00 feet; thence North 1°53'34" West, 9.04 feet to the Point of Beginning.

Said lands lying, being and situate in the City of Pembroke Pines, Broward County, Florida, and containing 78,510 square feet, (1.8023 acres) in aggregate more or less.

NOT VALID WITHOUT SHEETS 1-3 &amp; 5-7



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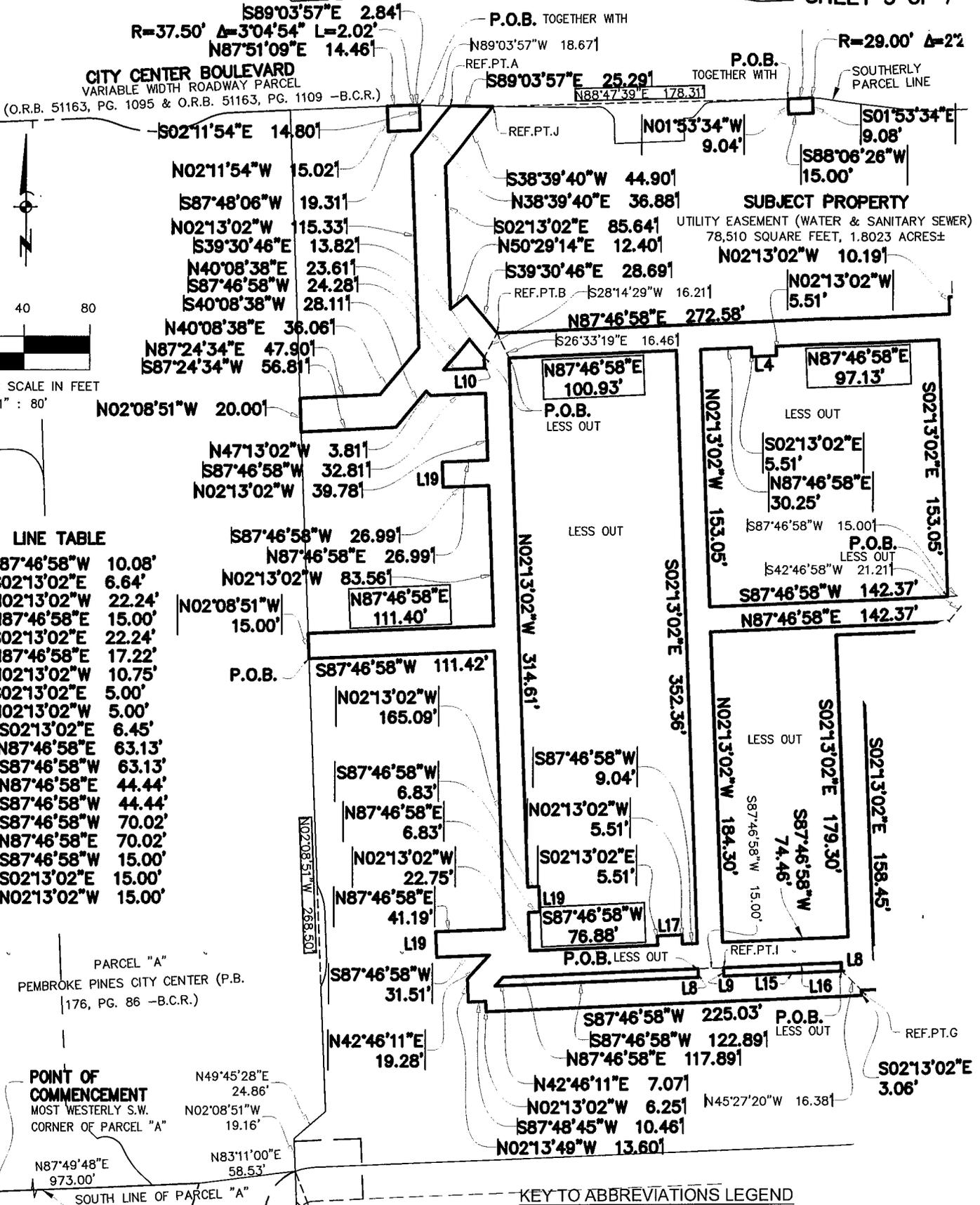
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**LINE TABLE**

L1	S87°46'58"W	10.08'
L2	S02°13'02"E	6.64'
L3	N02°13'02"W	22.24'
L4	N87°46'58"E	15.00'
L5	S02°13'02"E	22.24'
L6	N87°46'58"E	17.22'
L7	N02°13'02"W	10.75'
L8	S02°13'02"E	5.00'
L9	N02°13'02"W	5.00'
L10	S02°13'02"E	6.45'
L11	N87°46'58"E	63.13'
L12	S87°46'58"W	63.13'
L13	N87°46'58"E	44.44'
L14	S87°46'58"W	44.44'
L15	S87°46'58"W	70.02'
L16	N87°46'58"E	70.02'
L17	S87°46'58"W	15.00'
L18	S02°13'02"E	15.00'
L19	N02°13'02"W	15.00'

NOT VALID WITHOUT SHEETS 1-4 & 6-7

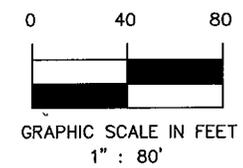
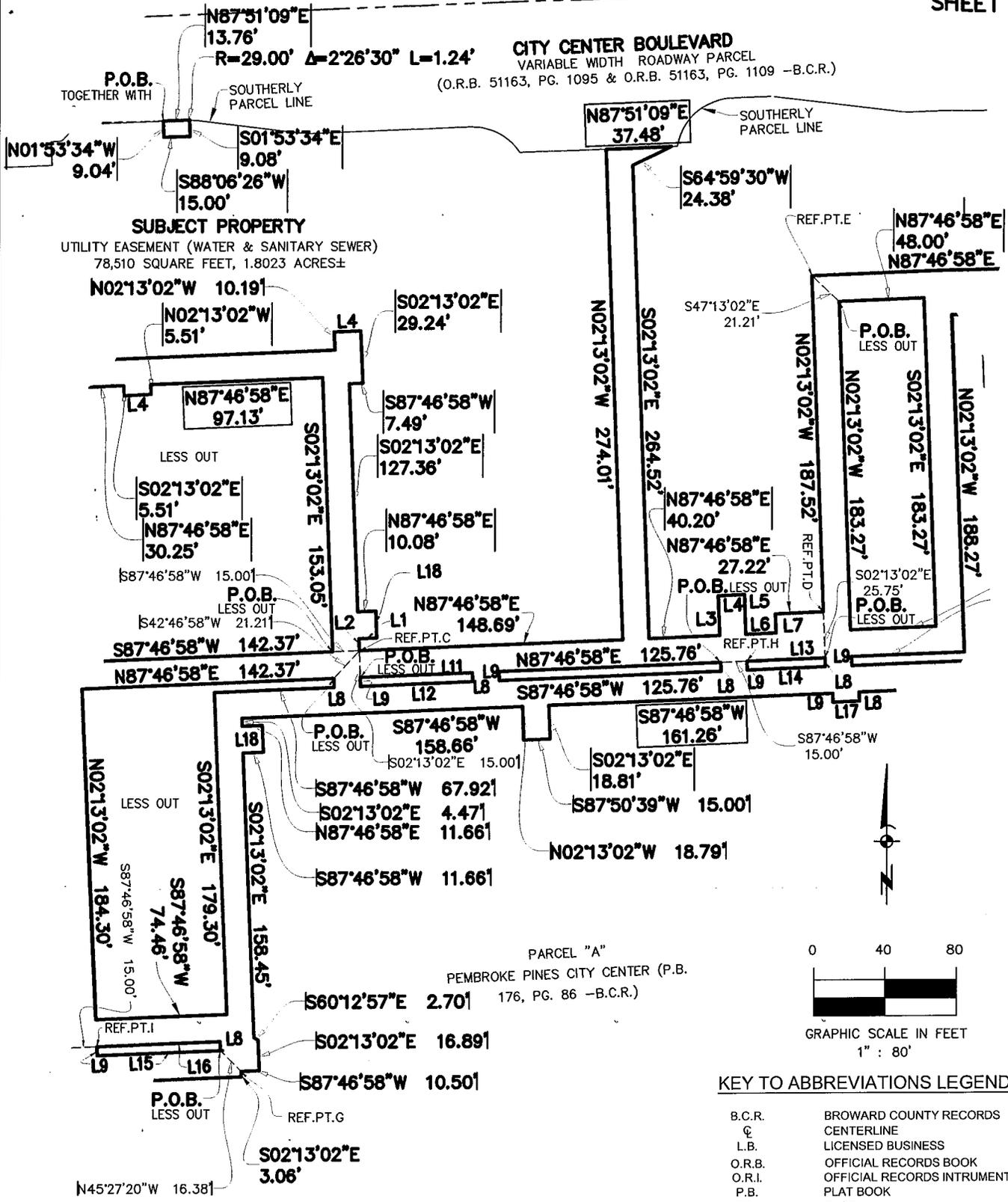
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**CITY CENTER BOULEVARD**  
 VARIABLE WIDTH ROADWAY PARCEL  
 (O.R.B. 51163, PG. 1095 & O.R.B. 51163, PG. 1109 -B.C.R.)



**KEY TO ABBREVIATIONS LEGEND**

B.C.R.	BROWARD COUNTY RECORDS
☉	CENTERLINE
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
O.R.I.	OFFICIAL RECORDS INSTRUMENT
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
RAW	RIGHT-OF-WAY
NO.	NUMBER
R	RADIUS
△	CENTRAL ANGLE
L	ARC LENGTH
REF.PT.	REFERENCE POINT
F.P.& L. CO.	FLORIDA POWER & LIGHT COMPANY

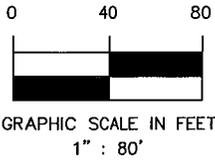
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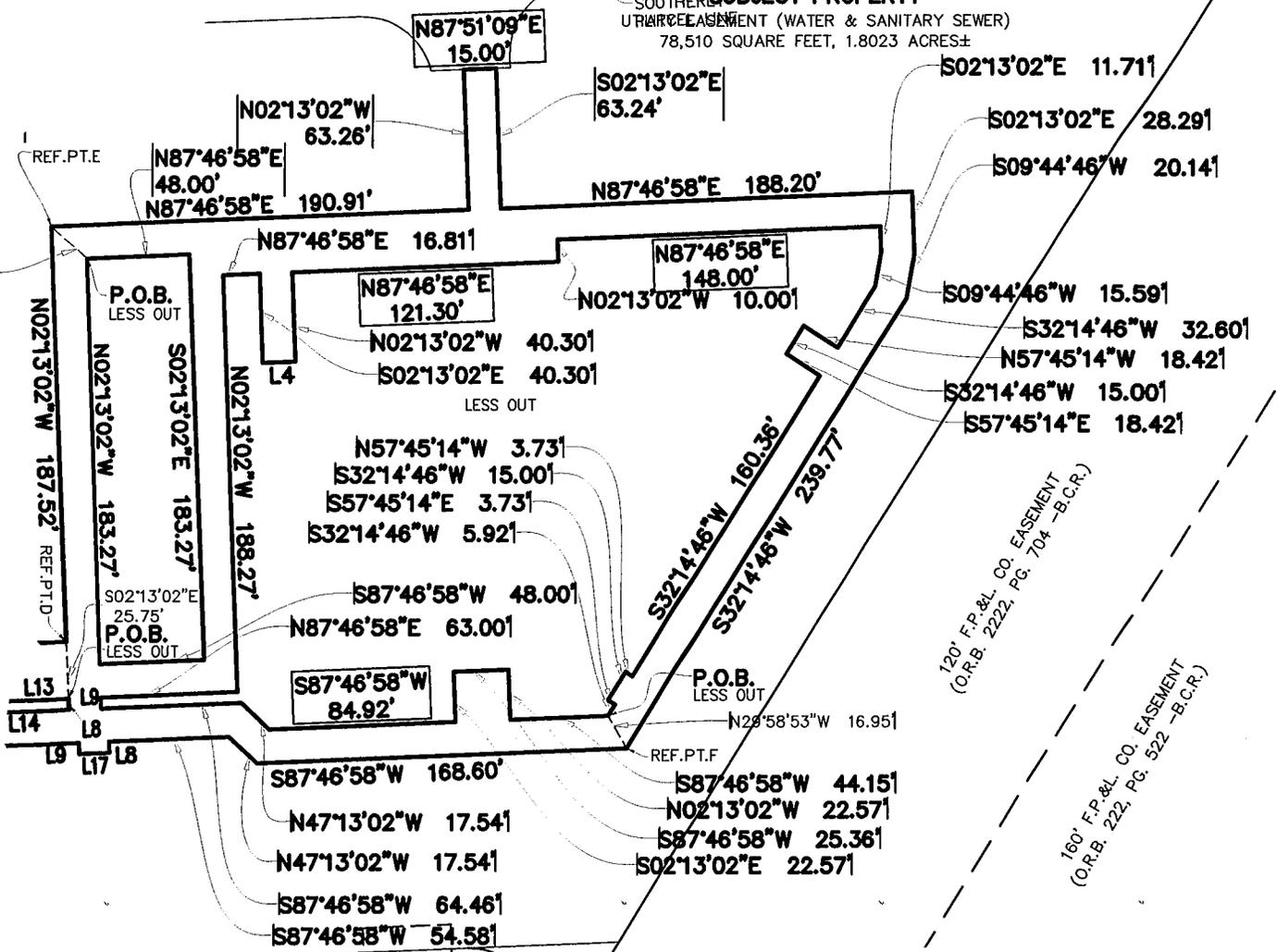
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**CITY CENTER BOULEVARD**  
 VARIABLE WIDTH ROADWAY PARCEL  
 (O.R.B. 51163, PG. 1095 & O.R.B. 51163, PG. 1109 -B.C.R.)

VARIABLE WIDTH ROADWAY PARCEL  
 (O.R.B. 51163, PG. 1128 -B.C.R.)

**SUBJECT PROPERTY**  
 SOUTHERN  
 UPRIVE EASEMENT (WATER & SANITARY SEWER)  
 78,510 SQUARE FEET, 1.8023 ACRES±



120' F.P.&L. CO. EASEMENT  
 (O.R.B. 2222, PG. 704 -B.C.R.)

160' F.P.&L. CO. EASEMENT  
 (O.R.B. 222, PG. 522 -B.C.R.)

**KEY TO ABBREVIATIONS LEGEND**

B.C.R.	BROWARD COUNTY RECORDS
☉	CENTERLINE
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
O.R.I.	OFFICIAL RECORDS INSTRUMENT
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
REF.PT.	REFERENCE POINT
F.P.&L. CO.	FLORIDA POWER & LIGHT COMPANY

NOT VALID WITHOUT SHEETS 1-6

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