

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 30 day of JULY, 2025, Lennar Homes, LLC,
having an address of 5505 Water District Drive, 5th Floor Miami, FL 33126 (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.

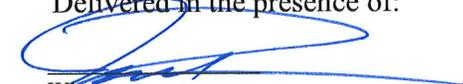
This easement shall not be released or amended without the express written consent of the GRANTEE as evidenced by a document signed with the same formalities as this document.

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

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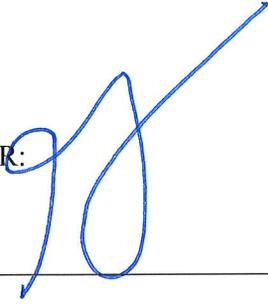
IN WITNESS WHEREOF, Grantor has hereunto set this hand and seal on the day and year first above written.

Signed, sealed and
Delivered in the presence of:


Witness
Print Name: Juan J Pomen
Address: 5505 Waterford District Drive, 5th Floor
Miami, FL 33126


Witness
Print Name: NICOLAS DUVAS
Address: 5505 Waterford District Drive, 5th Floor
Miami, FL 33126

GRANTOR:

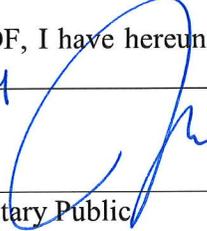

By: _____

Print Name: Greg McPherson

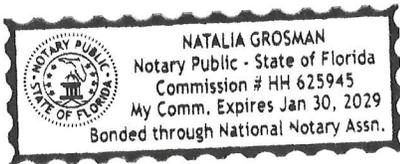
Title: Vice President of Lennar Homes, LLC

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Greg McPherson, as VP, of Lennar Homes, LLC, 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 30 day of July, 2025.



Notary Public



My Commission No.: HH 625945

My Commission Expires: 1/30/2029

EXHIBIT "A"

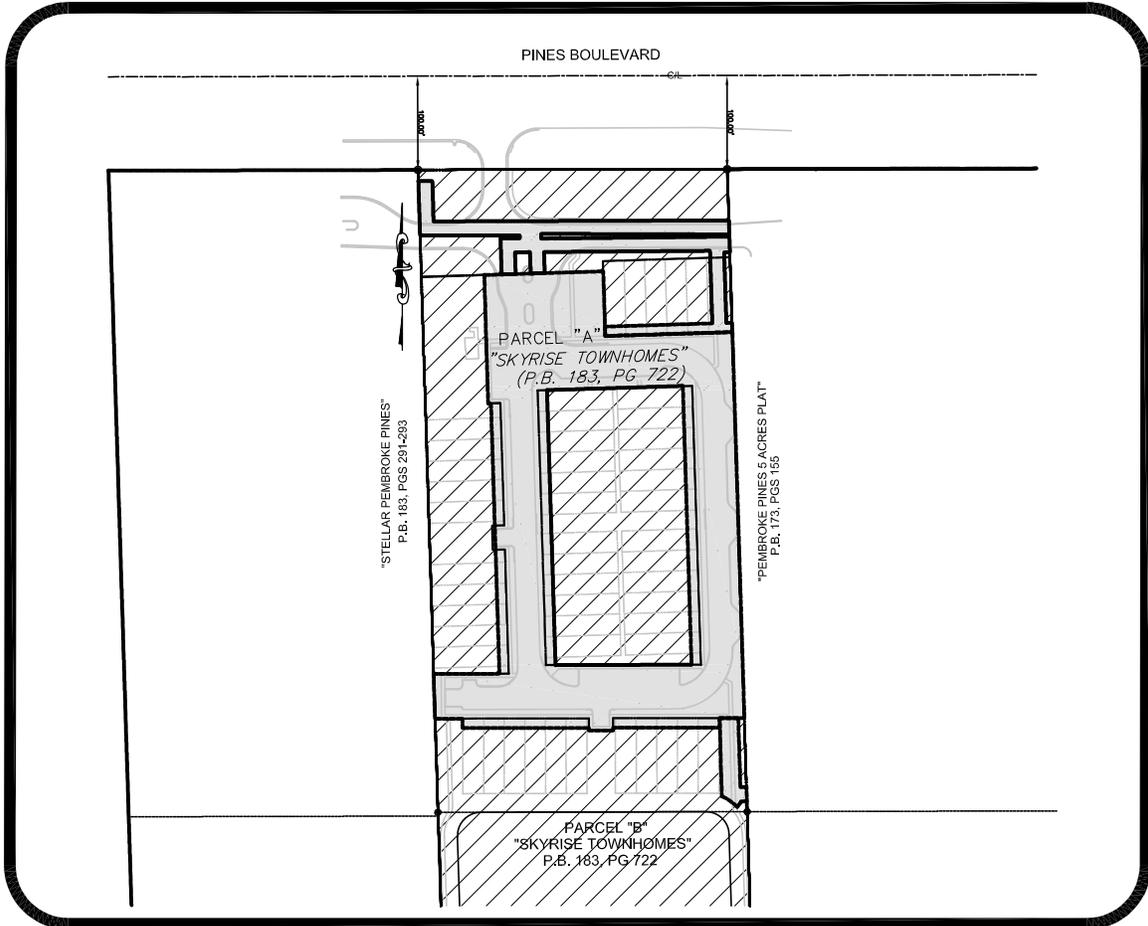
SKYRISE TOWNHOMES

CITY OF PEMBROKE PINES, FLORIDA

UTILITY EASEMENT

A REPLAT OF TRACTS "A" & "B", "SKY RISE PLAZA"
 (P.B. 176, PG. 147, B.C.R.) IN SECTION 13,
 TOWNSHIP 51 SOUTH, RANGE 39 EAST, CITY OF
 PEMBROKE PINES, BROWARD COUNTY, FLORIDA

PARCEL ID: 513913150010



LOCATION MAP

NOT TO SCALE

LEGEND

- EASEMENT AREA
- NOT PART OF COMMON AREA

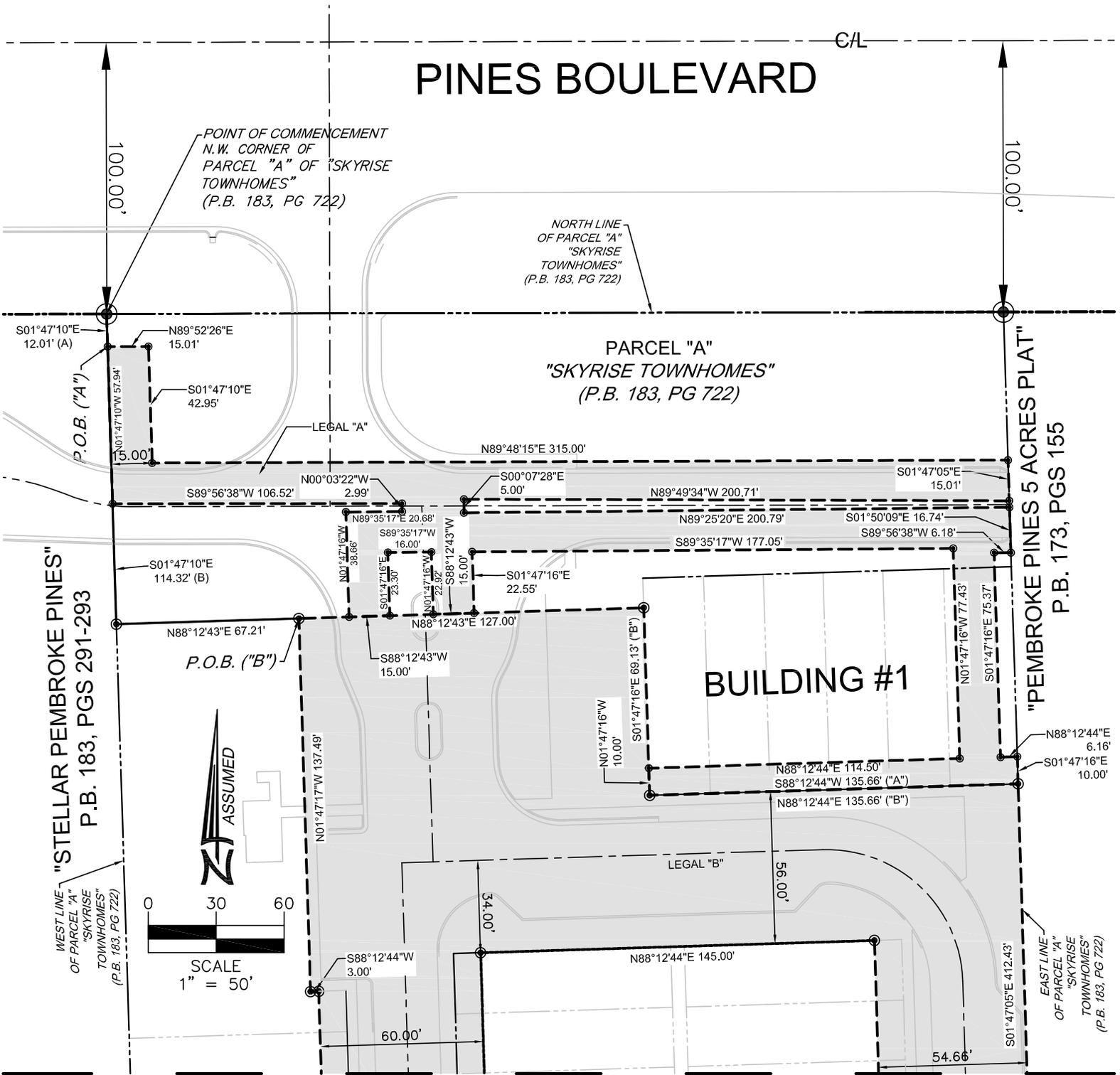
ABBREVIATIONS

SYMBOL	DEFINITION
⊕	CENTERLINE
R/W	RIGHT-OF-WAY
PB.	PLAT BOOK
PG.	PAGE
P/L	PROPERTY LINE
M	MONUMENT LINE

SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE NORTH LINE OF PARCEL "A" ACCORDING TO PLAT BOOK 183 PAGE 722, N89°52'26"E AS SHOWN.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION PLAN

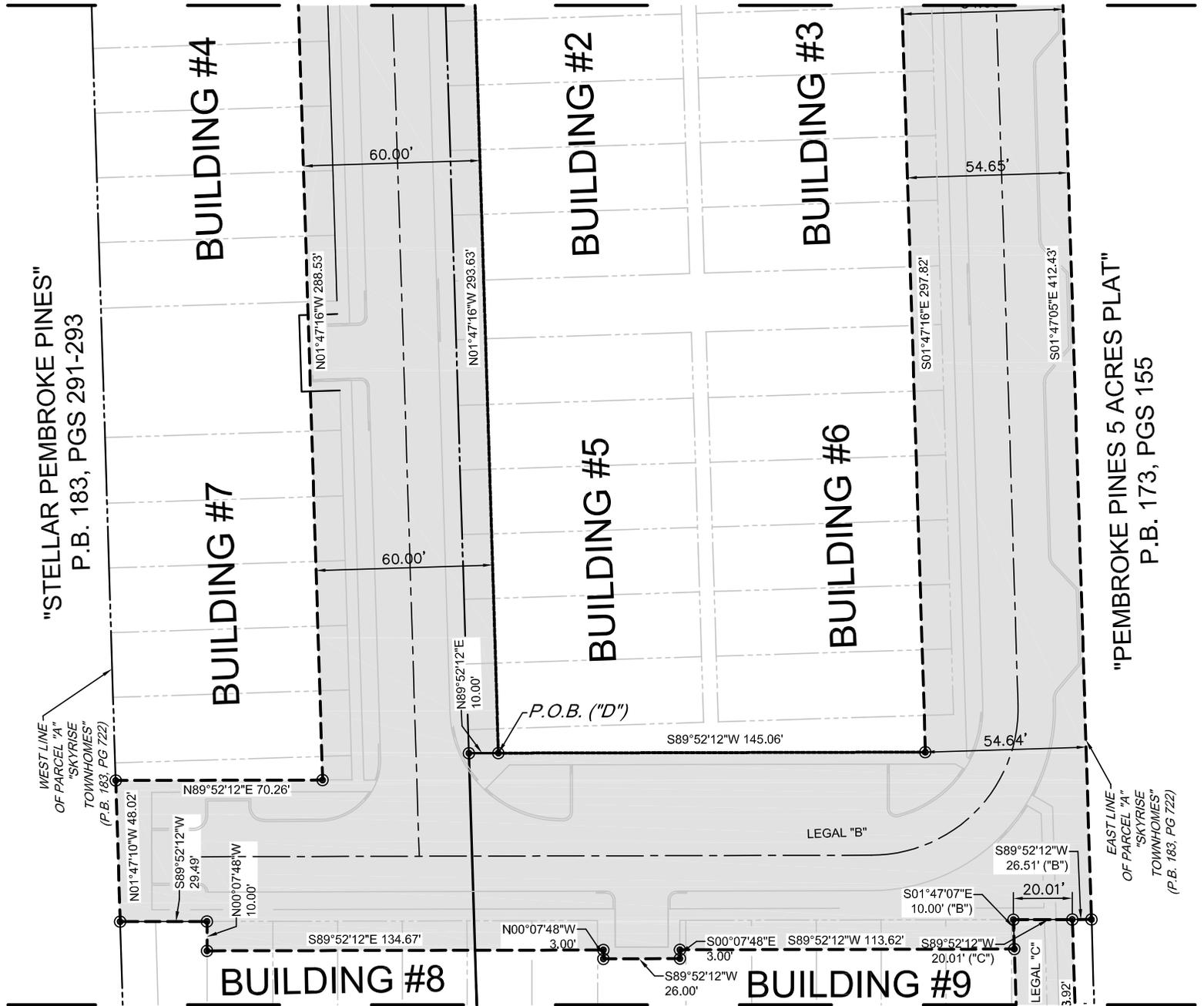


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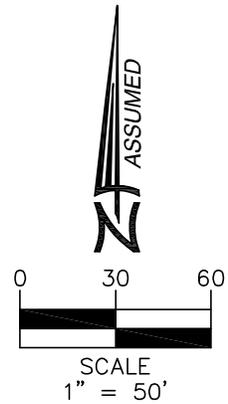
NOTICE: Not full and complete without pages 1 through 7 of 7.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION PLAN

CONTINUE ON SHEET 2



CONTINUE ON SHEET 4

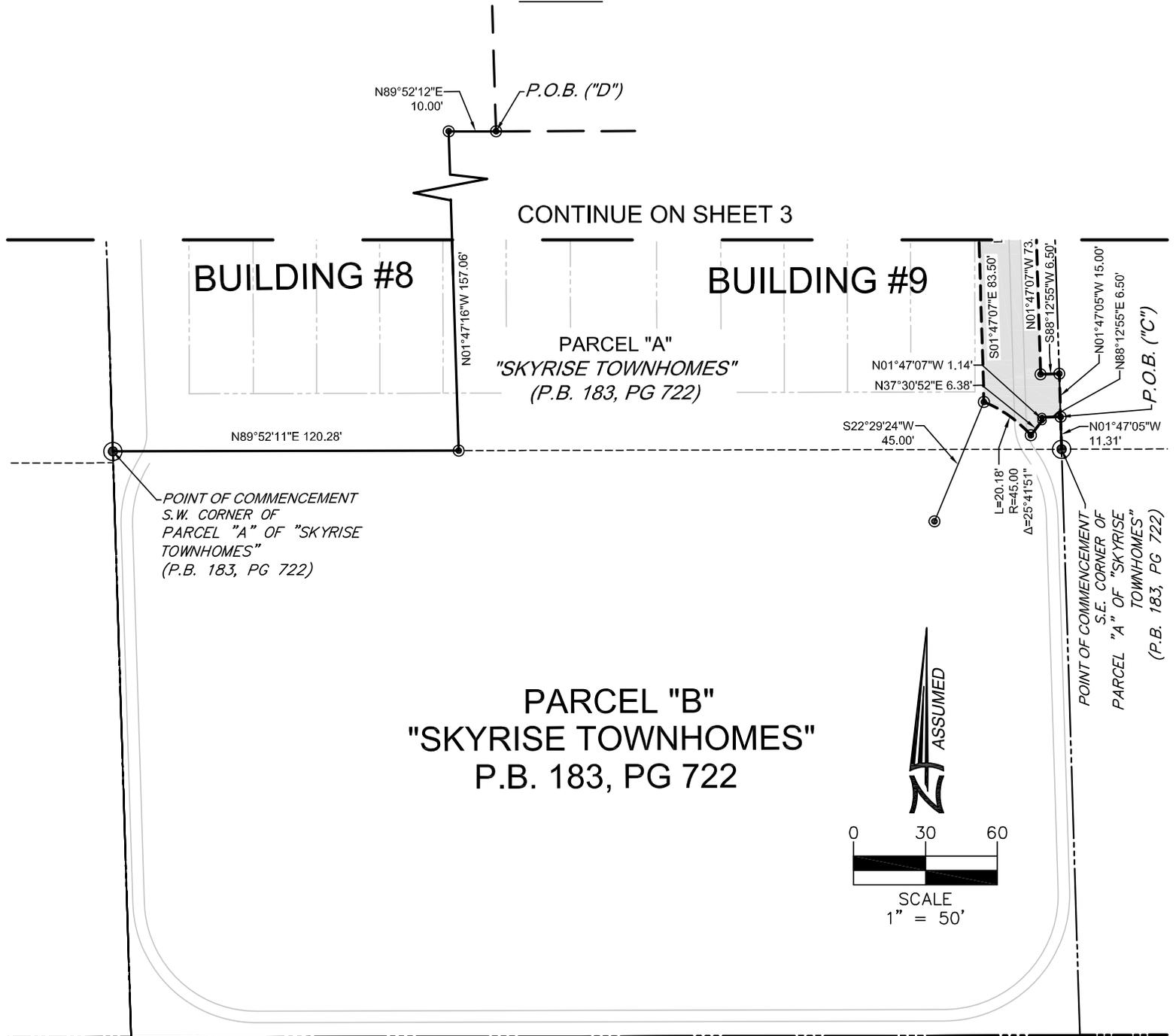


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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PLAN



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LEGAL DESCRIPTION TO ACCOMPANY SKETCH
LEGAL DESCRIPTION

LEGAL DESCRIPTION "A":

A PORTION OF PARCEL "A", "SKYRISE TOWNHOMES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 722, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

COMMENCE at the Northwest (NW) Corner of said Parcel "A" of the Plat of "SKYRISE TOWNHOMES"; thence $S01^{\circ}47'10"E$ along the West line of said Parcel "A", for a distance of 12.01 feet to the POINT OF BEGINNING; thence $N89^{\circ}52'26"E$ for a distance of 15.01 feet; thence $S01^{\circ}47'10"E$ for a distance of 42.95 feet; thence $N89^{\circ}48'15"E$ for a distance of 315.00 feet; thence $S01^{\circ}47'05"E$ for a distance of 15.01 feet; thence $N89^{\circ}49'34"W$ for a distance of 200.71 feet; thence $S00^{\circ}07'28"E$ for a distance of 5.00 feet; thence $N89^{\circ}25'20"E$ for a distance of 200.79 feet; thence $S01^{\circ}50'09"E$ for a distance of 16.74 feet; thence $S89^{\circ}56'38"W$ for a distance of 6.18 feet; thence $S01^{\circ}47'16"E$ for a distance of 75.37 feet; thence $N88^{\circ}12'44"E$ for a distance of 6.16 feet; thence $S01^{\circ}47'16"E$ for a distance of 10.00 feet; thence $S88^{\circ}12'44"W$ for a distance of 135.66 feet; thence $N01^{\circ}47'16"W$ for a distance of 10.00 feet; thence $N88^{\circ}12'44"E$ for a distance of 114.50 feet; thence $N01^{\circ}47'16"W$ for a distance of 77.43 feet; thence $S89^{\circ}35'17"W$ for a distance of 177.05 feet; thence $S01^{\circ}47'16"E$ for a distance of 22.55 feet; thence $S88^{\circ}12'43"W$ for a distance of 15.00 feet; thence $N01^{\circ}47'16"W$ for a distance of 22.92 feet; thence $S89^{\circ}35'17"W$ for a distance of 16.00 feet; thence $S01^{\circ}47'16"E$ for a distance of 23.30 feet; thence $S88^{\circ}12'43"W$ for a distance of 15.00 feet; thence $N01^{\circ}47'16"W$ for a distance of 38.66 feet; thence $N89^{\circ}35'17"E$ for a distance of 20.68 feet; thence $N00^{\circ}03'22"W$ for a distance of 2.99 feet; thence $S89^{\circ}56'38"W$ for a distance of 106.52 feet; thence $N01^{\circ}47'10"W$ for a distance of 57.94 feet to the POINT OF BEGINNING.

Containing 12,372 square feet or 0.28 acres more or less by calculations.

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
LEGAL DESCRIPTION

LEGAL DESCRIPTION "B" :

A PORTION OF PARCEL "A", "SKYRISE TOWNHOMES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 722, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

COMMENCE at the Northwest (NW) Corner of said Parcel "A" of the Plat of "SKYRISE TOWNHOMES"; thence $501^{\circ}47'10''$ E along the West line of said Parcel "A", for a distance of 114.32 feet; thence $N88^{\circ}12'43''$ E for a distance of 67.21 feet to the POINT OF BEGINNING; thence $N88^{\circ}12'43''$ E for a distance of 127.00 feet; thence $501^{\circ}47'16''$ E for a distance of 69.13 feet; thence $N88^{\circ}12'44''$ E for a distance of 135.66 feet; thence $501^{\circ}47'05''$ E for a distance of 412.43 feet; thence $S89^{\circ}52'12''$ W for a distance of 26.51 feet; thence $501^{\circ}47'07''$ E for a distance of 10.00 feet; thence $S89^{\circ}52'12''$ W for a distance of 113.62 feet; thence $S00^{\circ}07'48''$ E for a distance of 3.00 feet; thence $S89^{\circ}52'12''$ W for a distance of 26.00 feet; thence $N00^{\circ}07'48''$ W for a distance of 3.00 feet; thence $S89^{\circ}52'12''$ E for a distance of 134.67 feet; thence $N00^{\circ}07'48''$ W for a distance of 10.00 feet; thence $S89^{\circ}52'12''$ W for a distance of 29.49 feet; thence $N01^{\circ}47'10''$ W for a distance of 48.02 feet; thence $N89^{\circ}52'12''$ E for a distance of 70.26 feet; thence $N01^{\circ}47'16''$ W for a distance of 288.53 feet; thence $S88^{\circ}12'44''$ W for a distance of 3.00 feet; thence $N01^{\circ}47'17''$ W for a distance of 137.49 feet to the POINT OF BEGINNING.

LESS

COMMENCE at the Southwest (SW) Corner of said Parcel "A" of the Plat of "SKYRISE TOWNHOMES"; thence $N89^{\circ}52'11''$ E along the South line of said Parcel "A", for a distance of 120.28 feet; thence $N01^{\circ}47'16''$ W for a distance of 157.06 feet; thence $N89^{\circ}52'12''$ E for a distance of 10.00 feet to the POINT OF BEGINNING; thence $N01^{\circ}47'16''$ W for a distance of 293.63 feet; thence $N88^{\circ}12'44''$ E for a distance of 145.00 feet; thence $501^{\circ}47'16''$ E for a distance of 297.82 feet; thence $S89^{\circ}52'12''$ W for a distance of 145.06 feet to the POINT OF BEGINNING.

Containing 78,408 square feet or 1.80 acres more or less by calculations.

LEGAL DESCRIPTION "C" :

A PORTION OF PARCEL "A", "SKYRISE TOWNHOMES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 722, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

COMMENCE at the Southeast (SE) Corner of said Parcel "A" of the Plat of "SKYRISE TOWNHOMES"; thence $N01^{\circ}47'05''$ W along the East line of said Parcel "A", for a distance of 11.31 feet to the POINT OF BEGINNING; thence $N01^{\circ}47'05''$ W for a distance of 15.00 feet; thence $S88^{\circ}12'55''$ W for a distance of 6.50 feet; thence $N01^{\circ}47'07''$ W for a distance of 73.92 feet; thence $S89^{\circ}52'12''$ W for a distance of 20.01 feet; thence $501^{\circ}47'07''$ E for a distance of 83.50 feet; Thence run along a Circular Curve concave to the Southwest, Whose center bears $S22^{\circ}29'24''$ W, having for its elements a radius of 45.00 feet, a central angle of $25^{\circ}41'51''$ for an Arc distance of 20.18 feet; thence $N37^{\circ}30'52''$ E for a distance of 6.38 feet; thence $N01^{\circ}47'07''$ W for a distance of 1.14 feet; thence $N88^{\circ}12'55''$ E for a distance of 6.50 feet to the POINT OF BEGINNING.

Containing 1,882 square feet or 0.04 acres more or less by calculations.

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
LEGAL DESCRIPTION

SURVEYOR'S CERTIFICATE:

I hereby certify to that this "Sketch to Accompany Legal Description," was prepared under my direction and is true and correct to the best of my knowledge and belief and further, that said Sketch meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.



Digitally signed by BENIGNO J
SUAREZ
Date: 2025.08.18 17:00:58 -04'00'

By: _____ Date: 08-15-2025

Benigno J. Suarez, P.S.M.
Professional Surveyor and Mapper LS6583
4839 S.W. 75TH AVENUE
Miami, Florida 33155
786.413.8246 phone

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Each Sheet as incorporated therein shall not be considered full, valid and complete unless attached to the others. This Notice is required pursuant to Rule 5J-17.051 through 5J-17.053 of the Florida Administrative.