

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 1<sup>st</sup> day of February 2024, AG ESSENTIAL HOUSING MULTI STATE 1, LLC having an address of 8585 East Hartford Drive, Suite #118 Scottsdale, AZ 85255 (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:

AG Essential Housing Multi  
State 1, LLC

GRANTOR:

[Signature]  
Witness

By: [Signature]

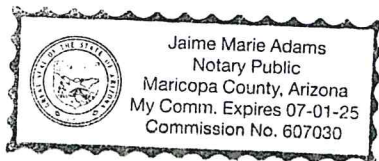
[Signature]  
Witness

Print Name: Steven Benson  
Manager of AGWIP Asset Management, LLC, an  
Arizona limited liability company, the Authorized  
Title: Agent of AG Essential Housing Multi State 1, LLC

Manager of AGWIP Asset Management, LLC, an Arizona  
limited liability company, the Authorized Agent

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Steven S. Benson, as Manager of AGWIP Asset Management, LLC, an Arizona limited liability company, the Authorized Agent, of AG Essential Housing Multi State 1, 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 1 day of February, 2024.



[Signature]  
Notary Public

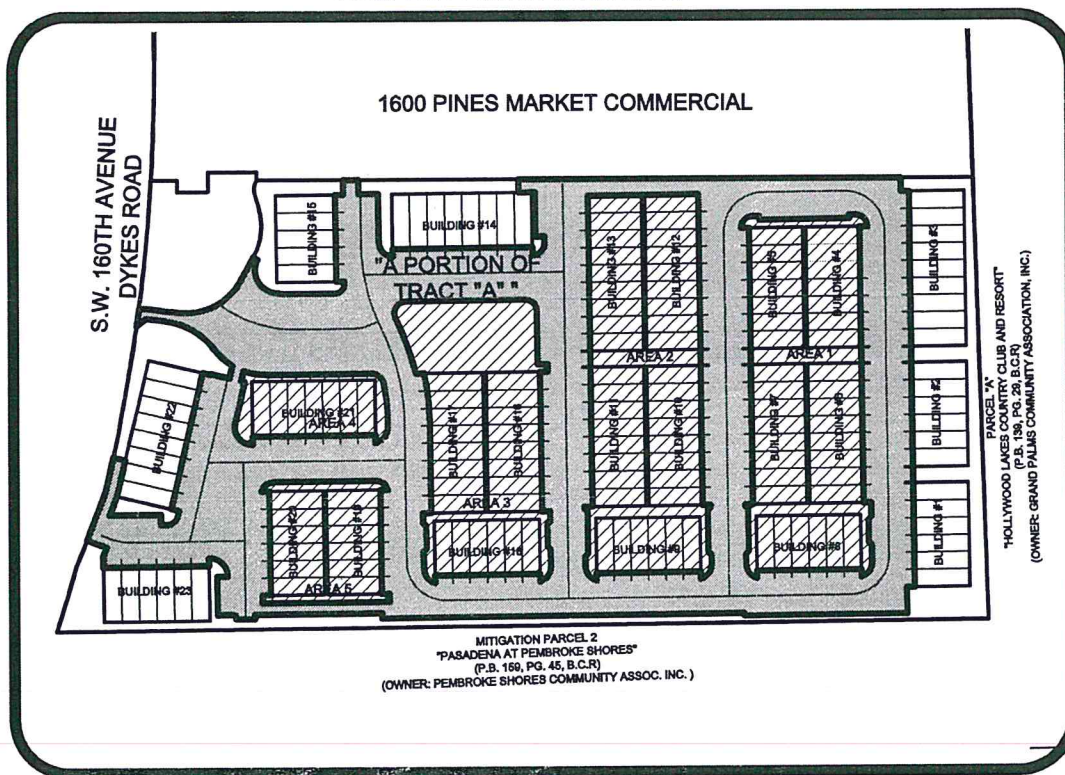
My Commission No.: 607030  
My Commission Expires: 07/01/2025

# EXHIBIT "A"

## 16000 PINES MARKET AND RESIDENCES CITY OF PEMBROKE PINES, FLORIDA INGRESS/EGRESS AND UTILITY EASEMENT

A PORTION OF THE S.W. 1/4 OF SECTION 32,  
 TOWNSHIP 53 SOUTH, RANGE 41 EAST MIAMI-DADE  
 COUNTY, FLORIDA

PROPERTY ID: 514016010010



### LOCATION MAP

NOT TO SCALE

#### LEGEND

- EASEMENT AREA
- NOT PART OF THE EASEMENT AREA

#### ABBREVIATIONS

SYMBOL	DEFINITION
⊕	CENTERLINE
PB.	PLAT BOOK
PG.	PAGE
M	MONUMENT LINE

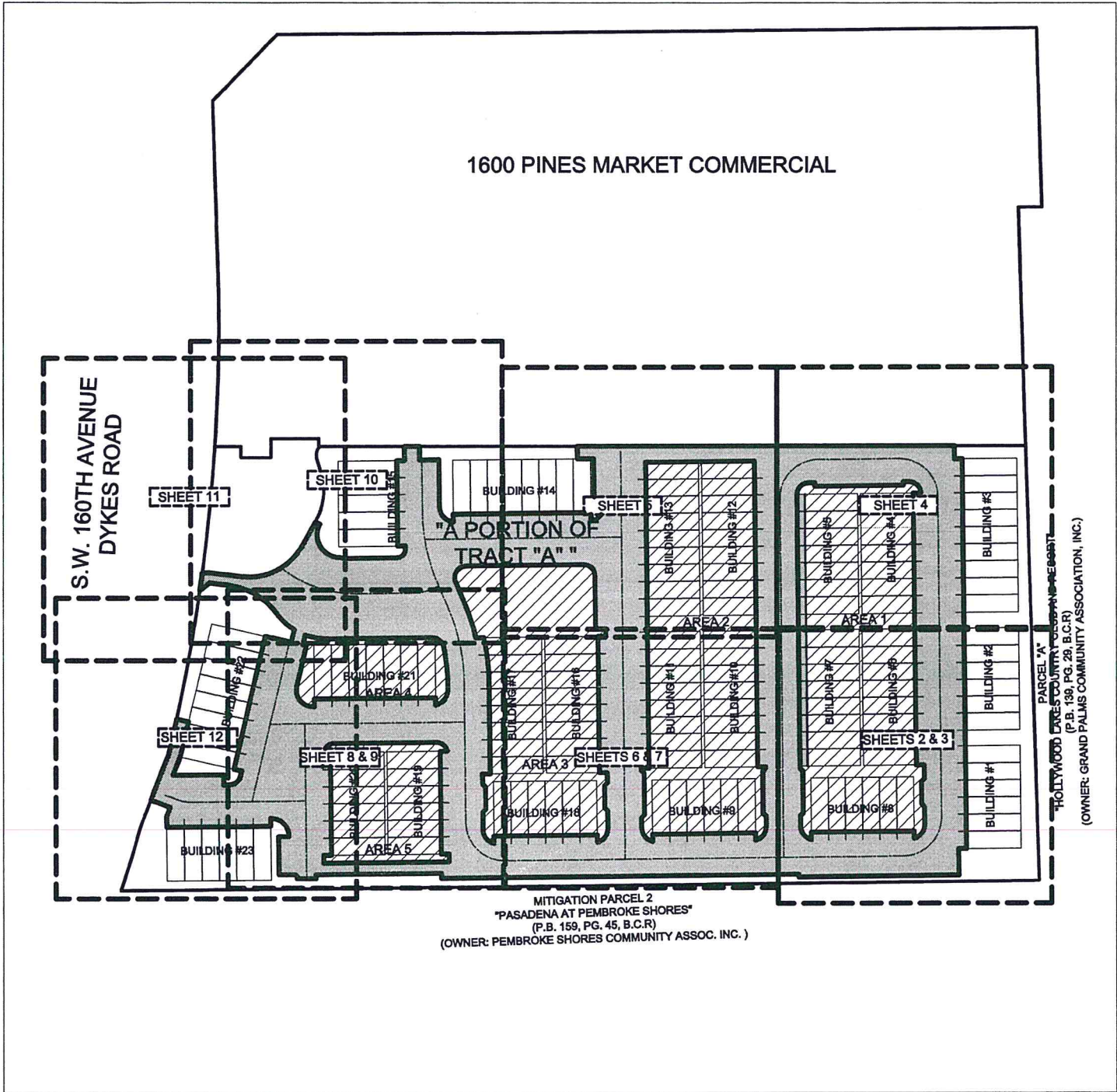
**SURVEYOR'S NOTES:**

1. THIS IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE SOUTH LINE OF TRACT "A" ACCORDING TO PLAT BOOK 137 PAGE 18, N89°25'02"E AS SHOWN.

**NOTICE: Not full and complete without pages 1 through 17 of 17.**

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
KEY SHEET



MITIGATION PARCEL 2  
"PASADENA AT PEMBROKE SHORES"  
(P.B. 159, PG. 45, B.C.R.)  
(OWNER: PEMBROKE SHORES COMMUNITY ASSOC. INC.)

PARCEL "A"  
 HOLLYWOOD DARE COMMUNITY DEVELOPMENT  
 (P.B. 136, PG. 29, B.C.R.)  
 (OWNER: GRAND PALMS COMMUNITY ASSOCIATION, INC.)

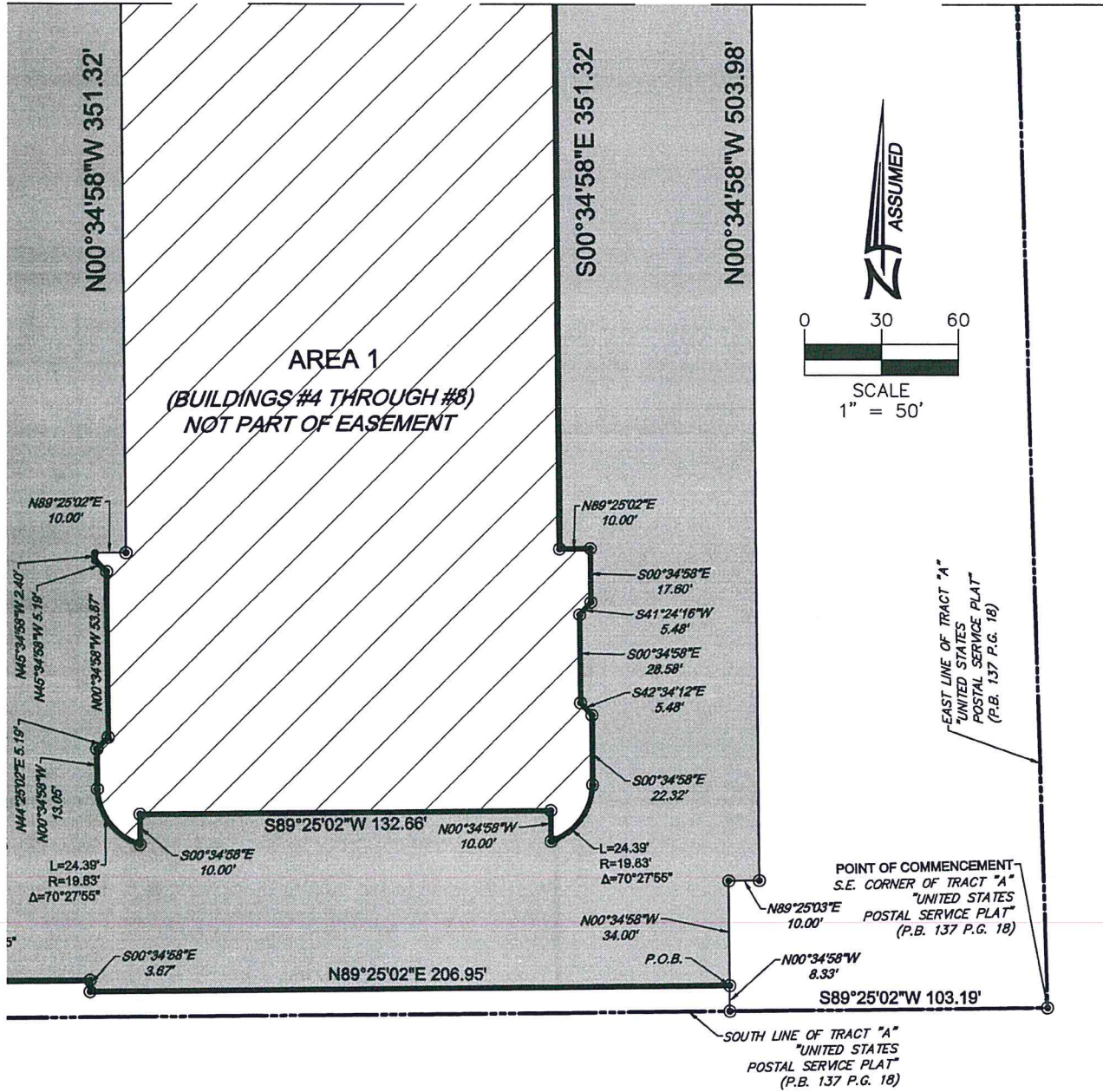
SURVEYOR'S NOTES:

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**NOTICE: Not full and complete without pages 1 through 17 of 17.**

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION PLAN

REFER TO PAGE #3 FOR CONTINUATION OF EASEMENT



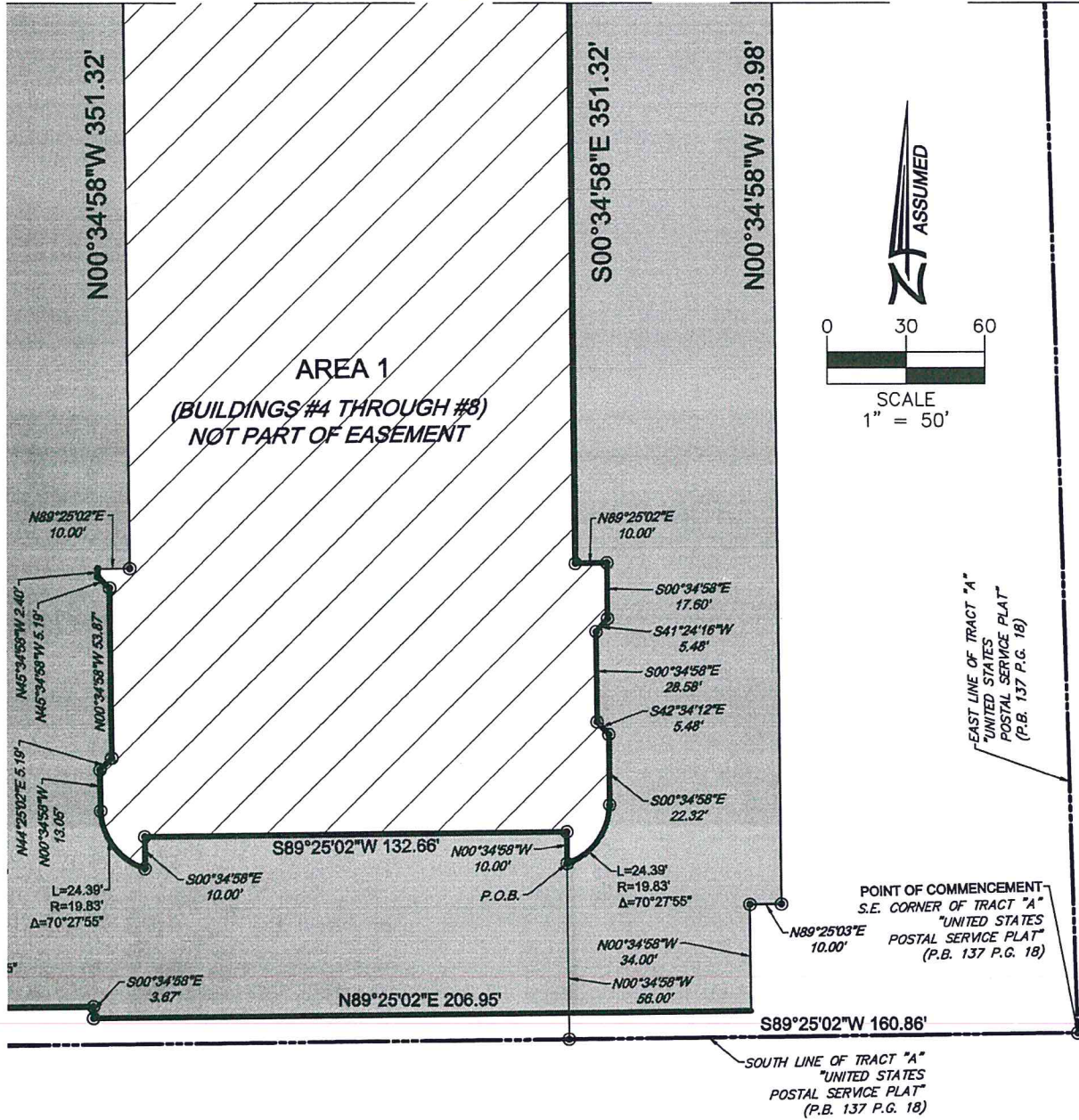
**SURVEYOR'S NOTES:**

1. THIS IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE SOUTH LINE OF TRACT "A" ACCORDING TO PLAT BOOK 137 PAGE 18,  $N89^{\circ}25'02''E$  AS SHOWN.

**NOTICE: Not full and complete without pages 1 through 17 of 17.**

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION PLAN

REFER TO PAGE #4 FOR CONTINUATION OF AREA 1



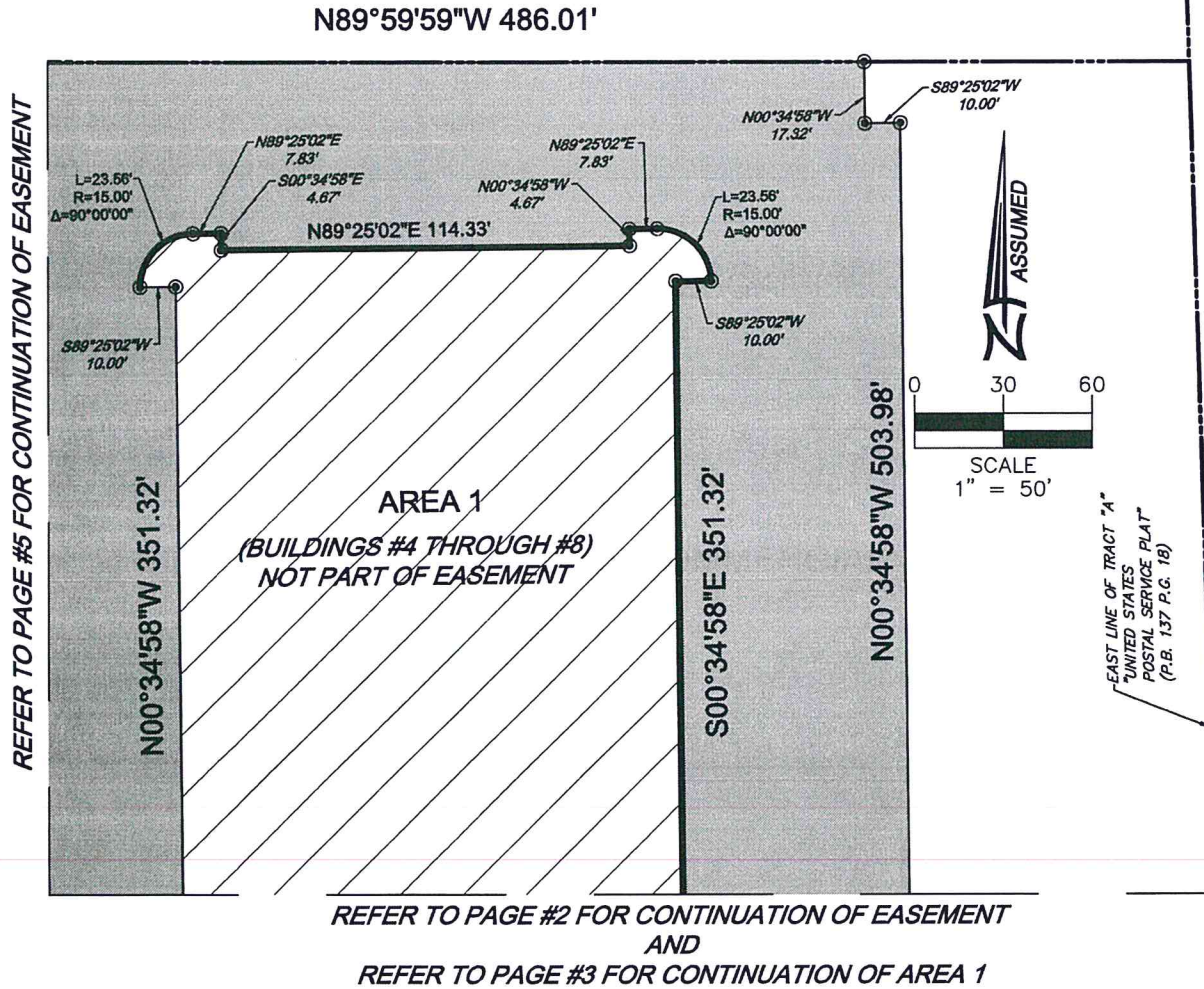
**SURVEYOR'S NOTES:**

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**NOTICE: Not full and complete without pages 1 through 17 of 17.**

SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
PLAN

16000 PINES MARKET COMMERCIAL



SURVEYOR'S NOTES:

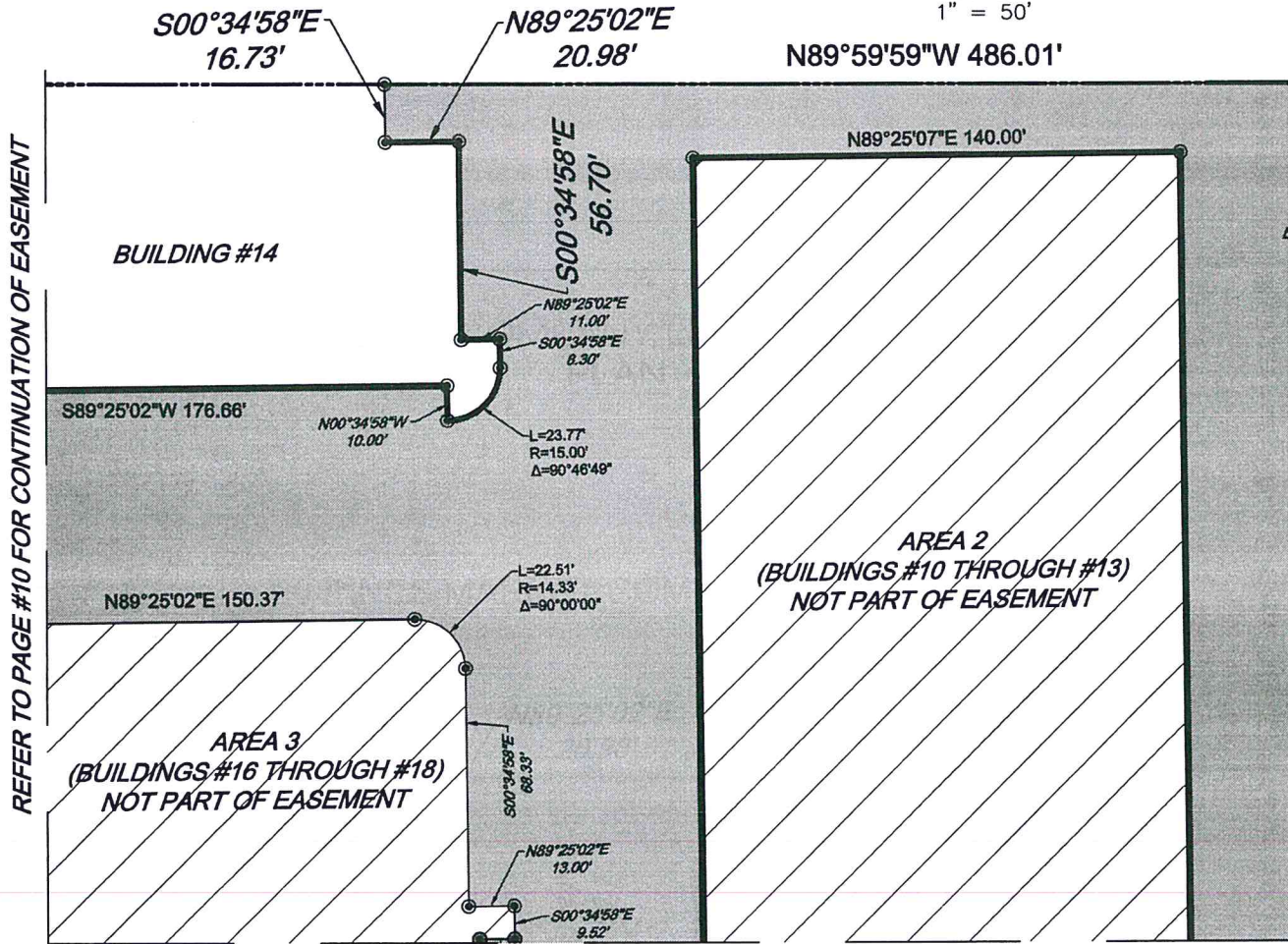
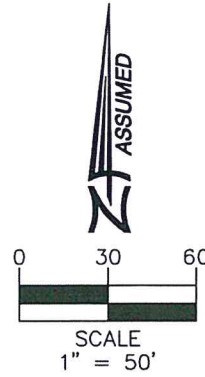
1. THIS IS NOT A SURVEY.
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NOTICE: Not full and complete without pages 1 through 17 of 17.



SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
PLAN

16000 PINES MARKET COMMERCIAL



REFER TO PAGE #10 FOR CONTINUATION OF EASEMENT

REFER TO PAGE #6 FOR CONTINUATION OF EASEMENT AND AREA 2  
 AND  
 REFER TO PAGE #7 FOR CONTINUATION OF AREA 3

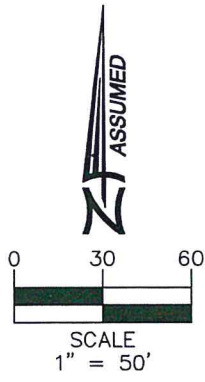
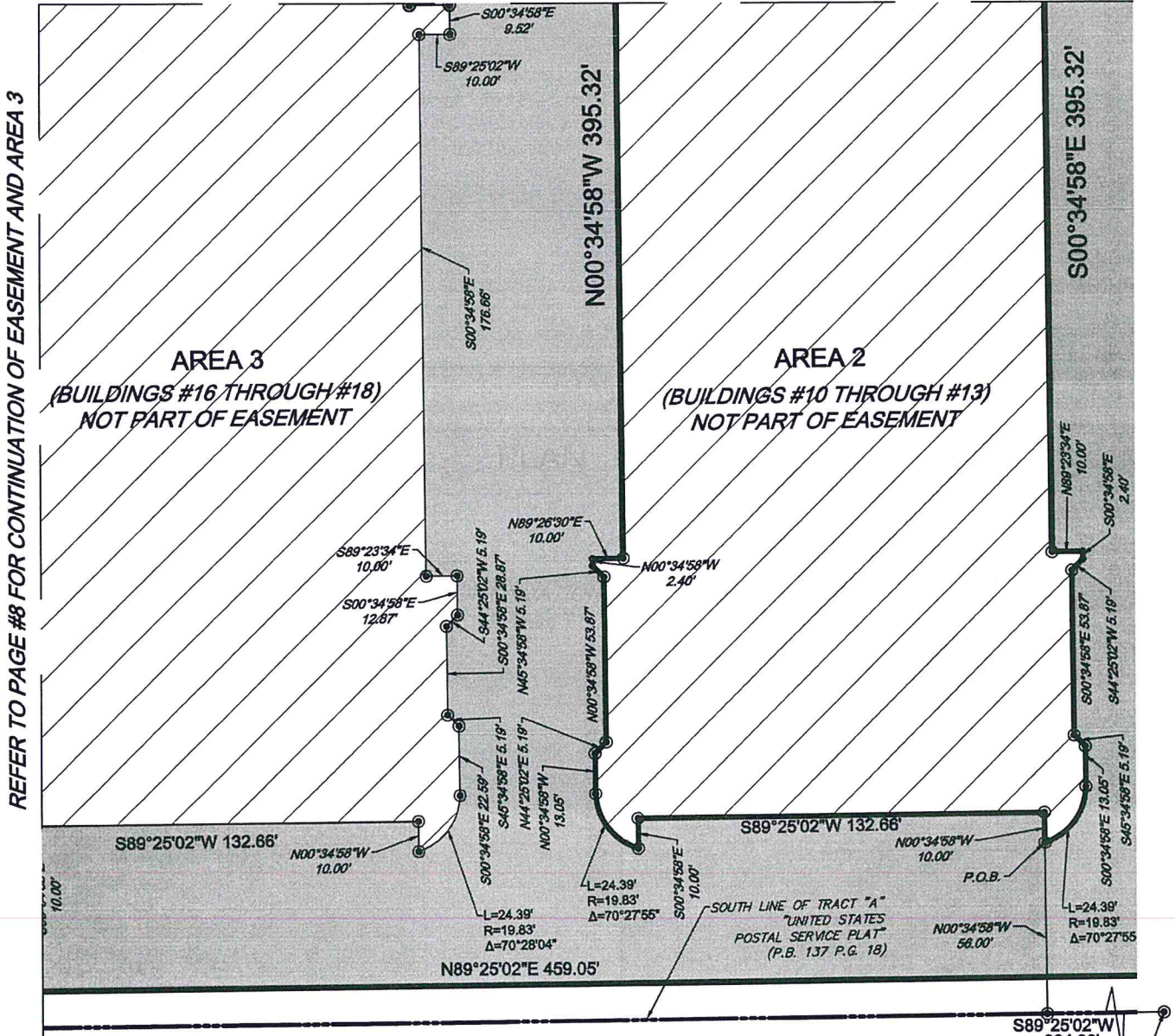
SURVEYOR'S NOTES:

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NOTICE: Not full and complete without pages 1 through 17 of 17.

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION PLAN

REFER TO PAGE #5 FOR CONTINUATION OF EASEMENT AND AREA 2

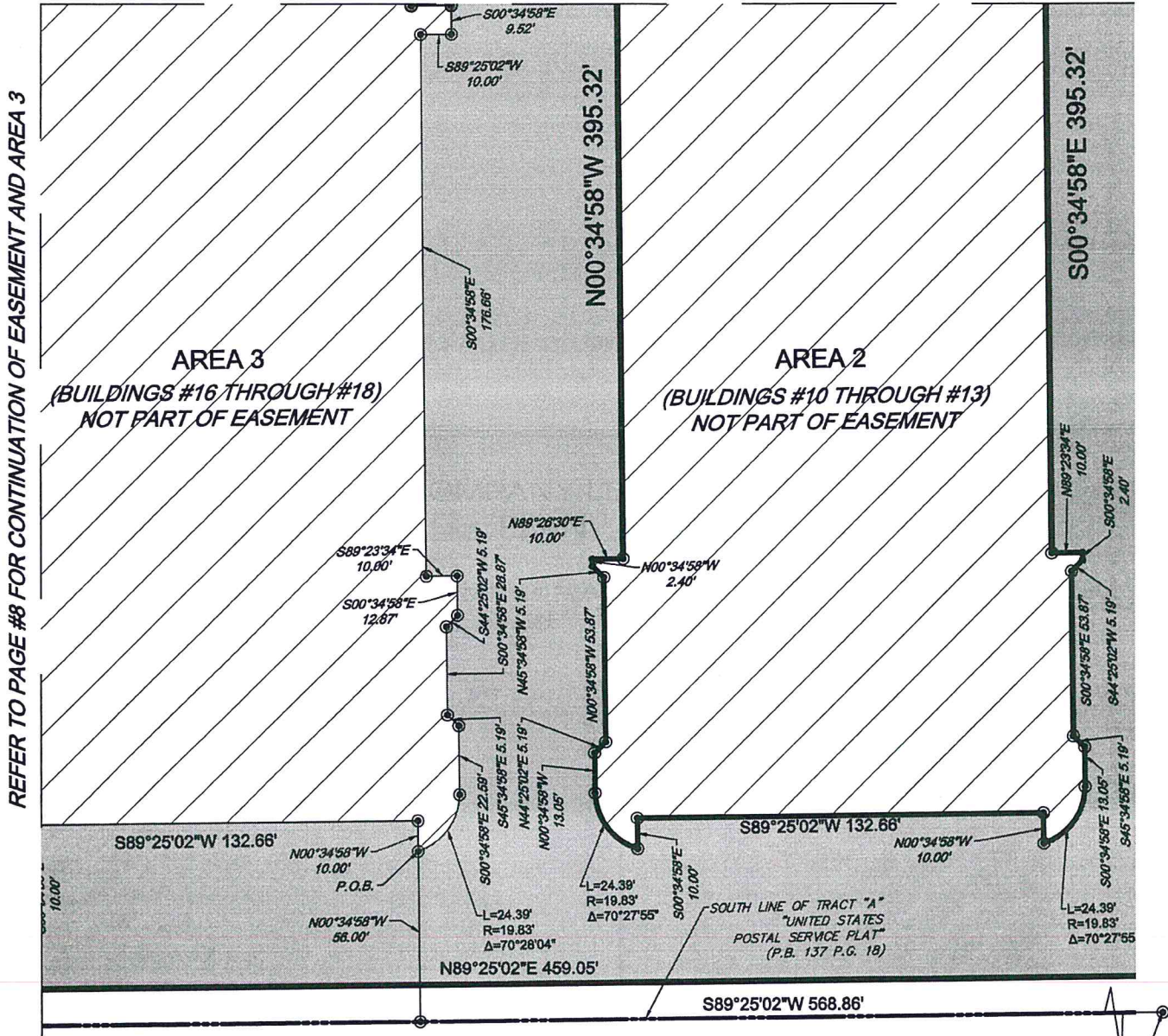


**SURVEYOR'S NOTES:**  
 1. THIS IS NOT A SURVEY.  
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# SKETCH TO ACCOMPANY LEGAL DESCRIPTION PLAN

REFER TO PAGE #5 FOR CONTINUATION OF EASEMENT AND AREA 3



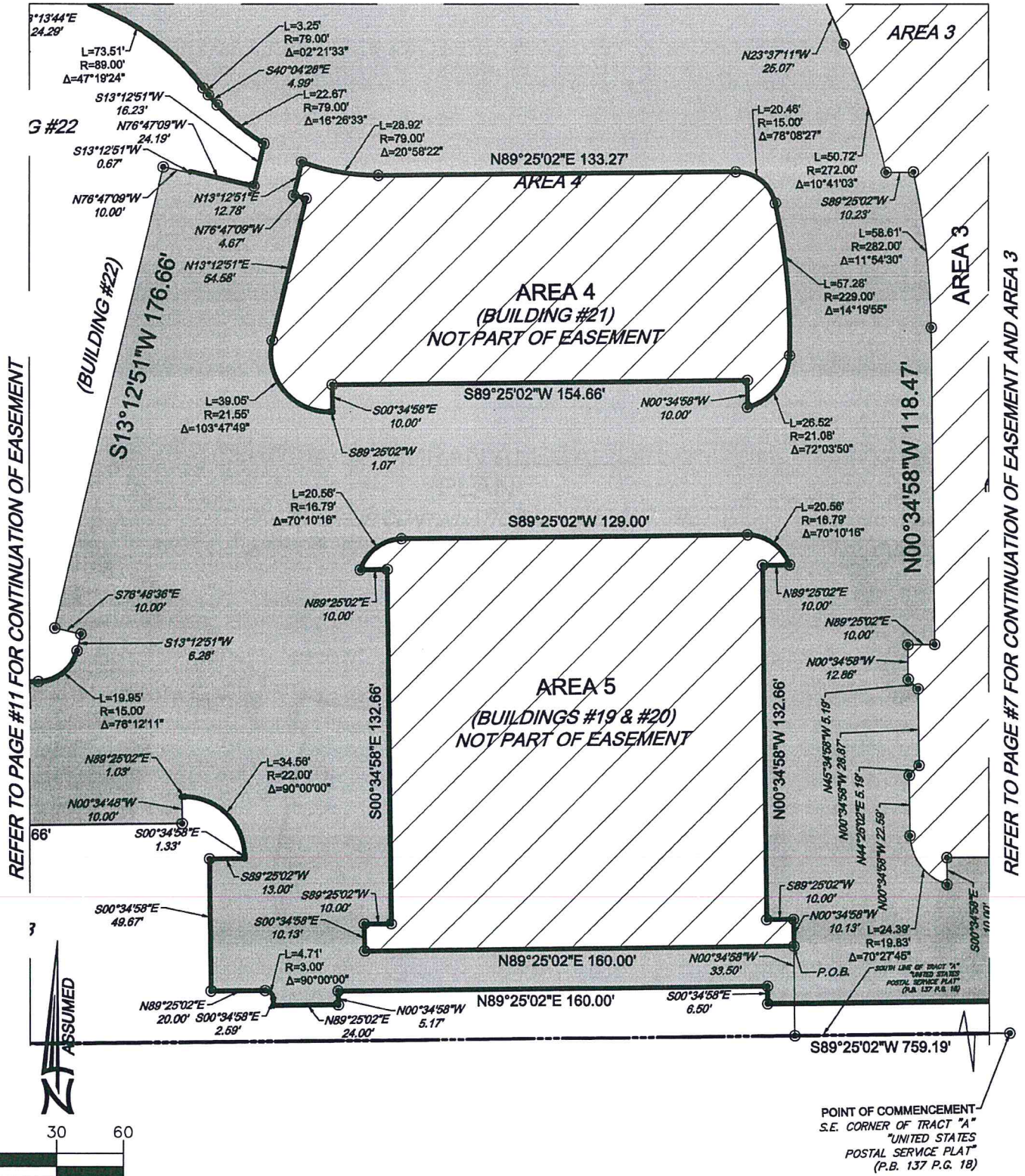
**SURVEYOR'S NOTES:**

1. THIS IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE SOUTH LINE OF TRACT "A" ACCORDING TO PLAT BOOK 137 PAGE 18, N89°25'02"E AS SHOWN.

**NOTICE: Not full and complete without pages 1 through 17 of 17.**

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION PLAN

REFER TO PAGE #10 FOR CONTINUATION OF EASEMENT AND AREA 3



REFER TO PAGE #11 FOR CONTINUATION OF EASEMENT

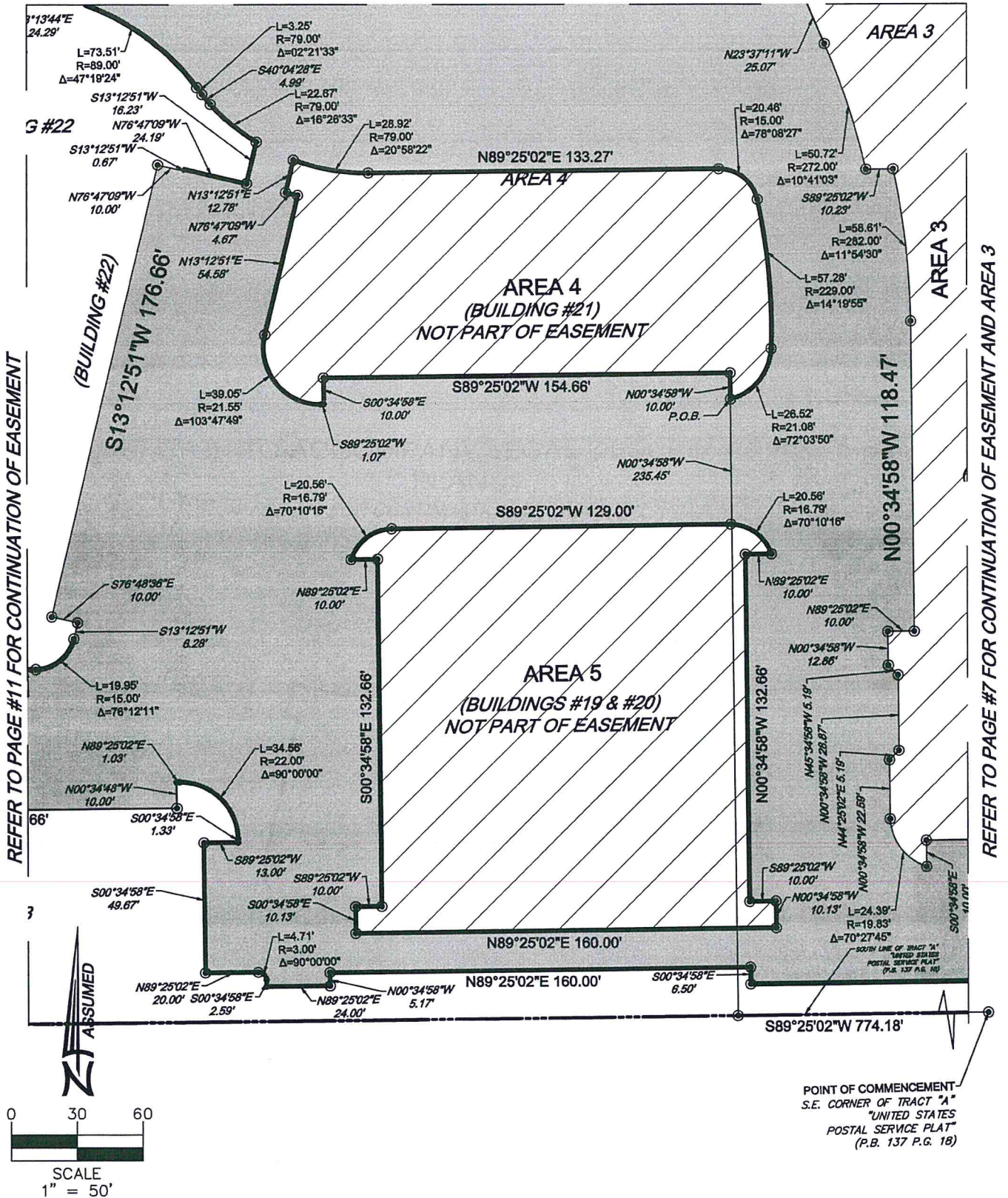
REFER TO PAGE #7 FOR CONTINUATION OF EASEMENT AND AREA 3

**SURVEYOR'S NOTES:**  
 1. THIS IS NOT A SURVEY.  
 2. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE SOUTH LINE OF TRACT "A" ACCORDING TO PLAT BOOK 137 PAGE 18, N89°25'02"E AS SHOWN.

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# SKETCH TO ACCOMPANY LEGAL DESCRIPTION PLAN

REFER TO PAGE #10 FOR CONTINUATION OF EASEMENT AND AREA 3



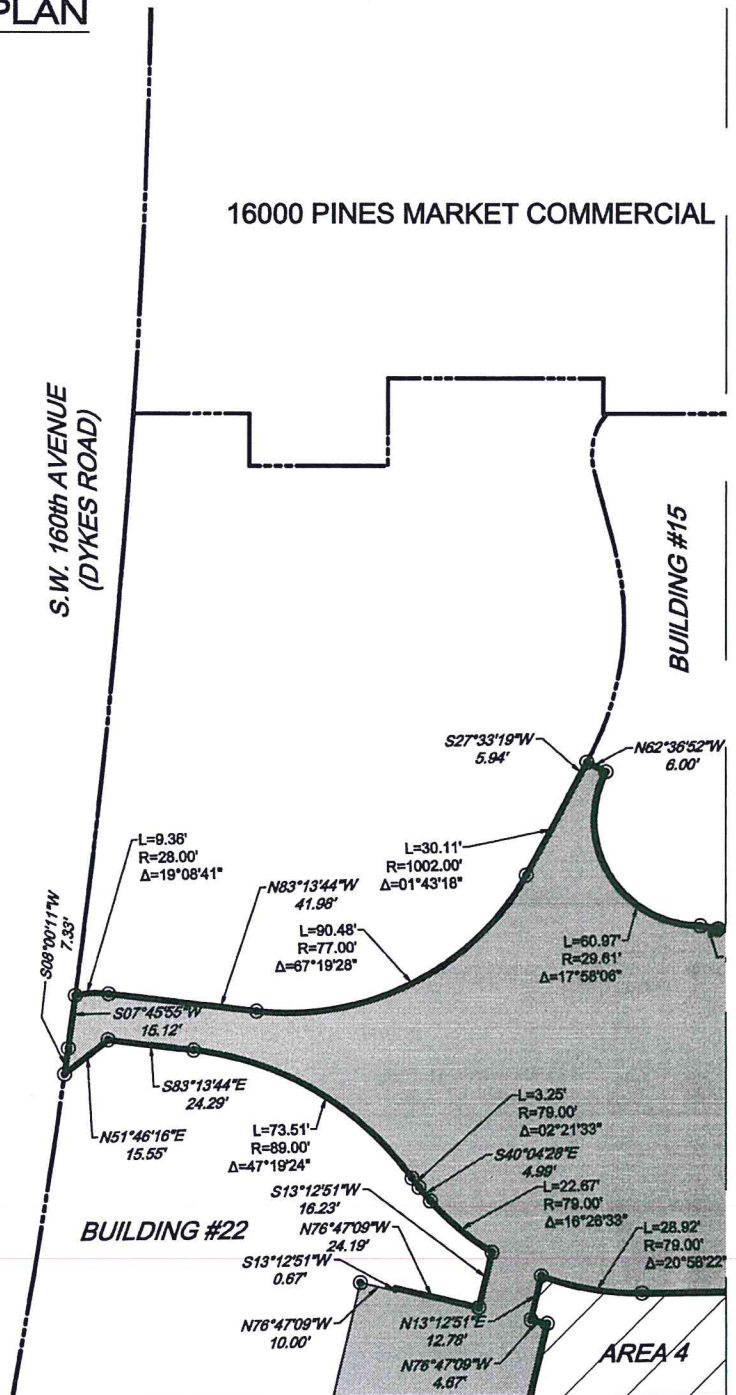
**SURVEYOR'S NOTES:**  
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**NOTICE: Not full and complete without pages 1 through 17 of 17.**



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

PLAN



SCALE  
1" = 50'

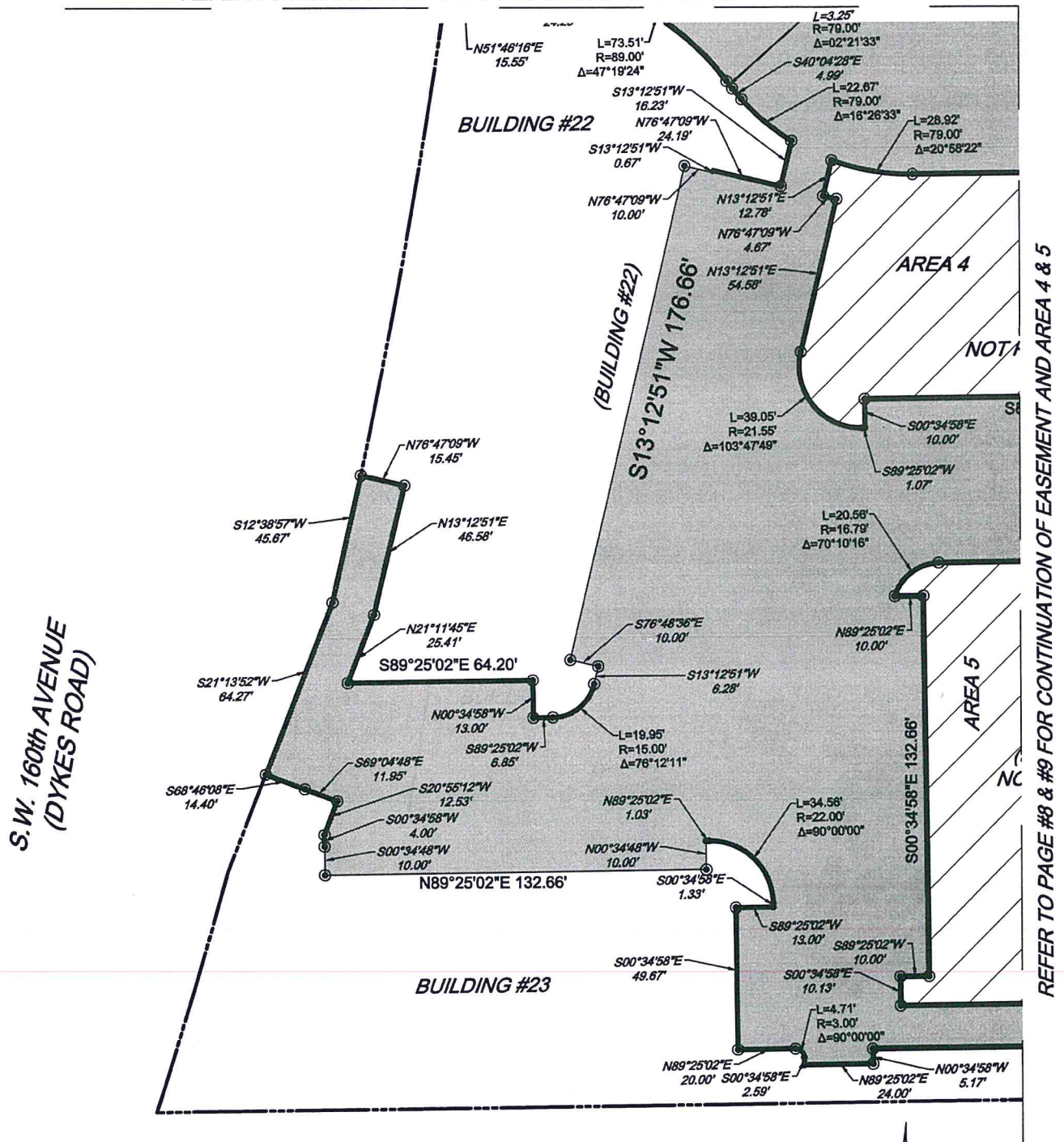
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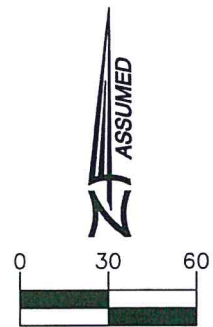
NOTICE: Not full and complete without pages 1 through 17 of 17.

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION PLAN

REFER TO PAGE #11 FOR CONTINUATION OF EASEMENT



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SCALE  
1" = 50'

**NOTICE: Not full and complete without pages 1 through 17 of 17.**



## SKETCH TO ACCOMPANY LEGAL DESCRIPTION

### LEGAL DESCRIPTION

A portion of Tract "A" of the Plat of "UNITED STATES POSTAL SERVICE PLAT", according to the Plat thereof, as recorded in Plat Book 137, at Page 18, of the public records of Broward County, Florida, being more particularly described as follows:

#### **LEGAL DESCRIPTION:**

COMMENCE at the Southeast (SE) Corner of said Tract "A" of the Plat of "UNITED STATES POSTAL SERVICE PLAT"; thence S89°25'02"W along the South line "UNITED STATES POSTAL SERVICE PLAT" for a distance of 103.19 feet; thence N00°34'58"W for a distance of 8.33 feet to the POINT OF BEGINNING; thence N00°34'58"W for a distance of 34.00 feet; thence N89°25'03"E for a distance of 10.00 feet; thence N00°34'58"W for a distance of 503.98 feet; thence S89°25'02"W for a distance of 10.00 feet; thence N00°34'58"W for a distance of 17.32 feet; thence N89°59'59"W for a distance of 486.01 feet; thence S00°34'58"E for a distance of 16.73 feet; thence N89°25'02"E for a distance of 20.98 feet; thence S00°34'58"E for a distance of 56.70 feet; thence N89°25'02"E for a distance of 11.00 feet; thence S00°34'58"E for a distance of 8.30 feet; thence run along a circular curve concave to the Northwest, whose center bears S89°25'02"W, having for its elements a radius of 15.00 feet, a central angle of 90°46'49" for an arc distance of 23.77 feet; thence N00°34'58"W for a distance of 10.00 feet; thence S89°25'02"W for a distance of 176.66 feet; thence S00°34'58"E for a distance of 10.00 feet; thence run along a circular curve concave to the Northeast, whose center bears N07°01'27"E, having for its elements a radius of 20.29 feet, a central angle of 82°05'07" for an arc distance of 29.07 feet; thence N00°34'58"W for a distance of 60.93 feet; thence S89°25'02"W for a distance of 24.50 feet; thence N00°34'58"W for a distance of 17.86 feet; thence N89°59'59"W for a distance of 19.50 feet; thence S00°34'58"E for a distance of 18.72 feet; thence S89°25'07"W for a distance of 10.00 feet; thence S00°34'58"E for a distance of 110.66 feet; thence N89°25'02"E for a distance of 10.00 feet; thence S00°34'58"E for a distance of 3.76 feet; thence run along a circular curve concave to the Northwest, whose center bears S89°25'02"W, having for its elements a radius of 11.24 feet, a central angle of 90°00'00" for an arc distance of 17.66 feet; thence S89°25'02"W for a distance of 66.54 feet; thence N79°16'22"W for a distance of 5.10 feet; thence run along a circular curve concave to the Northwest, whose center bears S62°36'52"E, having for its elements a radius of 29.61 feet, a central angle of 117°58'06" for an arc distance of 60.97 feet; thence N62°36'52"W for a distance of 6.00 feet; thence S27°33'19"W for a distance of 5.94 feet; thence run along a circular curve concave to the Northwest, whose center bears N62°16'29"W, having for its elements a radius of 1002.00 feet, a central angle of 01°43'18" for an arc distance of 30.11 feet; thence run along a circular curve concave to the Northwest, whose center bears N60°33'12"W, having for its elements a radius of 77.00 feet, a central angle of 67°19'28" for an arc distance of 90.48 feet; thence N83°13'44"W for a distance of 41.98 feet; thence run along a circular curve concave to the Southeast, whose center bears S06°46'16"W, having for its elements a radius of 28.00 feet, a central angle of 19°08'41" for an arc distance of 9.36 feet; thence S07°45'55"W for a distance of 15.12 feet; thence S08°00'11"W for a distance of 7.33 feet; thence N51°46'16"E for a distance of 15.55 feet; thence N51°46'16"E for a distance of 15.55 feet; thence S83°13'44"E for a distance of 24.29 feet; thence run along a circular curve concave to the Southwest, whose center bears S06°46'16"W, having for its elements a radius of 89.00 feet, a central angle of 47°19'24" for an arc distance of 73.51 feet; thence run along a circular curve concave to the Northeast, whose center bears N54°05'41"E, having for its elements a radius of 79.00 feet, a central angle of 02°21'33" for an arc distance of 3.25 feet; thence S40°04'28"E for a distance of 4.99 feet; thence run along a circular curve concave to the Northeast, whose center bears N48°06'57"E, having for its elements a radius of 79.00 feet, a central angle of 16°26'33" for an arc distance of 22.67 feet; thence S13°12'51"W for a distance of 16.23 feet; thence N76°47'09"W for a distance of 24.19 feet; thence S13°12'51"W for a distance of 0.67 feet; thence N76°47'09"W for a distance of 10.00 feet; thence S13°12'51"W for a distance of 176.66 feet; thence S76°48'36"E for a distance of 10.00 feet; thence S13°12'51"W for a distance of 6.28 feet; thence run along a circular curve concave to the Northwest, whose center bears N76°47'09"W, having for its elements a radius of 15.00 feet, a central angle of 76°12'11" for an arc distance of 19.95 feet; thence N00°34'58"W for a distance of 13.00 feet; thence S89°25'02"W for a distance of 64.20 feet; thence S21°11'45"W for a distance of 25.41 feet; thence N13°12'51"E for a distance of 46.58 feet; thence N76°47'09"W for a distance of 15.45 feet; thence S12°38'57"W for a distance of 45.67 feet; thence S21°13'52"W for a distance of 64.27 feet; thence S68°46'08"E for a distance of 14.40 feet; thence S69°04'48"E for a distance of 11.95 feet; thence S20°55'12"W for a distance of 12.53 feet; thence S00°34'58"E for a distance of 4.00 feet; thence S00°34'48"E for a distance of 10.00 feet; thence N89°25'02"E for a distance of 132.66 feet; thence N00°34'48"W for a distance of 10.00 feet; thence N89°25'02"E for a distance of 1.03 feet; thence run along a circular curve concave to the Southeast, whose center bears S00°34'58"E, having for its elements a radius of 22.00 feet, a central angle of 90°00'00" for an arc distance of 34.56 feet; thence S00°34'58"E for a distance of 1.33 feet; thence S89°25'02"W for a distance of 13.00 feet; thence S00°34'58"E for a distance of 49.67 feet; thence N89°25'02"E for a distance of 20.00 feet; thence run along a circular curve concave to the Southwest, whose center bears S00°34'58"E, having for its elements a radius of 3.00 feet, a central angle of 90°00'00" for an arc distance of 4.71 feet; thence S00°34'58"E for a distance of 2.59 feet; thence N89°25'02"E for a distance of 24.00 feet; thence N00°34'58"W for a distance of 5.17 feet; thence N89°25'02"E for a distance of 160.00 feet; thence S00°34'58"E for a distance of 6.50 feet; thence N89°25'02"E for a distance of 459.05 feet; thence S00°34'58"E for a distance of 3.67 feet; thence N89°25'02"E for a distance of 206.95 feet to the POINT OF BEGINNING.

Containing 245,881 square feet or 5.64 acres more or less by calculations.

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**LEGAL DESCRIPTION**

Less

(AREA 1)

COMMENCE at the Southeast (SE) Corner of said Tract "A" of the Plat of "UNITED STATES POSTAL SERVICE PLAT"; thence S89°25'02"W along the South line "UNITED STATES POSTAL SERVICE PLAT" for a distance of 160.86 feet; thence N00°34'58"W for a distance of 56.00 feet to the POINT OF BEGINNING; thence N00°34'58"W for a distance of 10.00 feet; thence S89°25'02"W for a distance of 132.66 feet; thence S00°34'58"E for a distance of 10.00 feet; thence run along a circular curve concave to the Northeast, whose center bears N17°30'00"E, having for its elements a radius of 19.83 feet, a central angle of 70°27'55" for an arc distance of 24.39 feet; thence N00°34'58"W for a distance of 13.05 feet; thence N44°25'02"E for a distance of 5.19 feet; thence N00°34'58"W for a distance of 53.87 feet; thence N45°34'58"W for a distance of 5.19 feet; thence N00°34'58"W for a distance of 2.40 feet; thence N89°25'02"E for a distance of 10.00 feet; thence N00°34'58"W for a distance of 351.32 feet; thence S89°25'02"W for a distance of 10.00 feet; thence run along a circular curve concave to the Southeast, whose center bears N89°47'12"E, having for its elements a radius of 15.00 feet, a central angle of 89°12'14" for an arc distance of 23.35 feet; thence N89°25'02"E for a distance of 7.83 feet; thence S00°34'58"E for a distance of 4.67 feet; thence N89°25'02"W for a distance of 114.33 feet; thence N00°34'58"W for a distance of 4.67 feet; thence N89°25'02"E for a distance of 7.83 feet; thence run along a circular curve concave to the Southwest, whose center bears S00°34'58"E, having for its elements a radius of 15.00 feet, a central angle of 89°12'14" for an arc distance of 23.35 feet; thence S89°25'02"W for a distance of 10.00 feet; thence S00°34'58"E for a distance of 351.32 feet; thence N89°25'02"E for a distance of 10.00 feet; thence S00°34'58"E for a distance of 17.60 feet; thence S41°24'16"W for a distance of 5.48 feet; thence S00°34'58"E for a distance of 28.58 feet; thence S42°34'12"E for a distance of 5.48 feet; thence S00°34'58"E for a distance of 22.32 feet; thence run along a circular curve concave to the Northwest, whose center bears N89°07'51"W, having for its elements a radius of 19.83 feet, a central angle of 70°27'55" for an arc distance of 24.39 feet to the POINT OF BEGINNING.

Containing 64,329 square feet or 1.48 acres more or less by calculations.

Less

(AREA 2)

COMMENCE at the Southeast (SE) Corner of said Tract "A" of the Plat of "UNITED STATES POSTAL SERVICE PLAT"; thence S89°25'02"W along the South line "UNITED STATES POSTAL SERVICE PLAT" for a distance of 364.86 feet; thence N00°34'58"W for a distance of 56.00 feet to the POINT OF BEGINNING; thence N00°34'58"W for a distance of 10.00 feet; thence S89°25'02"W for a distance of 132.66 feet; thence S00°34'58"E for a distance of 10.00 feet; thence run along a circular curve concave to the Northeast, whose center bears N17°30'00"E, having for its elements a radius of 19.83 feet, a central angle of 70°27'55" for an arc distance of 24.39 feet; thence N00°34'58"W for a distance of 13.05 feet; thence N44°25'02"E for a distance of 5.19 feet; thence N00°34'58"W for a distance of 53.87 feet; thence N45°34'58"W for a distance of 5.19 feet; thence N00°34'58"W for a distance of 2.40 feet; thence N89°26'30"E for a distance of 10.00 feet; thence N00°34'58"W for a distance of 395.32 feet; thence N89°25'07"E for a distance of 140.00 feet; thence S00°34'58"E for a distance of 395.32 feet; thence N89°23'34"E for a distance of 10.00 feet; thence S00°34'58"E for a distance of 2.40 feet; thence S44°25'02"W for a distance of 5.19 feet; thence S00°34'58"E for a distance of 53.87 feet; thence S45°34'58"E for a distance of 5.19 feet; thence S00°34'58"E for a distance of 13.05 feet; thence run along a circular curve concave to the Northwest, whose center bears N89°07'51"W, having for its elements a radius of 19.83 feet, a central angle of 70°27'55" for an arc distance of 24.39 feet to the POINT OF BEGINNING.

Containing 68,661 square feet or 1.58 acres more or less by calculations.

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**LEGAL DESCRIPTION**

Less

(AREA 3)

COMMENCE at the Southeast (SE) Corner of said Tract "A" of the Plat of "UNITED STATES POSTAL SERVICE PLAT"; thence S89°25'02"W along the South line "UNITED STATES POSTAL SERVICE PLAT" for a distance of 568.86 feet; thence N00°34'58"W for a distance of 56.00 feet to the POINT OF BEGINNING; thence N00°34'58"W for a distance of 10.00 feet; thence S89°25'02"W for a distance of 132.66 feet; thence S00°34'58"E for a distance of 10.00 feet; thence run along a circular curve concave to the Northeast, whose center bears N17°30'09"E, having for its elements a radius of 19.83 feet, a central angle of 70°27'45" for an arc distance of 24.39 feet; thence N00°34'58"W for a distance of 22.59 feet; thence N44°25'02"E for a distance of 5.19 feet; thence N00°34'58"W for a distance of 28.87 feet; thence N45°34'58"W for a distance of 5.19 feet; thence N00°34'58"W for a distance of 12.86 feet; thence N89°25'02"E for a distance of 10.00 feet; thence N00°34'58"W for a distance of 118.47 feet; thence run along a circular curve concave to the Southwest, whose center bears S89°25'02"W, having for its elements a radius of 282.00 feet, a central angle of 11°54'30" for an arc distance of 58.61 feet; thence S89°25'02"W for a distance of 10.23 feet; thence run along a circular curve concave to the Southeast, whose center bears S77°03'51"W, having for its elements a radius of 272.00 feet, a central angle of 10°41'03" for an arc distance of 50.72 feet; thence N23°37'11"W for a distance of 25.07 feet; thence run along a circular curve concave to the Southeast, whose center bears N66°22'49"E, having for its elements a radius of 15.00 feet, a central angle of 13°02'13" for an arc distance of 29.59 feet; thence N89°25'02"E for a distance of 150.37 feet; thence run along a circular curve concave to the Southwest, whose center bears S00°34'58"E, having for its elements a radius of 14.33 feet, a central angle of 90°00'00" for an arc distance of 22.51 feet; thence S00°34'58"E for a distance of 68.33 feet; thence N89°25'02"E for a distance of 13.00 feet; thence S00°34'58"E for a distance of 9.52 feet; thence S89°25'02"W for a distance of 10.00 feet; thence S00°34'58"E for a distance of 176.66 feet; thence S89°23'34"E for a distance of 10.00 feet; S00°34'58"E for a distance of 12.87 feet; thence S44°25'02"W for a distance of 5.19 feet; thence S00°34'58"E for a distance of 28.87 feet; thence S45°34'58"E for a distance of 5.19 feet; thence S00°34'58"E for a distance of 28.87 feet; thence S45°34'58"E for a distance of 5.19 feet; thence S00°34'58"E for a distance of 22.59 feet; thence run along a circular curve concave to the Northwest, whose center bears N89°07'52"W, having for its elements a radius of 19.83 feet, a central angle of 70°28'04" for an arc distance of 24.39 feet to the POINT OF BEGINNING.

Containing 53,061 square feet or 1.22 acres more or less by calculations.

Less

(AREA 4)

COMMENCE at the Southeast (SE) Corner of said Tract "A" of the Plat of "UNITED STATES POSTAL SERVICE PLAT"; thence S89°25'02"W along the South line "UNITED STATES POSTAL SERVICE PLAT" for a distance of 774.18 feet; thence N00°34'58"W for a distance of 235.45 feet to the POINT OF BEGINNING; thence N00°34'58"W for a distance of 10.00 feet; thence S89°25'02"W for a distance of 154.66 feet; thence S00°34'58"E for a distance of 10.00 feet; thence S89°25'02"W for a distance of 1.07 feet; thence run along a circular curve concave to the Northeast, whose center bears N00°34'58"W, having for its elements a radius of 21.55 feet, a central angle of 103°47'49" for an arc distance of 39.05 feet; thence N13°12'51"E for a distance of 54.58 feet; thence N76°47'09"W for a distance of 4.67 feet; thence N13°12'51"E for a distance of 12.78 feet; thence run along a circular curve concave to the Northeast, whose center bears N20°23'24"E, having for its elements a radius of 79.00 feet, a central angle of 20°58'22" for an arc distance of 28.92 feet; thence N89°25'02"E for a distance of 133.27 feet; thence run along a circular curve concave to the Southwest, whose center bears S00°34'58"E, having for its elements a radius of 15.00 feet, a central angle of 78°08'27" for an arc distance of 20.46 feet; thence run along a circular curve concave to the Southwest, whose center bears S77°33'29"W, having for its elements a radius of 229.00 feet, a central angle of 14°19'55" for an arc distance of 57.28 feet; thence run along a circular curve concave to the Northwest, whose center bears N87°06'30"W, having for its elements a radius of 21.08 feet, a central angle of 72°03'50" for an arc distance of 26.52 feet to the POINT OF BEGINNING.

Containing 14,685 square feet or 0.34 acres more or less by calculations.

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**LEGAL DESCRIPTION**

Less  
(AREA 5)

COMMENCE at the Southeast (SE) Corner of said Tract "A" of the Plat of "UNITED STATES POSTAL SERVICE PLAT"; thence S89°25'02"W along the South line "UNITED STATES POSTAL SERVICE PLAT" for a distance of 759.19 feet; thence N00°34'58"W for a distance of 33.50 feet to the POINT OF BEGINNING; thence N00°34'58"W for a distance of 10.13 feet; thence S89°25'02"W for a distance of 10.00 feet; thence N00°34'58"W for a distance of 132.66 feet; thence N89°25'02"E for a distance of 10.00 feet; thence run along a circular curve concave to the Southwest, whose center bears S71°04'33"E, having for its elements a radius of 16.79 feet, a central angle of 70°10'16" for an arc distance of 20.56 feet; thence S89°25'02"W for a distance of 129.00 feet; thence run along a circular curve concave to the Southeast, whose center bears S02°04'13"E, having for its elements a radius of 16.79 feet, a central angle of 70°10'16" for an arc distance of 20.56 feet; thence N89°25'02"E for a distance of 10.00 feet; thence S00°34'58"E for a distance of 132.66 feet; thence S89°25'02"W for a distance of 10.00 feet; thence S00°34'58"E for a distance of 10.13 feet; thence N89°25'02"E for a distance of 160.00 feet to the POINT OF BEGINNING.

Containing 21,936 square feet or 0.50 acres more or less by calculations.

**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.

By: 

Date: 01-29-2025.

Arturo R. Toirac, P.S.M.  
Professional Surveyor and Mapper LS3102  
13217 S.W. 46th Lane  
Miami, Florida 33175  
786.413.5822 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.