

Prepared by/Return to:
Diane D. Karst, Esq.
Broad and Cassel LLP
7777 Glades Road, Suite 300
Boca Raton, FL 33434

City of Pembroke Pines
EASEMENT DEDICATION

On this ____ day of March, 2017, **ALTIS PEMBROKE GARDENS MANAGER, LLC**, a Florida limited liability company, having an address of 1515 S. Federal Highway, Suite 300, Boca Raton, Florida 33432, (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 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.

GUARANTEE'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 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 evidences by a document signed with the same formats as this document. GRANTEE shall record this document in the Public Records of Broward County, Florida.

IN WITNESS WHEREOF, I have hereunto set my hand and seal thisday of March, 2017.

Signed, sealed and delivered in
Presence of us:

ALTIS PEMBROKE GARDENS MANAGER,
LLC, a Florida limited liability company, its
Manager

By: 

Timothy A. Peterson, Vice President



Witness

Print Name WILL STRICKLIN



Witness

Print Name Steve Gosh

STATE OF FLORIDA)

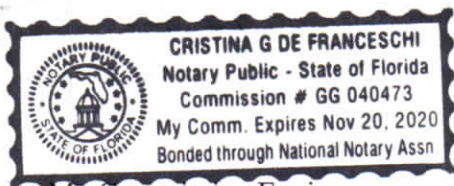
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) SS:

COUNTY OF PALM BEACH)

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 Timothy A. Peterson, as Vice President of Altis Pembroke Gardens Manager, LLC, a Florida limited liability company, to me known and known to 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 day of March, 2017.



My Commission Expires:


Notary Public, State of Florida

Exhibit "A"

PORTIONS OF TRACT 58 THROUGH 59 LYING IN THE SOUTH ONE-HALF (S ½) OF SECTION 15, TOWNSHIP 51 SOUTH, RANGE 40 EAST, "EVERGLADES SUGAR & LAND CO. SUBDIVISION", AS RECORDED IN PLAT BOOK 2, AT PAGE 39, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (S.E. ¼) OF SECTION 15, TOWNSHIP 51 SOUTH, RANGE 40 EAST; THENCE SOUTH 01°45'37" EAST ON THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 1,321.92 FEET; THENCE NORTH 89°41'44" EAST, A DISTANCE OF 329.74 FEET TO THE SOUTHWEST CORNER OF "SOUTHERN BELL PEMBROKE PINES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING 1; THENCE CONTINUE NORTH 89°41'44" EAST ON THE SOUTH LINE OF SAID "SOUTHERN BELL PEMBROKE PINES", A DISTANCE OF 329.72 FEET; THENCE CONTINUE NORTH 89°41'44" EAST ON THE SOUTH LINE OF TRACT 38, OF SAID "EVERGLADES SUGAR & LAND COMPANY SUBDIVISION", A DISTANCE OF 279.04 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, WHOSE RADIUS POINT BEARS NORTH 86°35'19" WEST; THENCE SOUTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 653.00 FEET, THROUGH A CENTRAL ANGLE OF 05°16'31", AN ARC DISTANCE OF 60.12 FEET; THENCE SOUTH 89°27'31" WEST, A DISTANCE OF 63.67 FEET; THENCE NORTH 50°40'22" WEST, A DISTANCE OF 25.24 FEET; THENCE SOUTH 88°47'14" WEST, A DISTANCE OF 508.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 31.00 FEET, THROUGH A CENTRAL ANGLE OF 17°26'45", AN ARC DISTANCE OF 9.44 FEET; THENCE NORTH 01°45'44" WEST, A DISTANCE OF 53.55 FEET TO THE POINT OF BEGINNING;

LESS (SIDEWALK):

A PORTION OF TRACT 58, SECTION 15, TOWNSHIP 51 SOUTH, RANGE 40 EAST, "EVERGLADES SUGAR & LAND CO. SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "A", "PEMBROKE CORPORATE CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGE 91, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01°45'44" WEST ALONG THE WEST LINE OF SAID PARCEL "A" EXTENDED NORTHERLY 6.86 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS SOUTH 14°47'25" EAST; THENCE EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 36.83 FEET, A CENTRAL ANGLE OF 05°54'40", FOR AN ARC DISTANCE OF 3.80 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 88°43'18" EAST 174.61 FEET; THENCE SOUTH 78°08'04" EAST 27.99 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE SOUTH 88°47'14" WEST, THIS AND THE FOLLOWING COURSE BEING ALONG SAID NORTH LINE 196.25 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 31.00 FEET, A CENTRAL ANGLE OF 17°26'45", FOR AN ARC DISTANCE OF 9.44 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH (TURNLANE):

A PORTION OF PARCEL "A", "PEMBROKE CORPORATE CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGE 91, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A", SAID POINT BEING ON THE ARC OF A CURVE FROM WHICH A RADIAL LINE BEARS NORTH 81°18'48" WEST; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL "A", ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF SW 145th AVENUE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 653.00 FEET, A CENTRAL ANGLE OF 02°04'27", FOR AN ARC DISTANCE OF 23.64 FEET TO A POINT OF CUSP FROM WHICH A RADIAL LINE BEARS SOUTH 67°40'41" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 35.53 FEET, A CENTRAL ANGLE OF 62°36'03", FOR AN ARC DISTANCE OF 38.82 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 88°50'45" WEST 285.75 FEET; THENCE NORTH

78°08'04" WEST 77.55 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE NORTH 88°47'14" EAST, THIS AND THE FOLLOWING TWO (2) COURSES BEING ALONG SAID NORTH LINE 312.18 FEET; THENCE SOUTH 50°40'22" EAST 25.24 FEET; THENCE NORTH 89°27'31" EAST 63.67 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

PARCEL 2 ALSO DESCRIBED AS:

A PORTION OF TRACTS 58 AND 59, SECTION 15, TOWNSHIP 51 SOUTH, RANGE 40 EAST, "EVERGLADES SUGAR & LAND CO. SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND A PORTION OF PARCEL "A", "PEMBROKE CORPORATE CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGE 91, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "A; THENCE NORTH $01^{\circ}45'44''$ WEST ALONG THE WEST LINE OF SAID PARCEL "A" EXTENDED NORTHERLY 6.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON SAID NORTHERLY EXTENSION NORTH $01^{\circ}45'44''$ WEST 46.71 FEET TO THE SOUTHWEST CORNER OF PARCEL "A", "SOUTHERN BELL PEMBROKE PINES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH $89^{\circ}41'44''$ EAST ALONG THE SOUTH LINE OF SAID PARCEL "A" OF "SOUTHERN BELL PEMBROKE PINES" AND THE SOUTH LINE OF PARCEL 'A', "DUKE REALTY PEMBROKE TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 185, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA 608.76 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SW 145th AVENUE, BEING A POINT ON A CURVE FROM WHICH A RADIAL LINE BEARS NORTH $86^{\circ}35'28''$ WEST; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 653.00 FEET, A CENTRAL ANGLE OF $07^{\circ}21'07''$, FOR AN ARC DISTANCE OF 83.79 FEET TO A POINT OF CUSP FROM WHICH A RADIAL LINE BEARS SOUTH $67^{\circ}40'41''$ WEST; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 35.53 FEET, A CENTRAL ANGLE OF $62^{\circ}36'03''$, FOR AN ARC DISTANCE OF 38.82 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH $88^{\circ}50'45''$ WEST 285.75 FEET; THENCE NORTH $78^{\circ}08'04''$ WEST 105.54 FEET; THENCE SOUTH $88^{\circ}43'18''$ WEST 174.61 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE FROM WHICH A RADIAL LINE BEARS SOUTH $08^{\circ}52'44''$ EAST; THENCE WESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 36.83 FEET, A CENTRAL ANGLE OF $05^{\circ}54'40''$, FOR AN ARC DISTANCE OF 3.80 FEET TO THE POINT OF BEGINNING

Exhibit “B”

**SKETCH AND LEGAL DESCRIPTION**

BY

PULICE LAND SURVEYORS, INC.5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

**LEGAL DESCRIPTION:**

A PORTION OF TRACT 59, SECTION 15, TOWNSHIP 51 SOUTH, RANGE 40 EAST, "EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, ALSO BEING A PORTION OF SW 5th STREET RIGHT-OF-WAY, A PRIVATE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 41752, PAGE 1446, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL "A", "PEMBROKE CORPORATE CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGE 91, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°28'40" WEST, THIS AND THE FOLLOWING TWO (2) COURSES BEING ALONG THE NORTH LINE OF SAID PARCEL "A", ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID SW 5th STREET, 63.67 FEET; THENCE NORTH 50°41'11" WEST 25.24 FEET; THENCE SOUTH 88°48'23" WEST 20.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°48'23" WEST ALONG SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE 15.00 FEET; THENCE NORTH 02°09'35" WEST 44.48 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 59, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SAID SW 5th STREET; THENCE NORTH 89°41'44" EAST ALONG SAID NORTH LINE AND SAID NORTH RIGHT-OF-WAY LINE 15.01 FEET; THENCE SOUTH 02°09'35" EAST 44.25 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 665 SQUARE FEET, MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTH LINE OF PARCEL "A", BEING S89°42'19"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

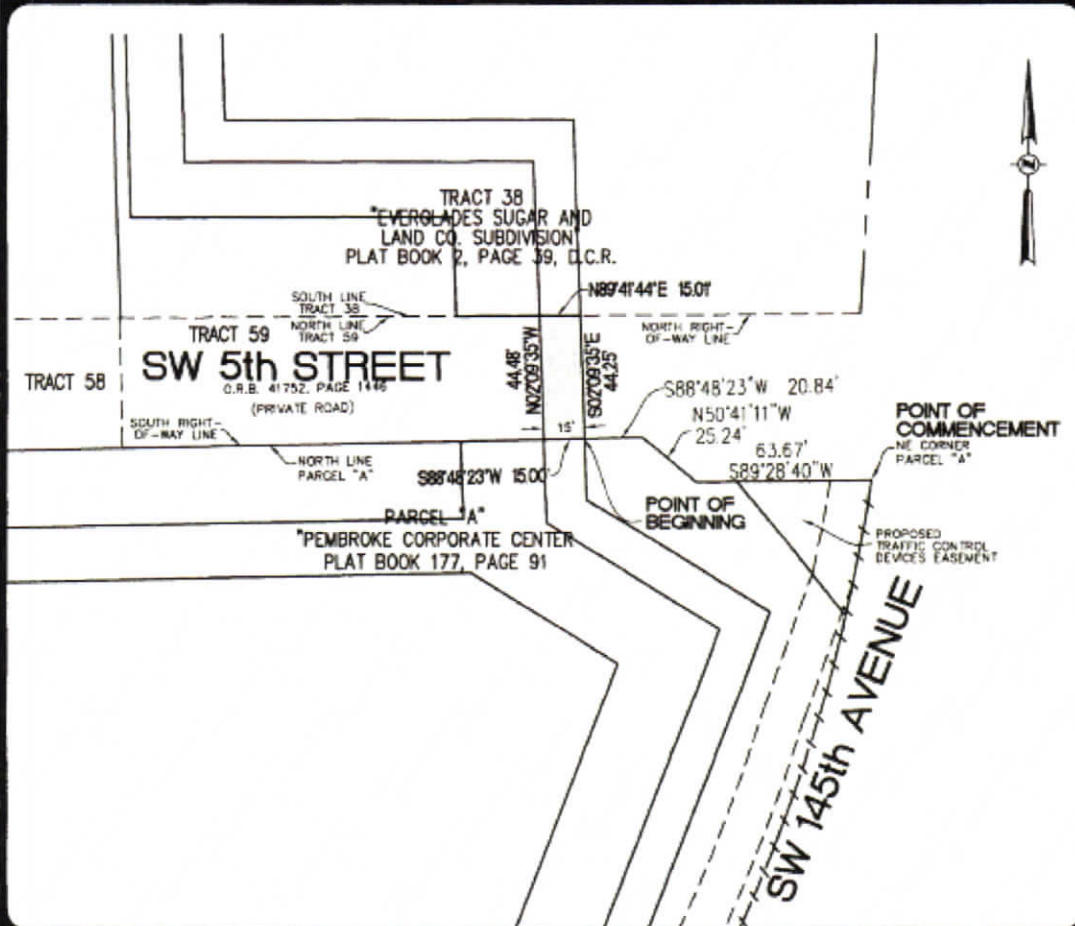
FILE: BOHLER ENGINEERING**SCALE: N/A****ORDER NO.: 56316F****DATE: 9/3/13****15' UTILITY EASEMENT****PEMBROKE PINES, BROWARD COUNTY, FLORIDA****FOR: DUKE REALTY - PEMBROKE PINES****SHEET 1 OF 2**THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@puliceandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



FILE: BOHLER ENGINEERING

SCALE: 1"=50'

ORDER NO.: 56316F

DATE: 9/3/13

15' UTILITY EASEMENT

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: DUKE REALTY - PEMBROKE PINES

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND:

D.C.R. DADE COUNTY RECORDS

O.R.B. OFFICIAL RECORDS BOOK