

Prepared by and return to:
Matt E Bales, Jr.
Attorney at Law
Bales & Bales, P.A.
4000 Ponce de Leon Blvd., Suite 470
Coral Gables, FL 33146
305-777-0411

Parcel Identification No. 513913-14-0010

[Space Above This Line For Recording Data]

City of Pembroke Pines

EASEMENT DEDICATION

On this 15th day of January, 2016, Pines Crossings, LLC, a Florida limited liability company, having an address at 1575 San Ignacio Avenue, Suite 400, Coral Gables, Florida 33146 (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, Pembroke Pines, 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 party of the first part does 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 does

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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.

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.

Grantor grants to Grantee, a perpetual non-exclusive easement upon the servient estate whereby Grantee shall have reasonable access necessary to fully exercise Grantee's rights within the easement area.

The provision of the easement shall be binding on the parties hereto and their respective successors and assigns as a covenant running with and binding upon the servient estate.

The easement shall not be released or amended without 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.

This instrument contains the entire agreement between the parties relating to the rights granted and the obligations assumed pursuant to this instrument. Any oral representations or modifications concerning this instrument, shall be of no force and effect, excepting a subsequent modification reduced to writing, signed by the party to be charged therewith.

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

Signed, sealed and

delivered in the presence of:

PINES CROSSINGS, LLC, a Florida limited liability
company

By: Pines Crossings Mgmt., LLC, a Florida
limited liability company, Manager

By: Ralph Sheppard, Manager

M. Deleche
Witness Name: M. Deleche
H. MAMERO
Witness Name: H. MAMERO

State of Florida
County of Miami-Dade

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and in the County
aforesaid to take acknowledgements, personally appeared Ralph Sheppard to me known to be the person described in and who
executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal at Coral Gables, Miami-Dade County, Florida, this 15th day of January, 2016.

[Notary Seal]



SUZANNE ELEFTHERY
MY COMMISSION # FF 817874
EXPIRES: September 20, 2019
Bonded Three Hundred Notary Services

Suzanne Elefthery
Notary Public

Printed Name: Suzanne Elefthery

My Commission Expires: September 20, 2019

EXHIBIT "A"

LEGAL DESCRIPTION

Tract A of PINES 184 PLAT, according to the Plat thereof, as recorded in Plat Book 176, at Page 106, of the Public Records of Broward County, Florida.

ALSO KNOWN AS:

The East one-half (E ½) of Tract 49, less the West 260.00 feet thereof, the East one-half (E ½) of Tract 50, less the West 260 feet thereof, and the East one-half (E ½) of Tract 51, less the West 260 feet thereof, in Section 13, Township 51 South, Range 39 East, of Florida Fruit Lands Company Subdivision No. 1, according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida, less the right-of-way for Pines Boulevard (State Road 820) and also less that portion thereof conveyed to the City of Pembroke Pines by virtue of that certain Quit Claim Deed filed for record in Official Records Book 25532, at Page 326, which portion is more particularly described as follows:

A parcel of land in the Southeast ¼ of Section 13, Township 51 South, Range 39 East, said parcel including a portion of Tracts 49, 50 and 51, according to the Florida Fruit Lands Company Subdivision No. 1 of said Section 13, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida and being more particularly described as follows:

Commencing on the Northeast corner of said Southeast ¼ of Section 13; thence run South 01°46'54" East (on a grid bearing) 100.04 feet along the East line of said Southeast ¼; thence run South 89°52'26" West, 15.01 feet to the Point of Beginning; thence continue South 89°52'26" West 79.02 feet along a line also forming the South right-of-way of Pines Boulevard, as now located and constructed; thence run South 45°57'14" East, 48.78 feet; thence run South 01°46'54" East, 856.38 feet; thence run North 89°52'11" East, 45.02 feet to an intersection with a line 15 feet West of, as measured at right angles and parallel to said East line of the Southeast 1/4; thence run North 01°46'54" West 890.38 feet along said parallel line to the Point of Beginning.

LESS AND EXCEPT:

(ALDI PARCEL)

A portion of Tract "A" PINES 184 PLAT, according to the Plat thereof, as recorded in Plat Book 176, page 106, of the public records of Broward County, Florida, described as follows:

COMMENCE at the northwest corner of said Tract "A"; thence S01 degrees 47'05"E along the west line of said Tract "A", a distance of 328.77 feet to the POINT OF BEGINNING; thence N88 degrees 12'55"E, 327.74 feet to the east line of said Tract "A" thence S 01 degrees 46'54"E along said east line, also being the west right of way line of SW 184th Avenue, a distance of 231.90 feet; thence S 88degrees 12'55"W, 327.73 feet; thence N 01 degrees 47'05"W along the west line of said Tract "A", a distance of 231.90 feet to the POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

(WALGREENS PARCEL)

A Portion of Tract "A", "PINES 184 PLAT", according to the Plat thereof as recorded in Plat Book 176, Page 106, of the Public Records of Broward County, Florida, being described as follows:

Commence at the northwest corner said Tract "A"; thence N89°52'26"E, 115.80 feet to the Point Of Beginning; thence continue N89°52'26"E, 190.09 feet (the previous two calls being along the north line of said Tract "A"); thence S45°57'14"E, 48.79 feet; thence S01°46'54"E, 4.94 feet; thence S05°03'39"W, 100.72 feet; thence S01°46'54"E, 180.00 feet (the previous 4 calls being along the east line of said Tract "A"); thence S88°12'55"W, 211.99 feet; thence N01°47'05"W, 325.42 feet to the Point Of Beginning.

ALSO LESS AND EXCEPT:

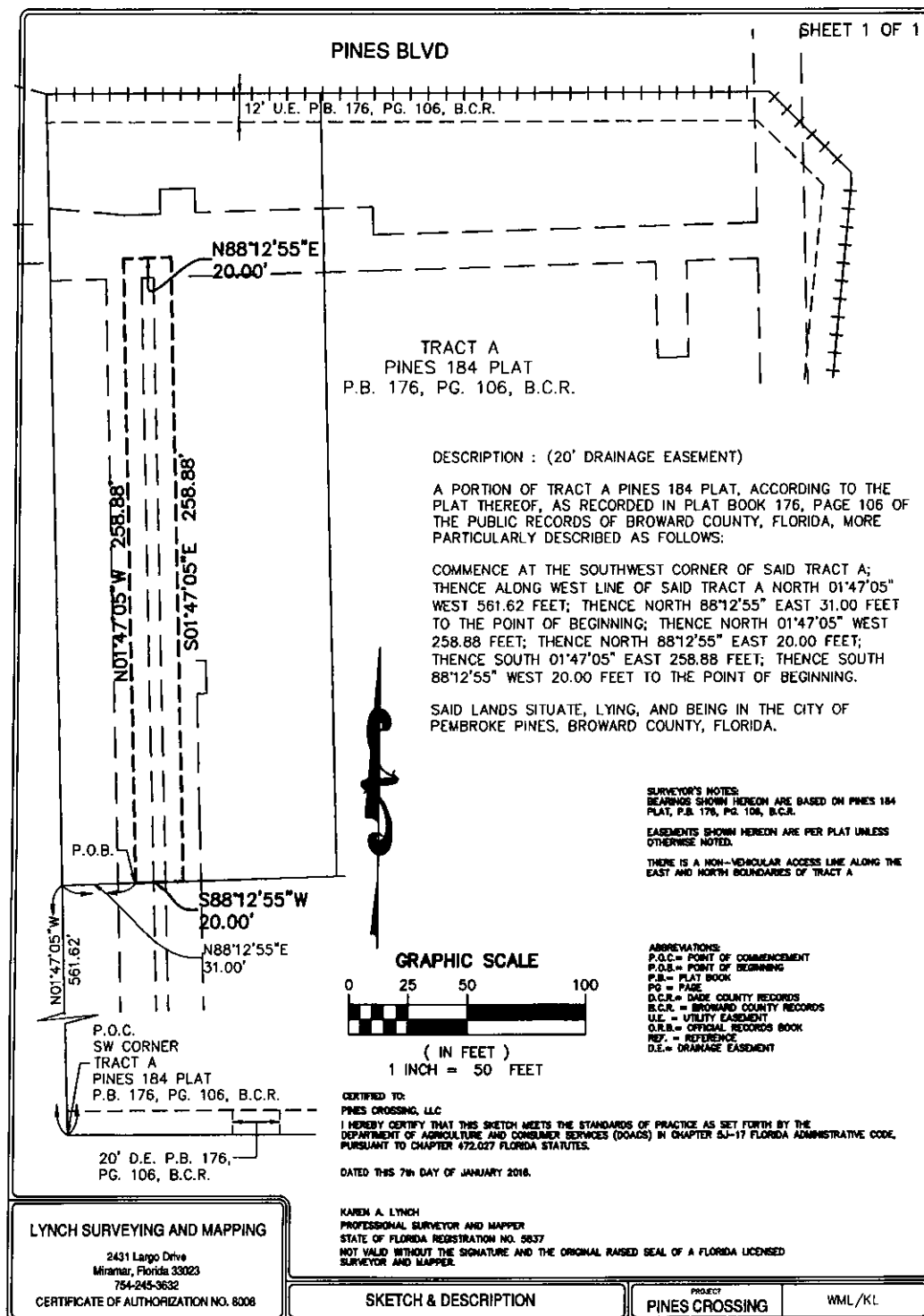
(MITIGATION PARCEL)

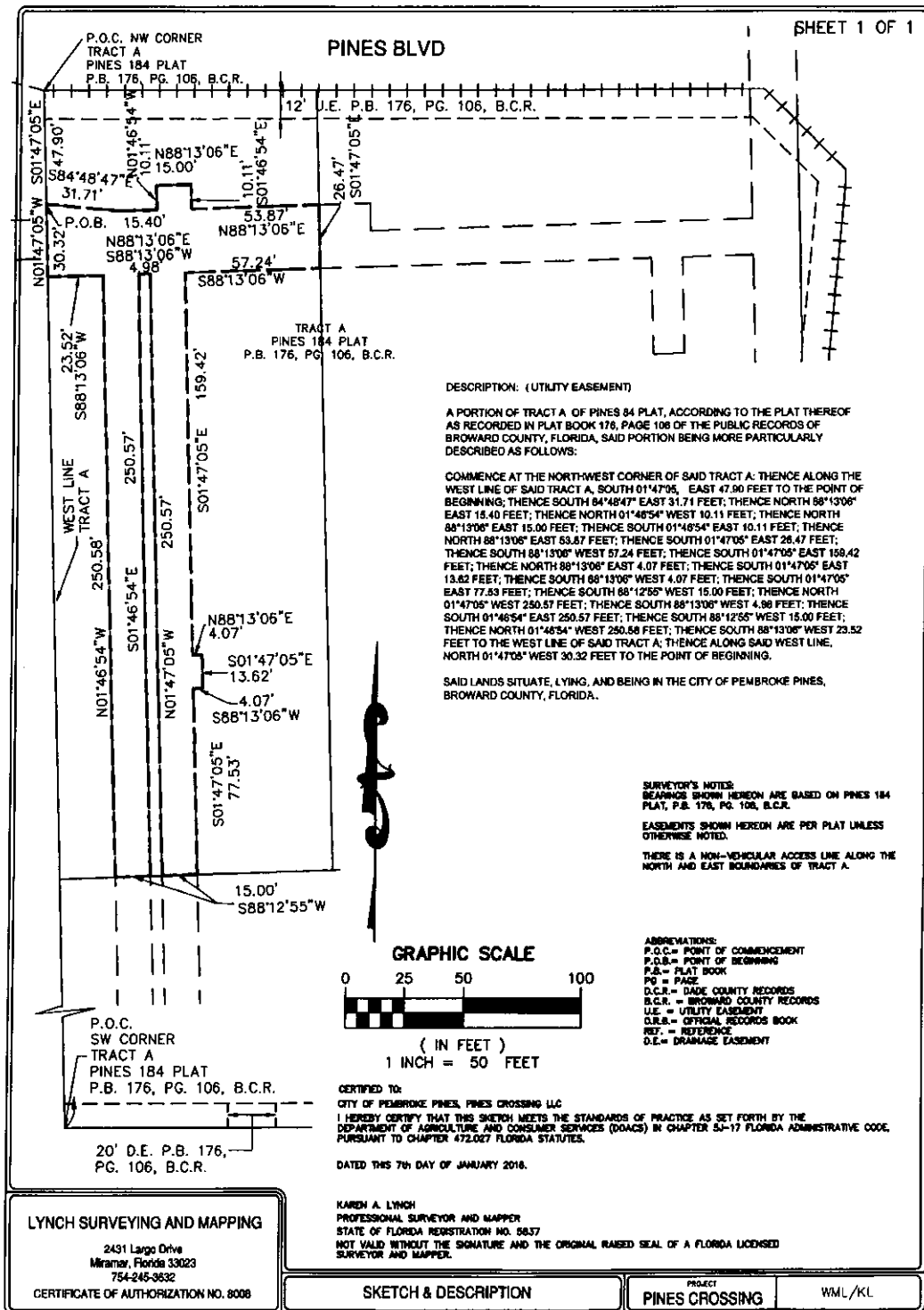
A Portion of Tract "A", "PINES 184 PLAT", according to the Plat thereof as recorded in Plat Book 176, Page 106, of the Public Records of Broward County, Florida, being described as follows:

Begin at the southwest corner of said Tract "A"; thence N01°47'05"W along the west of said Tract "A", a distance of 198.98 feet; thence N88°12'56"E, 216.09 feet; thence S70°00'09"E, 97.46 feet; thence N88°12'56"E, 21.13 feet; thence S01°46'54"E, 16.10 feet; thence N88°13'06"E, 12.00 feet; thence S01°46'54"E, 156.50 feet (the previous three calls being along the east line of said Tract "A"); thence S89°52'10"W along the south line of said Tract "A", a distance of 339.85 feet to the Point Of Beginning.

EXHIBIT "B"

[SEE ATTACHED LEGAL DESCRIPTION AND SKETCHES]





SHEET 1 OF 1

DESCRIPTION : (20' DRAINAGE EASEMENT)

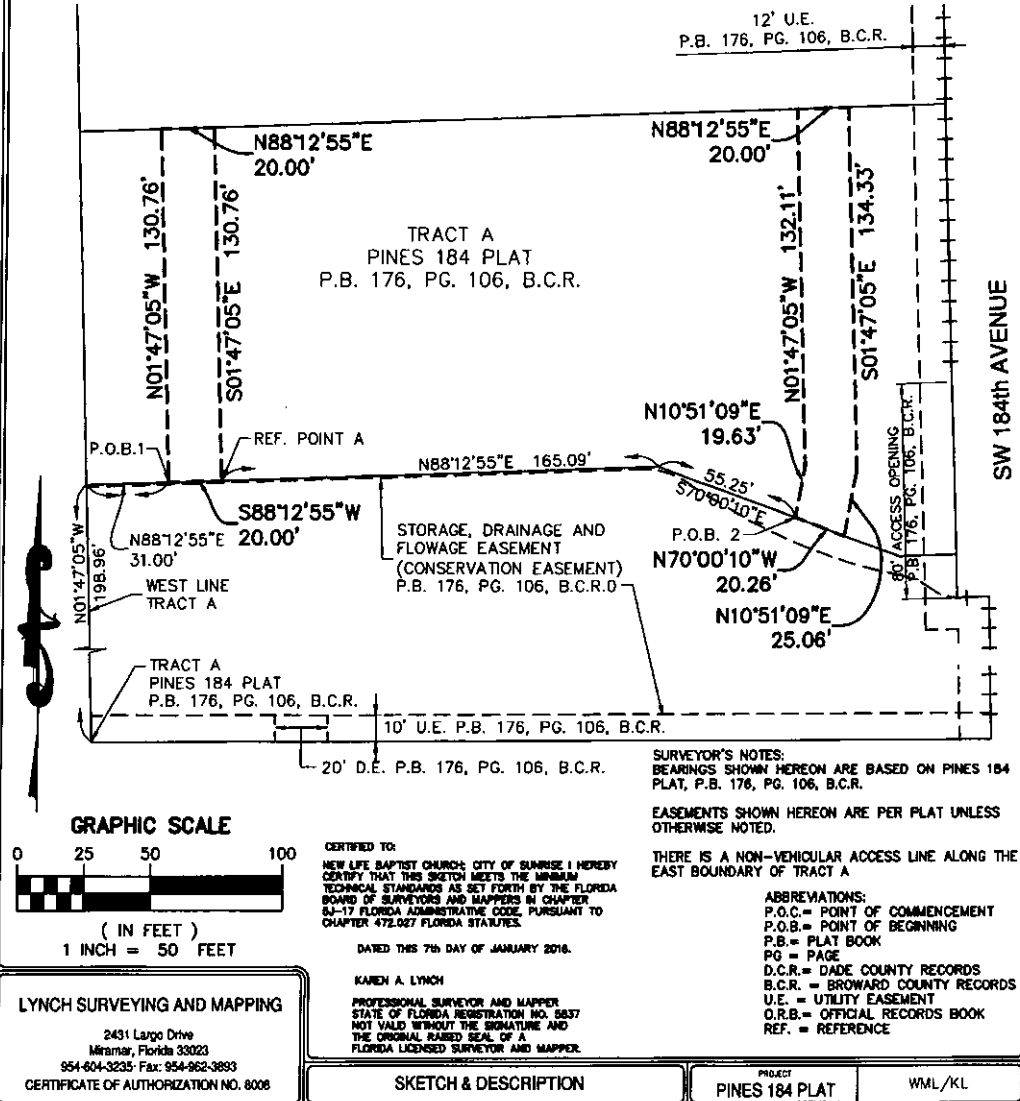
A PORTION OF TRACT A PINES 184 PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, PAGE 106 OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT A; THENCE ALONG WEST LINE OF SAID TRACT A NORTH 01°47'05" WEST 198.96 FEET; THENCE NORTH 88°12'55" EAST 31.00 FEET TO THE POINT OF BEGINNING #1; THENCE NORTH 01°47'05" WEST 130.76 FEET; THENCE NORTH 88°12'55" EAST 20.00 FEET; THENCE SOUTH 01°47'05" EAST 130.76 FEET TO THE POINT HEREINAFTER REFERRED TO AS A REFERENCE POINT A; THENCE SOUTH 88°12'55" WEST 20.00 FEET TO THE POINT OF BEGINNING #1.

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT A; THENCE NORTH 88°12'55" EAST 165.09 FEET; THENCE SOUTH 70°00'10" EAST 55.25 FEET TO THE POINT OF BEGINNING #2; THENCE NORTH 10°51'09" EAST 19.63 FEET; THENCE NORTH 01°47'05" WEST 132.11 FEET; THENCE NORTH 88°12'55" EAST 20.00 FEET; THENCE SOUTH 01°47'05" EAST 134.33 FEET; THENCE SOUTH 10°51'09" WEST 25.06 FEET; THENCE NORTH 70°00'10" WEST 20.26 FEET TO THE POINT OF BEGINNING #2.

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



SHEET 1 OF 1

DESCRIPTION: (UTILITY EASEMENT)

A PORTION OF TRACT A OF PINES 84 PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 176, PAGE 106 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT A; THENCE ALONG THE WEST LINE OF SAID TRACT A, NORTH 01°47'05" WEST 198.88 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT 'A'; THENCE NORTH 88°12'55" EAST 43.50 FEET TO POINT OF BEGINNING NUMBER 1; THENCE NORTH 01°47'05" WEST 130.76 FEET; THENCE NORTH 88°12'55" EAST 15.00 FEET; THENCE SOUTH 01°47'05" EAST 116.22 FEET; THENCE NORTH 88°13'06" EAST 61.34 FEET; THENCE NORTH 01°48'54" WEST 19.09 FEET; THENCE NORTH 88°12'55" EAST 13.62 FEET; THENCE SOUTH 01°48'54" EAST 19.09 FEET; THENCE NORTH 88°13'06" EAST 115.25 FEET; THENCE NORTH 01°48'54" WEST 39.97 FEET; THENCE NORTH 88°13'06" EAST 15.00 FEET; THENCE SOUTH 01°48'54" EAST 39.97 FEET; THENCE NORTH 88°13'06" EAST 35.80 FEET; THENCE NORTH 01°46'54" WEST 116.23 FEET; THENCE NORTH 88°12'55" EAST 20.00 FEET; THENCE SOUTH 01°46'54" EAST 166.93 FEET; THENCE SOUTH 88°12'55" WEST 12.92 FEET; THENCE NORTH 70°00'10" WEST 7.62 FEET; THENCE NORTH 01°48'54" WEST 32.87 FEET; THENCE SOUTH 88°19'09" WEST 256.01 FEET TO POINT OF BEGINNING NUMBER 1; TOGETHER WITH ANOTHER PORTION OF SAID TRACT A DESCRIBED AS FOLLOWS:

COMMENCE AT AFORESAID REFERENCE POINT 'A'; THENCE ALONG THE WEST LINE OF SAID TRACT A, NORTH 01°47'05" WEST 130.76 FEET; THENCE NORTH 88°12'55" EAST 23.49 FEET TO POINT OF BEGINNING NUMBER 2; THENCE CONTINUE NORTH 88°12'55" EAST 15.00 FEET; THENCE SOUTH 01°48'54" EAST 15.51 FEET; THENCE SOUTH 88°13'06" WEST 15.00 FEET; THENCE NORTH 01°48'54" WEST 15.61 FEET TO POINT OF BEGINNING NUMBER 2.

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

