

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. 513913-14-0011

[Space Above This Line For Recording Data]

City of Pembroke Pines

EASEMENT DEDICATION

On this 26th day of January, 2016, Walgreen Co., an Illinois corporation, having an address at 104 Wilmont Road, 2nd Floor, Deerfield, Illinois 60015 (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 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:

WALGREEN CO., an Illinois corporation

1/16/16

By: [Signature]

Name:

Title:

[Signature]
Witness Name: Shella Foster

[Signature]
Witness Name: Dana Purohit

State of Illinois
County of Lake

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 Richard Schwartz to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged before me that he/she executed the same.

WITNESS my hand and official seal at Deerfield, Lake County, Illinois, this 26th day of January, 2016.

[Notary Seal]

[Signature]
Notary Public

Printed Name: LISELLE MORENO

My Commission Expires: _____



EXHIBIT "A"

LEGAL DESCRIPTION

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.

EXHIBIT "B"

[SEE ATTACHED LEGAL DESCRIPTION AND SKETCHES]

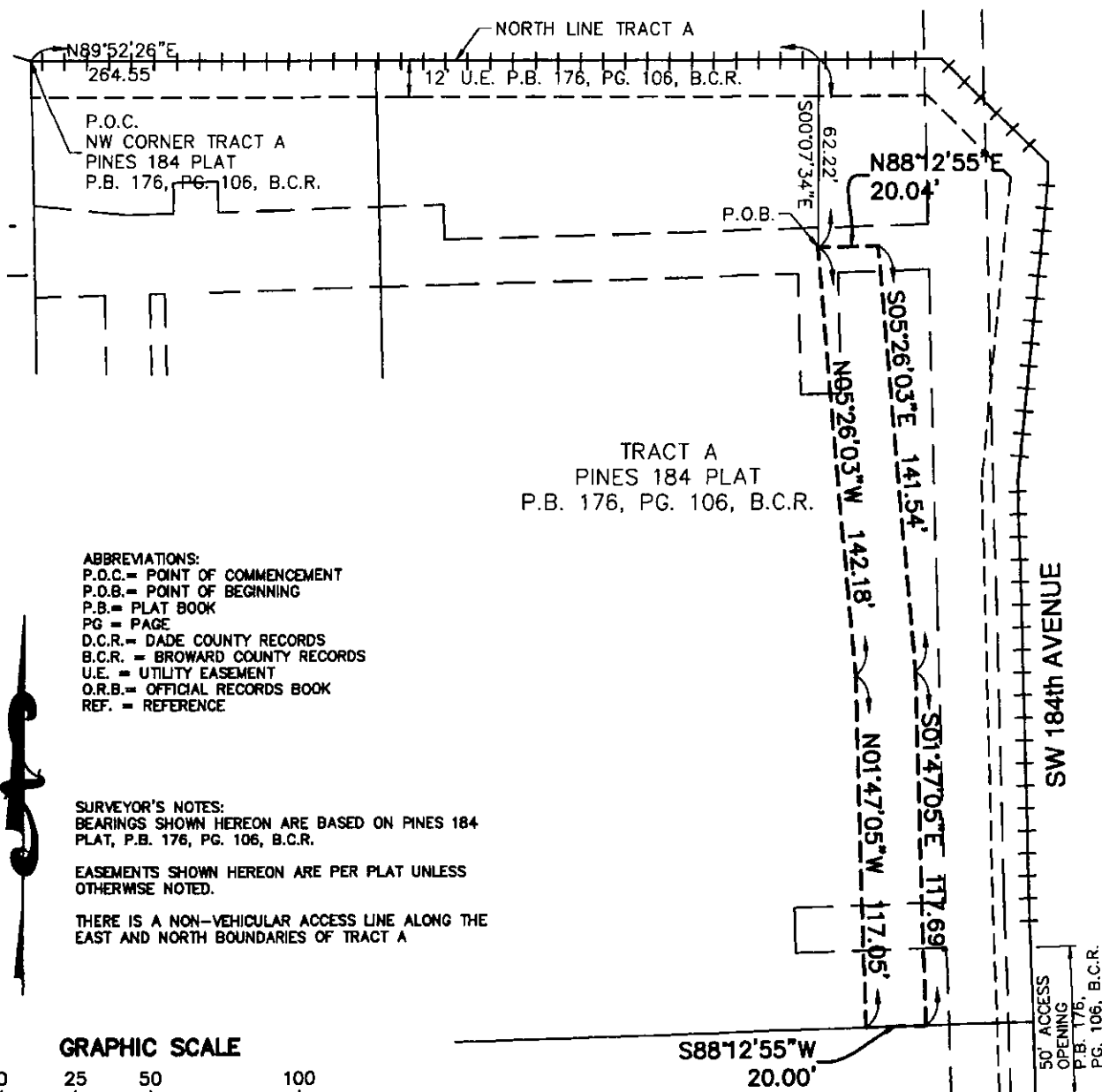
SHEET 1 OF 1

DESCRIPTION : (20' DRAINAGE EASEMENT)

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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT A; THENCE ALONG NORTH LINE OF SAID TRACT A NORTH 89°52'26" EAST 264.55 FEET; THENCE SOUTH 00°07'34" EAST 62.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°12'55" EAST 20.04 FEET; THENCE SOUTH 05°26'03" EAST 141.54 FEET; THENCE SOUTH 01°47'05" EAST 117.69 FEET; THENCE SOUTH 88°12'55" WEST 20.00 FEET; THENCE NORTH 01°47'05" WEST 117.05 FEET; THENCE NORTH 05°26'03" WEST 142.18 FEET TO THE POINT OF BEGINNING.

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



ABBREVIATIONS:

P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 P.B. = PLAT BOOK
 PG. = PAGE
 D.C.R. = DADE COUNTY RECORDS
 B.C.R. = BROWARD COUNTY RECORDS
 U.E. = UTILITY EASEMENT
 O.R.B. = OFFICIAL RECORDS BOOK
 REF. = REFERENCE

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON PINES 184 PLAT, P.B. 176, PG. 106, B.C.R.

EASEMENTS SHOWN HEREON ARE PER PLAT UNLESS OTHERWISE NOTED.

THERE IS A NON-VEHICULAR ACCESS LINE ALONG THE EAST AND NORTH BOUNDARIES OF TRACT A

GRAPHIC SCALE



(IN FEET)

1 INCH = 50 FEET

CERTIFIED TO:

WALGREEN CO. REAL ESTATE PROPERTY TAX;
 I HEREBY CERTIFY THAT THIS SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (DOACS) IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

DATED THIS 7th DAY OF JANUARY 2016.

KAREN A. LYNCH

PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA REGISTRATION NO. 5837
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LYNCH SURVEYING AND MAPPING

2431 Largo Drive
 Miramar, Florida 33023
 754-245-3632

CERTIFICATE OF AUTHORIZATION NO. 8008

SKETCH & DESCRIPTION

PROJECT
PINES CROSSING

WVL/KL

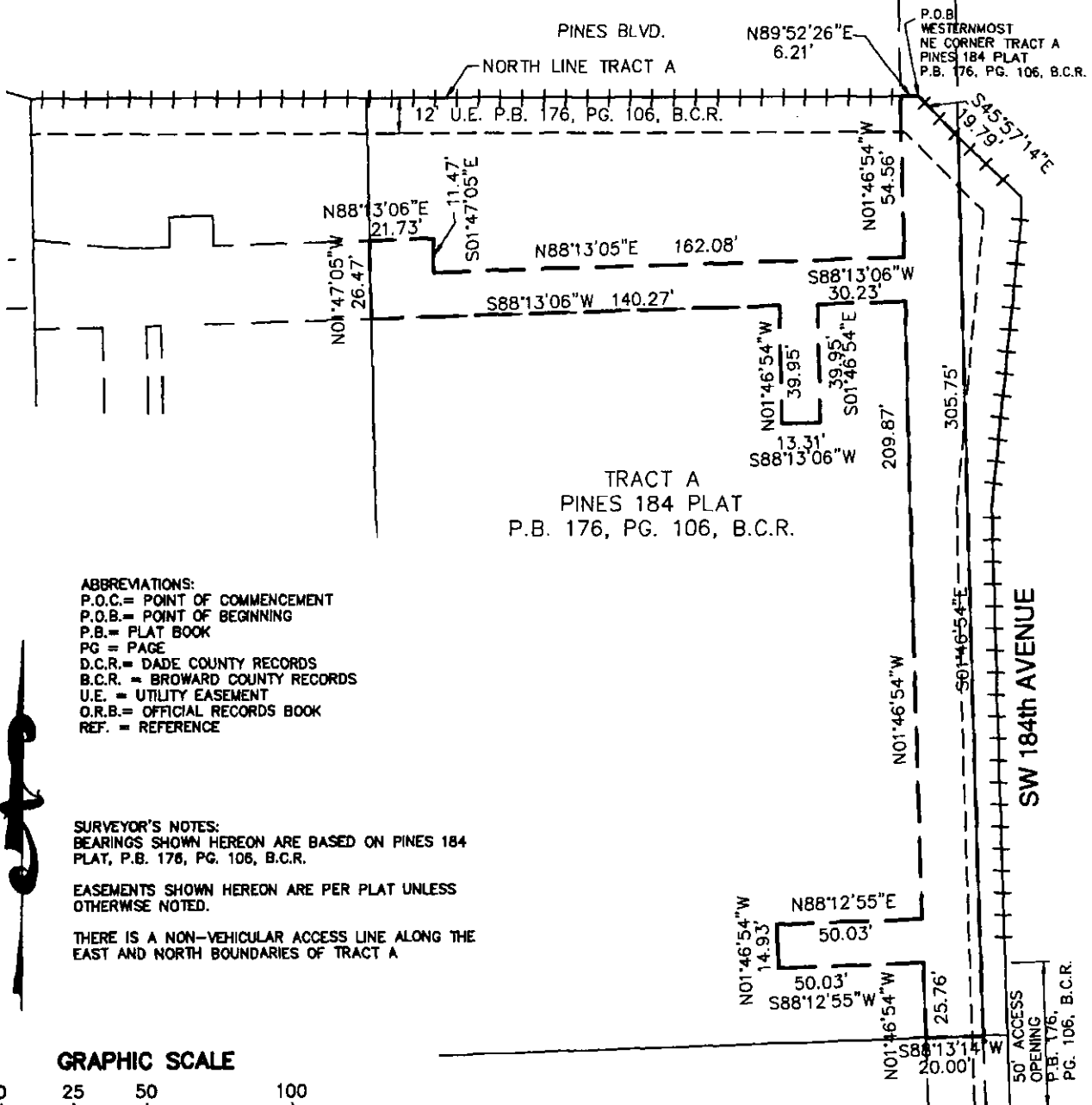
SHEET 1 OF 1

UTILITY
DESCRIPTION : (20' DRAINAGE EASEMENT)

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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT A; THENCE ALONG NORTH LINE OF SAID TRACT A NORTH 89°52'26" EAST 264.55 FEET; THENCE SOUTH 00°07'34" EAST 62.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°12'55" EAST 20.04 FEET; THENCE SOUTH 05°26'03" EAST 141.54 FEET; THENCE SOUTH 01°47'05" EAST 117.69 FEET; THENCE SOUTH 88°12'55" WEST 20.00 FEET; THENCE NORTH 01°47'05" WEST 117.05 FEET; THENCE NORTH 05°26'03" WEST 142.18 FEET TO THE POINT OF BEGINNING.

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



ABBREVIATIONS:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.B. = PLAT BOOK
PG = PAGE
D.C.R. = DADE COUNTY RECORDS
B.C.R. = BROWARD COUNTY RECORDS
U.E. = UTILITY EASEMENT
O.R.B. = OFFICIAL RECORDS BOOK
REF. = REFERENCE

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON PINES 184 PLAT, P.B. 176, PG. 106, B.C.R.

EASEMENTS SHOWN HEREON ARE PER PLAT UNLESS OTHERWISE NOTED.

THERE IS A NON-VEHICULAR ACCESS LINE ALONG THE EAST AND NORTH BOUNDARIES OF TRACT A

GRAPHIC SCALE



(IN FEET)
1 INCH = 50 FEET

CERTIFIED TO:

WALGREEN CO. REAL ESTATE PROPERTY TAX;
I HEREBY CERTIFY THAT THIS SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (DOACS) IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

DATED THIS 7th DAY OF JANUARY 2018.

KAREN A. LYNCH

PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 5837
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LYNCH SURVEYING AND MAPPING

2431 Largo Drive
Miramar, Florida 33023
754-245-3632

CERTIFICATE OF AUTHORIZATION NO. 8008

SKETCH & DESCRIPTION

PROJECT
PINES CROSSING

WV-1/KL