

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 24 day of May, 2019, Bergeron Park of Commerce North Family Limited Partnership, having an address of 19612 SW 69th Pl, Pembroke Pines, FL 33332 (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.

(The remainder of this page is intentionally left blank)

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:

GRANTOR:

Witness

By: [Signature]

Print Name: Lonnie N. Bergeen

Title: member

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Lonnie N. Bergeen as Member, of NFLP, 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 5th day of June, 2019.

[Signature]
Notary Public

My Commission No.: _____

My Commission Expires: _____





EXHIBIT "A" SKETCH AND DESCRIPTION UTILITY EASEMENT SOUTH

DESCRIPTION:

A PORTION OF PARCEL 'A', "WEST BROWARD INDUSTRIAL PARK NORTH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 160, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL 'A'; THENCE SOUTH 89°52'20" WEST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 629.89 FEET; THENCE NORTH 00°11'55" WEST, A DISTANCE OF 325.17 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 00°11'55" WEST, A DISTANCE OF 53.20 FEET; THENCE, NORTH 89°49'00" EAST, A DISTANCE OF 15.00 FEET; THENCE, SOUTH 00°11'55" EAST, A DISTANCE OF 15.06 FEET; THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 25.62 FEET; THENCE NORTH 89°52'40" EAST, A DISTANCE OF 236.12 FEET; THENCE SOUTH 00°07'20" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°52'40" WEST, A DISTANCE OF 269.15 FEET TO THE **POINT OF BEGINNING**.

SITUATE AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, CONTAINING 6,045 SQ FT AND/OR 0.139 ACRES, MORE OR LESS.

NOTES:

1. THIS SKETCH IS PROPERTY OF CARNAHAN-PROCTOR-CROSS, INC., AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE OF PARCEL 'A', "WEST BROWARD INDUSTRIAL PARK NORTH" (PLAT BOOK 160, PAGE 32, BROWARD COUNTY RECORDS), WHICH BEARS SOUTH 89°52'20" EAST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. THE LANDS SHOWN HEREON ARE SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.
4. THIS SKETCH IS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH. FOR INFORMATION CONCERNING RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS OF PUBLIC RECORD, AN APPROPRIATE TITLE VERIFICATION NEED BE OBTAINED.
5. THIS IS NOT A SURVEY.

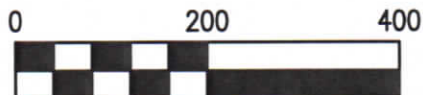
NOT VALID WITHOUT
SHEETS 1 AND 2

SURVEYOR'S CERTIFICATION:

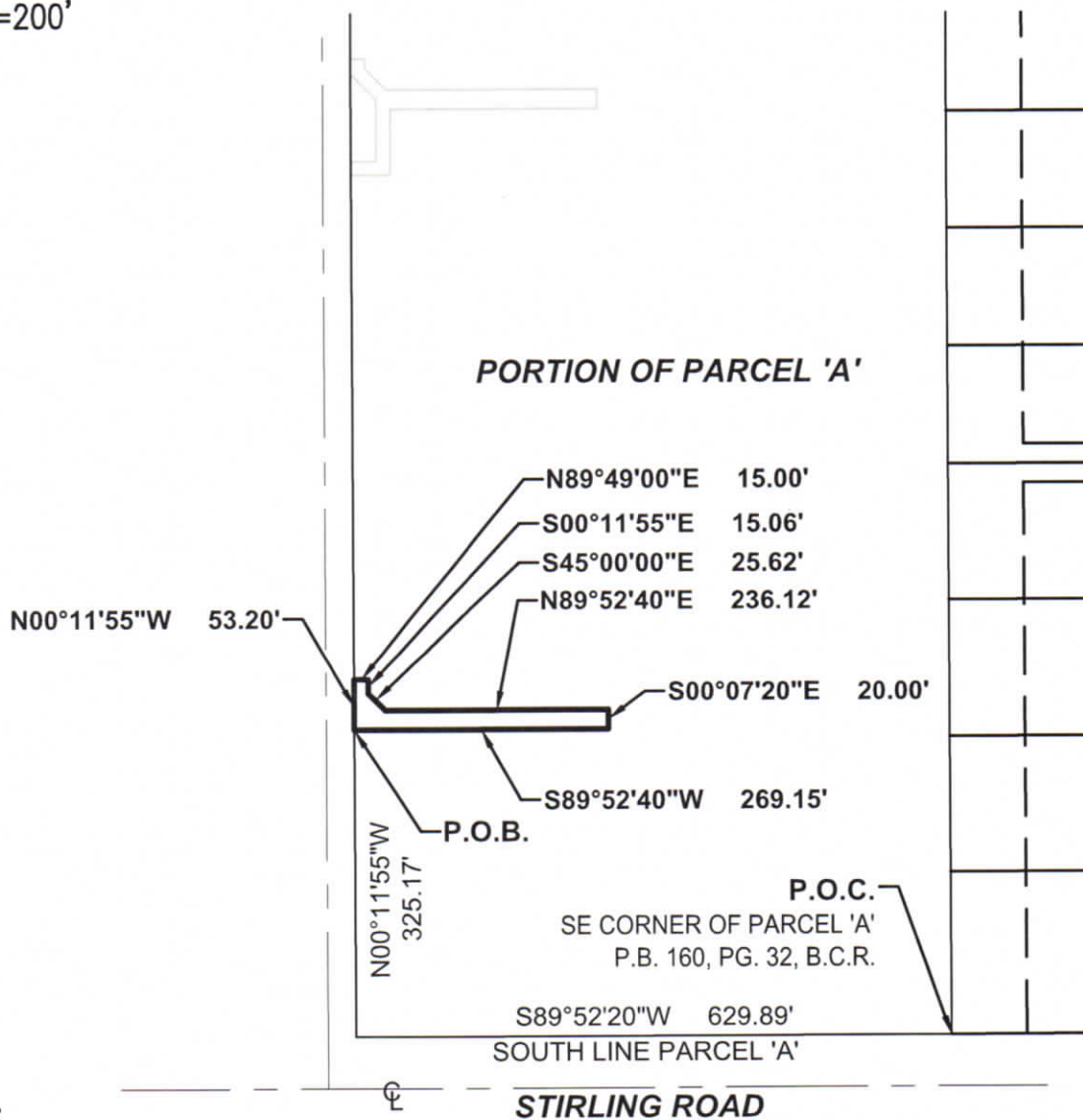
I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH AS SHOWN HEREON CONFORMS TO THE APPLICABLE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LANDON M. CROSS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS3348

EXHIBIT "A" **SKETCH AND DESCRIPTION** **UTILITY EASEMENT SOUTH**



SCALE: 1"=200'



ABBREVIATION:

CL = CENTERLINE
 B.C.R. = BROWARD COUNTY RECORDS
 P.B. = PLAT BOOK
 PG. = PAGE
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT

NOT VALID WITHOUT
SHEETS 1 AND 2

PROJECT NO. 160313 UE_S	SCALE: 1" = 200'
BERGERON OUTDOOR STORAGE NORTH	DATE: 3/14/2019
DWG. BY: NI	SKETCH AND DESCRIPTION
CH'D BY: LMC	SHEET 2 OF 2 SHEETS

CPC
 CARNAHAN PROCTOR & CROSS



EXHIBIT "A" SKETCH AND DESCRIPTION UTILITY EASEMENT NORTH

DESCRIPTION:

A PORTION OF PARCEL 'A', "WEST BROWARD INDUSTRIAL PARK NORTH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 160, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL 'A'; THENCE SOUTH 89°52'20" WEST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 629.89 FEET; THENCE NORTH 00°11'55" WEST, A DISTANCE OF 914.30 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 00°11'55" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 89°49'00" EAST, A DISTANCE OF 26.23 FEET; THENCE NORTH 00°01'14" WEST, A DISTANCE OF 65.81 FEET;

THENCE NORTH 45°00'00" WEST, A DISTANCE OF 37.51 FEET; THENCE NORTH 00°11'55" WEST, A DISTANCE OF 16.34 FEET; THENCE NORTH 89°49'00" EAST, A DISTANCE OF 15.00 FEET; THENCE, SOUTH 00°11'55" EAST, A DISTANCE OF 10.43 FEET; THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 31.99 FEET; THENCE NORTH 89°47'36" EAST, A DISTANCE OF 222.57 FEET; THENCE SOUTH 00°12'24" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°47'36" WEST, A DISTANCE OF 218.71 FEET; THENCE SOUTH 00°01'14" EAST, A DISTANCE OF 70.64 FEET; THENCE SOUTH 89°49'00" WEST, A DISTANCE OF 41.18 FEET TO THE **POINT OF BEGINNING**.

SITUATE AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, CONTAINING 6,787 SQ FT AND/OR 0.156 ACRES, MORE OR LESS.

NOTES:

1. THIS SKETCH IS PROPERTY OF CARNAHAN-PROCTOR-CROSS, INC., AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE OF PARCEL 'A', "WEST BROWARD INDUSTRIAL PARK NORTH" (PLAT BOOK 160, PAGE 32, BROWARD COUNTY RECORDS), WHICH BEARS SOUTH 89°52'20" EAST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. THE LANDS SHOWN HEREON ARE SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.
4. THIS SKETCH IS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH. FOR INFORMATION CONCERNING RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS OF PUBLIC RECORD, AN APPROPRIATE TITLE VERIFICATION NEED BE OBTAINED.
5. THIS IS NOT A SURVEY.

NOT VALID WITHOUT
SHEETS 1 AND 2

SURVEYOR'S CERTIFICATION:

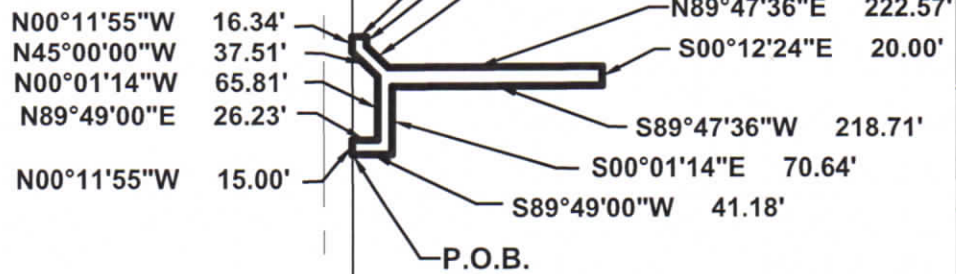
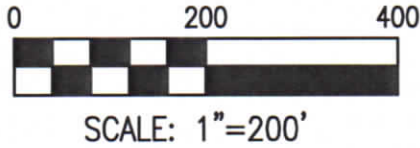
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LONDON M. CROSS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS3348

EXHIBIT "A"

SKETCH AND DESCRIPTION

UTILITY EASEMENT NORTH



PORTION OF PARCEL 'A'

N00°11'55"W 914.30'

P.O.C.
SE CORNER OF PARCEL 'A'
P.B. 160, PG. 32, B.C.R.

S89°52'20"W 629.89'
SOUTH LINE PARCEL 'A'

STIRLING ROAD

ABBREVIATION:

CL = CENTERLINE
B.C.R. = BROWARD COUNTY RECORDS
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

NOT VALID WITHOUT
SHEETS 1 AND 2

PROJECT NO. 160313 UE_N	SCALE: 1" = 200'
BERGERON OUTDOOR STORAGE NORTH	DATE: 3/14/2019
DWG. BY: NI	SKETCH AND DESCRIPTION
CH'D BY: LMC	SHEET 2 OF 2 SHEETS

CPC
CARNAHAN PROCTOR & CROSS

EXHIBIT-A

[illegible]

②	WATER-LOK, DUNBAR
③	WATER-LOK, SHAW-WALKER
•	WAL. & DODG. 1279736
•	WAL. & TAY. 718
—	POL. MACH-KIT
•	POL. COAC.
•	METER POL.
•	POL. WOOD
✓	SHAW-WALKER SERVICES
✓	SEEN
•	CARE AND
•	WATER METER
•	WAVE
•	THIN CAN
⑤	TRICE
•	TRICE STAPLE
•	CONCRETE POWER POL.



LEON, DEBBIE L.
A PORTION OF ARCEL, TX, WAS INCORPORATED INTO ARCEL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 186, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF AND ARCEL, TX, TRACT 2000, 4000-7000' WEST, A DISTANCE OF 83.94 FEET, TRACT 8000-1000' WEST, A DISTANCE OF 1300.00 FEET, TRACT 8000-1000' EAST, A DISTANCE OF 63.68 FEET, TRACT 8000-0700' EAST, A DISTANCE OF 1300.00 FEET TO THE POINT OF BEGINNING.
SITUATE AND BEING IN THE CITY OF PLANTATION, PALM, BROWARD COUNTY, FLORIDA, CONTAINING 899.32 SQ. FEET OF LAND, MORE OR LESS.
BEING 20.0 ACRES, MORE OR LESS.

NOTES

- [illegible]

LAST DATE OF FIELD WORK: 7-21-19

SUPERVISORS CERTIFICATION

1 HEALTHY CLIMATE that the study shows HIFON COMPLEXES will have less than 1% of the emissions from

Surveyors as conducted in February 2011-12, Florida Agency for Health & Life Sciences (FLHLS) and the Florida Department of Health (FDOH) have conducted a survey of the use of the best of an evidence-based

11/10/23

10

LAURENCE M. FORTIN

BRISTOL ON ROADSIDE VIBRATION
INVESTIGATION

100

AND TOPOGRAPHY SURVEY

AND TOPOGRAPHY SURVEY

DOOR STORAGE FACILITY

WARD INDUSTRIAL PARK (NORTH)

100

SHEET 1 OF 2

 **CARLAHAN • PROCTOR • CROSS, INC.**
CONSULTING ENGINEERS • SURVEYORS • PLANNERS
814 SOUTH MILITARY TRAIL, DEERFIELD BEACH, FLORIDA 33442
PHONE: (561)497-3989 FAX: (561)497-4178 WEBSITE: www.carlahan-proctor.com

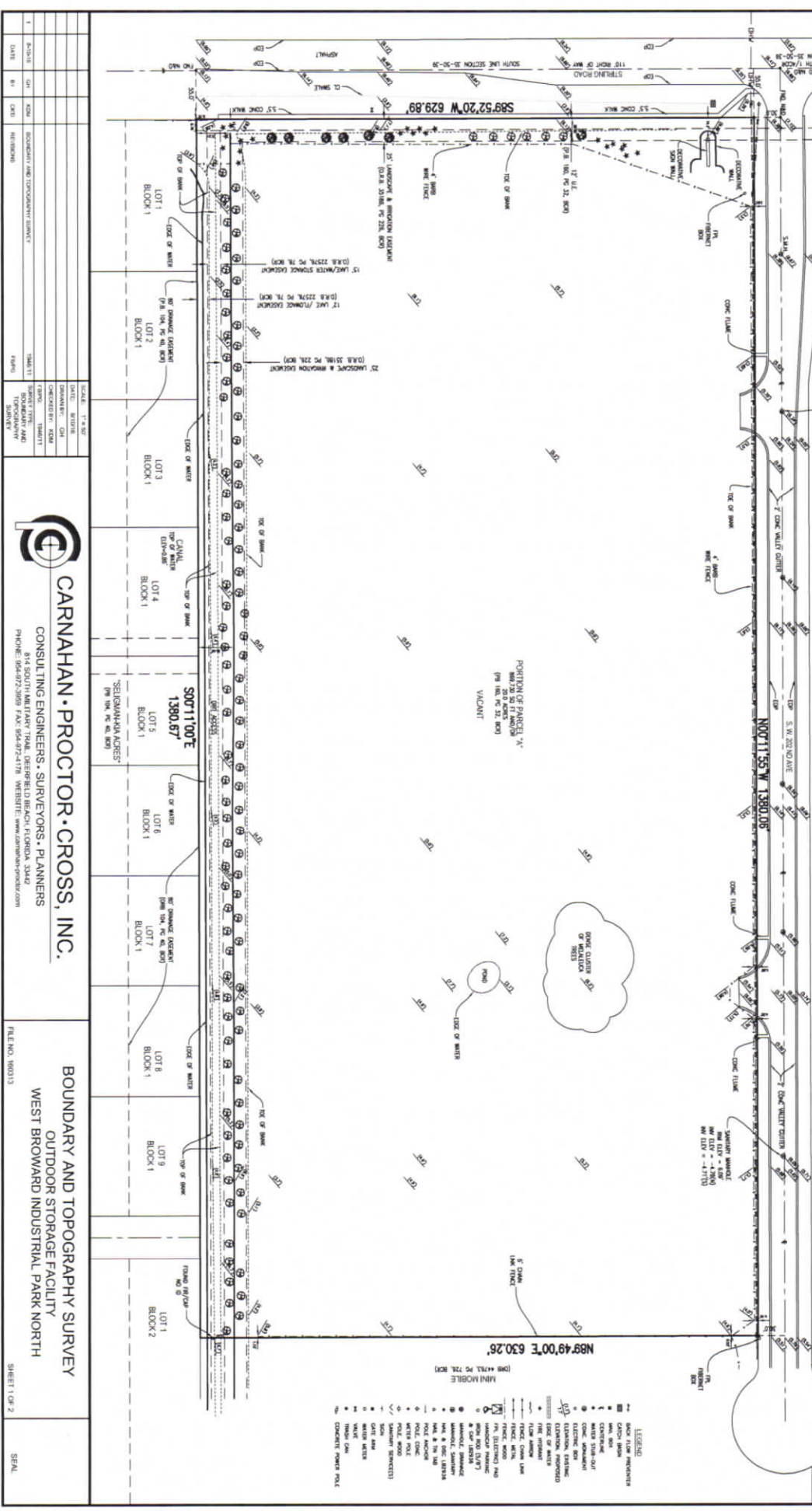
BOUNDARY AND TOPOGRAPHY SURVEY
OUTDOOR STORAGE FACILITY
WEST BROWARD INDUSTRIAL PARK NORTH
SHEET 1 OF 2
SEALED

TREE LIST			
STANDARD	QUANTITY	DESCRIPTION	APPROX.
1	21	1" DBH	100
2	6	2" DBH	100
3	100	3" DBH	100
4	100	4" DBH	100
5	100	5" DBH	100
6	100	6" DBH	100
7	100	7" DBH	100
8	100	8" DBH	100
9	100	9" DBH	100
10	100	10" DBH	100
11	100	11" DBH	100
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97	100	97" DBH	100
98	100	98" DBH	100
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100	100	100" DBH	100

120 TOTAL TREES

BOUNDARY AND TOPOGRAPHY SURVEY A PORTION OF WEST BROWARD INDUSTRIAL PARK NORTH FOR BERGERON PROPERTIES AND INVESTMENT CORPORATION

ABBREVIATIONS	
1" DBH	1" DIAMETER
2" DBH	2" DIAMETER
3" DBH	3" DIAMETER
4" DBH	4" DIAMETER
5" DBH	5" DIAMETER
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99" DBH	99" DIAMETER
100" DBH	100" DIAMETER



1	DATE	BY	CHECKED	REVISIONS	SCALE	7" = 100'
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CARNAHAN • PROCTOR • CROSS, INC.
CONSULTING ENGINEERS, SURVEYORS, PLANNERS
814 SOUTH MILITARY TRAIL, DEERFIELD BEACH, FLORIDA 33442
PHONE: 564-572-3659 FAX: 564-972-4178 WEBSITE: www.carnahan-proctor.com

BOUNDARY AND TOPOGRAPHY SURVEY
OUTDOOR STORAGE FACILITY
WEST BROWARD INDUSTRIAL PARK NORTH
SHEET 1 OF 2
SEAL



CERTIFICATE OF AUTHORIZATION NO. LB 2936

CIVIL ENGINEERING | CONSTRUCTION SERVICES | GEOMATICS

814 SOUTH MILITARY TRAIL, DEERFIELD BEACH, FL 33442

PHONE: (954) 972-3959 FAX: (954) 972-4178

www.carnahan-proctor.com

EXHIBIT "B" SKETCH AND LEGAL DESCRIPTION UTILITY EASEMENT NORTH

DESCRIPTION:

A PORTION OF PARCEL 'A', "WEST BROWARD INDUSTRIAL PARK NORTH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 160, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL 'A'; THENCE SOUTH 89°52'20" WEST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 629.89 FEET; THENCE NORTH 00°11'55" WEST, A DISTANCE OF 914.30 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 00°11'55" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 89°49'00" EAST, A DISTANCE OF 26.23 FEET; THENCE NORTH 00°01'14" WEST, A DISTANCE OF 65.81 FEET; THENCE NORTH 45°00'00" WEST, A DISTANCE OF 37.51 FEET; THENCE NORTH 00°11'55" WEST, A DISTANCE OF 16.34 FEET; THENCE NORTH 89°49'00" EAST, A DISTANCE OF 15.00 FEET; THENCE, SOUTH 00°11'55" EAST, A DISTANCE OF 10.43 FEET; THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 31.99 FEET; THENCE NORTH 89°47'36" EAST, A DISTANCE OF 222.57 FEET; THENCE SOUTH 00°12'24" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°47'36" WEST, A DISTANCE OF 218.71 FEET; THENCE SOUTH 00°01'14" EAST, A DISTANCE OF 70.64 FEET; THENCE SOUTH 89°49'00" WEST, A DISTANCE OF 41.18 FEET TO THE **POINT OF BEGINNING**.

SITUATE AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, CONTAINING 6,787 SQ FT AND/OR 0.156 ACRES, MORE OR LESS.

NOTES:

1. THIS SKETCH IS PROPERTY OF CARNAHAN-PROCTOR-CROSS, INC., AND SHELL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE OF PARCEL 'A', "WEST BROWARD INDUSTRIAL PARK NORTH" (PLAT BOOK 160, PAGE 32, BROWARD COUNTY RECORDS), WHICH BEARS SOUTH 89°52'20" EAST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. THE LANDS SHOWN HEREON ARE SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.
4. THIS SKETCH IS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH. FOR INFORMATION CONCERNING RIGHTS-OF-WAYS, EASEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS OF PUBLIC RECORD, AN APPROPRIATE TITLE VERIFICATION NEED BE OBTAINED.
5. THIS IS NOT A SURVEY.

NOT VALID WITHOUT
SHEETS 1 AND 2

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH AS SHOWN HEREON CONFORMS TO THE APPLICABLE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES, AND ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

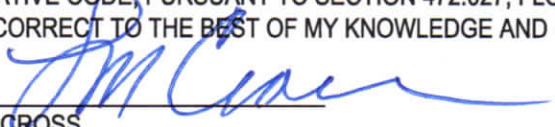

LANDON M. GROSS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS3348

EXHIBIT "B" SKETCH AND LEGAL DESCRIPTION UTILITY EASEMENT NORTH



SCALE: 1"=200'



N00°11'55"W 16.34'
 N45°00'00"W 37.51'
 N00°01'14"W 65.81'
 N89°49'00"E 26.23'
 N00°11'55"W 15.00'

N89°49'00"E 15.00'
 S00°11'55"E 10.43'
 S45°00'00"E 31.99'

N89°47'36"E 222.57'
 S00°12'24"E 20.00'

S89°47'36"W 218.71'

S00°01'14"E 70.64'

S89°49'00"W 41.18'

P.O.B.

PORTION OF PARCEL 'A'

N00°11'55"W 914.30'

P.O.C.
 SE CORNER OF PARCEL 'A'
 P.B. 160, PG. 32, B.C.R.

S89°52'20"W 629.89'

SOUTH LINE PARCEL 'A'

STIRLING ROAD

ABBREVIATION:

CL = CENTERLINE
 B.C.R. = BROWARD COUNTY RECORDS
 P.B. = PLAT BOOK
 PG. = PAGE
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT

NOT VALID WITHOUT
 SHEETS 1 AND 2

PROJECT NO. 160313 UE_N	SCALE: 1" = 200'
BERGERON OUTDOOR STORAGE NORTH	DATE: 3/14/2019
DWG. BY: NI	SKETCH AND DESCRIPTION
CH'D BY: LMC	SHEET 2 OF 2 SHEETS





CERTIFICATE OF AUTHORIZATION NO. LB 2936

CIVIL ENGINEERING | CONSTRUCTION SERVICES | GEOMATICS

814 SOUTH MILITARY TRAIL, DEERFIELD BEACH, FL 33442

PHONE: (954) 972-3959 FAX: (954) 972-4178

www.carnahan-proctor.com

EXHIBIT "B" SKETCH AND LEGAL DESCRIPTION UTILITY EASEMENT SOUTH

DESCRIPTION:

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SITUATE AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, CONTAINING 6,045 SQ FT AND/OR 0.139 ACRES, MORE OR LESS.

NOTES:

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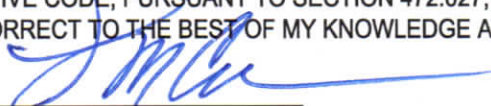
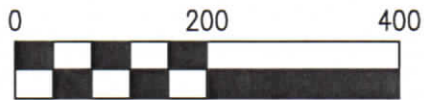
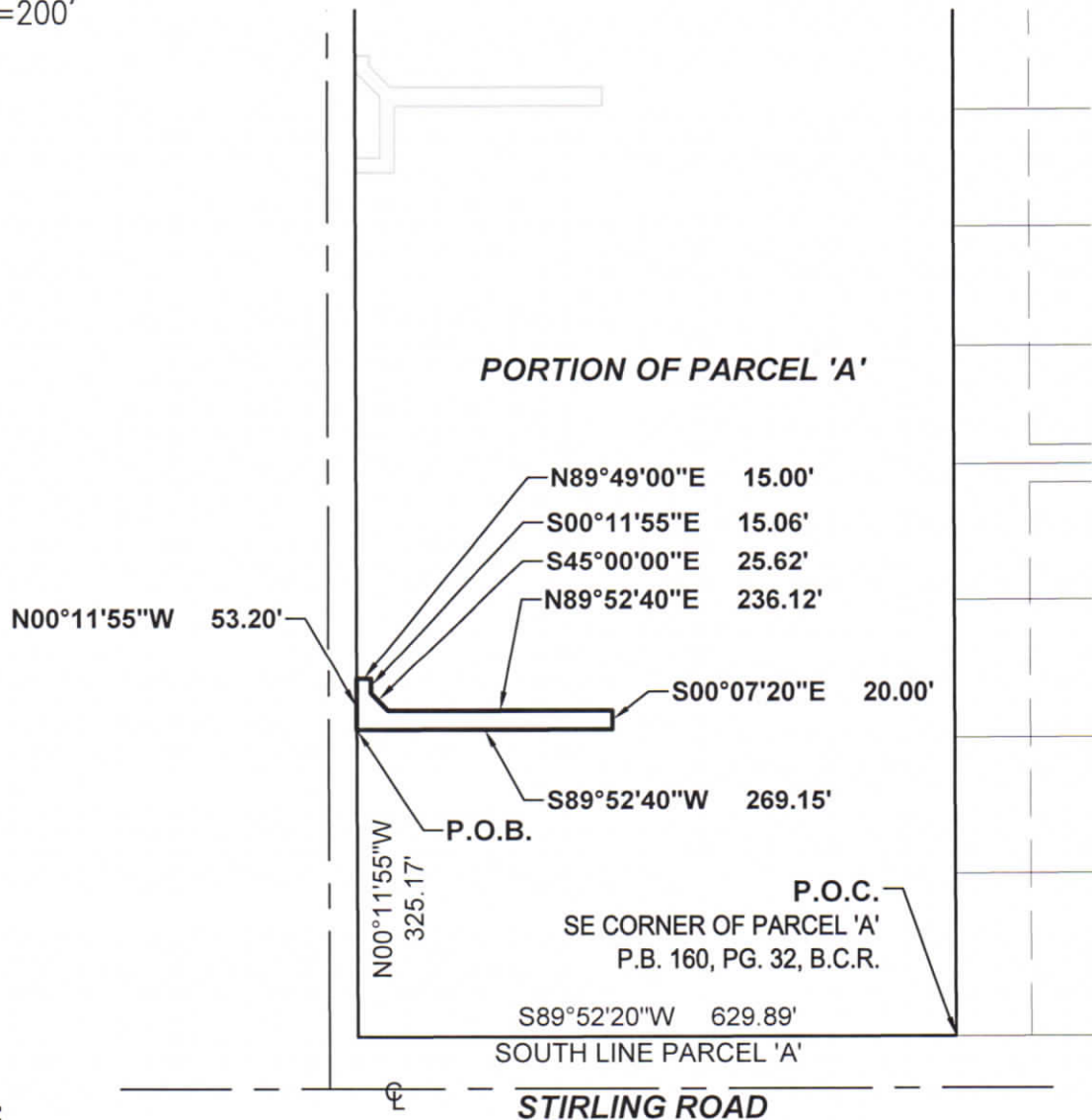

LANDON M. CROSS
PROFESSIONAL SURVEYOR AND MAPPER
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EXHIBIT "B" SKETCH AND LEGAL DESCRIPTION UTILITY EASEMENT SOUTH



SCALE: 1"=200'



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PROJECT NO. 160313 UE_S	SCALE: 1" = 200'
BERGERON OUTDOOR STORAGE NORTH	DATE: 3/14/2019
DWG. BY: NI	SKETCH AND DESCRIPTION
CH'D BY: LMC	SHEET 2 OF 2 SHEETS

