

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 26<sup>th</sup> day of September, ~~2018~~<sup>2019</sup>, ARUBA PEMBROKE INVESTMENT N.V., Inc.  
having an address of 90 COMEN COMMERCIAL RD BOX 14127 N. PALM BEACH FL (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 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: Maria Clara Gueboti  
Print Name: MARIA CLARA GUEBOTI  
Title: President

\_\_\_\_\_  
Witness

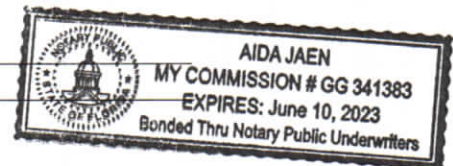
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, MARIA CLARA GUEBOTI as PRESIDENT, of \_\_\_\_\_, the person described in, and who executed the foregoing instrument, personally known to me, or has produced \_\_\_\_\_ 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 26 day of September, ~~2018~~ 2019

\_\_\_\_\_  
Notary Public

My Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_







## 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: (15' WATER EASEMENT)**

A PORTION OF TRACT "A", "PEMBROKE LAKES SECTION FIVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE NORTH 64°30'00" WEST ALONG THE NORTHERLY LINE OF SAID TRACT "A", ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF TAFT STREET (NW 17th STREET) 24.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 25°33'43" WEST 243.34 FEET; THENCE SOUTH 64°26'17" EAST 14.81 FEET; THENCE SOUTH 25°33'43" WEST 15.00 FEET; THENCE NORTH 64°26'17" WEST 14.81 FEET; THENCE SOUTH 25°33'43" WEST 104.72 FEET; THENCE SOUTH 64°26'17" EAST 6.27 FEET; THENCE SOUTH 25°33'43" WEST 15.00 FEET; THENCE NORTH 64°26'17" WEST 6.27 FEET; THENCE SOUTH 25°33'43" WEST 59.66 FEET; THENCE SOUTH 49°40'55" WEST 27.83 FEET; THENCE SOUTH 40°19'05" EAST 15.94 FEET; THENCE SOUTH 49°40'55" WEST 217.32 FEET; THENCE SOUTH 80°55'01" WEST 261.05 FEET; THENCE SOUTH 32°17'49" WEST 26.11 FEET; THENCE SOUTH 76°51'33" WEST ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE 12.60 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "A", ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF NORTH HIATUS ROAD (SW 112th AVENUE), BEING A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE EASTERLY; THENCE NORTHERLY ALONG SAID WESTERLY LINE AND SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1097.00 FEET, A CENTRAL ANGLE OF 00°47'00", FOR AN ARC DISTANCE OF 15.00 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 76°51'33" EAST 6.35 FEET; THENCE NORTH 32°17'49" EAST 26.74 FEET; THENCE NORTH 80°55'01" EAST 29.71 FEET; THENCE NORTH 09°04'59" WEST 126.79 FEET; THENCE NORTH 80°20'25" EAST 100.74 FEET; THENCE SOUTH 09°39'35" EAST 11.56 FEET; THENCE NORTH 80°20'25" EAST 4.15 FEET; THENCE NORTH 25°30'00" EAST 421.64 FEET; THENCE NORTH 64°30'00" WEST 13.00 FEET; THENCE NORTH 25°30'00" EAST 15.00 FEET; THENCE SOUTH 64°30'00" EAST 13.00 FEET; THENCE NORTH 25°30'00" EAST 85.84 FEET; THENCE NORTH 64°30'00" WEST 21.18 FEET; THENCE NORTH 25°30'00" EAST 15.00 FEET; THENCE SOUTH 64°30'00" EAST 220.56 FEET; THENCE NORTH 59°49'41" EAST 12.77 FEET; THENCE SOUTH 64°30'00" EAST 69.47 FEET TO A REFERENCE POINT; THENCE NORTH 25°33'43" EAST 94.50 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY LINE OF TRACT "A" AND SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 64°30'00" EAST ALONG SAID NORTHERLY LINE AND SAID SOUTHERLY RIGHT-OF-WAY LINE 15.00 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT; THENCE SOUTH 25°33'43" WEST 15.00 FEET TO THE POINT OF BEGINNING OF THE LESS-OUT; THENCE CONTINUE SOUTH 25°33'43" WEST 101.86 FEET; THENCE NORTH 64°30'53" WEST 148.40 FEET; THENCE SOUTH 25°29'07" WEST 15.00 FEET; THENCE SOUTH 64°30'53" EAST 148.38 FEET; THENCE SOUTH 25°33'43" WEST 208.15 FEET; THENCE SOUTH 49°40'55" WEST 252.75 FEET; THENCE SOUTH 80°55'01" WEST 218.93 FEET; THENCE NORTH 09°04'59" WEST 111.94 FEET; THENCE NORTH 80°20'25" EAST 55.02 FEET; THENCE SOUTH 09°39'35" EAST 11.56 FEET; THENCE NORTH 80°20'25" EAST 42.80 FEET; THENCE NORTH 25°30'00" EAST 530.26 FEET; THENCE SOUTH 64°30'00" EAST 192.30 FEET; THENCE NORTH 59°49'41" EAST 12.77 FEET; THENCE SOUTH 64°30'00" EAST 61.53 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT SITUATE, LYING, AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, AND CONTAINING 33,944 SQUARE FEET, MORE OR LESS.

**FILE: HAWKINS CONSTRUCTION****SCALE: N/A****DRAWN: L.S.****ORDER NO.: 66128****DATE: 6/20/19****15' WATER EASEMENT****PEMBROKE PINES, BROWARD COUNTY, FLORIDA****FOR: PUBLIX AT VILLAGE SQUARE****SHEET 1 OF 4**THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 THROUGH 4,  
INCLUSIVE

☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136  
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
STATE OF FLORIDA





SKETCH AND LEGAL DESCRIPTION

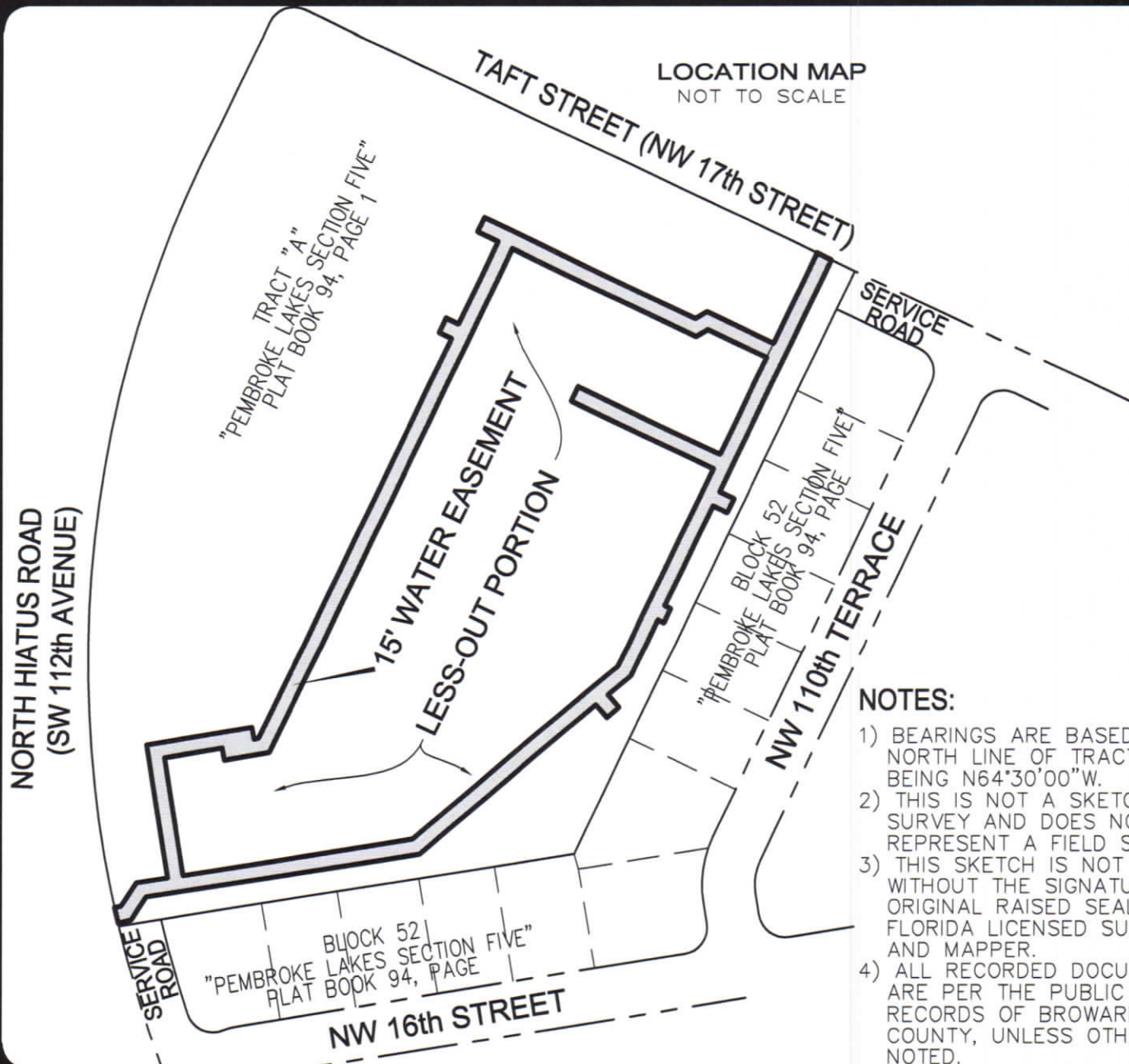
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**NOTES:**

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF TRACT "A", BEING N64°30'00"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.
- 4) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, UNLESS OTHERWISE NOTED.

FILE: HAWKINS CONSTRUCTION

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 66128

DATE: 6/20/19

15' WATER EASEMENT

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: PUBLIX AT VILLAGE SQUARE

SHEET 2 OF 4

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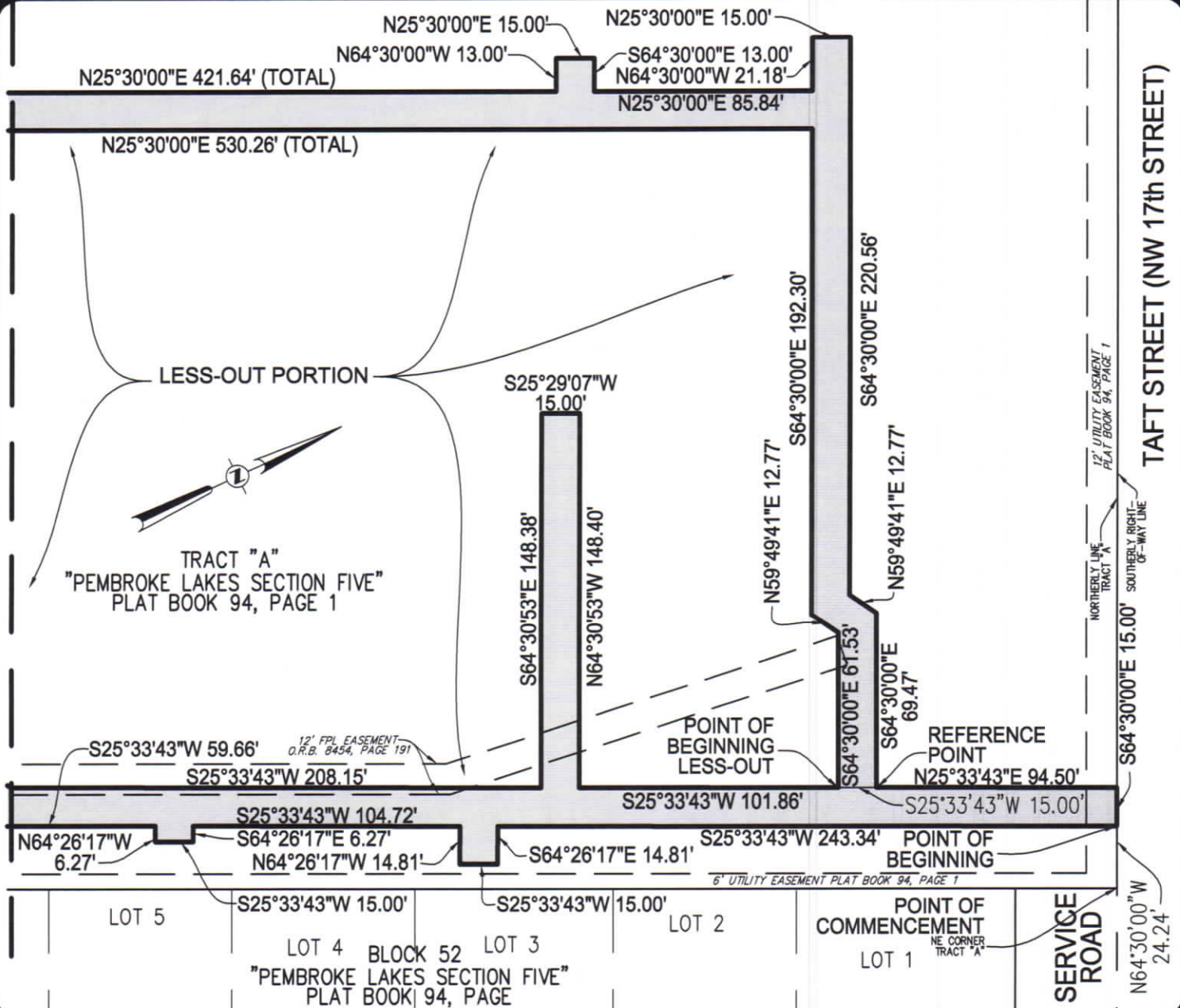
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FILE: HAWKINS CONSTRUCTION

SCALE: 1"=60'

DRAWN: L.S.

ORDER NO.: 66128

DATE: 6/20/19

15' WATER EASEMENT

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: PUBLIX AT VILLAGE SQUARE

SHEET 3 OF 4

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## LEGEND:

FPL FLORIDA POWER & LIGHT COMPANY  
O.R.B. OFFICIAL RECORDS BOOK





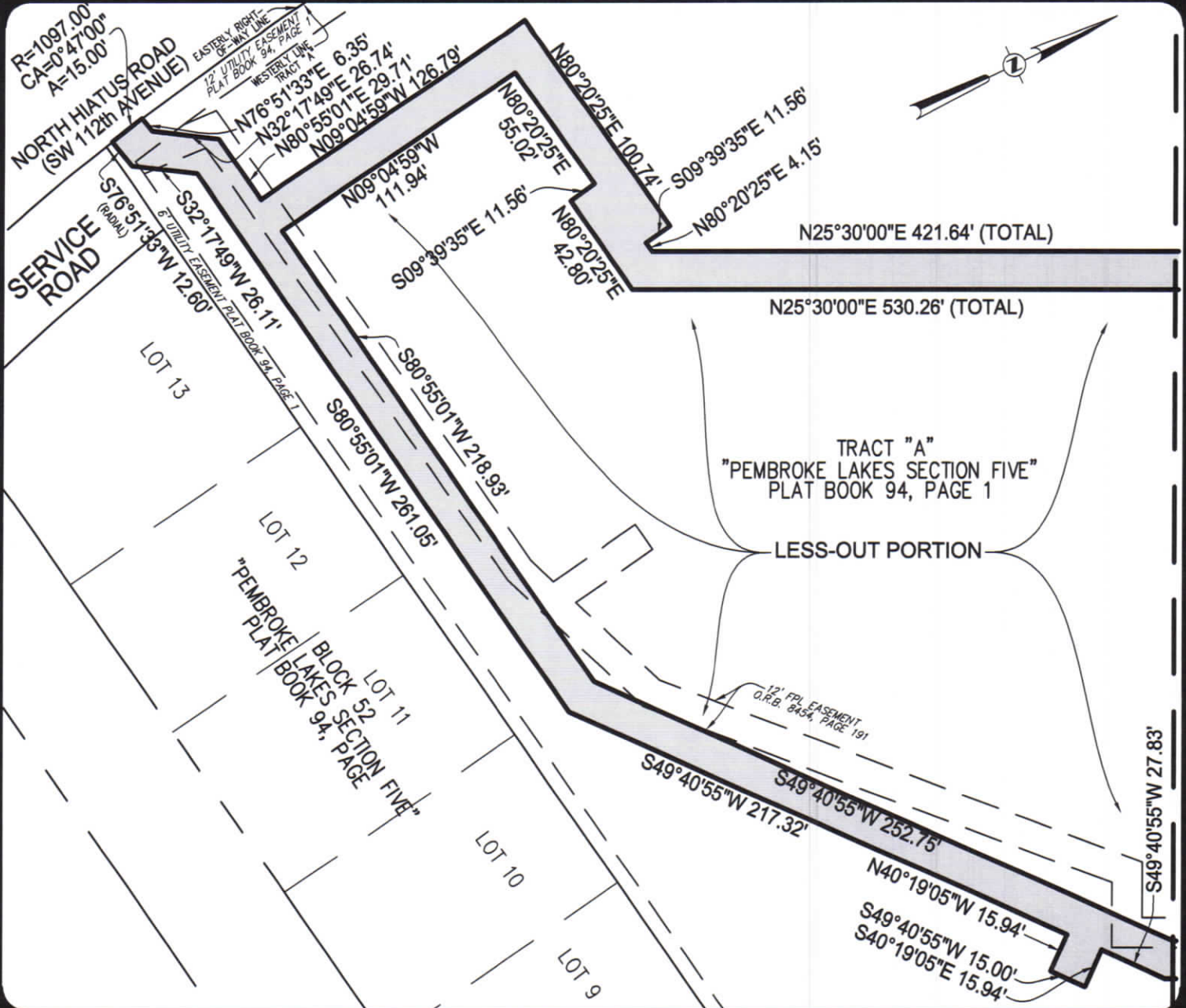
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15' WATER EASEMENT

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: PUBLIX AT VILLAGE SQUARE

SHEET 4 OF 4

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## LEGEND:

FPL	FLORIDA POWER & LIGHT COMPANY
O.R.B.	OFFICIAL RECORDS BOOK
R	RADIUS
CA	CENTRAL ANGLE
A	ARC LENGTH