

City of Pembroke Pines

EASEMENT DEDICATION

On this 3rd day of November, 2016
having an address of RD Pembroke Apartments LLC 10700 City Center Blvd, Florida 33025

(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 GUANTEE, 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 formalities as this document.

GRANTEE shall record this document in the Public Records of Broward County, Florida.

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

Presulla Kwas

Witness

Jaqueline Albresne Perez

Jon Paul Perez

STATE OF FLORIDA
COUNTY OF BROWARD

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

Jon Paul Perez

known to be the person described in and who executed the foregoing instrument and
✓ acknowledged before me that ✓ executed the same.

WITNESS my hand and official seal at Broward County, Florida, this 3rd day of November,
20 16.

My Commission Expires: 11/12/2019

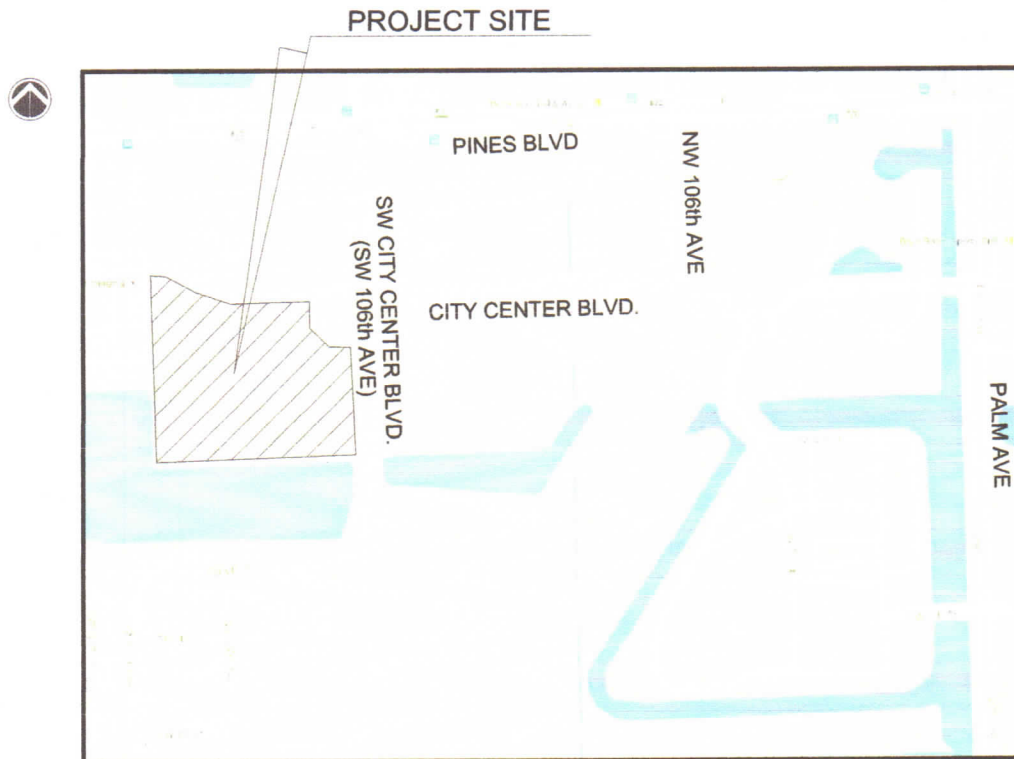


Vanessa Olcese
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF935785
Expires 11/12/2019

Vanessa Olcese
Notary Public

EXHIBIT "A"
WATER EASEMENT
CITY CENTER APARTMENTS
10700 CITY CENTER BLVD., PEMBROKE PINES, FL. 33026
OWNER: RD PEMBROKE APARTMENTS, L.L.C.

SKETCH AND LEGAL DESCRIPTION
FOLIO #: 5141-18-28-0011



LOCATION MAP

A PORTION OF SECTION 18, TOWNSHIP 51 SOUTH, RANGE 41 EAST
MIAMI-DADE COUNTY, FLORIDA.
SCALE = N.T.S.

WATER EASEMENT (WWS)
SKETCH AND LEGAL DESCRIPTION

10700 CITY CENTER BLVD.,
PEMBROKE PINES, FL. 33026

MPG TECHNICAL GROUP CORP.
CERTIFICATE OF AUTH. # LB-6932

908 S.W. 141st Avenue, Miami, Florida 33184
Ph. (305) 559-9043 Fax. (305)559-8914

Job #: 160518

Date: OCT./2016

Scale: AS SHOWN

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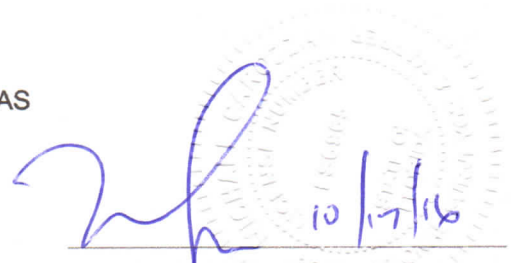
SURVEYORS NOTES

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
2. NORTH ARROW DIRECTION AND BEARING SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF N87°49'48"E, ALONG THE CENTERLINE PINES BLVD. (STATE ROAD 820), ALSO KNOWN AS THE NORTHERLY LINE, SOUTH 1/2, SECTION 18-51-41.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SKETCH & LEGAL THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
5. NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE IS ANY CONFLICT EXISTING OR ARISING OUT OF THE CREATION OF THE EASEMENTS, RIGHT-OF-WAYS, PARCEL DESCRIPTIONS, OR ANY OTHER TYPE OF ENCUMBRANCES THAT THE HEREIN DESCRIBED LEGAL MAY BE UTILIZED FOR.
6. ONE SHEET IS NOT VALID WITHOUT OTHERS OR IF THE SET IS INCOMPLETE.
7. THE VERTICAL CLEARANCE OF THIS EASEMENT IS 25.0 FEET.
8. THIS EASEMENT IS A CLOSED GEOMETRIC FIGURE.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE SKETCH AND LEGAL DESCRIPTION OF THE PROPERTY DESCRIBED HEREON, WAS PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYOR AND MAPPERS IN CHAPTER 5J-17.50 THROUGH 5J-17.52 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.


MICHAEL CAROZZA, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, No. 6965

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EASEMENT LEGAL DESCRIPTION

A portion of Parcel "A" in "PEMBROKE PINES CITY CENTER", according to the Plat thereof, as recorded in Plat Book 176, Page 89, Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the Northwest Corner, SW 1/4, Section 18, Township 51 South, Range 41 East; thence run N87°49'48"E along the centerline of Pines Blvd. also known as the Northerly Line, South 1/2 of said Section 18 for a distance of 2095.65 to a point that intersects with the Westerly prolongation of the Property Line of aforementioned Parcel "A"; thence run S02°10'12"E along the Westerly prolongation of the Property Line of said Parcel "A" for a distance of 578.00 feet to its intersection with the arc of a circular curve to the right; concave to the Southwest, a radial line to said point bears N01°32'12"E, thence Southeasterly along the arc of said curve, said arc having a radius of 222.62 feet, through a central angle of 5°45'24" for an arc distance of 22.37 feet to the **POINT OF BEGINNING** of a 15 foot wide Water Easement, lying 7.50 feet on each side of the following described centerline (Shortening or Extending the side line thereof, so as to create a continuous strip of land, unless otherwise noted); thence continue S02°10'12"E for a distance of 96.60 feet to a **Designated Point "A"**; thence continue S02°10'12"E for a distance 58.78 feet to a point; thence run S58°31'50"E for a distance of 114.95 feet to a **Designated Point "B"**; thence continue S58°31'50"E for a distance 20.26 feet to a point; thence run S06°06'06"E for a distance of 52.17 feet to a **Designated Point "C"**; thence run S87°33'30"W for a distance of 14.31 feet to a point; thence run S43°50'41"W for a distance of 17.48 feet to a point; thence run S02°12'59"E for a distance of 41.63 feet to a point; thence run S49°09'02"W for a distance of 24.69 feet to a **Designated Point "I"**; thence continue S49°09'02"W for a distance of 20.12 feet to a point; thence run S86°48'17"W for a distance of 36.78 feet to a point; thence run S43°21'34"W for a distance of 20.57 feet to a **Designated Point "J"**; thence continue S43°21'34"W for a distance of 18.52 feet to a point; thence run S02°04'16"E for a distance of 322.25 feet to a point; thence run S48°03'13"E for a distance of 43.67 feet to a point; thence run N87°34'15"E for a distance of 18.32 feet to a **Designated Point "K"**; thence continue N87°34'15"E for a distance of 360.33 feet to a **Designated Point "L"**; thence continue N87°34'15"E for a distance of 352.75 feet to a **Designated Point "M"**; thence continue N87°34'15"E for a distance of 23.39 feet to a **POINT OF TERMINATION**, where that point lands on the Westerly Right-of-Way Line of SW 106th Avenue.

AND;

Beginning at the aforementioned **Designated Point "A"** also known as the Point of Beginning of a 36 foot wide Water Easement, lying 18.00 feet on each side of the following described centerline (Shortening or Extending the side line thereof, so as to create a continuous strip of land); thence run N87°49'48"E for a distance of 15.25 feet to a **Point of Termination "A"**.

Beginning at the aforementioned **Designated Point "B"**; thence run N28°08'30"E for a distance of 16.15 feet to a **Point of Termination "B"**.

Beginning at the aforementioned **Designated Point "C"**; thence run N87°33'30"E for a distance of 70.17 feet to a **Designated Point "D"**; thence continue N87°33'30"E for a distance of 199.70 feet to a **Designated Point "E"**; thence continue N87°33'30"E for a distance of 164.98 feet to a point; thence run S49°58'59"E for a distance of 20.81 to a **Designated Point "F"**; thence continue S49°58'59"E for a distance of 134.42 feet to a **Designated Point "G"**; thence continue S49°58'59"E for a distance of 23.25 feet to a point; thence run N87°24'02"E for a

continue next page...

WATER EASEMENT (WWS)
SKETCH AND LEGAL DESCRIPTION

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PEMBROKE PINES, FL. 33026

MPG TECHNICAL GROUP CORP.

CERTIFICATE OF AUTH. # LB-6932

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Ph. (305) 559-9043 Fax. (305)559-8914

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EASEMENT LEGAL DESCRIPTION

distance of 40.55 feet to a **Designated Point "H"**; thence continue N87°24'02"E for a distance of 22.07 feet to a **Point of Termination"C"**, where that point lands on the Westerly Right-of-Way Line of SW 106th Avenue.

Beginning at the aforementioned **Designated Point "D"**; thence run N04°35'11"E for a distance of 33.50 feet to a **Point of Termination"D"**.

Beginning at the aforementioned **Designated Point "E"** also known as the Point of Beginning of a 20 foot wide Water Easement, lying 10.00 feet on each side of the following described centerline (Shortening or Extending the side line thereof, so as to create a continuous strip of land); thence run N00°07'47"E for a distance of 47.50 feet to a **Point of Termination"E"**.

Beginning at the aforementioned **Designated Point "F"** also known as the Point of Beginning of a 20 foot wide Water Easement, lying 10.00 feet on each side of the following described centerline (Shortening or Extending the side line thereof, so as to create a continuous strip of land); thence run S40°01'01"W for a distance of 12.65 feet to a **Point of Termination"F"**.

Beginning at the aforementioned **Designated Point "G"** also known as the Point of Beginning of a 34.50 foot wide Water Easement, lying 17.25 feet on each side of the following described centerline (Shortening or Extending the side line thereof, so as to create a continuous strip of land); thence run S38°36'20"W for a distance of 13.50 feet to a **Point of Termination"G"**.

Beginning at the aforementioned **Designated Point "H"**; thence run N00°00'00"E for a distance of 21.50 feet to a **Point of Termination"H"**.

Beginning at the aforementioned **Designated Point "I"** also known as the Point of Beginning of a 33 foot wide Water Easement, lying 16.50 feet on each side of the following described centerline (Shortening or Extending the side line thereof, so as to create a continuous strip of land); thence run S45°19'13"E for a distance of 40.00 feet to a **Point of Termination"I"**.

Beginning at the aforementioned **Designated Point "J"**; thence run S45°24'28"E for a distance of 21.75 feet to a **Point of Termination"J"**.

Beginning at the aforementioned **Designated Point "K"**; thence run N02°42'26"W for a distance of 16.75 feet to a **Point of Termination"K"**.

Beginning at the aforementioned **Designated Point "L"**; thence run N02°31'17"W for a distance of 18.00 feet to a **Point of Termination"L"**.

Beginning at the aforementioned **Designated Point "M"**; thence run N00°59'13"W for a distance of 16.51 feet to a **Point of Termination"M"**, where that point lands on the Westerly Right-of-Way Line of SW 106th Avenue.

All of the above land situated, being and lying in Broward County, Florida, and containing 38,806.18 Square Feet and/or 0.89 acres Acres more or less.

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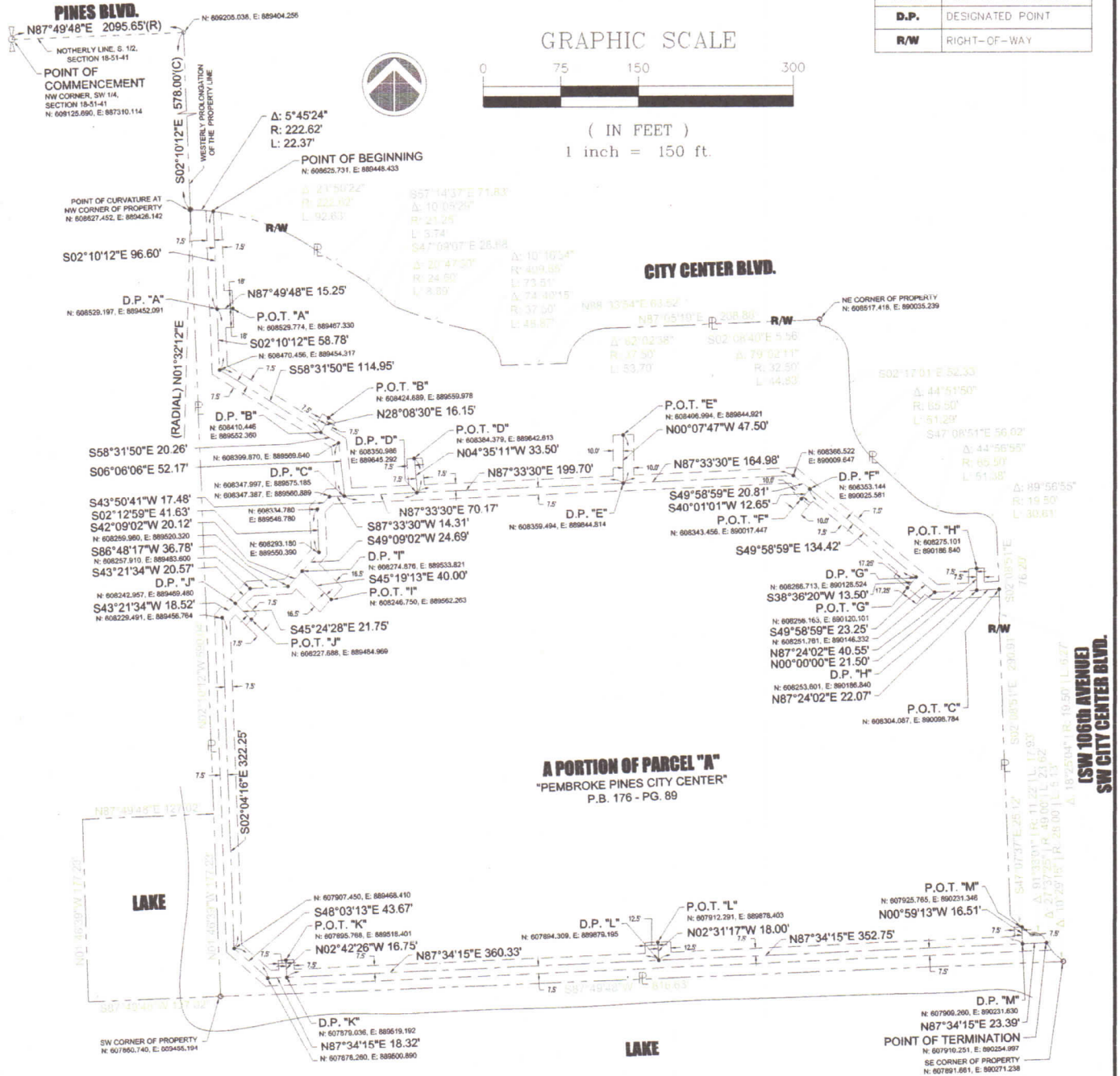
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

ABBREVIATIONS

SYMBOL	DEFINITION
	CENTERLINE
	PROPERTY LINE
N.T.S.	NOT TO SCALE
P.O.T.	POINT OF TERMINATION
D.P.	DESIGNATED POINT
R/W	RIGHT-OF-WAY



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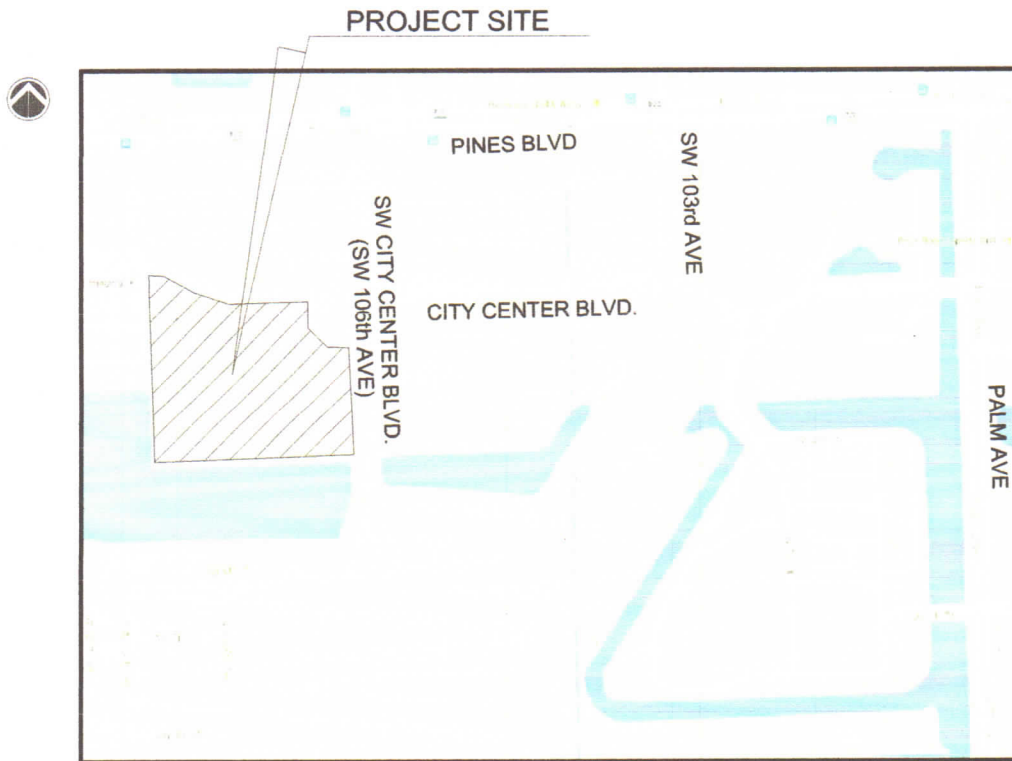
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EXHIBIT "A"
SEWER EASEMENT
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OWNER: RD PEMBROKE APARTMENTS, L.L.C.

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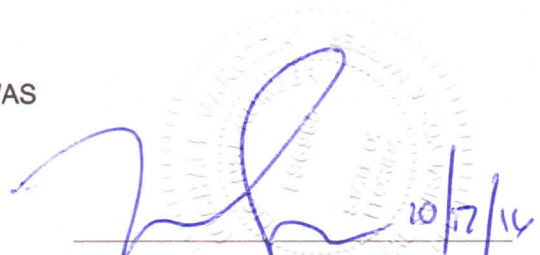
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