

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 11<sup>th</sup> day of November, 2019, Bergeron Park of Commerce South Family Limited Partnership, (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)*



## EXHIBIT "A"

### LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", "BERGERON PARK OF COMMERCE SOUTH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170 AT PAGES 167 THROUGH 171 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND PORTIONS OF SYLVAN PASS AND REPUBLIC PASS AS SHOWN ON SAID PLAT AND ABANDONED PER OFFICIAL RECORDS BOOK 36344 AT PAGE 1021 OF SAID PUBLIC RECORDS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

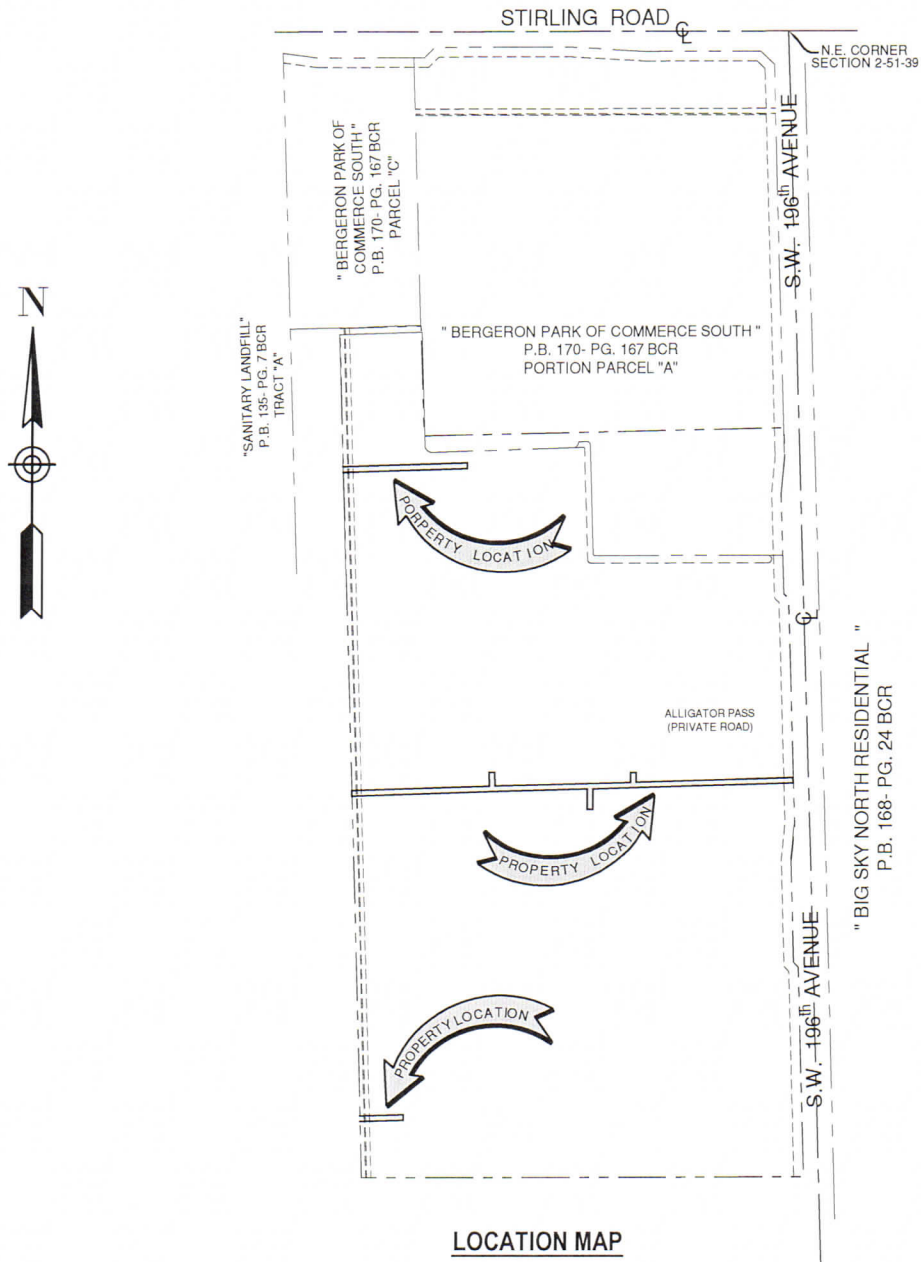
BEGINNING AT THE SOUTHWEST CORNER OF PARCEL C OF SAID PLAT; THENCE NORTH 88°14'21" EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 340.86 FEET; THENCE NORTH 01°45'39" WEST, A DISTANCE OF 702.00 FEET; THENCE NORTH 89°52'20" EAST, A DISTANCE OF 28.09 FEET; THENCE NORTH 44°52'20" EAST, A DISTANCE OF 38.18 FEET; THENCE NORTH 89°52'20" EAST, A DISTANCE OF 349.82 FEET; THENCE SOUTH 86°41'39" EAST, A DISTANCE OF 200.36 FEET; THENCE NORTH 89°52'20" EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 45°56'41" EAST, A DISTANCE OF 48.80 FEET (THE LAST EIGHT DESCRIBED COURSES BEING COINCIDENT WITH THE NORTH LINE OF SAID PARCEL "A"); THENCE SOUTH 01°45'41" EAST, A DISTANCE OF 1018.15 FEET; THENCE SOUTH 05°04'53" WEST, A DISTANCE OF 100.72 FEET (THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH THE EAST LINE OF SAID PARCEL "A"); THENCE SOUTH 01°45'41" EAST, ALONG SAID EAST LINE AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 268.04 FEET; THENCE SOUTH 45°56'41" EAST, A DISTANCE OF 17.22 FEET; THENCE SOUTH 01°45'41" EAST, A DISTANCE OF 585.50 FEET; THENCE SOUTH 05°04'53" WEST, A DISTANCE OF 100.72 FEET (THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE EAST LINE OF SAID PARCEL "A"); THENCE SOUTH 01°45'41" EAST, ALONG SAID EAST LINE AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 268.04 FEET; THENCE SOUTH 45°56'41" EAST, A DISTANCE OF 17.22 FEET; THENCE SOUTH 01°45'41" EAST, A DISTANCE OF 546.28 FEET; THENCE SOUTH 89°53'08" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1280.40 FEET; THENCE NORTH 01°45'39" WEST, ALONG SAID WEST LINE, A DISTANCE OF 2217.72 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, AND CONTAIN 80.789 ACRES, MORE OR LESS.

# EXHIBIT "B"

## 15 FEET WATER EASEMENT

### BERGERON PARK OF COMMERCE SOUTH OUTDOOR STORAGE SOUTH



*Julio Quintana*  
5-13-19  
JULIO QUINTANA P.S.M.  
PROFESSIONAL SURVEYOR & MAPPER.  
STATE OF FLORIDA REG. No. 6214

\*LOCATION MAP\*

Project Name: BERGERON PARK OF COMMERCE SOUTH OUTDOOR STORAGE SOUTH	
WATER EASEMENT	THE CITY OF PEMBROKE PINES
IWR:	
Drawn by: M.I.	Scale: AS SHOWN
Approved by: J.A.Q.	Date: 05/13/2019



TRANSAMERICA, ESM INC. •  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
L.B. #8018  
7971 N.W. 186th TERRACE MIAMI FLORIDA 33015  
OFFICE: (305) 829-8600  
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Quintana\_J@Transamericasurvey.com

SHEET

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Sheet 1 OF 4

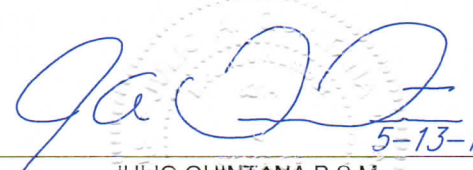
**EXHIBIT "A"**  
**15 FEET WATER EASEMENT**  
**BERGERON PARK OF COMMERCE SOUTH OUTDOOR STORAGE SOUTH**

**SURVEYOR'S NOTES:**

- 1)-THIS IS NOT A BOUNDARY SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
- 2)-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.
- 3)-THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SKETCH & LEGAL THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4)-BASES OF BEARING (S01°45'41"E) EAST LINE N.E. 1/4 OF SEC.02-51-39.
- 5)-THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREIN IS BASED ON THE INFORMATION SHOWN ON PLAT BOOK 170 PAGE 167 BERGERON PARK OF COMMERCE SOUTH
- 6)-NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE ARE 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.
- 7)-THE VERTICAL CLEARANCE OF THIS EASEMENT IS 25.00 FEET.

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT AND WAS MADE UNDER MY DIRECT SUPERVISION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THRU 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO CHAPTER 472.027, FLORIDA STATUTE. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

  
5-13-19  
JULIO QUINTANA P.S.M.  
PROFESSIONAL SURVEYOR & MAPPER.  
STATE OF FLORIDA REG. No. 6214

\*SKETCH TO ACCOMPANY LEGAL DESCRIPTION.\*

Project Name: BERGERON PARK OF COMMERCE SOUTH OUTDOOR STORAGE SOUTH	
WATER EASEMENT	THE CITY OF PEMBROKE PINES
IWR:	
Drawn by: M.I.	Scale: AS SHOWN
Approved by: J.A.Q.	Date: 05/13/2019

**TA**

TRANSAMERICA, ESM INC.●  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
L.B.#8018  
7971 N.W. 186<sup>TH</sup> TERRACE MIAMI FLORIDA 33015  
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Quintana\_J@Transamericasurvey.com

**SHEET**

**2**

Sheet 2 OF 4

# EXHIBIT "A"

## 15 FEET WATER EASEMENT

### BERGERON PARK OF COMMERCE SOUTH OUTDOOR STORAGE SOUTH

**LEGAL DESCRIPTION:**

A strip of a 15 foot Easement for maintenance and installation of Utilities, within the Boundaries of Parcel "A ", "BERGERON PARK OF COMMERCE SOUTH ", according to the plat thereof, as recorded in Plat Book 170, at Page 167, of the Public Records, of Broward County, Florida, being more particularly described as follows:

COMMENCING at the intersection of the Centerlines of Stirling Road and S.W. 196th Avenue. Said intersection also being the N.E. corner of Section 2, Township 51 South, Range 39 East, in Broward County, Florida; thence S1°45'41"E along the centerline of said S.W. 196th Avenue a distance of 1110.44 feet to a point; thence S88°14'19"W, a distance of 867.40 feet; to the POINT OF BEGINNING of the above mentioned Centerline; thence S88°15'06"W, a distance of 324.45 feet a point of Terminus.

AND

COMMENCING at the intersection of the Centerlines of Stirling Road and S.W. 196th Avenue. Said intersection also being the N.E. corner of Section 2, Township 51 South, Range 39 East, in Broward County, Florida; thence S01°45'41"E along the centerline of said S.W. 196th Avenue a distance of 1957.47 feet to a point; thence S88°14'19"W, a distance of 40.00 feet; to the POINT OF BEGINNING of the above mentioned Centerline; thence S88°12'49"W, a distance of 417.85 feet to reference POINT "A"; thence S88°27'42"W, a distance of 113.26 feet to reference POINT "B"; thence S88°27'42"W, a distance of 254.86 feet to reference POINT "C"; thence S88°01'57"W, a distance of 365.90 feet to a point of Terminus.

TOGETHER

BEGINNING at the aforementioned POINT "A", thence N1°07'59"W, a distance of 33.44 feet to a point of terminus.

TOGETHER WITH:

BEGINNING at the aforementioned POINT "B", thence S0°11'15"E, a distance of 61.08 feet to a point of terminus.

TOGETHER WITH:


BEGINNING at the aforementioned POINT "C", thence N0°58'07"W, a distance of 44.65 feet to a point of terminus.

AND


COMMENCING at the intersection of the Centerlines of Stirling Road and S.W. 196th Avenue. Said intersection also being the N.E. corner of Section 2, Township 51 South, Range 39 East, in Broward County, Florida; thence S01°45'41"E along the centerline of said S.W. 196th Avenue a distance of 2810.52 feet to a point; thence S88°14'19"W a distance of 1077.93 feet; to the POINT OF BEGINNING of the above mentioned Centerline; thence S88°33'47"W, a distance of 113.96 feet a point of Terminus.

Containing: 25,604.10 Square feet.

An Easement 15 feet in width lying 7.50 feet on each side of the following described centerline. The sides of said Easement shall be lengthened or shortened as necessary in order to maintain a continuous strip of land 15-feet in width along route described.

  
 5-13-19  
 JULIO QUINTANA P.S.M.  
 PROFESSIONAL SURVEYOR & MAPPER.  
 STATE OF FLORIDA REG. No. 6214

\*SKETCH TO ACCOMPANY LEGAL DESCRIPTION.\*

Project Name: BERGERON PARK OF COMMERCE SOUTH OUTDOOR STORAGE SOUTH		 <p> <b>TRANSAMERICA, ESM INC.</b>            PROFESSIONAL LAND SURVEYOR AND MAPPER            L.B. #8018            7971 N.W. 186<sup>th</sup> TERRACE MIAMI FLORIDA 33015            OFFICE: (305) 829-8600            MOBILE: (786) 402-4475            E-MAIL: QUINTANA_J@COMCAST.NET            Transamericasurvey.com            Quintana_J@Transamericasurvey.com         </p>	<b>SHEET</b>  <div style="font-size: 2em; text-align: center;">3</div> Sheet 3 OF 4
WATER EASEMENT	THE CITY OF PEMBROKE PINES		
IWR:			
Drawn by: M.I.	Scale: AS SHOWN		
Approved by: J.A.Q.	Date: 05/13/2019		

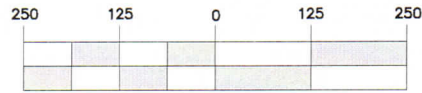
# EXHIBIT "A"

## 15 FEET WATER EASEMENT

### BERGERON PARK OF COMMERCE SOUTH

### OUTDOOR STORAGE SOUTH

P.O.C.  
N.E. CORNER  
SECTION 2-51-39  
STIRLING ROAD

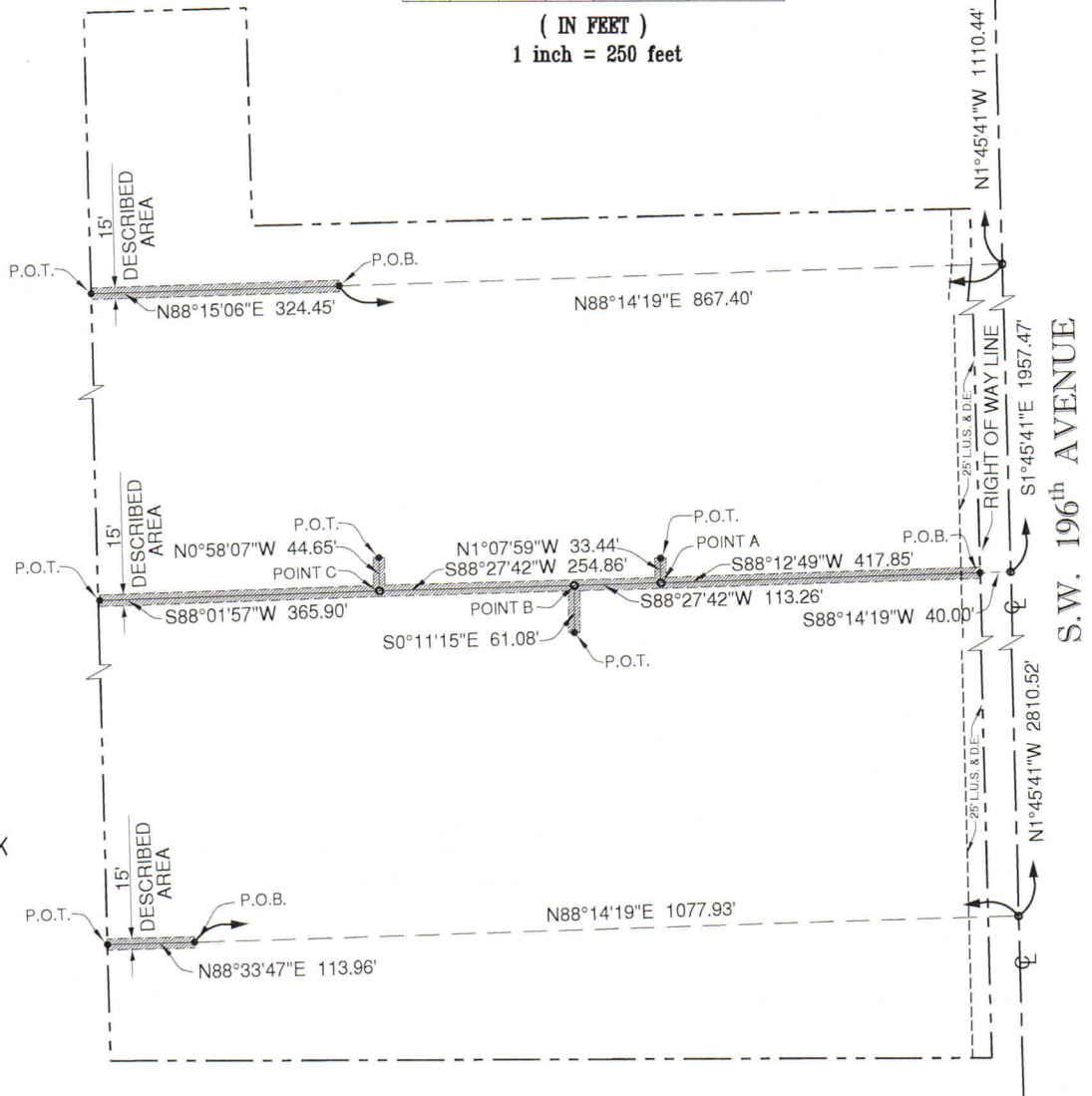


( IN FEET )  
1 inch = 250 feet



#### LEGEND/ABBREVIATION:

P.B. ....PLAT BOOK  
PG. ....PAGE  
P.O.C. ....REF. POINT OF COMMENCE  
P.O.B. ....REF. POINT OF BEGINNING  
P.O.T. ....REF. POINT OF TERMINATION  
C/L .....CENTERLINE  
EASM'T .....EASEMENT  
U.E.....UTILITY EASEMENT  
D.E.....DRAINAGE EASEMENT  
LE.....LANDSCAPE EASEMENT  
L.U.S.....LANDSCAPE, UTILITY, SIDEWALK



*Julio Quintana*  
5-13-19

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Project Name: BERGERON PARK OF COMMERCE SOUTH OUTDOOR STORAGE SOUTH	
WATER EASEMENT	THE CITY OF PEMBROKE PINES
IWR:	
Drawn by: M.I.	Scale: AS SHOWN
Approved by: J.A.Q.	Date: 05/13/2019

**TA**

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L.B.#2018  
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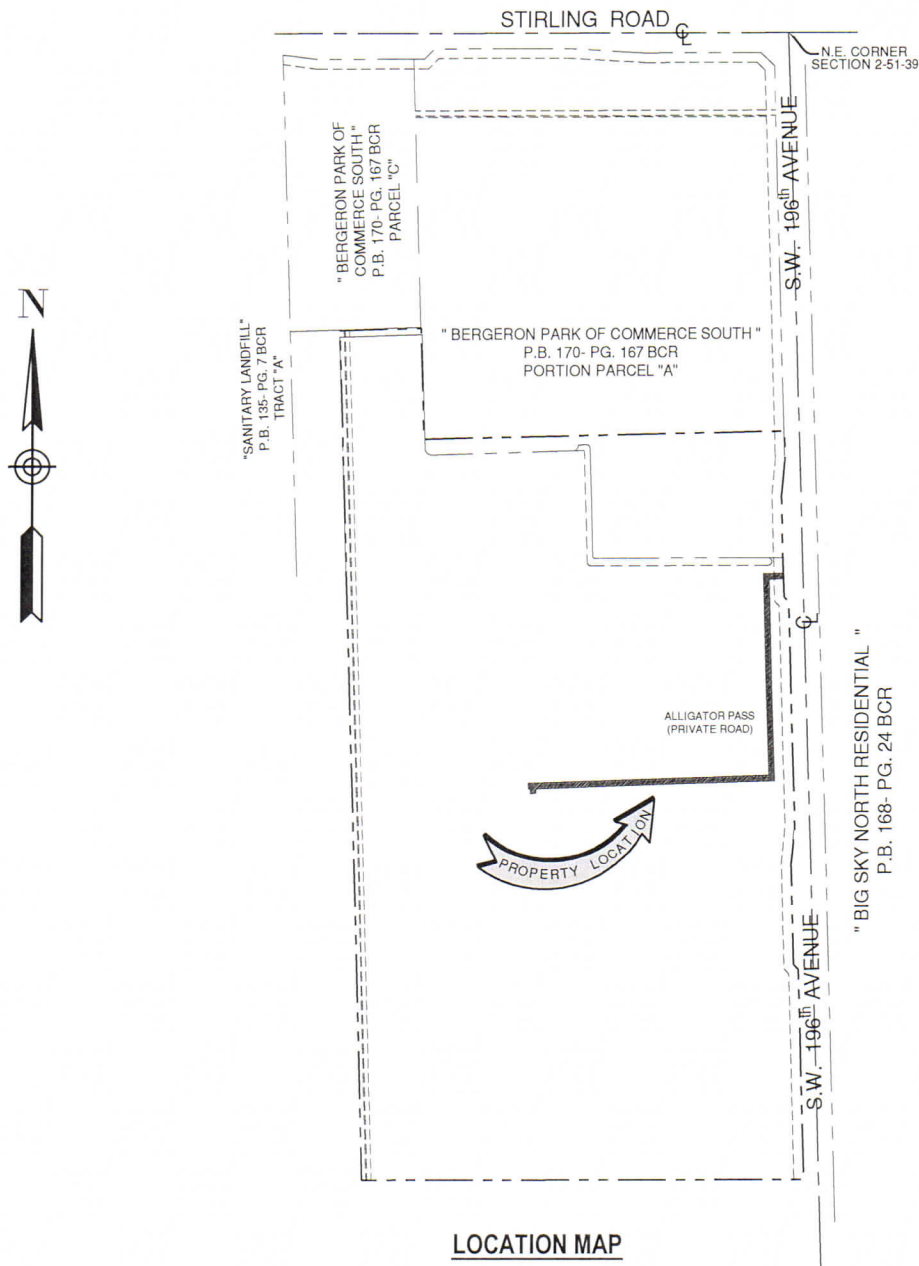
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Sheet 4 OF 4

# EXHIBIT "B"

## 15 FEET SEWER EASEMENT

### BERGERON PARK OF COMMERCE SOUTH OUTDOOR STORAGE SOUTH



#### LOCATION MAP

BERGERON PARK OF COMMERCE SOUTH  
OUTDOOR STORAGE SOUTH  
SECTION 02, TOWNSHIP 51 SOUTH, RANGE 39 EAST,  
PEMBROKE PINE, FLORIDA  
(NOT TO SCALE)

*Julio Quintana*  
5-13-19  
JULIO QUINTANA P.S.M.  
PROFESSIONAL SURVEYOR & MAPPER.  
STATE OF FLORIDA REG. No. 6214

\*LOCATION MAP\*

Project Name: BERGERON PARK OF COMMERCE SOUTH OUTDOOR STORAGE SOUTH	
SEWER EASEMENT	THE CITY OF PEMBROKE PINES
IWR:	
Drawn by: M.I.	Scale: AS SHOWN
Approved by: J.A.Q.	Date: 05/13/2019

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**SHEET**

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Sheet 1 OF 4

# EXHIBIT "B"

## 15 FEET SEWER EASEMENT

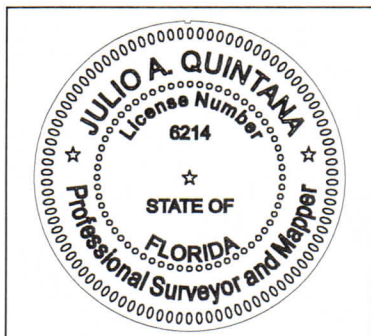
### BERGERON PARK OF COMMERCE SOUTH OUTDOOR STORAGE SOUTH

#### SURVEYOR'S NOTES:

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- 5)-THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREIN IS BASED ON THE INFORMATION SHOWN ON PLAT BOOK 170 PAGE 167 BERGERON PARK OF COMMERCE SOUTH
- 6)-NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE ARE 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.
- 7)-THE VERTICAL CLEARANCE OF THIS EASEMENT IS 25.00 FEET.

#### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT AND WAS MADE UNDER MY DIRECT SUPERVISION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THRU 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO CHAPTER 472.027, FLORIDA STATUTE. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.



This item has been electronically signed and seal by Julio Quintana, P.S.M. on May 13<sup>th</sup>, 2019, using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PROFESSIONAL LAND SURVEYOR AND MAPPER  
License Business No. 8018

*Julio A. Quintana*  
5-13-19  
JULIO QUINTANA P.S.M.  
PROFESSIONAL SURVEYOR & MAPPER.  
STATE OF FLORIDA REG. No. 6214

\*SKETCH TO ACCOMPANY LEGAL DESCRIPTION.\*

Project Name: BERGERON PARK OF COMMERCE SOUTH OUTDOOR STORAGE SOUTH	
SEWER EASEMENT	THE CITY OF PEMBROKE PINES
IWR:	
Drawn by: M.I.	Scale: AS SHOWN
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SHEET

**2**

Sheet 2 OF 4

# EXHIBIT "B"

## 15 FEET SEWER EASEMENT

### BERGERON PARK OF COMMERCE SOUTH OUTDOOR STORAGE SOUTH

**LEGAL DESCRIPTION:**

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COMMENCING at the intersection of the Centerlines of Stirling Road and S.W. 196th Avenue. Said intersection also being the N.E. corner of Section 2, Township 51 South, Range 39 East, in Broward County, Florida; thence S1°45'41"E along the centerline of said S.W. 196th Avenue a distance of 1418.33 feet to a point; thence S88°14'19"W, a distance of 52.00 feet; to the POINT OF BEGINNING of the above mentioned Centerline; thence S89°21'16"W, a distance of 43.93 feet; thence S1°31'06" E, a distance of 266.92 feet; thence S1°59'43"E, a distance of 260.02 feet; thence S88°11'06"W, a distance of 351.59 feet; thence S88°08'52"W, a distance of 282.50 feet to a point of Terminus.

TOGETHER

BEGINNING at the aforementioned POINT "A", thence S1°51'08"E, a distance of 18.97 feet to a point of terminus.

Containing: 18,074.37 Square feet.

An Easement 15 feet in width lying 7.50 feet on each side of the following described centerline. The sides of said Easement shall be lengthened or shortened as necessary in order to maintain a continuous strip of land 15-feet in width along route described.

  
 5-13-19  
 JULIO QUINTANA P.S.M.  
 PROFESSIONAL SURVEYOR & MAPPER.  
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\*SKETCH TO ACCOMPANY LEGAL DESCRIPTION.\*

Project Name: BERGERON PARK OF COMMERCE SOUTH OUTDOOR STORAGE SOUTH	
SEWER EASEMENT	THE CITY OF PEMBROKE PINES
IWR:	
Drawn by: M.I.	Scale: AS SHOWN
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**SHEET**

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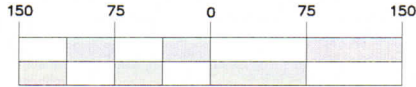
Sheet 3 OF 4

# EXHIBIT "B"

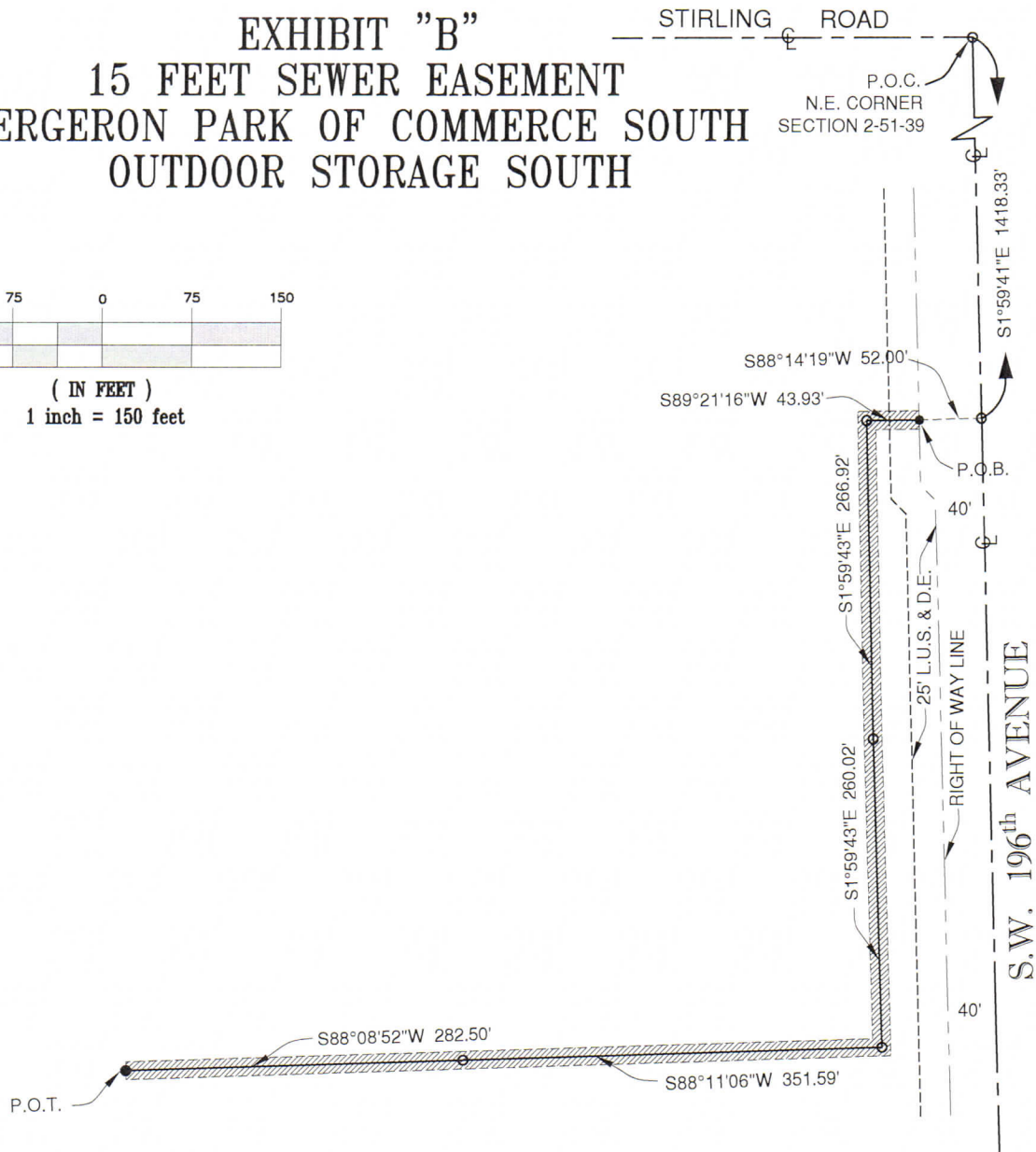
## 15 FEET SEWER EASEMENT

### BERGERON PARK OF COMMERCE SOUTH

### OUTDOOR STORAGE SOUTH



( IN FEET )  
1 inch = 150 feet



#### LEGEND/ABBREVIATION:

P.B. ....PLAT BOOK  
PG. ....PAGE  
P.O.C. ....REF. POINT OF COMMENCE  
P.O.B. ....REF. POINT OF BEGINNING  
P.O.T. ....REF. POINT OF TERMINATION  
C/L .....CENTERLINE  
EASM'T .....EASEMENT  
U.E.....UTILITY EASEMENT  
D.E.....DRAINAGE EASEMENT  
L.E.....LANDSCAPE EASEMENT  
L.U.S.....LANDSCAPE, UTILITY, SIDEWALK

*Julio Quintana*  
5-13-19

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\*SKETCH TO ACCOMPANY LEGAL DESCRIPTION.\*

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SEWER EASEMENT	THE CITY OF PEMBROKE PINES
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SHEET

4

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