

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 8th day of January, 2020, Douglas Gardens V, Ltd., a Florida limited partnership, having an address of 5200 Northeast 2nd Avenue, Miami, FL, 33137 (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 ground lessee 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") pursuant to that certain Subsublease between Florida Pathways, Inc. and Douglas Gardens V, Ltd. ("Subsublease").

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") during the term of the Subsublease.

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 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.

GRANTOR:

Signed, sealed and delivered in
Presence of us:



Odelaissy Hero
(print name)



Johanna Suarez
(print name)

Douglas Gardens V, Ltd., a Florida
limited partnership

By: MJHS Douglas, LLC, a Florida
limited liability company, its general
partner,

By: Douglas Gardens Senior Housing,
Inc., a Florida not-for-profit
corporation, its sole member

By: 

Robert J. Becht, Treasurer

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Robert J. Becht, as Treasurer of Douglas Gardens Senior Housing, Inc., a Florida not-for-profit corporation, as sole member of MJHS Douglas, LLC, a Florida limited liability company, as general partner of Douglas Gardens V, Ltd., a Florida limited partnership, the person described in, and who executed the foregoing instrument, personally known to me, or has produced _____ as identification, and he acknowledged before me that he executed the same as such officer on behalf of the corporation, the company and the limited partnership 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 8th day of January, 2020.



Notary Public



My Commission No.: _____

My Commission Expires: _____

Exhibit A

LEGAL DESCRIPTION:

A PORTION OF TRACT "A", PATHWAYS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 152, ON PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "A", THENCE NORTH 87°47'13" EAST ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 622.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 87°47'13" EAST ALONG SAID NORTH LINE, A DISTANCE OF 40.00 FEET TO AN INTERSECTION WITH A LINE BEING 662.28 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID TRACT "A"; THENCE SOUTH 02°08'42" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 139.00 FEET TO AN INTERSECTION WITH A LINE BEING 139.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE; THENCE NORTH 87°47'13" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 347.00 FEET TO AN INTERSECTION WITH A LINE BEING 257.81 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT "A"; THENCE SOUTH 02°08'42" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 395.00 FEET TO AN INTERSECTION WITH A LINE BEING 534.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE; THENCE SOUTH 87°47'13" WEST ALONG SAID PARALLEL LINE; A DISTANCE OF 337.00 FEET TO AN INTERSECTION WITH A LINE BEING 594.81 FEET WEST OF AND PARALLEL WITH SAID EAST LINE; THENCE NORTH 02°08'42" WEST ALONG SAID PARALLEL LINE 40.00 FEET TO AN INTERSECTION WITH A LINE BEING 494.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE; THENCE SOUTH 87°47'13" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH A LINE BEING 622.28 FEET EAST OF AND PARALLEL WITH SAID WEST LINE; THENCE NORTH 02°08'42" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 494.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA CONTAINING 156,425 SQUARE FEET (3.591 ACRES) MORE OR LESS.

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 87°47'13" EAST ALONG THE NORTH LINE OF TRACT "A", PATHWAYS, AS RECORDED IN PLAT BOOK 152, ON PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON MAY 31, 2016 MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA

SKETCH & DESCRIPTION PARCEL A-1B

A PORTION OF TRACT "A", PATHWAYS,
P.B. 152, PG. 15, B.C.R.

CITY OF PEMBROKE PINES BROWARD COUNTY FLORIDA

KEITH
& ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPAHO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 1 OF 2
DRAWING NO. 09492.00 PARCEL A-1B-SKD.dwg

DATE 5/31/16

SCALE N/A

FIELD BK. N/A

DWNG. BY S.M.

CHK. BY A.M.L.

DATE	REVISIONS
01/10/20	UPDATE CERTIFICATION

DATE	REVISIONS

Exhibit B

SKETCH & DESCRIPTION
UTILITY EASEMENT
A PORTION OF TRACT "A"
(P.B. 152, PG. 15, B.C.R.)
CITY OF PEMBROKE PINES

SURVEYOR'S NOTES:

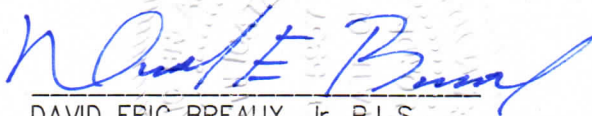
1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to the plat, PATHWAYS, based on the north line of Tract A having a bearing of N87°47'13"E
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.O.T. = Point of Termination.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 8/27/19

NOT VALID WITHOUT
SHEETS 1 THRU 4


DAVID ERIC BREAU, Jr., P.L.S.
Florida Registration No. 5957
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

REVISIONS



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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JOB #: **10723-3**

SCALE: -----

DATE: 08/202019

BY: J.S.B.

CHECKED: D.E.B.

F.B. PG.

SHEET: **1 OF 4**

SKETCH & DESCRIPTION
UTILITY EASEMENT
A PORTION OF TRACT "A"
(P.B. 152, PG. 15, B.C.R.)
CITY OF PEMBROKE PINES

NOT VALID WITHOUT
SHEETS 1 THRU 4

LAND DESCRIPTION:

A portion of Tract "A", PATHWAYS, according to the plat thereof, as recorded in Plat Book 152, Page 15, of the Public Records of Broward County, Florida, described as follows:

A 15.00 foot strip of land for a Utility Easement being 7.50 feet on each side of the following described centerline:

Commence at the northwest corner of said Tract "A"; thence N87°47'13"E along the north line of said Tract "A", a distance of 622.28 feet; thence S02°08'42"E, 159.01 feet to the **Point Of Beginning** of said centerline; thence N89°20'03"E, 7.50 feet; thence S02°08'42"E, 38.01 feet; thence N87°46'15"E, 62.69 feet to a point hereinafter referred to as **Reference Point 'A'**; thence S01°53'22"E, 16.79 feet to the **Point Of Termination** of said centerline.

TOGETHER WITH:

A 15.00 foot strip of land being 7.50 feet on each side of the following described centerline:

Begin at the aforementioned **Reference Point 'A'**; thence N87°46'15"E, 114.60 feet to a point hereinafter referred to as **Reference Point 'B'**; thence S04°02'02"E, 30.30 feet to the **Point Of Termination** of said centerline.

TOGETHER WITH:

A 15.00 foot strip of land being 7.50 feet on each side of the following described centerline:

Begin at the aforementioned **Reference Point 'B'**; thence N87°46'15"E, 142.11 feet to a point hereinafter referred to as **Reference Point 'C'**; thence N02°18'40"W, 17.74 feet; thence N88°21'11"E, 60.15 feet to the **Point Of Termination** of said centerline.

TOGETHER WITH:

A 15.00 foot strip of land being 7.50 feet on each side of the following described centerline:

Begin at the aforementioned **Reference Point 'C'**; thence S02°18'40"E, 21.22 feet to a point hereinafter referred to as **Reference Point 'D'**; thence N89°33'01"W, 18.08 feet to the **Point Of Termination** of said centerline.

TOGETHER WITH:

A 15.00 foot strip of land being 7.50 feet on each side of the following described centerline:

Begin at the aforementioned **Reference Point 'D'**; thence S02°18'40"E, 237.81 feet to a point hereinafter referred to as **Reference Point 'E'**; thence continue S02°18'40"E, 77.84 feet to the **Point Of Termination** of said centerline.

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JOB #: **10723-3**

SCALE: _____

DATE: **08/20/2019**

BY: **J.S.B.**

CHECKED: **D.E.B.**

F.B. **PG.**

SHEET: **2 OF 4**

SKETCH & DESCRIPTION
UTILITY EASEMENT
A PORTION OF TRACT "A"
(P.B. 152, PG. 15, B.C.R.)
CITY OF PEMBROKE PINES

LAND DESCRIPTION CONTINUED:

A 15.00 foot strip of land being 7.50 feet on each side of the following described centerline:

Begin at the aforementioned **Reference Point 'E'**; thence N87°54'34"E, 59.35 feet to the **Point Of Termination** of said centerline.

TOGETHER WITH:

A 15.00 foot strip of land being 7.50 feet on each side of the following described centerline:

Begin at the aforementioned **Reference Point 'E'**; thence S87°54'34"W, 18.22' to a point hereinafter referred to as **Reference Point 'F'** thence N00°19'34"W, 21.98 feet to the **Point Of Termination** of said centerline.

TOGETHER WITH:

A 15.00 foot strip of land being 7.50 feet on each side of the following described centerline:

Begin at the aforementioned **Reference Point 'F'**; thence S87°54'34"W, 305.43 feet to a point hereinafter referred as **Reference Point 'G'**, thence continue S87°54'34"W, 4.00 feet to the **Point Of Termination** of said centerline.

TOGETHER WITH:

A 8.00 foot strip of land being 4.00 feet on each side of the following described centerline:

Begin at the aforementioned **Reference Point 'G'**; thence N02°08'42"W, 17.28 feet to the **Point Of Termination** of said centerline.

Side lines of said description will extend or shorten to form a continuous strip of land.

Said lands situate and being in the City of Pembroke Pines, Broward County, Florida.

NOT VALID WITHOUT
SHEETS 1 THRU 4

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JOB #: 10723-3

SCALE: -----

DATE: 08/20/2019

BY: J.S.B.

CHECKED: D.E.B.

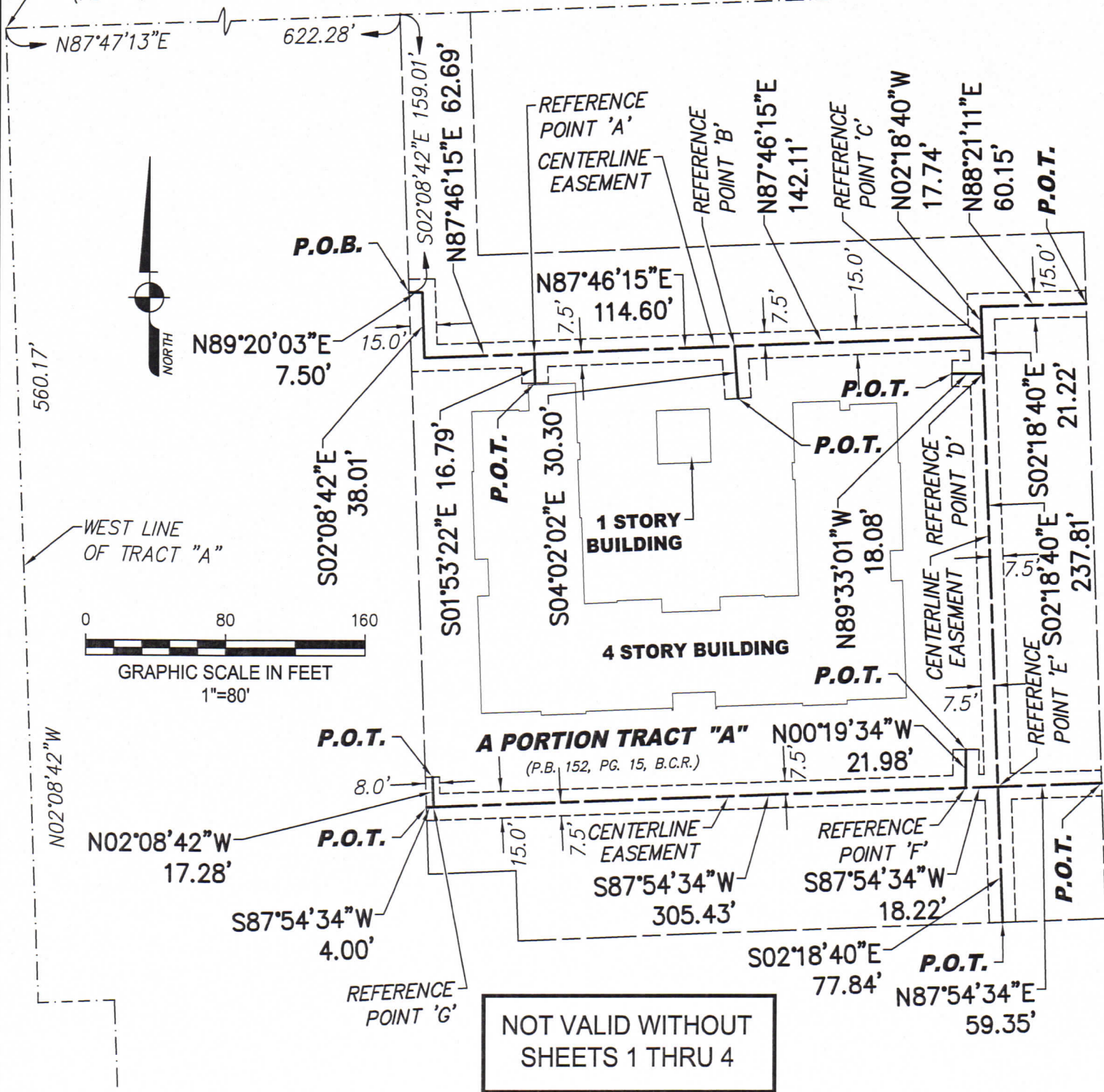
F.B. PG.

SHEET: 3 OF 4

A PORTION OF TRACT "A"
(P.B. 152, PG. 15, B.C.R.)
CITY OF PEMBROKE PINES

N.W. CORNER TRACT "A"
(P.B. 152, PG. 15, B.C.R.)

-NORTH LINE
OF TRACT "A"
(BEARING BASIS)



REVISIONS



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JOB #: 10723-3

SCALE: 1" = 80'

DATE: 08/20/2019

BY: J.S.B.

CHECKED: D.E.B.

F.B.	PG.
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SHEET: 4 OF 4

Lauren Deutch

From: Leonard Collins
Sent: Monday, December 9, 2019 10:50 AM
To: Lauren Deutch
Subject: Fwd: 20191206 RE: Subsublease 2628-01-01 - Douglas Gardens V, Ltd. / City of Pembroke Pines

Begin forwarded message:

From: "Padgett, Jimmie" <Jimmie.Padgett@myflfamilies.com>
Date: December 6, 2019 at 2:46:41 PM EST
To: Leonard Collins <Leonard.Collins@nelsonmullins.com>, "Wygodski, Avikam" <Avikam.Wygodski@myflfamilies.com>
Subject: 20191206 RE: Subsublease 2628-01-01 - Douglas Gardens V, Ltd. / City of Pembroke Pines

Leonard,

DCF does not have an issue with pathways giving the City and easement for access to their utilities located between the new facility and the canal.

Thanks.

Jimmie Padgett

Government Operations Consultant 2
FL Department of Children & Families
General Services,
Office of Design & Construction
1317 Winewood Blvd., Build. # 3, Room 205 F
Tallahassee FL 32399
(850) 717-4303

From: Leonard Collins <Leonard.Collins@nelsonmullins.com>
Sent: Tuesday, October 15, 2019 9:47 AM
To: Wygodski, Avikam <Avikam.Wygodski@myflfamilies.com>; Padgett, Jimmie <Jimmie.Padgett@myflfamilies.com>
Subject: Subsublease 2628-01-01 - Douglas Gardens V, Ltd. / City of Pembroke Pines

CAUTION: This email originated from outside of the Department of Children and Families. Whether you know the sender or not, do not click links or open attachments you were not expecting.

Dear Avi and Jimmie,