

BILL OF SALE ABSOLUTE

KNOW ALL MEN BY THESE PRESENTS, that PEMBROKE 145 OFFICE, LLC, with a business address of 1776 Peachtree Street, NW, Suite 100, Atlanta, GA 30309, party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to be paid by the CITY OF PEMBROKE PINES, a municipal corporation of the State of Florida, located at 601 City Center Way, Pembroke Pines, Florida, 33025, party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered and by these presents does grant, bargain, sell, transfer and deliver unto the said party of the second part, its successors and assigns, the following goods and chattels:

All of the WATER AND SEWER IMPROVEMENTS; together with all appurtenances attached thereto, which lie within the Public Rights-of-Way or within easements provided for same, copies of which are attached hereto as Exhibit "A" and Exhibit "B", in the subdivision of the Edison located at 1200 SW 145th Avenue, Pembroke Pines, Florida 33027.

All of the above further described in "As-Built" Plans as depicted in Exhibit "A" and Exhibit "B" attached hereto and quantities and costs breakdown which is attached hereto as Exhibit "C".

TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns forever.

The party of the first part does covenant to and with the party of the second part, its successors and assigns, that it is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that it has good right to sell the same aforesaid, and that it will warrant and defend the sale of the said property, goods and chattels hereby made, unto the said party of the second party's successors and assigns against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27 day of


January 2020.

Signed, sealed and delivered in
Presence of us:

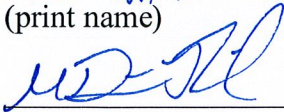
PEMBROKE 145 OFFICE, LLC a
Delaware limited liability company

BY: MEZZ PEMBROKE 145, LLC,
a Delaware limited liability
company, its sole member

BY: TG PEMBROKE, LLC, a
Georgia limited liability
company, its sole member.



TYLER WAKEFIELD
(print name)



M. Dominic Reincker
(print name)

BY: 
J. Bradford Smith, Manager

STATE OF GEORGIA

COUNTY OF COBB

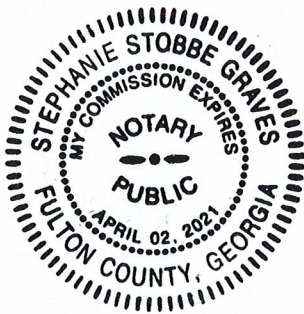
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, J. Bradford Smith, in his capacity as a duly appointed, qualified, and acting manager of TG PEMBROKE, LLC, a Georgia limited liability company, in its capacity as the sole member of MEZZ PEMBROKE 145, LLC, a Delaware limited liability company, in its capacity as the sole member OF PEMBROKE 145 OFFICE, LLC, a Delaware limited liability company, 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 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 27 day of January, 2019.


Notary Public

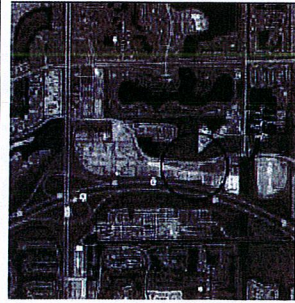
My Commission No.: NA
My Commission Expires: Apr. 02, 2021

My Commission Expires: Apr 02, 2021



THE EDISON PEMBROKE PINES
SEWER AS-BUILT

SECTION 22 - TOWNSHIP 51 SOUTH - RANGE 40 EAST



Location Map

LOCATION MAP
N.T.S.

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY: MARCH 23, 2019.

1. The date of completion of original field survey was on

SECTION 2) GENERAL DESCRIPTION OF THE SURVEY AREA:

LEGAL DESCRIPTION:

TRACT ONE

ALL OF PARCEL A-2, ACCORDING TO THE AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT, AS RECORDED IN INSTRUMENT #11420888, AMENDING PARCEL 'A' OF "DUKE PEMBROKE A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGES 142-145, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 'A'; THENCE NORTH 80°00'00" WEST, ALONG THE SOUTHWEST CORNER OF SAID PARCEL 'A' FOR A DISTANCE OF 493.55 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE WEST WHOSE CENTER BEARS NORTH 81°42'35" WEST FROM SAID POINT; THENCE NORTHERLY ALONG SAID ARC HAVING A RADIUS OF 7874.44 FEET AND A CENTRAL ANGLE OF 04°03'13", AN ARC DISTANCE OF 557.11 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 85°14'28" EAST A DISTANCE OF 213.60 FEET; THENCE NORTH 57°53'21" EAST A DISTANCE OF 30.00 FEET; THENCE SOUTH 85°14'28" EAST A DISTANCE OF 37.67 FEET; THENCE NORTH 04°45'32" EAST A DISTANCE OF 7.07 FEET; THENCE SOUTH 85°14'28" EAST A DISTANCE OF 201.19 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE WEST WHOSE CENTER BEARS NORTH 85°54'19" WEST FROM SAID POINT; THENCE SOUTHERLY ALONG SAID ARC HAVING A RADIUS OF 8351.19 FEET AND A CENTRAL ANGLE OF 03°03'15", AN ARC DISTANCE OF 445.16 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 92°59'59" EAST A DISTANCE OF 41.57 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE WEST WHOSE CENTER BEARS NORTH 82°24'42" WEST FROM SAID POINT; THENCE NORTHERLY ALONG SAID ARC HAVING A RADIUS OF 8563.19 FEET AND A CENTRAL ANGLE OF 00°22'53", AN ARC DISTANCE OF 55.65 FEET TO THE POINT OF BEGINNING.

TRACT TWO:

ALL OF PARCEL 'A', "DUKE PEMBROKE B", ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 179, PAGES 100-101, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TRACT THREE:

NON-EXCLUSIVE EASEMENT TOGETHER WITH AND FOR THE BENEFIT OF TRACTS ONE AND TWO FOR THE USE OF COMMON AREA, AS DEFINED AND CREATED IN THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PEMBROKE POINT, DATED AS OF FEBRUARY 18, 2009 BY DUKE REALTY LIMITED PARTNERSHIP, A LIMITED LIABILITY PARTNERSHIP, HAVING ITS OFFICE AND PRINCIPAL PLACE OF BUSINESS AT 11151 72ND AVENUE, SUITE 248, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TRACT FOUR:

NON-EXCLUSIVE EASEMENT TOGETHER WITH AND FOR THE BENEFIT OF TRACT ONE, AS DEFINED AND GRANTED IN THE EASEMENT AGREEMENT, DATED AS OF MAY 1, 2009 BY DUKE REALTY LIMITED PARTNERSHIP, A LIMITED LIABILITY PARTNERSHIP, HAVING ITS OFFICE AND PRINCIPAL PLACE OF BUSINESS AT 11151 72ND AVENUE, SUITE 248, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND SITUATED IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, AND CONTAIN 24.58 ACRES.

SW 145TH AVENUE, PEMBROKE PINES, FLORIDA

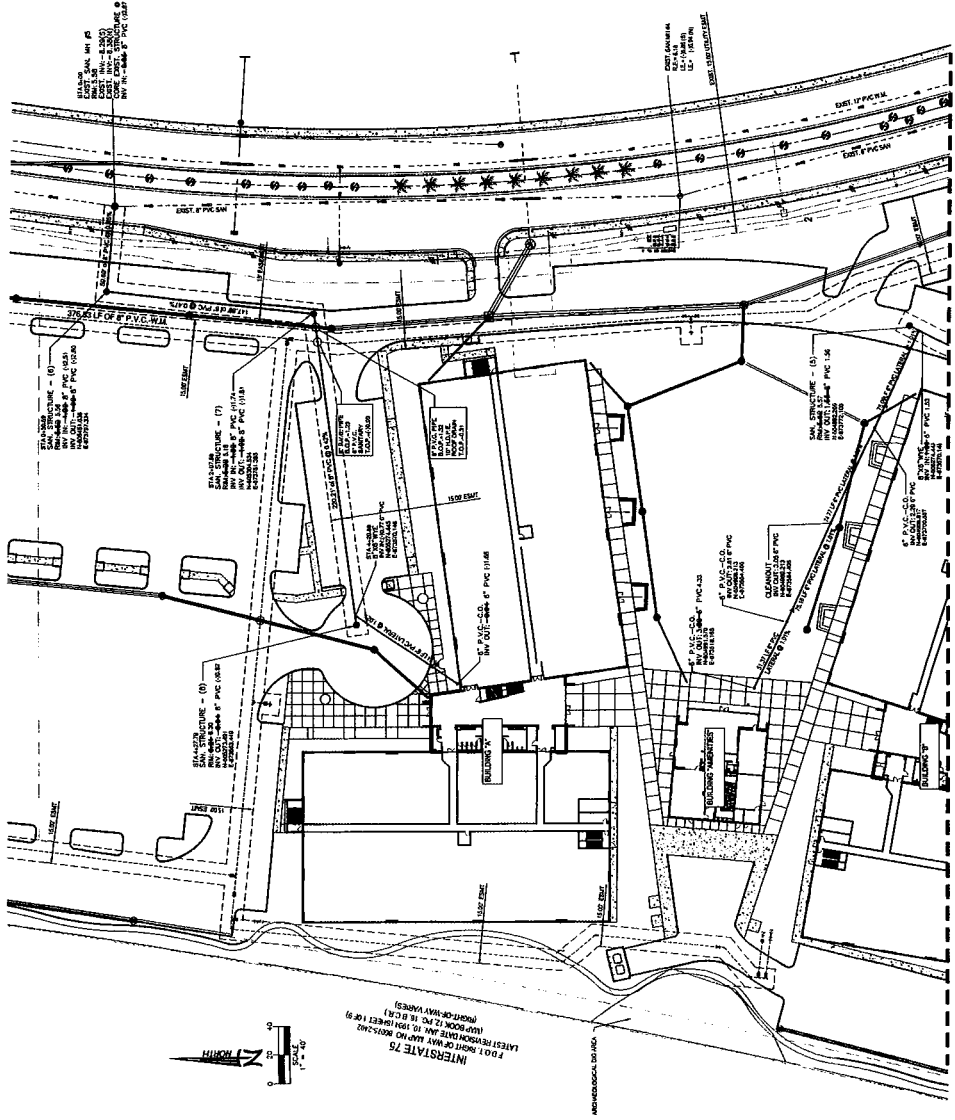
THE EDISON PEMBROKE PINES
SEWER AS-BUILT
SW 145TH AVENUE, PEMBROKE PINES, FLORIDA

COUNTY-WIDE LAND SURVEYORS, INC.
LAND SURVEYORS - PLANNERS
PO BOX 823271 SOUTH FLORIDA, FLORIDA
33082-3271
PH.305-772-0766

Drawing No.
C-1
1 OF 4 SHEETS

THIS CERTIFICATE THAT THIS AS-BUILT SURVEY WAS PREPARED UNDER MY SUPERVISION AND THAT THIS SURVEY MEETS THE REQUIREMENTS OF THE FLORIDA PROFESSIONAL SURVEYING ACT AND THE FLORIDA PROFESSIONAL SURVEYING BOARD'S RULES AND REGULATIONS IS GIVEN BY ME, THE SURVEYOR, AND I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF FLORIDA.
DATE: 03-23-2019
BY: [Signature]
COUNTY-WIDE LAND SURVEYORS, INC. L.S. 8480
No. 54335
STATE OF FLORIDA
JUN 25 2019
[Signature]

THE EDISON PEMBROKE PINES SEWER AS-B-BUILT



LEGEND

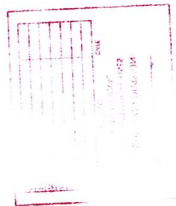
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| 2232" PIPE | 2232" PIPE |
| 2238" PIPE | 2238" PIPE |
| 2244" PIPE | 2244" PIPE |
| 2250" PIPE | 2250" PIPE |
| 2256" PIPE | 2256" PIPE |
| 2262" PIPE | 2262" PIPE |
| 2268" PIPE | 2268" PIPE |
| 2274" PIPE | 2274" PIPE |
| 2280" PIPE | 2280" PIPE |
| 2286" PIPE | 2286" PIPE |
| 2292" PIPE | 2292" PIPE |
| 2298" PIPE | 2298" PIPE |
| 2304" PIPE | 2304" PIPE |
| 2310" PIPE | 2310" PIPE |
| 2316" PIPE | 2316" PIPE |
| 2322" PIPE | 2322" PIPE |
| 2328" PIPE | 2328" PIPE |
| 2334" PIPE | 2334" PIPE |
| 2340" PIPE | 2340" PIPE |
| 2346" PIPE | 2346" PIPE |
| 2352" PIPE | 2352" PIPE |
| | |

COUNTY-WIDE LAND SURVEYORS, INC.
LAND SURVEYORS - PLANNERS
PO BOX 823271 SOUTH FLORIDA, FLORIDA
33082-3271
PH.305-772-0766

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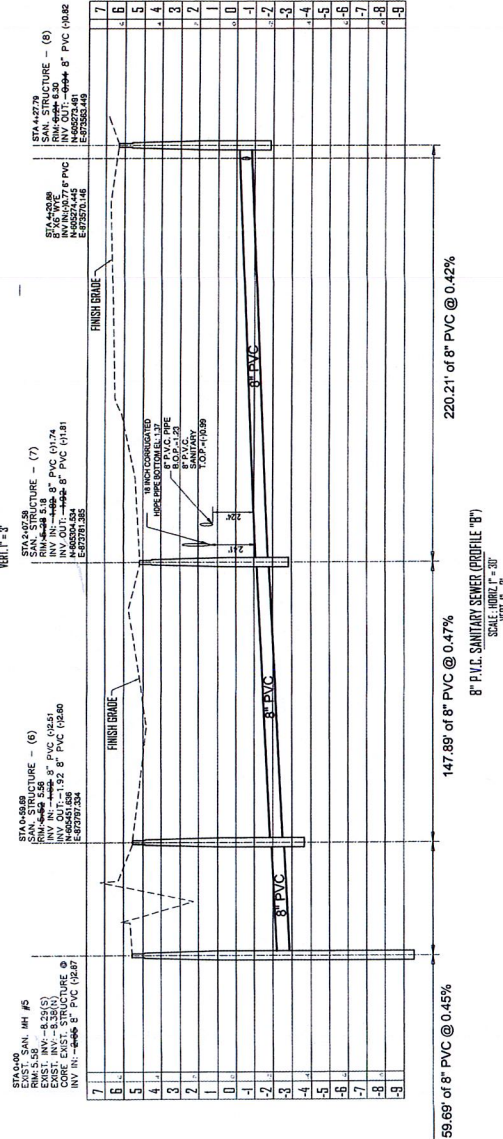
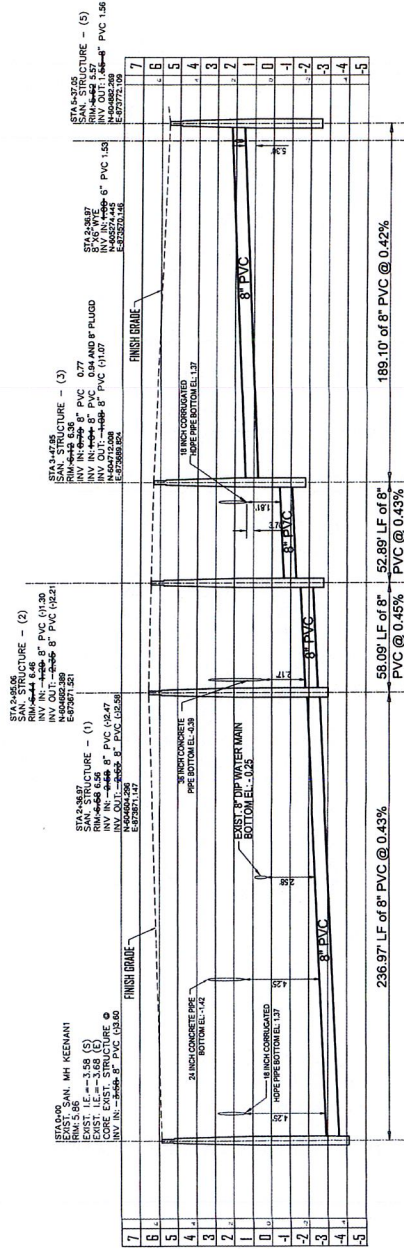


THE EDISON PEMBROKE PINES SEWER AS-BUILT



lm

JUN 15 2006



COUNTY-WIDE LAND SURVEYORS, INC.
LAND SURVEYORS - PLANNERS
PO BOX 823271 SOUTH FLORIDA, FLORIDA
33082-3271
PH. 305-772-0766

THE EDISON PEMBROKE PINES
SEWER AS-BUILT
SW 145TH AVENUE, PEMBROKE PINES, FLORIDA

DRAWING NO.
C-4

1 OF 4 SHEETS

THIS DRAWING IS THE PROPERTY OF COUNTY-WIDE LAND SURVEYORS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF COUNTY-WIDE LAND SURVEYORS, INC. THE USER OF THIS DRAWING AGREES TO HOLD COUNTY-WIDE LAND SURVEYORS, INC. HARMLESS FROM AND AGAINST ALL SUCH REPRODUCTION OR TRANSMISSION. THE USER OF THIS DRAWING AGREES TO HOLD COUNTY-WIDE LAND SURVEYORS, INC. HARMLESS FROM AND AGAINST ALL SUCH REPRODUCTION OR TRANSMISSION. THE USER OF THIS DRAWING AGREES TO HOLD COUNTY-WIDE LAND SURVEYORS, INC. HARMLESS FROM AND AGAINST ALL SUCH REPRODUCTION OR TRANSMISSION.

WALZ 17

LOCATION MAP
N.Y.S.

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929.

Elevation: 11,530

Description: R.R SPIKE IN P.P. # 86470277807 ON NORTH
RW OF FEMBROKE RD. 0.25 MILE EAST OF S.W. 136 AVE.
B.M. FOUND 9-21-2000 NOTE: MARK IS AT INTERSECTION
WITH S.W. 133RD AVE., FOUND GOOD 12-13-2006

SURVEYOR'S NOTES:

1. The date of completion of original field Survey was on _____

SECTION 2) GENERAL DESCRIPTION OF THE SURVEY AREA:

TRACT ONE

ALL OF PARCEL A-2, ACCORDING TO THE AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT AS RECORDED IN INSTRUMENT #114220888, AMENDING PARCEL A OF "DUKE PLAT," AS RECORDED IN INSTRUMENT #114220888, AS RECORDED IN PLAT BOOK 178, PAGE 142-145, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A", THENCE NORTH 07°00'00" WEST; ALONG THE SOUTHWEST LINE OF SAID PARCEL "A" FOR A DISTANCE OF 194.55 FEET TO THE POINT OF BEGINNING OF A CURVE CONCAVE TO THE WEST WHOSE CENTER BEARS NORTHERLY ALONG SAID ARC HAVING A RADIUS OF 7874.19 FEET AND A CENTRAL ANGLE OF 6°23'15"; AN ARC DISTANCE OF 352.71 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 85°14'28" EAST A DISTANCE OF 213.60 FEET; THENCE NORTH 57°53'19" EAST A SOUTH EASE OF 36.00 FEET; THENCE SOUTH 85°14'28" EAST A DISTANCE OF 37.6 FEET TO THE POINT OF BEGINNING OF A CURVE CONCAVE TO THE EAST WHOSE CENTER BEARS NORTHERLY ALONG SAID ARC HAVING A RADIUS OF 8519.19 FEET AND A CENTRAL ANGLE OF 0°45'32" FIRST TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE WEST WHOSE CENTER BEARS NORTHERLY ALONG SAID ARC HAVING A RADIUS OF 8519.19 FEET AND A CENTRAL ANGLE OF 0°45'32" SECOND TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 85°14'28" WEST FOR A DISTANCE OF 445.16 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 97°29'39" EAST A DISTANCE OF 41.57 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE WEST WHOSE CENTER BEARS NORTH 87°24'44" WEST FROM SAID POINT; THENCE SOUTHERLY ALONG SAID ARC HAVING A RADIUS OF 8363.19 FEET AND A CENTRAL ANGLE OF 00° 22' 53"; AN ARC DISTANCE OF 55.65 FEET TO THE POINT OF BEGINNING.

ALL OF PARCEL 'A', "DUKE PEMBROKE 'B'", ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 179, PAGES 100-101, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NON-EXCLUSIVE EASEMENT TOGETHER WITH AND FOR THE BENEFIT OF TRACTS ONE AND TWO FOR THE USE OF COMMON AREA, AS DEFINED, AND CREATED IN THE DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS, RESERVATIONS AND EASEMENTS FOR PROTECTOR POINT, DATED AS OF FEBRUARY 18, 2009 BY DUKE REALTY LIMITED PARTNERSHIP, RECORDED MARCH 11, 2009 AS CFN #0804566173 IN O.R. BOOK 46044, PAGE 248, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NON-EXCLUSIVE **TE-IN** EASEMENT TOGETHER WITH AND FOR THE BENEFIT OF TRACT ONE, AS DEFINED AND GRANTED IN THE **TE-IN** EASEMENT AGREEMENT, DATED AS OF MAY 1, 2013, BETWEEN JRA HHF VENTURE LLC AND DUKE REALTY LIMITED PARTNERSHIP, RECORDED MAY 7, 2013, AS CFN #111317602 IN O.R. BOOK 45770, PAGE 661 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND SITUATED IN THE CITY OF PEMBERKE PINES, BROWARD COUNTY, FLORIDA, AND
CONTAIN 24.58 ACRES.

SW 145TH AVENUE, PEMBROKE PINES, FLORIDA

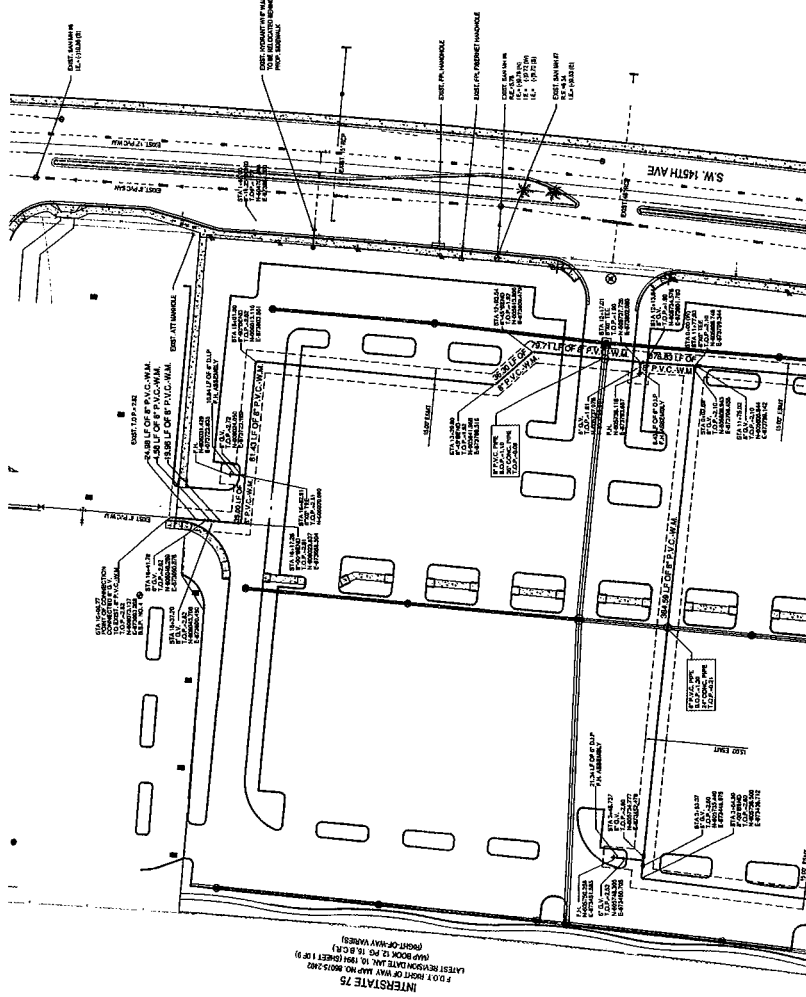
THE EDISON PEMBRROKE PINES
WATER AS-BUILT
SW 145TH AVENUE, PEMBRROKE PINES, FLORIDA

DRAWING NO.
C-1

THE EDISON PEMBROKE PINES WATER AS-BUILT

LEGEND

EXISTING	AS-BUILT
1" = 10'	1" = 10'
2" = 10'	2" = 10'
3" = 10'	3" = 10'
4" = 10'	4" = 10'
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98" = 10'	98" = 10'
99" = 10'	99" = 10'
100" = 10'	100" = 10'



MATCHLINE - SEE SHEET -3



DATE: 6-27-20
DRAWN BY: C-2

THE EDISON PEMBROKE PINES
WATER AS-BUILT
SW 14TH AVENUE, PEMBROKE PINES, FLORIDA

COUNTY-WIDE LAND SURVEYORS, INC.
LAND SURVEYORS - PLANNERS
PO BOX 823271 SOUTH FLORIDA, FLORIDA
PH. 305-772-0766

THIS CERTIFICATE THAT THIS AS-BUILT DRAWING WAS PREPARED BY A LICENSED SURVEYOR AND AN ENGINEER
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PRINTED SEAL OF A FLORIDA LICENSED SURVEYOR AND AN ENGINEER
COUNTY-WIDE LAND SURVEYORS, INC., L.L.C.
DATE: 6-27-20
PROJECT: THE EDISON PEMBROKE PINES WATER AS-BUILT



JUN 25 2018

THE EDISON PEMROKE PINES WATER AS-B-BUILT

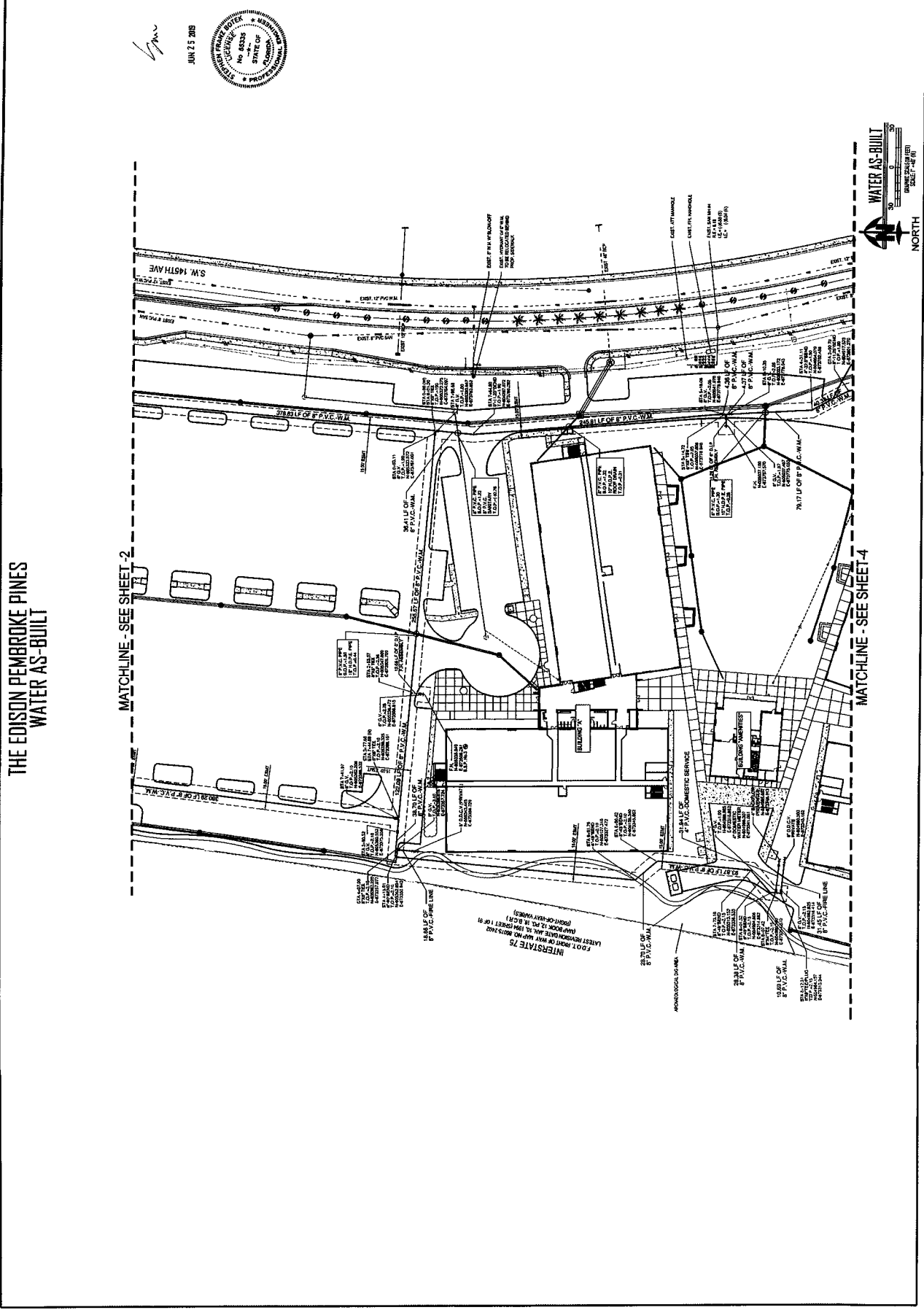
MATCHLINE - SEE SHEET-2

MATCHLINE - SEE SHEET-4

THE EDISON PEMROKE PINES
WATER AS-B-BUILT
SW 145TH AVENUE, PEMROKE PINES, FLORIDA

LAND SURVEYORS - PLANNERS, INC.
PO BOX 823271 SOUTH FLORIDA, FLORIDA
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COUNTY-WIDE LAND SURVEYORS, INC.
LAND SURVEYORS - PLANNERS, INC.
PO BOX 823271 SOUTH FLORIDA, FLORIDA
33082-3271
PH. 305-772-0766



3 OF 4 SHEETS

C-3

DRINKING WATER

SCALE: 1"=40'

THE EDISON PEMROKE PINES

WATER AS-B-BUILT

SW 145TH AVENUE, PEMROKE PINES, FLORIDA

COUNTY-WIDE LAND SURVEYORS, INC.
LAND SURVEYORS - PLANNERS
PO BOX 823271 SOUTH FLORIDA, FLORIDA
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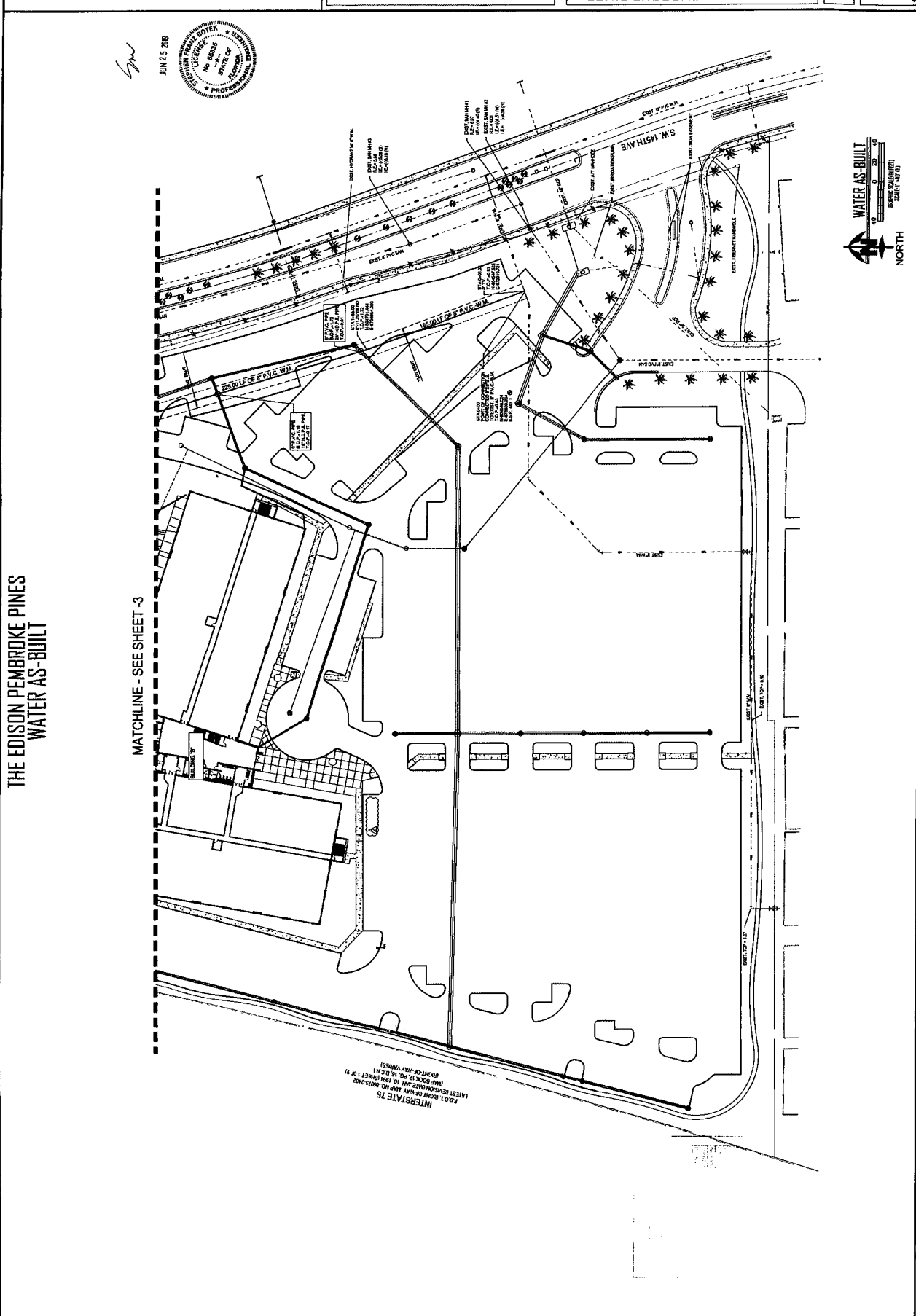
[illegible]

EXHIBIT "A"
EASEMENT DEDICATION
(ATTACHED HERETO)

EXHIBIT "A"
TO THE BILL OF SALE

WATERLINE EASEMENT

DUKE 15 FOOT WATER LINE EASEMENT

A PORTION OF TRACTS 22, 23 AND 24, LYING IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 40 EAST, OF "THE EVERGLADES SUGAR & LAND CO. SUBDIVISION" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$) OF SAID SECTION 22;
THENCE SOUTH 89°41'53" WEST ON THE SOUTH LINE OF THE NORTH ONE-HALF (N $\frac{1}{2}$) OF SAID SECTION 22, A DISTANCE OF 2,805.91 FEET;
THENCE NORTH 00°18'08" WEST, A DISTANCE OF 140.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SW 145TH AVENUE;
THENCE CONTINUE NORTH 00°18'08" WEST, ALONG THE SAID RIGHT-OF-WAY LINE, A DISTANCE OF 35.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1453.00 AND A CENTRAL ANGLE OF 19°30'18".
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 494.64 FEET TO A POINT OF TANGENCY;
THENCE NORTH 19°48'26" WEST, A DISTANCE OF 146.98 FEET TO THE POINT OF BEGINNING OF A 15-FOOT-WIDE STRIP OF LAND, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

THENCE SOUTH 70°11'34" WEST, A DISTANCE OF 78.80 FEET;
THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 169.03 FEET;
THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 100.61 FEET;
THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 142.12 FEET;
THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 186.73 FEET;
THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 7.00 FEET;
THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 159.99 FEET;
THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 32.55 FEET TO THE POINT OF TERMINATION.

SAID LAND SITUATED IN THE PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

THE SIDE LINES OF THE ABOVE 15 FOOT WIDE EASEMENT SHALL BE LENGTHENED OR SHORTENED, AS REQUIRED TO FORM A CONTINUOUS 15 FOOT WIDE STRIP OF LAND.

SHEET 1 OF 2

SKETCH OF
DESCRIPTION

FILE No.: RN7642

JOB #: W. LINE

GIBBS LAND SURVEYORS
2131 HOLLYWOOD BOULEVARD, SUITE 204
HOLLYWOOD, FL 33020 (954) 923-7666
LICENSED BUSINESS NO. 7018

TRACT 21

SHEET 2 OF 2

NOTES

- 1) THIS IS NOT A SURVEY.
- 2) LANDS SHOWN HERE ON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.
- 3) NORTH ARROW SHOWN HERE ON IS BASED ON N88°40'46"W ALONG THE SOUTH LINE OF THE (SE 1/4) SECTION 23-49-40, PER PLAT. DRAWING NOT TO SCALE.
- 4) BEARINGS SHOWN HEREON ARE REFERENCE TO A GRID VALUE OF SOUTH 89°41'53" WEST, FOR THE SOUTH LINE OF THE NORTH ONE-HALF OF SECTION 22-51-40, AND BASED ON THE NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT.

LEGEND

B.C.R -BROWARD COUNTY RECORDS
O.R.B. -OFFICIAL RECORDS BOOK
R -RADIUS
D -DELTA
L -ARC LENGTH
P.B. -PLAT BOOK
PG. -PAGE

NOT VALID
WITHOUT THE
SIGNATURE
AND
ORIGINAL
RAISED SEAL
OF THE
FLORIDA
LICENSED
SURVEYOR
AND MAPPER


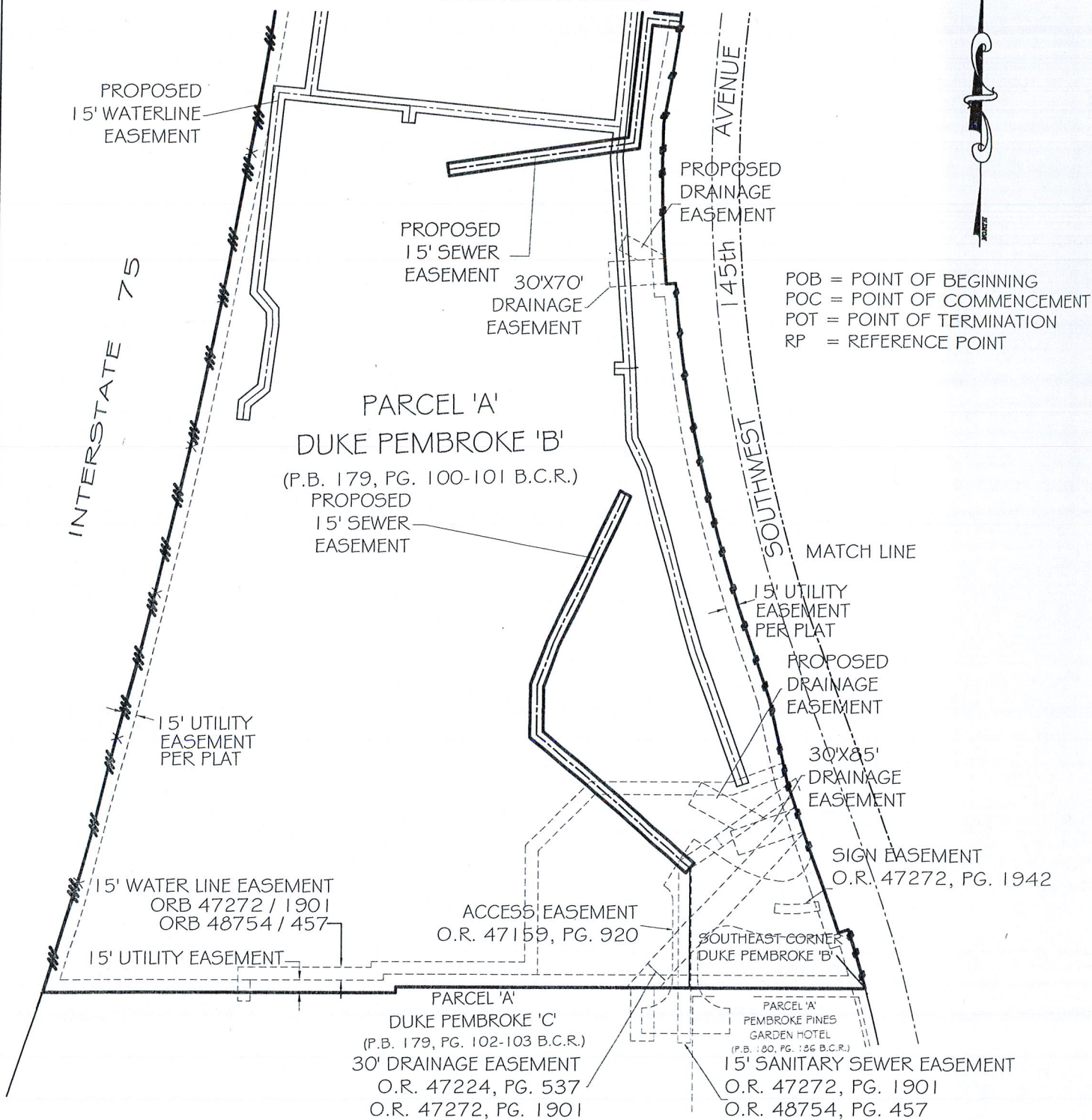
REVISION	DATE	BY	SKETCH AND DESCRIPTION		 STEPHEN K. SEELEY, FOR THE FIRM PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4574	GIBBS LAND SURVEYORS 2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 7018
			JOB #: RN7734	DATE: 06-09-10		
			SCALE: N.T.S.	FILE No.: W. LINE		
			DRAWN BY: MKK	CHECKED BY: SKS		

EXHIBIT "B" TO THE BILL OF SALE

WATER LINE EASEMENT



NOTES

1) NORTH ARROW RELATIVE TO GRID BEARING OF N.90°00'00"E. ALONG THE NORTH LINE OF "DUKE PEMBROKE 'B', BEING ALSO THE PLAT BEARING

THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY DESCRIPTION

NOT VALID
WITHOUT THE
SIGNATURE
AND
ORIGINAL RAISED SEAL
OF THE
FLORIDA
LICENSED
SURVEYOR
AND MAPPER


REVISION	DATE	BY	SKETCH AND DESCRIPTION		 STEPHEN K. SEELEY, FOR THE FIRM PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4574	GIBBS LAND SURVEYORS 2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 7018
UPDATE	08-06-19	CM				
			JOB #: RN8692	DATE: 05-22-19		
			SCALE: 1"=100'	SHEET 1 OF 7		
			DRAWN BY: CM	CHECKED BY: SKS		

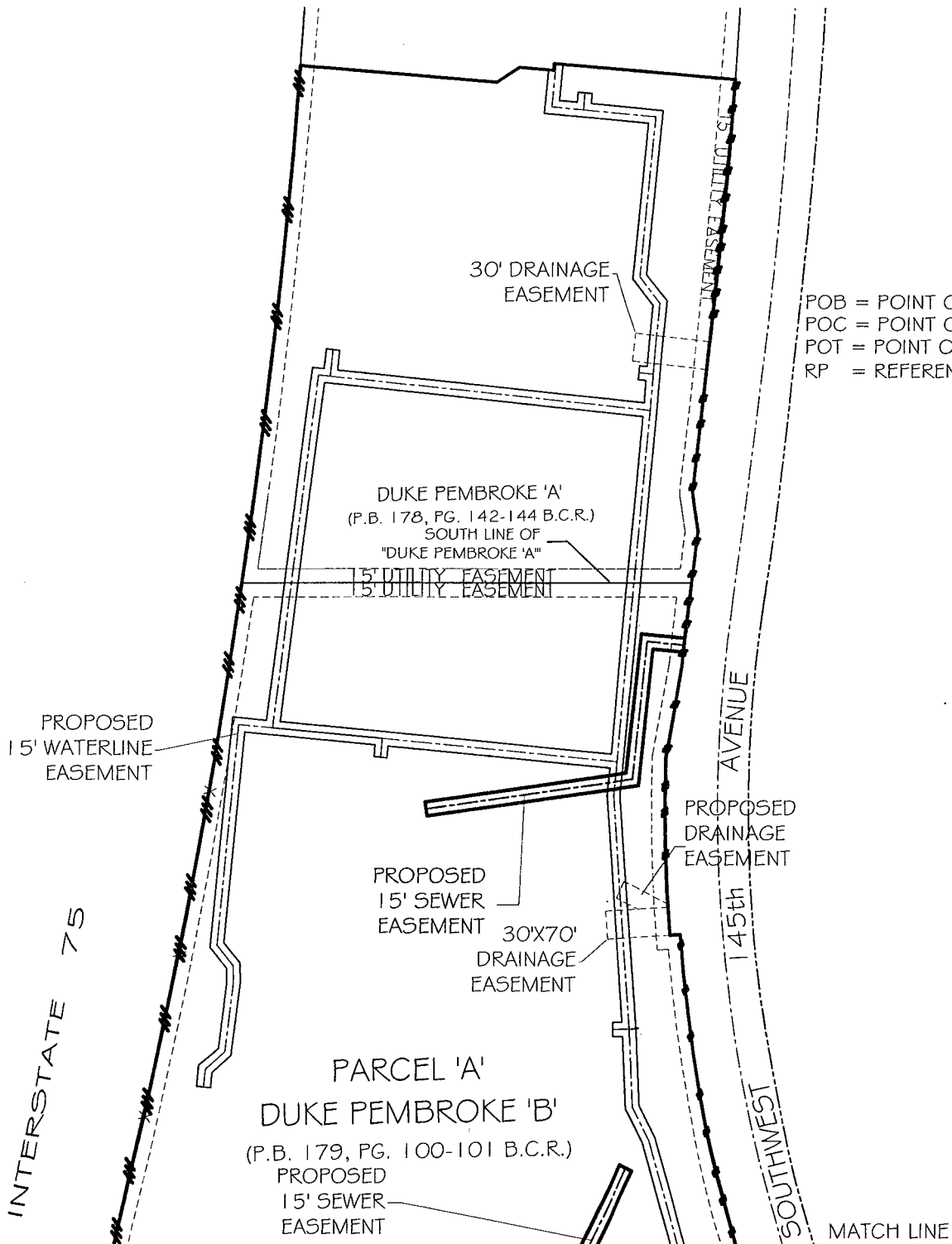
EXHIBIT "B"

TO THE BILL OF SALE

WATER LINE EASEMENT



POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 POT = POINT OF TERMINATION
 RP = REFERENCE POINT



NOTES

1) NORTH ARROW RELATIVE TO GRID BEARING OF N.90°00'00"E. ALONG THE NORTH LINE OF "DUKE PEMBROKE 'B', BEING ALSO THE PLAT BEARING

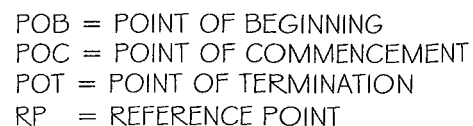
THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY DESCRIPTION

NOT VALID
 WITHOUT THE
 SIGNATURE
 AND
 ORIGINAL
 RAISED SEAL
 OF THE
 FLORIDA
 LICENSED
 SURVEYOR
 AND MAPPER

REVISION	DATE	BY	SKETCH AND DESCRIPTION		<div>STEPHEN K. SEELEY, FOR THE FIRM PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4574</div>	<div>GIBBS LAND SURVEYORS 2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 7018</div>
UPDATE	08-06-19	CM				
			JOB #: RN8692	DATE: 05-22-19		
			SCALE: 1"=100'	SHEET 2 OF 7		
			DRAWN BY: CM	CHECKED BY: SKS		

WATER LINE EASEMENT



NOT VALID
WITHOUT THE
SIGNATURE
AND
ORIGINAL
RAISED SEAL
OF THE
FLORIDA
LICENSED
SURVEYOR
AND MAPPER

REVISION	DATE	BY	SKETCH AND DESCRIPTION		STEPHEN K. SEELEY, FOR THE FIRM PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4574	GIBBS LAND SURVEYORS 2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 7018
UPDATE	08-06-19	CM				
			JOB #: RN8692	DATE: 05-22-19		
			SCALE: 1"=100'	SHEET 3 OF 7		
			DRAWN BY: CM	CHECKED BY: SKS		

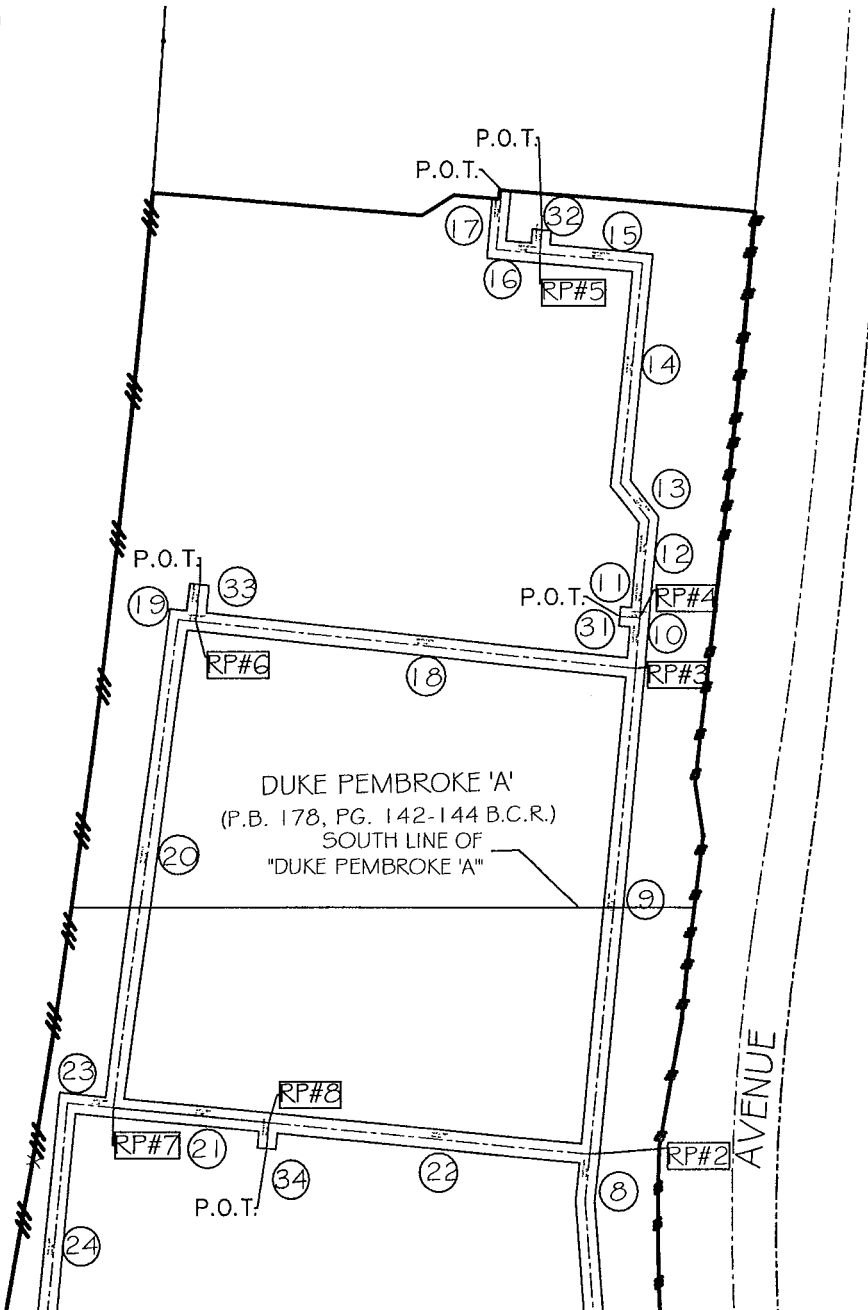
EXHIBIT "B"

TO THE BILL OF SALE

WATER LINE EASEMENT

COURSE LEGEND

1	N 90°00'00"W	149.06'
2	N 00°00'00"W	240.57'
3	N 19°54'12"W	165.02'
4	N 16°11'19"W	225.79'
5	N 27°24'31"W	40.32'
6	N 02°25'43"W	82.61'
7	N 04°16'43"W	250.16'
8	N 06°00'32"E	36.40'
9	N 05°21'46"E	377.12'
10	N 04°37'53"E	39.20'
11	N 04°37'53"E	25.36'
12	N 05°32'30"E	51.05'
13	N 39°17'04"W	36.12'
14	N 05°41'15"E	172.00'
15	N 84°40'22"W	80.97'
16	N 84°40'22"W	34.50'
17	N 05°24'58"E	49.52'
18	N 84°03'22"W	351.84'
19	N 84°03'22"W	12.75'
20	S 07°20'06"W	380.29'
21	S 84°31'20"E	121.80'
22	S 84°31'20"E	255.86'
23	N 84°31'20"W	37.39'
24	S 05°41'21"W	236.75'
25	S 40°00'03"E	28.67'
26	S 00°50'19"E	18.73'
27	S 07°28'21"W	74.10'
28	S 49°43'40"W	28.38'
29	S 05°10'23"W	19.36'
30	N 90°00'00"W	18.75'
31	N 85°22'07"W	16.35'
32	N 04°43'41"E	18.33'
33	N 05°56'38"E	28.69'
34	S 05°03'35"W	20.16'



MATCH LINE SEE SHEET 5 OF 7

POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 POT = POINT OF TERMINATION
 RP = REFERENCE POINT

NOTES

1) NORTH ARROW RELATIVE TO GRID BEARING OF N.90°00'00"E. ALONG THE NORTH LINE OF "DUKE PEMBROKE 'B', BEING ALSO THE PLAT BEARING

THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY DESCRIPTION

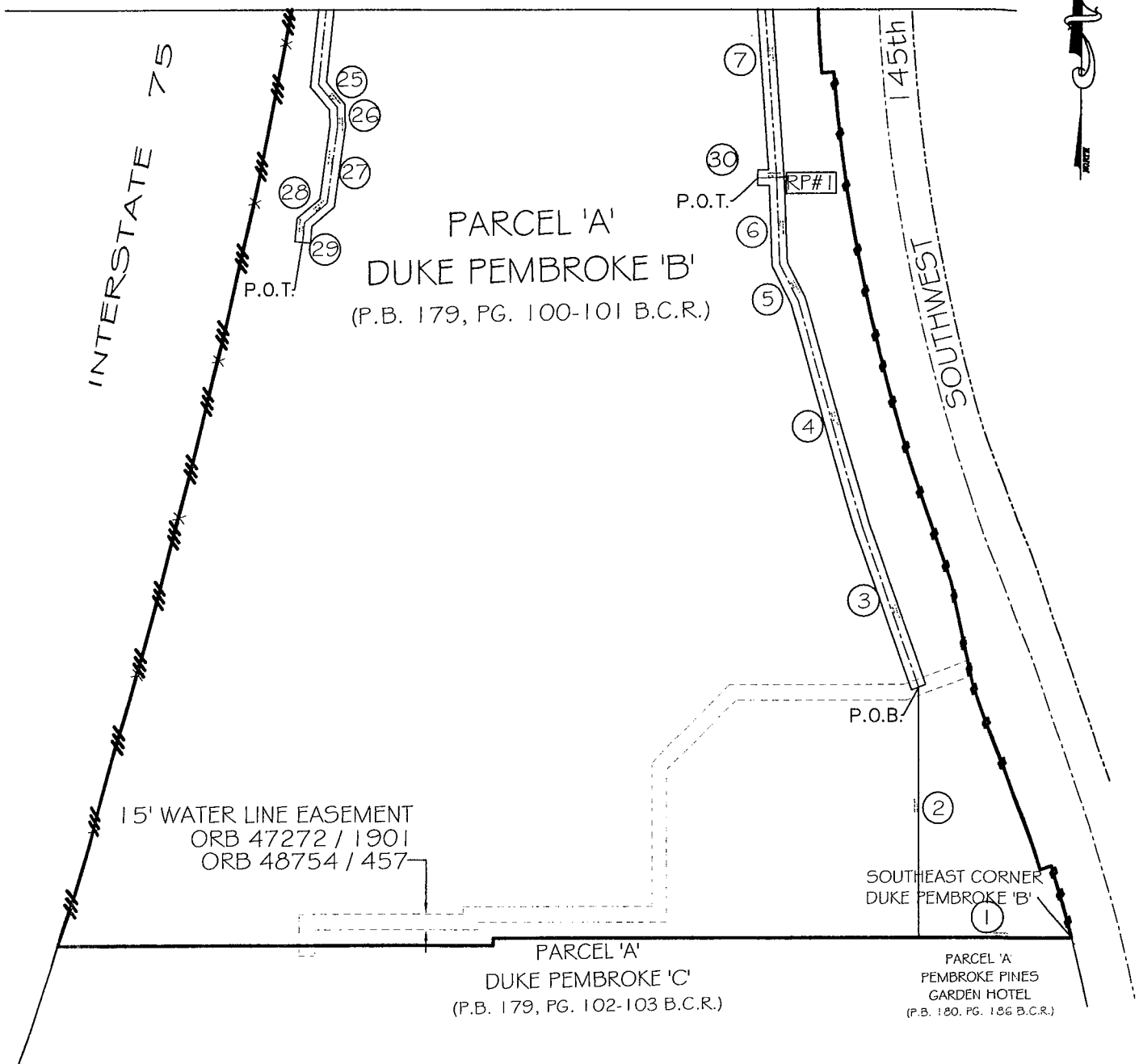
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 WITHOUT THE
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 AND
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 RAISED SEAL
 OF THE
 FLORIDA
 LICENSED
 SURVEYOR
 AND MAPPER

REVISION	DATE	BY	SKETCH AND DESCRIPTION		GIBBS LAND SURVEYORS	
UPDATE	08-06-19	CM				
			JOB #: RN0692	DATE: 05-22-19	2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 7018	
			SCALE: 1"=100'	SHEET 4 OF 7		
			DRAWN BY: CM	CHECKED BY: SKS		
			STEPHEN K. SEELEY, FOR THE FIRM PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4574			

EXHIBIT "B"
TO THE BILL OF SALE

WATER LINE EASEMENT

MATCH LINE SEE SHEET 4 OF 7



POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
POT = POINT OF TERMINATION

NOTES

1) NORTH ARROW RELATIVE TO GRID BEARING OF N.90°00'00"E. ALONG THE NORTH LINE OF "DUKE PEMBROKE 'B', BEING ALSO THE PLAT BEARING

THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY DESCRIPTION

NOT VALID
WITHOUT THE
SIGNATURE
AND
ORIGINAL
RAISED SEAL
OF THE
FLORIDA
LICENSED
SURVEYOR
AND MAPPER.

REVISION	DATE	BY	SKETCH AND DESCRIPTION		<div>GIBBS LAND SURVEYORS</div> <div>2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 7018</div>
UPDATE	08-06-19	CM			
			JOB #: RN8692	DATE: 05-22-19	
			SCALE: 1"=100'	SHEET 5 OF 7	
			DRAWN BY: CM	CHECKED BY: SKS	
STEPHEN K. SEELEY, FOR THE FIRM PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4574					

EXHIBIT "B"
TO THE BILL OF SALE

WATER LINE EASEMENT DESCRIPTION:

A PORTION OF "DUKE PEMBROKE A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGES 142-145, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

TOGETHER WITH:

A PORTION OF "DUKE PEMBROKE 'B'", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, PAGES 100-101 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING A 15 FOOT WIDE STRIP OF LAND, LYING 7.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE

COMMENCE AT THE SOUTHEAST CORNER OF SAID " DUKE PEMBROKE 'B'" PLAT, BEING A POINT ON WEST RIGHT-OF-WAY LINE OF SOUTHWEST 145th AVENUE, THENCE NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID PLAT A DISTANCE OF 149.06 FEET ;
THENCE NORTH 00°00'00" WEST, A DISTANCE OF 240.57 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 19°54'12" WEST, A DISTANCE OF 165.02 FEET;
THENCE NORTH 16°11'19" WEST, A DISTANCE OF 225.79 FEET;
THENCE NORTH 27°24'31" WEST, A DISTANCE OF 40.32 FEET;
THENCE NORTH 02°25'43" WEST, A DISTANCE OF 82.61 FEET TO REFERENCE POINT 1;
THENCE NORTH 04°16'43" WEST, A DISTANCE OF 250.16 FEET;
THENCE NORTH 06°00'32" EAST, A DISTANCE OF 36.40 FEET TO REFERENCE POINT 2;
THENCE NORTH 05°21'46" EAST, A DISTANCE OF 377.12' FEET TO REFERENCE POINT 3;
THENCE NORTH 04°37'53" EAST, A DISTANCE OF 39.20' FEET TO REFERENCE POINT 4;
THENCE NORTH 04°37'53" EAST, A DISTANCE OF 25.36' FEET;
THENCE NORTH 05°32'30" EAST, A DISTANCE OF 51.05' FEET;
THENCE NORTH 39°17'04" WEST, A DISTANCE OF 36.12' FEET;
THENCE NORTH 05°41'15" EAST, A DISTANCE OF 172.00' FEET;
THENCE NORTH 84°40'22" WEST, A DISTANCE OF 80.97' FEET TO REFERENCE POINT 5;
THENCE NORTH 84°40'22" WEST, A DISTANCE OF 34.50' FEET;
THENCE NORTH 05°24'58" EAST, A DISTANCE OF 49.52' FEET TO A POINT OF TERMINATION

TOGETHER WITH:

BEGIN AT REFERENCE POINT #3, THENCE NORTH 84°03'22" WEST, A DISTANCE OF 351.84' FEET TO REFERENCE POINT 6;
THENCE NORTH 84°03'22" WEST, A DISTANCE OF 12.75' FEET;
THENCE SOUTH 07°20'06" WEST, A DISTANCE OF 380.29' FEET TO REFERENCE POINT 7;
THENCE SOUTH 84°31'20" EAST, A DISTANCE OF 121.80' FEET TO REFERENCE POINT 8;
THENCE SOUTH 84°31'20" EAST, A DISTANCE OF 255.86' FEET TO REFERENCE POINT 2, AND THE POINT OF TERMINATION;

NOTES

1) NORTH ARROW RELATIVE TO GRID BEARING OF N.90°00'00"E. ALONG THE NORTH LINE OF "DUKE PEMBROKE 'B', BEING ALSO THE PLAT BEARING

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RAISED SEAL
OF THE
FLORIDA
LICENSED
SURVEYOR
AND MAPPER

REVISION	DATE	BY	SKETCH AND DESCRIPTION		GIBBS LAND SURVEYORS 2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 7018
UPDATE	08-06-19	CM			
			JOB #: RN8692	DATE: 05-22-19	
			SCALE: 1"= 100'	SHEET 6 OF 7	
			DRAWN BY: CM	CHECKED BY: SKS	
STEPHEN K. SEELEY, FOR THE FIRM PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4574					

EXHIBIT "B"
TO THE BILL OF SALE

WATER LINE EASEMENT

DESCRIPTION: CONTINUED

TOGETHER WITH:

BEGIN AT REFERENCE POINT #7, THENCE NORTH 84°31'20" WEST, A DISTANCE OF 37.39' FEET;
THENCE SOUTH 05°41'21" WEST, A DISTANCE OF 236.75 FEET;
THENCE SOUTH 40°00'03" EAST, A DISTANCE OF 28.67 FEET;
THENCE SOUTH 00°50'19" EAST, A DISTANCE OF 18.73' FEET;
THENCE SOUTH 07°28'21" WEST, A DISTANCE OF 74.10' FEET;
THENCE SOUTH 49°43'40" WEST, A DISTANCE OF 28.38 FEET;
THENCE SOUTH 05°10'23" WEST, A DISTANCE OF 19.36 FEET; TO THE POINT OF TERMINATION;

TOGETHER WITH:

BEGIN AT REFERENCE POINT #1, THENCE NORTH 90°00'00" WEST, A DISTANCE OF 18.75 FEET TO THE POINT OF TERMINATION;

TOGETHER WITH:

BEGIN AT REFERENCE POINT #4, THENCE NORTH 85°22'07" WEST, A DISTANCE OF 16.35 FEET TO THE POINT OF TERMINATION;

TOGETHER WITH:

BEGIN AT REFERENCE POINT #5, THENCE NORTH 04°43'41" EAST, A DISTANCE OF 18.33 FEET TO THE POINT OF TERMINATION;

TOGETHER WITH:

BEGIN AT REFERENCE POINT #6, THENCE NORTH 05°56'38" EAST, A DISTANCE OF 28.69 FEET TO THE POINT OF TERMINATION;

TOGETHER WITH:

BEGIN AT REFERENCE POINT #8, THENCE SOUTH 05°03'35" WEST, A DISTANCE OF 20.16 FEET TO THE POINT OF TERMINATION;

SAID LAND SITUATED IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

THE SIDE LINES OF SAID STRIP OF LAND SHALL BE LENGTHENED OR SHORTENED, SUCH AS TO FORM A CONTINUOUS 15 FOOT WIDE STRIP OF LAND.

NOTES

1) NORTH ARROW RELATIVE TO GRID BEARING OF N.90°00'00"E. ALONG THE NORTH LINE OF "DUKE PEMBROKE 'B', BEING ALSO THE PLAT BEARING

THIS IS NOT A SURVEY

SKETCH TO ACCOMPANY DESCRIPTION

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FLORIDA
LICENSED
SURVEYOR
AND MAPPER

REVISION	DATE	BY	SKETCH AND DESCRIPTION		STEPHEN K. SEELEY, FOR THE FIRM PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4574	GIBBS LAND SURVEYORS 213 : HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 7018
UPDATE	08-06-19	CM				
			JOB #: RN8692	DATE: 05-22-19		
			SCALE: 1"=100'	SHEET 7 OF 7		
			DRAWN BY: CM	CHECKED BY: SKS		

EXHIBIT "A"
TO THE BILL OF SALE
SANITARY SEWER
EASEMENT

A PORTION OF TRACTS 23 AND 24, LYING IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 40 EAST, OF "THE EVERGLADES SUGAR & LAND CO. SUBDIVISION" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER ($\frac{1}{4}$) OF SAID SECTION 22;
THENCE SOUTH $89^{\circ}41'53''$ WEST ON THE SOUTH LINE OF THE NORTH ONE-HALF ($\frac{1}{2}$) OF SAID SECTION 22, A DISTANCE OF 2805.91 FEET;
THENCE NORTH $00^{\circ}18'08''$ WEST, A DISTANCE OF 140.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SW 145TH AVENUE;
THENCE CONTINUE NORTH $00^{\circ}18'08''$ WEST, ALONG THE SAID RIGHT-OF-WAY LINE A DISTANCE OF 35.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1453.00 AND A CENTRAL ANGLE OF $19^{\circ}30'18''$.
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 494.64 FEET TO THE POINT OF TANGENCY;
THENCE NORTH $19^{\circ}48'26''$ WEST, A DISTANCE OF 116.62 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE NORTH $19^{\circ}48'26''$ WEST, A DISTANCE OF 15.55 FEET;
THENCE SOUTH $54^{\circ}50'52''$ WEST, A DISTANCE OF 171.99 FEET;
THENCE SOUTH $00^{\circ}00'00''$ EAST, A DISTANCE OF 214.48 FEET;
THENCE SOUTH $90^{\circ}00'00''$ EAST, A DISTANCE OF 15.00 FEET;
THENCE NORTH $00^{\circ}00'00''$ WEST, A DISTANCE OF 206.70 FEET;
THENCE NORTH $54^{\circ}50'52''$ EAST, A DISTANCE OF 160.09 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATED IN THE PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND CONTAINING 5649 SQUARE FEET MORE OR LESS.

SHEET 1 OF 2

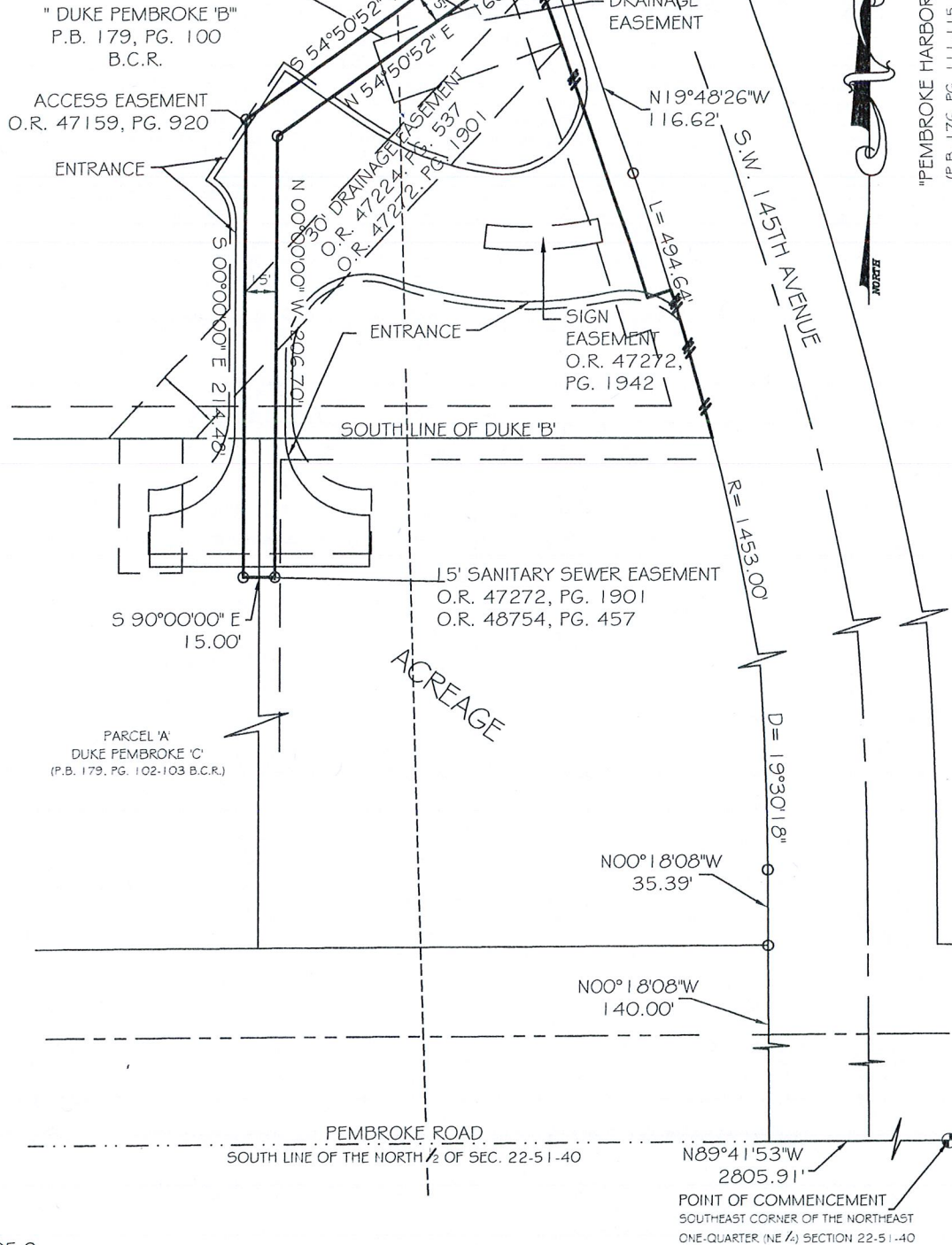
SKETCH AND
DESCRIPTION

FILE No.: SAN SEWER JOB #: RN7734

GIBBS LAND SURVEYORS

2131 HOLLYWOOD BOULEVARD, SUITE 204
HOLLYWOOD, FL 33020 (954) 923-7666
LICENSED BUSINESS NO. 7018

EXHIBIT "A" TO THE BILL OF SALE SANITARY SEWER EASEMENT



SHEET 2 OF 2

NOTES

- 1) THIS IS NOT A SURVEY.
- 2) LANDS SHOWN HERE ON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD.
- 3) NORTH ARROW SHOWN HERE ON IS BASED ON N88°40'46\"W ALONG THE SOUTH LINE OF THE (SE 1/4) SECTION 23-49-40, PER PLAT. DRAWING NOT TO SCALE.
- 4) BEARINGS SHOWN HEREON ARE REFERENCE TO A GRID VALUE OF SOUTH 89°41'53\" WEST, FOR THE SOUTH LINE OF THE NORTH ONE-HALF OF SECTION 22-51-40, AND BASED ON THE NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT.

LEGEND

- B.C.R. -BROWARD COUNTY RECORDS
- O.R.B. -OFFICIAL RECORDS BOOK
- R -RADIUS
- D -DELTA
- L -ARC LENGTH
- P.B. -PLAT BOOK
- PG. -PAGE

NOT VALID
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SIGNATURE
AND
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FLORIDA
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SURVEYOR
AND MAPPER

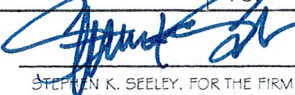
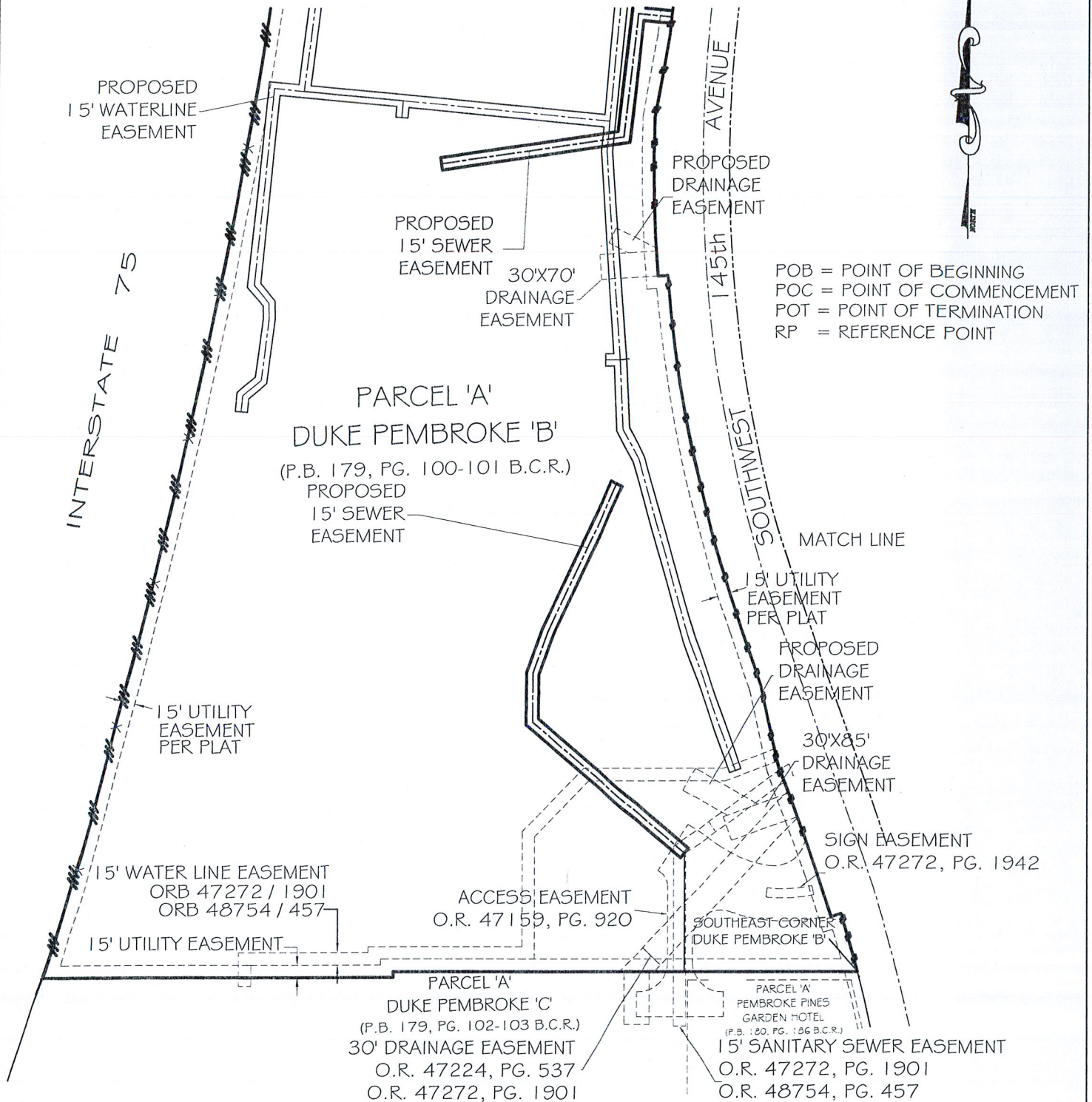
REVISION	DATE	BY	SKETCH AND DESCRIPTION	
			JOB #: RN7734	DATE: 06-09-10
			SCALE: N.T.S.	FILE No.: SAN SWR
			DRAWN BY: MRK	CHECKED BY: SKS
				 STEPHEN K. SEELEY, FOR THE FIRM PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4574
				GIBBS LAND SURVEYORS 2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 7018

EXHIBIT "B"

TO THE BILL OF SALE

SANITARY SEWER EASEMENT



NOTES

1) NORTH ARROW RELATIVE TO GRID BEARING OF N.90°00'00"E. ALONG THE NORTH LINE OF "DUKE PEMBROKE 'B', BEING ALSO THE PLAT BEARING

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SKETCH TO ACCOMPANY DESCRIPTION

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER


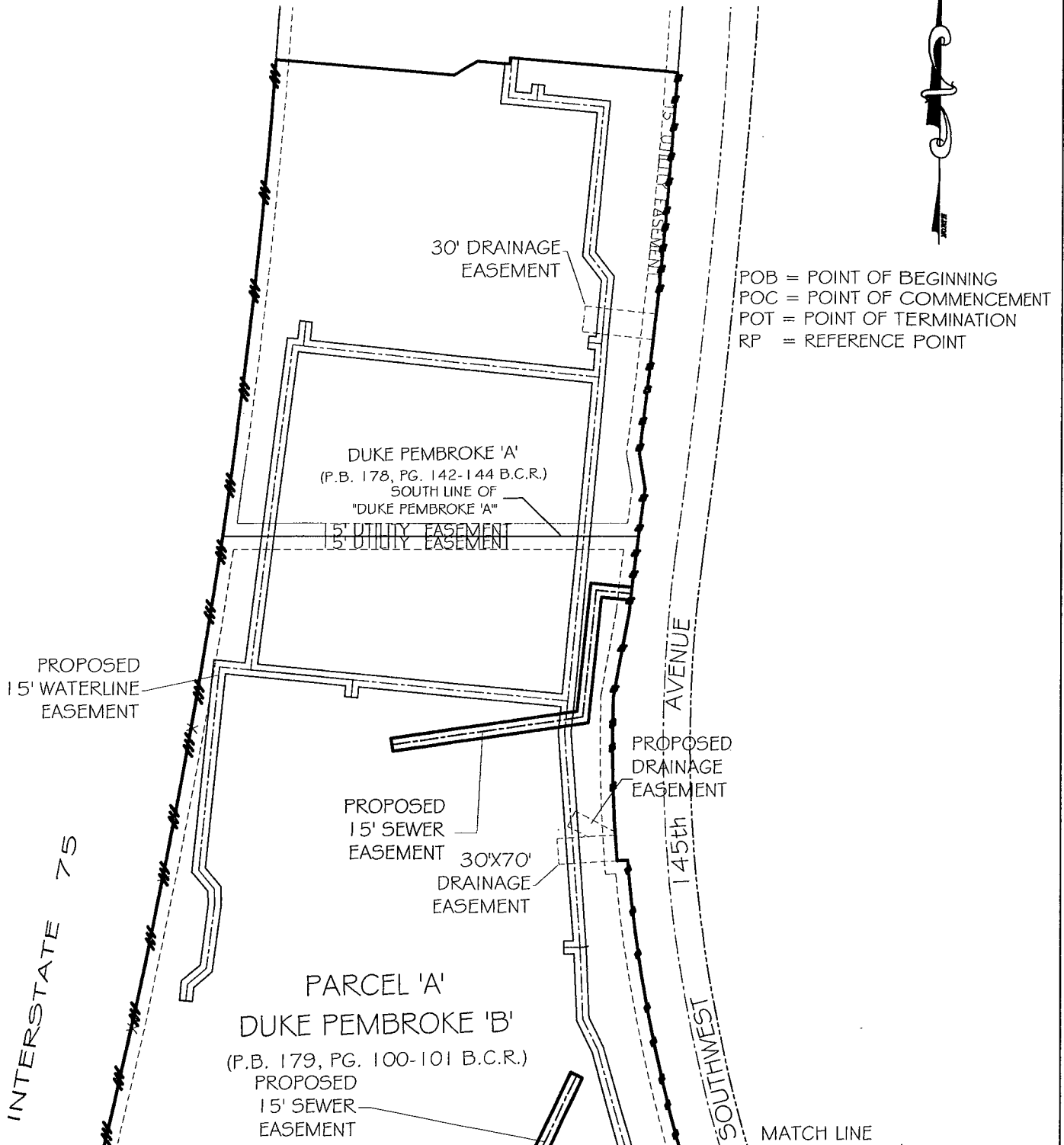
REVISION	DATE	BY	SKETCH AND DESCRIPTION		 STEPHEN K. SEELEY, FOR THE FIRM PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4574	GIBBS LAND SURVEYORS 2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 7018
UPDATE	08-07-19	CM				
			JOB #: RN8692	DATE: 05-22-19		
			SCALE: 1"=100'	SHEET 1 OF 4		
			DRAWN BY: CM	CHECKED BY: SKS		

EXHIBIT "B"

TO THE BILL OF SALE

SANITARY SEWER EASEMENT



NOTES

1) NORTH ARROW RELATIVE TO GRID BEARING OF N.90°00'00"E. ALONG THE NORTH LINE OF "DUKE PEMBROKE 'B'", BEING ALSO THE PLAT BEARING

THIS IS NOT A SURVEY

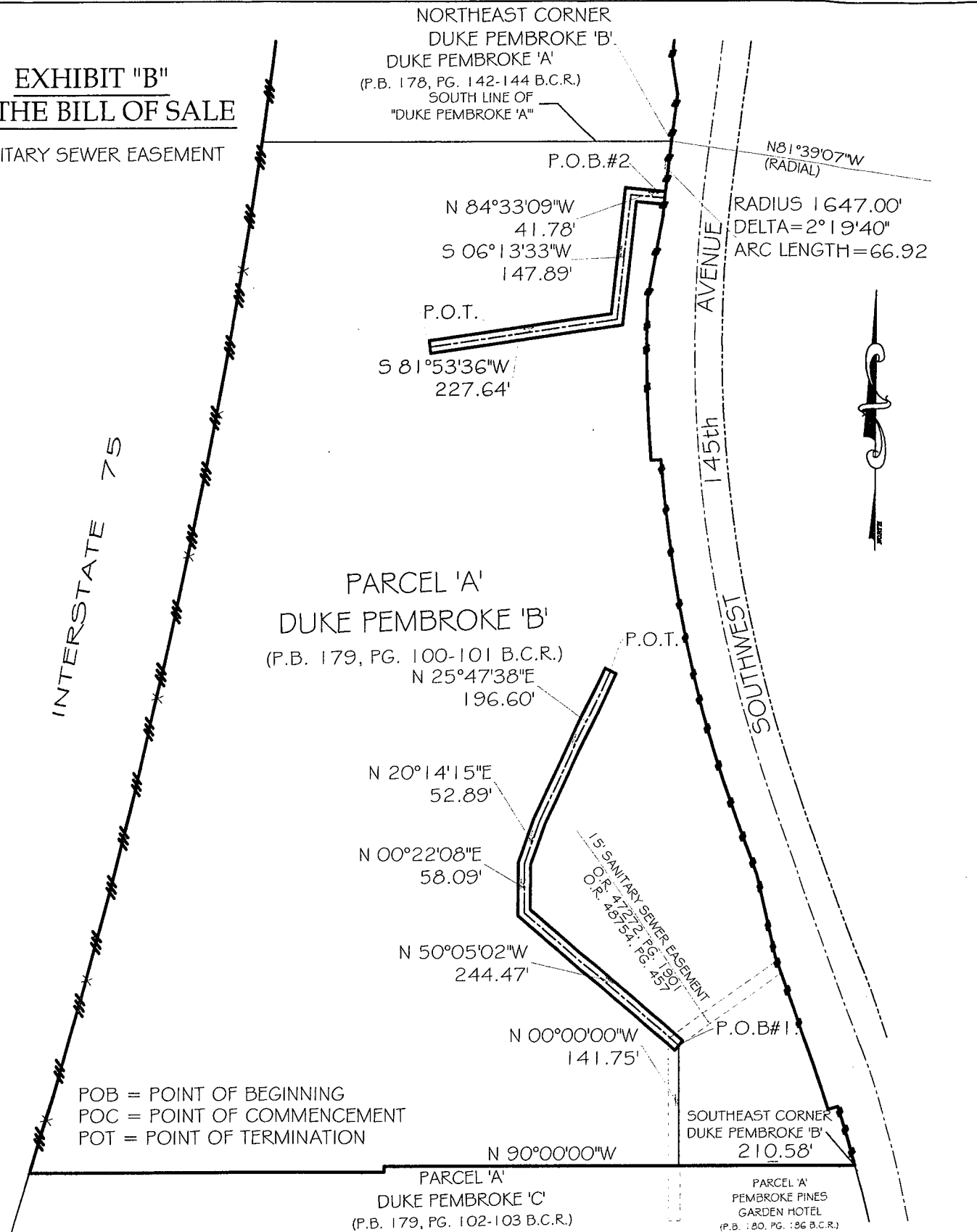
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 SURVEYOR
 AND MAPPER

REVISION	DATE	BY	SKETCH AND DESCRIPTION		GIBBS LAND SURVEYORS 2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 7018
UPDATE	08-07-19	CM	JOB #: RN0692	DATE: 05-22-19	
			SCALE: 1"=100'	SHEET 2 OF 4	
			DRAWN BY: CM	CHECKED BY: EKS	
STEPHEN K. SEELEY, FOR THE FIRM PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4574					

EXHIBIT "B" TO THE BILL OF SALE

SANITARY SEWER EASEMENT



NOTES

1) NORTH ARROW RELATIVE TO GRID BEARING OF N.90°00'00"E. ALONG THE NORTH LINE OF "DUKE PEMBROKE 'B', BEING ALSO THE PLAT BEARING

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REVISION	DATE	BY	SKETCH AND DESCRIPTION		GIBBS LAND SURVEYORS	
UPDATE	08-07-19	CM	JOB #: RN8692	DATE: 12-26-17	2131 HOLLYWOOD BOULEVARD, SUITE 204	
			SCALE: 1"=100'	SHEET 3 OF 4	HOLLYWOOD, FL 33020 (954) 923-7666	
			DRAWN BY: CM	CHECKED BY: SKS	LICENSED BUSINESS NO. 7018	
			STEPHEN K. SEELEY, FOR THE FIRM			
			PROFESSIONAL SURVEYOR & MAPPER			
			FLORIDA REGISTRATION NO. 4574			

EXHIBIT "B"
TO THE BILL OF SALE

SANITARY SEWER EASEMENT DESCRIPTION:

A PORTION OF PARCEL 'A' OF "DUKE PEMBROKE 'B'", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, PAGES 100-101 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING A 15 FOOT WIDE STRIP OF LAND, LYING 7.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE

COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL 'A' OF "DUKE PEMBROKE 'B'" PLAT, BEING A POINT ON WEST RIGHT-OF-WAY LINE OF SOUTHWEST 145th AVENUE, THENCE NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID PLAT A DISTANCE OF 210.58 FEET ;
THENCE NORTH 00°00'00" WEST, A DISTANCE OF 141.75 FEET TO THE POINT OF BEGINNING#1,;
THENCE NORTH 50°05'02" WEST, A DISTANCE OF 244.47 FEET;
THENCE NORTH 00°22'08" EAST, A DISTANCE OF 58.09 FEET;
THENCE NORTH 20°14'15" EAST, A DISTANCE OF 52.89 FEET;
THENCE NORTH 25°47'38" EAST, A DISTANCE OF 196.60 FEET TO POINT OF TERMINATION.

TOGETHER WITH

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL 'A' OF "DUKE PEMBROKE 'B'" PLAT, BEING A POINT ON WEST RIGHT-OF-WAY LINE OF SOUTHWEST 145th AVENUE, AND A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1647.00 FEET (RADIAL LINE BEARS SOUTH 81°39'07" EAST FROM SAID POINT) THENCE SOUTHERLY AND TO THE LEFT , THROUGH A CENTRAL ANGLE OF 2° 19'40" AN ARC DISTANCE OF 66.92 FEET TO THE POINT OF BEGINNING#2, THENCE NORTH 84°33'09" WEST, A DISTANCE OF 41.78 FEET;
THENCE SOUTH 06°13'33" WEST, A DISTANCE OF 147.89 FEET;
THENCE SOUTH 81°53'36" WEST, A DISTANCE OF 227.64 FEET TO POINT OF TERMINATION.

SAID LAND SITUATED IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

THE SIDE LINES OF SAID STRIP OF LAND SHALL BE LENGTHENED OR SHORTENED, SUCH AS TO FORM A CONTINUOUS 15 FOOT WIDE STRIP OF LAND.

NOTES

1) NORTH ARROW RELATIVE TO GRID BEARING OF N.90°00'00"E. ALONG THE NORTH LINE OF "DUKE PEMBROKE 'B'", BEING ALSO THE PLAT BEARING

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REVISION	DATE	BY	SKETCH AND DESCRIPTION		STEPHEN K. SEELEY, FOR THE FIRM PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4574	GIBBS LAND SURVEYORS 2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 7018
UPDATE	08-07-19	CM				
			JOB #: R08692	DATE: 12-26-17		
			SCALE: 1"=100'	SHEET 4 OF 4		
			DRAWN BY: CM	CHECKED BY: SKS		

EXHIBIT "B"
CORRECTIVE EASEMENT DEDICATION
(ATTACHED HERETO)

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

CORRECTIVE EASEMENT DEDICATION

THIS CORRECTIVE EASEMENT DEDICATION ("EASEMENT") IS BEING RECORDED TO CORRECT A SCRIVENER'S ERROR IN THE EXHIBITS (SPECIFICALLY EXHIBITS "A" AND "B" WERE INADVERTENTLY SWITCHED) TO THAT CERTAIN EASEMENT DEDICATION RECORDED MAY 15, 2012 IN OFFICIAL RECORDS BOOK 48754, PAGE 457, IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA ("ORIGINAL EASEMENT").

On this 18TH day of OCTOBER, 2019, Pembroke 145 Office, LLC, a Delaware limited liability company, having an address of 3350 Riverwood Parkway SE, Suite 750, Atlanta, Georgia 30339 (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 and Grantee acknowledge that the Servient Estate was incorrectly identified as Exhibit "B" on the Original Easement.

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, the legal description of which is attached hereto as Exhibit "B" and incorporated by reference herein (hereinafter the "Easement Area"). Grantor and Grantee acknowledge the Easement Area was incorrectly identified as Exhibit "A" on the Original Easement.

GRANTEE may use the Easement Area for and in consideration of the mutual covenants each to the other and other good and valuable considerations, and 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 the Easement Area and does hereby grant a perpetual easement in, over, under, through, upon and/or across the above described Easement Area for said purposes.

Subject to easements or licenses of record or existing as of the Effective Date hereof, 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 thereunder.

The provisions of the Easement shall be binding on the GRANTOR its successors and assigns and Grantee, 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. GRANTNEE further acknowledges that the legal descriptions on the Original Easement

were inadvertently switched and therefore, Grantor hereby quitclaims, grants, conveys and relinquishes to Grantor, its successors and assigns, any right, title or interest in and to the Servient Estate except as may expressly be set forth in this Corrective Easement Dedication.

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IN WITNESS WHEREOF, Grantor has hereunto set this hand and seal on the day and year first above written.

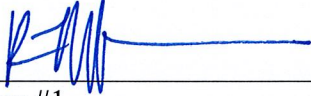
Signed, sealed and
Delivered in the presence of:

GRANTOR:

PEMBROKE 145 OFFICE, LLC, a
Delaware limited liability company

By: MEZZ PEMBROKE 145, LLC, a
Delaware limited liability company, its sole
member

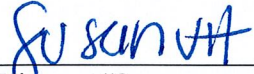
By: TG PEMBROKE, LLC, a Georgia
limited liability company, its sole member



Witness #1
Print Name: R. TYLER WAKEFIELD

By: 

J. Bradford Smith, Manager



Witness #2
Print Name: SUSAN UTT

[Notary Acknowledgement on Attached Page]

Grantor's Acknowledgement

STATE OF GEORGIA

COUNTY OF COBB

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, J. Bradford Smith, in his capacity as a duly appointed, qualified, and acting manager of TG PEMBROKE, LLC, a Georgia limited liability company, in its capacity as the sole member of MEZZ PEMBROKE 145, LLC, a Delaware limited liability company, in its capacity as the sole member OF PEMBROKE 145 OFFICE, LLC, a Delaware limited liability company, 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 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 18 day of October, 2019.



Stephanie Stobbe Graves
Notary Public

My Commission No.: _____

My Commission Expires: April 02, 2021

IN WITNESS WHEREOF, Grantee has hereunto set this hand and seal on the day and year first above written.

Signed, sealed and
Delivered in the presence of:

GRANTEE:

CITY OF PEMBROKE PINES

Witness

By: _____

Print Name: _____

Witness

Title: _____

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, _____, as _____, of CITY OF PEMBROKE PINES, 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 corporation for the purposes therein expressed; and the said instrument is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, this _____ day of _____, 2019.

Notary Public

My Commission No.: _____

My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION OF SERVIENT ESTATE

EXHIBIT "A"

THAT PORTION OF PARCEL 'A' OF "**DUKE PEMBROKE 'A'**", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGES 142 - 145 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 'A'; THENCE NORTH 90°00'00" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 'A' FOR A DISTANCE OF 493.55 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE WEST WHOSE CENTER BEARS NORTH 81°42'35" WEST FROM SAID POINT; THENCE NORTHERLY ALONG SAID ARC HAVING A RADIUS OF 7874.44 FEET AND A CENTRAL ANGLE OF 04°03'13", AN ARC DISTANCE OF 557.11 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 85°14'28" EAST, A DISTANCE OF 213.60 FEET; THENCE NORTH 57°53'21" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 85°14'28" EAST, A DISTANCE OF 37.67 FEET; THENCE NORTH 04°45'32" EAST, A DISTANCE OF 7.07 FEET; THENCE SOUTH 85°14'28" EAST, A DISTANCE OF 201.19 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE WEST WHOSE CENTER BEARS NORTH 85°54'19" WEST FROM SAID POINT; THENCE SOUTHERLY ALONG SAID ARC HAVING A RADIUS OF 8,351.19 FEET AND A CENTRAL ANGLE OF 03°03'15", AN ARC DISTANCE OF 445.16 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 09°29'39" EAST, A DISTANCE OF 41.57 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE WEST WHOSE CENTER BEARS NORTH 82°24'42" WEST FROM SAID POINT; THENCE SOUTHERLY, ALONG SAID ARC HAVING A RADIUS OF 8,363.19 FEET AND A CENTRAL ANGLE OF 00°22'53", AN ARC DISTANCE OF 55.65 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

ALL OF PARCEL 'A' OF "**DUKE PEMBROKE 'B'**", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, PAGES 100-101 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND SITUATED IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND CONTAINING 24.58 ACRES, MORE OR LESS.

FORMERLY KNOWN AS THE FOLLOWING:

NOT VALID
WITHOUT THE
SIGNATURE
AND
ORIGINAL
RAISED SEAL
OF THE
FLORIDA
LICENSED
SURVEYOR
AND MAPPER

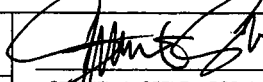
REVISION	DATE	BY	SKETCH AND DESCRIPTION			GIBBS LAND SURVEYORS 2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 7018
			JOB #: RN7734	DATE: 06-09-10		
			SCALE: NTS			
			DRAWN BY: CM	CHECKED BY: SKS		
			STEPHEN K. SEELEY, FOR THE FIRM PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4574			

EXHIBIT "A"

DESCRIPTION:

A PORTION OF TRACTS 10, 11, 21, 22, 23 and 24, LYING IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 40 EAST AS SHOWN ON "EVERGLADES SUGAR & LAND CO. SUBDIVISION OF SECTIONS 6, 7, 18, 19, 30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF S.W. 145TH AVENUE, AS SHOWN ON "PEMBROKE HARBOR PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, PAGES 111-115 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 15, TOWNSHIP 51 SOUTH, RANGE 40 EAST; THENCE SOUTH 61°40'09" EAST, A DISTANCE OF 380.94 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86075-2402 (LATEST REVISION DATE JANUARY, 1984); THENCE SOUTH 01°45'44" EAST ALONG THE WEST LINE OF "SOUTHERN BELL PEMBROKE PINES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ITS SOUTHERLY PROJECTION, A DISTANCE OF 1,835.95 FEET; THENCE SOUTH 68°17'56" WEST, A DISTANCE OF 126.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 761.29 FEET, THROUGH A CENTRAL ANGLE OF 66°00'11", AN ARC DISTANCE OF 876.98 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ON THE ARC OF SAID CURVE HAVING A RADIUS OF 8,363.19 FEET, THROUGH A CENTRAL ANGLE OF 05°30'26", AN ARC DISTANCE OF 803.85 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG THE ARC OF SAID 8,363.19 FOOT RADIUS CURVE, THROUGH A CENTRAL ANGLE OF 0°05'24", AN ARC DISTANCE OF 13.14 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,647.00 FEET; THENCE SOUTHERLY AND TO THE LEFT, THROUGH A CENTRAL ANGLE OF 27°42'00", AN ARC DISTANCE OF 796.26 FEET TO A POINT OF TANGENCY; THENCE SOUTH 19°48'26" EAST, A DISTANCE OF 304.94 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1,453.00 FEET; THENCE SOUTHERLY, AND TO THE RIGHT, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 5°07'51", AN ARC DISTANCE OF 130.11 FEET; (THE PRECEDING FOUR COURSES BEING ALONG THE WEST RIGHT-OF-WAY LINE OF S.W. 145TH AVENUE AS SHOWN ON SAID "PEMBROKE HARBOR PLAT";

THENCE NORTH 90°00'00" WEST, A DISTANCE OF 566.88 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 7.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 425.37 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 86075-2402, (LAST DATED JANUARY, 1984) SAID POINT BEING LOCATED ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, WHOSE RADIUS POINT BEARS NORTH 72°37'49" WEST; THENCE NORTHERLY ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 7,874.44 FEET, THROUGH A CENTRAL ANGLE OF 9°04'46", AN ARC DISTANCE OF 1,247.83 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 493.55 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S.W. 145 AVENUE, AND THE POINT OF BEGINNING.

SAID LAND SITUATED IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, AND CONTAINING 18.68 ACRES, (813,684 SQUARE FEET), MORE OR LESS.

NOT VALID
WITHOUT THE
SIGNATURE
AND
ORIGINAL
RAISED SEAL
OF THE
FLORIDA
LICENSED
SURVEYOR
AND MAPPER

REVISION	DATE	BY	SKETCH AND DESCRIPTION		GIBBS LAND SURVEYORS 2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 7018
			JOB #	DATE	
			SCALE		
			DRAWN BY	CHECKED BY	
			RN7734	06-09-10	STEPHEN K. SEELEY, FOR THE FIRM PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4574
			SCALE: NTS		
			DRAWN BY: CM	CHECKED BY: SKS	

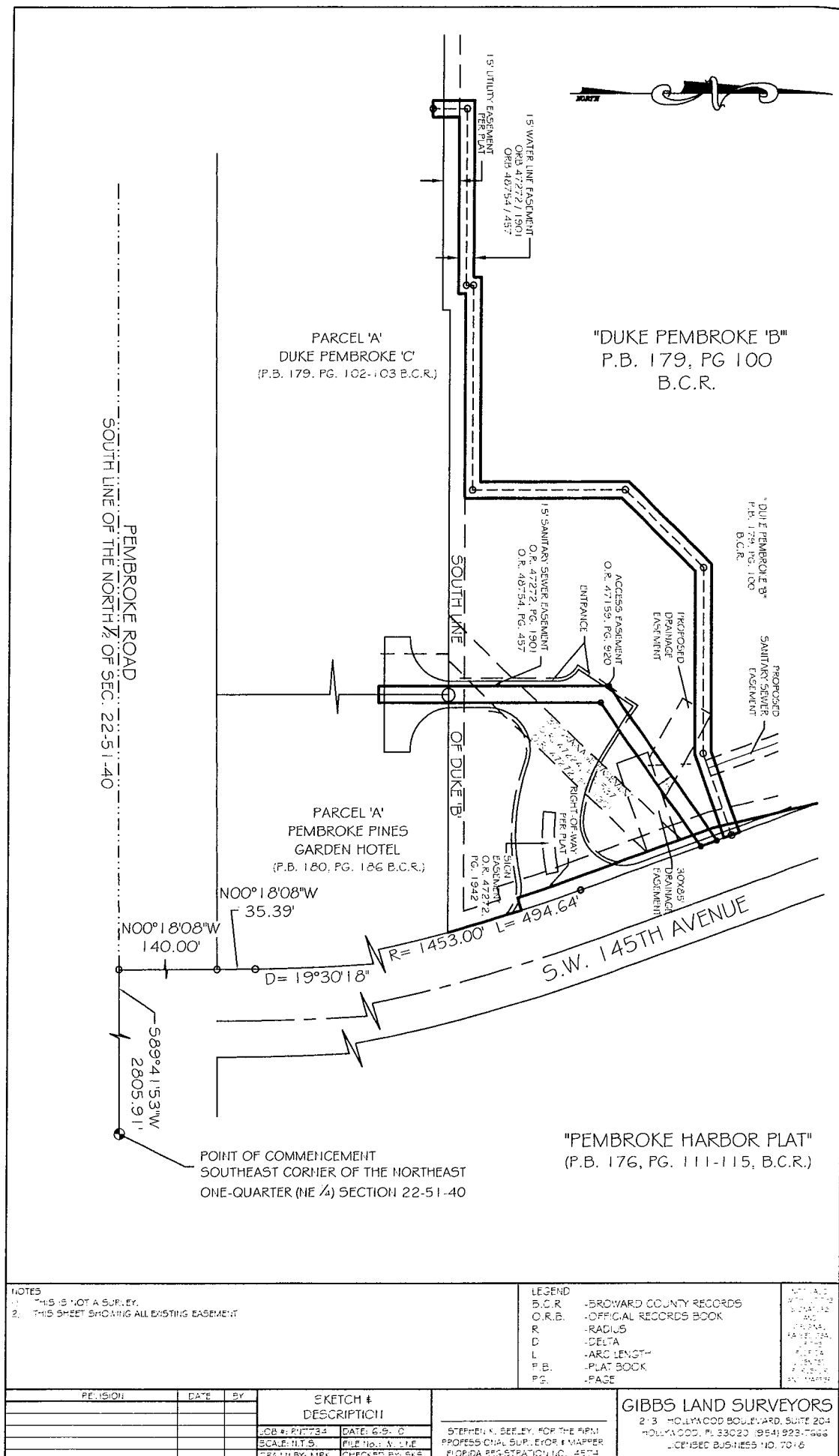


EXHIBIT "B"

LEGAL DESCRIPTION OF EASEMENT AREA

EXHIBIT "B"
**SANITARY SEWER
EASEMENT**

A PORTION OF TRACTS 23 AND 24, LYING IN SECTION 22, TOWNSHIP 51 SOUTH,
RANGE 40 EAST, OF "THE EVERGLADES SUGAR & LAND CO. SUBDIVISION"
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39,
OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE
 $\frac{1}{4}$) OF SAID SECTION 22;
THENCE SOUTH $89^{\circ}41'53''$ WEST ON THE SOUTH LINE OF THE NORTH ONE-HALF
($N\frac{1}{2}$) OF SAID SECTION 22, A DISTANCE OF 2805.91 FEET;
THENCE NORTH $00^{\circ}18'08''$ WEST, A DISTANCE OF 140.00 FEET TO A POINT ON
THE WEST RIGHT-OF-WAY LINE OF SW 145TH AVENUE;
THENCE CONTINUE NORTH $00^{\circ}18'08''$ WEST, ALONG THE SAID RIGHT-OF-WAY LINE
A DISTANCE OF 35.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE
TO THE WEST, HAVING A RADIUS OF 1453.00 AND A CENTRAL ANGLE OF
 $19^{\circ}30'18''$.
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF
494.64 FEET TO THE POINT OF TANGENCY;
THENCE NORTH $19^{\circ}48'26''$ WEST, A DISTANCE OF 116.62 FEET TO THE POINT OF
BEGINNING;
THENCE CONTINUE NORTH $19^{\circ}48'26''$ WEST, A DISTANCE OF 15.55 FEET;
THENCE SOUTH $54^{\circ}50'52''$ WEST, A DISTANCE OF 171.99 FEET;
THENCE SOUTH $00^{\circ}00'00''$ EAST, A DISTANCE OF 214.48 FEET;
THENCE SOUTH $90^{\circ}00'00''$ EAST, A DISTANCE OF 15.00 FEET;
THENCE NORTH $00^{\circ}00'00''$ WEST, A DISTANCE OF 206.70 FEET;
THENCE NORTH $54^{\circ}50'52''$ EAST, A DISTANCE OF 160.09 FEET TO THE POINT OF
BEGINNING.

SAID LAND SITUATED IN THE PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND
CONTAINING 5649 SQUARE FEET MORE OR LESS.

SHEET 1 OF 2

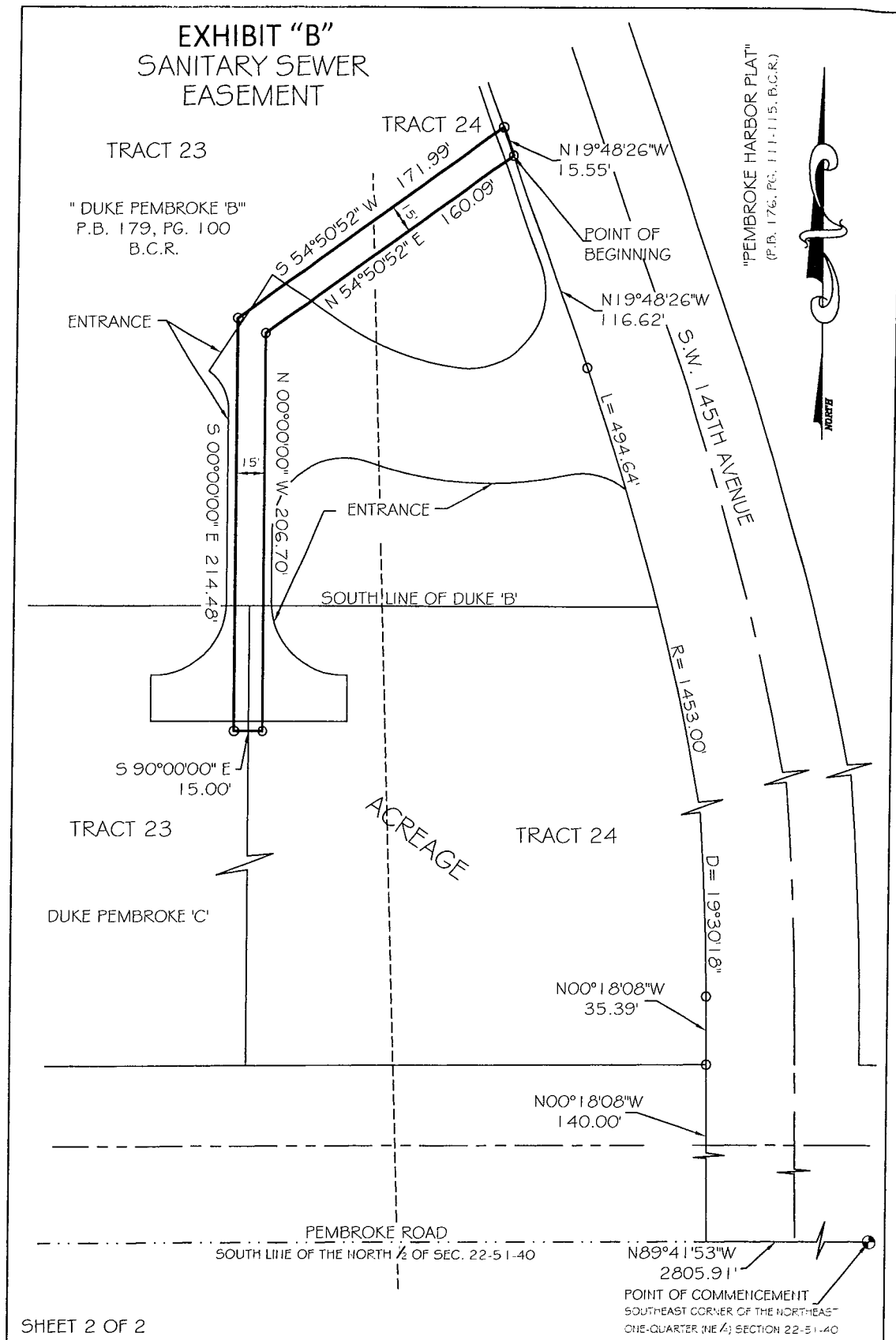
SKETCH OF
DESCRIPTION

FILE No.: SAN SEWER JOB #: RHT-34

GIBBS LAND SURVEYORS

2131 HOLLYWOOD BOULEVARD, SUITE 204
HOLLYWOOD, FL 33020 (954) 923-7666
LICENSED BUSINESS NO. TC-5

EXHIBIT "B" SANITARY SEWER EASEMENT



REVISION	DATE	BY	SKETCH #	DESCRIPTION	DATE	BY	DESCRIPTION
			JOB #	DATE			
			SCALE	FILE NO.			
			DRAWN BY	CHECKED BY			

STATIONARY SEELEY FOR THE FIRM

PROFESSIONAL SURVEYOR & MAPPER

FLORIDA REGISTRATION NO. 4574

GIBBS LAND SURVEYORS

2131 HOLLYWOOD BOULEVARD, SUITE 204

HOLLYWOOD, FL 33020 (954) 923-7666

LICENSED BUSINESS NO. 1018

EXHIBIT "B" WATER LINE EASEMENT

DUKE 15 FOOT WATER LINE EASEMENT

A PORTION OF TRACTS 22, 23 AND 24, LYING IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 40 EAST, OF "THE EVERGLADES SUGAR & LAND CO. SUBDIVISION" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER ($NE \frac{1}{4}$) OF SAID SECTION 22;
THENCE SOUTH $89^{\circ}41'53"$ WEST ON THE SOUTH LINE OF THE NORTH ONE-HALF ($N \frac{1}{2}$) OF SAID SECTION 22, A DISTANCE OF 2,805.91 FEET;
THENCE NORTH $00^{\circ}18'08"$ WEST, A DISTANCE OF 140.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SW 145TH AVENUE;
THENCE CONTINUE NORTH $00^{\circ}18'08"$ WEST, ALONG THE SAID RIGHT-OF-WAY LINE, A DISTANCE OF 35.39 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1453.00 AND A CENTRAL ANGLE OF $19^{\circ}30'18"$.
THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 494.64 FEET TO A POINT OF TANGENCY;
THENCE NORTH $19^{\circ}48'26"$ WEST, A DISTANCE OF 146.98 FEET TO THE POINT OF BEGINNING OF A 15-FOOT-WIDE STRIP OF LAND, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

THENCE SOUTH $70^{\circ}11'34"$ WEST, A DISTANCE OF 78.80 FEET;
THENCE SOUTH $90^{\circ}00'00"$ WEST, A DISTANCE OF 169.03 FEET;
THENCE SOUTH $45^{\circ}00'00"$ WEST, A DISTANCE OF 100.61 FEET;
THENCE SOUTH $00^{\circ}00'00"$ WEST, A DISTANCE OF 142.12 FEET;
THENCE SOUTH $90^{\circ}00'00"$ WEST, A DISTANCE OF 186.73 FEET;
THENCE SOUTH $00^{\circ}00'00"$ WEST, A DISTANCE OF 7.00 FEET;
THENCE SOUTH $90^{\circ}00'00"$ WEST, A DISTANCE OF 159.99 FEET;
THENCE SOUTH $00^{\circ}00'00"$ WEST, A DISTANCE OF 32.55 FEET TO THE POINT OF TERMINATION.

SAID LAND SITUATED IN THE PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

THE SIDE LINES OF THE ABOVE 15 FOOT WIDE EASEMENT SHALL BE LENGTHENED OR SHORTENED, AS REQUIRED TO FORM A CONTINUOUS 15 FOOT WIDE STRIP OF LAND.

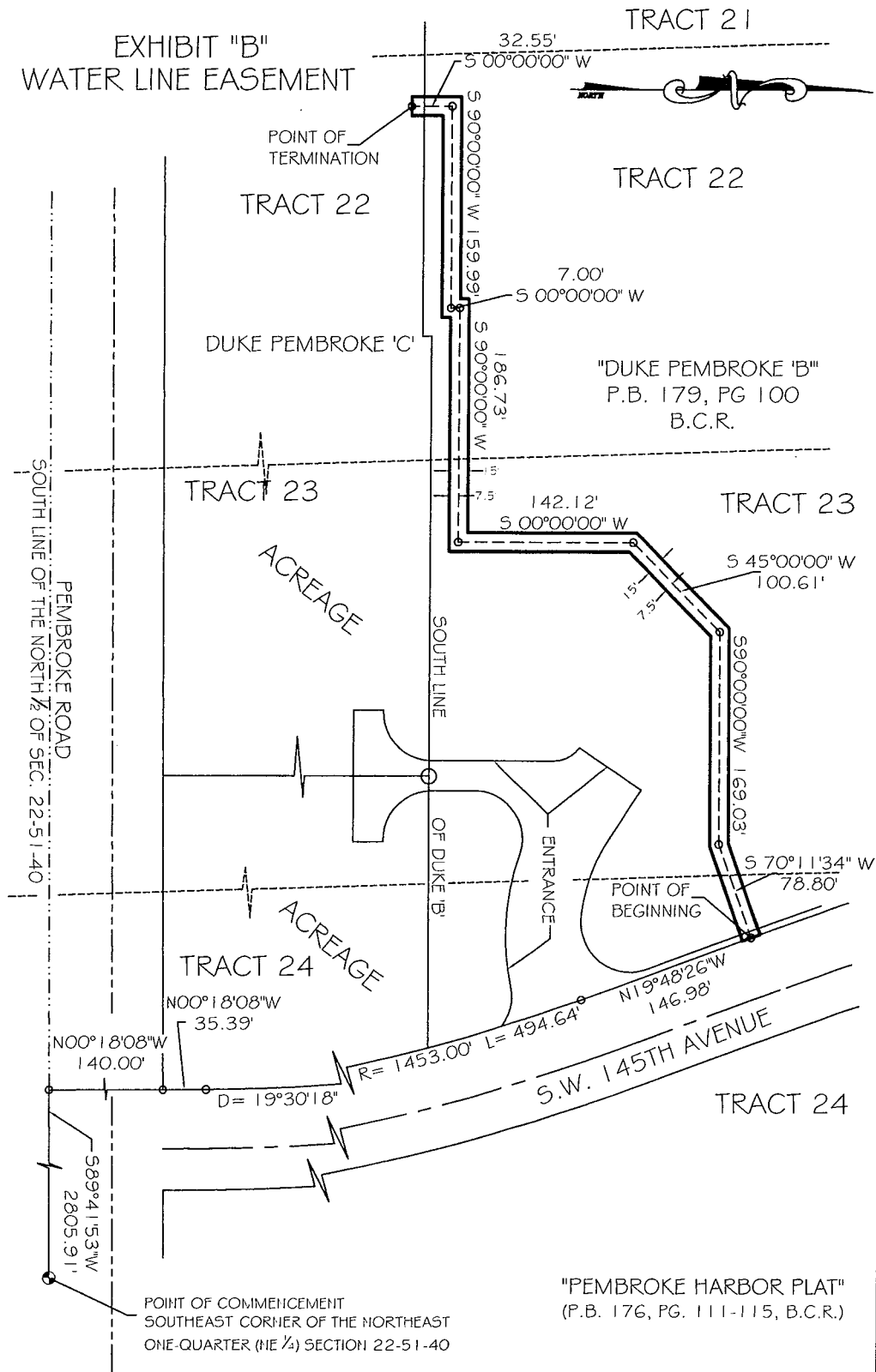
SHEET 1 OF 2

SKETCH OF
DESCRIPTION

FILE NO.: R17642 JOB #: A. LITE

GIBBS LAND SURVEYORS
231 HOLLYWOOD BOULEVARD, SUITE 204
HOLLYWOOD, FL 33020 (954) 923-7666
LICENSED BUSINESS NO. 7018

EXHIBIT "B" WATER LINE EASEMENT



SHEET 2 OF 2

NOTES 1. THIS IS NOT A SURVEY. 2. LANDS SHOWN HERE ON, WERE NOT ABSTRACTED FOR RIGHT-OF-WAY AND/OR EASEMENTS OF RECORD. 3. NORTH APPROX. SHOWN HERE ON, IS BASED ON 1188°40'46" A ALONG THE SOUTH LINE OF THE SECTION 22-51-40, PER PLAT, DRAWING NOT TO SCALE. 4. BEARINGS SHOWN HERE ON, ARE REFERENCE TO A GRID VALUE OF SOUTH 89°41'53" WEST, FOR THE SOUTH LINE OF THE NORTH ONE-HALF OF SECTION 22-51-40, AND BASED ON THE NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT.			LEGEND B.C.R. - BROWARD COUNTY RECORDS O.R.B. - OFFICIAL RECORDS BOOK R - RADIUS D - DELTA L - ARC LENGTH P.B. - PLAT BOOK PG. - PAGE		213 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 70-3
REVISION	DATE	BY	SKETCH & DESCRIPTION JOB # 21111111 DATE 09-10-11 SCALE 1" = 100' PLANNED BY SEELEY DRAWN BY MCK CHECKED BY SKS		GIBBS LAND SURVEYORS 213 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 70-3

EXHIBIT "C"
QUANTITIES AND COSTS BREAKDOWN



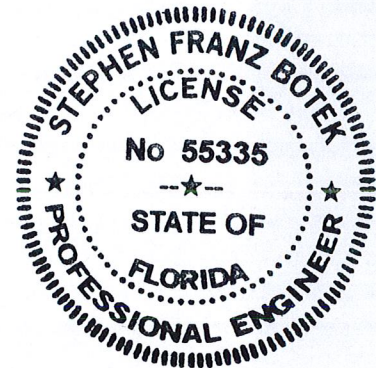
Public Water Main and Sanitary Cost and Quantities

Date: May 6, 2019

BTE Project. No. 16-1204 TPA Edison (Phase 1)

1. 8" PVC Sanitary Sewer = 905.15 LF
2. 6" PVC Sewer Lateral = 362.63 LF
3. Sanitary Sewer Manholes = 6 EA
4. 8" PVC W.M = 3531.82 LF
5. 8" Tapping Valve = 1 EA
6. 8" Gate Valve = 15 EA
7. 8" PVC Fire Line = 50.31 LF
8. 6" Gate Valve = 4 EA
9. 6" DIP Fire Hydrant Assembly = 51.87 LF
10. Fire Hydrant = 5 EA
11. 4" Gate Valve = 1 EA
12. 4" PVC Domestic Water Service = 31.94 LF

Cost - \$ 503,854.76



Smc
6/25/19



**Botek Thurlow
Engineering, Inc.**

3409 NW 9th Avenue, Suite 1102
Ft. Lauderdale, FL 33309
www.botekthurlow-eng.com
p: 954-568-0888 f: 954-568-0757
Fl. Certificate of Authorization # 26787