

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 5TH day of SEPTEMBER, 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 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.

Subject to easements or licenses of record or existing as of the Effective Date hereof, including without limitation, those depicted or identified on Exhibit "B" attached hereto, 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.

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

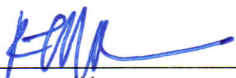
Signed, sealed and
Delivered in the presence of:

GRANTOR:

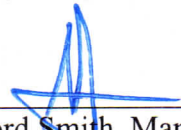
PEMBROKE 145 OFFICE, LLC, a
Delaware limited liability company

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

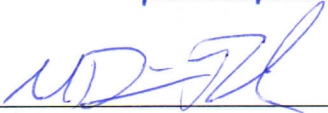
By: TG PEMBROKE, LLC, a Georgia
limited liability company, its sole member



Witness #1
Print Name: R. TYLER WAKEFIELD

By: 

J. Bradford Smith, Manager



Witness #2
Print Name: M. Dominic Resneck

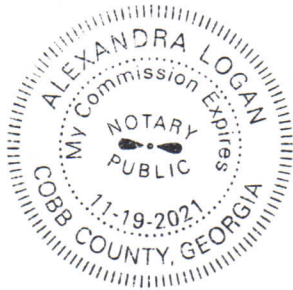
[Notary Acknowledgement on Attached Page]

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 5th day of SEPTEMBER, 2019.



Alexandra Logan
Notary Public

My Commission No.: _____
My Commission Expires: 11-19-21

CONSENT AND JOINDER

SYNOVUS BANK, a Georgia banking corporation (“Lender”), hereby consents to and joins in the execution of that certain Easement Dedication from Pembroke 145 Office, LLC, a Delaware limited liability company, to the City of Pembroke Pines, a municipal corporation of the State of Florida (“Easement Dedication”), by virtue of that certain Mortgage, Assignment of Leases and Rents, Security Agreement, and Fixture Filing dated March 15, 2017, recorded in Instrument #114276207, and as affected by that certain First Amendment to Security Documents, dated as of March 29, 2018, recorded in Instrument #114982084, Public Records of Broward County, Florida, (collectively, the “Security Documents”), and agrees to the granting of the aforesaid Easement Dedication and agrees that any sale under foreclosure of such Security Documents shall be subject to such Easement Dedication.

Executed this 5th day of September, 2019.

SYNOVUS BANK, a Georgia banking corporation

By: [Signature] [Seal]
Print Name: Paul Collier
Its: Sr. Director

[Signature]
Witness #1

Print Name: Tonya R. Phillips.

[Signature]
Witness #2

Print Name: Allie Mickle

ACKNOWLEDGMENT

STATE OF GA

COUNTY OF Cobb

This instrument was acknowledged before me on this 5th day of September, 2019, by Paul Collier as Sr. Director of Synovus Bank, a Georgia banking corporation, on behalf of the bank, who: [x] is personally known to me, or [] has produced _____ as identification.

[Notary Seal]



[Signature]
Notary Public, State of GA
Commission expires: 3/21/2023

EXHIBIT "A"

SERVIENT ESTATE

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 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 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.

TRACT TWO:

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.

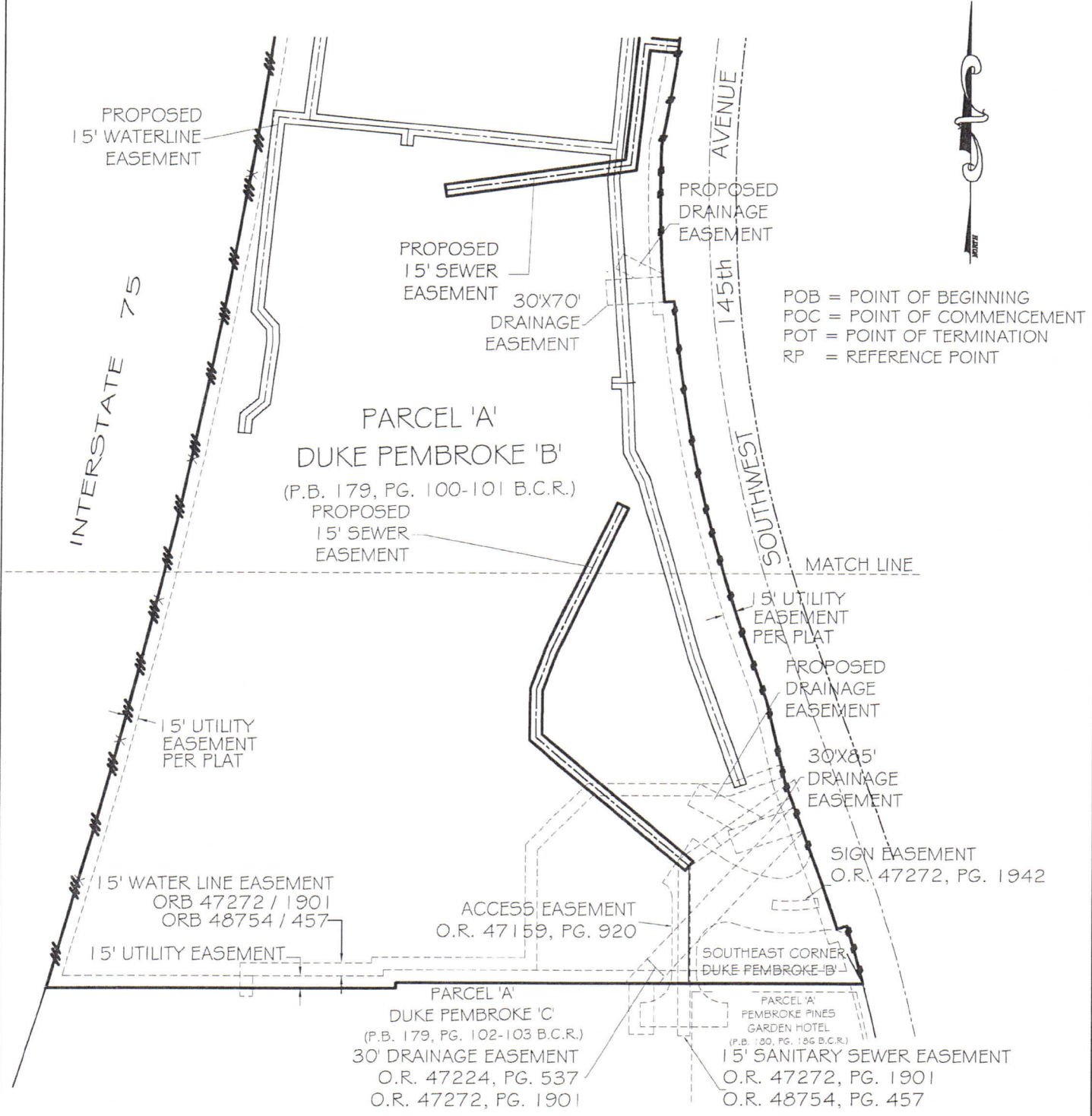
EXHIBIT "B"

EASEMENT AREA

[See Attached]

EXHIBIT "B"

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

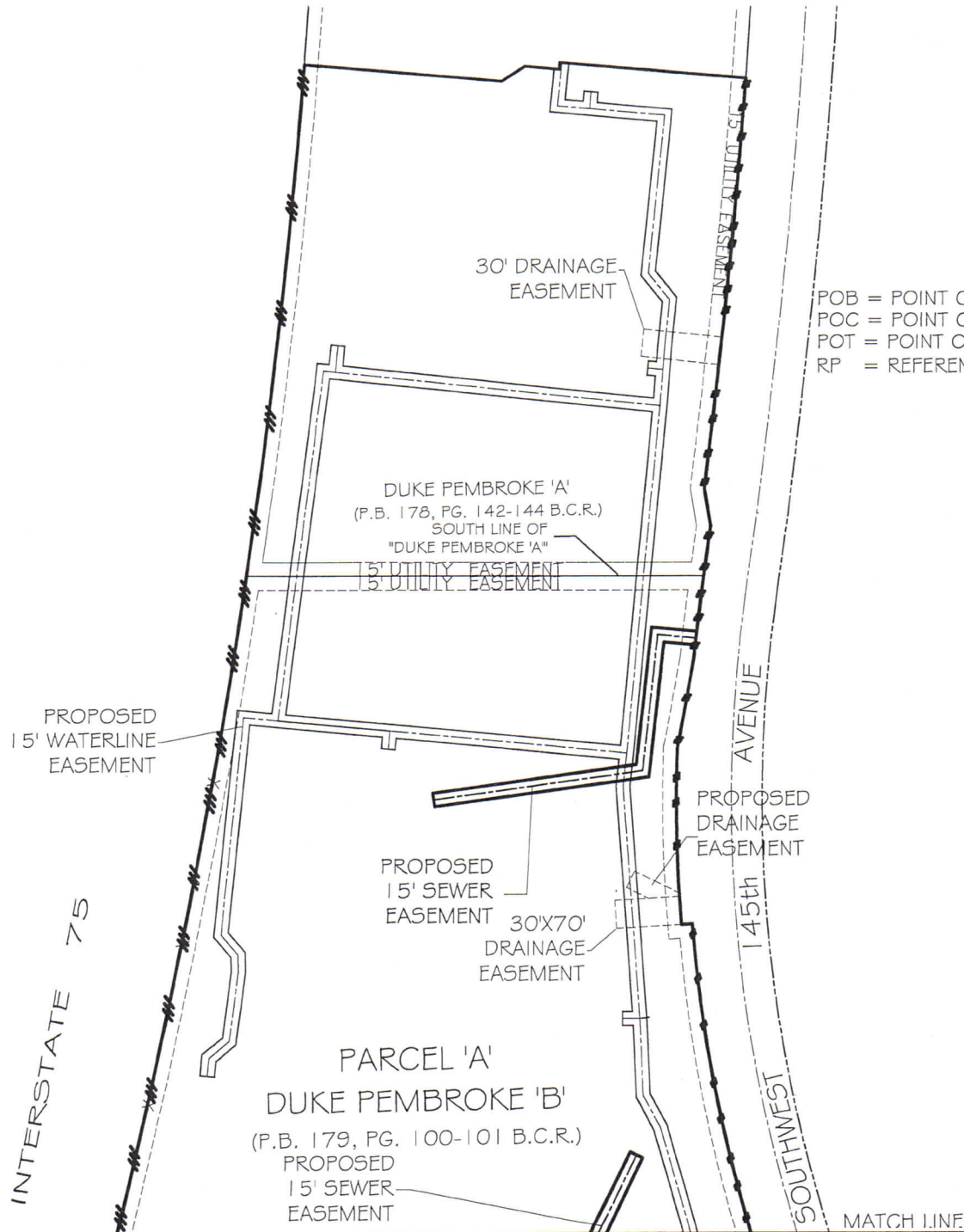
THIS IS NOT A SURVEY
 SKETCH TO ACCOMPANY DESCRIPTION

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"

SANITARY SEWER EASEMENT



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

NOTES

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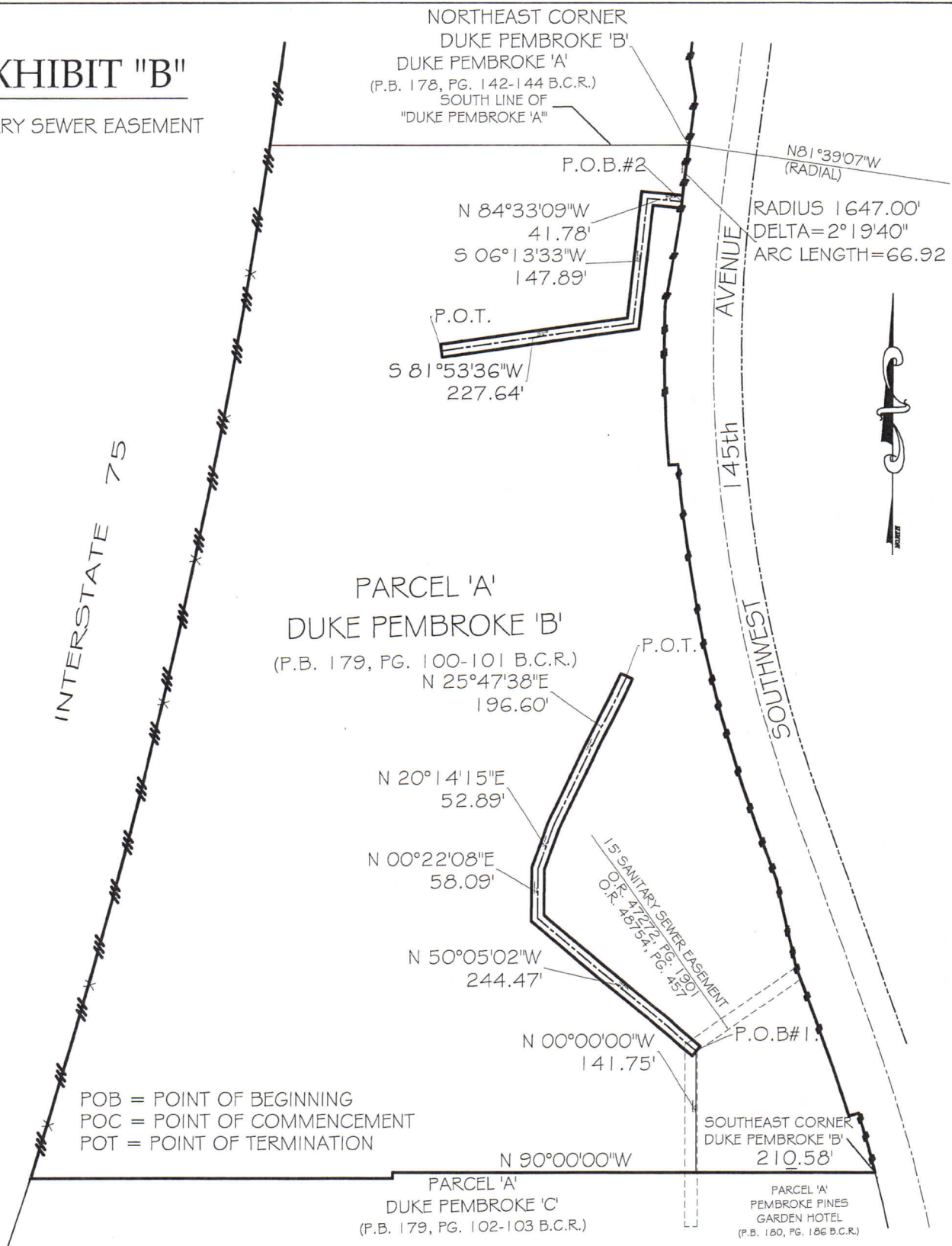
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

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UPDATE	08-07-19	CM	JOB #: RN8692	DATE: 05-22-19	
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STEPHEN K. SEELEY, FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4574

EXHIBIT "B"

SANITARY SEWER EASEMENT



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FLORIDA
LICENSED
SURVEYOR
AND MAPPER

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

EXHIBIT "B"

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

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THIS IS NOT A SURVEY

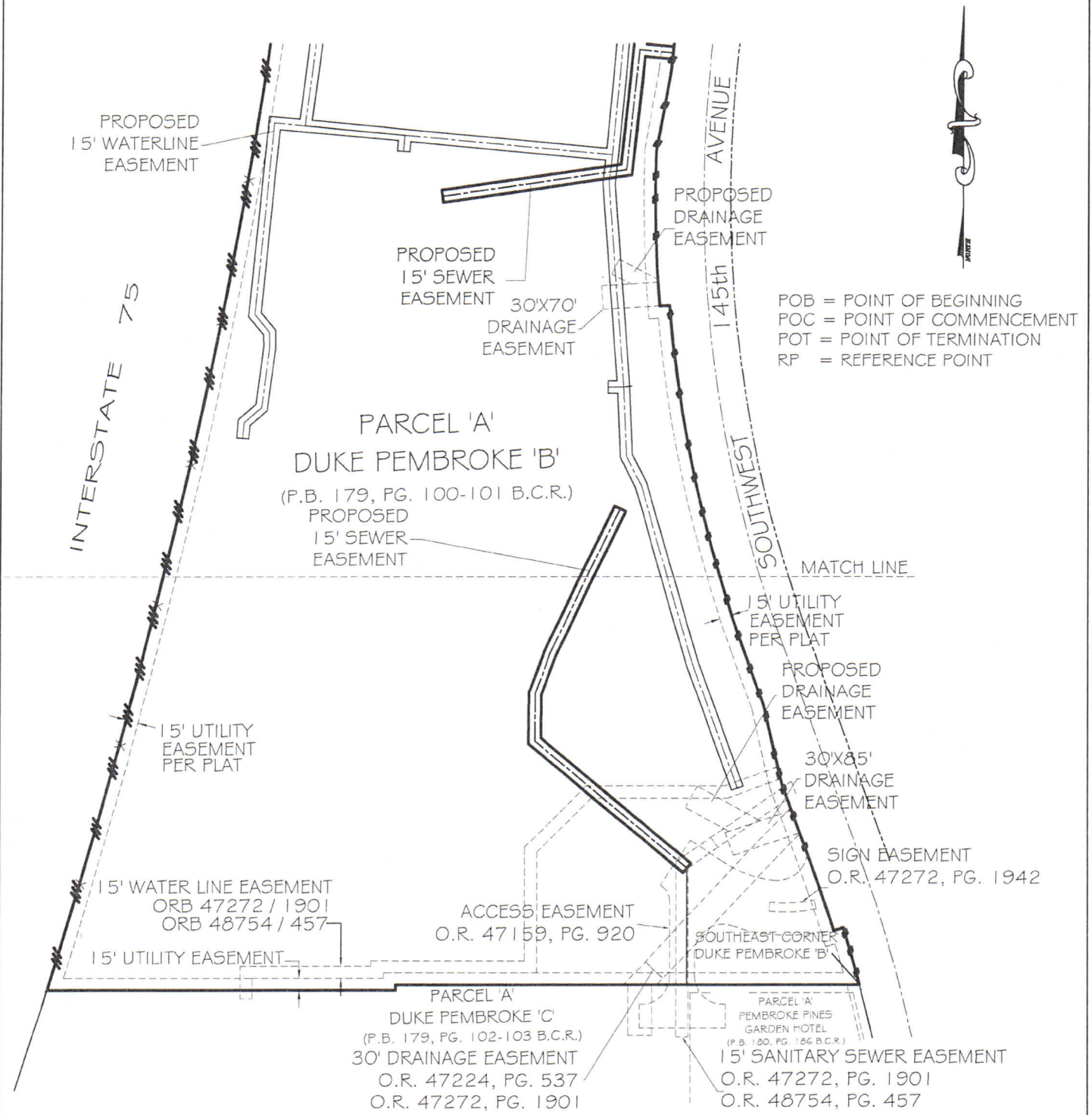
SKETCH TO ACCOMPANY DESCRIPTION

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

REVISION UPDATE	DATE 08-07-19	BY CM	SKETCH AND DESCRIPTION		
			JOB #: RN8692 DATE: 12-26-17	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
			SCALE: 1"=100' SHEET 4 OF 4		
			DRAWN BY: CM CHECKED BY: SKS		

EXHIBIT "B"

WATERLINE EASEMENT



NOTES

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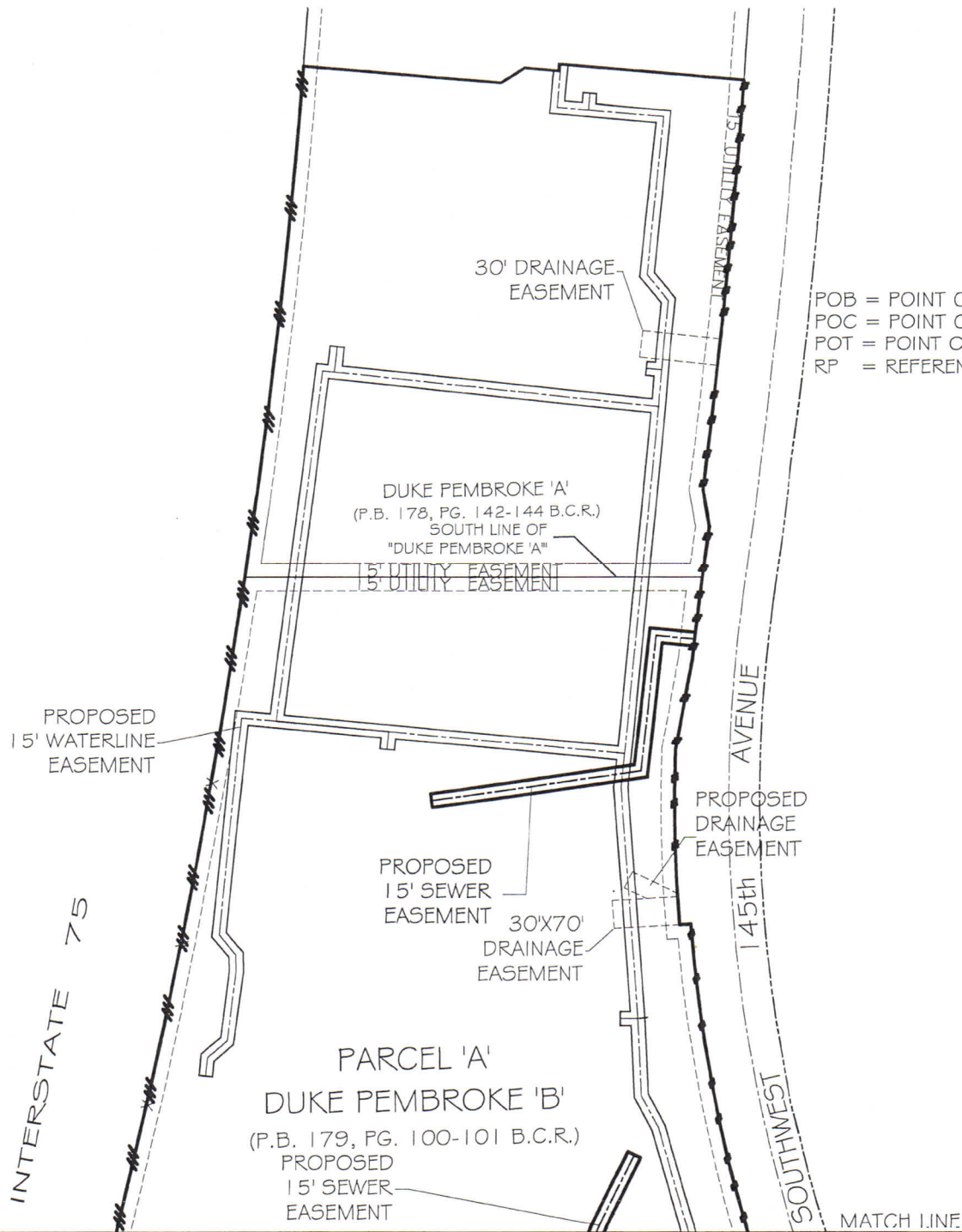
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UPDATE	08-06-19	CM	JOB #: RN8692	DATE: 05-22-19		
			SCALE: 1"=100'	SHEET 1 OF 7		
			DRAWN BY: CM	CHECKED BY: SKS		

EXHIBIT "B"

WATERLINE EASEMENT



POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
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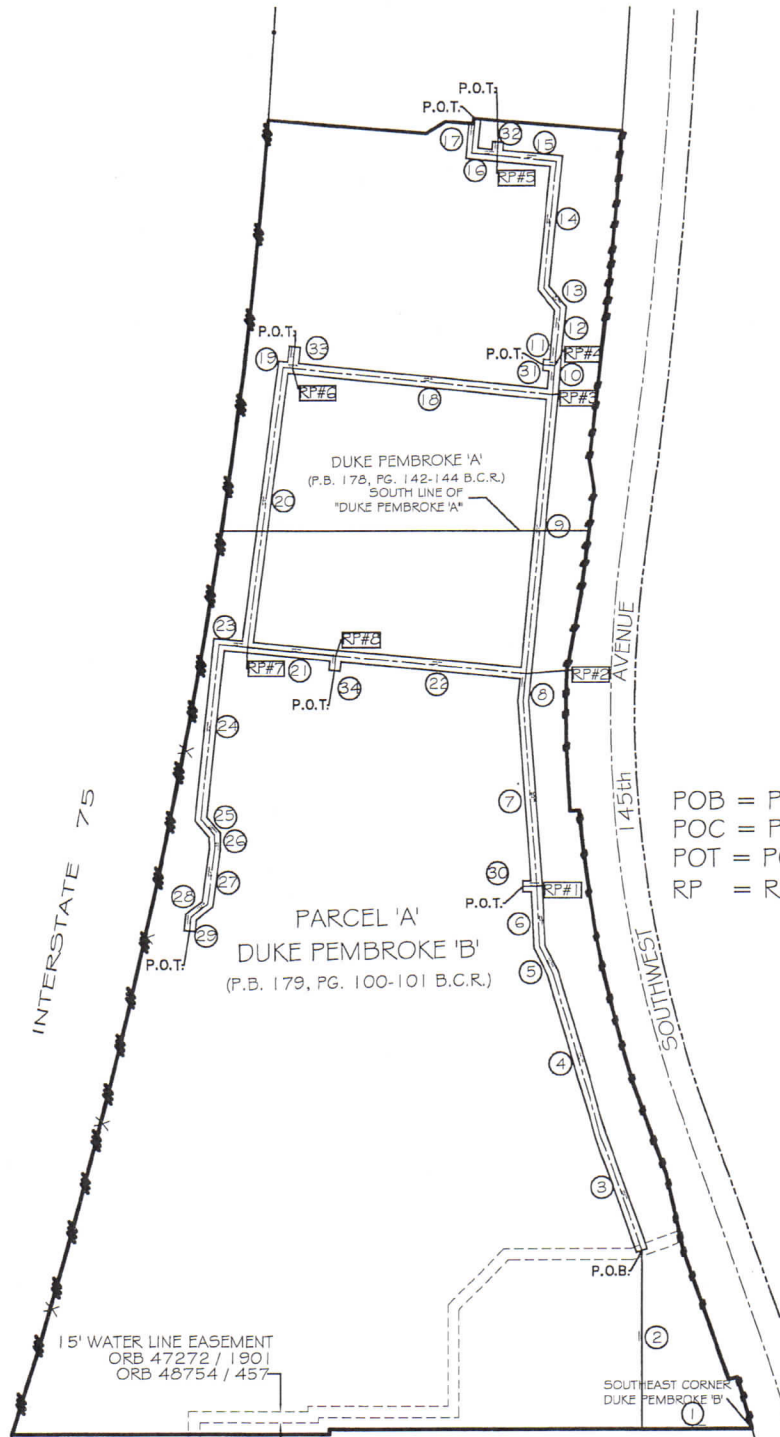
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			SCALE: 1"=100'	SHEET 2 OF 7	
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STEPHEN K. SEELEY, FOR THE FIRM
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 4574

EXHIBIT "B"

WATERLINE EASEMENT



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15' WATER LINE EASEMENT
 ORB 47272 / 1901
 ORB 48754 / 457

SOUTHEAST CORNER
 DUKE PEMBROKE 'B'

NOTES

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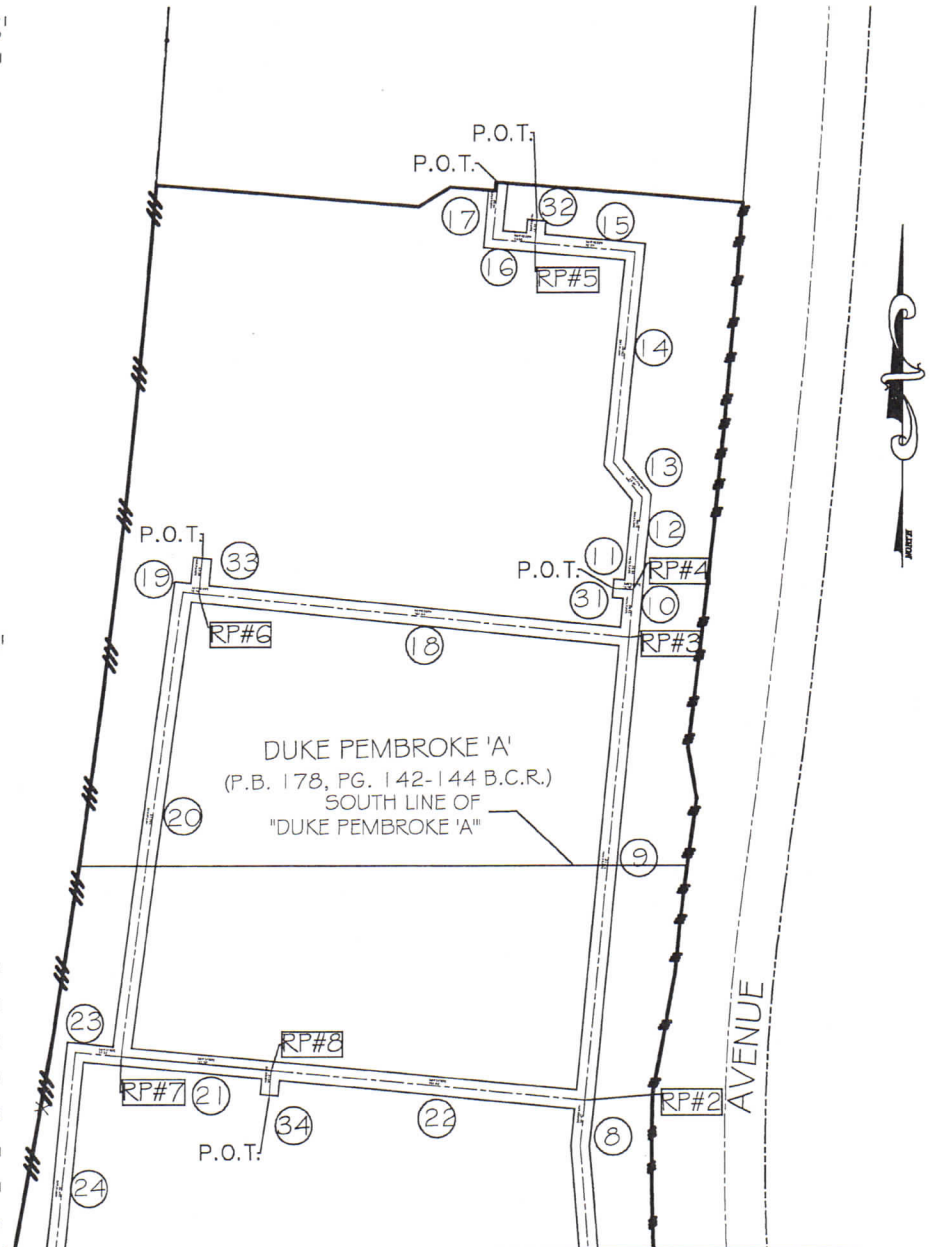
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			SCALE: 1"=100'	SHEET 3 OF 7	
			DRAWN BY: CM	CHECKED BY: SKS	

EXHIBIT "B"

WATERLINE 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

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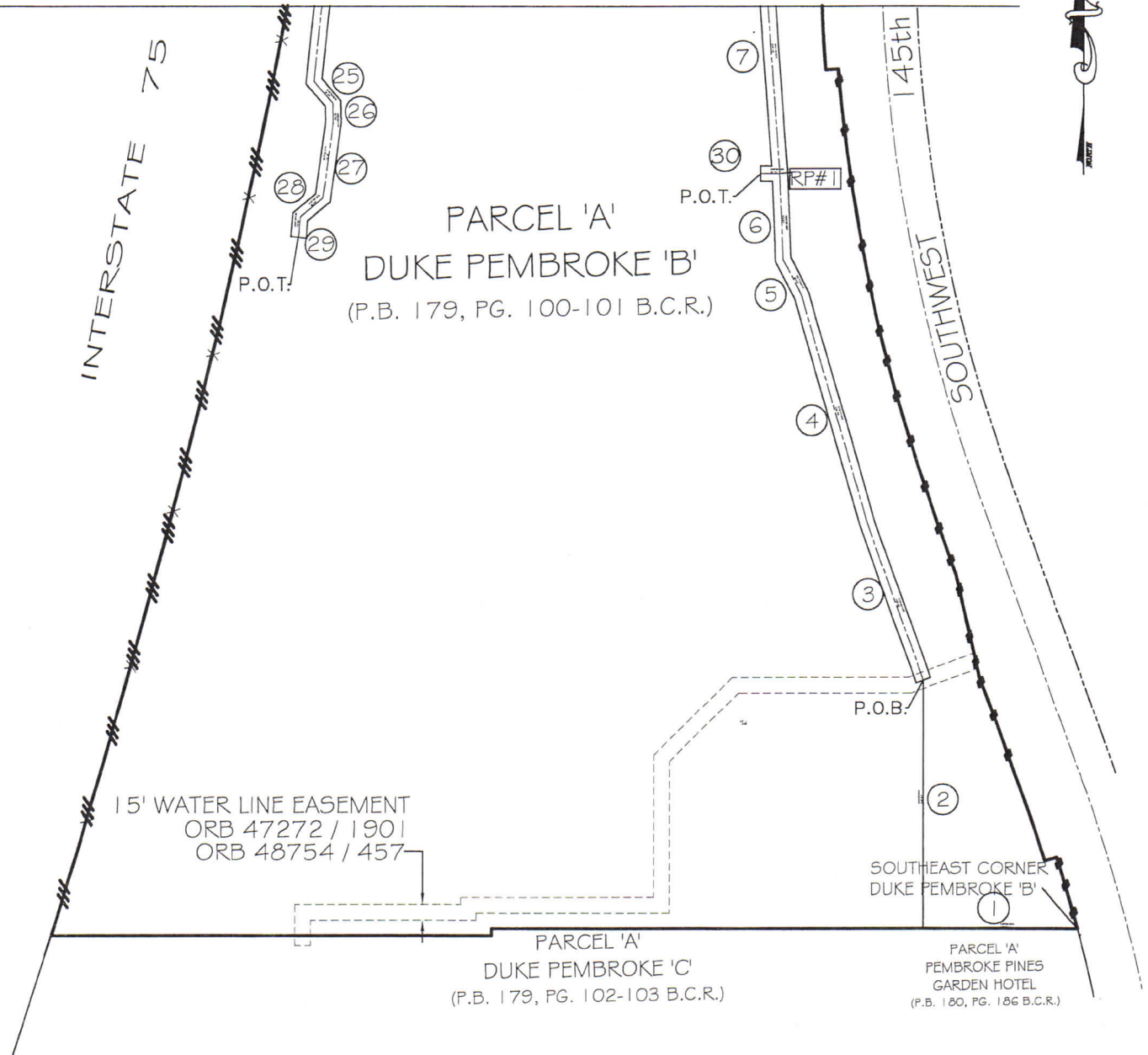
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	08-06-19			JOB #: RN8692	DATE: 05-22-19	
				SCALE: 1" = 100'	SHEET 4 OF 7	
				DRAWN BY: CM	CHECKED BY: SKS	

STEPHEN K. SEELEY, FOR THE FIRM
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 4574

EXHIBIT "B"

WATERLINE EASEMENT

MATCH LINE SEE SHEET 4 OF 7



15' WATER LINE EASEMENT
ORB 47272 / 1901
ORB 48754 / 457

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UPDATE	08-06-19	CM	JOB #: RN8692	DATE: 05-22-19		
			SCALE: 1" = 100'	SHEET 5 OF 7		
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EXHIBIT "B"

WATERLINE EASEMENT DESCRIPTION:

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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

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 UPDATE	DATE 08-06-19	BY CM	SKETCH AND DESCRIPTION		
			JOB #: RN8692 DATE: 05-22-19	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
			SCALE: 1"=100' SHEET 6 OF 7		
			DRAWN BY: CM CHECKED BY: SKS		

EXHIBIT "B"

WATERLINE 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

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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 7 OF 7	
			DRAWN BY: CM	CHECKED BY: SKS	