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City of Pembroke Pines

EASEMENT DEDICATION

On this 2TH day of July, 2014, PP Omni Ventures, LLC having an address of 151 N Hiatus Rd, Pembroke Pines, FL, (hereinafter "GRANTOR"), expressly grants an easement to the City of Pembroke Pines, a municipal corporation of the State of Florida, having an address at 10100 Pines Boulevard, Pembroke Pines, Florida 33026-3900, (hereinafter "GRANTEE"), subject to the following provisions and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration 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 as Exhibit "B" and incorporated by reference herein, (hereinafter "the easement area")

GRANTEE may use the easement area to construct, maintain, repair, install and rebuild water and/or sanitary sewerage facilities on, in, over, under, through, upon and/or across the easement area 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.

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.

Grantor grants to Grantee, a perpetual non-exclusive easement upon the servient

estate whereby Grantee shall have reasonable access necessary to full exercise Grantee's rights within the easement area. The provision of the easement shall be binding on the parties hereto and their respective successors and assigns as a covenant running with and binding upon the servient estate.

This easement shall not be released or amended without consent of the Grantee as evidenced by document signed with the same formalities as this document.

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

This instrument contains the entire agreement between the parties relating to the rights granted and the obligations assumed pursuant to this instrument. Any oral representations or modifications concerning this instrument, shall be of no force and effect, excepting a subsequent modification reduced to writing, signed by the party to be charged therewith.

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 the presence of:

Samuel Cardenas
Witness

[Signature]
Witness

By:

Name: *JACK FLECHNER*

Title: *AUTH. REP FOR*

PP OMANI VENTURES, LLC

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in State aforesaid and in the County aforesaid to take acknowledgments, personally appeared *Jack Flechner* to me known to be the person described in and who executed the foregoing instrument and *Jack Flechner* acknowledged before me that *he Jack Flechner* executed the same.

WITNESS my hand and official seal at Pembroke Pines, Broward County, Florida, this *8* day of *July*, 20*14*.

[Signature]
Notary Public

Commission Expires:





SKETCH AND LEGAL DESCRIPTION

BY
PULICE LAND SURVEYORS, INC.5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

**LEGAL DESCRIPTION:**

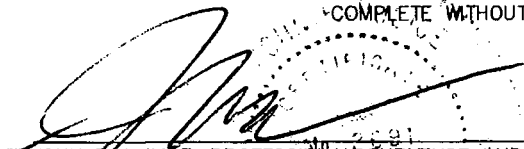
A PORTION OF TRACT 38, SECTION 15, TOWNSHIP 51 SOUTH, RANGE 40 EAST, "EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL "A", "DUKE REALTY PEMBROKE ONE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 180, PAGE 65, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 09°45'55" WEST ALONG THE WEST RIGHT-OF-WAY LINE OF SW 145th AVENUE 9.65 FEET; THENCE SOUTH 89°42'14" WEST 108.61 FEET; THENCE SOUTH 51°22'52" WEST 42.83 FEET; THENCE SOUTH 89°21'53" WEST 96.32 FEET; THENCE SOUTH 00°51'36" EAST 21.13 FEET; THENCE SOUTH 89°08'24" WEST 15.00 FEET; THENCE NORTH 00°51'36" WEST 21.19 FEET; THENCE SOUTH 89°21'53" WEST 17.25 FEET; THENCE SOUTH 01°43'52" EAST 744.54 FEET; THENCE NORTH 89°51'59" EAST 126.23 FEET; THENCE SOUTH 02°09'35" EAST 71.15 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 38; THENCE SOUTH 89°41'44" WEST ALONG SAID SOUTH LINE 15.01 FEET; THENCE NORTH 02°09'35" WEST 56.19 FEET; THENCE SOUTH 89°51'59" WEST 126.33 FEET; THENCE NORTH 01°43'52" WEST 796.34 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL "A"; THENCE NORTH 89°42'19" EAST ALONG SAID SOUTH LINE 24.73 FEET; THENCE SOUTH 01°48'44" EAST 9.27 FEET; THENCE SOUTH 43°55'03" EAST 17.18 FEET; THENCE NORTH 89°21'53" EAST 11.87 FEET; THENCE NORTH 01°08'17" WEST 12.80 FEET; THENCE NORTH 46°36'11" EAST 1.46 FEET; THENCE NORTH 46°06'27" WEST 1.53 FEET; THENCE NORTH 01°08'17" WEST 6.77 FEET TO A POINT ON THE SOUTH LINE OF PARCEL "A"; THENCE NORTH 88°42'19" EAST ALONG SAID SOUTH LINE 5.00 FEET; THENCE SOUTH 01°08'17" EAST 4.63 FEET; THENCE SOUTH 46°06'27" EAST 4.70 FEET; THENCE SOUTH 46°36'11" WEST 4.49 FEET; THENCE SOUTH 01°08'17" EAST 10.63 FEET; THENCE NORTH 89°21'53" EAST 85.54 FEET; THENCE NORTH 51°22'52" EAST 34.01 FEET TO A POINT ON THE SAID SOUTH LINE OF PARCEL "A"; THENCE NORTH 89°42'19" EAST ALONG SAID SOUTH LINE 122.46 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 18,967 SQUARE FEET, MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTH LINE OF PARCEL "A", BEING S89°42'19"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: BOHLER ENGINEERING**SCALE: N/A****ORDER NO: 56316B****DATE: 5/29/13 REV 5/9/14****UTILITY EASEMENT****PEMBROKE PINES, BROWARD COUNTY, FLORIDA****FOR: DUKE REALTY****SHEET 1 OF 2**THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2


☒ JOHN E. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136



PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



SW 2nd STREET

PARCEL "A"
"SOUTHERN BELL PEMBROKE PINES"
PLAT BOOK 112, PAGE 40, B.C.R.

N0743'52"W 796.34' (TOTAL)

90°43'52"E 744.54'
(TOTAL)

-UTILITY EASEMENT

PORTION OF TRACT 38,
SECTION 15-51-40
"EVERGLADES SUGAR AND
LAND CO. SUBDIVISION"
PLAT BOOK 2, PAGE 39, D.

WEST RIGHT-OF-WAY LINE-

SW 145th AVENUE

PARCEL "A"
 "SOUTHERN BELL PEMBROKE PINES"
 PLAT BOOK 112, PAGE 40, B.C.R.

708.34' (TOTAL)

90°43'52"E 744.54' (TOTAL)

PORTION OF TRACT 38,
SECTION 15-51-40
"EVERGLADES SUGAR AND
LAND CO. SUBDIVISION"
PLAT BOOK 2, PAGE 39, D.C.

-UTILITY EASEMENT

N89°51'59"E 126.23'

889°51'59"W 126.33'

N02'09'35"W 58.19'

SOUTH LINE TRACT 38

S89°41'44"W 15.01'

SW 5th STREET

FILE: BOHLER ENGINEERING

SCALE: 1"=100'

ORDER NO.: 56316B

DATE: 5/29/13 REV 5/9/14

UTILITY EASEMENT

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: DUKE REALTY

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND:

D.C.R. DADE COUNTY RECORDS

B.C.R. BROWARD COUNTY RECORDS



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

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E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

**LEGAL DESCRIPTION:**

A PORTION OF TRACT 59, SECTION 15, TOWNSHIP 51 SOUTH, RANGE 40 EAST, "EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 39, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, ALSO BEING A PORTION OF SW 5th STREET RIGHT-OF-WAY, A PRIVATE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 41752, PAGE 1446, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL "A", "PEMBROKE CORPORATE CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGE 91, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°28'40" WEST, THIS AND THE FOLLOWING TWO (2) COURSES BEING ALONG THE NORTH LINE OF SAID PARCEL "A", ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID SW 5th STREET, 63.67 FEET; THENCE NORTH 50°41'11" WEST 25.24 FEET; THENCE SOUTH 88°48'23" WEST 20.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°48'23" WEST ALONG SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE 15.00 FEET; THENCE NORTH 02°09'35" WEST 44.48 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 59, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SAID SW 5th STREET; THENCE NORTH 89°41'44" EAST ALONG SAID NORTH LINE AND SAID NORTH RIGHT-OF-WAY LINE 15.01 FEET; THENCE SOUTH 02°09'35" EAST 44.25 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 665 SQUARE FEET, MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTH LINE OF PARCEL "A", BEING S89°42'19"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: BOHLER ENGINEERING**SCALE: N/A****ORDER NO.: 56316F****DATE: 9/3/13****15' UTILITY EASEMENT****PEMBROKE PINES, BROWARD COUNTY, FLORIDA****FOR: DUKE REALTY - PEMBROKE PINES****SHEET 1 OF 2**THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136

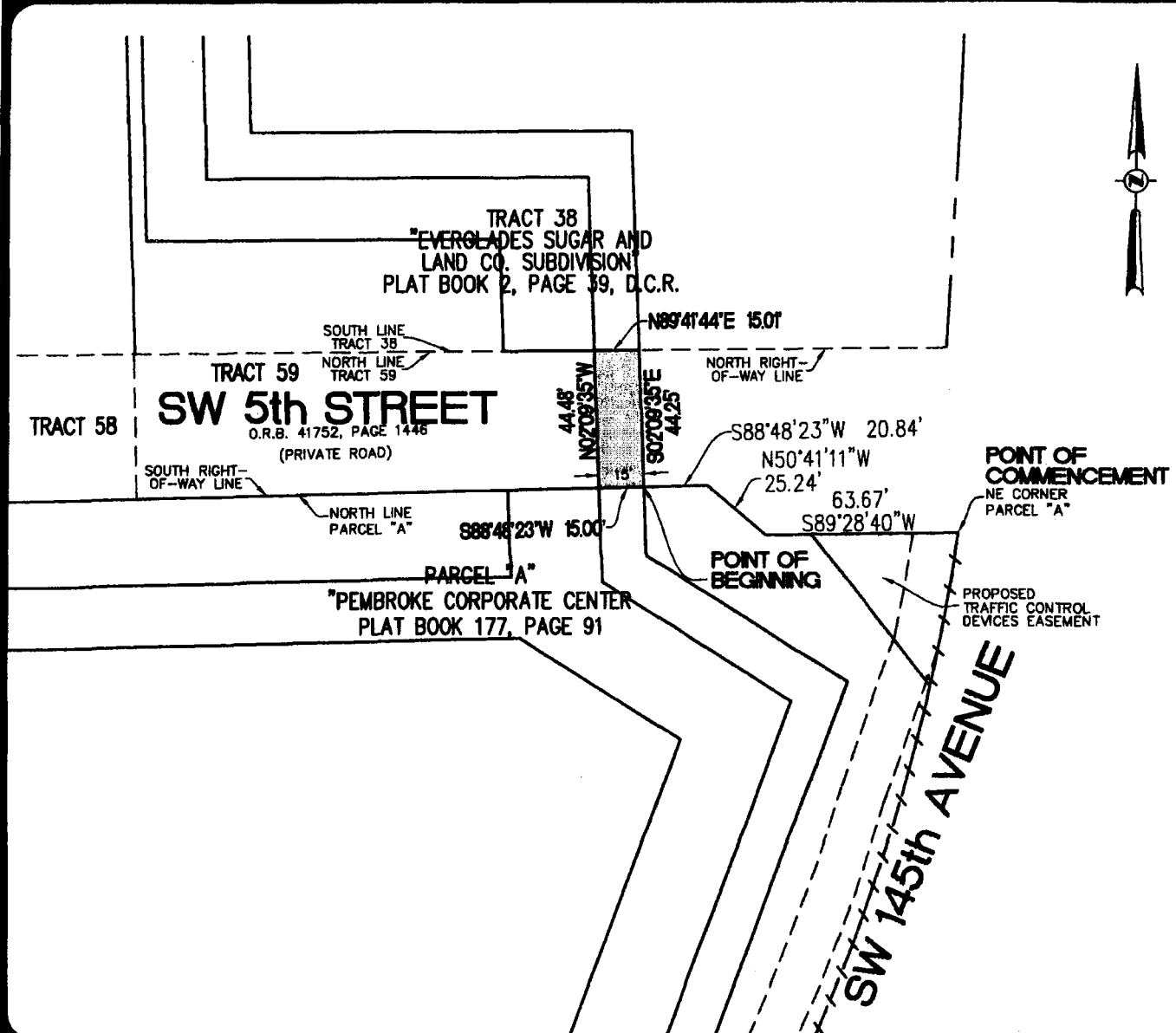


SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



FILE: BOHLER ENGINEERING

SCALE: 1"=50'

ORDER NO.: 56316F

DATE: 9/3/13

15' UTILITY EASEMENT

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: DUKE REALTY - PEMBROKE PINES

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND:

D.C.R. DADE COUNTY RECORDS

O.R.B. OFFICIAL RECORDS BOOK



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

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E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

**LEGAL DESCRIPTION:**

A PORTION OF PARCEL "A", "DUKE REALTY PEMBROKE ONE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 180, PAGE 65, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°42'19" WEST ALONG THE SOUTH LINE OF SAID PARCEL "A" 122.46 FEET TO A REFERENCE POINT; THENCE NORTH 51°22'52" EAST 8.23 FEET; THENCE NORTH 00°38'09" WEST 15.12 FEET; THENCE NORTH 45°19'02" WEST 2.38 FEET; THENCE SOUTH 90°00'00" WEST 15.29 FEET; THENCE NORTH 00°00'00" WEST 15.00 FEET; THENCE NORTH 90°00'00" EAST 21.45 FEET; THENCE SOUTH 45°19'02" EAST 14.71 FEET; THENCE SOUTH 00°38'09" EAST 20.98 FEET; THENCE NORTH 89°42'14" EAST 101.98 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A", ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SW 145th AVENUE; THENCE SOUTH 09°45'55" WEST ALONG SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE 5.59 FEET TO POINT OF BEGINNING 'A'.


TOGETHER WITH:

COMMENCING AT THE ABOVEMENTIONED REFERENCE POINT; THENCE SOUTH 89°42'19" WEST ALONG THE SOUTH LINE OF SAID PARCEL "A" 141.20 FEET TO POINT OF BEGINNING 'B'; THENCE CONTINUE SOUTH 89°42'19" WEST ALONG SAID SOUTH LINE 24.73 FEET; THENCE NORTH 01°48'44" WEST 239.92 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A", ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SW 2nd STREET; THENCE NORTH 89°42'19" EAST ALONG SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE 15.01 FEET; THENCE SOUTH 01°48'44" EAST 12.31 FEET; THENCE NORTH 88°15'09" EAST 8.35 FEET; THENCE SOUTH 01°40'43" EAST 15.00 FEET; THENCE SOUTH 88°15'09" WEST 8.32 FEET; THENCE SOUTH 01°48'44" EAST 175.11 FEET; THENCE SOUTH 41°05'18" EAST 15.35 FEET; THENCE SOUTH 01°48'44" EAST 25.88 FEET TO POINT OF BEGINNING 'B'.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 5,361 SQUARE FEET, MORE OR LESS.

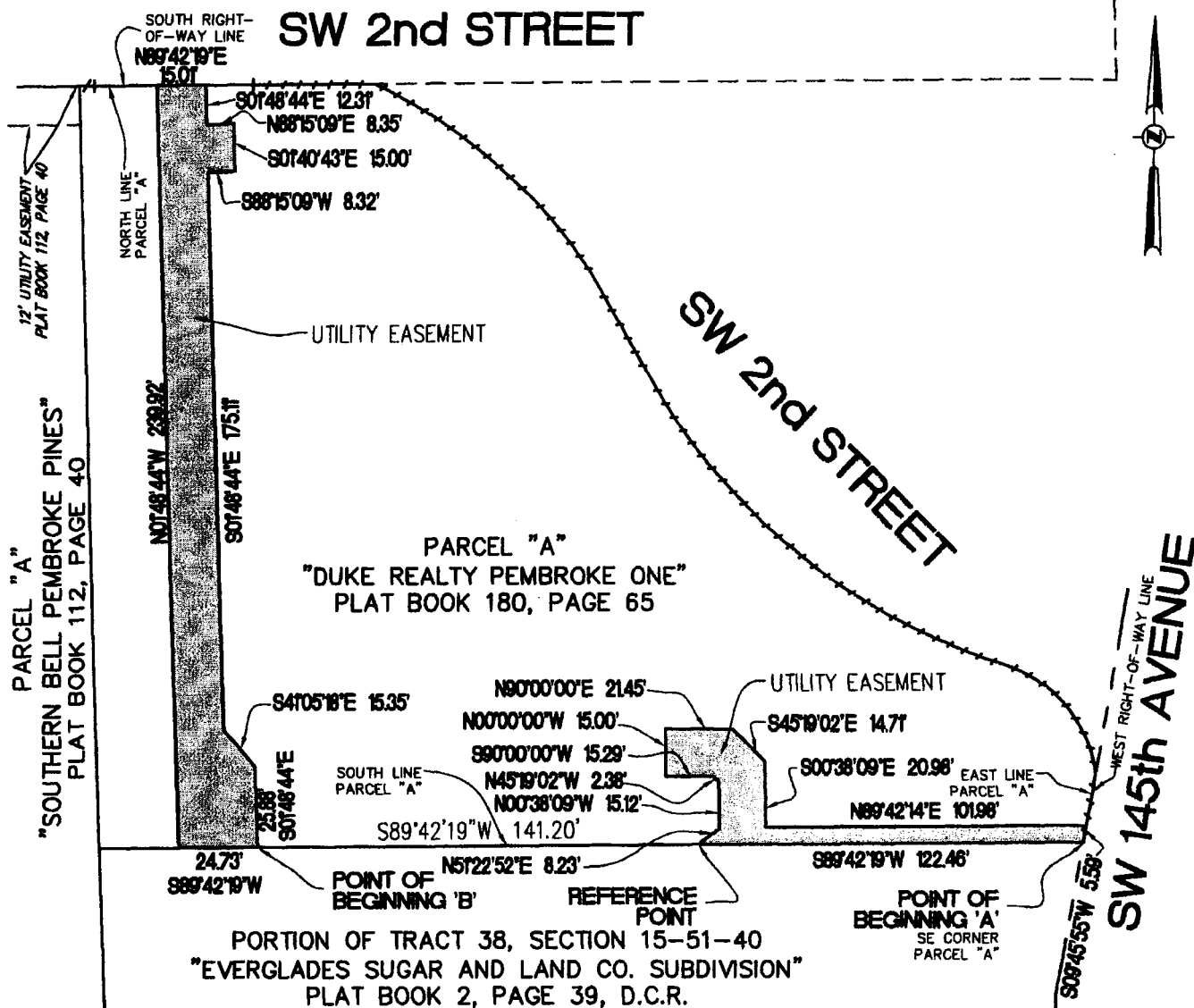
NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTH LINE OF PARCEL "A", BEING S89°42'19"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: BOHLER ENGINEERING**SCALE: N/A****ORDER NO: 56316A****DATE: 5/29/13****UTILITY EASEMENT****PEMBROKE PINES, BROWARD COUNTY, FLORIDA****FOR: PNC BANK - PEMBROKE PINES****SHEET 1 OF 2**THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2


☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@pullicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



FOR: PNC BANK - PEMBROKE PINES

D.C.R. DADE COUNTY RECORDS

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City of Pembroke Pines

EASEMENT DEDICATION

DUKE REALTY
LIMITED PARTNERSHIP

On this 19th day of Sept, 2013,
having an address of 2400 North Commerce Parkway, Suite 405, Weston, FL 33326,
(hereinafter "GRANTOR"), expressly grants an easement to the City of Pembroke Pines,
a municipal corporation of the State of Florida, having an address at 10100 Pines
Boulevard, Pembroke Pines, Florida 33026-3900, (hereinafter "GRANTEE"), subject to
the following provisions and in consideration of the sum of Ten Dollars (\$10.00) and
other good and valuable consideration 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 as Exhibit "B" and incorporated by reference herein,
(hereinafter "the easement area")

GRANTEE may use the easement area to construct, maintain, repair, install
and rebuild water and/or sanitary sewerage facilities on, in, over, under, through, upon
and/or across the easement area 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.

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.

Grantor grants to Grantee, a perpetual non-exclusive easement upon the servient

4

estate whereby Grantee shall have reasonable access necessary to full exercise Grantee's rights within the easement area. The provision of the easement shall be binding on the parties hereto and their respective successors and assigns as a covenant running with and binding upon the servient estate.

This easement shall not be released or amended without consent of the Grantee as evidenced by document signed with the same formalities as this document.

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

This instrument contains the entire agreement between the parties relating to the rights granted and the obligations assumed pursuant to this instrument. Any oral representations or modifications concerning this instrument, shall be of no force and effect, excepting a subsequent modification reduced to writing, signed by the party to be charged therewith.

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:

[Signature]
Witness

[Signature]
Witness

(GRANTOR)
DUKE REALTY LIMITED PARTNERSHIP,
an Indiana limited partnership

By: Duke Realty Corporation, an Indiana
corporation, its general partner

By: [Signature]
Name: Edward P. Mitchell
Title: General Partner

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in State aforesaid and in the County aforesaid to take acknowledgments, personally appeared EDWARD P. MITCHELL to me known to be the person described in and who executed the foregoing instrument and Rae acknowledged before me that EDWARD P. MITCHELL executed the same.

WITNESS my hand and official seal at Pembroke Pines, Broward County, Florida, this 19th day of Sept, 20 13.

[Signature]
Notary Public

Commission Expires:





SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

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**LEGAL DESCRIPTION:**

A PORTION OF PARCEL "A", "PEMBROKE CORPORATE CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGE 91, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°28'40" WEST, THIS AND THE FOLLOWING TWO (2) COURSES BEING ALONG THE NORTH LINE OF SAID PARCEL "A" 63.67 FEET; THENCE NORTH 50°41'11" WEST 25.24 FEET; THENCE SOUTH 88°48'23" WEST 20.84 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°09'35" EAST 22.25 FEET; THENCE SOUTH 58°08'36" EAST 78.00 FEET; THENCE SOUTH 20°47'46" WEST 173.84 FEET; THENCE SOUTH 33°30'57" WEST 266.69 FEET; THENCE SOUTH 52°29'29" WEST 183.30 FEET TO A POINT ON THE NORTHERLY LINE OF A 15' UTILITY EASEMENT RECORDED IN SAID PLAT, BEING A POINT ON A CURVE AT WHICH A RADIAL LINE BEARS NORTH 27°06'10" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, THIS AND THE FOLLOWING COURSE BEING ALONG THE SAID NORTHERLY EASEMENT LINE, HAVING A RADIUS OF 635.00 FEET, A CENTRAL ANGLE OF 05°25'16", FOR AN ARC DISTANCE OF 60.08 FEET TO A POINT OF TANGENCY; THENCE SOUTH 68°19'05" WEST CONTINUING ON SAID NORTHERLY EASEMENT LINE 5.03 FEET; THENCE NORTH 52°29'29" EAST 244.12 FEET; THENCE NORTH 33°30'57" EAST 262.51 FEET; THENCE NORTH 20°47'46" EAST 159.82 FEET; THENCE NORTH 58°08'36" WEST 73.62 FEET; THENCE NORTH 02°09'35" WEST 30.47 FEET TO A POINT ON THE AFOREMENTIONED NORTH LINE OF PARCEL "A"; THENCE NORTH 88°48'23" EAST ALONG SAID NORTH LINE 15.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND CONTAINING 11,245 SQUARE FEET, MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF PARCEL "A", BEING S89°28'40"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: BOHLER ENGINEERING

SCALE: N/A

ORDER NO.: 56316D

DATE: 5/29/13 REV 9/3/13

UTILITY EASEMENT

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: DUKE REALTY - PEMBROKE PINES

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

NO. 0006136

STATE OF

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☒ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER, LS6136

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



$R=635.00'$
 $CA=05^{\circ}25'16''$
 $A=60.08'$

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COMPLETE WITHOUT SHEETS 1 AND 2