

City of Pembroke Pines

1 of 3

EASEMENT DEDICATION

On this 15th day of August, 2018

PP OMNI Ventures, LLC

having an address of 7085 Manlius Center Road, East Syracuse, NY 13057

(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 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 _____



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 fully 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 the binding upon the servient estate.

The easement shall not be released or amended without 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.

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.

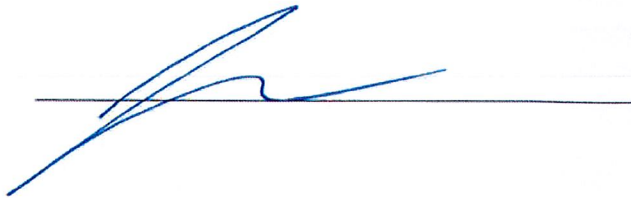


IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on the day
and year first above written.

Signed, sealed and

delivered in the presence of: (GRANTOR)

Witness



Witness



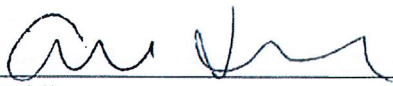
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in
the State aforesaid and in the County aforesaid to take acknowledgements, personally
appeared

SACH FLECHNER

to me known to be the person described in and who executed the foregoing instrument
and ___ acknowledged before me that ___ executed the same.

WITNESS my hand and official seal at Pembroke Pines, Broward County,
Florida, this 15th day of AUGUST, 19 2019


Notary Public

My Commission Expires:



Alison Kallman
Comm. #GG330436
Expires: July 29, 2023
Bonded Thru Aaron Notary



PARAMOUNT ENGINEERING GROUP

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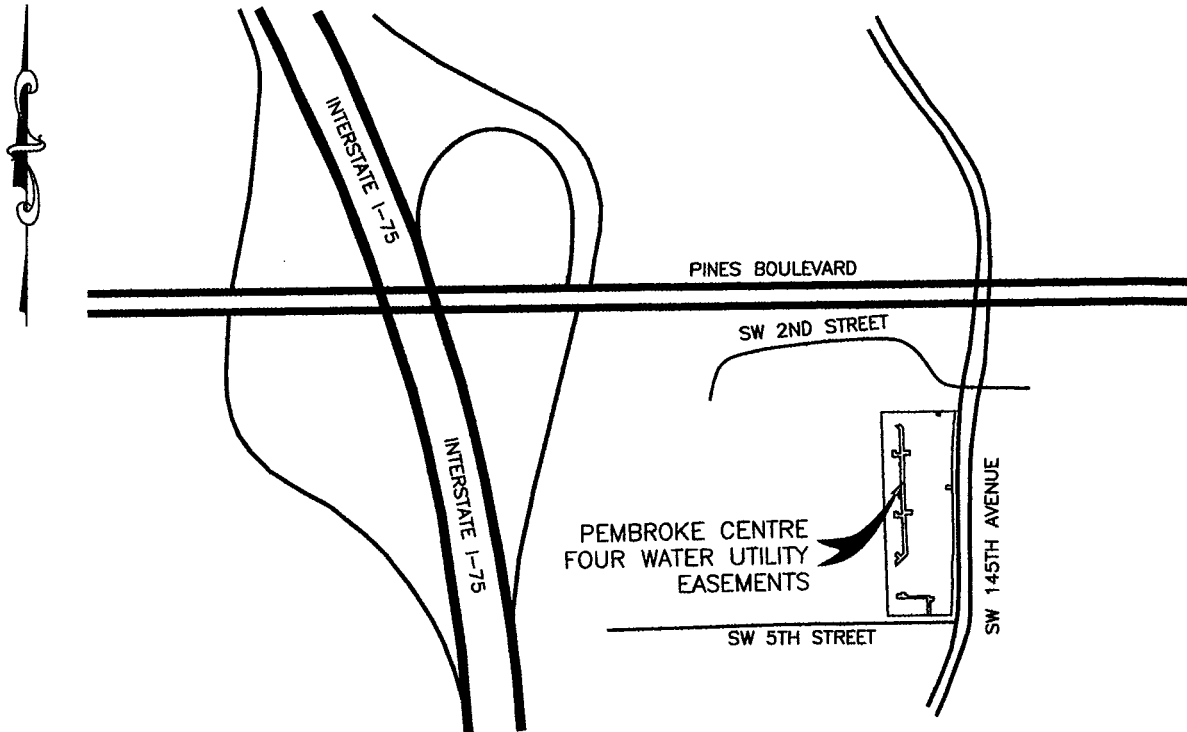
SKETCH & LEGAL DESCRIPTION OF FOUR WATER UTILITY EASEMENTS
LYING IN PARCEL "A", DUKE REALTY PEMBROKE TWO,
P.B. 181, PG. 185, B.C.R. IN SEC. 15, TWP. 51 S., RGE. 40 E.,
CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

PROJECT: 3682-WTR UE

DATE: 05/17/17

SHEET: 1 OF 7

State of Florida Certificate of Authorization No. LB3353



LOCATION SKETCH
NOT TO SCALE

LEGEND:

POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
PB = PLAT BOOK
PG = PAGE
B.C.R. = BROWARD COUNTY RECORDS
SEC = SECTION
TWP = TOWNSHIP
RGE = RANGE
R = RADIUS
LA = LENGTH OF ARC
Δ = CENTRAL ANGLE

SURVEYOR'S NOTES:

1. NO TITLE RESEARCH HAS BEEN CONDUCTED BY THIS FIRM INTO POTENTIAL CONFLICTS WITH EASEMENTS, RIGHTS OF WAY, RESERVATIONS AND RESTRICTIONS OF RECORD.
2. THE ALIGNMENT FOR THE EASEMENT SHOWN HEREON IS BASED UPON FIELD SURVEYS FROM 08/28/16 THROUGH 11/09/16 LOCATING SURFACE PAINT MARKINGS AND EXPOSED ELECTRICAL CONDUIT WITHIN DITCH.
3. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE BEARING DATUM FOR THE PLAT OF DUKE REALTY PEMBROKE TWO.

PREPARED FOR AND CERTIFIED TO:
CITY OF PEMBROKE PINES

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE LEGAL DESCRIPTION AND SKETCH AS SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Michael F. Sperr
MICHAEL F. SPERR
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3260

DATE: 06/08/17

DRAWN BY: MS	CHECKED BY: MS
REVISIONS	DATE BY

SKETCH OF LEGAL DESCRIPTION
THIS IS NOT A LAND SURVEY

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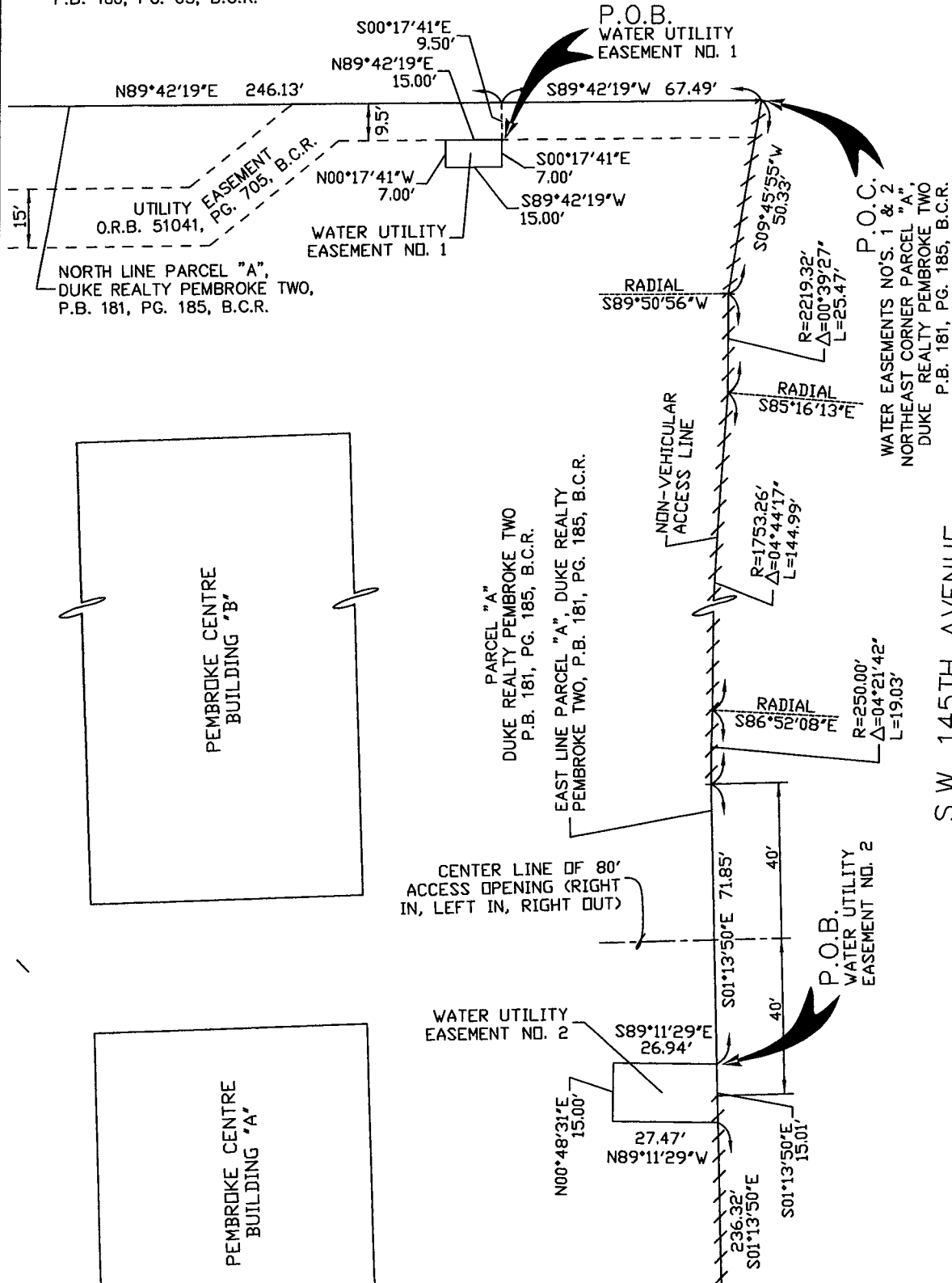
PROJECT:
3682-WTR UE

DATE: 05/17/17

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PARCEL "A"
DUKE REALTY PEMBROKE ONE
P.B. 180, PG. 65, B.C.R.



SCALE: 1"=40'



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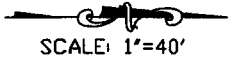
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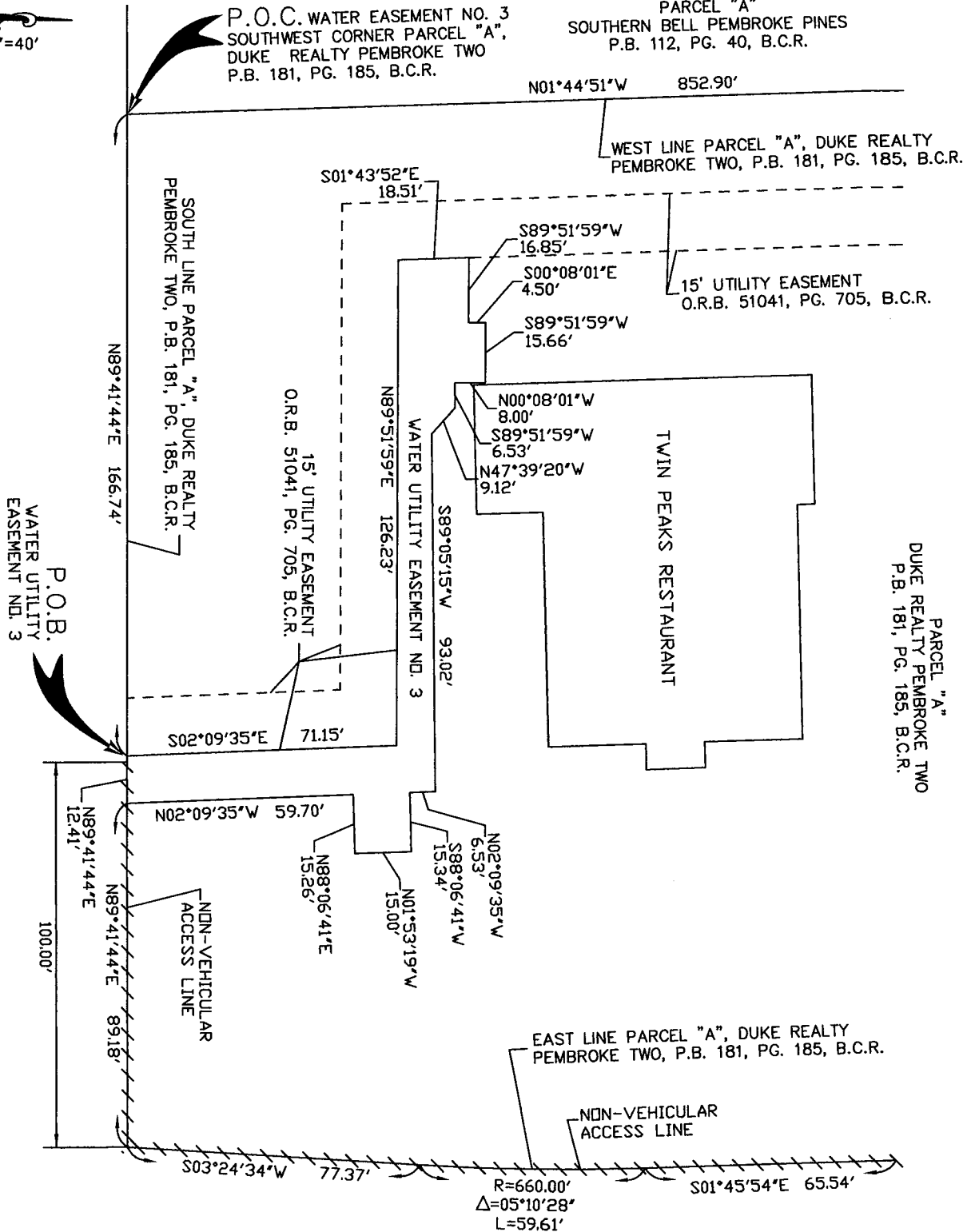
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SCALE: 1"=40'

S.W. 5TH STREET



S.W. 145TH AVENUE



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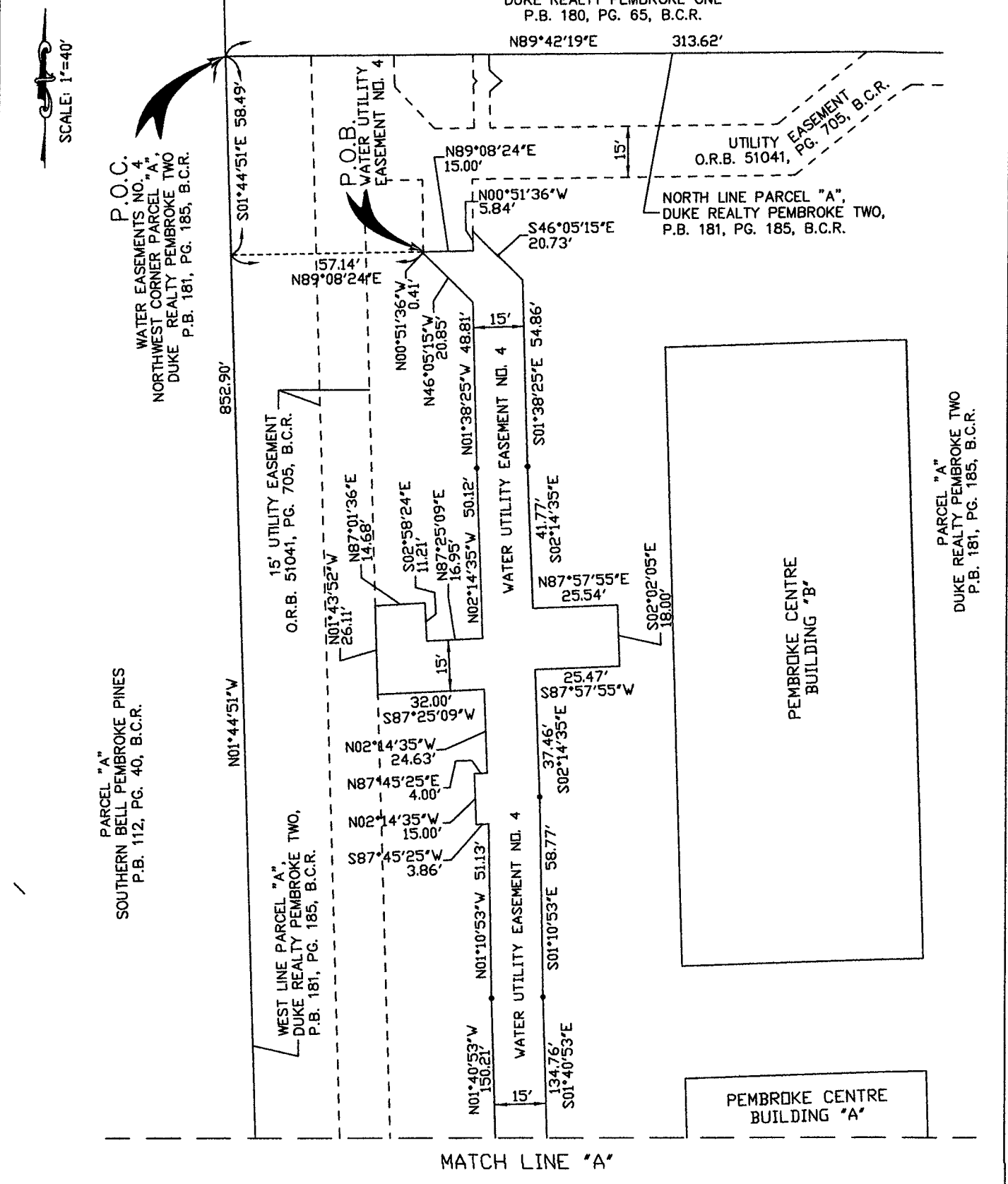
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P.B. 180, PG. 65, B.C.R.





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LEGAL DESCRIPTION:

FOUR WATER UTILITY EASEMENTS LYING IN PARCEL "A", DUKE REALTY PEMBROKE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181 ON PAGE 185 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND LYING IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 40 EAST, CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA. SAID WATER UTILITY EASEMENTS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

WATER UTILITY EASEMENT NO. 1

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "A", THENCE S89°42'19"W, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 67.49 FEET; THENCE S00°17'41"E, A DISTANCE OF 9.50 FEET TO THE INTERSECTION WITH A SOUTH LINE OF A UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 51041 ON PAGE 705 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED WATER UTILITY EASEMENT NO. 1; THENCE CONTINUE S00°17'41"E, A DISTANCE OF 7.00 FEET; THENCE S89°42'19"W, A DISTANCE OF 15.00 FEET; THENCE N00°17'41"W, A DISTANCE OF 7.00 FEET TO THE INTERSECTION WITH THE SAID SOUTH LINE OF THE AFOREMENTIONED UTILITY EASEMENT; THENCE N89°42'19"E, ALONG SAID SOUTH LINE, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

WATER UTILITY EASEMENT NO. 2

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "A", (NOTE: THE NEXT SIX COURSES DESCRIBE THE EAST LINE OF SAID PARCEL "A") THENCE S09°45'55"W, A DISTANCE OF 50.33 FEET TO THE INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE CENTER BEARS S89°50'56"W FROM SAID POINT OF INTERSECTION SAID CURVE HAVING A RADIUS OF 2219.32 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°39'27", A DISTANCE OF 25.47 FEET TO THE INTERSECTION WITH A CURVE CONCAVE TO THE EAST WHOSE CENTER BEARS S85°16'13"E FROM SAID POINT OF INTERSECTION, SAID CURVE HAVING A RADIUS OF 1753.26 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°44'17", A DISTANCE OF 144.99 FEET TO THE INTERSECTION WITH A CURVE CONCAVE TO THE EAST WHOSE CENTER BEARS S86°52'08"E FROM SAID POINT OF INTERSECTION, SAID CURVE HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°21'42", A DISTANCE OF 19.03 FEET TO THE POINT OF TANGENCY; THENCE S01°13'50"E, A DISTANCE OF 71.85 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED WATER UTILITY EASEMENT NO. 2; THENCE CONTINUE S01°13'50"E, A DISTANCE OF 15.01 FEET; THENCE N89°11'29"W, A DISTANCE OF 27.47 FEET; THENCE N00°48'31"E, A DISTANCE OF 15.00 FEET; THENCE S89°11'29"E, A DISTANCE OF 26.94 FEET TO THE POINT OF BEGINNING.

WATER UTILITY EASEMENT NO. 3

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "A", THENCE N89°41'44"E, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 166.74 FEET TO THE INTERSECTION WITH AN EAST LINE OF A UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 51041 ON PAGE 705 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED WATER UTILITY EASEMENT NO. 3; THENCE CONTINUE N89°41'44"E, A DISTANCE OF 12.41 FEET; THENCE N02°09'35"W, A DISTANCE OF 59.70 FEET; THENCE N88°06'41"E, A DISTANCE OF 15.26 FEET; THENCE N01°53'19"W, A DISTANCE OF 15.00 FEET; THENCE S88°06'41"W, A DISTANCE OF 15.34 FEET; THENCE N02°09'35"W, A DISTANCE OF 6.53 FEET; THENCE S89°05'15"W, A DISTANCE OF 93.02 FEET; THENCE N47°39'20"W, A DISTANCE OF 9.12 FEET; THENCE S89°51'59"W, A DISTANCE OF 6.53 FEET; THENCE N00°08'01"W, A DISTANCE OF 8.00 FEET; THENCE S89°51'59"W, A DISTANCE OF 15.66 FEET; THENCE S00°08'01"E, A DISTANCE OF 4.50 FEET; THENCE S89°51'59"W, A DISTANCE OF 16.85 FEET TO THE INTERSECTION WITH AN EAST LINE OF THE AFOREMENTIONED RECORDED UTILITY EASEMENT; THENCE S01°43'52"E, ALONG SAID EAST LINE, A DISTANCE OF 18.51 FEET; THENCE N89°51'59"E, ALONG A NORTH LINE OF SAID UTILITY EASEMENT, A DISTANCE OF 126.23 FEET; THENCE S02°09'35"E, ALONG AN EAST LINE OF SAID UTILITY EASEMENT, A DISTANCE OF 71.15 FEET TO THE POINT OF BEGINNING.



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LEGAL DESCRIPTION (CONTINUED):

WATER UTILITY EASEMENT NO. 4

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A", THENCE S01°44'51"E, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 58.49 FEET; THENCE N89°08'24"E, ALONG THE WESTERLY PROJECTION OF A SOUTH LINE A UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 51041 ON PAGE 705 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 57.14 FEET TO A SOUTHEAST CORNER OF SAID UTILITY EASEMENT AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED WATER UTILITY EASEMENT NO. 4; THENCE CONTINUE N89°08'24"E, ALONG THE SOUTH LINE OF SAID EASEMENT, A DISTANCE OF 15.00 FEET; THENCE N00°51'36"W, ALONG AN EAST LINE OF SAID UTILITY EASEMENT, A DISTANCE OF 5.84 FEET, THENCE S46°05'15"E, A DISTANCE OF 20.73 FEET; THENCE S01°38'25"E, A DISTANCE OF 54.86 FEET; THENCE S02°14'35"E, A DISTANCE OF 41.77 FEET; THENCE N87°57'55"E, A DISTANCE OF 25.54 FEET; THENCE S02°02'05"E, A DISTANCE OF 18.00 FEET; THENCE S87°57'55"W, A DISTANCE OF 25.47 FEET; THENCE S02°14'35"E, A DISTANCE OF 37.46 FEET; THENCE S01°10'53"E, A DISTANCE OF 58.77 FEET; THENCE S01°40'53"E, A DISTANCE OF 134.76 FEET; THENCE N87°48'21"E, A DISTANCE OF 27.47 FEET; THENCE S02°11'39"E, A DISTANCE OF 18.00 FEET; THENCE S87°48'21"W, A DISTANCE OF 27.63 FEET; THENCE S01°40'53"E, A DISTANCE OF 52.99 FEET; THENCE S03°16'00"E, A DISTANCE OF 49.17 FEET; THENCE S01°45'53"E, A DISTANCE OF 64.73 FEET; THENCE S44°16'41"W, A DISTANCE OF 66.57 FEET TO THE INTERSECTION WITH AN EAST LINE OF THE AFOREMENTIONED RECORDED UTILITY EASEMENT; THENCE N01°43'52"W, ALONG SAID EAST LINE, A DISTANCE OF 20.85 FEET; THENCE N44°16'41"E, A DISTANCE OF 13.68 FEET; THENCE N45°43'19"W, A DISTANCE OF 14.17 FEET TO THE INTERSECTION WITH SAID EAST LINE OF THE RECORDED UTILITY EASEMENT; THENCE N01°43'52"W, ALONG SAID EAST EASEMENT LINE, A DISTANCE OF 8.10 FEET; THENCE N44°16'41"E, A DISTANCE OF 9.37 FEET; THENCE S45°43'19"E, A DISTANCE OF 20.00 FEET; THENCE N44°16'41"E, A DISTANCE OF 17.04 FEET; THENCE N01°45'53"W, A DISTANCE OF 58.16 FEET; THENCE N03°16'00"W, A DISTANCE OF 49.18 FEET; THENCE N01°40'53"W, A DISTANCE OF 40.80 FEET; THENCE N89°43'16"W, A DISTANCE OF 31.60 FEET TO THE INTERSECTION WITH SAID EAST LINE OF THE AFOREMENTIONED RECORDED UTILITY EASEMENT; THENCE N01°43'52"W, ALONG SAID EAST LINE, A DISTANCE OF 23.83 FEET; THENCE N88°03'21"E, A DISTANCE OF 15.00 FEET; THENCE S01°56'39"E, A DISTANCE OF 9.40 FEET; THENCE S89°43'16"E, A DISTANCE OF 16.57 FEET; THENCE N01°40'53"W, A DISTANCE OF 150.21 FEET; THENCE N01°10'53"W, A DISTANCE OF 51.13 FEET; THENCE S87°45'25"W, A DISTANCE OF 3.86 FEET; THENCE N02°14'35"W, A DISTANCE OF 15.00 FEET; THENCE N87°45'25"E, A DISTANCE OF 4.00 FEET; THENCE N02°14'35"W, A DISTANCE OF 24.63 FEET; S87°25'09"W, A DISTANCE OF 32.00 TO THE INTERSECTION WITH SAID EAST LINE OF THE AFOREMENTIONED RECORDED UTILITY EASEMENT; THENCE N01°43'52"W, ALONG SAID EAST LINE, A DISTANCE OF 26.11 FEET; THENCE N87°01'36"E, A DISTANCE OF 14.68 FEET; THENCE S02°58'24"E, A DISTANCE OF 11.21 FEET; THENCE N87°25'09"E, A DISTANCE OF 16.95 FEET; THENCE N02°14'35"W, A DISTANCE OF 50.12 FEET; THENCE N01°38'25"W, A DISTANCE OF 48.81 FEET; THENCE N46°05'15"W, A DISTANCE OF 20.85 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF A WEST LINE OF THE AFOREMENTIONED RECORDED UTILITY EASEMENT; THENCE N00°51'36"W, ALONG SAID PROJECTION, A DISTANCE OF 0.41 FEET TO THE POINT OF BEGINNING.