

City of Pembroke Pines

EASEMENT DEDICATION

On this 30th day of SEPTEMBER, 2020
having an address of 3310 Mary Street, Suite 302 Coconut Grove Fl 33133

(hereinafter "GRANTOR"), expressly grants an easement to the City of Pembroke Pines, a municipal corporation of the State of Florida, having an address at 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 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.

GRANTEE'S right to utilize the Easement area shall be exclusive to the extent that

GRANTOR shall grant no easement or license, nor make any covenants, having the effect of permitting use of the Easement area by one other than GRANTEE, except GRANTOR may furnish an easement to other utilities that cross this easement at right angles and provided, further, that any such easements do not interfere with the easement granted herein.

GRANTOR may, for its own purposes, utilize the Easement area and shall retain a right of free ingress and egress under, over and upon the Easement area; provided that, in no event, shall any of the rights herein reserved to Grantor impede the easement herein granted or the exercise of the rights of use there under.

The provision of the easement shall be binding on the GRANTOR its successors and assigns as a covenant running with and binding upon the Easement area.

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

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

IN WITNESS WHEREOF, GRANTOR has hereunto set this hand and seal this 30th day of SEPTEMBER 2020.

Signed, sealed and delivered in Presence of:

(GRANTOR)

[Signature]

Witness Kira Cabrera

Terra City Center Investments II, LLC

[Signature]

Witness Giancarlo Coniberti

[Signature]
David Martin

STATE OF FLORIDA

COUNTY OF BROWARD MIAMI DADE

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

DAVID MARTIN

known to be the person described in an who executed the forgoing instrument and _____

Acknowledged before me that DAVID MARTIN executed the same.

Me to be the person who executed the foregoing instrument and acknowledged before me that executed the same.

WITNESS my hand and official seal in the State and County last aforesaid, this 30th day of SEPTEMBER 2020.

[Signature]

NOTARY PUBLIC, STATE OF FLORIDA

My commission Expires: Dec. 4, 2021



SURVEYOR'S NOTES

1. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
2. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
3. The bearings shown hereon are based on the record plat and are relative to the North line of the South 1/2 of Section 18-51-41, bearing North 87°49'48" East.
4. This drawing is not valid unless bearing the signature and original raised seal of a Florida licensed Surveyor and Mapper. Unsigned copies may be provided for information purposes only.
5. Sun-Tech Engineering, Inc. reserved the right to utilize any and all information obtained in the preparation of this sketch for any other purposes.
6. This drawing consists of 3 sheets and each sheet shall not be considered whole, valid or complete, unless attached to each other.
7. The undersigned Surveyor has not been provided a current title commitment or abstract of matters affecting boundary or title to the subject property. It is possible that there are instruments which affect the subject property which are unknown to the reviewing Surveyor.
8. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Business and Professional regulation, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
9. Some features may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled dimensions. Sources of information utilized in the preparation of this sketch and description are as follows:
 - A. Plat entitled "PEMBROKE PINES CITY HALL PLAT", P.B. 136, PG. 23;
 - B. Plat entitled "PEMBROKE PINES CITY CENTER", P.B. 176, PG. 86;
 - C. Paving, Grading & Drainage Plan prepared by Sun-Tech Engineering, Job. No. 18-3913.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Sun-Tech Engineering, Inc.

Date of Preparation: September 29, 2020

Donald L. Cooper, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6269

Date

1.26.2021

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JOB No.:

18-3913

DATE	REVISION	BY	CHK.



Sun-Tech
Engineering, Inc.
Engineers - Planners - Surveyors

4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com

Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114

LEGAL DESCRIPTION - Utility Easement

An easement lying over and across a portion of Parcel "A", **PEMBROKE PINES CITY CENTER**, according to the Plat thereof as recorded in Plat Book 176, Pages 86 through 91, of the Public Records of Broward County, Florida; being more particularly described as follows:

COMMENCE at the most northerly northeast corner of said Parcel "A"; thence along the North line of said Parcel "A", South 87°49'48" West, 781.64 feet to a point on the East line of that certain roadway parcel as described in Official Records Book 51163, Page 1128 of the Public Records of Broward County, Florida; thence along said line, South 2°08'34" East, 113.13 feet to the **POINT OF BEGINNING**; thence North 87°23'33" East, 12.70 feet; thence South 2°36'27" East, 28.91 feet; thence North 87°47'56" East, 80.90 feet; thence South 57°45'58" East, 8.17 feet; thence North 32°14'02" East, 96.03 feet; thence South 57°45'58" East, 23.12 feet; thence South 32°14'02" West, 15.00 feet; thence North 57°45'58" West, 8.12 feet; thence South 32°14'02" West, 12.50 feet to a point hereinafter referred to as **REFERENCE POINT B**; thence South 57°45'58" East, 85.82 feet; thence South 12°45'58" East, 16.97 feet; thence South 57°45'58" East, 28.28 feet; thence South 12°45'58" East, 31.67 feet; thence South 32°14'02" West, 263.71 feet; thence North 57°41'12" West, 90.56 feet; thence South 42°47'56" West, 35.40 feet; thence South 87°47'56" West, 16.33 feet to the aforesaid East line of the roadway parcel; thence along said line, North 2°08'46" West, 15.00 feet; thence North 87°47'56" East, 10.10 feet; thence North 42°47'56" East, 51.40 feet; thence North 2°12'04" West, 94.35 feet; thence North 20°17'56" East, 13.29 feet; thence North 32°14'02" East, 97.81 feet; thence South 87°47'56" West, 11.57 feet; thence South 2°12'04" East, 12.77 feet; thence South 87°47'56" West, 83.78 feet to a point hereinafter referred to as **REFERENCE POINT A**; thence North 2°53'30" West, 15.03 feet; thence North 87°47'56" East, 15.43 feet; thence North 2°12'04" West, 14.66 feet; thence South 87°47'56" West, 1.09 feet; thence North 1°43'22" West, 10.83 feet; thence North 47°08'51" West, 16.75 feet; thence North 7°28'02" East, 6.00 feet; thence North 2°08'34" West, 0.22 feet to the Point of Beginning.

TOGETHER WITH:

COMMENCE at the aforementioned **REFERENCE POINT A**; thence South 18°06'25" West, 26.37 feet to the **POINT OF BEGINNING**, said point being on the East line of that certain roadway parcel as described in Official Records Book 51163, Page 1128, of the Public Records of Broward County, Florida; thence North 87°49'27" East, 26.65 feet; thence South 2°10'33" East, 20.00 feet; thence South 87°49'27" West, 26.66 feet to the aforesaid West line of the roadway parcel; thence along said line, North 2°08'34" West, 20.00 feet to the Point of Beginning.

LESS AND EXCEPT:

COMMENCE at the aforementioned **REFERENCE POINT B**; thence South 31°14'02" West, 15.00 feet to the **POINT OF BEGINNING**; thence South 57°45'58" East, 79.60 feet; thence South 12°45'58" East, 16.97 feet; thence South 57°45'58" East, 12.90 feet; thence South 32°14'02" West, 6.35 feet; thence South 57°45'58" East, 15.00 feet; thence North 32°14'02" East, 6.35 feet; thence South 12°45'58" East, 19.24 feet; thence South 32°14'02" West, 242.47 feet; thence North 57°41'12" West, 66.78 feet; thence North 2°12'04" West, 98.60 feet; thence North 20°17'56" East, 8.74 feet; thence North 32°14'02" East, 164.77 to the Point of Beginning.

Said lands lying, being and situate in the City of Pembroke Pines, Broward County, Florida, and containing 16,775 square feet, (0.3851 acres) more or less.

THIS DRAWING IS NOT VALID WITHOUT SHEET 1 & 3



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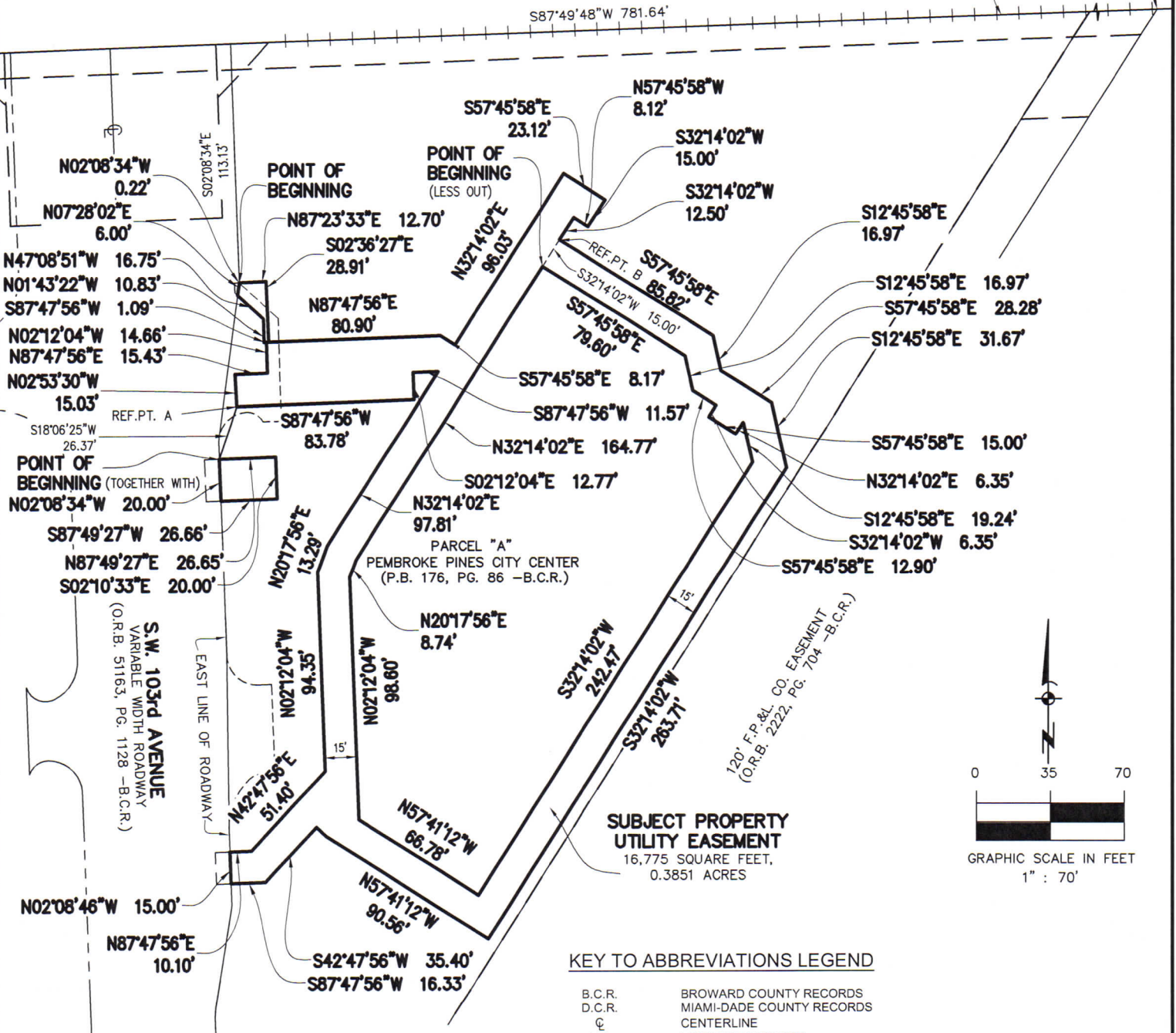
JOB No.:

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PINES BOULEVARD (STATE ROAD 820)
200' R/W - (P.B. 176, PG. 86 -B.C.R.)

POINT OF COMMENCEMENT
MOST NORTHERLY N.E.
CORNER OF PARCEL "A"
(P.B. 176, PG. 86 -B.C.R.)

NORTH LINE PARCEL "A",
PEMBROKE PINES CITY CENTER



THIS DRAWING IS NOT VALID WITHOUT SHEET 1 & 2



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