

24' ACCESS EASEMENT
PB 108, PG 18
NORTH ANDREWS INDUSTRIAL PLAT

P&Z

PZ23-27000007
12/18/2024

20' DRAINAGE EASEMENT
ORB 11438 PG 331

P&Z

PZ23-27000007
12/18/2024

84- 31593 DRAINAGE EASEMENT

THIS DRAINAGE EASEMENT ("Easement") is executed this 21st day of November, 1983 by EAST COAST ENTERPRISES ASSOCIATES LIMITED PARTNERSHIP, a Michigan limited partnership ("Grantor") to the COUNTY OF BROWARD, a political subdivision of the State of Florida for the benefit of the public ("Grantee").

W I T N E S S E T H :

THAT the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant unto the Grantee a perpetual non-exclusive easement and right-of-way for drainage purposes and the installation and maintenance of underground drainage facilities across a portion of property located in Broward County, Florida, more particularly described on Exhibit A annexed hereto and made a part hereof ("Easement Property").

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining to the only proper use, benefit and behoof of the Grantee, its successors and assigns, forever for the purposes set forth herein.

PROVIDED THAT Grantor reserves all rights not herein granted pursuant to this Easement including, but not limited to, the right of free ingress and egress over and upon the Easement Property, the right to build improvements across the Easement Property, run utility lines over or under the Easement Property, and to grant further easements under, over and on the Easement Property; provided that, in no event shall any of the rights herein reserved impede the Easement herein granted or the exercise of the rights of use thereunder.

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

Signed, sealed and delivered
in the presence of:

EAST COAST ENTERPRISES
ASSOCIATES LIMITED PARTNERSHIP,
a Michigan limited partnership

By: BURTON D. FARBMAN, General Partner

Denise M. Lichte
Barbara J. Millersack
(As to Grantor)

STATE OF MICHIGAN)
SS:
COUNTY OF OAKLAND)

BEFORE ME, the undersigned officer duly authorized in the State and County aforesaid to administer oaths and take acknowledgments, personally appeared BURTON D. FARBMAN, a General Partner of EAST COAST ENTERPRISES ASSOCIATES LIMITED PARTNERSHIP, a Michigan limited partnership to me well known and known to me to be the individual described in and who executed the foregoing Drainage Easement, and he swore to and before me that the execution thereof was his free act and deed in his official capacity for the uses and purposes therein expressed.

WITNESS my hand and official seal in the State and County aforesaid this 21st day of November, 1983.

DIANE C. ELLER
Notary Public, Oakland County, MI
My Commission Expires Mar. 14, 1985

This instrument prepared by:
Ruden, Barnett, McClosky, Shuster & Russell
1 Corporate Plaza, Penthouse B
110 East Broward Boulevard
Fort Lauderdale, Florida

NOTARY PUBLIC
My Commission Expires:

Per County Commission (Date) 1-24-85
Division of: Property
Return to Minutes

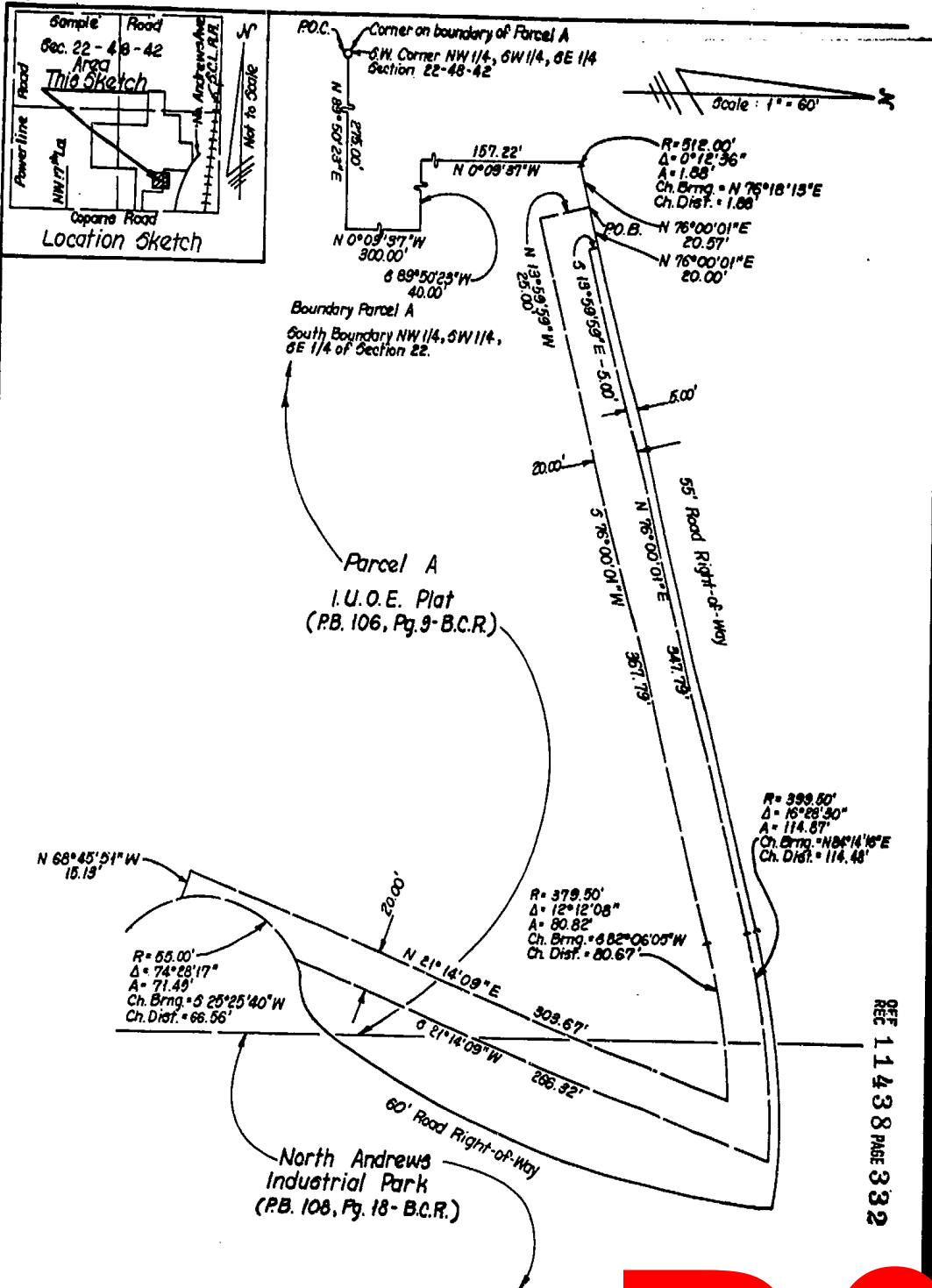
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Client: East Coast Enterprises

Drainage Relocation Easement



I hereby certify that the sketch and legal description shown hereon was compiled, either wholly or in part, from information in the Public Records and that it does not represent a survey.

Thomas D. Walsh Jr. PLS
Fla. Certificate #3040

Drwg. Dt. 11-11-83
Drwn. By D.L.J.

WALSH
ENGINEERING
COMPANY
CONSULTING ENGINEERS - LAND SURVEYORS
2800 W. Oakland Pk. Blvd. • Suite 207
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(305) 466-2251

Job No. FFL-29602

EXHIBIT A

P&Z
PZ23-27000007
12/18/2024

Exhibit "A"

LEGAL DESCRIPTION (Drainage Relocation Easement)

That portion of Parcel A of I.U.O.E. Plat as shown on Plat recorded in Plat Book 106, Page 9 of the Public Records of Broward County, Florida, and North Andrews Industrial Park as shown on Plat recorded in Plat Book 108, Page 18 of the Public Records of Broward County, Florida, described as follows:

Commence at a corner on the boundary of said Parcel A (same being common with the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 22, Township 48 South, Range 42 East) and run thence North $89^{\circ}50'23''$ East along the boundary of said Parcel A (same being common with the South boundary of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 22), a distance of 275.00 feet; thence North $0^{\circ}09'37''$ West, a distance of 300.00 feet; thence South $89^{\circ}50'23''$ West, a distance of 40.00 feet; thence North $0^{\circ}09'37''$ West, a distance of 157.22 feet; thence Northeasterly along a curve to the left having a radius of 512.00 feet, a central angle of $0^{\circ}12'36''$, an arc of 1.88 feet and a chord which bears North $76^{\circ}18'13''$ East, a distance of 1.88 feet; thence North $76^{\circ}00'01''$ East, a distance of 20.57 feet for a Point of Beginning; thence continue North $76^{\circ}00'01''$ East, a distance of 20.00 feet; thence South $13^{\circ}59'59''$ East, a distance of 5.00 feet; thence North $76^{\circ}00'01''$ East, a distance of 347.79 feet; thence Northeasterly along a curve to the right having a radius of 399.50 feet, a central angle of $16^{\circ}28'30''$, an arc of 114.87 feet and a chord which bears North $84^{\circ}14'16''$ East, a distance of 114.48 feet; thence South $21^{\circ}14'09''$ West, a distance of 266.32 feet; thence Southwesterly along a curve to the left having a radius of 55.00 feet, a central angle of $74^{\circ}28'17''$, an arc of 71.49 feet and a chord which bears South $25^{\circ}25'40''$ West, a distance of 66.56 feet; thence North $68^{\circ}45'51''$ West, a distance of 15.13 feet; thence North $21^{\circ}14'09''$ East, a distance of 303.67 feet; thence Southwesterly along a curve to the left having a radius of 379.50 feet, a central angle of $12^{\circ}12'08''$, an arc of 80.82 feet and a chord which bears South $82^{\circ}06'05''$ West, a distance of 80.67 feet; thence South $76^{\circ}00'01''$ West, a distance of 367.79 feet; thence North $13^{\circ}59'59''$ West, a distance of 25.00 feet to the Point of Beginning.

Containing 15,112 square feet or 0.35 acre more or less.

November 8, 1983
FFL29602
East Coast Enterprises
Sheet 2 of 2

Exhibit A

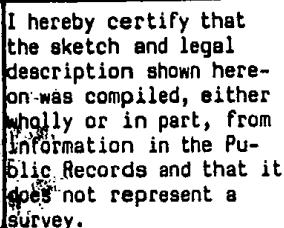
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Drainage St. [redacted] ents



Drwg. Dt.	Drwn. By
11-17-83	D.L.J.

ALBYERS
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PZ23-27000007

12/18/2024

LEGAL DESCRIPTION (Drainage Storage Easements)

That portion of Parcel A of I.U.O.E. Plat as shown on Plat recorded in Plat Book 106, Page 9 of the Public Records of Broward County, Florida, and North Andrews Industrial Park as shown on Plat recorded in Plat Book 108, Page 18 of the Public Records of Broward County, Florida, described as follows:

Commence at a corner on the boundary of said Parcel A (same being common with the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 22, Township 48 South, Range 42 East) and run thence North $89^{\circ}50'23''$ East along the boundary of said Parcel A (same being common with the South boundary of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 22), a distance of 275.00 feet; thence North $0^{\circ}09'37''$ West, a distance of 300.00 feet; thence South $89^{\circ}50'23''$ West, a distance of 40.00 feet; thence North $0^{\circ}09'37''$ West, a distance of 157.22 feet; thence Northeasterly along a curve to the left having a radius of 512.00 feet, a central angle of $0^{\circ}12'36''$, an arc of 1.88 feet and a chord which bears North $76^{\circ}18'13''$ East, a distance of 1.88 feet; thence North $76^{\circ}00'01''$ East, a distance of 20.57 feet; thence South $13^{\circ}59'59''$ East, a distance of 5.00 feet for a Point of Beginning; thence continue South $13^{\circ}59'59''$ East, a distance of 20.00 feet; thence North $76^{\circ}00'01''$ East, a distance of 9.51 feet to Point "A"; thence South $0^{\circ}09'37''$ East, a distance of 130.58 feet; thence South $89^{\circ}50'23''$ West, 27.00 feet; thence North $0^{\circ}09'37''$ West, 144.53 feet; thence North $76^{\circ}00'01''$ East, a distance of 13.37 feet to the Point of Beginning;

and

Return to aforementioned Point "A" and run thence North $76^{\circ}00'01''$ East, a distance of 358.28 feet; thence Northeasterly along a curve to the right having a radius of 379.50 feet, a central angle of $12^{\circ}12'08''$, an arc of 80.82 feet and a chord which bears North $82^{\circ}06'05''$ East, a distance of 80.67 feet; thence South $21^{\circ}14'09''$ West, a distance of 41.72 feet for a Point of Beginning; thence Northeasterly along a curve to the right having a radius of 341.50 feet, a central angle of $8^{\circ}04'38''$, an arc of 48.14 feet and a chord which bears North $89^{\circ}30'06''$ East, a distance of 48.10 feet; thence Southwesterly along a curve to the right having a radius of 520.00 feet, a central angle of $19^{\circ}10'46''$, an arc of 174.07 feet and a chord which bears South $22^{\circ}44'46''$ West, 173.26 feet; thence South $89^{\circ}50'23''$ West, a distance of 22.93 feet; thence North $0^{\circ}09'37''$ West, a distance of 51.44 feet to Point "B"; thence continue North $0^{\circ}09'37''$ West, a distance of 54.82 feet; thence North $21^{\circ}14'09''$ East, a distance of 54.32 feet; thence Northeasterly along a curve to the right having a radius of 341.50 feet, a central angle of $3^{\circ}47'22''$, an arc of 22.59 feet and a chord which bears North $83^{\circ}34'06''$ East, a distance of 22.58 feet to the Point of Beginning;

and

Return to aforementioned Point "B" and run thence South $21^{\circ}14'09''$ West, a distance of 146.10 feet for a Point of Beginning; thence Southeasterly along a curve to the left having a radius of 63.00 feet, a central angle of $38^{\circ}30'14''$, an arc of 42.34 feet and a chord which bears South $11^{\circ}35'49''$ East, a distance of 41.55 feet; thence South $26^{\circ}50'23''$ West, a distance of 22.62 feet; thence Northwesterly along a curve to the right having a radius of 83.00 feet, a central angle of $63^{\circ}15'16''$, an arc of 91.63 feet and a chord which bears North $7^{\circ}35'48''$ West, a distance of 87.05 feet; thence North $89^{\circ}50'23''$ East, a distance of 22.68 feet; thence Southwesterly along a curve to the left having a radius of 63.00 feet, a central angle of $24^{\circ}51'32''$, an arc of 27.33 feet and a chord which bears South $20^{\circ}05'04''$ West, a distance of 27.12 feet to the Point of Beginning.

All of the above containing 14,680 square feet or 0.34 acre more or less.

Sheet 2 of 2
FFL29607
East Coast Enterprises
November 18, 1983

Exhibit A

RECORDED
BROWARD COUNTY, FLORIDA
T. JOHNSON
COUNTY ADMINISTRATOR

REF 11438 PAGE 335

P&Z

PZ23-27000007

12/18/2024