

GRANT OF EASEMENT

Indenture made this day 24 of April, 2018 Between **Upper Pompano Properties & Investments, LLC.**, a Florida Limited Liability Company whose post office address is 1700 NW 66th Ave, suite 102, Plantation, Florida 33313 hereinafter called Grantor, and **Dixie Properties & Investments, LLC** a Florida Limited Liability Company. whose post office address is 1700 NW 66th Ave, Suite 102, Plantation, Florida 33313 hereinafter called the Grantee.

WITNESSETH

WHEREAS:

- A. Grantor is the owner in fee simple of a parcel of land situated in Broward County, Florida, more particularly described in Exhibit A attached hereto and made a part hereof.
- B. Grantee is the owner in fee simple of a parcel of land situated in Broward County, Florida, more particularly described in Exhibit B attached hereto and made a part hereof.
- C. Grantor has agreed to grant to Grantee an easement or right of way over said parcel of land owned by Grantor for the purpose of draining storm waters from said land of Grantee onto said land of Grantor.

NOW THEREFORE, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, receipt whereof is hereby acknowledged, Grantor hereby grants to Grantee, their heirs, legal representatives, successors and assigns:

A perpetual easement for draining storm waters from said land of the Grantee onto said land of the Grantor.

TO HAVE AND TO HOLD forever the easement or right of way hereby granted to the Grantees, their heirs, legal representatives, successors and assigns, as appurtenant to the said land of Grantees.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the day and year first above written.

Signatures on Page Two of Document

P&Z

PZ20-13000005

7/28/2021

11

WITNESSED BY:

[Signature]
[Signature]
State of Florida }
County of Broward }

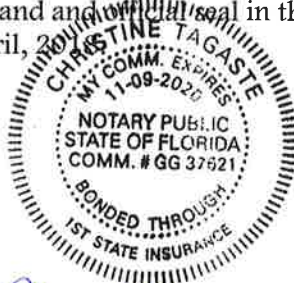
GRANTOR

UPPER POMPANO PROPERTIES & INVESTMENTS, LLC
a Florida Limited Liability Company

[Signature]
By: William M. Murphy, Manager

I HEREBY CERTIFY that on this 24 day of April 2018 before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared **William M. Murphy as Manager** respectively of **Upper Pompano Properties and Investments, LLC** who is personally known to me to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same for the purposes therein expressed.

WITNESSED my hand and official seal in the County of Broward County and the State of Florida this 24 day of April, 2018.



[Signature]
Christine Tagaste, Notary Public

WITNESSED BY:

[Signature]
[Signature]
State of Florida }
County of Broward }

GRANTEE

DIXIE PROPERTIES & INVESTMENTS, LLC
a Florida Limited Liability Company

[Signature]
By: M. Austin Forman, Manager

I HEREBY CERTIFY that on this 24 day of April 2018 before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared **M. Austin Forman as Manager** respectively of **Dixie Properties and Investments, LLC** who is personally known to me to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same for the purposes therein expressed.

WITNESSED my hand and official seal in the County of Broward County and the State of Florida this 24 day of April, 2018.



[Signature]
Christine Tagaste, Notary Public

P&Z

PZ20-13000005
7/28/2021

FOR: KROME MINING PARTNERS

SKETCH AND DESCRIPTION UPPER POMPANO PROPERTIES & INVESTMENTS, LLC LANDS

DESCRIPTION:

PARCEL "A" (2.192 ACRES)

A PARCEL OF LAND LYING WEST OF THE F.E.C. RAILROAD RIGHT-OF-WAY IN THE SOUTH HALF (S ½) OF THE NORTHEAST ¼ (NE ¼) OF THE SOUTHEAST ¼ (SE ¼) OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT ON THE WEST LINE OF THE F.E.C. RAILROAD RIGHT-OF-WAY, SAID POINT BEING 2050.72 FEET FROM THE SOUTH LINE OF SECTION 26, AS MEASURED ALONG THE WEST LINE OF THE F.E.C. RAILROAD RIGHT-OF-WAY; THENCE NORTH 76 DEGREES 02 MINUTES 40 SECONDS WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 13 DEGREES 57 MINUTES 20 SECONDS WEST, A DISTANCE OF 209.19 FEET; THENCE SOUTH 88 DEGREES 29 MINUTES 55 SECONDS WEST, A DISTANCE OF 351.64 FEET; THENCE NORTH 00 DEGREES 54 MINUTES 35 SECONDS WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH 88 DEGREES 29 MINUTES 55 SECONDS EAST, A DISTANCE OF 270.68 FEET; THENCE SOUTH 13 DEGREES 57 MINUTES 20 SECONDS WEST, A DISTANCE OF 59.19 FEET; THENCE SOUTH 76 DEGREES 02 MINUTES 40 SECONDS EAST, A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING, LESS THEREFROM THAT CERTAIN RIGHT-OF-WAY FOR NORTH DIXIE HIGHWAY (STATE ROAD 811) TAKEN BY ORDER OF TAKING IN O.R. BOOK 21796, PAGE 903, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM:

A PARCEL OF LAND LYING WEST OF THE F.E.C.R.R. IN THE SOUTH HALF OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, A DESCRIBED IN THE CERTAIN QUIT CLAIM DEED, RECORDED IN INSTRUMENT NUMBER 114014535 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THE F.E.C.R.R. RIGHT-OF-WAY, SAID POINT BEING 2,163.84 FEET FROM THE SOUTH LINE OF SECTION 26, AS MEASURED ALONG THE WEST LINE OF THE F.E.C.R.R. RIGHT-OF-WAY; THENCE SOUTHERLY WITH A BEARING OF SOUTH 14°20'51" WEST ALONG THE WEST LINE OF THE F.E.C.R.R. RIGHT-OF-WAY, 113.12 FEET; THENCE WESTERLY AT RIGHT ANGLES WITH A BEARING OF NORTH 75°39'09" WEST, FOR 195.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 75°39'09" WEST, FOR 13.05 FEET; THENCE NORTH 10°17'58" EAST, FOR 54.66 FEET; THENCE NORTH 88°53'26" EAST, FOR 17.54 FEET; THENCE SOUTH 14°20'51" WEST, FOR 59.20 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 95,465 SQUARE FEET OR 2.192 ACRES MORE OR LESS.

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARINGS AND ARE REFERENCED TO THE WEST LINE OF THE FLORIDA EAST COAST RAILWAY RIGHT OF WAY, WHICH BEARS SOUTH 13°57'20" WEST FOR THE PARENT LEGAL DESCRIPTION AND SOUTH 14°20'51" WEST FOR THE LESS-OUT PORTION OF THE LEGAL DESCRIPTION. THESE BEARINGS ARE BASED ON LEGALS AS PROVIDED BY THE CLIENT AND ARE INTENDED TO REPRESENT THE SAME LINE.

THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271



Digitally signed by Douglas M Davie
DN: c=US, o=CRAVEN THOMPSON AND ASSOCIATES, ou=CRAVEN THOMPSON AND ASSOCIATES, cn=Douglas M Davie,
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D
Date: 2018.04.04 16:02:45 -04'00'

DOUGLAS M. DAVIE
PROFESSIONAL SURVEYOR AND MAPPER NO. 4343
STATE OF FLORIDA

THIS SKETCH AND LEGAL DESCRIPTION OR COPIES THEREOF ARE NOT
VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A
UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED
PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES
5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE

R:\SURVEY\2015\15-0005-001-01 KROME V. STEFANKO\DRAWINGS\15-0005 SD PARCELS NORTH AND

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.
The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

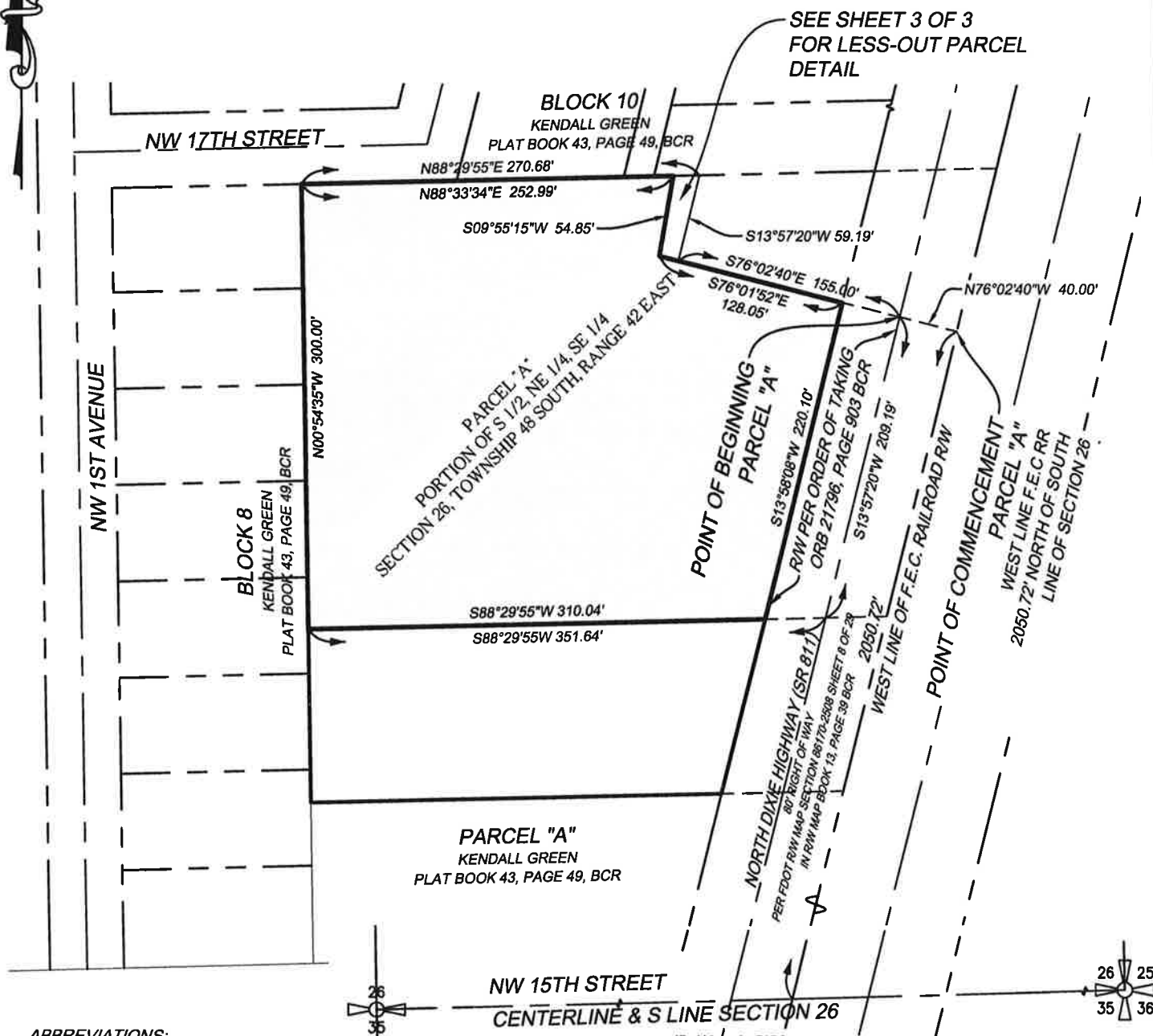
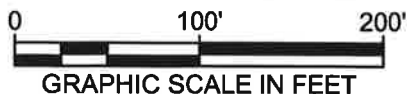
UPDATES and/or REVISIONS	DATE	BY	CK'D
JOB NO.: 15-0005	SHEET 1	3 SHEETS	
DRAWN BY: DMD	F.B. N/A	P.N./	
CHECKED BY: RAY	DATED: 04/04/18		

CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3583 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8409 TEL: (954) 739-8400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL
NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2018

EXHIBIT 'A' 1 OF 3

PZ20-13000005
7/28/2021

SKETCH AND DESCRIPTION
UPPER POMPANO PROPERTIES &
INVESTMENTS, LLC LANDS



BCR BROWARD COUNTY RECORDS
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION

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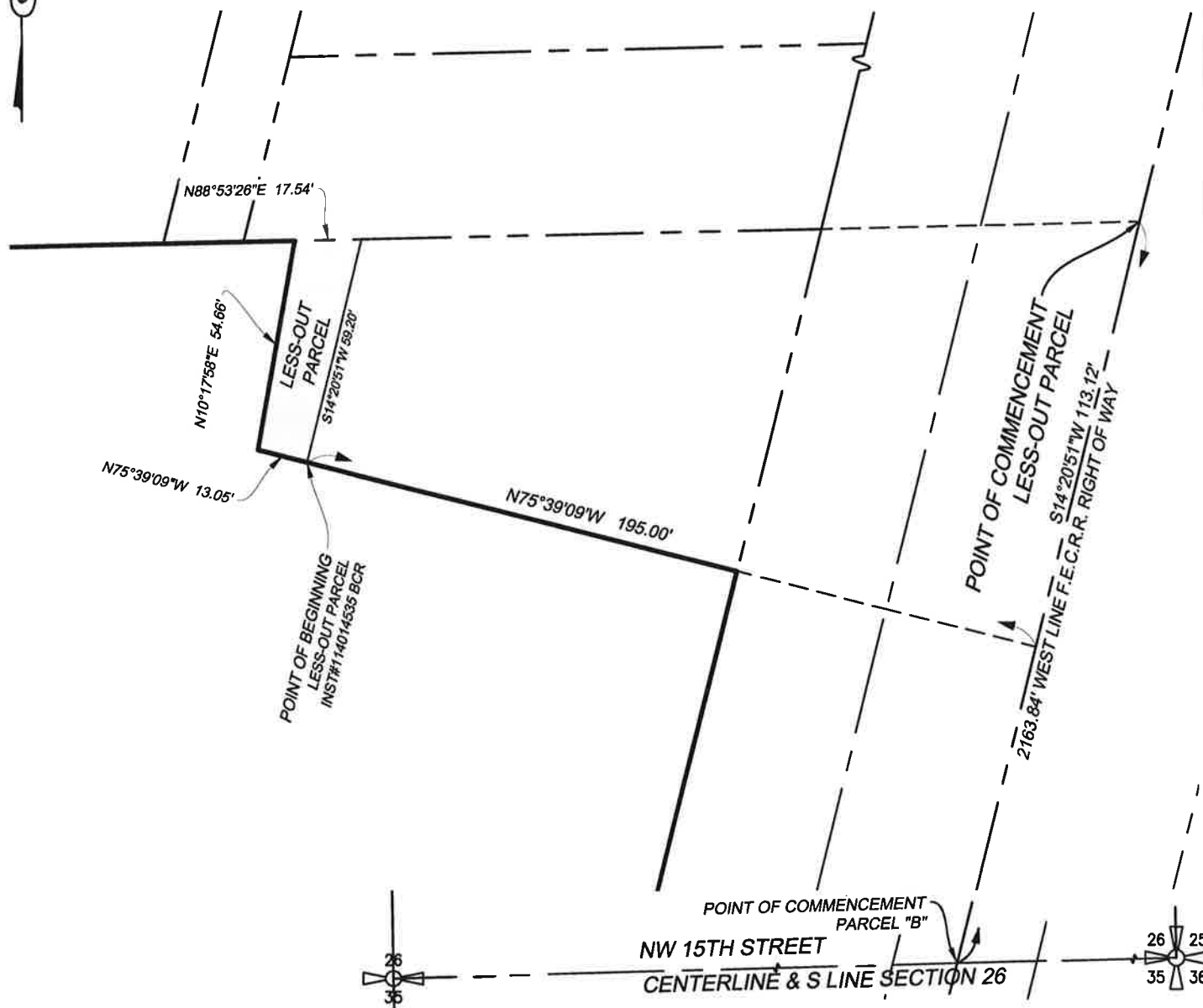
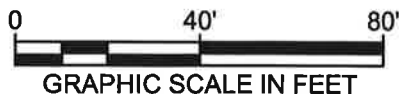
UPDATES and/or REVISIONS		DATE	BY	CK'D
JOB NO.: 15-0005		SHEET 2 OF 3 SHEETS		
DRAWN BY: DMD		F.B.N/A P.N/A		
CHECKED BY: RAY		DATED: 04/04/18		

EXHIBIT "A" 2 OF 3

PZ20-13000005
7/28/2021

FOR: KROME MINING PARTNERS

SKETCH AND DESCRIPTION UPPER POMPANO PROPERTIES & INVESTMENTS, LLC LANDS



R:\SURVEY\2015\15-0005-001-01 KROME V. STEFANKO\DRAWINGS\15-0005 SD PARCELS NORTH AND

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UPDATES and/or REVISIONS	DATE	BY	CK'D
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DRAWN BY: DMD	F.B. N/A	P.N./	
CHECKED BY: RAY	DATED: 04/04/18		

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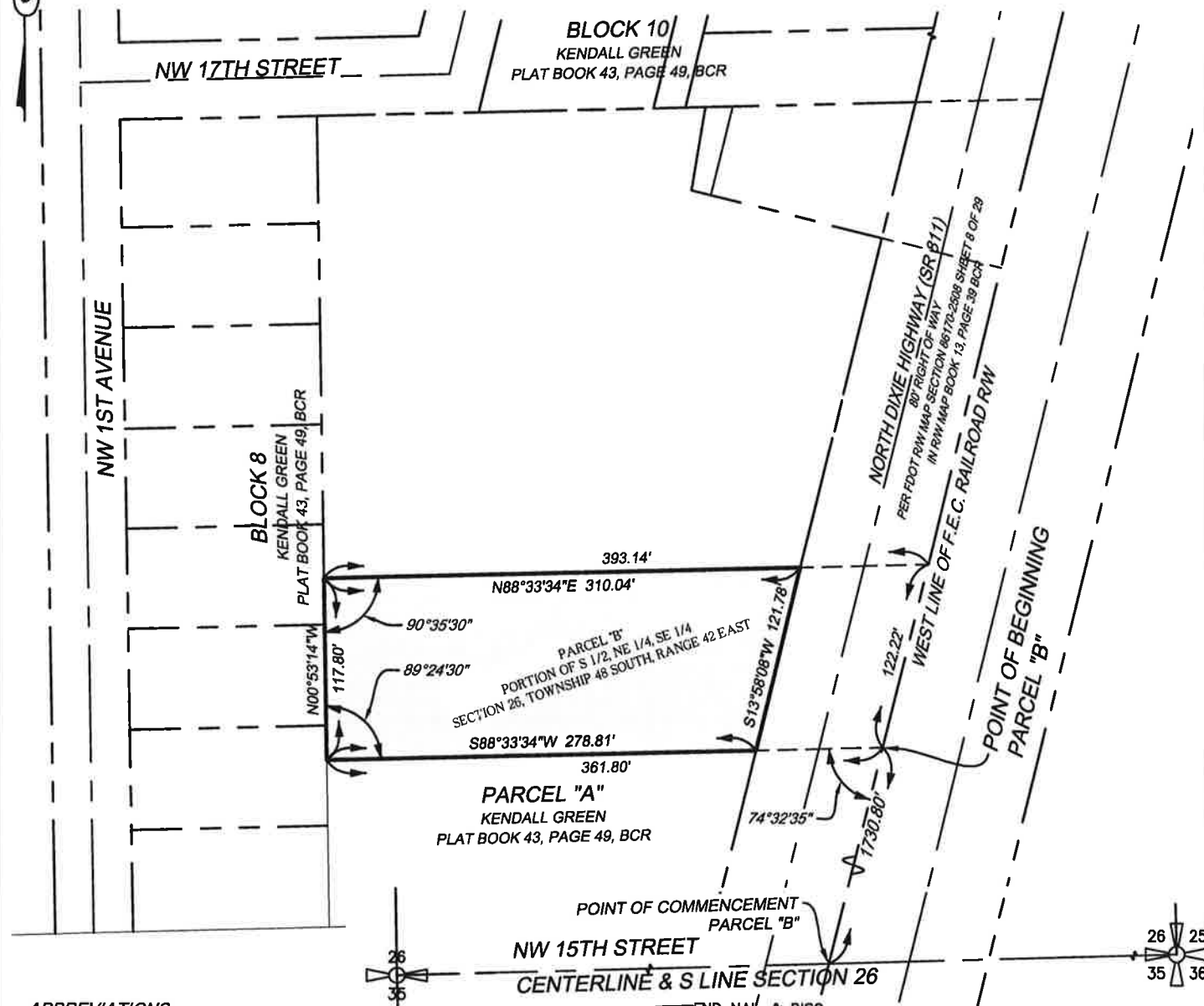
EXHIBIT "A" 3 of 3

PZ20-13000005
7/28/2021

SKETCH AND DESCRIPTION DIXIE PROPERTIES & INVESTMENTS LANDS

PZ20-13000005
7/28/2021

SKETCH AND DESCRIPTION DIXIE PROPERTIES & INVESTMENT LANDS



BCR **BROWARD COUNTY RECORDS**
FDOT **FLORIDA DEPARTMENT OF TRANSPORTATION**

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UPDATES and/or REVISIONS		DATE	BY	CHK'D
JOB NO.: 15-0005	SHEET 2 OF 3 SHEETS			
DRAWN BY: DMD	F.B.N/A P.N/A			
CHECKED BY: RAY	DATED: 04/04/18			

EXHIBIT "B" 2 of 2

PZ20-13000005
7/28/2021