

**SOUTH BROWARD DRAINAGE DISTRICT  
GOVERNING BOARD MEETING MINUTES**

**SEPTEMBER 14, 2015**

**Present:**

James Ryan, Vice Chairperson  
Alanna Mersinger, Commissioner  
Thomas Good, Commissioner  
Mercedes Santana-Woodall, Commissioner

Kevin M. Hart, District Director  
Douglas R. Bell, Legal Counsel  
Reina Muniz, Recording Secretary  
General Public: See Attached List

**Absent:**

Scott Hodges, Chairperson  
Vicki Minnaugh, Treasurer  
Robert E. Goggin, IV, Secretary

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**01. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**

Vice Chair Ryan called the SBDD Board Meeting to order at 8:04 A.M., with Commissioner Mersinger, Commissioner Good, and Commissioner Santana-Woodall present; followed by the Pledge of Allegiance.

**02. PUBLIC COMMENT**

None.

**03. APPROVAL OF MINUTES**

Vice Chair Ryan noted revisions to the minutes as submitted by the District Attorney.

Commissioner Good moved for approval of the minutes of the August 27<sup>th</sup>, 2015, South Broward Drainage District Board meeting as amended. Motion was seconded by Commissioner Mersinger and carried unanimously by those present.

**04. DIRECTOR'S REPORT**

**A. CONTRACT AWARD:**

**SBDD S-4 & S-5 PUMP STATIONS MASTER & ENGINE CONTROL PANEL  
REPLACEMENT PROJECT IN MIRAMAR**

District Director Hart stated that SBDD advertised for bids for the SBDD S-4 & S-5 Pump Stations Master & Engine Control Panel Replacement Project in Miramar. The District received a total of two (2) bids, ranging in price from \$160,297.00 to \$197,100.00. Each bidder was required to attend a mandatory pre-bid meeting and a mandatory site visit as a prerequisite to submitting a bid.

The lowest bid received was submitted by TAW Custom Equipment, Inc. (TAW) in the amount of \$160,297.00. SBDD has reviewed the bid submitted by TAW and has determined that the Contractor is qualified to perform the work and that the bid meets all requirements. TAW has performed similar work for SBDD in the past and the District has been satisfied with their work.

Funding for this project will come from the SBDD Capital Improvement Committed Account Account as part of the 2015/2016 Capital Improvement Plan (CIP) budget.

District Director Hart recommended that the District award the contract for the SBDD S-4 & S-5 Pump Stations Master & Engine Control Panel Replacement Project in Miramar to TAW Custom Equipment, Inc. as the lowest, responsive, responsible bidder in the amount of \$160,297.00.

Commissioner Mersinger asked District Director if this was within the parameters of what was originally budgeted. District Director Hart replied yes; and was also well within the District's CIP budget for next year.

Commissioner Good had a question related to the bid sheet. He said that there is a separate lump sum for the S-4 Pump Station, and a separate lump sum for the S-5 Pump Station; and then there is a total lump sum for both. He said that for him, a "lump sum" means "all inclusive", and this means that this contract will be paid independently for each pump station, as opposed to a lump sum for both of them. The District Director replied that it will be a total lump sum of \$160,297.00 for both stations. Commissioner Good re-phrased his comment and asked District Director Hart if the District is obligated to do both pumps when they say lump sum total. District Director Hart replied that staff is recommending one contract for both stations for the total lump sum, and that both pump stations are housed in the same building, and all the work will be done at the same location. He said that the District had the option of splitting the contract, but felt that it was in the District's best interest to do one contract for both stations for a total lump sum of \$160,297.00. Commissioner Good commented that the Contractor will get paid after both stations have been completed. District Director Hart affirmed that comment.

Commissioner Mersinger moved for approval to award the SBDD S-4 & S-5 Pump Stations Master & Engine Control Panel Replacement Project in Miramar to TAW Custom Equipment, Inc. as recommended by the District Director, in the total amount of \$160,297.00. Motion was seconded by Commissioner Mersinger and carried unanimously by those present.

**B. ESTABLISH MEETING DATES FOR FISCAL YEAR 2015/2016**

The following Board Meetings dates were established for the fiscal year 2015/2016:

OCTOBER 29, 2015  
NOVEMBER 19, 2015  
DECEMBER 17, 2015  
JANUARY 28, 2016  
FEBRUARY 25, 2016  
MARCH 31, 2016  
APRIL 28, 2016

MAY 26, 2016  
JUNE 30, 2016  
JULY 28, 2016  
AUGUST 25, 2016  
SEPTEMBER 29, 2016

Dates are subject to change.  
All meetings will start at 8:00 a.m.

Commissioner Mersinger moved for approval of the South Broward Drainage District Board meeting dates for fiscal year 2015/2016. Motion was seconded by Commissioner Santana-Woodall and was carried unanimously by those present.

Vice Chair Ryan suspended the regular meeting and opened the public hearing on the budget.

**05. CONVENED PUBLIC HEARING AT 8:15 A.M. REGARDING THE FINAL BUDGET AND ASSESSMENTS OF SOUTH BROWARD DRAINAGE DISTRICT FOR FISCAL YEAR 2015/2016**

Vice Chair Ryan presented the following:

The name of the taxing District is South Broward Drainage District.

The Proposed Taxes and Assessment Rates for fiscal year 2015-2016 are attached as Exhibit "A" to District Resolution No. 2015-07.

The Proposed Budget for fiscal year 2015/2016 is attached as Exhibit "A" to the District Resolution No. 2015-08.

Commissioner Mersinger commented that she was glad that they were able to keep the taxes and assessment rates the same.

District Director Hart stated that the total proposed budget for fiscal year 2015-2016 is \$3,345,099.00 with a recommendation to maintain the current assessment rates with no increases. He stated that the final draft budget is consistent with the budget discussed at the Board's first Budget Hearing on July 30, 2015, with the following minor adjustments:

- Tax Revenues decreased slightly to \$3,093,364.50 based on the latest update from the Broward County Property Appraiser's Office (BCPA).
- BCPA Collection Fees and Discount Rates were adjusted accordingly.
- Appropriation of Fund Balance was increased slightly.
- Payroll Taxes and FICA was increased slightly.

Vice Chair Ryan asked if there were any questions or comments from the Board members.

Commissioner Good asked District Director Hart if there was a map that shows the classifications of the sub-districts. District Director Hart replied that the District does not have a map, but that there is a break-down and description of every sub-district location. Attorney Bell explained that a map would be difficult to prepare, because of the break-down and locations of the different sub-

districts; but there is a description and a narrative that was prepared, and explains how the District got to where it is right now.

Commissioner Mersinger commented that she doesn't think that they are considered sub-districts, but classifications for the properties. She said that Attorney Bell and District Director Hart had prepared a nice, concise list as to what an L was, a V was, etc., and that helped to determine why they are classified as they are.

Commissioner Good requested further clarification. He asked if a property owner wanted to know how much they are being assessed, how does the District tell them. Attorney Bell replied that they would have to go to the Broward County Property Appraiser's (BCPA) website, pull up their trim notice for their individual parcel, and it will show a District designation; and the sub-district designation/code will show up there; and it will show the assessment rate. District Director Hart explained that if a resident came to SBDD's office, they would speak to the District Director, and he would provide that answer to them.

Commissioner Good asked Attorney Bell, what if the resident disputes or is not in agreement with the classification, what would be the process. Attorney Bell replied they would have to come before the Board and object to it during the budget hearings. Commissioner Good also asked Attorney Bell what gives the District certainty that the District has captured accuracy in assessing all properties within the District. Attorney Bell explained that this process happened many years ago. He said that historically, it was just the 13 sub-districts; and then when the District had the Special Assessments, the District began expanding on that. He said that each year, he and District Director Hart, will go through all the sub-districts and determine what has changed; and it is fairly straight forward as to what needs to be done. He and District Director Hart go through the list to verify that the designations have not changed, and to check the vacant properties to see if any changes need to be made to those designations. They go through this each year.

District Director Hart elaborated on Attorney Bell's comments saying that they get a master spread sheet from BCPA that lists every property in the District, by sub-district, and it's about a 4-6 week process, where Attorney Bell and he meet twice a week, and they go through each sub-district and verify that there are no changes. He said that typically they would send a memo to the BCPA's office noting any changes; and that is the process they follow and they make the BCPA's office aware of any changes by memo, and the BCPA makes the adjustments.

Commissioner Good asked what gives the District certainty about the accuracy of the baseline of the inventory of classifications, before any changes are made. Attorney Bell replied that comes directly from the Property Appraiser's office which lists each parcel with a separate folio number, etc. He proceeded to describe the process to Commissioner Good. He said that it is a tedious process, but once you know all the various parameters of each of the items which affect each parcel, it is a pretty straight forward process.

Commissioner Good clarified that the Property Appraiser only provides a designation of the property. He asked who provides the Property Appraiser with the classifications and the rates. Attorney Bell, replied that the District does. Commissioner Good was still unclear as to the certainty on the accuracy of the baseline classifications. District Director Hart stated that this is historical data that repeats each year. Once a property has been designated under the sub-districts and the categories, those remain fixed yearly and will not change. Commissioner Good asked District Director Hart what gives them certainty about the accuracy of the baseline. District Director Hart replied that there is certainty when the classifications are first established, and then

every year moving forward, Attorney Bell and he go through the list and they review every sub-district. They do not go property-by-property, but they have a process where they review certain parameters on the spreadsheet; and he feels they obtain a high level of certainty that the baseline is correct, from both the past and continuing forward. They also review all the exemptions to make sure that those are accurate and haven't changed; and they also go through the vacant properties to make sure those haven't changed. They do this on an annual basis. He said it is a year-to-year review and confirmation of all the properties within the District; and they make whatever adjustments need to be made for vacant properties moving into single family, multi-family, etc.; and that becomes the new baseline moving forward.

Commissioner Good said that he was not questioning the process, however the baseline may not necessarily be correct; and if you audit it, you may find that there could be a number of properties that had an improper classification. He said that if there is no change on that property, you will never know that because you are not looking at unchanged property. District Director Hart agreed with Commissioner Good, and he said that the percentages would be very small on that, and that the majority are fairly well defined.

Commissioner Good asked if the District has ever audited the District's numbers and compared them to what is being provided to the Property Appraiser's office; and does the District know with 100% certainty. Attorney Bell replied that he would not know 100%, but based on their process, it's fairly close.

Commissioner Good said he brought this issue up because he believes that having a third party, that is not biased with the Board, do an audit of the numbers may be helpful. He wanted to know what it would cost to do the audit. He feels that the classifications that have been reported to the Property Appraiser should be certified as being 100% accurate.

Commissioner Good suggested that a full audit be prepared on the numbers that the District has, and how they are being reported. District Director Hart said that he has an idea of what it would cost based on the complexity of the District's sub-districts. Commissioner Good asked him to at least look for one company for an estimate.

Commissioner Mersinger commented that the bottom line is that you would have to physically go to each property. This would be the only way to get a definitive answer, and she feels this is not cost effective. She said that otherwise, the information you are getting comes from the Property Appraiser's office, and an auditor would be using the Property Appraiser's information. The only other way would be to physically go to each property. Commissioner Good said that what he is suggesting is to use the information provided by the Property Appraiser's office; you do not have to go on-site. He just wants to make sure that the information the District is providing is not wrong.

Commissioner Mersinger said that from what she was hearing, the District goes over the Property Appraiser's information, and they go line-by-line; and they check the property appraiser's classifications against their own. She said that the District is non-advalorem, and goes by whatever is there. They don't go by the valuation. She asked if Commissioner Good is suggesting that someone audit the District's audit. Commissioner Good replied that he is not in disagreement with Commissioner Mersinger; however, staff may be addressing only a half percent, or a percent of the total inventory whenever they are doing their annual process. He said that they are not checking all 92,000 locations, but only the ones that have changed; what he is saying is that they should be checking all 92,000 properties to make sure that the numbers are in agreement.

After further discussion, the consensus was that the District would research the cost for an independent verification or review audit to look at all of the District's properties and for the Board to see if this would be cost effective. District Director Hart will also present a second option where the District may be able to do a verification internally, which could be that same process, and where a series of maps could be prepared of each individual property within each sub-district. District Director Hart said that the map will take some time to put together, but once prepared, it would be extremely valuable.

Commissioner Good had questions regarding the budget line item on public records. He asked if that included the software itself, or does that also include maintenance services such as, troubleshooting, updates, etc. District Director Hart said that it is all included; and that these costs will be built into the annual budget. It is a record keeping and file management software, which will help with the flow of work; it will have options to help the District keep track of some of the work they do; and it will tie into the District's e-permitting to allow the District to make their permitting process more effective. This software will help the District accomplish that. Commissioner Good asked if the District is anticipating to place all the District's historical records into this e-format. District Director Hart replied yes. Commissioner Good also asked if the District is projecting any need for funding to perform the work or are they performing this in-house. District Director replied, in-house. He said that the District has already been on a program when it comes to transferring much of their files, but that they don't have a uniform system in place for saving files. This issue has been discussed with staff, and they are aware that this will take some time; but once the file management structure is set up, everyone will need to move the files into the correct folders, and moving forward, anything new will be fairly simple. The District would like to mirror the state guidelines, when it comes to record keeping. The District's goal is that this decision be made by the end of the year.

Vice Chair Ryan then opened the public hearing. Mr. George Mersinger of 2263 S.W. 182<sup>nd</sup> Way, Miramar, suggested that regarding Commissioner Good's concern about auditing, that whenever Attorney Bell and District Director Hart are reviewing the changes based on the information provided by the Property Appraiser's office, they could divide the District into 5 different groups, and every year pick a different group, and therefore they are auditing a different section every 5 years; and they are not making a mountain out of a mole hill; and then just roll it over year-to-year. With that being said, the real question is if the Property Appraiser's data is correct; and is that not incumbent on the Property Appraiser to make sure that the information given to them is correct.

Commissioner Santana-Woodall commented that she knows that there are some cities out there that have code officers that go out to verify the properties as they stand, but the District does not have that, so the staff would need to verify it themselves.

Mr. Mersinger also suggested that when discussing the process of making a map, the District may want to make overlays vs recreating a map, that way you create one map that does not have to be recreated every time.

Vice Chair Ryan closed the public discussion.

Commissioner Mersinger moved for approval of Resolution 2015-07 as presented; which approves and adopts the proposed assessment rates for fiscal year 2015/16. Motion was seconded by Commissioner Santana-Woodall and was carried unanimously by those present.

Commissioner Santana-Woodall moved for approval of Resolution 2015-08, which approves and adopts the proposed final budget for fiscal year 2015/16. Motion was seconded by Commissioner

Mersinger and was carried unanimously by those present.

The Public Hearing was adjourned at 9:07 a.m. and the Regular SBDD Board Meeting was reconvened.

**C. RELEASE AND VACATION OF 30-FOOT DRAINAGE EASEMENT IN CENTRA FALLS II (“PEMBROKE FALLS-PHASE I” PLAT)**

District Director Hart stated that South Broward Drainage District (SBDD) received a request to release and vacate its interests in a 30-foot Drainage Easement (Easement) located within the “Pembroke Falls – Phase 1” plat in the City of Pembroke Pines. The Easement was previously dedicated by separate instrument in OR Book 25567, Page 838, B.C.R.

The request was submitted by representatives for the developer of the Centra Falls II development, which is a proposed multi-family development located within the Pembroke Falls – Phase 1 plat.

The Easement in question extends east-west across the Centra Falls II property and then north along NE 125<sup>th</sup> Avenue. The easement was originally granted to provide drainage for the Pembroke Pines Ice Arena and a portion of an internal access road within the Pembroke Falls Phase 1 plat. This easement was intended to be a temporary easement until such time as the internal drainage system for the Pembroke Falls – Phase 1 plat was completed. That internal system has been completed and therefore, the Easement to be vacated is no longer required.

As part of this request, the property owners of the Centra Falls II property and the Sawgrass Executive Park Corp. property (located north of Centra Falls II) have agreed to dedicate new drainage easements to account for off-site drainage across those properties.

SBDD staff has reviewed the request and has no objections. In addition, the Pembroke Pines Ice Arena (aka: Miami Ice Arena, Inc.) has agreed to terminate a separate easement previously dedicated to them under a separate instrument.

There are no financial impacts to this Agenda Item, other than SBDD administrative costs; all other costs will be incurred by the property owner.

District Director Hart made a request for SBDD to vacate and release its interest in a 30-foot Drainage Easement in the Pembroke Falls – Phase 1 plat, Pembroke Pines, Florida, as described in the attached “Release and Vacation of Drainage Easement” and recorded in OR Book 22567, Pages 838. B.C.R. Said vacation and release is subject to the dedication of new drainage easements across the Centra Falls II property and the Sawgrass Executive Park Corp. property; the property owners entering into a Maintenance & Indemnification Agreement with SBDD; and reimbursement of all legal and recording costs associated with the proposed Centra Falls II development.

Commissioner Mersinger moved for approval for the Release and Vacation of the 30-Foot Drainage Easement In Centra Falls II (“Pembroke Falls-Phase I” Plat) subject to the dedication of new drainage easements; the property owners entering into a Maintenance & Indemnification Agreement with SBDD; and reimbursement of all legal and recording costs associated with the proposed Centra Falls II development. Motion was seconded by Commissioner Santana-Woodall.

Mr. Ryan Thomas of Thomas Engineering was present to answer any questions.

Commissioner Good asked District Director Hart what is the purpose of the one easement that is on the far east side of the property. District Director Hart replied that a drainage pipe needs to be re-routed, and they will be dedicating an easement over the new pipe that is being re-routed. He said that it has already been approved by permit from SBDD. Commissioner Good commented that there is not a vacation of that particular easement. District Director Hart agreed by saying no. Commissioner Good also commented that anyone who wants an easement on top of the District's easement would need approval from the District. District Director Hart agreed.

The question was called and carried unanimously by those present.

**D. RESOLUTION NO. 2015-09 – AGREEMENT OF NOTATION ON PLAT FOR THE WALDMAN PLAT**

District Director Hart stated that SBDD Resolution No. 2015-09 authorizes SBDD to enter into an Agreement with Broward County for an Amendment of Notation on the Plat affecting the Waldman Plat in Miramar, Florida. The Waldman Plat was approved by the Broward County Board of County Commissioners on February 18, 2003 and was recorded in Plat Book 153, Page 35 of the public records of Broward County.

He said that the new owners of a portion of Parcels A and B of the plat, Mirabella 26 LLC, have petitioned Broward County to amend the notation on the face of the plat to change the use limitations of the non-residential portion of the plat. As part of the approval process, Broward County requires all owners and mortgage holders of the non-residential use portion of the plat to enter into an "Agreement for Amendment of Notation of Plat" (Agreement). Because SBDD is the owner of lake parcels within the non-residential portion of plat, Broward County is requesting that the District enter into the Agreement.

Mirabella 26 LLC has acknowledged that it will enter into a Maintenance and Indemnification Agreement with SBDD, and will obtain a Paving & Drainage Permit from the District for any future construction activities on its property located within the limits of the plat, and will dedicate to the District any required drainage-related easements in accordance with the District's Criteria Manual.

SBDD staff has no objections to the proposed amendment to the notation on the face of the plat as there will be no impacts related to the drainage and surface water management systems on the property.

There will be no financial impacts to this Agenda Item, other than SBDD administrative costs; all other costs will be incurred by Mirabella 26 LLC.

District Director Hart requested approval of Resolution No. 2015-09 – Agreement of Notation on Plat for the Waldman Plat (Plat Book 153, Page 35, B.C.R.), located in Miramar, Florida.

Commissioner Mersinger moved for approval of Resolution No. 2015-09 – Agreement of Notation on Plat for the Waldman Plat for discussion. Motion was seconded by Commissioner Santana-Woodall.



Commissioner Mersinger asked District Director Hart if the District owns these lakes and has the District been maintaining these lakes. District Director Hart replied yes, but once they enter into this agreement, the property owner will be responsible to maintain them, but SBDD will still own them.

The question was called and carried unanimously by those present.

**E. OTHER**

None.

**05. ATTORNEY'S REPORT:**

None.

**07. APPROVAL OF LEGAL FEES**

Commissioner Santana-Woodall moved for approval of the legal bills. Motion was seconded by Commissioner Mersinger and it was carried unanimously by those present.

**08. BOARD MEMBER'S QUESTIONS/COMMENTS**

Commissioner Mersinger wished everyone a Shanatova.

**09. MEETING DATE(S)**

**A. Regular Board Meeting** will be held on **Thursday, October 29<sup>th</sup> at 8:00 a.m.**

Adjournment at 9:25 A.M.

Respectfully submitted,

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Robert E. Goggin IV, Secretary  
South Broward Drainage District

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## \*\*\*MEMORANDUM\*\*\*

DATE: October 22, 2015

TO: South Broward Drainage District Commissioners

FROM: Kevin M. Hart, P.E.  
District Director

Subject: Request to Vacate SBDD Easements within the "Pembroke Lakes South" Plat in Pembroke Pines, Florida

## Comments:

South Broward Drainage District (SBDD) received a request to release and vacate its interests in five (5) separate easements ("Easements") located within the Raintree Redevelopment properties of the "Pembroke Falls - Phase 1" plat and the in the City of Pembroke Pines. The Easements was previously dedicated by separate instruments and are being replaced by new easements as needed.

The request was submitted by representatives for the developer of the Raintree Redevelopment properties, which includes three phase of residential developments.

The applicant is requesting the release and vacation of the following easements:

1. Release and Vacation of Drainage Easement previously recorded under OR Book 49573, Page 587, BCR.
2. Partial Release and Vacation of Drainage easement previously recorded under OR Book 50793, Page 791, BCR.
3. Release and Vacation of Lake Maintenance Easement previously recorded under OR Book 50793, Page 784, BCR.
4. Release and Vacation of Drainage, Flowage and Storage Easement previously recorded under OR Book 50793, Page 773, BCR.
5. Release and Vacation of Boat Ramp/Lake Access Easement previously recorded under OR Book 50793, Page 779, BCR.

The easements in question are all located within (or adjacent to) the Mayfair Townhomes development and are depicted on the attached "Abandoned Easement Exhibit". With the exception of the Boat Ramp/Lake Access Easement, all of the easements to be vacated are being replaced with new easements as depicted on the "New Easement Exhibit". The Boat Ramp/Lake Access Easement is no longer needed and is not being replaced. The final development plan for the Mayfair Townhomes development is slightly different from when the easements were originally recorded, which necessitates this action.

SBDD staff has reviewed the request and has no objections.

The following documents/sketches are attached to this memo:

- Location Map
- Four (4) Release and Vacation Easement forms.
- One (1) Partial Release and Vacation form.

- Original recorded easement documents (total of 5).
- Color sketch showing easements to be vacated “Abandoned Easement Exhibit”.
- Color sketch showing easements to be dedicated “New Easement Exhibit”.
- Color sketch showing overall drainage patterns for the Raintree Redevelopment properties and illustrating that the proposed vacations will not create any adverse impacts to the drainage of the surrounding properties.

Financial impacts to this Agenda Item: none, other than SBDD administrative costs; all other costs will be incurred by the property owner.

**The request is for SBDD to vacate and release its interest in the following easements:**

- 1. Release and Vacation of Drainage Easement previously recorded under OR Book 49573, Page 587, BCR.**
- 2. Partial Release and Vacation of Drainage easement previously recorded under OR Book 50793, Page 791, BCR.**
- 3. Release and Vacation of Lake Maintenance Easement previously recorded under OR Book 50793, Page 784, BCR.**
- 4. Release and Vacation of Drainage, Flowage and Storage Easement previously recorded under OR Book 50793, Page 773, BCR.**
- 5. Release and Vacation of Boat Ramp/Lake Access Easement previously recorded under OR Book 50793, Page 779, BCR.**

**Said vacations and releases are subject to the dedication of new easements across the Raintree Redevelopment properties as indicated on the attached New Easement Exhibit and any additional easements as required by SBDD; and reimbursement of all legal and recording costs associated with the redevelopment of the Raintree Redevelopment properties.**

**KH**  
**Attachments**

Prepared by  
And Return To: South Broward Drainage District  
6591 S.W. 160<sup>th</sup> Avenue  
Southwest Ranches, Florida 33331

Folio No.: 514024020051

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**RELEASE AND VACATION OF  
DRAINAGE EASEMENT  
(RAINTREE ACCESS ROAD PIPE INTERCONNECT)**

THIS RELEASE AND VACATION OF THIS DRAINAGE EASEMENT executed this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_, by SOUTH BROWARD DRAINAGE DISTRICT, a political subdivision of the State of Florida, having its principal place of business at 6591 S.W. 160<sup>th</sup> Avenue, Southwest Ranches, Florida 33331, first party, to STANDARD PACIFIC OF FLORIDA, a Florida general partnership, whose post office address is 825 Coral Ridge Drive, Coral Springs, Florida 33071, his successors and assigns as their interest may appear of record, second party.

(Wherever used herein, the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, assigns of individuals, the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the first party, for and in consideration of the sum of \$10.00, in hand paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the DRAINAGE EASEMENT as described below:

**SEE EXHIBIT "A"**

The purpose of this RELEASE AND VACATION OF THIS DRAINAGE EASEMENT is to release and vacate the first party's interest in and to the EASEMENT dated March 7, 2013 and recorded in the Broward County Public Records at O.R. Book 49573 Page 587 and located on second party's property as described above. No other interest of the first party is being released or vacated by this document.

TO HAVE AND TO HOLD, the same together with all singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has caused these presents to be executed in its name, and its seal to be hereunto affixed, by its proper officers thereunto duly authorized the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**SOUTH BROWARD DRAINAGE DISTRICT**

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
SCOTT HODGES, Chairperson

\_\_\_\_\_  
Witness Printed Name

Attest:

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
ROBERT GOGGIN IV, Secretary

\_\_\_\_\_  
Witness Printed Name

(DISTRICT SEAL)

STATE OF FLORIDA     )  
                                  )§  
COUNTY OF BROWARD    )

The foregoing instrument was executed before me this \_\_\_\_\_ of \_\_\_\_\_, 2\_\_\_\_, by  
SCOTT HODGES and ROBERT GOGGIN IV as President and Secretary, respectively of the  
SOUTH BROWARD DRAINAGE DISTRICT, first party, who are personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_ day of  
\_\_\_\_\_, 2\_\_\_\_\_.

(NOTARY SEAL/STAMP)

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

# PERIMETER

**SURVEYING & MAPPING**  
Certificate of Authorization No. LB7264

947 Clint Moore Road  
Boca Raton, Florida 33487

Tel: (561) 241-9988  
Fax: (561) 241-5182

## SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

### DRAINAGE EASEMENT ABANDONMENT

#### LEGAL DESCRIPTION

A STRIP OF LAND 30.00 FEET IN WIDTH, AS DESCRIBED AS EXHIBIT "A" IN OFFICIAL RECORDS BOOK 49573, PAGES 587 THROUGH 592 AND OFFICIAL RECORDS BOOK 49573, PAGES 619 THROUGH 624 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, BEING A PORTION OF TRACT G-2 OF "PEMBROKE LAKES SOUTH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119 AT PAGE 1 OF SAID PUBLIC RECORDS; SHOWN IN THE OFFICIAL RECORD BOOK 46548 PAGE 1987 OF SAID PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

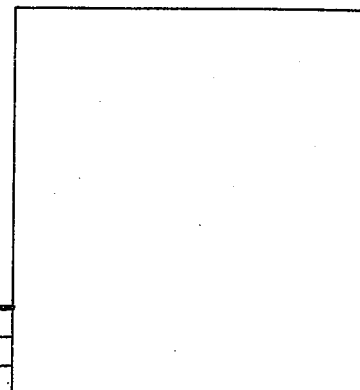
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA; THENCE N88°29'22"W, AS A BASIS OF BEARING, ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 772.82 FEET; THENCE N01°30'38"E, A DISTANCE OF 55.01 FEET TO THE SOUTHEAST CORNER OF SAID TRACT G-2A; THENCE N88°29'22"W ALONG THE SOUTH LINE OF SAID TRACT G-2 FOR A DISTANCE 584.42 FEET; THENCE N00°00'12"E ALONG THE EAST LINE OF SAID PORTION OF THE TRACT G-2 "PEMBROKE LAKES SOUTH", ACCORDING TO THE PLAT BOOK 119 PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, AS SHOWN IN OFFICIAL RECORD BOOK 46548 PAGE 1987 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR A DISTANCE 16.27 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT; THENCE 45.57 FEET CONTINUING ALONG SAID EAST LINE OF SAID PORTION OF TRACT G-2, AS RECORDED IN OFFICIAL RECORD BOOK 46548 PAGE 1987, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 106.00 FEET THROUGH A CENTRAL ANGLE OF 24°38'00" TO THE POINT OF BEGINNING; THENCE S80°55'01"W FOR A DISTANCE OF 110.94 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, CONCAVE TO THE WEST, THE RADIAL LINE TO SAID CURVE BEARS N87°46'49"E FROM THE RADIUS POINT; THENCE 24.07 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, CONCAVE TO THE WEST, SAID NON-TANGENT CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 32.04 FEET THROUGH A CENTRAL ANGLE OF 43°03'12"; THENCE N37°27'59"W FOR A DISTANCE OF 8.24 FEET; THENCE N80°55'01"E FOR A DISTANCE OF 107.14 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, SAID POINT BEING AT THE EAST LINE OF SAID PORTION OF TRACT G-2, ACCORDING TO THE PLAT BOOK 119 PAGE 1 OF "PEMBROKE LAKES SOUTH", AS SHOWN IN OFFICIAL RECORD BOOK 46548 PAGE 1987 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE RADIAL LINE TO SAID NON-TANGENT CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST BEARS N47°28'41"E FROM THE RADIUS POINT; THENCE 33.10 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 106.00 FEET THROUGH A CENTRAL ANGLE OF 17°53'31", TO THE POINT OF BEGINNING.

SAID STRIP OF LAND LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA. AND CONTAINING 3,199 SQUARE FEET MORE OR LESS.

#### CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

  
JEFF S. HODAPP  
SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS5111



Project Name:	RAINTREE	DATE:	11/19/2014
JOB NO.	13193	DWG BY:	JEK
		CK'D BY:	JSH
			SHEET 1 OF 3

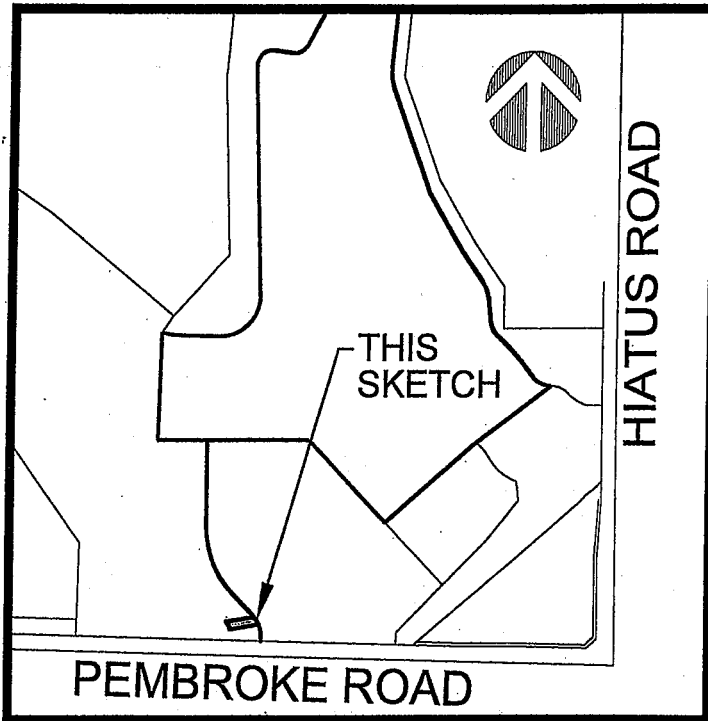
# PERIMETER

947 Clint Moore Road  
Boca Raton, Florida 33487

**SURVEYING & MAPPING**  
Certificate of Authorization No. LB7264

Tel: (561) 241-9988  
Fax: (561) 241-5182

## SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY) DRAINAGE EASEMENT ABANDONMENT



### LOCATION MAP NOT TO SCALE

#### ABBREVIATIONS

B.C.R.	=	BROWARD COUNTY RECORDS
D	=	DELTA (CENTRAL ANGLE)
L	=	ARC LENGTH
L.B.	=	LICENSED BUSINESS
L.S.	=	LICENSED SURVEYOR
O.R.B.	=	OFFICIAL RECORDS BOOK
P.B.	=	PLAT BOOK
PG.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.S.M.	=	PROFESSIONAL SURVEYOR & MAPPER
R	=	RADIUS

#### NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT WITH THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE  $\frac{1}{4}$ ) OF SECTION 24-51-40, HAVING A BEARING OF NORTH 88°29'22" WEST.
3. THIS IS NOT A BOUNDARY SURVEY.

Project Name:	RAINTREE	DATE:	11/19/2014
JOB NO.	13193	DWG BY:	JEK
		ck'd By:	JSH
			SHEET 2 OF 3

# SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

## DRAINAGE EASEMENT ABANDONMENT



PORTION OF TRACT G-2  
"PEMBROKE LAKES SOUTH"  
(P.B. 119, PG.1, B.C.R.)

HIATUS ROAD

SE CORNER  
TRACT G-2A

P.O.C.  
SE COR. NE 1/4  
SEC. 24-51-40

N01°30'38"E  
55.01'

N88°29'22"W  
772.82'

R=106.00'  
L=33.10'  
D=17°53'31"

P.O.B.

R=106.00'  
L=45.57'  
D=24°38'00"

N00°00'12"E  
16.27'

S. LINE TRACT G-2  
N88°29'22"W 584.42'

PEMBROKE ROAD

S. LINE, NE 1/4  
SEC. 24-51-40

N 88°29'22" W  
(BASIS OF BEARING)

N80°55'01"E 107.14'  
(RADIAL)  
N47°28'41"E

S80°55'01"W 110.94'

N37°27'59"W 8.24'  
R=32.04'  
L=24.07'  
D=43°03'12"

N87°46'49"E  
(RADIAL)

DRAINAGE EASEMENT  
(O.R.B. 49573, PG. 619-524, B.C.R.;  
O.R.B. 49573, PG. 587-592, B.C.R.)

JOB NO. 13193	Project Name: RAINTREE	DWG BY: JEK	SCALE: 1"=40'
		CK'D By: JSH	DATE: 11/19/2014
			SHEET 3 OF 3



Prepared by  
And Return To: South Broward Drainage District  
6591 S.W. 160<sup>th</sup> Avenue  
Southwest Ranches, Florida 33331

Folio No.: 514024020052

---

**PARTIAL RELEASE AND VACATION OF  
DRAINAGE EASEMENT  
(RAINTREE GOLF COURSE REDEVELOPMENT)**

THIS PARTIAL RELEASE AND VACATION OF THIS DRAINAGE EASEMENT executed this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_, by SOUTH BROWARD DRAINAGE DISTRICT, a political subdivision of the State of Florida, having its principal place of business at 6591 S.W. 160<sup>th</sup> Avenue, Southwest Ranches, Florida 33331, first party, to STANDARD PACIFIC OF FLORIDA, a Florida general partnership, whose post office address is 825 Coral Ridge Drive, Coral Springs, Florida 33071, his successors and assigns as their interest may appear of record, second party.

(Wherever used herein, the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, assigns of individuals, the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the first party, for and in consideration of the sum of \$10.00, in hand paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the DRAINAGE EASEMENT as described below:

SEE EXHIBIT "A"

The purpose of this PARTIAL RELEASE AND VACATION OF THIS DRAINAGE EASEMENT is to release and vacate the first party's interest in and to the EASEMENT dated May 20, 2014 and recorded in the Broward County Public Records at O.R. Book 50793 Page 791 and located on second party's property as described above. No other interest of the first party is being released or vacated by this document.

TO HAVE AND TO HOLD, the same together with all singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

---

IN WITNESS WHEREOF, the said first party has caused these presents to be executed in its name, and its seal to be hereunto affixed, by its proper officers thereunto duly authorized the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**SOUTH BROWARD DRAINAGE DISTRICT**

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
SCOTT HODGES, Chairperson

\_\_\_\_\_  
Witness Printed Name

Attest:

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
ROBERT GOGGIN IV, Secretary

\_\_\_\_\_  
Witness Printed Name

(DISTRICT SEAL)

STATE OF FLORIDA        )  
                                  )§  
COUNTY OF BROWARD    )

The foregoing instrument was executed before me this \_\_\_\_\_ of \_\_\_\_\_, 2\_\_\_\_, by SCOTT HODGES and ROBERT GOGGIN IV as President and Secretary, respectively of the SOUTH BROWARD DRAINAGE DISTRICT, first party, who are personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_.

(NOTARY SEAL/STAMP)

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

# PERIMETER

947 Clint Moore Road  
Boca Raton, Florida 33487

**SURVEYING & MAPPING**  
Certificate of Authorization No. LB7264

Tel: (561) 241-9988  
Fax: (561) 241-5182

## SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

### DRAINAGE EASEMENT ABANDONMENT

#### LEGAL DESCRIPTION

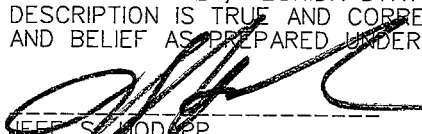
A STRIP OF LAND 30.00 FEET IN WIDTH, AS DESCRIBED AS EXHIBIT "A" IN OFFICIAL RECORDS BOOK 50793, PAGES 791 THROUGH 801 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, BEING A PORTION OF TRACT G-2 OF "PEMBROKE LAKES SOUTH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119 AT PAGE 1 OF SAID PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA; THENCE N88°29'22"W, AS A BASIS OF BEARING, ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 772.82 FEET; THENCE N01°30'38"E, A DISTANCE OF 55.01 FEET TO THE SOUTHEAST CORNER OF SAID TRACT G-2A; THENCE N88°29'22"W ALONG THE SOUTH LINE OF SAID TRACT G-2 FOR A DISTANCE 584.42 FEET; THENCE N00°00'12"E ALONG THE EAST LINE OF SAID PORTION OF THE TRACT G-2 "PEMBROKE LAKES SOUTH", ACCORDING TO THE PLAT BOOK 119 PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, AS SHOWN IN OFFICIAL RECORD BOOK 46548 PAGE 1987 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR A DISTANCE 16.27 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT; THENCE CONTINUING ALONG THE WEST LINE OF SAID PORTION OF TRACT G-2, FOR A DISTANCE OF 17.80 FEET ALONG THE ARC OF SAID TANGENT CURVE TO THE LEFT, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 106.00 FEET THROUGH A CENTRAL ANGLE OF 09°37'30" TO THE POINT OF BEGINNING; THENCE N89°42'02"E FOR A DISTANCE OF 61.72 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, THE RADIAL LINE TO SAID POINT BEARS S15°50'23"W FROM THE RADIUS POINT; THENCE CONTINUE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST FOR A DISTANCE OF 44.50 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 44.71 FEET THROUGH A CENTRAL ANGLE OF 57°01'35"; THENCE S89°42'02"W FOR A DISTANCE OF 41.03 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, SAID POINT BEING AT THE WEST LINE OF SAID PORTION OF THE TRACT G-2, ACCORDING TO THE PLAT BOOK 119 PAGE 1 OF "PEMBROKE LAKES SOUTH" OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE RADIAL LINE TO SAID NON-TANGENT CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST BEARS N63°16'17"E FROM THE RADIUS POINT; THENCE 31.64 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, SAID NON-TANGENT CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 106.00 FEET THROUGH A CENTRAL ANGLE OF 17°06'17" TO THE POINT OF BEGINNING.

SAID STRIP OF LAND LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA. AND CONTAINING 1,360 SQUARE FEET MORE OR LESS.

#### CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

  
JEFF S. MODAPP  
SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS5111

Project Name:	RAINTREE	DATE:	11/19/2014
JOB NO.	13193	DWG BY:	JEK
		CK'D By:	JSH
			SHEET 1 OF 3

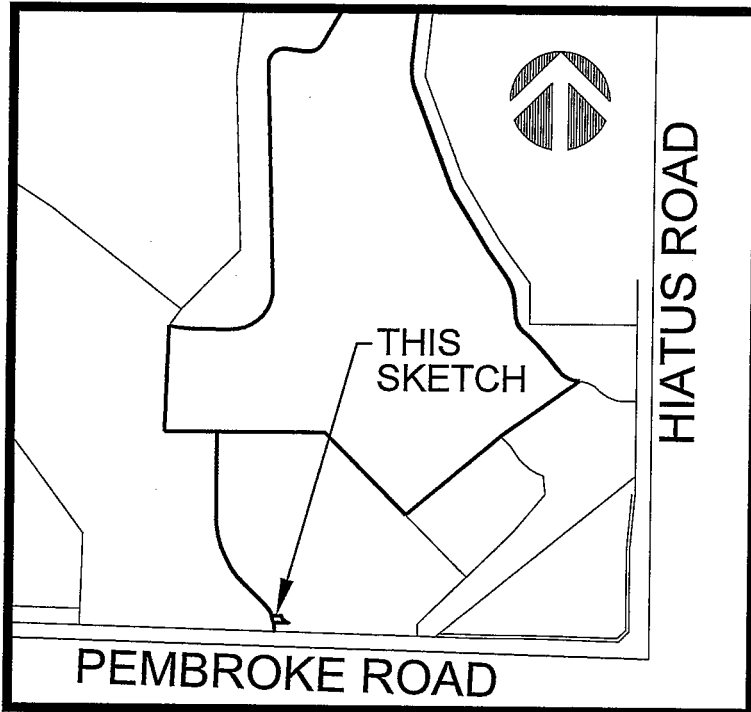
# PERIMETER

947 Clint Moore Road  
Boca Raton, Florida 33487

**SURVEYING & MAPPING**  
Certificate of Authorization No. LB7264

Tel: (561) 241-9988  
Fax: (561) 241-5182

## SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY) DRAINAGE EASEMENT ABANDONMENT



### LOCATION MAP NOT TO SCALE

#### ABBREVIATIONS

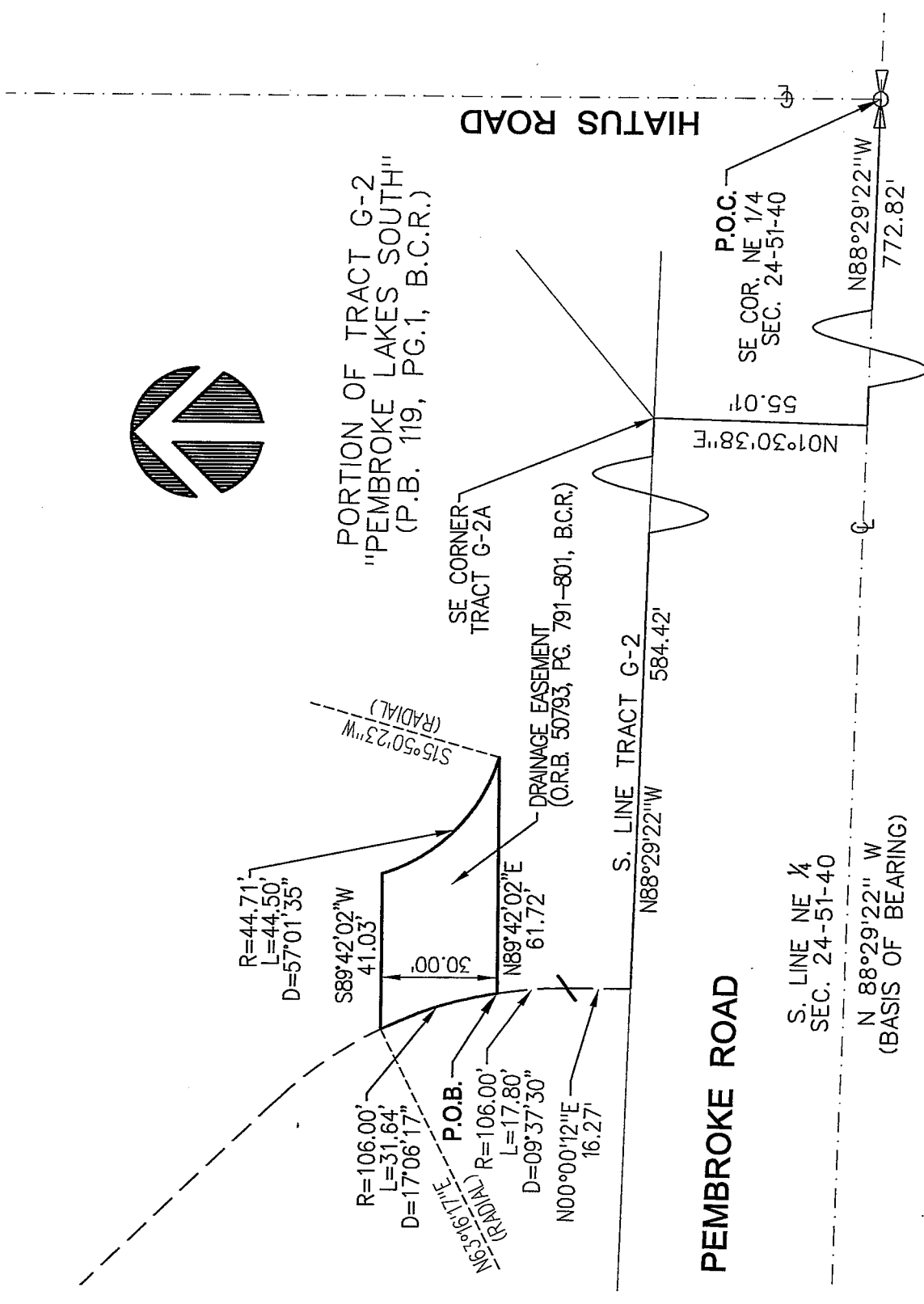
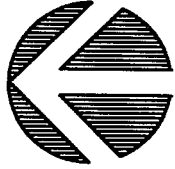
B.C.R.	=	BROWARD COUNTY RECORDS
D	=	DELTA (CENTRAL ANGLE)
L	=	ARC LENGTH
L.B.	=	LICENSED BUSINESS
L.S.	=	LICENSED SURVEYOR
O.R.B.	=	OFFICIAL RECORDS BOOK
P.B.	=	PLAT BOOK
PG.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.S.M.	=	PROFESSIONAL SURVEYOR & MAPPER
R	=	RADIUS

#### NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT WITH THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE  $\frac{1}{4}$ ) OF SECTION 24-51-40, HAVING A BEARING OF NORTH  $88^{\circ}29'22''$  WEST.
3. THIS IS NOT A BOUNDARY SURVEY.

Project Name:	RAINTREE	DATE:	11/19/2014
JOB NO.	13193	DWG BY:	JEK
		CK'D By:	JSH
		SHEET 2 OF 3	

**SKETCH AND LEGAL DESCRIPTION  
(NOT A SURVEY)  
DRAINAGE EASEMENT ABANDONMENT**



JOB NO.	13193	Project Name:	RAINTREE	DWG BY:	JEK	SCALE:	1"=40'	
		CK'D By:	JSH			DATE:	11/19/2014	
							SHEET 3 OF 3	

Prepared by  
And Return To: South Broward Drainage District  
6591 S.W. 160<sup>th</sup> Avenue  
Southwest Ranches, Florida 33331

Folio No.: 514024020052

---

**RELEASE AND VACATION OF  
LAKE MAINTENANCE EASEMENT  
(RAINTREE GOLF COURSE REDEVELOPMENT)**

THIS RELEASE AND VACATION OF THIS LAKE MAINTENANCE EASEMENT executed this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_, by SOUTH BROWARD DRAINAGE DISTRICT, a political subdivision of the State of Florida, having its principal place of business at 6591 S.W. 160<sup>th</sup> Avenue, Southwest Ranches, Florida 33331, first party, to STANDARD PACIFIC OF FLORIDA, a Florida general partnership, whose post office address is 825 Coral Ridge Drive, Coral Springs, Florida 33071, his successors and assigns as their interest may appear of record, second party.

(Wherever used herein, the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, assigns of individuals, the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the first party, for and in consideration of the sum of \$10.00, in hand paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the LAKE MAINTENANCE EASEMENT as described below:

SEE EXHIBIT "A"

The purpose of this RELEASE AND VACATION OF THIS LAKE MAINTENANCE EASEMENT is to release and vacate the first party's interest in and to the EASEMENT dated May 20, 2014 and recorded in the Broward County Public Records at O.R. Book 50793 Page 784 and located on second party's property as described above. No other interest of the first party is being released or vacated by this document.

TO HAVE AND TO HOLD, the same together with all singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

---

IN WITNESS WHEREOF, the said first party has caused these presents to be executed in its name, and its seal to be hereunto affixed, by its proper officers thereunto duly authorized the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**SOUTH BROWARD DRAINAGE DISTRICT**

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
SCOTT HODGES, Chairperson

\_\_\_\_\_  
Witness Printed Name

Attest:

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
ROBERT GOGGIN IV, Secretary

\_\_\_\_\_  
Witness Printed Name

(DISTRICT SEAL)

STATE OF FLORIDA        )  
                                  )§  
COUNTY OF BROWARD    )

The foregoing instrument was executed before me this \_\_\_\_\_ of \_\_\_\_\_, 2\_\_\_\_\_, by SCOTT HODGES and ROBERT GOGGIN IV as President and Secretary, respectively of the SOUTH BROWARD DRAINAGE DISTRICT, first party, who are personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_.

(NOTARY SEAL/STAMP)

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

# PERIMETER

947 Clint Moore Road  
Boca Raton, Florida 33487

**SURVEYING & MAPPING**  
Certificate of Authorization No. LB7264

Tel: (561) 241-9988  
Fax: (561) 241-5182

## SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

### LAKE MAINTENANCE EASEMENT ABANDONMENT

#### LEGAL DESCRIPTION

A LAKE MAINTENANCE EASEMENT IN THE PROPERTY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 50793, PAGES 784 THROUGH 790 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, BEING A PORTION OF TRACT G-2 OF "PEMBROKE LAKES SOUTH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119 AT PAGE 1 OF THE SAID PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA; THENCE N88°29'22"W, AS A BASIS OF BEARING, ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 772.82 FEET; THENCE N01°30'38"E, A DISTANCE OF 55.01 FEET TO THE SOUTHEAST CORNER OF SAID TRACT G-2A; THENCE N88°29'22"W ALONG THE SOUTH LINE OF SAID TRACT G-2 FOR A DISTANCE 584.42 FEET; THENCE N00°00'12"E ALONG THE EAST LINE OF SAID PORTION OF THE TRACT G-2 "PEMBROKE LAKES SOUTH", ACCORDING TO THE PLAT BOOK 119 PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, AS SHOWN IN OFFICIAL RECORD BOOK 46548 PAGE 1987 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR A DISTANCE 16.27 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT; THENCE 21.58 FEET CONTINUING ALONG SAID EAST LINE OF SAID PORTION OF TRACT G-2, AS RECORDED IN OFFICIAL RECORD BOOK 46548 PAGE 1987, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 106.00 FEET THROUGH A CENTRAL ANGLE OF 11°39'58"; THENCE N78°20'24"E FOR A DISTANCE OF 20.15 FEET TO THE POINT OF BEGINNING; THENCE LEFT ALONG AN ARC CONCAVE SOUTHEAST FOR A DISTANCE OF 85.86 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 122°58'55" AND A RADIAL LINE THAT BEARS S53°24'20"W; THENCE N86°23'14"E FOR A DISTANCE OF 36.42 FEET; THENCE S88°29'23"E FOR A DISTANCE OF 105.88 FEET; THENCE S81°38'49"E FOR A DISTANCE OF 25.17 FEET; THENCE S88°30'39"E FOR A DISTANCE OF 154.13 FEET; THENCE LEFT ALONG A TANGENT ARC CONCAVE NORTHWEST FOR A DISTANCE OF 33.06 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 63°08'08"; THENCE N28°21'13"E FOR A DISTANCE OF 159.51 FEET; THENCE RIGHT ALONG AN ARC CONCAVE NORTHEAST FOR A DISTANCE OF 103.49 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 270.00 FEET THROUGH A CENTRAL ANGLE OF 21°57'38" AND A RADIAL LINE THAT BEARS S67°24'18"W; THENCE LEFT ALONG A REVERSE CURVE CONCAVE SOUTHWEST FOR A DISTANCE OF 3.31 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 5.00 FEET THROUGH A CENTRAL ANGLE OF 37°57'23"; THENCE N38°16'37"W FOR A DISTANCE OF 139.88 FEET; THENCE N44°57'18"W FOR A DISTANCE OF 35.60 FEET; THENCE N39°37'37"W FOR A DISTANCE OF 74.38 FEET; THENCE N47°40'31"W FOR A DISTANCE OF 102.42 FEET; THENCE LEFT ALONG A TANGENT ARC CONCAVE SOUTHWEST FOR A DISTANCE OF 3.16 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 8.00 FEET THROUGH A CENTRAL ANGLE OF 22°36'57"; THENCE N70°17'28"W FOR A DISTANCE OF 87.41 FEET; THENCE RIGHT ALONG A TANGENT ARC CONCAVE NORTHEAST FOR A DISTANCE OF 48.78 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 72.00 FEET THROUGH A CENTRAL ANGLE OF 38°49'15"; THENCE RIGHT ALONG A TANGENT ARC CONCAVE NORTHEAST FOR A DISTANCE OF 48.64 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 106.22 FEET THROUGH A CENTRAL ANGLE OF 25°14'15"; THENCE N89°59'46"E FOR A DISTANCE OF 20.10 FEET; THENCE LEFT ALONG AN ARC CONCAVE

#### CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

  
JEFF S. HOAPP  
SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS5111

Project Name:	RAINTREE	DATE:	11/19/2014
JOB NO.	13193	DWG BY:	JEK
		CK'D BY:	JSH
			SHEET 1 OF 4



# PERIMETER

947 Clint Moore Road  
Boca Raton, Florida 33487

**SURVEYING & MAPPING**  
Certificate of Authorization No. LB7264

Tel: (561) 241-9988  
Fax: (561) 241-5182

## SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

### LAKE MAINTENANCE EASEMENT ABANDONMENT

#### LEGAL DESCRIPTION (CONTINUED)

NORTHEAST FOR A DISTANCE OF 37.65 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 86.22 FEET THROUGH A CENTRAL ANGLE OF 25°01'05" AND A RADIAL LINE THAT BEARS S83°32'52"W; THENCE LEFT ALONG AN ARC CONCAVE NORTHEAST FOR A DISTANCE OF 35.23 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 52.00 FEET THROUGH A CENTRAL ANGLE OF 38°49'15"; THENCE S70°17'28"E FOR A DISTANCE OF 87.41 FEET; THENCE RIGHT ALONG A TANGENT ARC CONCAVE SOUTHWEST FOR A DISTANCE OF 11.05 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 28.00 FEET THROUGH A CENTRAL ANGLE OF 22°36'57"; THENCE S47°40'31"E FOR A DISTANCE OF 103.83 FEET; THENCE S39°37'37"E FOR A DISTANCE OF 74.86 FEET; THENCE S44°57'18"E FOR A DISTANCE OF 35.83 FEET; THENCE S38°16'37"E FOR A DISTANCE OF 141.04 FEET; THENCE RIGHT ALONG A TANGENT ARC CONCAVE SOUTHWEST FOR A DISTANCE OF 16.56 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 39°13'22"; THENCE LEFT ALONG A REVERSE CURVE CONCAVE NORTHEAST FOR A DISTANCE OF 95.82 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 250.00 FEET THROUGH A CENTRAL ANGLE OF 21°57'38"; THENCE RIGHT ALONG A REVERSE CURVE CONCAVE SOUTHWEST FOR A DISTANCE OF 17.67 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 50°38'06"; THENCE S28°21'13"W FOR A DISTANCE OF 159.51 FEET; THENCE RIGHT ALONG A TANGENT ARC CONCAVE NORTHWEST FOR A DISTANCE OF 55.10 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 50.00 FEET THROUGH A CENTRAL ANGLE OF 63°08'08"; THENCE N88°30'39"W FOR A DISTANCE OF 155.33 FEET; THENCE N81°38'49"W FOR A DISTANCE OF 25.18 FEET; THENCE N88°29'23"W FOR A DISTANCE OF 103.79 FEET; THENCE S86°23'14"W FOR A DISTANCE OF 35.53 FEET; THENCE LEFT ALONG A TANGENT ARC CONCAVE SOUTHEAST FOR A DISTANCE OF 42.61 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 122°04'45"; THENCE LEFT ALONG A COMPOUND CURVE CONCAVE NORTHEAST FOR A DISTANCE OF 56.19 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 65.00 FEET THROUGH A CENTRAL ANGLE OF 49°32'00"; THENCE S88°29'23"E FOR A DISTANCE OF 100.41 FEET; THENCE S81°38'49"E FOR A DISTANCE OF 100.71 FEET; THENCE S88°29'22"E FOR A DISTANCE OF 196.92 FEET; THENCE LEFT ALONG A TANGENT ARC CONCAVE NORTHWEST FOR A DISTANCE OF 30.08 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 86°10'33"; THENCE N05°20'05"E FOR A DISTANCE OF 24.31 FEET; THENCE RIGHT ALONG A TANGENT ARC CONCAVE SOUTHEAST FOR A DISTANCE OF 13.98 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 40°03'33"; THENCE N45°23'38"E FOR A DISTANCE OF 81.61 FEET; THENCE LEFT ALONG A TANGENT ARC CONCAVE NORTHWEST FOR A DISTANCE OF 10.30 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 20.03 FEET THROUGH A CENTRAL ANGLE OF 29°28'04"; THENCE N15°54'13"E FOR A DISTANCE OF 115.64 FEET; THENCE RIGHT ALONG A TANGENT ARC CONCAVE SOUTHEAST FOR A DISTANCE OF 51.46 FEET; SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 27.10 FEET THROUGH A CENTRAL ANGLE OF 108°48'54"; THENCE S45°36'00"E FOR A DISTANCE OF 12.01 FEET; THENCE S72°18'52"W FOR A DISTANCE OF 22.33 FEET; THENCE LEFT ALONG AN ARC CONCAVE SOUTHEAST FOR A DISTANCE OF 12.86 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 7.10 FEET THROUGH A CENTRAL ANGLE OF 103°51'07" AND A RADIAL LINE THAT BEARS N39°54'38"E; THENCE S15°54'13"W FOR A DISTANCE OF 114.43 FEET; THENCE RIGHT ALONG A TANGENT ARC CONCAVE NORTHWEST FOR A DISTANCE OF 20.59 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 40.03 FEET THROUGH A CENTRAL ANGLE OF 29°28'04"; THENCE S45°23'38"W FOR A DISTANCE OF 81.61 FEET; THENCE S05°20'05"W FOR A DISTANCE OF 24.31 FEET; THENCE RIGHT ALONG A TANGENT ARC CONCAVE NORTHWEST FOR A DISTANCE OF 60.16 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 86°10'33"; THENCE N88°29'22"W FOR A DISTANCE OF 198.12 FEET; THENCE N81°38'49"W FOR A DISTANCE OF 100.71 FEET; THENCE N88°29'23"W FOR A DISTANCE OF 99.21 FEET; THENCE RIGHT ALONG A TANGENT ARC CONCAVE NORTHEAST FOR A DISTANCE OF 73.99 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 85.00 FEET THROUGH A CENTRAL ANGLE OF 49°52'37", BACK TO THE POINT OF BEGINNING.

SAID LAKE MAINTENANCE EASEMENT HAVING AN AREA OF 40,651 SQUARE FEET AND LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

Project Name:	RAINTREE	DATE:	11/19/2014
JOB NO.	13193	DWG BY:	JEK
		CK'D By:	JSH
			SHEET 2 OF 4

# PERIMETER

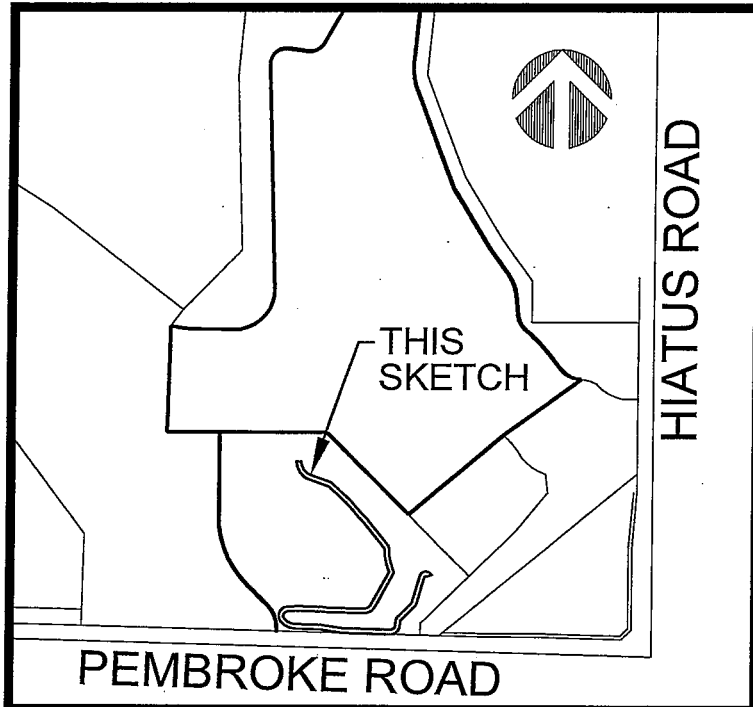
947 Clint Moore Road  
Boca Raton, Florida 33487

**SURVEYING & MAPPING**  
Certificate of Authorization No. LB7264

Tel: (561) 241-9988  
Fax: (561) 241-5182

## SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

### LAKE MAINTENANCE EASEMENT ABANDONMENT



### LOCATION MAP NOT TO SCALE

#### ABBREVIATIONS

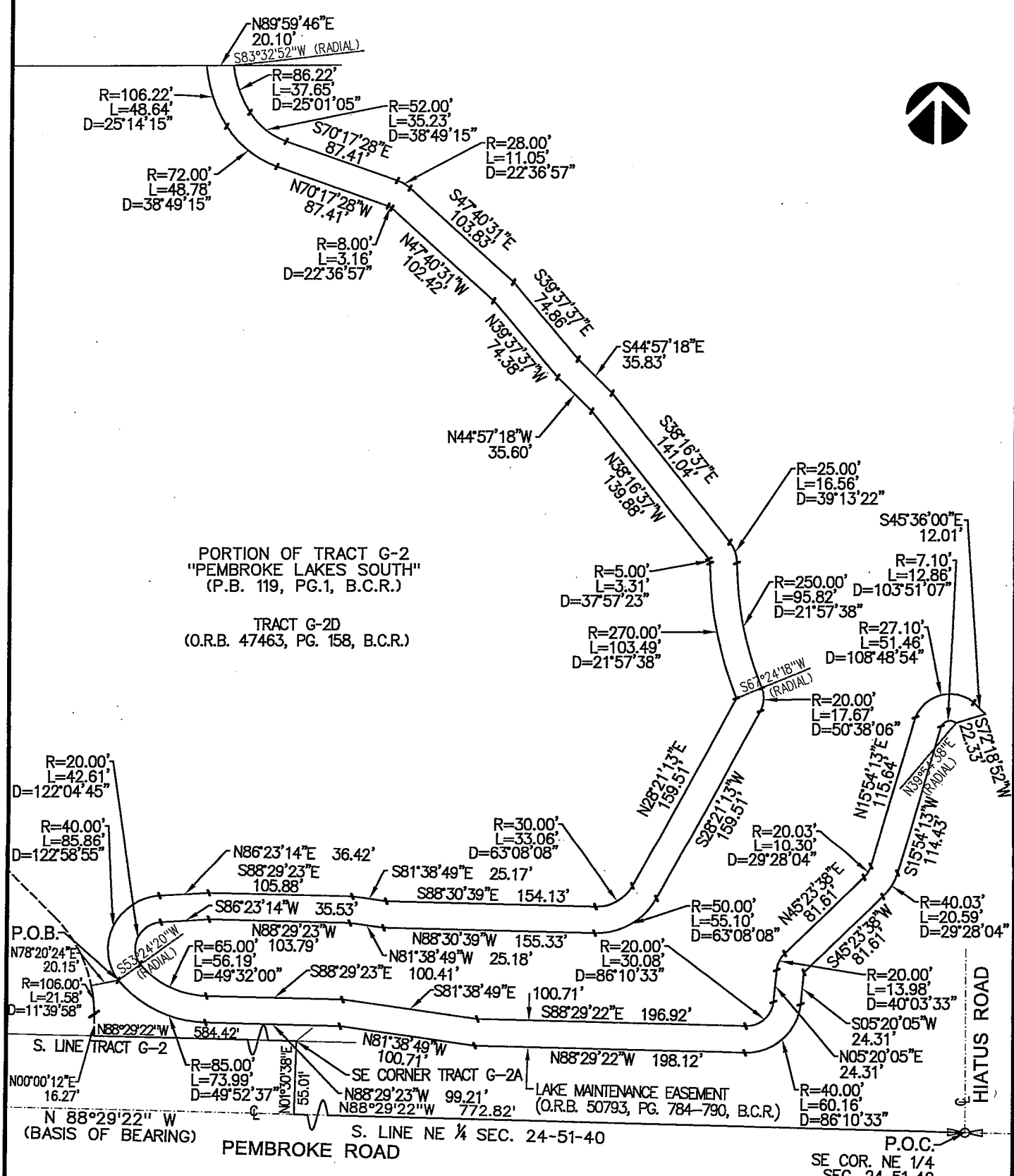
B.C.R.	=	BROWARD COUNTY RECORDS
D	=	DELTA (CENTRAL ANGLE)
L	=	ARC LENGTH
L.B.	=	LICENSED BUSINESS
L.S.	=	LICENSED SURVEYOR
O.R.B.	=	OFFICIAL RECORDS BOOK
P.B.	=	PLAT BOOK
PG.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.S.M.	=	PROFESSIONAL SURVEYOR & MAPPER
R	=	RADIUS

#### NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT WITH THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE  $\frac{1}{4}$ ) OF SECTION 24-51-40, HAVING A BEARING OF NORTH  $88^{\circ}29'22''$  WEST.
3. THIS IS NOT A BOUNDARY SURVEY.

Project Name:	RAINTREE	DATE:	11/19/2014
JOB NO.	13193	DWG BY:	JEK
		CK'D By:	JSH
			SHEET 3 OF 4

# SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY) LAKE MAINTENANCE EASEMENT ABANDONMENT



JOB NO. 13193	Project Name: RAIN TREE	DWG BY: JEK	SCALE: 1"=100'	DATE: 11/19/2014
		CK'D By: JSH		SHEET 4 OF 4

Prepared by  
And Return To: South Broward Drainage District  
6591 S.W. 160<sup>th</sup> Avenue  
Southwest Ranches, Florida 33331

Folio No.: 514024020052

**RELEASE AND VACATION OF  
DRAINAGE, FLOWAGE AND STORAGE EASEMENT  
(RAINTREE GOLF COURSE REDEVELOPMENT)**

THIS RELEASE AND VACATION OF THIS DRAINAGE, FLOWAGE AND STORAGE EASEMENT executed this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_, by SOUTH BROWARD DRAINAGE DISTRICT, a political subdivision of the State of Florida, having its principal place of business at 6591 S.W. 160<sup>th</sup> Avenue, Southwest Ranches, Florida 33331, first party, to STANDARD PACIFIC OF FLORIDA, a Florida general partnership, whose post office address is 825 Coral Ridge Drive, Coral Springs, Florida 33071, his successors and assigns as their interest may appear of record, second party.

(Wherever used herein, the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, assigns of individuals, the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the first party, for and in consideration of the sum of \$10.00, in hand paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the DRAINAGE, FLOWAGE AND STORAGE EASEMENT as described below:

SEE EXHIBIT "A"

The purpose of this RELEASE AND VACATION OF THIS DRAINAGE, FLOWAGE AND STORAGE EASEMENT is to release and vacate the first party's interest in and to the EASEMENT dated May 20, 2014 and recorded in the Broward County Public Records at O.R. Book 50793 Page 773 and located on second party's property as described above. No other interest of the first party is being released or vacated by this document.

TO HAVE AND TO HOLD, the same together with all singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has caused these presents to be executed in its name, and its seal to be hereunto affixed, by its proper officers thereunto duly authorized the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**SOUTH BROWARD DRAINAGE DISTRICT**

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
SCOTT HODGES, Chairperson

\_\_\_\_\_  
Witness Printed Name

Attest:

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
ROBERT GOGGIN IV, Secretary

\_\_\_\_\_  
Witness Printed Name

(DISTRICT SEAL)

STATE OF FLORIDA     )  
                                  )§  
COUNTY OF BROWARD    )

The foregoing instrument was executed before me this \_\_\_\_\_ of \_\_\_\_\_, 2\_\_\_\_\_, by SCOTT HODGES and ROBERT GOGGIN IV as President and Secretary, respectively of the SOUTH BROWARD DRAINAGE DISTRICT, first party, who are personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_.

(NOTARY SEAL/STAMP)

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



**SURVEYING & MAPPING**  
Certificate of Authorization No. LB7264

947 Clint Moore Road  
Boca Raton, Florida 33487

Tel: (561) 241-9988  
Fax: (561) 241-5182

## SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

### DRAINAGE, FLOWAGE AND STORAGE EASEMENT ABANDONMENT LEGAL DESCRIPTION

A FLOWAGE EASEMENT IN THE PROPERTY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 50793, PAGES 773 THROUGH 778 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING A PORTION OF TRACT G-2 OF "PEMBROKE LAKES SOUTH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119 AT PAGE 1 OF THE SAID PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA; THENCE N88°29'22"W, AS A BASIS OF BEARING, ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 772.82 FEET; THENCE N01°30'38"E, A DISTANCE OF 55.01 FEET TO THE SOUTHEAST CORNER OF SAID TRACT G-2A; THENCE N88°29'22"W ALONG THE SOUTH LINE OF SAID TRACT G-2 FOR A DISTANCE 584.42 FEET; THENCE N00°00'12"E ALONG THE EAST LINE OF SAID PORTION OF THE TRACT G-2 "PEMBROKE LAKES SOUTH", ACCORDING TO THE PLAT BOOK 119 PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, AS SHOWN IN OFFICIAL RECORD BOOK 46548 PAGE 1987 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR A DISTANCE 16.27 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT; THENCE 27.98 FEET CONTINUING ALONG SAID EAST LINE OF SAID PORTION OF TRACT G-2, AS RECORDED IN OFFICIAL RECORD BOOK 46548 PAGE 1987, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 106.00 FEET THROUGH A CENTRAL ANGLE OF 15°07'36"; THENCE N74°52'37"E FOR A DISTANCE OF 38.41 FEET TO THE POINT OF BEGINNING; THENCE LEFT ALONG A CONVEX ARC, NORTHEAST FOR 42.61 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 122°04'45" AND A RADIAL LINE THAT BEARS S54°18'29"W; THENCE N86°23'14"E FOR A DISTANCE OF 35.53 FEET; THENCE S88°29'23"E FOR A DISTANCE OF 103.79 FEET; THENCE S81°38'49"E FOR A DISTANCE OF 25.18 FEET; THENCE S88°30'39"E FOR A DISTANCE OF 155.33 FEET; THENCE LEFT ALONG A TANGENT ARC CONCAVE NORTHWEST FOR 55.10 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 50.00 FEET THROUGH A CENTRAL ANGLE OF 63°08'08"; THENCE N28°21'13"E FOR A DISTANCE OF 159.51 FEET; THENCE UPWARDS ALONG A CONCAVE TANGENT ARC, NORTHWEST FOR 17.67 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 50°38'06"; THENCE UPWARDS ALONG A REVERSE CONVEX ARC, NORTHWEST FOR 95.82 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 250.00 FEET THROUGH A CENTRAL ANGLE OF 21°57'38"; THENCE LEFT ALONG A REVERSE CONCAVE ARC, NORTHWEST FOR 16.56 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 37°57'23"; THENCE N38°16'37"W FOR A DISTANCE OF 141.04 FEET; THENCE N44°57'18"W FOR A DISTANCE OF 35.83 FEET; THENCE N39°37'37"W FOR A DISTANCE OF 74.86 FEET; THENCE N47°40'31"W FOR A DISTANCE OF 103.83 FEET; THENCE LEFT ALONG A CONCAVE TANGENT ARC, NORTHWEST FOR 11.05 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 28.00 FEET THROUGH A CENTRAL ANGLE OF 22°36'57"; THENCE N70°17'28"W FOR A DISTANCE OF 87.41 FEET; THENCE RIGHT ALONG A CONVEX TANGENT ARC, NORTHWEST FOR 35.23 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 52.00 FEET THROUGH A CENTRAL ANGLE OF 38°49'15"; THENCE RIGHT ALONG A CONVEX ARC, NORTHWEST FOR 37.65 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 86.22 FEET THROUGH A

### CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

  
JEFF S. HODAPP  
SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS5111

Project Name:	RAINTREE	DATE:	11/19/2014
JOB NO.	13193	DWG BY:	JEK
		CK'D By:	JSH
			SHEET 1 OF 4

# PERIMETER

947 Clint Moore Road  
Boca Raton, Florida 33487

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Certificate of Authorization No. LB7264

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## SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

### DRAINAGE, FLOWAGE AND STORAGE EASEMENT ABANDONMENT LEGAL DESCRIPTION (CONTINUED)

CENTRAL ANGLE OF 25°01'05" AND A RADIAL LINE THAT BEARS S58°31'46"W; THENCE S89°59'49"E FOR A DISTANCE OF 78.66 FEET; THENCE S44°36'13"E FOR A DISTANCE OF 667.60 FEET; THENCE RIGHT ALONG A CONCAVE ARC, SOUTHWEST FOR 51.46 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 27.10 FEET THROUGH A CENTRAL ANGLE OF 108°48'54" AND A RADIAL THAT BEARS N39°54'38"E; THENCE S15°54'13"W FOR A DISTANCE OF 115.64 FEET; THENCE RIGHT ALONG A TANGENT CONVEX ARC, SOUTHWEST FOR 10.30 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 20.03 FEET THROUGH A CENTRAL ANGLE OF 29°28'04"; THENCE S45°23'38"W FOR A DISTANCE OF 81.61 FEET; THENCE DOWNWARDS ALONG A TANGENT ARC CONCAVE SOUTHEAST FOR 13.98 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 40°03'33"; THENCE S05°20'05"W FOR A DISTANCE OF 24.31 FEET; THENCE RIGHT ALONG A TANGENT CONVEX ARC, WEST FOR 30.08 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 86°10'33"; THENCE N88°29'22"W FOR A DISTANCE OF 196.92 FEET; THENCE N81°38'49"W FOR A DISTANCE OF 100.71 FEET; THENCE N88°29'23"W FOR A DISTANCE OF 100.41 FEET; THENCE RIGHT ALONG A CONVEX TANGENT ARC, NORTHWEST FOR 56.19 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 65.00 FEET THROUGH A CENTRAL ANGLE OF 49°32'00" BACK TO THE POINT OF BEGINNING.

SAID FLOWAGE EASEMENT HAVING AN AREA OF 84,011 SQUARE FEET AND LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

Project Name:	RAINTREE	DATE:	11/19/2014
JOB NO.	13193	DWG BY:	JEK
		CK'D By:	JSH
			SHEET 2 OF 4

# PERIMETER

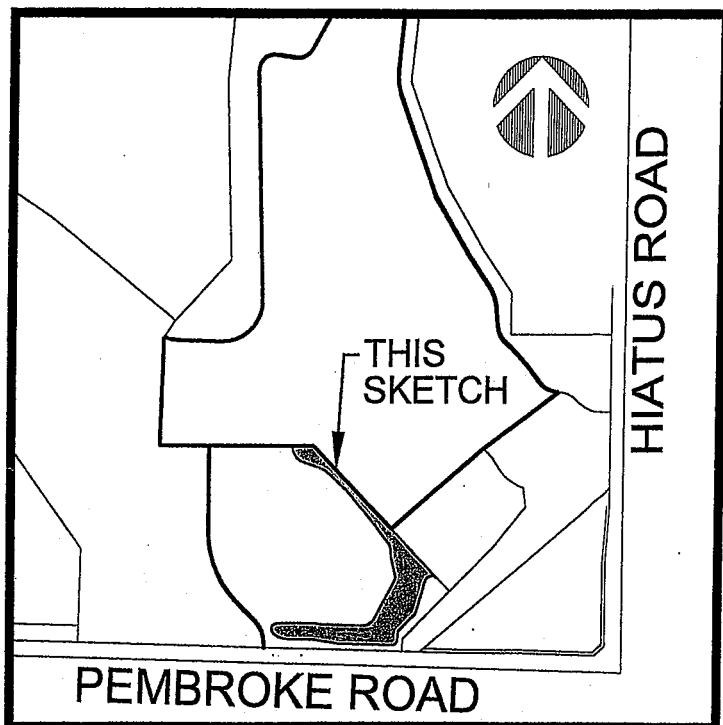
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## SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

### DRAINAGE, FLOWAGE AND STORAGE EASEMENT ABANDONMENT



### LOCATION MAP NOT TO SCALE

#### ABBREVIATIONS

B.C.R.	=	BROWARD COUNTY RECORDS
D	=	DELTA (CENTRAL ANGLE)
L	=	ARC LENGTH
L.B.	=	LICENSED BUSINESS
L.S.	=	LICENSED SURVEYOR
O.R.B.	=	OFFICIAL RECORDS BOOK
P.B.	=	PLAT BOOK
PG.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.S.M.	=	PROFESSIONAL SURVEYOR & MAPPER
R	=	RADIUS

#### NOTES

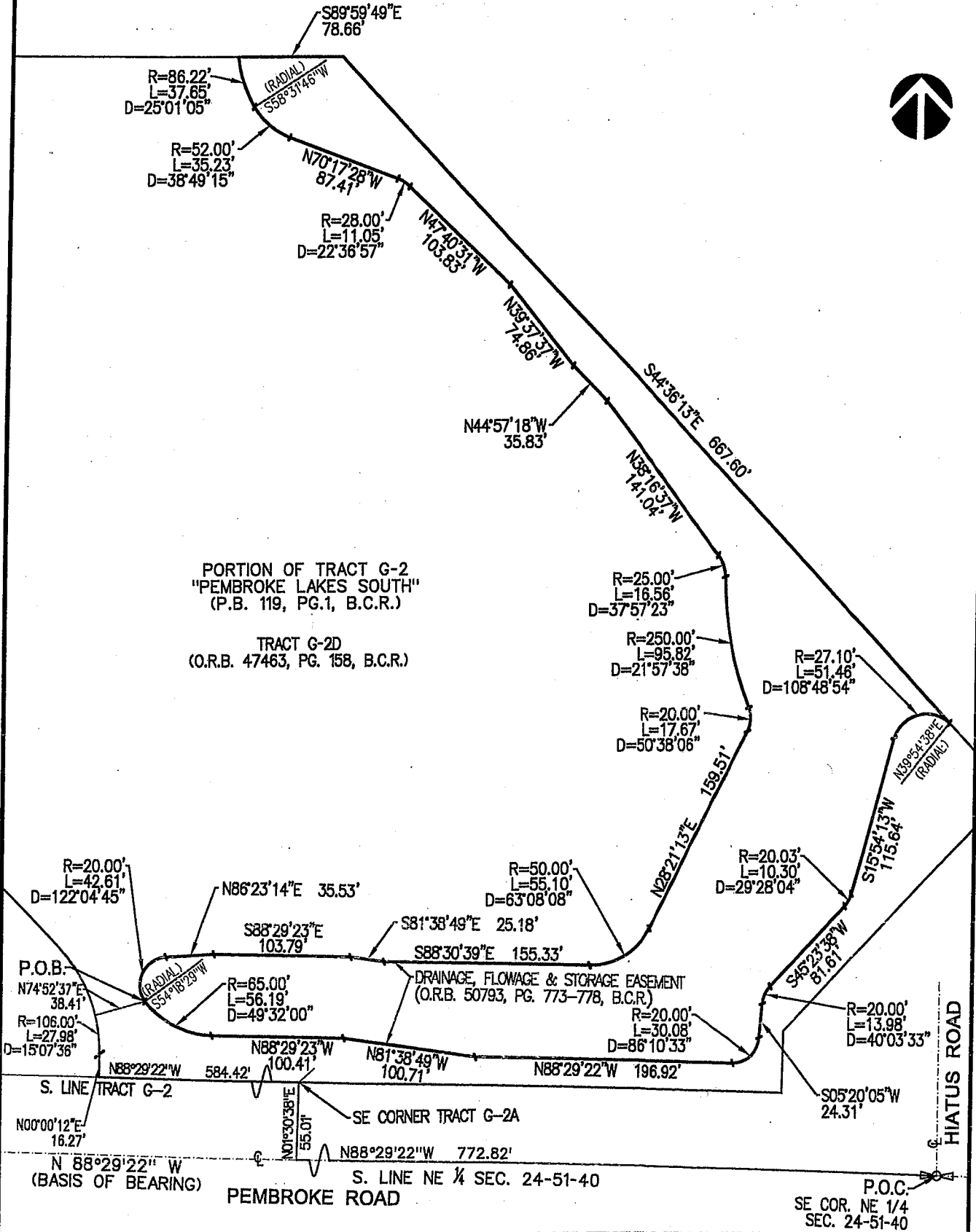
1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT WITH THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 24-51-40, HAVING A BEARING OF NORTH 88°29'22" WEST.
3. THIS IS NOT A BOUNDARY SURVEY.

Project Name:	RAINTREE	DATE:	11/19/2014
JOB NO.	13193	DWG BY:	JEK
		ck'd By:	JSH
			SHEET 3 OF 4



# SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

## LAKE MAINTENANCE EASEMENT ABANDONMENT



JOB NO.	13193	Project Name:	RAINTREE	DWG BY:	JEK	SCALE:	1"=100'
				CK'D BY:	JSH	DATE:	11/19/2014
							SHEET 4 OF 4

Prepared by  
And Return To: South Broward Drainage District  
6591 S.W. 160<sup>th</sup> Avenue  
Southwest Ranches, Florida 33331

Folio No.: 514024020052

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**RELEASE AND VACATION OF BOAT RAMP/LAKE ACCESS EASEMENT  
(RAINTREE GOLF COURSE REDEVELOPMENT)**

THIS RELEASE AND VACATION OF THIS BOAT RAMP/LAKE ACCESS EASEMENT executed this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_, by SOUTH BROWARD DRAINAGE DISTRICT, a political subdivision of the State of Florida, having its principal place of business at 6591 S.W. 160<sup>th</sup> Avenue, Southwest Ranches, Florida 33331, first party, to STANDARD PACIFIC OF FLORIDA, a Florida general partnership, whose post office address is 825 Coral Ridge Drive, Coral Springs, Florida 33071, his successors and assigns as their interest may appear of record, second party.

(Wherever used herein, the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, assigns of individuals, the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the first party, for and in consideration of the sum of \$10.00, in hand paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the BOAT RAMP/LAKE ACCESS EASEMENT as described below:

SEE EXHIBIT "A"

The purpose of this RELEASE AND VACATION OF THIS BOAT RAMP/LAKE ACCESS EASEMENT is to release and vacate the first party's interest in and to the EASEMENT dated May 20, 2014 and recorded in the Broward County Public Records at O.R. Book 50793 Page 779 and located on second party's property as described above. No other interest of the first party is being released or vacated by this document.

TO HAVE AND TO HOLD, the same together with all singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has caused these presents to be executed in its name, and its seal to be hereunto affixed, by its proper officers thereunto duly authorized the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**SOUTH BROWARD DRAINAGE DISTRICT**

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
SCOTT HODGES, Chairperson

\_\_\_\_\_  
Witness Printed Name

Attest:

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
ROBERT GOGGIN IV, Secretary

\_\_\_\_\_  
Witness Printed Name

(DISTRICT SEAL)

STATE OF FLORIDA     )  
                                  )§  
COUNTY OF BROWARD    )

The foregoing instrument was executed before me this \_\_\_\_\_ of \_\_\_\_\_, 2\_\_\_\_\_, by SCOTT HODGES and ROBERT GOGGIN IV as President and Secretary, respectively of the SOUTH BROWARD DRAINAGE DISTRICT, first party, who are personally known to me.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_\_.

(NOTARY SEAL/STAMP)

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

# PERIMETER

947 Clint Moore Road  
Boca Raton, Florida 33487

**SURVEYING & MAPPING**  
Certificate of Authorization No. LB7264

Tel: (561) 241-9988  
Fax: (561) 241-5182

## SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

### BOAT RAMP EASEMENT ABANDONMENT

#### LEGAL DESCRIPTION

A BOAT RAMP EASEMENT IN THE PROPERTY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 50793, PAGES 779 THROUGH 783 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, BEING A PORTION OF TRACT G-2 OF "PEMBROKE LAKES SOUTH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119 AT PAGE 1 OF THE SAID PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (N.E. ¼) OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 40 EAST, BROWARD COUNTY, FLORIDA; THENCE N88°29'22"W, AS A BASIS OF BEARING, ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 772.82 FEET; THENCE N01°30'38"E, A DISTANCE OF 55.01 FEET TO THE SOUTHEAST CORNER OF SAID TRACT G-2A; THENCE N88°29'22"W ALONG THE SOUTH LINE OF SAID TRACT G-2 FOR A DISTANCE 584.42 FEET; THENCE N00°00'12"E ALONG THE EAST LINE OF SAID PORTION OF THE TRACT G-2 "PEMBROKE LAKES SOUTH", ACCORDING TO THE PLAT BOOK 119 PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, AS SHOWN IN OFFICIAL RECORD BOOK 46548 PAGE 1987 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR A DISTANCE 16.27 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT; THENCE 83.03 FEET CONTINUING ALONG SAID EAST LINE OF SAID PORTION OF TRACT G-2, AS RECORDED IN OFFICIAL RECORD BOOK 46548 PAGE 1987, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 106.00 FEET THROUGH A CENTRAL ANGLE OF 44°52'44"; THENCE N85°11'41"W FOR A DISTANCE OF 5.08 FEET TO THE POINT OF BEGINNING; THENCE RIGHT ALONG A NON-TANGENT ARC CONCAVE SOUTHEAST FOR A DISTANCE OF 38.42 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 34.00 FEET THROUGH A CENTRAL ANGLE OF 64°44'45" AND A RADIAL LINE THAT BEARS N63°14'48"W; THENCE S88°30'03"E FOR A DISTANCE OF 8.48 FEET; THENCE RIGHT ALONG A TANGENT ARC CONCAVE SOUTHWEST FOR A DISTANCE OF 27.05 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 34.00 FEET THROUGH A CENTRAL ANGLE OF 45°34'55"; THENCE S29°32'57"E FOR A DISTANCE OF 20.08 FEET; THENCE LEFT ALONG A NON-TANGENT ARC CONCAVE SOUTHEAST FOR A DISTANCE OF 11.56 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 38°00'12" AND A RADIAL LINE THAT BEARS N36°43'50"W; THENCE N86°23'14"E FOR A DISTANCE OF 9.70 FEET; THENCE N27°21'09"W FOR A DISTANCE OF 21.85 FEET; THENCE LEFT ALONG A TANGENT ARC CONCAVE SOUTHWEST FOR A DISTANCE OF 52.04 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 54.00 FEET THROUGH A CENTRAL ANGLE OF 55°13'04"; THENCE N88°30'03"W FOR A DISTANCE OF 8.48 FEET; THENCE LEFT ALONG AN TANGENT ARC CONCAVE SOUTHEAST FOR A DISTANCE OF 46.34 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 54.00 FEET THROUGH A CENTRAL ANGLE OF 49°10'23"; THENCE LEFT ALONG A NON-TANGENT ARC CONCAVE SOUTHWEST FOR A DISTANCE OF 23.14 FEET, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 205.00 FEET THROUGH A CENTRAL ANGLE OF 06°28'01" AND A RADIAL LINE THAT BEARS N62°20'23"E BACK TO THE POINT OF BEGINNING.

SAID BOAT RAMP EASEMENT HAVING AN AREA OF 2,208 SQUARE FEET AND LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

#### CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

  
JEFF S. HOTOPP  
SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. LS5111

Project Name:	RAINTREE	DATE:	11/19/2014
JOB NO.	13193	DWG BY:	JEK
		CK'D BY:	JSH
			SHEET 1 OF 3

# PERIMETER

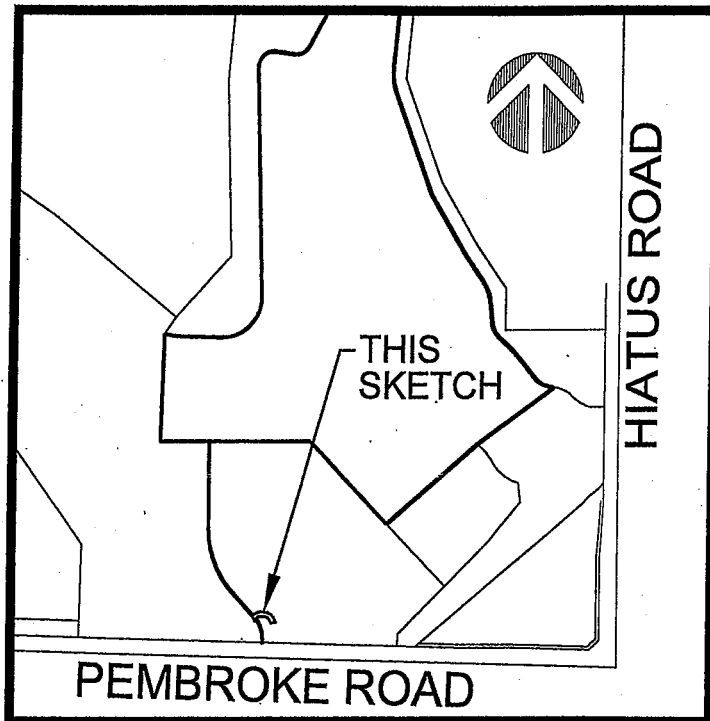
947 Clint Moore Road  
Boca Raton, Florida 33487

**SURVEYING & MAPPING**  
Certificate of Authorization No. LB7264

Tel: (561) 241-9988  
Fax: (561) 241-5182

## SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

### BOAT RAMP EASEMENT ABANDONMENT



### LOCATION MAP NOT TO SCALE

#### ABBREVIATIONS

B.C.R.	=	BROWARD COUNTY RECORDS
D	=	DELTA (CENTRAL ANGLE)
L	=	ARC LENGTH
L.B.	=	LICENSED BUSINESS
L.S.	=	LICENSED SURVEYOR
O.R.B.	=	OFFICIAL RECORDS BOOK
P.B.	=	PLAT BOOK
PG.	=	PAGE
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.S.M.	=	PROFESSIONAL SURVEYOR & MAPPER
R	=	RADIUS

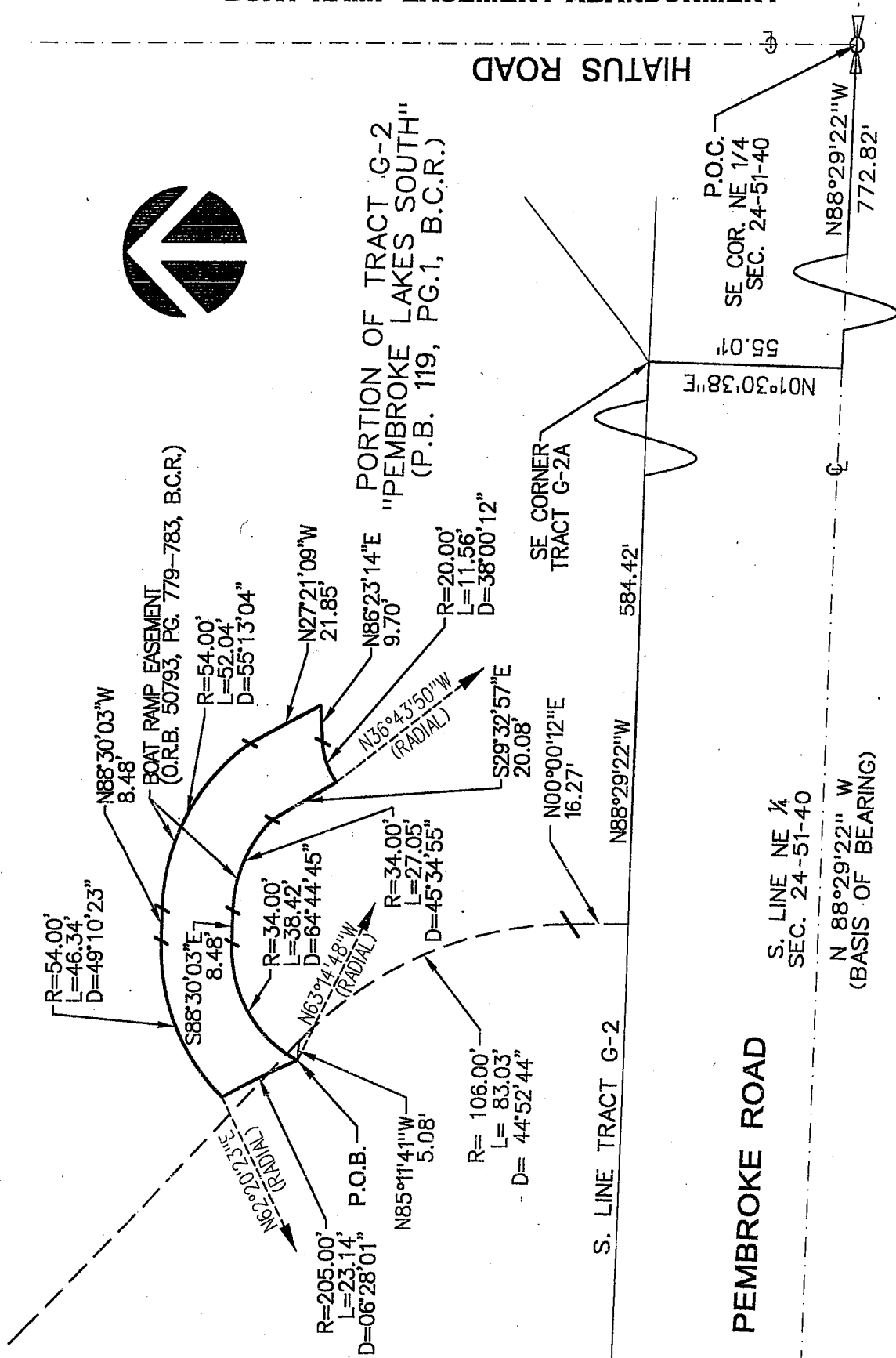
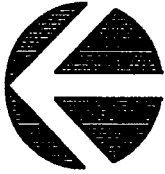
#### NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE BASED ON THE RECORD PLAT WITH THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE  $\frac{1}{4}$ ) OF SECTION 24-51-40, HAVING A BEARING OF NORTH  $88^{\circ}29'22''$  WEST.
3. THIS IS NOT A BOUNDARY SURVEY.

Project Name:	RAINTREE	DATE:	11/19/2014
JOB NO.	13193	DWG BY:	JEK
		CK'D By:	JSH
			SHEET 2 OF 3

# SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

## BOAT RAMP EASEMENT ABANDONMENT



BOAT RAMP EASEMENT  
(O.R.B. 50793, PG. 779-783, B.C.R.)

PORTION OF TRACT G-2  
"PEMBROKE LAKES SOUTH"  
(P.B. 119, PG.1, B.C.R.)

HIATUS ROAD

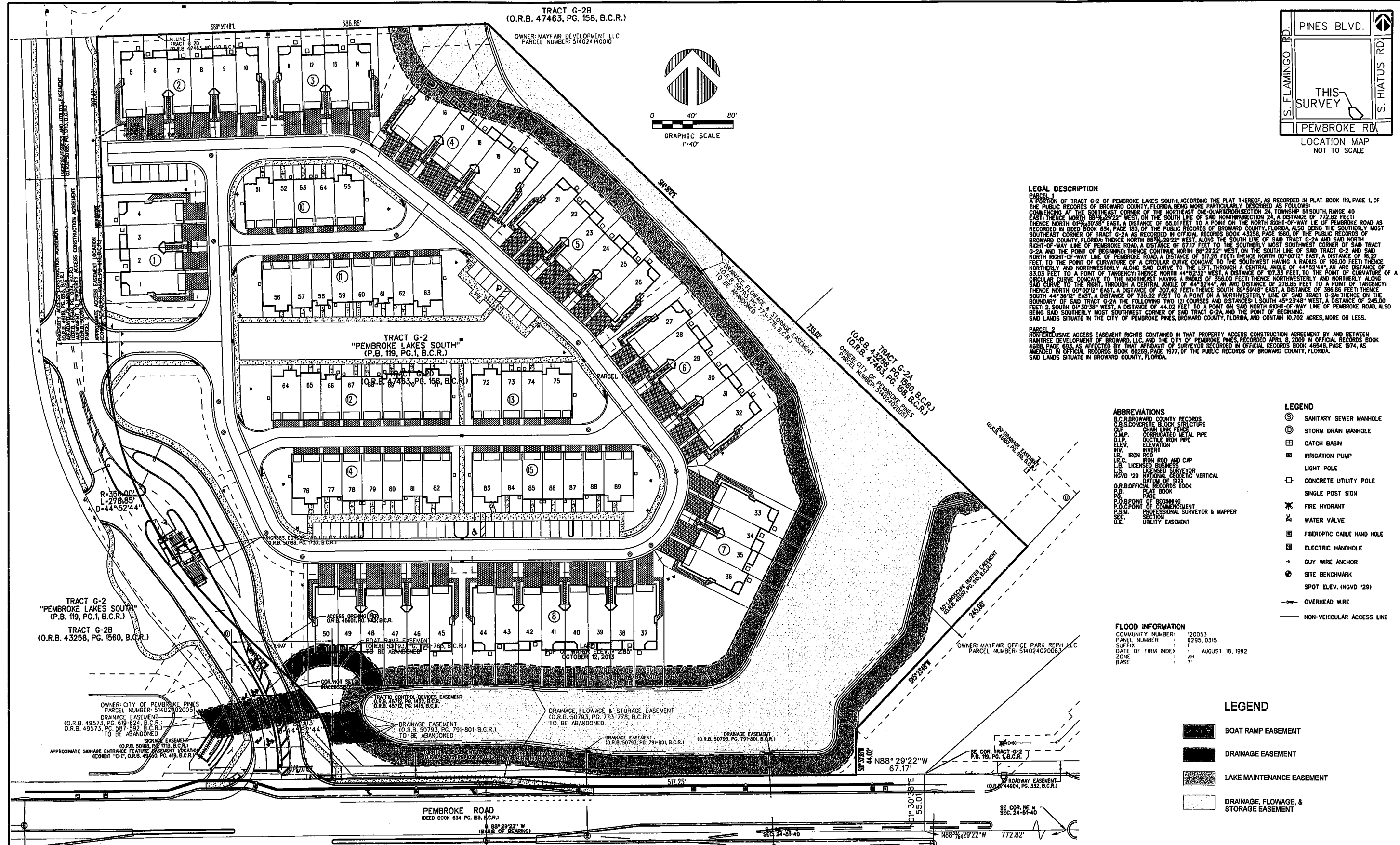
P.O.C.  
SE COR. NE 1/4  
SEC. 24-51-40

S. LINE NE 1/4  
SEC. 24-51-40  
N 88°29'22" W  
(BASIS OF BEARING)

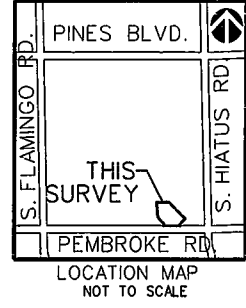
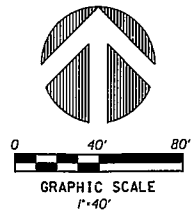
PEMBROKE ROAD

S. LINE TRACT G-2

JOB NO. 13193	Project Name: RAIN TREE	DWG BY: JEK	SCALE: 1"=40'
		CK'D By: JSH	DATE: 11/19/2014
			SHEET 3 OF 3



TRACT G-2B  
(O.R.B. 47463, PG. 158, B.C.R.)  
OWNER: MAYFAIR DEVELOPMENT LLC  
PARCEL NUMBER: 51402410010



**LEGAL DESCRIPTION**  
 PARCEL 1  
 A PORTION OF TRACT G-2 OF PEMBROKE LAKES SOUTH ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER SECTION 24, TOWNSHIP 51 SOUTH, RANGE 40 EAST; THENCE NORTH 88°29'22" WEST, ON THE SOUTH LINE OF SAID NORTHWEST SECTION 24, A DISTANCE OF 772.82 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD AS RECORDED IN DEED BOOK 634, PAGE 183, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING THE SOUTHERLY MOST SOUTHEAST CORNER OF TRACT G-2A AS RECORDED IN OFFICIAL RECORDS BOOK 43258, PAGE 1560, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°29'22" WEST, ALONG THE SOUTH LINE OF SAID TRACT G-2A AND SAID NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD, A DISTANCE OF 67.17 FEET TO THE SOUTHERLY MOST SOUTHWEST CORNER OF SAID TRACT G-2A AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°29'22" WEST, ON THE SOUTH LINE OF SAID TRACT G-2A AND SAID NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD, A DISTANCE OF 517.25 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 62.27 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 100.00 FEET; THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 44°52'44", AN ARC DISTANCE OF 83.03 FEET TO A POINT OF TANGENCY; THENCE NORTH 44°52'32" WEST, A DISTANCE OF 407.33 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 356.00 FEET; THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 44°52'44", AN ARC DISTANCE OF 278.85 FEET TO A POINT OF TANGENCY; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 307.42 FEET; THENCE SOUTH 88°59'48" EAST, A DISTANCE OF 386.88 FEET; THENCE SOUTH 44°30'12" EAST, A DISTANCE OF 735.02 FEET TO A POINT ON A NORTHWESTERLY LINE OF SAID TRACT G-2A THENCE ON THE BOUNDARY OF SAID TRACT G-2A THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1. SOUTH 45°23'48" WEST, A DISTANCE OF 245.00 FEET; 2. SOUTH 0°00'00" WEST, A DISTANCE OF 44.02 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD, ALSO BEING SAID SOUTHERLY MOST SOUTHWEST CORNER OF SAID TRACT G-2A, AND THE POINT OF BEGINNING.  
 SAID LANDS SITUATE IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, AND CONTAIN 10.702 ACRES, MORE OR LESS.

PARCEL 2  
 NON-EXCLUSIVE ACCESS EASEMENT RIGHTS CONTAINED IN THAT PROPERTY ACCESS CONSTRUCTION AGREEMENT BY AND BETWEEN RAIN TREE DEVELOPMENT OF BROWARD, LLC, AND THE CITY OF PEMBROKE PINES, RECORDED APRIL 6, 2009 IN OFFICIAL RECORDS BOOK 4618, PAGE 693, AS AFFECTED BY THAT AFFIDAVIT OF SURVEYOR RECORDED IN OFFICIAL RECORDS BOOK 46548, PAGE 1974, AS AMENDED IN OFFICIAL RECORDS BOOK 50269, PAGE 1677, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
 SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA.

- ABBREVIATIONS**
- B.C.R. BROWARD COUNTY RECORDS
  - C.B.S. CONCRETE BLOCK STRUCTURE
  - C.L. CHAIN LINK FENCE
  - C.M.P. CORRUGATED METAL PIPE
  - D.I.P. DUCTILE IRON PIPE
  - ELEV. ELEVATION
  - R.V. RIVER
  - R.W. ROAD
  - R.R. IRON ROD AND CAP
  - L.C. LICENSED BUSINESS
  - L.S. LICENSED SURVEYOR
  - NGVD '29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.B. PLAT BOOK
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - P.S.M. PROFESSIONAL SURVEYOR & MAPPER
  - SEC. SECTION
  - U.E. UTILITY EASEMENT

- LEGEND**
- ⊙ SANITARY SEWER MANHOLE
  - ⊕ STORM DRAIN MANHOLE
  - ⊞ CATCH BASIN
  - ⊞ IRRIGATION PUMP
  - ⊞ LIGHT POLE
  - ⊞ CONCRETE UTILITY POLE
  - ⊞ SINGLE POST SIGN
  - ⊞ FIRE HYDRANT
  - ⊞ WATER VALVE
  - ⊞ FIBEROPTIC CABLE HAND HOLE
  - ⊞ ELECTRIC HANDHOLE
  - ⊞ GUY WIRE ANCHOR
  - ⊞ SITE BENCHMARK
  - ⊞ SPOT ELEV. (NGVD '29)
  - ⊞ OVERHEAD WIRE
  - ⊞ NON-VEHICULAR ACCESS LINE

**FLOOD INFORMATION**  
 COMMUNITY NUMBER: 120053  
 PANEL NUMBER: 0295, 0315  
 SUFFIX: F  
 DATE OF FIRM INDEX: AUGUST 18, 1992  
 ZONE: AH  
 BASE: 7'

- LEGEND**
- BOAT RAMP EASEMENT
  - DRAINAGE EASEMENT
  - LAKE MAINTENANCE EASEMENT
  - DRAINAGE, FLOWAGE, & STORAGE EASEMENT

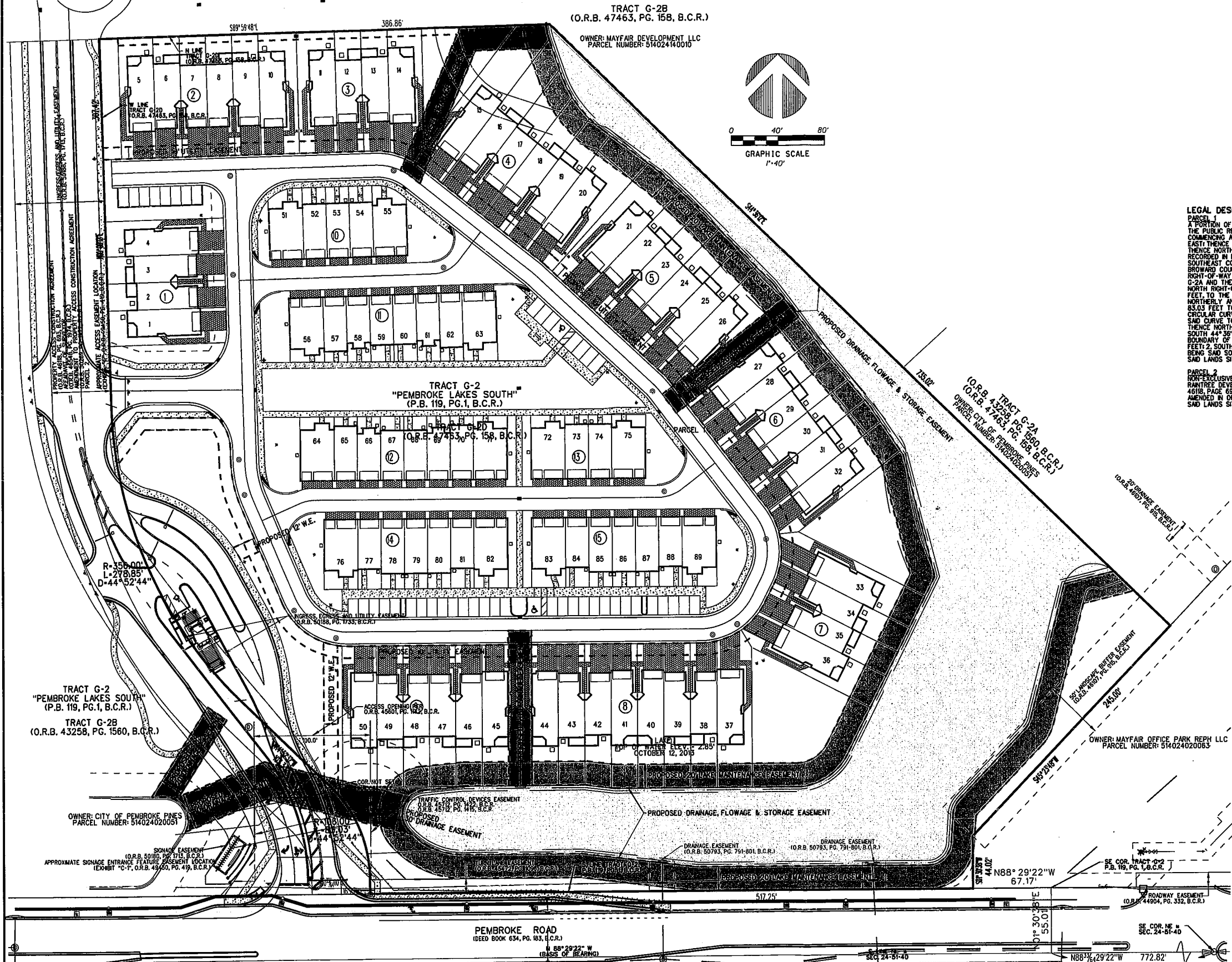
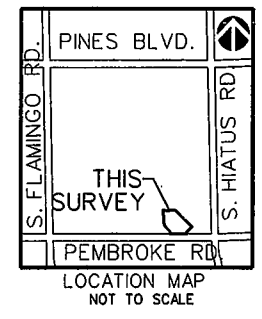
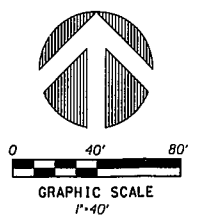
**PERIMETER SURVEYING & MAPPING**  
 Certificate of Authorization No. LB7264  
 947 Clint Moore Road  
 Boca Raton, Florida, 33487  
 Tel: (561) 241-9988  
 Fax: (561) 241-5182

**MAYFAIR TOWNHOMES (RAINTREE) ABANDONED EASEMENT EXHIBIT**

NO.	DATE	BY	CK'D	REVISIONS:	FB/PG

JOB NO. 13193  
 SCALE 1"=40'  
 FB/PG  
 DRAWN JEK  
 CHECKED JSH  
 SEAL SHEET 1 OF 1

TRACT G-2B  
(O.R.B. 47463, PG. 158, B.C.R.)  
OWNER: MAYFAIR DEVELOPMENT, LLC  
PARCEL NUMBER: 514024140010



**LEGAL DESCRIPTION**  
**PARCEL 1**  
 A PORTION OF TRACT G-2 OF PEMBROKE LAKES SOUTH ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER SECTION 24, TOWNSHIP 51 SOUTH, RANGE 40 EAST, THENCE NORTH 88°29'22" WEST, ON THE SOUTH LINE OF SAID NORTHWEST SECTION 24, A DISTANCE OF 772.82 FEET, THENCE NORTH 01°42'30" EAST, A DISTANCE OF 85.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD AS RECORDED IN DEED BOOK 634, PAGE 183, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING THE SOUTHERLY MOST SOUTHEAST CORNER OF TRACT G-2A AS RECORDED IN OFFICIAL RECORDS BOOK 43258, PAGE 156, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE NORTH 88°29'22" WEST, ALONG THE SOUTH LINE OF SAID TRACT G-2A AND SAID NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD, A DISTANCE OF 87.17 FEET TO THE SOUTHERLY MOST SOUTHWEST CORNER OF SAID TRACT G-2A AND THE POINT OF BEGINNING, THENCE CONTINUE NORTH 88°29'22" WEST, ON THE SOUTH LINE OF SAID TRACT G-2, AND SAID NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD, A DISTANCE OF 57.25 FEET, THENCE NORTH 01°42'30" EAST, A DISTANCE OF 68.27 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 106.00 FEET, THENCE NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 44°52'44", AN ARC DISTANCE OF 83.03 FEET TO A POINT OF TANGENCY, THENCE NORTH 44°52'37" WEST, A DISTANCE OF 307.33 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 356.00 FEET, THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 44°52'44", AN ARC DISTANCE OF 278.85 FEET TO A POINT OF TANGENCY, THENCE NORTH 00°00'00" EAST, A DISTANCE OF 807.42 FEET, THENCE SOUTH 89°59'48" EAST, A DISTANCE OF 386.86 FEET, THENCE SOUTH 44°36'12" EAST, A DISTANCE OF 735.02 FEET TO A POINT ON A NORTHWESTERLY LINE OF SAID TRACT G-2A, THENCE ON THE BOUNDARY OF SAID TRACT G-2A THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1. SOUTH 45°23'48" WEST, A DISTANCE OF 245.00 FEET; 2. SOUTH 01°30'38" WEST, A DISTANCE OF 44.02 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD, ALSO BEING SAID SOUTHERLY MOST SOUTHWEST CORNER OF SAID TRACT G-2A, AND THE POINT OF BEGINNING. SAID LANDS SITUATE IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, AND CONTAIN 10.702 ACRES, MORE OR LESS.

**PARCEL 2**  
 NON-EXCLUSIVE ACCESS EASEMENT RIGHTS CONTAINED IN THAT PROPERTY ACCESS CONSTRUCTION AGREEMENT BY AND BETWEEN RAIN TREE DEVELOPMENT OF BROWARD, LLC, AND THE CITY OF PEMBROKE PINES, RECORDED APRIL 8, 2009 IN OFFICIAL RECORDS BOOK 4618, PAGE 685, AS AFFECTED BY THAT AFFIDAVIT OF SURVEYOR RECORDED IN OFFICIAL RECORDS BOOK 48548, PAGE 1974, AS AMENDED IN OFFICIAL RECORDS BOOK 50269, PAGE 1977, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA.

**ABBREVIATIONS**  
 B.C. BROWARD COUNTY RECORDS  
 C.B.S. CONCRETE BLOCK STRUCTURE  
 C.L.P. CHAIN LINK FENCE  
 C.M.P. CORRUGATED METAL PIPE  
 D.I.P. DUCTILE IRON PIPE  
 ELEV. ELEVATION  
 INV. INVERT  
 I.R. IRON ROD  
 L.I.C. IRON ROD AND CAP  
 L.B. LICENSED BUSINESS  
 L.S. LICENSED SURVEYOR  
 NGVD '29 NATIONAL GEODETIC VERTICAL DATUM OF 1929  
 O.R.B. OFFICIAL RECORDS BOOK  
 P.B. PLAT BOOK  
 P.G. PAGE  
 P.O.B. POINT OF BEGINNING  
 P.O.C. POINT OF COMMENCEMENT  
 P.S.M. PROFESSIONAL SURVEYOR & MAPPER  
 SEC. SECTION  
 U.E. UTILITY EASEMENT

**LEGEND**

- ⊙ SANITARY SEWER MANHOLE
- ⊕ STORM DRAIN MANHOLE
- ⊞ CATCH BASIN
- ⊞ IRRIGATION PUMP
- ⊞ LIGHT POLE
- ⊞ CONCRETE UTILITY POLE
- ⊞ SINGLE POST SIGN
- ⊞ FIRE HYDRANT
- ⊞ WATER VALVE
- ⊞ FIBEROPTIC CABLE HAND HOLE
- ⊞ ELECTRIC HANDHOLE
- ⊞ GUY WIRE ANCHOR
- ⊙ SITE BENCHMARK
- ⊞ SPOT ELEV. (NGVD '29)
- ⊞ OVERHEAD WIRE
- ⊞ NON-VEHICULAR ACCESS LINE

**FLOOD INFORMATION**  
 COMMUNITY NUMBER: 120055  
 PANEL NUMBER: 0295, 0315  
 SUFFIX: F  
 DATE OF FIRM INDEX: AUGUST 18, 1992  
 ZONE: AH  
 BASE: 7'

**LEGEND**

- ▨ DRAINAGE EASEMENT
- ▨ LAKE MAINTENANCE EASEMENT
- ▨ DRAINAGE, FLOWAGE, & STORAGE EASEMENT

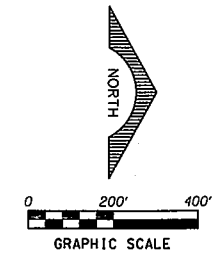
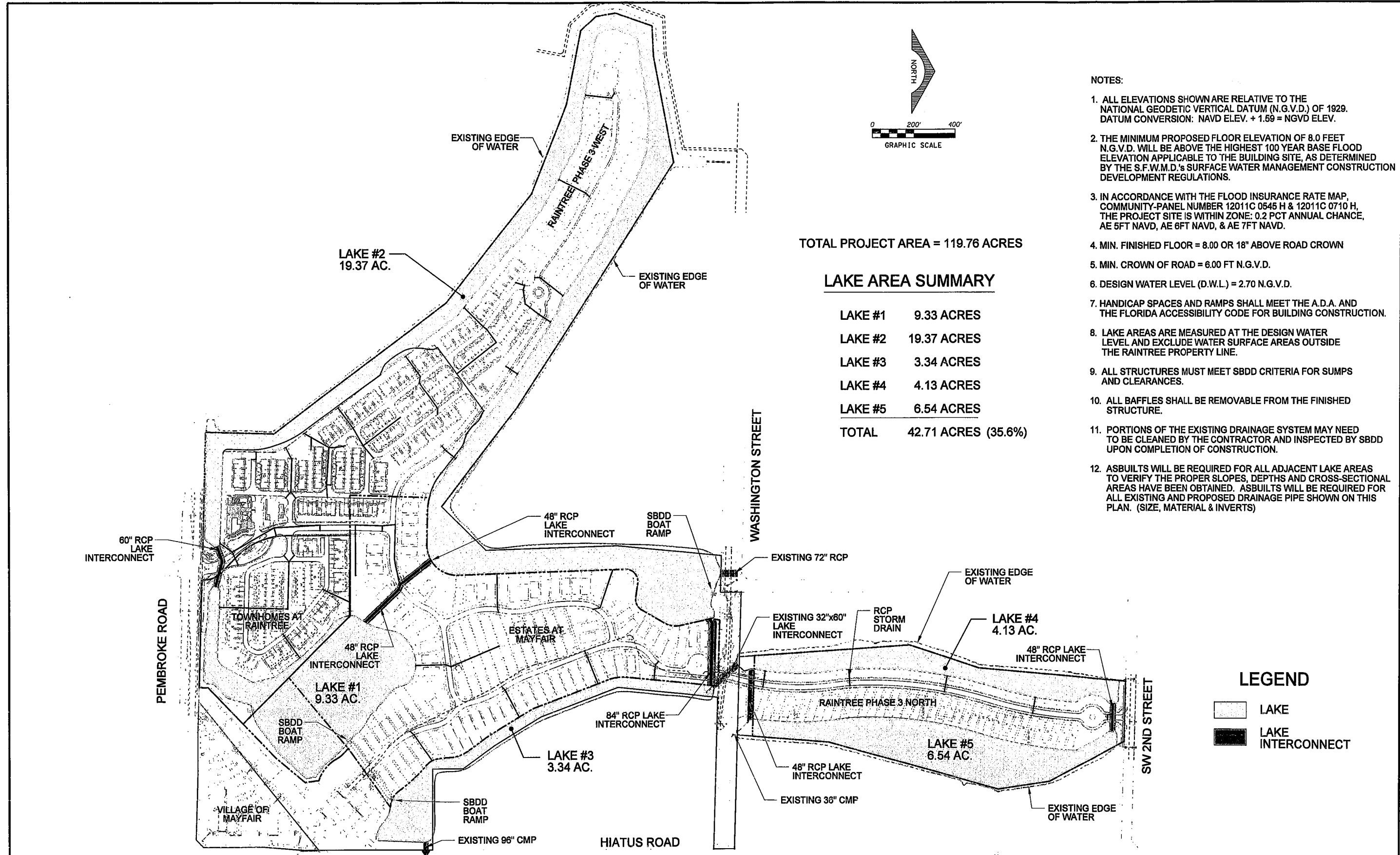
**PERIMETER SURVEYING & MAPPING**  
 Certificate of Authorization No. LB7264  
 947 Clint Moore Road  
 Boca Raton, Florida, 33487  
 Tel: (561) 241-9988  
 Fax: (561) 241-5182

**MAYFAIR TOWNHOMES (RAINTREE) NEW EASEMENT EXHIBIT**

NO.	DATE	BY	CK'D	REVISIONS:	FB/PG

JOB NO. 13193  
 SCALE 1"=40'  
 FB/PG  
 DRAWN J.E.K.  
 CHECKED J.S.H.  
 SEAL SHEET OF 1





TOTAL PROJECT AREA = 119.76 ACRES

**LAKE AREA SUMMARY**

LAKE #1	9.33 ACRES
LAKE #2	19.37 ACRES
LAKE #3	3.34 ACRES
LAKE #4	4.13 ACRES
LAKE #5	6.54 ACRES
<b>TOTAL</b>	<b>42.71 ACRES (35.6%)</b>

**NOTES:**

- ALL ELEVATIONS SHOWN ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929. DATUM CONVERSION: NAVD ELEV. + 1.59 = NGVD ELEV.
- THE MINIMUM PROPOSED FLOOR ELEVATION OF 8.0 FEET N.G.V.D. WILL BE ABOVE THE HIGHEST 100 YEAR BASE FLOOD ELEVATION APPLICABLE TO THE BUILDING SITE, AS DETERMINED BY THE S.F.W.M.D.'s SURFACE WATER MANAGEMENT CONSTRUCTION DEVELOPMENT REGULATIONS.
- IN ACCORDANCE WITH THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 12011C 0545 H & 12011C 0710 H, THE PROJECT SITE IS WITHIN ZONE: 0.2 PCT ANNUAL CHANCE, AE 5FT NAVD, AE 6FT NAVD, & AE 7FT NAVD.
- MIN. FINISHED FLOOR = 8.00 OR 18" ABOVE ROAD CROWN
- MIN. CROWN OF ROAD = 6.00 FT N.G.V.D.
- DESIGN WATER LEVEL (D.W.L.) = 2.70 N.G.V.D.
- HANDICAP SPACES AND RAMPS SHALL MEET THE A.D.A. AND THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.
- LAKE AREAS ARE MEASURED AT THE DESIGN WATER LEVEL AND EXCLUDE WATER SURFACE AREAS OUTSIDE THE RAIN TREE PROPERTY LINE.
- ALL STRUCTURES MUST MEET SBDD CRITERIA FOR SUMPS AND CLEARANCES.
- ALL BAFFLES SHALL BE REMOVABLE FROM THE FINISHED STRUCTURE.
- PORTIONS OF THE EXISTING DRAINAGE SYSTEM MAY NEED TO BE CLEANED BY THE CONTRACTOR AND INSPECTED BY SBDD UPON COMPLETION OF CONSTRUCTION.
- ASBUILTS WILL BE REQUIRED FOR ALL ADJACENT LAKE AREAS TO VERIFY THE PROPER SLOPES, DEPTHS AND CROSS-SECTIONAL AREAS HAVE BEEN OBTAINED. ASBUILTS WILL BE REQUIRED FOR ALL EXISTING AND PROPOSED DRAINAGE PIPE SHOWN ON THIS PLAN. (SIZE, MATERIAL & INVERTS)

**LEGEND**

- LAKE
- LAKE INTERCONNECT

**SCHNARS**  
ENGINEERING CORPORATION  
947 Clint Moore Road  
Boca Raton, Florida 33487  
Certificate of Authorization #6840

CLIENT: <b>STANDARD PACIFIC OF FLORIDA GP, INC.</b> 825 CORAL RIDGE DRIVE CORAL SPRINGS, FLORIDA 33071	PROJECT: <b>RAINTREE</b> PEMBROKE PINES FLORIDA	TASK: <b>MASTER WATER MANAGEMENT PLAN</b>	ORIGINAL: OCTOBER 2015 REVISIONS: 1 _____ 2 _____ 3 _____ 4 _____ 5 _____	6 _____ 7 _____ 8 _____ 9 _____ 10 _____ 11 _____ 12 _____	JERRY T. SCHNARS, P.E. Professional Engineer Florida Registration No. 45997 FCO# 126 2860	JOB NO. 13207 DRAWN RAD DESIGNED JTS CHECKED JWM O.C. JTS SHEET 1 of 1
-----------------------------------------------------------------------------------------------------------------	----------------------------------------------------------	----------------------------------------------	---------------------------------------------------------------------------------------------	------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------

**PREVIOUSLY RECORDED EASEMENTS**

Prepared by and Return to:

South Broward Drainage District  
6591 Southwest 160 Avenue  
Southwest Ranches, Florida 33331

Folio No: 514024020051

---

**DRAINAGE EASEMENT  
(Raintree Access Road Pipe Interconnect)**

THIS DRAINAGE EASEMENT is granted this 29 day of January, 2013, by **THE CITY OF PEMBROKE PINES**, whose address is 10100 Pines, Blvd., Pembroke Pines, Florida 33025, hereinafter referred to as "Grantor" to **SOUTH BROWARD DRAINAGE DISTRICT**, a political subdivision of the State of Florida, located at 6591 S.W. 160th Avenue, Southwest Ranches, Florida 33331, hereinafter referred to as "District".

WITNESSETH:

That the Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant and convey:

(1) To District, its successors and assigns, a perpetual and non-exclusive drainage easement for the construction and maintenance of drainage facilities, together with any necessary appurtenances incidental and necessary thereto, over, across and through the real property described in Exhibit AA attached hereto and made a part hereof (ADrainage Easement Area), together with free ingress and egress across said Drainage Easement Area for the purpose of constructing, maintaining and repairing the drainage system and appurtenances contained therein.

(2) Although the easement granted herein is non-exclusive, should any easements over the same property be granted, subsequent to the date of this easement the holder of any such subsequent easement shall be required to obtain approval from the District for the use of the Drainage Easement Area. Such approval by the District shall not be unreasonably withheld or denied.

(3) The rights granted herein to the District may be released or modified by a written, recordable release or modification approved by the Grantor and executed by the District.

(4) No improvements, trees, landscaping or encroachments including utilities shall be placed within the Drainage Easement Area without the approval of and a permit from the District.

(5) Grantor acknowledges that Grantor and Grantor's successors and assigns shall be responsible for construction and maintenance of all drainage facilities constructed within the Drainage Easement Area and that District shall have the right but not the obligation to maintain said drainage facilities.

(6) Grantor further acknowledges that in the event the District incurs any expenses in maintaining or repairing the drainage facilities within the Drainage Easement

Area, Grantor and Grantors successors and assigns shall reimburse District for said expenses including attorney's fees and costs to collect said expenses. However, before incurring any expenses, except in an emergency, District shall provide written notice to Grantor at least five (5) working days prior to performing any work to maintain or repair said drainage facilities. During this period of time, Grantor or Grantor=s successors and assigns may perform the work proposed by District or notify District that Grantor will perform said work to District=s requirements.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its proper officer, the day and year above written.

Signed, sealed and delivered in the presence of:

CITY OF PEMBROKE PINES  
Grantor

Julia Rakosky  
Witness Signature

By: [Signature]  
FRANK C. ORTIS

Julia Rakosky  
Witness Printed Name

Patricia Atkinson  
Witness Signature

PATRICIA ATKINSON  
Witness Printed Name

ATTEST: [Signature] 1/29/13  
JUDITH A. NEUGENT, CITY CLERK

APPROVED AS TO FORM:  
[Signature]  
OFFICE OF THE CITY ATTORNEY  
STATE OF FLORIDA  
COUNTY OF BROWARD }



The foregoing Drainage Easement was acknowledged before me this 28<sup>th</sup> day of January, 2013 by FRANK C. ORTIS as MAYOR of THE CITY OF PEMBROKE PINES, as Grantor, who  is personally known to me) or  has produced \_\_\_\_\_ as identification).

Witness my hand and official seal in the county and state last aforesaid this 28<sup>th</sup> day of January, 2013.  
[NOTARY SEAL AND STAMP]

[Signature]  
NOTARY PUBLIC:

EXHIBIT "A"  
DRAINAGE EASEMENT  
LEGAL DESCRIPTION  
RAINTREE GOLF COURSE REDEVELOPMENT

SURVEYOR'S NOTES:

1. This is not a Boundary Survey.
2. Bearings shown hereon are based on the South line of the NE ¼ Section 24 Township 51 South Range 40 East of Broward County, State of Florida (N88°29'22"W)
3. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

LEGEND:

1. SEC. denotes Section.
2. POB denotes Point of Beginning
3. POC denotes Point of Commencement.
4. R/W denotes Right of Way
5. SBDD denotes South Broward Drainage District
6. ESMT. denotes Easement
7. B.C.R denotes Broward County Records
8. PB denotes Plat Book
9. PG denotes Page
10. CA denotes Central Angle

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the Property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the Sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This Sketch does not represent a Land Survey.

Fernando Fernandez  
Professional Surveyor and Mapper  
License LS 6765, Florida  
1397 W 63th St. Hialeah, FL 33012  
(305) 303-9083

PAGE 1 OF 3

PREMIERE DESIGN SOLUTIONS INC.  
2900 GLADES CIRCLE, SUITE 700  
WESTON, FL 33327  
954.237.7850  
PDS@PDS-ENG.COM

PROJECT No: 12110013	DRAWN DATE: 11.03.2012	REVISION No: 1 11.07.2012
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DRAINAGE EASEMENT  
RAINTREE GOLF COURSE REDEVELOPMENT

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"  
DRAINAGE EASEMENT  
LEGAL DESCRIPTION  
RAINTREE GOLF COURSE REDEVELOPMENT

DRAINAGE EASEMENT LEGAL DESCRIPTION:

A strip of land 30.00 feet in width, being a portion of Tract G-2 of "PEMBROKE LAKES SOUTH", according to the plat thereof as recorded in Plat Book 119 at Page 1 of the Public Records of Broward County, Florida; Shown in the Official Record Book 46548 Page 1987 of the Public Records of Broward County, Florida; and being more particularly described as follows:

COMMENCE at Southeast corner of the Northeast  $\frac{1}{4}$  of Section 24, Township 51 South, Range 40 East of Broward County, Florida; thence N88°29'22"W, as a basis of bearing, along the south line of said NE  $\frac{1}{4}$  Section 24 for a distance of 772.82 feet; thence N01°30'38"E for a distance of 55.01 feet to the southeast corner of said Tract G-2, shown as G-2A in Official Record Book 43258 Page 1560 of the Public Records of Broward County, Florida; thence N88°29'22"W along the south line of said Tract G-2 for a distance 584.42 feet; thence N00°00'12"E along the east line of said portion of the Tract G-2 "PEMBROKE LAKES SOUTH", according to the Plat Book 119 Page 1 of the Public Records of Broward County, as shown in Official Record Book 46548 Page 1987 of the Public Records of Broward County, Florida; for a distance 16.27 feet to the point of curvature of a tangent curve to the left; thence 45.57 feet continuing along said east line of said portion of Tract G-2, as recorded in Official Record Book 46548 Page 1987, said curve having for its elements a radius of 106.0 feet through a central angle of 24°38'00", to the Point of Beginning; thence S80°55'01"W for a distance of 110.94 feet to the point of curvature of a non-tangent curve to the right, concave to the west, the radial line to said curve bears N87°46'49"E from the radius point; thence 24.07 feet along the arc of said non-tangent curve to the right, concave to the west, said non-tangent curve having for its elements a radius of 32.04 feet through a central angle of 43°03'12"; thence N37°27'59"W for a distance of 8.24 feet; thence N80°55'01"E for a distance of 107.14 feet to to the point of curvature of a non-tangent curve to the right, concave to the Southwest, said point being at the east line of said portion of Tract G-2, according to the Plat Book 119 Page 1 of "PEMBROKE LAKES SOUTH", as shown in Official Record Book 46548 Page 1987 of the Public Records of Broward County, Florida, the radial line to said non-tangent curve to the left, concave to the Southwest bears N47°28'41"E from the radius point; thence 33.10' along the arc of said non-tangent curve to the right, concave to the southwest, said curve having for its elements a radius of 106.00 feet through a central angle of 17°53'31," to the Point of Beginning.

Said strip of land lying in the city of Pembroke Pines, Broward County, Florida, and containing 3199 square feet more or less.

PAGE 2 OF 3

PREMIERE DESIGN SOLUTIONS INC.  
2900 GLADES CIRCLE, SUITE 700  
WESTON, FL 33327  
954.237.7850  
PDS@PDS-ENG.COM

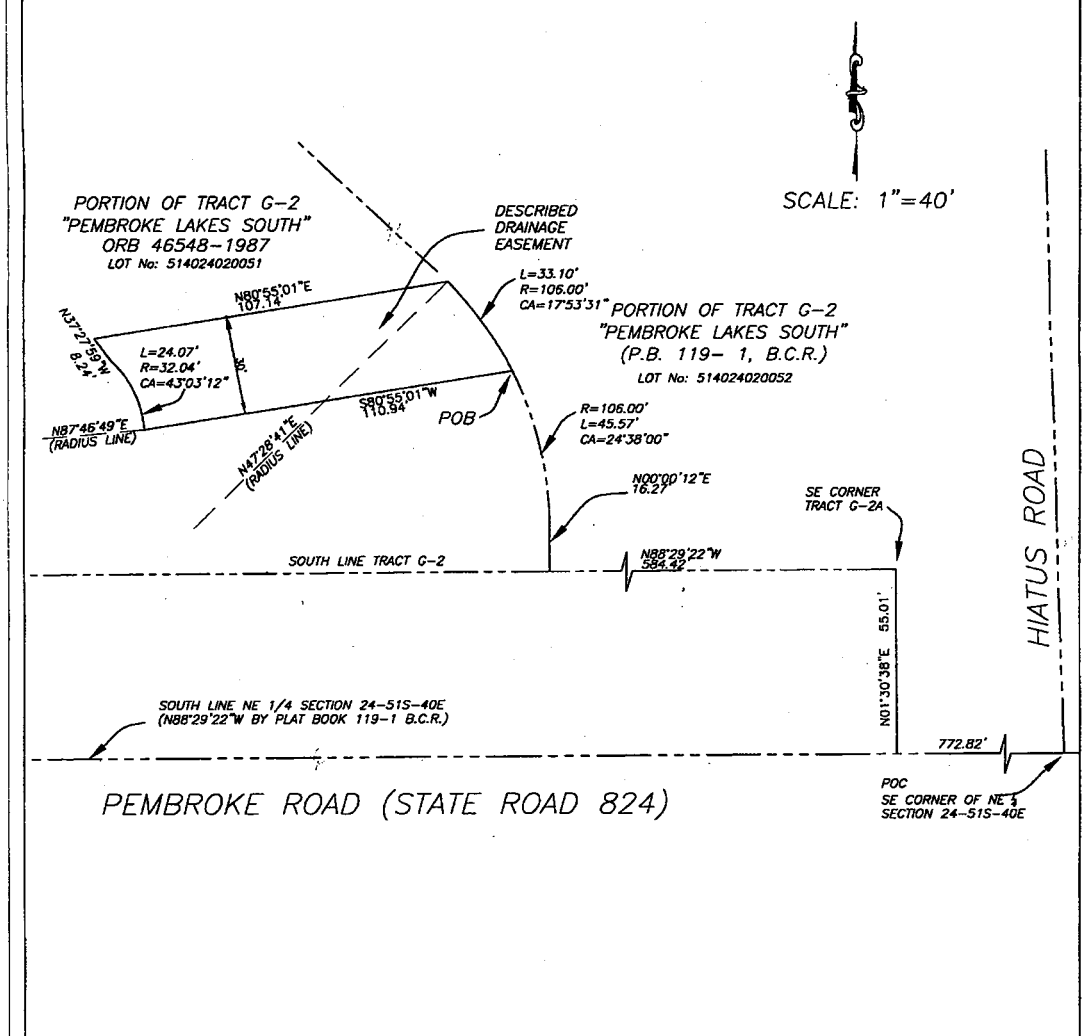
PROJECT No: 12110013	DRAWN DATE: 11.03.2012	REVISION No: 1 11.07.2012
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DRAINAGE EASEMENT  
RAINTREE GOLF COURSE REDEVELOPMENT

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"  
DRAINAGE EASEMENT  
RAINTREE GOLF COURSE REDEVELOPMENT  
(SKETCH TO ACCOMPANY LEGAL DESCRIPTION)

SECTION 24 TOWNSHIP 51 SOUTH RANGE 40 EAST



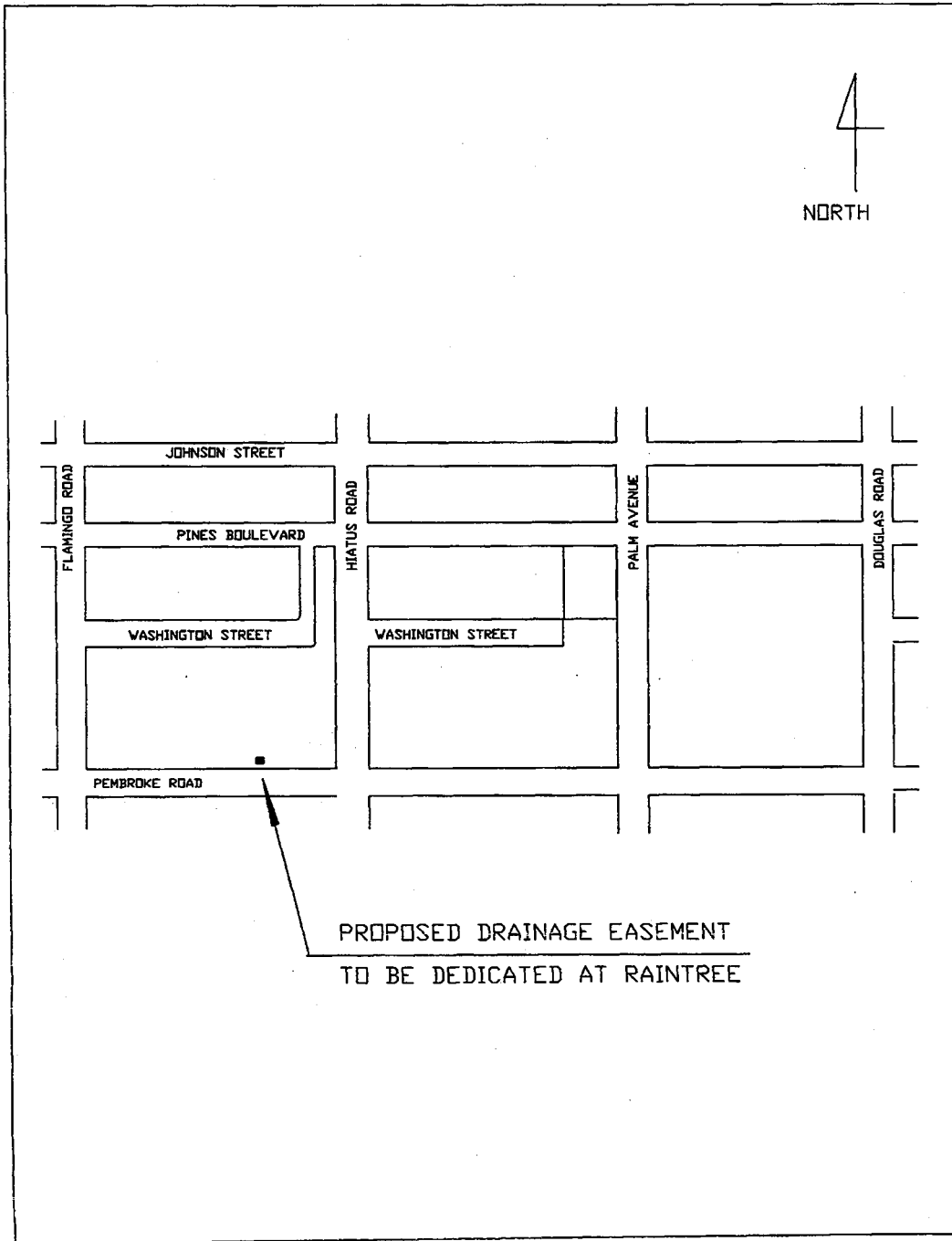
PAGE 3 OF 3

PREMIERE DESIGN SOLUTIONS INC.  
2900 GLADES CIRCLE, SUITE 700  
WESTON, FL 33327  
954.237.7850  
PDS@PDS-ENG.COM

PROJECT No: 12110013	DRAWN DATE: 11.03.2012	REVISION No: 1 11.07.2012
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DRAINAGE EASEMENT  
RAINTREE GOLF COURSE REDEVELOPMENT

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)





8

Prepared by and Return to:

South Broward Drainage District  
6591 Southwest 160 Avenue  
Southwest Ranches, Florida 33331

Folio No: 5140 2402 0052

**DRAINAGE EASEMENT  
(RAINTREE GOLF COURSE REDEVELOPMENT)**

THIS DRAINAGE EASEMENT is granted this 1st day of MAY, 2014, by **STANDARD PACIFIC OF FLORIDA**, a Florida general partnership whose address is 825 Coral Ridge Drive, Coral Springs, Florida 33071, hereinafter referred to as "Grantor" to **SOUTH BROWARD DRAINAGE DISTRICT**, a political subdivision of the State of Florida, located at 6591 S.W. 160th Avenue, Southwest Ranches, Florida 33331, hereinafter referred to as "District".

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant and convey:

(1) To District, its successors and assigns, a perpetual and non-exclusive Drainage Easement for the construction and maintenance of drainage facilities, together with any necessary appurtenances incidental and necessary thereto, over, across and through the real properties described in Exhibits "A", "B" and "C" attached hereto and made a part hereof ("Drainage Easement Areas"), together with free ingress and egress across said Drainage Easement Areas for the purpose of constructing, maintaining and repairing the drainage system and appurtenances contained therein.

(2) Grantor acknowledges that the easement granted herein is non-exclusive, and should any easements over the same property be granted, subsequent to the date of this easement, the holder of any such subsequent easements shall be required to obtain approval from the District for the use of the Drainage Easement Areas.

(3) The rights granted herein to the District may be released or modified by a written, recordable release or modification approved by the Grantor and executed by the District.

(4) No other improvements, trees, landscaping or encroachments including utilities shall be placed within the Drainage Easement Areas without the approval of and a permit from the District.

(5) Grantor acknowledges that Grantor and Grantor's successors and assigns shall be responsible for construction and maintenance of all drainage facilities constructed within the Drainage Easement Areas and that District shall have the right but not the obligation to maintain said drainage facilities.

(6) Grantor further acknowledges that in the event the District incurs any expenses in maintaining or repairing the drainage facilities within the Drainage Easement Areas, Grantor and Grantors successors and assigns shall reimburse District

11

for said expenses including attorney's fees and costs to collect said expenses. However, before incurring any expenses, except in an emergency, District shall provide written notice to Grantor at least five (5) working days prior to performing any work to maintain or repair said drainage facilities. During this period of time, Grantor or Grantor's successors and assigns may perform the work proposed by District or notify District that Grantor will perform said work to District's requirements.

IN WITNESS WHEREOF, said Grantor has caused these presents to be signed in its name by its proper officer(s), the day and year above written.

Signed, sealed and delivered in the presence of:

"Grantor"

STANDARD PACIFIC OF FLORIDA

By: Standard Pacific of Florida GP, Inc., general partner

By: [Signature]  
Michael DeBock, Vice President  
Land Development

[Signature]  
Witness Signature †  
MESHA BENNIE  
Witness Printed Name †  
[Signature]  
Witness Signature †  
Vincent Musso  
Witness Printed Name †

STATE OF FLORIDA }  
COUNTY OF BROWARD }S

The foregoing Drainage Easement is acknowledged before me this 1<sup>st</sup> day of MAY, 2014 by Michael DeBock, as Vice President of Land Development for Standard Pacific of Florida, who ( is personally known to me) or ( has produced \_\_\_\_\_ as identification).

Witness my hand and official seal in the county and state last aforesaid this 1<sup>st</sup> day of MAY, 2014.

[NOTARY SEAL AND STAMP]

[Signature]  
NOTARY PUBLIC SIGNATURE



**EXHIBIT "A"**  
**DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**  
**RAINTREE GOLF COURSE REDEVELOPMENT**

**SURVEYOR'S NOTES:**

1. This is not a Boundary Survey.
2. Bearings shown hereon are based on the South line of the NE  $\frac{1}{4}$  Section 24 Township 51 South Range 40 East of Broward County, State of Florida (N88°29'22"W)
3. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

**LEGEND:**

1. SEC. denotes Section.
2. POB denotes Point of Beginning
3. POC denotes Point of Commencement.
4. R/W denotes Right of Way
5. SBDD denotes South Broward Drainage District
6. ESMT. denotes Easement
7. B.C.R denotes Broward County Records
8. PB denotes Plat Book
9. PG denotes Page
10. CA denotes Central Angle

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the Property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the Sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This Sketch does not represent a Land Survey.

Fernando Fernandez  
 Professional Surveyor and Mapper  
 License LS 6765, Florida  
 1397 W 63th St. Hialeah, FL 33012  
 (305) 303-9083

PAGE 1 OF 3

PREMIERE DESIGN SOLUTIONS INC.  
 2900 GLADES CIRCLE, SUITE 700  
 WESTON, FL 33327  
 954.237.7850  
 PDS@PDS-ENG.COM

PROJECT No: 12110013	DRAWN DATE: 11.03.2012	REVISION No: 2 5.15.2013	REVISION No: 3 8.30.2013
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**DRAINAGE EASEMENT**  
**RAINTREE GOLF COURSE REDEVELOPMENT**

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

**EXHIBIT "A"**  
**DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**  
**RAINTREE GOLF COURSE REDEVELOPMENT**

**DRAINAGE EASEMENT LEGAL DESCRIPTION:**

A strip of land 30.00 feet in width, being a portion of Tract G-2 of "PEMBROKE LAKES SOUTH", according to the plat thereof as recorded in Plat Book 119 at Page 1 of the Public Records of Broward County, Florida and being more particularly described as follows:

COMMENCE at Southeast corner of the Northeast  $\frac{1}{4}$  of Section 24, Township 51 South, Range 40 East of Broward County, Florida; thence N88°29'22"W, as a basis of bearing, along the south line of said NE  $\frac{1}{4}$  Section 24 for a distance of 772.82 feet; thence N01°30'38"E for a distance of 55.01 feet to the southeast corner of said Tract G-2A; thence N88°29'22"W along the south line of said Tract G-2 for a distance 584.42 feet; thence N00°00'12"E along the west line of said portion of the Tract G-2 "PEMBROKE LAKES SOUTH", according to the Plat Book 119 Page 1 of the Public Records of Broward County, for a distance 16.27 feet to the point of curvature of a tangent curve to the left; thence continuing along the west line of said portion of Tract G-2, for a distance 17.80 feet along the arc of said tangent curve to the left, said curve having for its elements a radius of 106.00 feet through a central angle of 9°37'30" to the Point of Beginning; thence N89°42'02"E for a distance of 61.72 feet to the point of curvature of a non-tangent curve to the right, concave to the Northeast, the radial line to said point bears S15°50'23"W from the radius point; thence continue along the arc of said non-tangent curve to the right, concave to the Northeast; for a distance of 44.50 feet, said curve having for its elements a radius of 44.71 feet through a central angle of 57°01'35"; thence S89°42'02"W for a distance of 41.03 feet to the point of curvature of a non-tangent curve to the right, concave to the Southwest, said point being at the west line of said portion of the Tract G-2, according to the Plat Book 119 Page 1 of "PEMBROKE LAKES SOUTH" of the Public Records of Broward County, Florida, the radial line to said non-tangent curve to the right, concave to the Southwest bears N63°16'17"E from the radius point; thence 31.64 feet along the arc of said non-tangent curve to the right, concave to the Southwest, said non-tangent curve having for its elements a radius of 106.00 feet through a central angle of 17°06'17" to the Point of Beginning.

Said strip of land lying in the city of Pembroke Pines, Broward County, Florida, and containing 1,360 square feet more or less.

PAGE 2 OF 3

PREMIERE DESIGN SOLUTIONS INC.  
 2900 GLADES CIRCLE, SUITE 700  
 WESTON, FL 33327  
 954.237.7850  
 PDS@PDS-ENG.COM

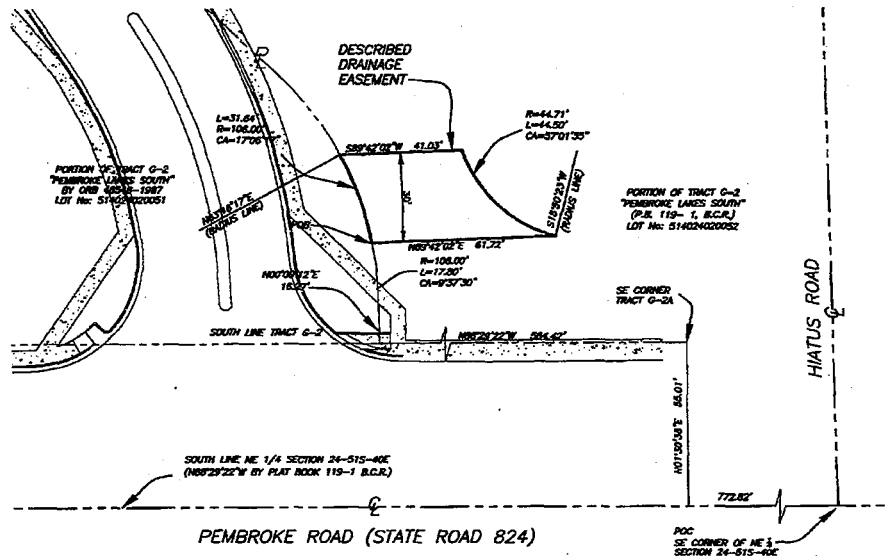
PROJECT No: 12110013	DRAWN DATE: 11.03.2012	REVISION No: 2 5.15.2013	REVISION No: 3 8.30.2013
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**DRAINAGE EASEMENT**  
**RAINTREE GOLF COURSE REDEVELOPMENT**

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

**EXHIBIT "A"**  
**DRAINAGE EASEMENT**  
**RAINTREE GOLF COURSE REDEVELOPMENT**  
 (SKETCH TO ACCOMPANY LEGAL DESCRIPTION)

SCALE: 1"=40'



PAGE 3 OF 3

PREMIERE DESIGN SOLUTIONS INC.  
 2900 GLADES CIRCLE, SUITE 700  
 WESTON, FL 33327  
 954.237.7850  
 PDS@PDS-ENG.COM

PROJECT No: 12110013	DRAWN DATE: 11.03.2012	REVISION No: 2 5.15.2013	REVISION No: 3 8.30.2013
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**DRAINAGE EASEMENT**  
**RAINTREE GOLF COURSE REDEVELOPMENT**

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

**EXHIBIT "B"**  
**DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**  
**RAINTREE GOLF COURSE REDEVELOPMENT**

**SURVEYOR'S NOTES:**

1. This is not a Boundary Survey.
2. Bearings shown hereon are based on the South line of the NE ¼ Section 24 Township 51 South Range 40 East of Broward County, State of Florida (N88°29'22"W)
3. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

**LEGEND:**

1. SEC. denotes Section.
2. POB denotes Point of Beginning
3. POC denotes Point of Commencement.
4. R/W denotes Right of Way
5. SBDD denotes South Broward Drainage District
6. ESMT. denotes Easement
7. B.C.R denotes Broward County Records
8. PB denotes Plat Book
9. PG denotes Page
10. S-T-R denotes Section, Township and Range

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the Property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the Sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This Sketch does not represent a Land Survey.

Fernando Fernandez  
Professional Surveyor and Mapper  
License LS 6765, Florida  
1397 W 63th St. Hialeah, FL 33012  
(305) 303-9083

PAGE 1 OF 3

PREMIERE DESIGN SOLUTIONS INC.  
2900 GLADES CIRCLE, SUITE 700  
WESTON, FL 33327  
954.237.7850  
PDS@PDS-ENG.COM

PROJECT No: 13110002	DRAWN DATE: 07.01.2013	REVISION No: 1 8.30.2013
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**DRAINAGE EASEMENT**  
**RAINTREE GOLF COURSE REDEVELOPMENT**

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

**EXHIBIT "B"**  
**DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**  
**RAINTREE GOLF COURSE REDEVELOPMENT**

**DRAINAGE EASEMENT LEGAL DESCRIPTION:**

A drainage easement in the property, being a portion of Tract G-2 of "PEMBROKE LAKES SOUTH", according to the plat thereof as recorded in Plat Book 119 at Page 1 of the Public Records of Broward County, Florida and being more particularly described as follows:

COMMENCE at Southeast corner of the Northeast  $\frac{1}{4}$  of Section 24, Township 51 South, Range 40 East of Broward County, Florida; thence N88°29'22"W, as a basis of bearing, along the south line of said NE  $\frac{1}{4}$  Section 24 for a distance of 772.82 feet; thence N01°30'38"E for a distance of 55.01 feet; thence N88°29'22"W for a distance of 322.99 feet to the Point of Beginning; thence N01°30'11"E for a distance of 25.16 feet; thence N82°11'44"W for a distance of 21.89 feet; thence S01°30'11"W for a distance of 27.56 feet; thence S88°29'22"E for a distance of 21.76 feet back to the Point of Beginning.

Said drainage easement having an area of 527 feet square and lying in the city of Pembroke Pines, Broward County, Florida.

PAGE 2 OF 3

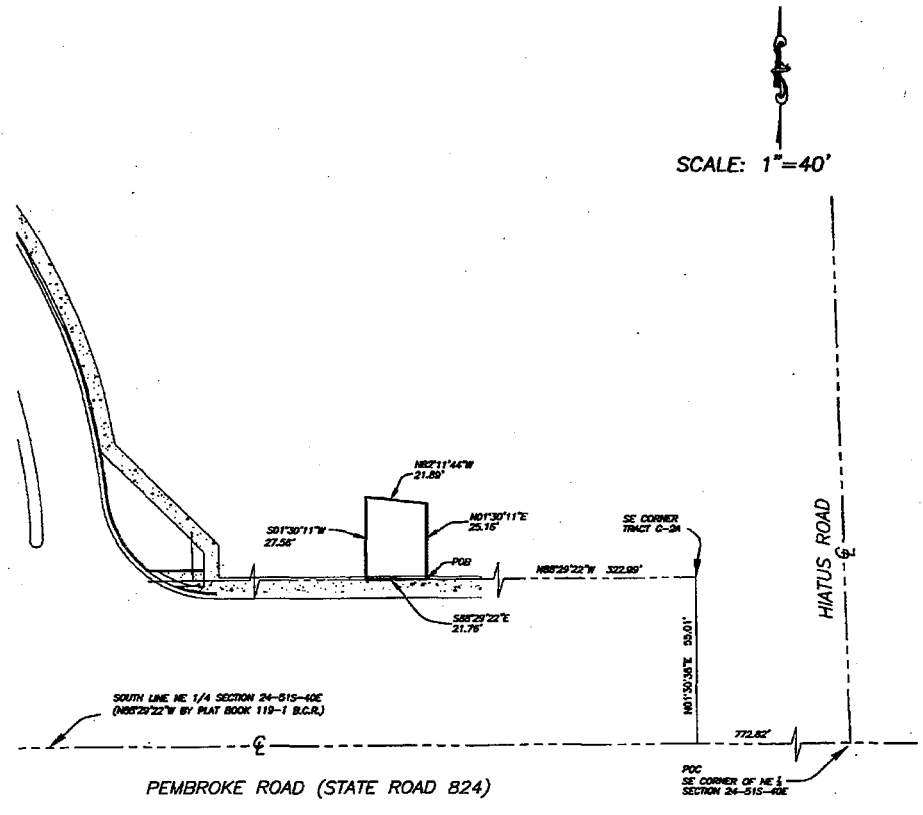
PREMIERE DESIGN SOLUTIONS INC.  
 2900 GLADES CIRCLE, SUITE 700  
 WESTON, FL 33327  
 954.237.7850  
 PDS@PDS-ENG.COM

PROJECT No: 13110002	DRAWN DATE: 07.01.2013	REVISION No: 1 8.30.2013
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**DRAINAGE EASEMENT**  
**RAINTREE GOLF COURSE REDEVELOPMENT**

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "B"  
 DRAINAGE EASEMENT  
 LEGAL DESCRIPTION  
 RAIN TREE GOLF COURSE REDEVELOPMENT  
 (SKETCH TO ACCOMPANY LEGAL DESCRIPTION)



PAGE 3 OF 3

PREMIERE DESIGN SOLUTIONS INC.  
 2900 GLADES CIRCLE, SUITE 700  
 WESTON, FL 33327  
 954.237.7850  
 PDS@PDS-ENG.COM

PROJECT No: 13110002	DRAWN DATE: 07.01.2013	REVISION No: 1 8.30.2013
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DRAINAGE EASEMENT  
 RAIN TREE GOLF COURSE REDEVELOPMENT

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)



**EXHIBIT "C"**  
**DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**  
**RAINTREE GOLF COURSE REDEVELOPMENT**

**SURVEYOR'S NOTES:**

1. This is not a Boundary Survey.
2. Bearings shown hereon are based on the South line of the NE ¼ Section 24 Township 51 South Range 40 East of Broward County, State of Florida (N88°29'22"W)
3. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

**LEGEND:**

1. SEC. denotes Section.
2. POB denotes Point of Beginning
3. POC denotes Point of Commencement.
4. R/W denotes Right of Way
5. SBDD denotes South Broward Drainage District
6. ESMT. denotes Easement
7. B.C.R denotes Broward County Records
8. PB denotes Plat Book
9. PG denotes Page
10. S-T-R denotes Section, Township and Range

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the Property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the Sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This Sketch does not represent a Land Survey.

Fernando Fernandez  
 Professional Surveyor and Mapper  
 License LS 6765, Florida  
 1397 W 63th St. Hialeah, FL 33012  
 (305) 303-9083

PAGE 1 OF 3

PREMIERE DESIGN SOLUTIONS INC.  
 2900 GLADES CIRCLE, SUITE 700  
 WESTON, FL 33327  
 954.237.7850  
 PDS@PDS-ENG.COM

PROJECT No: 13110002	DRAWN DATE: 07.01.2013	REVISION No: 1 8.30.2013
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**DRAINAGE EASEMENT**  
**RAINTREE GOLF COURSE REDEVELOPMENT**

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

**EXHIBIT "C"**  
**DRAINAGE EASEMENT**  
**LEGAL DESCRIPTION**  
**RAINTREE GOLF COURSE REDEVELOPMENT**

**DRAINAGE EASEMENT LEGAL DESCRIPTION:**

A drainage easement in the property, being a portion of Tract G-2 of "PEMBROKE LAKES SOUTH", according to the plat thereof as recorded in Plat Book 119 at Page 1 of the Public Records of Broward County, Florida and being more particularly described as follows:

COMMENCE at Southeast corner of the Northeast  $\frac{1}{4}$  of Section 24, Township 51 South, Range 40 East of Broward County, Florida; thence N88°29'22"W, as a basis of bearing, along the south line of said NE  $\frac{1}{4}$  Section 24 for a distance of 772.82 feet; thence N01°30'38"E for a distance of 55.01 feet; thence N88°29'22"W for a distance of 142.03 feet to the Point of Beginning; thence N01°30'38"E for a distance of 22.67 feet; thence N88°29'22"W for a distance of 20.00 feet; thence S01°30'38"W for a distance of 22.67 feet; thence S88°29'22"E for a distance of 20.00 feet back to the Point of Beginning.

Said drainage easement having an area of 453 feet square and lying in the city of Pembroke Pines, Broward County, Florida.

PAGE 2 OF 3

PREMIERE DESIGN SOLUTIONS INC.  
 2900 GLADES CIRCLE, SUITE 700  
 WESTON, FL 33327  
 954.237.7850  
 PDS@PDS-ENG.COM

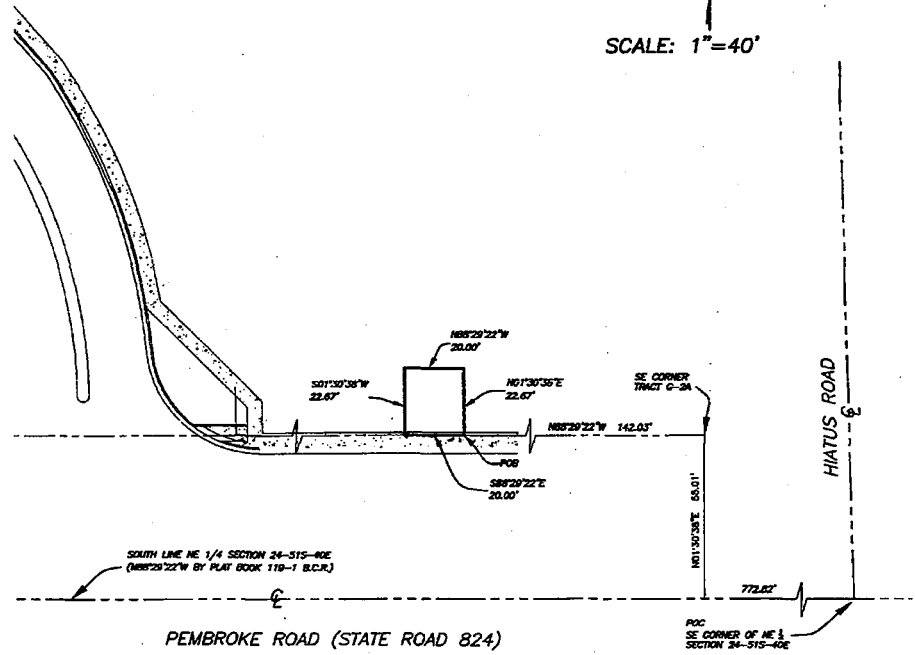
PROJECT No: 13110002	DRAWN DATE: 07.01.2013	REVISION No: 1 8.30.2013
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**DRAINAGE EASEMENT**  
**RAINTREE GOLF COURSE REDEVELOPMENT**

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT <sup>1</sup>/<sub>C</sub>  
 DRAINAGE EASEMENT  
 LEGAL DESCRIPTION  
 RAINTREE GOLF COURSE REDEVELOPMENT  
 (SKETCH TO ACCOMPANY LEGAL DESCRIPTION)

SCALE: 1"=40'



PAGE 3 OF 3

PREMIERE DESIGN SOLUTIONS INC.  
 2900 GLADES CIRCLE, SUITE 700  
 WESTON, FL 33327  
 954.237.7850  
 PDS@PDS-ENG.COM

PROJECT No: 13110002	DRAWN DATE: 07.01.2013	REVISION No: 1 8.30.2013
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DRAINAGE EASEMENT  
 RAINTREE GOLF COURSE REDEVELOPMENT  
 (THIS PAGE IS NOT VALID WITHOUT THE OTHER)

7

Prepared By and Return To:

South Broward Drainage District  
6591 S.W. 160<sup>th</sup> Avenue  
Southwest Ranches, Florida 33331  
(954) 680-3337

Folio No: **5140 2402 0052**

**LAKE MAINTENANCE EASEMENT  
(RAINTREE GOLF COURSE REDEVELOPMENT)**

THIS LAKE MAINTENANCE EASEMENT is granted this 1<sup>st</sup> day of MAY, 2014, by **STANDARD PACIFIC OF FLORIDA**, a Florida general partnership, whose address is 825 Coral Ridge Drive, Coral Springs, Florida 33071, hereinafter referred to as "Grantor" to **SOUTH BROWARD DRAINAGE DISTRICT**, a political subdivision of the State of Florida, located at 6591 S.W. 160th Avenue, Southwest Ranches, Florida 33331, hereinafter referred to as "District".

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration in hand paid by District, the receipt whereof is hereby acknowledged, does hereby grant and convey

(1) To District, its successors and assigns, a perpetual and non-exclusive Lake Maintenance Easement for access to and maintenance of an adjacent lake or water body, together with any necessary appurtenances incidental and necessary thereto, over, across and through the real properties described in Exhibit "A" attached hereto and made a part hereof ("Lake Maintenance Easement Area"), together with free ingress and egress across said Lake Maintenance Easement Area for the purpose of constructing, maintaining and repairing the adjacent lake or water body and appurtenances contained therein.

(2) Grantor acknowledges that the easement granted to the District herein is non-exclusive, and should any easements over the same property be granted, subsequent to the date of this easement, the holder of any such subsequent easement shall be required to obtain approval from the District for the use of the Lake Maintenance Easement Area.

(3) The rights granted herein to the District may be released or modified by a written, recordable release or modification approved by the Grantor and executed by the District.

(4) No improvements, trees, landscaping or encroachments including utilities shall be placed within the Lake Maintenance Easement Area without the approval of and a permit from the District.

(5) Grantor acknowledges that Grantor and Grantor's successors and assigns shall be responsible for construction and maintenance of all drainage facilities constructed within the Lake Maintenance Easement Area and adjacent lake or water body, and that District shall have the right but not the obligation to maintain said drainage facilities.

(6) Grantor further acknowledges that in the event the District incurs any expenses in maintaining or repairing the drainage facilities within the Lake Maintenance

7

Easement Area, Grantor and Grantors successors and assigns shall reimburse District for said expenses including attorney's fees and costs to collect said expenses. However, before incurring any expenses, except in an emergency, District shall provide written notice to Grantor at least five (5) working days prior to performing any work to maintain or repair said drainage facilities. During this period of time, Grantor or Grantor's successors and assigns may perform the work proposed by District or notify District that Grantor will perform said work to District's requirements.


IN WITNESS WHEREOF, said Grantor has caused these presents to be signed in its name by its proper officer(s), the day and year above written.

Signed, sealed and delivered in the presence of:

"Grantor"

STANDARD PACIFIC OF FLORIDA

By: Standard Pacific of Florida GP, Inc.,  
general partner

  
\_\_\_\_\_  
Witness Signature 1

MESHA BENNIE  
\_\_\_\_\_  
Witness Printed Name 1

  
\_\_\_\_\_  
Witness Signature 1

VINCENT MISO  
\_\_\_\_\_  
Witness Printed Name 1


By:   
\_\_\_\_\_  
Michael DeBock, Vice President  
Land Development

STATE OF FLORIDA  
COUNTY OF BROWARD } S

The foregoing Lake Maintenance Easement is acknowledged before me this 1<sup>st</sup> day of MAY, 2014 by Michael DeBock, as Vice President of Land Development for Standard Pacific of Florida, who ( is personally known to me) or ( has produced \_\_\_\_\_ as identification).

Witness my hand and official seal in the county and state last aforesaid this 1<sup>st</sup> day of MAY, 2014.

[NOTARY SEAL AND STAMP]

  
\_\_\_\_\_  
NOTARY PUBLIC SIGNATURE



**EXHIBIT "A"**  
**LAKE MAINTENANCE EASEMENT**  
**LEGAL DESCRIPTION**  
**RAINTREE GOLF COURSE REDEVELOPMENT**

**SURVEYOR'S NOTES:**

1. This is not a Boundary Survey.
2. Bearings shown hereon are based on the South line of the NE  $\frac{1}{4}$  Section 24 Township 51 South Range 40 East of Broward County, State of Florida (N88°29'22"W)
3. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

**LEGEND:**

1. SEC. denotes Section.
2. POB denotes Point of Beginning
3. POC denotes Point of Commencement.
4. R/W denotes Right of Way
5. SBDD denotes South Broward Drainage District
6. ESMT. denotes Easement
7. B.C.R denotes Broward County Records
8. PB denotes Plat Book
9. PG denotes Page
10. S-T-R denotes Section, Township and Range

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the Property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the Sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This Sketch does not represent a Land Survey.

Fernando Fernandez  
 Professional Surveyor and Mapper  
 License LS 6765, Florida  
 1397 W 63th St. Hialeah, FL 33012  
 (305) 303-9083

PAGE 1 OF 5

PREMIERE DESIGN SOLUTIONS INC.  
 2900 GLADES CIRCLE, SUITE 700  
 WESTON, FL 33327  
 954.237.7850  
 PDS@PDS-ENG.COM

PROJECT No: 13110002	DRAWN DATE: 07.01.2013	REVISION No: 1 8.30.2013
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**LAKE MAINTENANCE EASEMENT**  
**RAINTREE GOLF COURSE REDEVELOPMENT**

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

**EXHIBIT "A"**  
**LAKE MAINTENANCE EASEMENT**  
**LEGAL DESCRIPTION**  
**RAINTREE GOLF COURSE REDEVELOPMENT**

**LAKE MAINTENANCE EASEMENT LEGAL DESCRIPTION:**

A lake maintenance easement in the property, being a portion of Tract G-2 of "PEMBROKE LAKES SOUTH", according to the plat thereof as recorded in Plat Book 119 at Page 1 of the Public Records of Broward County, Florida and being more particularly described as follows:

COMMENCE at Southeast corner of the Northeast  $\frac{1}{4}$  of Section 24, Township 51 South, Range 40 East of Broward County, Florida; thence N88°29'22"W, as a basis of bearing, along the south line of said NE  $\frac{1}{4}$  Section 24 for a distance of 772.82 feet; thence N01°30'38"E for a distance of 55.01 feet to the southeast corner of said Tract G-2A; thence N88°29'22"W along the south line of said Tract G-2 for a distance 584.42 feet; thence N00°00'12"E along the east line of said portion of the Tract G-2 "PEMBROKE LAKES SOUTH", according to the Plat Book 119 Page 1 of the Public Records of Broward County, as shown in Official Record Book 46548 Page 1987 of the Public Records of Broward County, Florida for a distance 16.27 feet to the point of curvature of a tangent curve to the left; thence 21.58 feet continuing along said east line of said portion of Tract G-2, as recorded in Official Record Book 46548 Page 1987, said curve having for its elements a radius of 106.00 feet through a central angle of 11°39'58"; thence N78°20'24"E for a distance of 20.15 feet to the Point of Beginning; thence left along an arc concave southeast for a distance of 85.86 feet, said curve having for its elements a radius of 40.00 feet through a central angle of 122°58'55" and a radial line that bears S53°24'20"W; thence N86°23'14"E for a distance of 36.42 feet; thence S88°29'23"E for a distance of 105.88 feet; thence S81°38'49"E for a distance of 25.17 feet; thence S88°30'39"E for a distance of 154.13 feet; thence left along a tangent arc concave northwest for a distance of 33.06 feet, said curve having for its elements a radius of 30.00 feet through a central angle of 63°08'06"; thence N28°21'13"E for a distance of 159.51 feet; thence right along an arc concave northeast for a distance of 103.49 feet, said curve having for its elements a radius of 270.00 feet through a central angle of 21°57'38" and a radial line that bears S67°24'18"W; thence left along a reverse curve concave southwest for a distance of 3.31 feet, said curve having for its elements a radius of 5.00 feet through a central angle of 37°57'23"; thence N38°16'37"W for a distance of 139.88 feet; thence N44°57'18"W for a distance of 35.60 feet; thence N39°37'37"W for a distance of 74.38 feet; thence N47°40'31"W for a distance of 102.42 feet; thence left along a tangent arc concave southwest for a distance of 3.16 feet, said curve having for its elements a radius of 8.00 feet through a central angle of 22°36'57"; thence N70°17'28"W for a distance of 87.41 feet; thence right along a tangent arc concave northeast for a distance of 48.78 feet, said curve having for its elements a radius of 72.00 feet through a central angle of 38°49'15"; thence right along a tangent arc concave northeast for a distance of 48.64 feet, said curve having for its elements a radius of 106.22 feet through a central angle of 26°14'15"; thence N89°59'46"E for a distance of 20.10 feet; thence left along an arc concave northeast for a distance of 37.65 feet, said curve having for its elements a radius of 86.22 feet

continued - page 3 of 5

PAGE 2 OF 5

PREMIERE DESIGN SOLUTIONS INC.  
 2900 GLADES CIRCLE, SUITE 700  
 WESTON, FL 33327  
 954.237.7850  
 PDS@PDS-ENG.COM

PROJECT No: 13110002	DRAWN DATE: 07.01.2013	REVISION No: 1 8.30.2013
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LAKE MAINTENANCE EASEMENT  
 RRAINTREE GOLF COURSE REDEVELOPMENT

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

**EXHIBIT "A"**  
**LAKE MAINTENANCE EASEMENT**  
**LEGAL DESCRIPTION**  
**RAINTREE GOLF COURSE REDEVELOPMENT**

**LAKE MAINTENANCE EASEMENT LEGAL DESCRIPTION:**

through a central angle of 25°01'05" and a radial line that bears S83°32'52"W; thence left along an arc concave northeast for a distance of 35.23 feet, said curve having for its elements a radius of 52.00 feet through a central angle of 38°49'15"; thence S70°17'28"E for a distance of 87.41 feet; thence right along a tangent arc concave southwest for a distance of 11.05 feet, said curve having for its elements a radius of 28.00 feet through a central angle of 22°36'57"; thence S47°40'31"E for a distance of 103.83 feet; thence S39°37'37"E for a distance of 74.86 feet; thence S44°57'18"E for a distance of 35.83 feet; thence S38°16'37"E for a distance of 141.04 feet; thence right along a tangent arc concave southwest for a distance of 16.56 feet, said curve having for its elements a radius of 25.00 feet through a central angle of 39°13'22"; thence left along a reverse curve concave northeast for a distance of 95.82 feet, said curve having for its elements a radius of 250.00 feet through a central angle of 21°57'38"; thence right along a reverse curve concave southwest for a distance of 17.67 feet, said curve having for its elements a radius of 20.00 feet through a central angle of 50°38'06"; thence S28°21'13"W for a distance of 159.51 feet; thence right along a tangent arc concave northwest for a distance of 55.10 feet, said curve having for its elements a radius of 50.00 feet through a central angle of 63°08'08"; thence N88°30'39"W for a distance of 155.33 feet; thence N81°38'49"W for a distance of 25.18 feet; thence N88°29'23"W for a distance of 103.79 feet; thence S86°23'14"W for a distance of 35.53 feet; thence left along a tangent arc concave southeast for a distance of 42.61 feet, said curve having for its elements a radius of 20.00 feet through a central angle of 122°04'45"; thence left along a compound curve concave northeast for a distance of 56.19 feet, said curve having for its elements a radius of 65.00 feet through a central angle of 49°32'00"; thence S88°28'23"E for a distance of 100.41 feet; thence S81°38'49"E for a distance of 100.71 feet; thence S88°29'22"E for a distance of 196.92 feet; thence left along a tangent arc concave northwest for a distance of 30.08 feet, said curve having for its elements a radius of 20.00 feet through a central angle of 86°10'33"; thence N05°20'05"E for a distance of 24.31 feet; thence right along a tangent arc concave southeast for a distance of 13.98 feet, said curve having for its elements a radius of 20.00 feet through a central angle of 40°03'33"; thence N45°23'38"E for a distance of 81.61 feet; thence left along a tangent arc concave northwest for a distance of 10.30 feet, said curve having for its elements a radius of 20.03 feet through a central angle of 29°28'04"; thence N15°54'13"E for a distance of 115.64 feet; thence right along a tangent arc concave southeast for a distance of 51.46 feet, said curve having for its elements a radius of 27.10 feet through a central angle of 108°48'54"; thence S45°36'00"E for a distance of 12.01 feet; thence S72°18'52"W for a distance of 22.33 feet; thence left along an arc concave southeast for a distance of 12.86 feet, said curve having for its elements a radius of 7.10 feet through a central angle of 103°51'07" and a radial line that bears N39°54'38"E; thence S15°54'13"W for a distance of 114.43 feet; thence right along a tangent arc concave northwest for a distance of 20.59 feet, said curve having for its

continued - page 4 of 5

PAGE 3 OF 5

PREMIERE DESIGN SOLUTIONS INC.  
 2900 GLADES CIRCLE, SUITE 700  
 WESTON, FL 33327  
 854.237.7850  
 PDS@PDS-ENG.COM

PROJECT No: 13110002	DRAWN DATE: 07.01.2013	REVISION No: 1 8.30.2013
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LAKE MAINTENANCE EASEMENT  
 RRAINTREE GOLF COURSE REDEVELOPMENT

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)



**EXHIBIT "A"**  
**LAKE MAINTENANCE EASEMENT**  
**LEGAL DESCRIPTION**  
**RAINTREE GOLF COURSE REDEVELOPMENT**

**LAKE MAINTENANCE EASEMENT LEGAL DESCRIPTION:**

elements a radius of 40.03 feet through a central angle of 29°28'04"; thence S45°23'38"W for a distance of 81.61 feet; thence S05°20'05"W for a distance of 24.31 feet; thence right along a tangent arc concave northwest for a distance of 60.16 feet, said curve having for its elements a radius of 40.00 feet through a central angle of 86°10'33"; thence N88°29'22"W for a distance of 198.12 feet; thence N81°38'49"W for a distance of 100.71 feet; thence N88°29'23"W for a distance of 99.21 feet; thence right along a tangent arc concave northeast for a distance of 73.99 feet, said curve having for its elements a radius of 85.00 feet through a central angle of 49°52'37", back to the Point of Beginning;

Said lake maintenance easement having an area of 40,651 feet square and lying in the city of Pembroke Pines, Broward County, Florida.

PAGE 4 OF 5

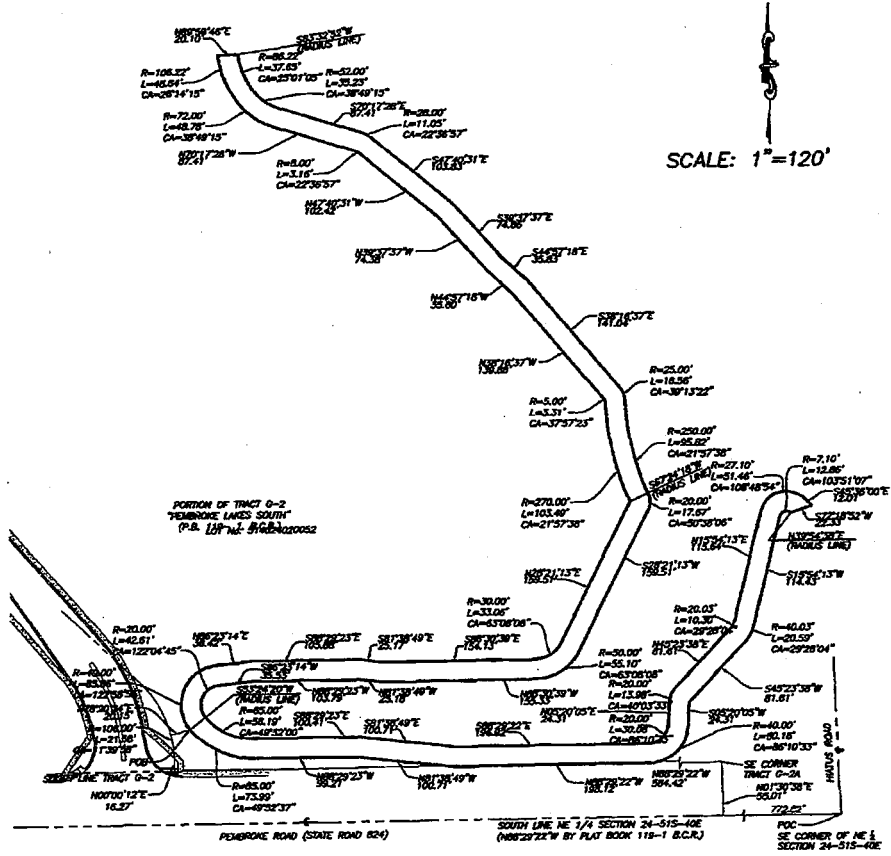
PREMIERE DESIGN SOLUTIONS INC.  
 2900 GLADES CIRCLE, SUITE 700  
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PROJECT No: 13110002	DRAWN DATE: 07.01.2013	REVISION No: 1 8.30.2013
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**LAKE MAINTENANCE EASEMENT**  
**RAINTREE GOLF COURSE REDEVELOPMENT**

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

EXHIBIT "A"  
 LAKE MAINTENANCE EASEMENT  
 LEGAL DESCRIPTION  
 RAINTREE GOLF COURSE REDEVELOPMENT  
 (SKETCH TO ACCOMPANY LEGAL DESCRIPTION)



SCALE: 1"=120'

PAGE 5 OF 5

PREMIERE DESIGN SOLUTIONS INC. 2900 GLADES CIRCLE, SUITE 700 WESTON, FL 33327 954.237.7850 PDS@PDS-ENG.COM	PROJECT No: 13110002	DRAWN DATE: 07.01.2013	REVISION No: 1 8.30.2013
	LAKE MAINTENANCE EASEMENT RAINTREE GOLF COURSE REDEVELOPMENT (THIS PAGE IS NOT VALID WITHOUT THE OTHER)		

5

Prepared By and Return To:

South Broward Drainage District  
6591 S.W. 160<sup>th</sup> Ave.  
Southwest Ranches, FL 33331

Folio N<sup>o</sup> 5140 2402 0052

**DRAINAGE, FLOWAGE AND STORAGE EASEMENT  
(RAINTREE GOLF COURSE REDEVELOPMENT)**

THIS DRAINAGE, FLOWAGE AND STORAGE EASEMENT is granted this 1<sup>st</sup> day of MAY, 2014, by **STANDARD PACIFIC OF FLORIDA**, a Florida general partnership, whose address is 825 Coral Ridge Drive, Coral Springs, Florida 33071, hereinafter referred to as "Grantor", to **SOUTH BROWARD DRAINAGE DISTRICT**, a political subdivision of the State of Florida, located at 6591 Southwest 160<sup>th</sup> Avenue, Southwest Ranches, Florida 33331, hereinafter referred to as "District".

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration in hand paid by District, the receipt whereof is hereby acknowledged, does hereby grant and convey

(1) To District, its successors and assigns, a perpetual and exclusive Drainage, Flowage and Storage Easement ("Easement") for the construction and maintenance of the lake system at the Raintree Golf Course Redevelopment for flowage and storage of stormwater together with any necessary appurtenances incidental and necessary thereto, over, across and through the real property described in Exhibit "A" attached hereto and made a part hereof ("Drainage, Flowage and Storage Easement Area"), together with free ingress, egress and regress across said Drainage, Flowage and Storage Easement Area for the purpose of constructing, maintaining and repairing the drainage system and appurtenances contained therein.

(2) Grantor acknowledges that the Easement granted herein to the District is exclusive, and should any easements over the same property be granted, subsequent to the date of this Easement, the holder of any such subsequent easement shall be required to obtain approval from the District for the use of the Drainage, Flowage and Storage Easement Area.

(3) The rights granted herein to the District may be released or modified by a written, recordable release or modification approved by the grantor and executed by the District.

(4) No improvements shall be placed within the Drainage, Flowage and Storage Easement Area without the approval of and a permit from the District.

(5) Grantor acknowledges that Grantor and Grantor's successors and assigns shall be responsible for construction and maintenance of the lakes constructed within the Drainage, Flowage and Storage Easement Area and that District shall have the right but not the obligation to maintain said area.

(6) Grantor further acknowledges that in the event the District incurs any expenses in maintaining or repairing the lakes within the Drainage, Flowage and Storage Easement Area, Grantor and Grantor's successors and assigns shall reimburse District for said expenses including attorney's fees and costs to collect said expenses. However, before incurring any expenses, except in an emergency, District shall provide written notice to Grantor and Grantor's successors and assigns at least five (5) working days prior to

6

performing any work to maintain or repair said drainage facilities. During this period of time, Grantor and Grantor's successors and assigns may perform the work proposed by District or notify District that Grantor will perform said work to District's requirements.


IN WITNESS WHEREOF, said Grantor has caused these presents to be signed in its name by its proper officer(s), the day and year first above written.

Signed, sealed and delivered in the presence of:

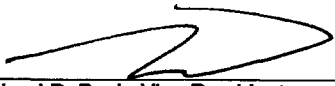
"Grantor"

STANDARD PACIFIC OF FLORIDA

By: Standard Pacific of Florida GP, Inc.,  
general partner

  
\_\_\_\_\_  
Witness Signature †

John L. Owens  
\_\_\_\_\_  
Witness Printed Name †

By:   
\_\_\_\_\_  
Michael DeBock, Vice President  
Land Development

  
\_\_\_\_\_  
Witness Signature †

Liza Bido  
\_\_\_\_\_  
Witness Printed Name †

STATE OF Florida )  
COUNTY OF Broward )<sup>s</sup>

The foregoing Drainage, Flowage and Storage Easement is acknowledged before me this 1<sup>st</sup> day of May, 2014 by Michael DeBock, as Vice President of Land Development for Standard Pacific of Florida, who ( is personally known to me) or ( has produced \_\_\_\_\_ as identification).

Witness my hand and official seal in the county and state last aforesaid this 1<sup>st</sup> day of May, 2014.

[NOTARY SEAL AND STAMP]

  
\_\_\_\_\_  
NOTARY PUBLIC SIGNATURE



**EXHIBIT "A"**  
**DRAINAGE, FLOWAGE, AND STORAGE EASEMENT**  
**LEGAL DESCRIPTION**  
**RAINTREE GOLF COURSE REDEVELOPMENT**

**SURVEYOR'S NOTES:**

1. This is not a Boundary Survey.
2. Bearings shown hereon are based on the South line of the NE  $\frac{1}{4}$  Section 24 Township 51 South Range 40 East of Broward County, State of Florida (N88°29'22"W)
3. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

**LEGEND:**

1. SEC. denotes Section.
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7. B.C.R denotes Broward County Records
8. PB denotes Plat Book
9. PG denotes Page
10. S-T-R denotes Section, Township and Range

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the Property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the Sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This Sketch does not represent a Land Survey.

Fernando Fernandez  
 Professional Surveyor and Mapper  
 License LS 6765, Florida  
 1397 W 63th St. Hialeah, FL 33012  
 (305) 303-9083

PAGE 1 OF 4

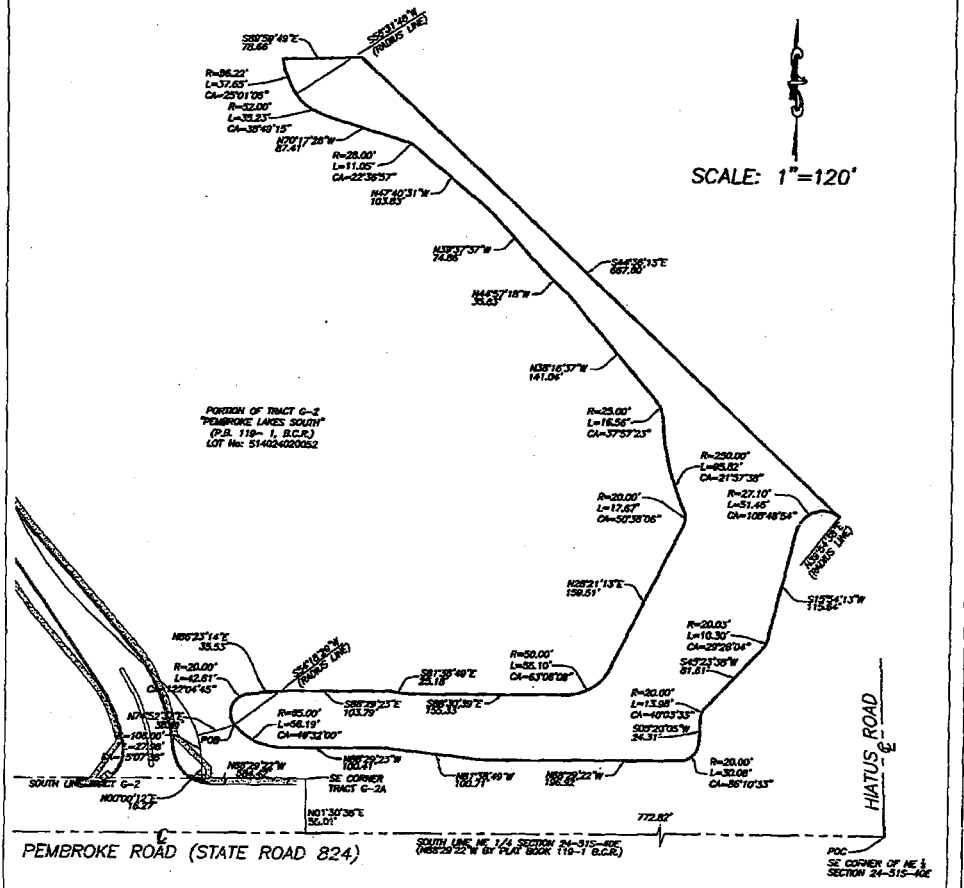
PREMIERE DESIGN SOLUTIONS INC.  
 2900 GLADES CIRCLE, SUITE 700  
 WESTON, FL 33327  
 954.237.7830  
 PDS@PDS-ENG.COM

PROJECT No: 13110002	DRAWN DATE: 07.01.2013	REVISION No: 1 8.30.2013
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**DRAINAGE, FLOWAGE, AND STORAGE EASEMENT**  
**RAINTREE GOLF COURSE REDEVELOPMENT**

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

**EXHIBIT "A"**  
**DRAINAGE, FLOWAGE, AND STORAGE EASEMENT**  
**LEGAL DESCRIPTION**  
**RAINTREE GOLF COURSE REDEVELOPMENT**  
 (SKETCH TO ACCOMPANY LEGAL DESCRIPTION)



PAGE 4 OF 4

PREMIERE DESIGN SOLUTIONS INC. 2900 GLADES CIRCLE, SUITE 700 WESTON, FL 33327 954.237.7850 PDS@PDS-ENG.COM	PROJECT No: 13110002	DRAWN DATE: 07.01.2013	REVISION No: 1 8.30.2013
	DRAINAGE, FLOWAGE, AND STORAGE EASEMENT RRAINTREE GOLF COURSE REDEVELOPMENT		
	(THIS PAGE IS NOT VALID WITHOUT THE OTHER)		

4

Prepared by and Return to:

South Broward Drainage District  
6591 Southwest 160 Avenue  
Southwest Ranches, Florida 33331

Folio No: 5140 2402 0052

**BOAT RAMP/LAKE ACCESS EASEMENT  
(RAINTREE GOLF COURSE REDEVELOPMENT)**

THIS BOAT RAMP/LAKE ACCESS EASEMENT is granted this 1st day of May, 2014, by **STANDARD PACIFIC OF FLORIDA, a Florida general partnership**, whose address is 825 Coral Ridge Drive, Coral Springs, Florida 33071, hereinafter referred to as "Grantor" to **SOUTH BROWARD DRAINAGE DISTRICT**, a political subdivision of the State of Florida, located at 6591 S.W. 160th Avenue, Southwest Ranches, Florida 33331, hereinafter referred to as "District"

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration in hand paid by District receipt whereof is hereby acknowledged, does hereby grant and convey:

(1) To District, its successors and assigns, a perpetual and exclusive Boat Ramp/Lake Access Easement for the construction and maintenance of a boat ramp and for access to an adjacent lake/water body, together with any necessary appurtenances incidental and necessary thereto, over, across and through the real properties described in Exhibit "A" attached hereto and made part hereof ("Boat Ramp/Lake Access Easement Area"), together with free ingress and egress across said Boat Ramp/Lake Access Easement Area for the purpose of constructing, maintaining and repairing the boat ramp and appurtenances contained therein.

(2) Grantor acknowledges that the easement granted to the District herein is exclusive, and should any easements over the same property be granted, subsequent to the date of this easement, the holder of any such subsequent easement shall be required to obtain approval from the District for the use of the Boat Ramp/Lake Access Easement Area.

(3) The rights granted herein to the District may be released or modified by a written, recordable release or modification approved by the Grantor and executed by the District.

(4) No improvements, trees, landscaping or encroachments including utilities shall be placed within the Boat Ramp/Lake Access Easement Area without the approval of and a permit from the District.

(5) Grantor acknowledges that Grantor and Grantor's successors and assigns shall be responsible for construction and maintenance of all drainage facilities constructed within the Boat Ramp/Lake Access Easement Area and that District shall have the right but not the obligation to maintain said drainage facilities.

(6) Grantor further acknowledges that in the event the District incurs any expenses in maintaining or repairing the drainage facilities within the Boat Ramp/Lake Access Easement Area, Grantor and Grantors successors and assigns shall reimburse District for said expenses including attorney's fees and costs to collect said expenses. However, before incurring any expenses, except in an emergency, District shall provide

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written notice to Grantor at least five (5) working days prior to performing any work to maintain or repair said drainage facilities. During this period of time, Grantor or Grantor's successors and assigns may perform the work proposed by District or notify District that Grantor will perform said work to District's requirements.

IN WITNESS WHEREOF, said Grantor has caused these presents to be signed in its name by its proper officer(s), the day and year above written:

Signed, sealed and delivered in the presence of:

[Signature]  
Witness Signature †  
MESHA BENNIE  
Witness Printed Name †  
[Signature]  
Witness Signature †  
Vincent Musso  
Witness Printed Name †

"Grantor"  
STANDARD PACIFIC OF FLORIDA  
By: Standard Pacific of Florida GP, Inc.,  
general partner  
By: [Signature]  
Michael DeBock, Vice President  
Land Development

STATE OF FLORIDA }  
COUNTY OF BROWARD } §

The foregoing Boat Ramp Easement is acknowledged before me this 1<sup>st</sup> day of MAY, 2014 by Michael DeBock, as Vice President of Land Development for Standard Pacific of Florida, who ( is personally known to me) or ( has produced \_\_\_\_\_ as identification).

Witness my hand and official seal in the county and state last aforesaid this 1<sup>st</sup> day of MAY, 2014.

[NOTARY SEAL AND STAMP]

[Signature]  
NOTARY PUBLIC SIGNATURE





**EXHIBIT "A"**  
**BOAT RAMP EASEMENT**  
**LEGAL DESCRIPTION**  
**RAINTREE GOLF COURSE REDEVELOPMENT**

**SURVEYOR'S NOTES:**

1. This is not a Boundary Survey.
2. Bearings shown hereon are based on the South line of the NE ¼ Section 24 Township 51 South Range 40 East of Broward County, State of Florida (N88°29'22"W)
3. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

**LEGEND:**

1. SEC. denotes Section.
2. POB denotes Point of Beginning
3. POC denotes Point of Commencement.
4. R/W denotes Right of Way
5. SBDD denotes South Broward Drainage District
6. ESMT. denotes Easement
7. B.C.R denotes Broward County Records
8. PB denotes Plat Book
9. PG denotes Page
10. S-T-R denotes Section, Township and Range

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the Property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the Sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This Sketch does not represent a Land Survey.

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PAGE 1 OF 3

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PROJECT No: 13110002	DRAWN DATE: 07.01.2013	REVISION No: 1 8.30.2013
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**BOAT RAMP EASEMENT**  
**RAINTREE GOLF COURSE REDEVELOPMENT**

(THIS PAGE IS NOT VALID WITHOUT THE OTHER)

**EXHIBIT "A"**  
**BOAT RAMP EASEMENT**  
**LEGAL DESCRIPTION**  
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**BOAT RAMP EASEMENT LEGAL DESCRIPTION:**

A boat ramp easement in the property, being a portion of Tract G-2 of "PEMBROKE LAKES SOUTH", according to the plat thereof as recorded in Plat Book 119 at Page 1 of the Public Records of Broward County, Florida and being more particularly described as follows:

COMMENCE at Southeast corner of the Northeast  $\frac{1}{4}$  of Section 24, Township 51 South, Range 40 East of Broward County, Florida; thence N88°29'22"W, as a basis of bearing, along the south line of said NE  $\frac{1}{4}$  Section 24 for a distance of 772.82 feet; thence N01°30'38"E for a distance of 55.01 feet to the southeast corner of said Tract G-2A; thence N88°29'22"W along the south line of said Tract G-2 for a distance 584.42 feet; thence N00°00'12"E along the east line of said portion of the Tract G-2 "PEMBROKE LAKES SOUTH", according to the Plat Book 119 Page 1 of the Public Records of Broward County, as shown in Official Record Book 46548 Page 1987 of the Public Records of Broward County, Florida for a distance 16.27 feet to the point of curvature of a tangent curve to the left; thence 83.03 feet continuing along said east line of said portion of Tract G-2, as recorded in Official Record Book 46548 Page 1987, said curve having for its elements a radius of 106.00 feet through a central angle of 44°52'44"; thence N85°11'41"E for a distance of 5.08 feet to the Point of Beginning; thence right along a non-tangent arc concave southeast for a distance of 38.42 feet, said curve having for its elements a radius of 34.00 feet through a central angle of 64°44'45" and a radial line that bears N63°14'48"W; thence S88°30'03"E for a distance of 8.48 feet; thence right along a tangent arc concave southwest for a distance of 27.05 feet, said curve having for its elements a radius of 34.00 feet through a central angle of 45°34'55"; thence S29°32'57"E for a distance of 20.08 feet; thence left along a non-tangent arc concave southeast for a distance of 11.56 feet, said curve having for its elements a radius of 20.00 feet through a central angle of 38°00'12" and a radial line that bears N36°43'50"W; thence N86°23'14"E for a distance of 9.70 feet; thence N27°21'09"W for a distance of 21.85 feet; thence left along a tangent arc concave southwest for a distance 52.04 feet, said curve having for its elements a radius of 54.00 feet through a central angle of 55°13'04"; thence N88°30'03"W for a distance of 8.48 feet; thence left along an tangent arc concave southeast for a distance of 46.34 feet, said curve having for its elements a radius of 54.00 feet through a central angle of 49°10'23"; thence left along a non-tangent arc concave southeast for a distance of 23.14 feet, said curve having for its elements a radius of 205.00 feet through a central angle of 06°28'01" and a radial line that bears N62°20'23"E back to the Point of Beginning.

Said boat ramp easement having an area of 2,208 square feet and lying in the city of Pembroke Pines, Broward County, Florida.

PAGE 2 OF 3

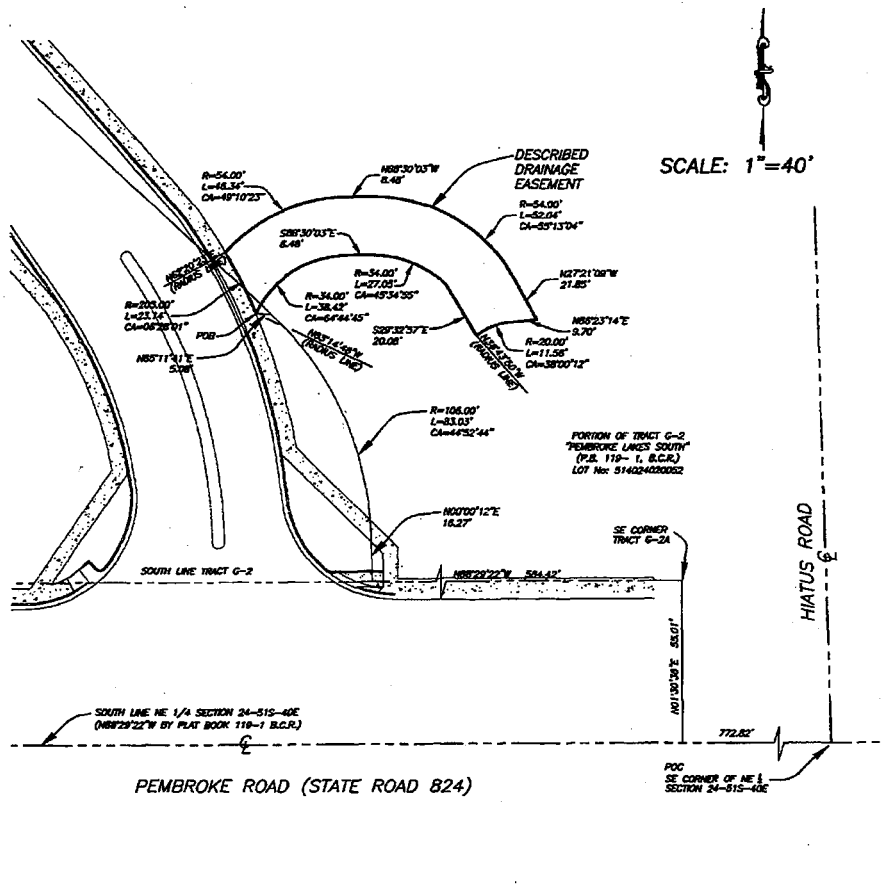
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SCALE: 1"=40'

PAGE 3 OF 3

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**BOAT RAMP EASEMENT**  
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\*\*\*MEMORANDUM\*\*\*

DATE: October 22, 2015

TO: South Broward Drainage District Commissioners

FROM: Kevin M. Hart, P.E.  
District Director

Subject: Request to Transfer Funds from SBDD Capital Improvements Committed Account to the SBDD General Operating Account

Comments:

SBDD recently completed the following CIP projects:

- SW 205<sup>th</sup> Avenue Drainage Improvements in SWR
- Install Telemetry System for Basin Interconnect (Silver Lakes Interconnect)
- Upgrade Two Pumps to Water Cooled
- Excavate Secondary Canals in Basin 8

These projects were previously approved by the Board with funding through the Capital Improvement Committed Account. A final accounting of each project is shown below.

SW 205th Avenue Drainage Improvements

Approved Contract Amount =	\$31,900.00
Change Order # 1 =	\$ 311.00
Additional Project Costs (by SBDD) =	<u>\$ 3,784.34</u>
Final Project Cost =	\$35,995.34

Install Telemetry System for Basin Inter-Connect (Basins S-9/S-10 and S-4/S-5)\*

Original CIP Budget Amount =	\$60,000.00
Final Project Cost =	\$47,233.64

Upgrade Two (2) Pumps to Water Cooled

Approved Not-To-Exceed Contract Amount =	\$57,200.00
Final Project Cost =	\$48,700.00

Excavate Secondary Canals in Basin 8\*

Original CIP Budget Amount =	\$30,000.00
Final Project Cost =	\$10,281.00

\*Work was performed through several different contracts administered by SBDD.

Total Amount to be Transferred = \$142,209.98

Financial impacts to this Agenda Item: None; the costs for these projects were previously approved by the SBDD Board of Commissioners and have been paid through the General Operating Account.

**This is to request approval to transfer \$142,209.98 from the SBDD Capital Improvement Committed Account to the SBDD General Operating Account as reimbursement for four recently completed CIP projects.**

**KH**  
**Attachments**