RESOLUTION NO.

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, ACCEPTING AN EASEMENT, RELATED TO THE PROVISION OF WATER AND WASTEWATER SERVICES, OVER, ACROSS, UNDER, AND THROUGH REAL PROPERTY LOCATED IN THE CITY OF FORT LAUDERDALE, FLORIDA; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Fairfield Cypress, LP, a Delaware limited partnership ("Grantor"), is the owner of certain property located in the City of Fort Lauderdale, Florida ("Property"), which Property is more particularly described in the legal description and sketch made subject to the Easement Agreement, which is attached hereto and made a part hereof as Attachment 1;

WHEREAS, Broward County, Florida ("County"), requested from Grantor a nonexclusive and perpetual easement over, across, under, and through the Property for water mains, wastewater force mains, reclaimed water mains, and/or any other water and wastewater installations that may be required for purposes of providing water supply service for domestic, commercial, industrial, or other uses and for the collection of domestic, commercial, industrial, or other kinds of wastewater to and from the Property and other parcels of real property that may or may not abut and be contiguous to the Property ("Easement");

WHEREAS, Grantor is willing to grant such Easement to the County as provided in the Easement Agreement; and

WHEREAS, the Board of County Commissioners of Broward County, Florida ("Board"), has determined that acceptance of the Easement serves a public purpose and is in the best interest of the County, NOW, THEREFORE,

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

Section 1. The recitals set forth in the preamble to this Resolution are true, accurate, and incorporated by reference herein as though set forth in full hereunder.

Section 2. The Board hereby accepts the Easement as provided in the Easement Agreement attached to this Resolution as Attachment 1.

Section 3. The Easement Agreement shall be properly recorded in the Official Records of Broward County, Florida.

Section 4. Severability.

If any portion of this Resolution is determined by any court to be invalid, the invalid portion will be stricken, and such striking will not affect the validity of the remainder of this Resolution. If any court determines that this Resolution, in whole or in part, cannot be legally applied to any individual, group, entity, property, or circumstance, such determination will not affect the applicability of this Resolution to any other individual, group, entity, property, or circumstance.

Section 5. Effective Date.

This Resolution is effective upon adoption.

ADOPTED this day of , 2024. **PROPOSED**

Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

By: */s/ Stacey-Ann M. Rowe* 10/22/2024
Stacey-Ann M. Rowe (date)
Senior Assistant County Attorney

By: */s/ Annika E. Ashton* 10/22/2024
Annika E. Ashton (date)
Deputy County Attorney

SMR/sr
Resolution Accepting Easement – Fairfield Cypress, LP
10/22/2024
iManage #1129080

Attachment 1

Return to:
Broward County Water and
Wastewater Services Engineering Division
2555 West Copans Road
Pompano Beach, Florida 33069

Prepared by:
Nestor Berrios
Broward County Water and Wastewater Services
2555 West Copans Road
Pompano Beach, Florida 33069
and approved as to form by:
Stacey-Ann M. Rowe
Senior Assistant County Attorney

Folio Number: 494210130081

EASEMENT AGREEMENT

This Easement Agreement ("Easement Agreement") is made this 13 day of August, 2024 ("Effective Date"), by FAIRFIELD CYPRESS LP, a Delaware limited partnership ("Grantor") whose address is 5355 Mira Sorrento Place, Suite 100, San Diego CA 92121, in favor of Broward County, a political subdivision of the State of Florida ("Grantee"), whose address is Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301. Grantor and Grantee are hereinafter referred to collectively as the "Parties," and individually referred to as a "Party."

(Wherever used herein the terms, "Grantor" and "Grantee" shall include heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations wherever the context so admits or requires).

RECITALS

A. Grantor is the fee simple owner of the following property located in Broward County, Florida (the "Property"):

See Exhibit A with accompanying sketch of description attached hereto and made a part hereof

B. Grantee desires a nonexclusive and perpetual easement over, across, under, and through the Easement Area, as defined in Section 2, for water mains, wastewater force mains, reclaimed water mains, and/or for any other water and wastewater installations which may be required for the purpose of providing water supply service for domestic, commercial, industrial, or other use and for the collection of domestic, commercial, industrial, or other kinds of wastewater to and from properties, inclusive of the Property, which may or may not abut and being contiguous to the easement ("Easement").

C. Grantor is willing to grant the Easement to Grantee under the terms herein.

NOW, THEREFORE, for and in consideration of the mutual terms and conditions contained herein, and the sum of one dollar ($1.00), and other good and valuable

consideration, the sufficiency of which are hereby acknowledged, Grantor hereby declares as follows:

1. The recitals set forth above are true and accurate, and fully incorporated by reference herein.

2. Grantor hereby grants unto Grantee, its licensees, agents, and independent contractors, the Easement together with any incidental or necessary appurtenances thereto ("Easement Area"), which Easement Area is further described in **Exhibit A** attached hereto and made a part hereof.

3. Grantor agrees that no obstructions that would interfere with the maintenance or improvement of Grantee's facilities may be placed in the Easement Area without Grantee's prior consent.

4. Grantee shall, at its sole cost and expense, restore the surface of the Easement Area to the same condition which existed prior to the commencement of Grantee's access, maintenance, or repair to the Easement Area.

5. Grantor retains the right to engage in any activities on, over, under, across, or through the Easement Area and shall, for its own purpose, utilize the Property in any manner that does not unreasonably interfere with the Easement.

6. This Easement Agreement may be amended, altered, or modified only by written agreement between the Parties, or their heirs, assigns, or successors-in-interest, which shall be recorded in the Official Records of Broward County, Florida.

7. This Easement Agreement shall run with the land and shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, executors, administrators, successors, and assigns.

8. This Easement Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The Parties agree and accept that jurisdiction of any controversies or legal problems arising out of this Easement Agreement, and any action involving the enforcement or interpretation of any rights hereunder, shall be exclusively in the state courts of the Seventeenth Judicial Circuit in Broward County, Florida, and venue for litigation arising out of this Easement Agreement shall be exclusively in such state courts, forsaking any other jurisdiction which either Party may claim by virtue of residency or other jurisdictional device.

9. Grantee, at its own expense, shall record this fully executed Easement Agreement in its entirety in the Official Records of Broward County, Florida.

IN WITNESS WHEREOF, the undersigned has signed and sealed this Easement Agreement on the respective date under its signature and certifies that he/she has the authority to execute this Instrument.

GRANTOR

Witness #1:

Signature

Matthew Hallman
Print Name of Witness

Address: 3330 Cumberland Blvd., Suite 375
Atlanta, GA 30339

Witness #2

Signature

Ivan Trujillo
Print Name of Witness

Address: 3330 Cumberland Blvd., Suite 375
Atlanta, GA 30339

FAIRFIELD CYPRESS LP, a
Delaware limited Partnership

By: BF VAMF III GP LLC, a
Delaware limited liability company, its
general partner

By:
Signature

Bryan Condie
Print Name

Vice President
Title

13 day of August, 2024

Approved as to form by the Office of the
Broward County Attorney

By: Stacey-Ann M. Rowe Digitally signed by Stacey-Ann M. Rowe Date: 2024.10.22 12:19:55 -04'00'
Stacey-Ann M. Rowe
Senior Assistant County Attorney

ACKNOWLEDGMENT

STATE OF Georgia
COUNTY OF Cobb

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, this 13 day of August, 2024, by Bryan Condie, the Vice President of BF VAMF III GP LLC, a Delaware limited liability company, the general partner of FAIRFIELD CYPRESS LP, a Delaware limited partnership ☑ who is personally known to me or ☐ who has produced _____ as identification.

Notary Public:

Signature: M Frischmann
Print Name: M Frischmann

State of GA
My Commission Expires: 6/8/25
Commission Number: —

(Notary Seal)

M FRISCHMANN
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES JUNE 08, 2025

EXHIBIT A

EASEMENT

LEGEND:

℄ – CENTERLINE
D.B. – DEED BOOK
L.W.D.D. – LAKE WORTH DRAINAGE DISTRICT
O.R.B. – OFFICIAL RECORDS BOOK
PG. – PAGE
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.B.C.R. – PALM BEACH COUNTY PUBLIC RECORDS
L.B. – LICENSED BUSINESS
(PLAT) – REFERS TO PLAT

EXHIBIT "A"

R/W – RIGHT-OF-WAY
23-47-42 – SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST
LAE – LIMITED ACCESS EASEMENT
UE – UTILITY EASEMENT
△ – DELTA (CENTRAL ANGLE)
L – LENGTH
R – RADIUS
RB – RADIAL BEARING
– UTILITY EASEMENT

SURVEYOR'S NOTES:

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF PARCEL "H" AS RECORDED IN THE THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEARING S43°15'05"W.
5. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

DESCRIPTION:

A PORTION OF PARCEL "H", OF "PINE CREST ISLES", AS RECORDED IN PLAT BOOK 63, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERNMOST PROPERTY CORNER OF FAIRFIELD CYPRESS CREEK, DESCRIBED AS THE NORTHERLY EXTENSION OF THE WEST LINE OF A 155 FOOT CANAL RIGHT-OF-WAY (SHOWN ON PLAT BOOK 63, PAGE 48, B.C.R.) INTERSECTING WITH A LINE 5.00 FEET SOUTHEAST OF AND PARALLEL WITH THE NORTHWEST LINE OF SAID PARCEL "H," THENCE S43°15'05"W, ALONG SAID PARALLEL LINE, A DISTANCE OF 84.77 FEET; THENCE S45°40'30"E, A DISTANCE OF 50.98 FEET TO THE POINT OF BEGINNING; THENCE N00°02'07"W, A DISTANCE OF 1.56 FEET; THENCE N89°38'51"E, A DISTANCE OF 20.02 FEET; THENCE S00°15'33"E, A DISTANCE OF 13.42 FEET; THENCE S89°53'22"W, A DISTANCE OF 8.04 FEET TO A POINT ON SAID SOUTH LINE; THENCE N45°41'28"W, ALONG SAID SOUTH LINE, A DISTANCE OF 16.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 197.29 SQUARE FEET/0.0045 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JUNE 18, 2024. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 2

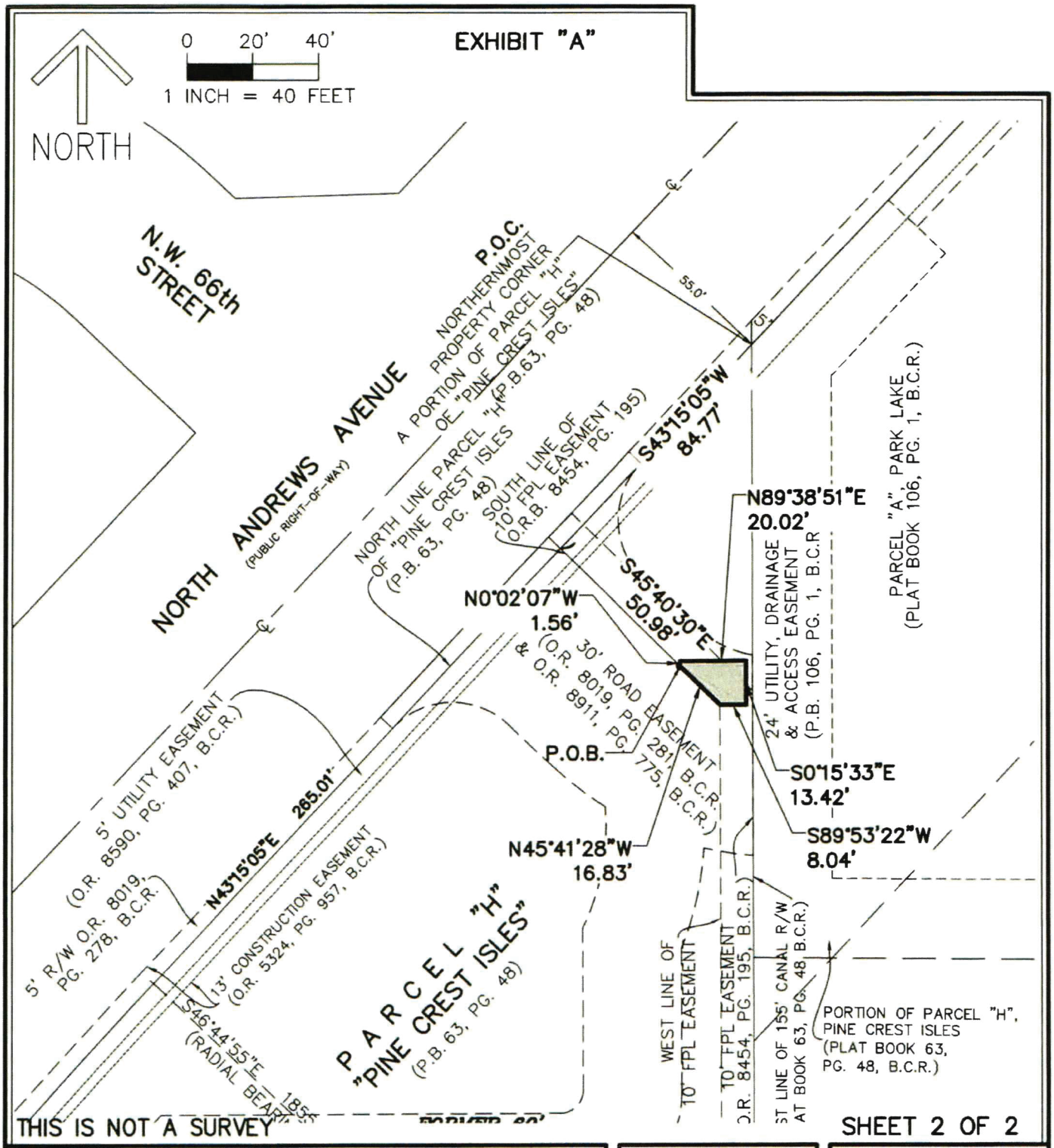
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING – LAND PLANNING
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

FAIRFIELD
UTILITY ADDITION EASEMENT
SKETCH OF DESCRIPTION

Digitally signed by Jeffrey R. Wagner
Date: 2024.06.18 13:03:06 -04'00'
Adobe Acrobat version: 2024.002.20857

JEFFREY R. WAGNER
REGISTERED LAND SURVEYOR NO. 5302
STATE OF FLORIDA
L.B. 3591

DATE	6/18/2024
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9811



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DATE	6/18/2024
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	AS NOTED
JOB NO.	9811

FAIRFIELD
UTILITY ADDITION EASEMENT
SKETCH OF DESCRIPTION

LEGEND:

℄ – CENTERLINE
D.B. – DEED BOOK
L.W.D.D. – LAKE WORTH DRAINAGE DISTRICT
O.R.B. – OFFICIAL RECORDS BOOK
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P.B.C.R. – PALM BEACH COUNTY PUBLIC RECORDS
L.B. – LICENSED BUSINESS
(PLAT) – REFERS TO PLAT

EXHIBIT "A"

R/W – RIGHT-OF-WAY
23-47-42 – SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST
LAE – LIMITED ACCESS EASEMENT
UE – UTILITY EASEMENT
Δ – DELTA (CENTRAL ANGLE)
L – LENGTH
R – RADIUS
RB – RADIAL BEARING
– UTILITY EASEMENT

SURVEYOR'S NOTES:

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CONTAINING 246.92 SQUARE FEET OR 0.0057 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JUNE 13, 2024. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 2

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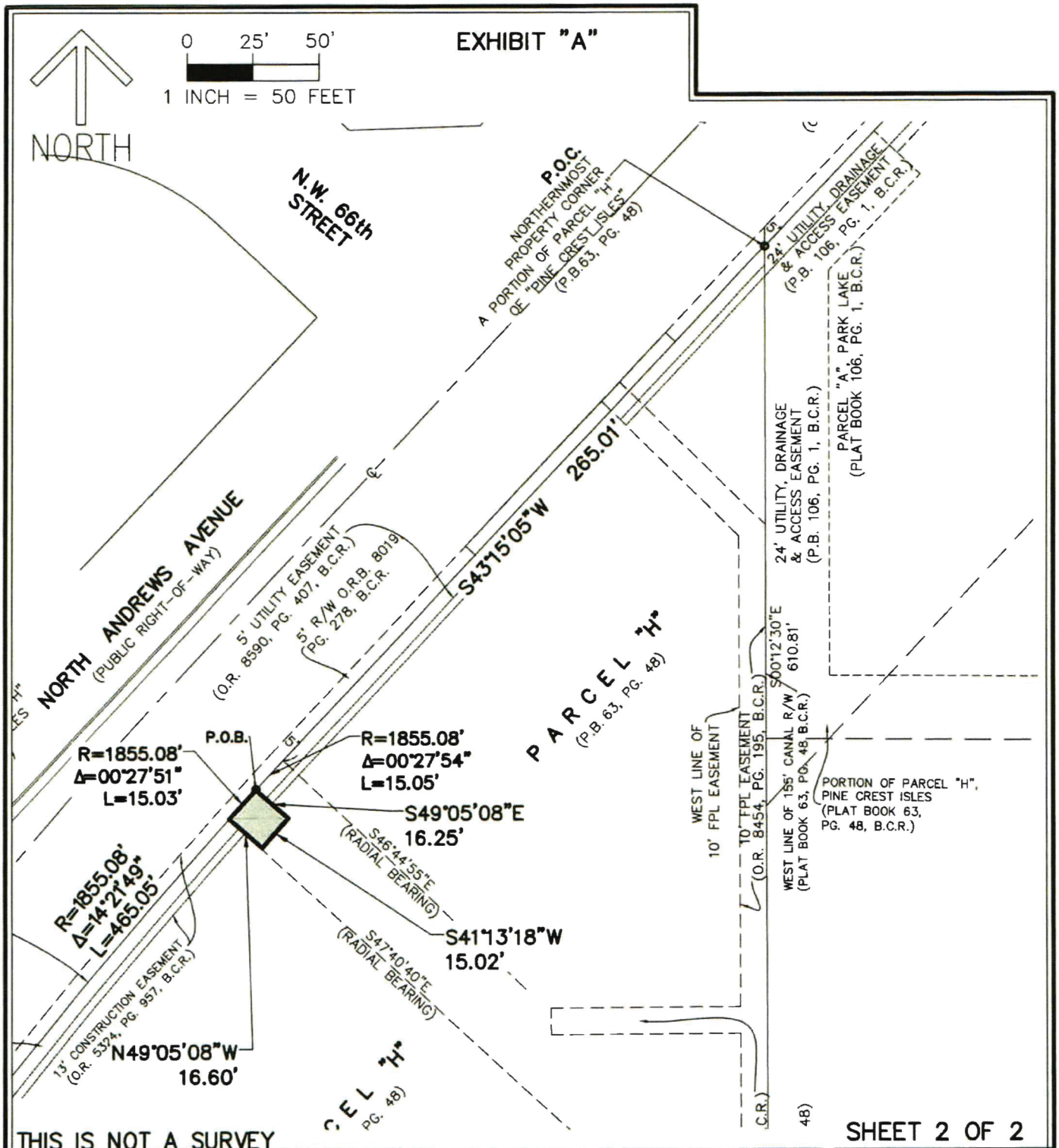
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

FAIRFIELD
UTILITY EASEMENT C
SKETCH OF DESCRIPTION

Digitally signed by Jeffrey R. Wagner
Date: 2024.06.18 13:03:47 -04'00'
Adobe Acrobat version: 2024.002.20857

JEFFREY R. WAGNER
REGISTERED LAND SURVEYOR NO. 5302
STATE OF FLORIDA
L.B. 3591

DATE	6/18/2024
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9811



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PHONE (561)-392-1991 / FAX (561)-750-1452

DATE	6/18/2024
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	AS NOTED
JOB NO.	9811

FAIRFIELD
UTILITY EASEMENT C
SKETCH OF DESCRIPTION

LEGEND:

℄ – CENTERLINE
D.B. – DEED BOOK
L.W.D.D. – LAKE WORTH DRAINAGE DISTRICT
O.R.B. – OFFICIAL RECORDS BOOK
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CONTAINING 597.88 SQUARE FEET OR 0.0137 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JUNE 18, 2024. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 3

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING – LAND PLANNING
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

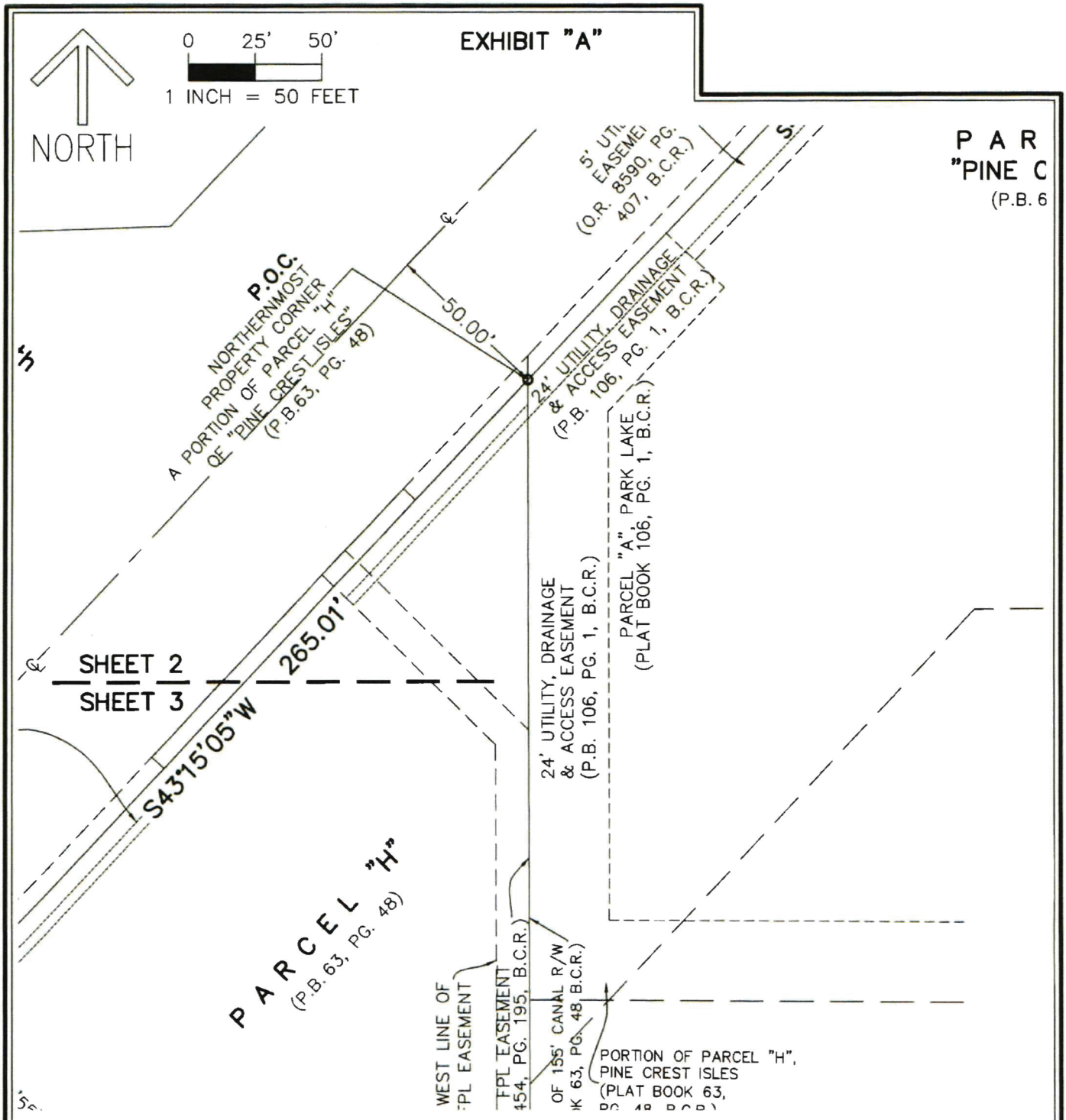
Digitally signed by Jeffrey R. Wagner
Date: 2024.06.18 13:04:43 -04'00'
Adobe Acrobat version: 2024.002.20857

JEFFREY R. WAGNER
REGISTERED LAND SURVEYOR NO. 5302
STATE OF FLORIDA
L.B. 3591

DATE	6/18/2024
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9811

FAIRFIELD
UTILITY EASEMENT B
SKETCH OF DESCRIPTION

EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 2 OF 3

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING – LAND PLANNING
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F.B./ PG.	N/A
SCALE	AS NOTED
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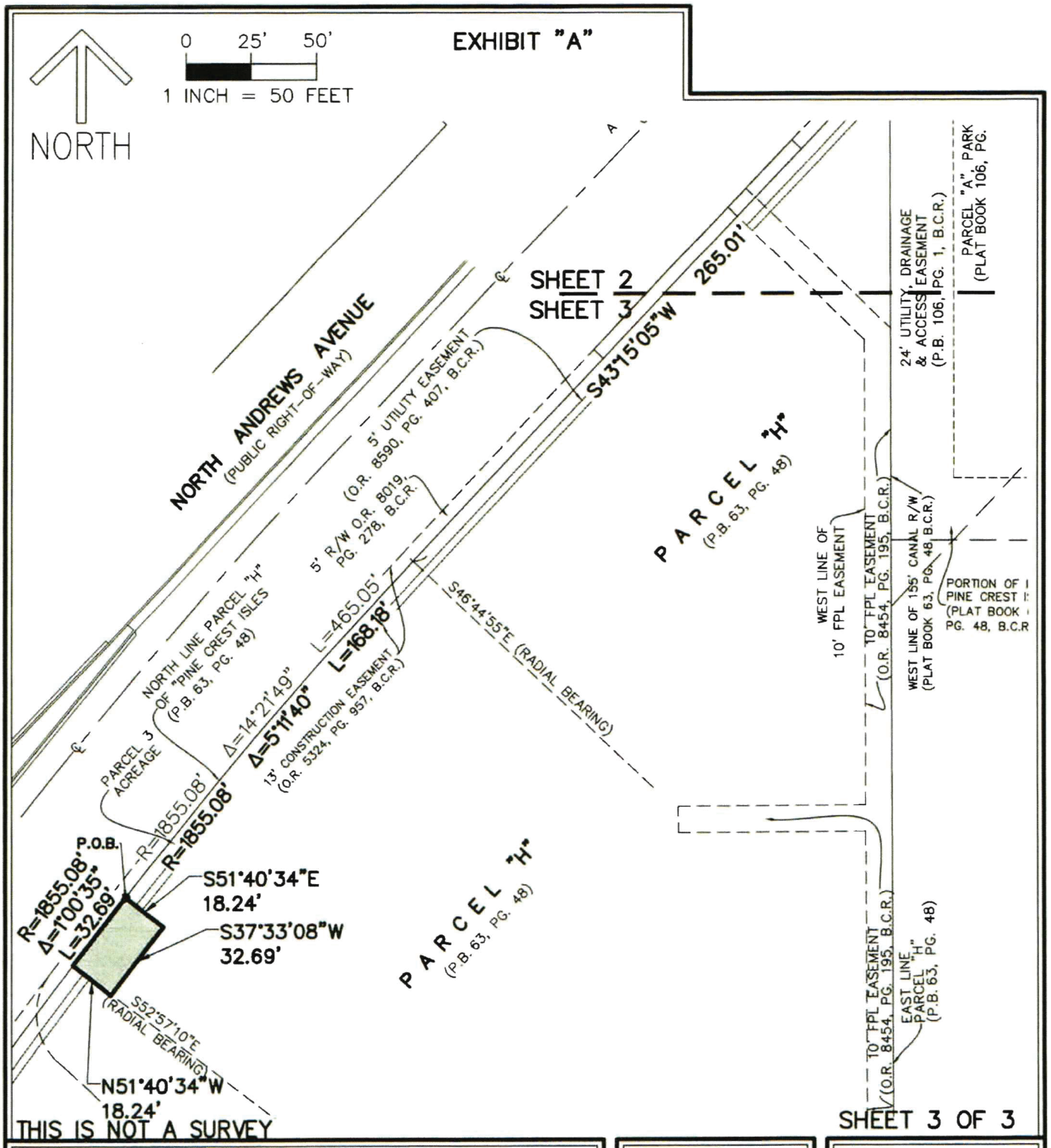
FAIRFIELD
UTILITY EASEMENT B
SKETCH OF DESCRIPTION



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23-47-42 – SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST
LAE – LIMITED ACCESS EASEMENT
UE – UTILITY EASEMENT
Δ – DELTA (CENTRAL ANGLE)
L – LENGTH
R – RADIUS
RB – RADIAL BEARING
– UTILITY EASEMENT

SURVEYOR'S NOTES:

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF PARCEL "H" AS RECORDED IN THE THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEARING S43°15'05"W.
5. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

DESCRIPTION:

A PORTION OF PARCEL "H", OF "PINE CREST ISLES", AS RECORDED IN PLAT BOOK 63, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERNMOST PROPERTY CORNER OF FAIRFIELD CYPRESS CREEK, DESCRIBED AS THE NORTHERLY EXTENSION OF THE WEST LINE OF A 155 FOOT CANAL RIGHT-OF-WAY (SHOWN ON PLAT BOOK 63, PAGE 48, B.C.R.) INTERSECTING WITH A LINE 5.00 FEET SOUTHEAST OF AND PARALLEL WITH THE NORTHWEST LINE OF SAID PARCEL "H," THENCE S43°15'05"W, ALONG SAID PARALLEL LINE, A DISTANCE OF 144.69 FEET TO THE POINT OF BEGINNING; THENCE S46°44'55"E, A DISTANCE OF 20.00 FEET; THENCE S43°15'05"W, A DISTANCE OF 21.08 FEET; THENCE N46°44'55"W, A DISTANCE OF 20.00 FEET TO A POINT ON SAID PARALLEL LINE; THENCE N43°15'05"E, ALONG SAID PARALLEL LINE, A DISTANCE OF 21.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 527.02 SQUARE FEET OR 0.0121 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JUNE 18, 2024. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 2

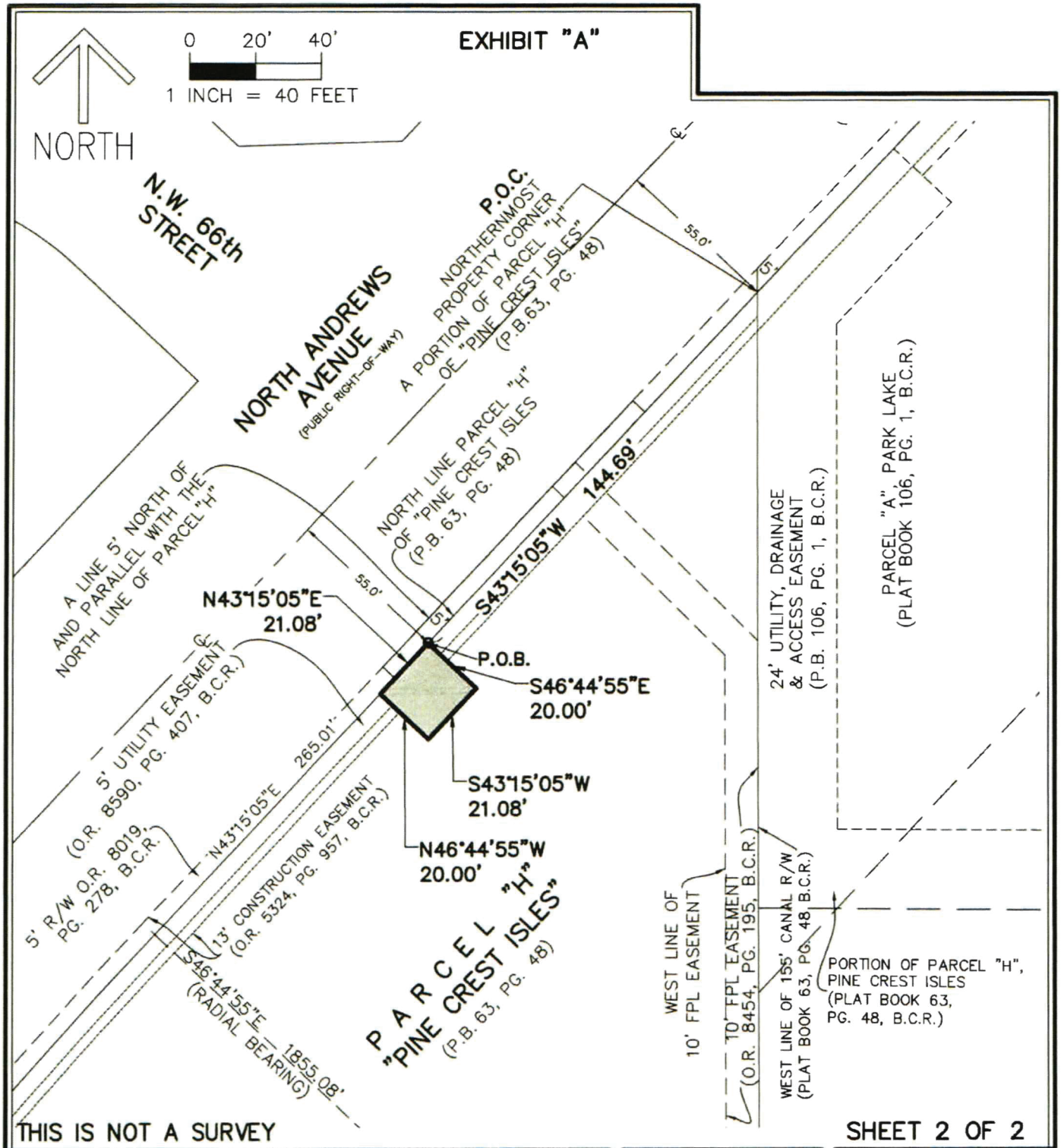
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING – LAND PLANNING
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

Digitally signed by Jeffrey R. Wagner
Date: 2024.06.18 13:05:25 -04'00'
Adobe Acrobat version: 2024.002.20857

JEFFREY R. WAGNER
REGISTERED LAND SURVEYOR NO. 5302
STATE OF FLORIDA
L.B. 3591

DATE	6/18/2024
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9811

FAIRFIELD
UTILITY EASEMENT A
SKETCH OF DESCRIPTION



THIS IS NOT A SURVEY

SHEET 2 OF 2

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING – LAND PLANNING
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE	6/18/2024
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	AS NOTED
JOB NO.	9811

FAIRFIELD
UTILITY EASEMENT A
SKETCH OF DESCRIPTION

OPINION OF TITLE
(Search No.: 21-397-1-Update 5)

TO: Broward County Board of County Commissioners

With the understanding that this Opinion of Title is furnished to Broward County Board of County Commissioners, as inducement for acceptance of a Warranty Deed, hereinafter described, it is hereby certified that I have examined a complete "Abstract of Title" covering the period from the beginning to the 14th day of June 2024, at the hour of 11:00PM, inclusive, of the following described property.

Legal Description:

SEE EXHIBIT "A" ATTACHED

I am of the Opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in:

Fairfield Cypress LP, a Delaware limited partnership (Under Instrument No. 117073538)

NOTE: For Limited Partnership or Joint Venture indicate comprising the Limited Partnership or Joint Venture and identify who is authorized to execute.

Bryan Condie, as Vice President of BF VAMF III GP, LLC, as General Partner of Fairfield Cypress LP, a Delaware limited partnership

Subject to the following encumbrances, liens and other exceptions:

RECORDED MORTGAGES:	**SEE ATTACHED**
RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:	**NONE**
GENERAL EXCEPTIONS:	**SEE ATTACHED**
SPECIAL EXCEPTIONS:	**SEE ATTACHED**

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions.

Therefore, it is my opinion that the following party (ies) must join in the agreement in order to make the agreement a valid and binding covenant on the lands described herein.

NAME	INTEREST	SPECIAL EXCEPTION NUMBER
Fairfield Cypress LP, a Delaware limited partnership	**FEE SIMPLE**	
Hancock Whitney Bank, a Mississippi state chartered bank	**MORTGAGE**	

The following is a description of the aforementioned abstract and its continuations:

NUMBER	COMPANY CERTIFYING	NO. OF ENTRIES PERIOD COVERED
1	**Paramount Title Services, Inc.**	**14**
2	**Paramount Title Services, Inc.**	**4**
3	**Paramount Title Services, Inc.**	**4**
4	**Paramount Title Services, Inc.**	**10**

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 25th day of June 2024

Eliana Leal, Esq.
Florida Bar No. 55328

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this **25th day of June 2024**, by **Eliana Leal**, **who is personally known to me** or has produced _____, as identification.

EVELYN BRANAS
Notary Public - State of Florida
Commission # HH 271379
My Comm. Expires Jun 5, 2026
Bonded through National Notary Assn.

Notary Public

Evelyn Branas
Printed Name

My Commission Expires:_____

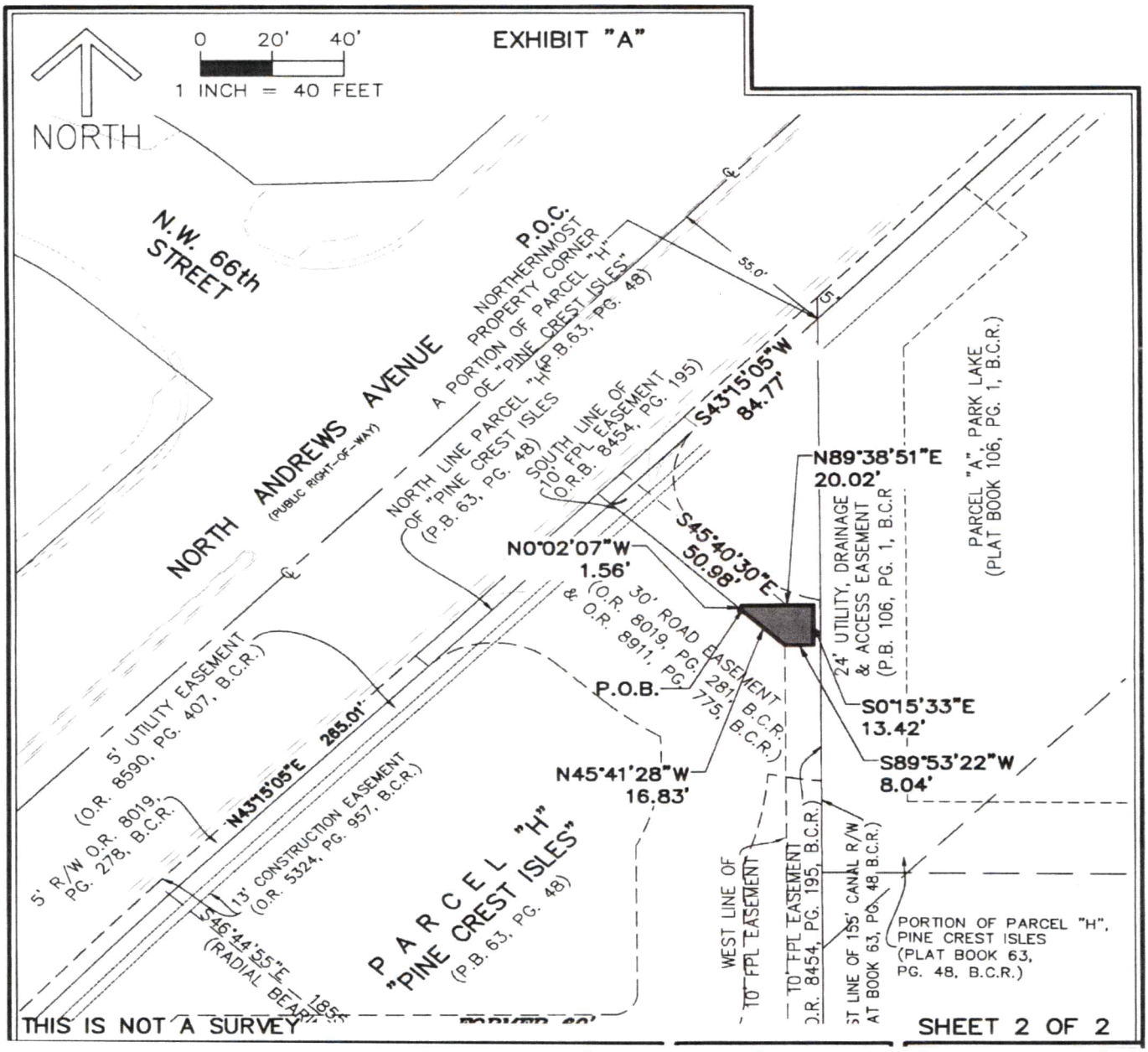
EXHIBIT "A"

DESCRIPTION:

A PORTION OF PARCEL "H", OF "PINE CREST ISLES", AS RECORDED IN PLAT BOOK 63, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERNMOST PROPERTY CORNER OF FAIRFIELD CYPRESS CREEK, DESCRIBED AS THE NORTHERLY EXTENSION OF THE WEST LINE OF A 155 FOOT CANAL RIGHT-OF-WAY (SHOWN ON PLAT BOOK 63, PAGE 48, B.C.R.) INTERSECTING WITH A LINE 5.00 FEET SOUTHEAST OF AND PARALLEL WITH THE NORTHWEST LINE OF SAID PARCEL "H," THENCE S43°15'05"W, ALONG SAID PARALLEL LINE, A DISTANCE OF 84.77 FEET; THENCE S45°40'30"E, A DISTANCE OF 50.98 FEET TO THE POINT OF BEGINNING; THENCE N00°02'07"W, A DISTANCE OF 1.56 FEET; THENCE N89°38'51"E, A DISTANCE OF 20.02 FEET; THENCE S00°15'33"E, A DISTANCE OF 13.42 FEET; THENCE S89°53'22"W, A DISTANCE OF 8.04 FEET TO A POINT ON SAID SOUTH LINE; THENCE N45°41'28"W, ALONG SAID SOUTH LINE, A DISTANCE OF 16.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 197.29 SQUARE FEET/0.0045 ACRES, MORE OR LESS.



And

DESCRIPTION:

A PORTION OF PARCEL "H", OF "PINE CREST ISLES", AS RECORDED IN PLAT BOOK 63, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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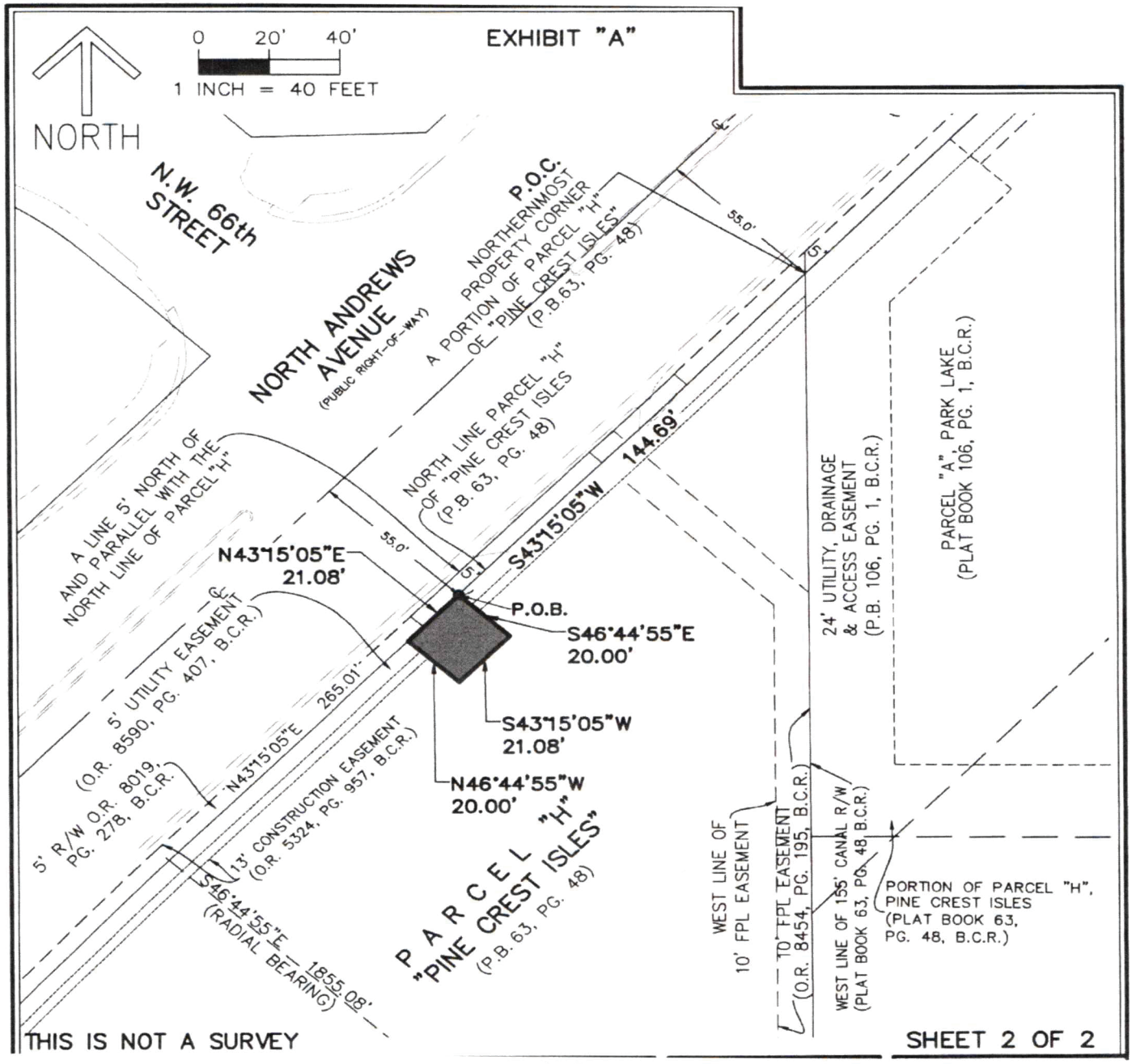
CONTAINING 527.02 SQUARE FEET OR 0.0121 ACRES, MORE OR LESS.



And

DESCRIPTION:

A PORTION OF PARCEL "H", PINECREST ISLES, AS RECORDED IN PLAT BOOK 63, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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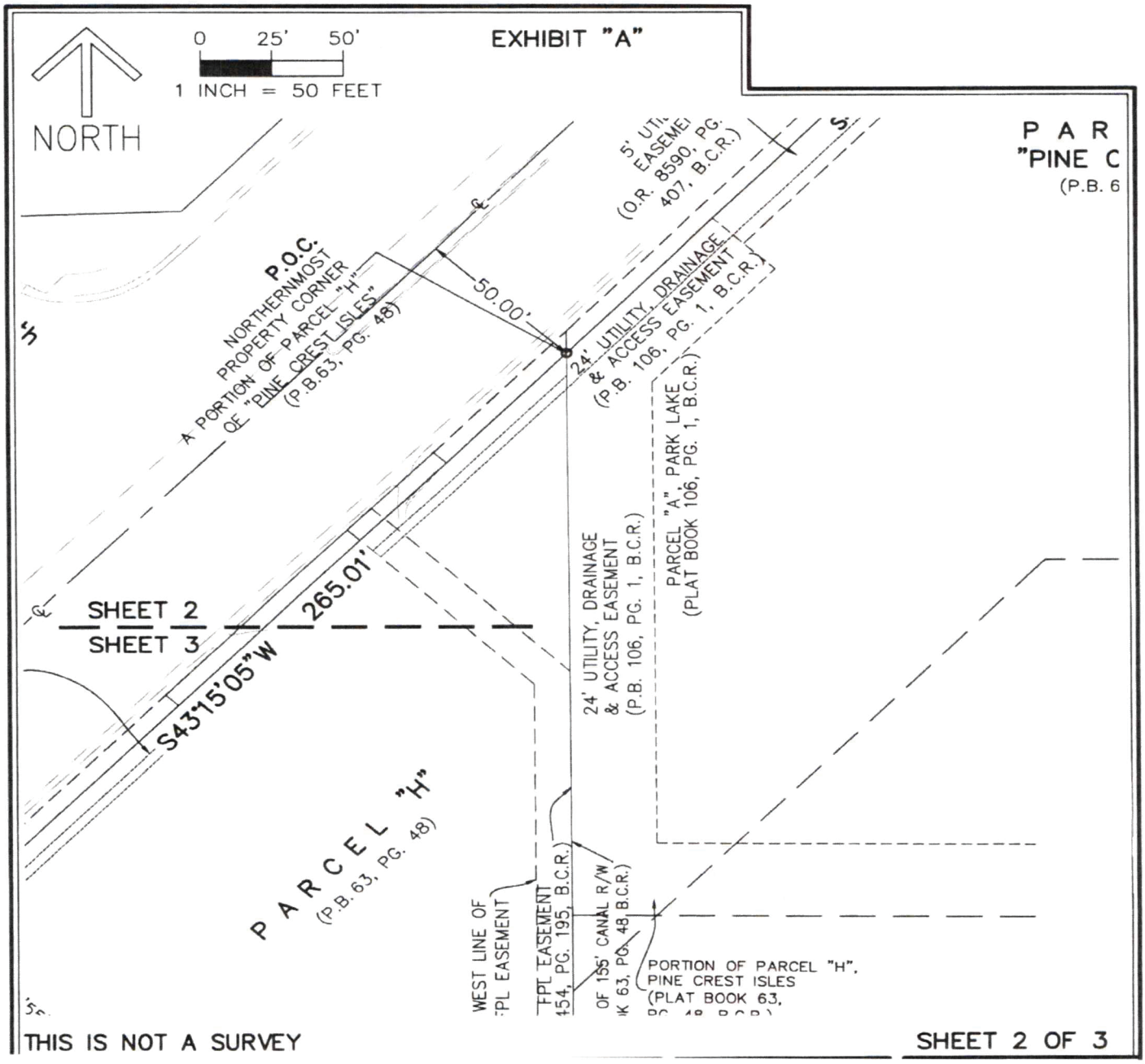
CONTAINING 597.88 SQUARE FEET OR 0.0137 ACRES, MORE OR LESS.



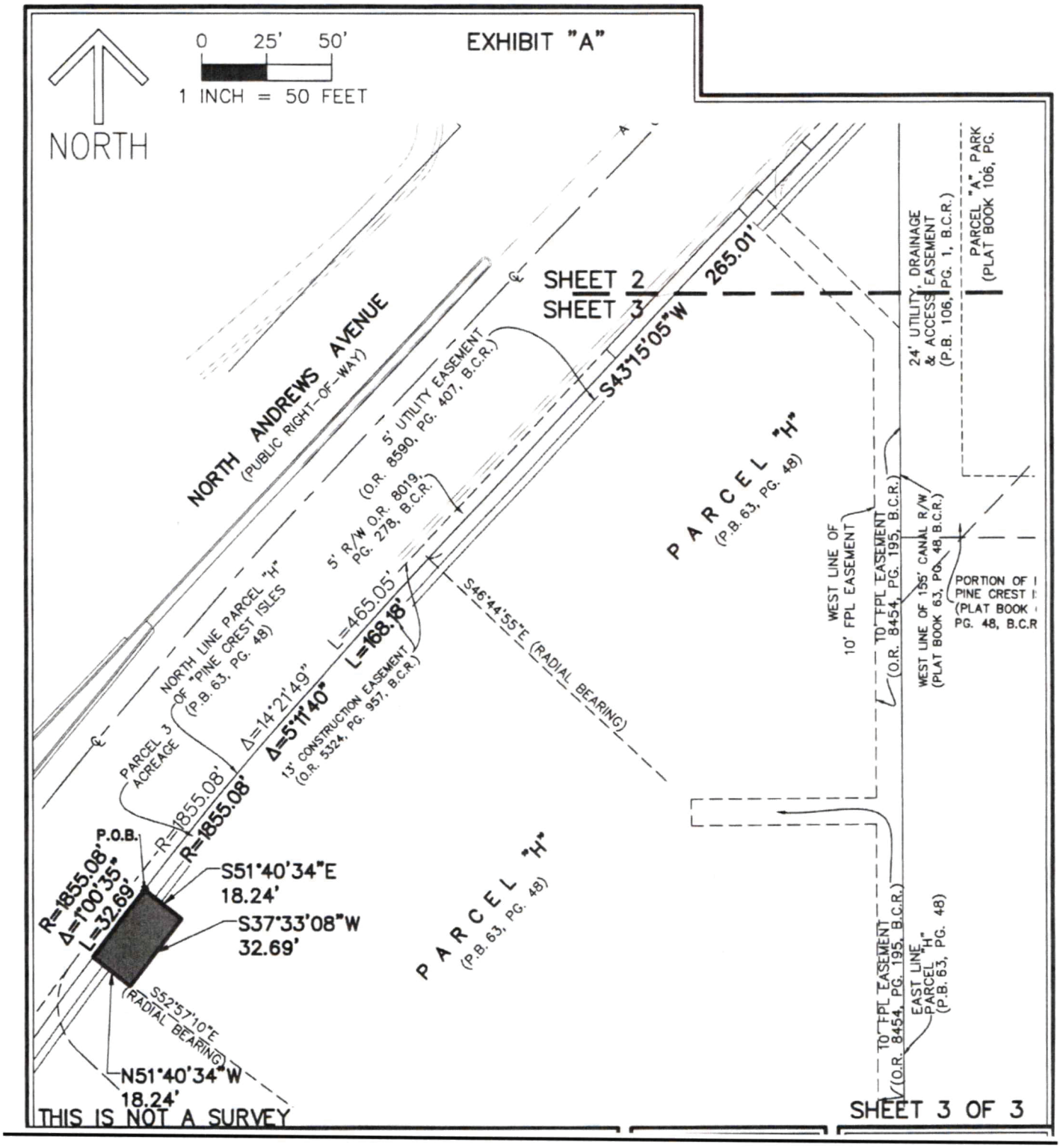


EXHIBIT "A"
0 25' 50'
1 INCH = 50 FEET
NORTH
NORTH ANDREWS AVENUE
(PUBLIC RIGHT-OF-WAY)
SHEET 2
SHEET 3
265.01'
S43°15'05"W
5' UTILITY EASEMENT
(O.R. 8590, PG. 407, B.C.R.)
5' R/W O.R. 8019,
PG. 278, B.C.R.
NORTH LINE PARCEL "H"
OF "PINE CREST ISLES
(P.B. 63, PG. 48)
PARCEL 3
ACREAGE
Δ=14°21'49"
L=465.05'
R=1855.08'
Δ=5°11'40"
L=168.18'
13' CONSTRUCTION EASEMENT
(O.R. 5324, PG. 957, B.C.R.)
S46°44'55"E (RADIAL BEARING)
P.O.B.
R=1855.08'
Δ=1°00'35"
L=32.69'
S51°40'34"E
18.24'
S37°33'08"W
32.69'
S52°57'10"E
(RADIAL BEARING)
N51°40'34"W
18.24'
THIS IS NOT A SURVEY
PARCEL "H"
(P.B. 63, PG. 48)
PARCEL "H"
(P.B. 63, PG. 48)
WEST LINE OF
10' FPL EASEMENT
70' FPL EASEMENT
(O.R. 8454, PG. 195, B.C.R.)
24' UTILITY, DRAINAGE
& ACCESS EASEMENT
(P.B. 106, PG. 1, B.C.R.)
PARCEL "A", PARK
(PLAT BOOK 106, PG.
WEST LINE OF 195' CANAL R/W
(PLAT BOOK 63, PG. 48, B.C.R.)
PORTION OF
PINE CREST
(PLAT BOOK
PG. 48, B.C.R
70' FPL EASEMENT
(O.R. 8454, PG. 195, B.C.R.)
EAST LINE
PARCEL "H"
(P.B. 63, PG. 48)
SHEET 3 OF 3

And

DESCRIPTION:

A PORTION OF PARCEL "H", PINECREST ISLES, AS RECORDED IN PLAT BOOK 63, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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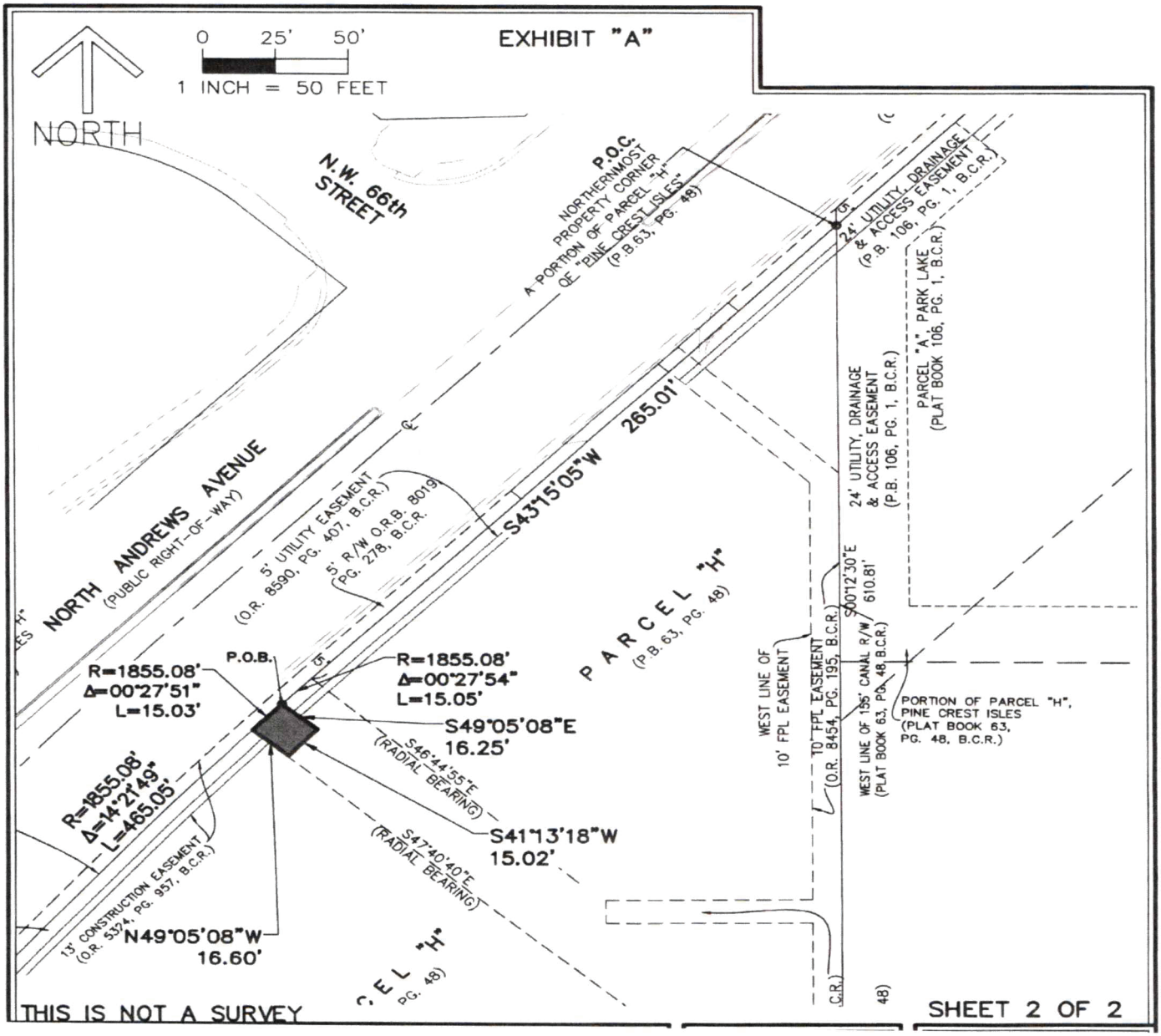
CONTAINING 246.92 SQUARE FEET OR 0.0057 ACRES, MORE OR LESS.



RECORDED MORTGAGES:

1. **MORTGAGE, SECURITY AGREEMENT, FINANCING STATEMENT AND ASSIGNMENT OF RENTS:** Fairfield Cypress LP, a Delaware limited partnership TO Hancock Whitney Bank, a Mississippi state chartered bank, in its capacity as Administrative Agent, dated November 29, 2021, filed December 2, 2021, Under Instrument No. 117776410.

2. **ASSIGNMENT OF LEASES AND RENTS:** Fairfield Cypress LP, a Delaware limited partnership TO Hancock Whitney Bank, a Mississippi state chartered bank, in its capacity as lender arranger and as Administrative Agent, on behalf of itself and its lenders dated November 29, 2021, filed December 2, 2021, Under Instrument No.117776411.

3. **FINANCING STATEMENT:** Fairfield Cypress, LP TO Hancock Whitney Bank, as Administrative Agent, filed December 2, 2021, Under Instrument No. 117776412.

4. **PARTIAL RELEASE OF MORTGAGE:** Hancock Whitney Bank, a Mississippi state chartered bank TO Fairfield Cypress LP, a Delaware limited liability company, dated March 10, 2023, filed January 19, 2024, under Instrument No. 119343584.

GENERAL EXCEPTIONS:

1. **Rights of persons other than the above owners who are in possession or with right to possession.**

2. **Taxes or special assessments which are not shown as existing liens by the public records.**

3. **Easements, or claims of easements, not shown by the public records.**

4. **Encroachments, overlays, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.**

5. **Any lien, or right to a lien for service, labor, or material heretofore or hereafter furnished, imposed by law not shown by the public records.**

SPECIAL EXCEPTIONS:

1. **DEVELOPER'S AGREEMENT:** Broward County, a political subdivision of the State of Florida AND Aqua Filter Corporation, a Florida corporation, Robert Benton and Thomas B. Griffith, as Trustees of the Andrews Trust, Seymour Simon, as Trustee of the Seymour Simon Trust, Steak and Ale of Florida, Inc., a Nevada corporation, and Don L. Clymer, dated October 10, 1978, filed October 17, 1978 in O.R. Book 7821, Page 347.

2. **OWNER'S AGREEMENT:** Broward County, a political subdivision of the State of Florida AND Terry W. Stiles, dated April 3, 1979, filed in O.R. Book 8133, Page 330.

3. **EASEMENT:** Terry W. Stiles TO Florida Power & Light Company, dated August 8, 1979, filed September 20, 1979 in O.R. Book 8454, Page 195.

4. **EASEMENT:** Terry W. Stiles AND Broward County, a political subdivision of the State of Florida, dated November 28, 1979, filed December 3, 1979 in O.R. Book 8590, Page 407.

5. **EASEMENT:** Terry W. Stiles, as Trustee AND Broward County, a political subdivision of the State of Florida, dated March 10, 1980, filed May 16, 1980 in O.R. Book 8911, Page 775.

6. **RESOLUTION:** Board of County Commissioners of Broward County, Florida TO the Public, dated December 1, 2020, filed January 1, 2021, Under Instrument No. 116973371.

7. **TEMPORARY CRANE SWING AND CONSTRUCTION EASEMENT AGREEMENT:** Fairfield Cypress LP AND Poliakoff, Becker & Streitfeld, LLP, dated February 22, 2021, filed February 23, 2021, Under Instrument No. 117073539.

8. **REVOCABLE LICENSE AGREEMENT:** Broward County, a political subdivision of the State of Florida AND City of Fort Lauderdale, a Florida municipal corporation, dated March 21, 2024, filed March 26, 2024, under Instrument No. 119471527.

9. **ORDINANCE:** City Commission of the City of Fort Lauderdale, Florida TO the Public, dated March 19, 2024, filed April 16, 2024, under Instrument No. 119513289.

10. **RESOLUTION:** Board of County Commissioners of Broward County, Florida TO the Public, dated May 7, 2024, filed May 9, 2024, under Instrument No. 119565725.

11. **CLAIM OF LIEN:** Synergy Rents LLC TO Fairfield Cypress LP, dated May 13, 2024, filed May 13, 2024, under Instrument No. 119571432.

12. **CLAIM OF LIEN:** Spada Flat Work TO Fairfield Cypress LP and/or Poliakoff, Becker & Streitfeld LLP, dated May 15, 2024, filed May 16, 2024, under Instrument No. 119579311.

13. **CLAIM OF LIEN:** Cemex Construction Materials Florida, LLC TO Fairfield Cypress LP, dated May 20, 2024, filed May 21, 2024, under Instrument No. 119589211.

14. **CLAIM OF LIEN:** All Paving and Sealcoating, LLC dba 3-D Paving and Sealcoating TO Fairfield Cypress LP, dated June 4, 2024, filed June 4, 2024, under Instrument No. 119613361.

15. **DECLARATION OF RESTRICTIVE COVENANTS:** Fairfield Cypress LP, a Delaware limited partnership TO City of Fort Lauderdale, a Florida municipal corporation, dated June 4, 2024, filed June 13, 2024, under Instrument No. 119629593.

Return to:
Broward County Water and
Wastewater Services Division
2555 West Copans Road
Pompano Beach, Florida 33069

Prepared by:
Nestor Berrios
Broward County Water and
Wastewater Services Division
2555 West Copans Road
Pompano Beach, Florida 33069
and approved as to form by:
Stacey-Ann M. Rowe
Senior Assistant County Attorney

Folio Number: 494210130081

MORTGAGE SUBORDINATION AGREEMENT

The undersigned ("Mortgagee") is the owner and holder of that certain mortgage dated the 29 day of November, 2021, and recorded on 12/02/2021, as Instrument Number 117776410 or in the Official Records Book N/A Pages 1 of 20, in the Official Records of Broward County, Florida ("Mortgage").

Wherein, Fairfield Cypress LP, a Delaware limited partnership, whose Post Office address is 5355 Mira Sorrento Place, San Diego, CA 92121, is Mortgagor and which Mortgage encumbers all or part of the property described in the Easement to Broward County, Florida, attached hereto as Exhibit A, and by this reference made a part hereof. Mortgagee hereby agrees that the lien of said Mortgage and any and all instruments of security incident to said Mortgage and all right, title, and interest of Mortgagee in the property described in the attached Easement is hereby made subject, subordinate, and inferior to the attached Easement. The subordination of the right, title, and interest of Mortgagee in the aforesaid property is without restriction or limitation to the amount of indebtedness, whether principal, interest, future advances, capitalized interest or otherwise. The subordination granted hereunder shall not be construed to operate as (i) a subordination to any other easement, or (ii) a release of the lien and security interest of the Mortgage.

[Signatures on the following page]

IN WITNESS WHEREOF, the undersigned Mortgagee has executed this Mortgage Subordination Agreement, this 26 day of June, 2024.

Signed, sealed and delivered
in the presence of:

Witness signature

Print/Type Name

Address: 701 Poydras Ave. Suite 1600, N.O. LA 70139

Witness signature

DONNA C. WILLETTE
Print/Type Name

Address: 701 Poydras Ave Ste 1600 NO La 70139

Hancock Whitney Bank
Mortgagee

By:
Authorized Signor

Michael McKay - Authorized Signor
Print/Type Name and Title

26 day of June 2024

ACKNOWLEDGEMENT

STATE OF Louisiana)
COUNTY OF ORLEANS)

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 26th day of June, 2024, by Michael McKay as Authorized signor of Hancock Whitney Bank, known to me to be the person described herein, or who produced La Drivers License as identification, and who did/did not take an oath.

NOTARY PUBLIC:

(Signature)

TORRIE S. HAAS
(Print Name) NOTARY PUBLIC, NOTARY NUMBER 50211
PARISH OF JEFFERSON, STATE OF LOUISIANA

(SEAL)

My commission expires: MY COMMISSION IS FOR LIFE

Exhibit A
Easement to Broward County

Return to:
Broward County Water and
Wastewater Services Engineering Division
2555 West Copans Road
Pompano Beach, Florida 33069

Prepared by:
Nestor Berrios
Broward County Water and Wastewater Services
2555 West Copans Road
Pompano Beach, Florida 33069
and approved as to form by:
Stacey-Ann M. Rowe
Senior Assistant County Attorney

Folio Number: 494210130081

EASEMENT AGREEMENT

This Easement Agreement ("Easement Agreement") is made this 13 day of August, 2024 ("Effective Date"), by FAIRFIELD CYPRESS LP, a Delaware limited partnership ("Grantor") whose address is 5355 Mira Sorrento Place, Suite 100, San Diego CA 92121, in favor of Broward County, a political subdivision of the State of Florida ("Grantee"), whose address is Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301. Grantor and Grantee are hereinafter referred to collectively as the "Parties," and individually referred to as a "Party."

(Wherever used herein the terms, "Grantor" and "Grantee" shall include heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations wherever the context so admits or requires).

RECITALS

A. Grantor is the fee simple owner of the following property located in Broward County, Florida (the "Property"):

See Exhibit A with accompanying sketch of description attached hereto and made a part hereof

B. Grantee desires a nonexclusive and perpetual easement over, across, under, and through the Easement Area, as defined in Section 2, for water mains, wastewater force mains, reclaimed water mains, and/or for any other water and wastewater installations which may be required for the purpose of providing water supply service for domestic, commercial, industrial, or other use and for the collection of domestic, commercial, industrial, or other kinds of wastewater to and from properties, inclusive of the Property, which may or may not abut and being contiguous to the easement ("Easement").

C. Grantor is willing to grant the Easement to Grantee under the terms herein.

NOW, THEREFORE, for and in consideration of the mutual terms and conditions contained herein, and the sum of one dollar ($1.00), and other good and valuable

consideration, the sufficiency of which are hereby acknowledged, Grantor hereby declares as follows:

1. The recitals set forth above are true and accurate, and fully incorporated by reference herein.

2. Grantor hereby grants unto Grantee, its licensees, agents, and independent contractors, the Easement together with any incidental or necessary appurtenances thereto ("Easement Area"), which Easement Area is further described in **Exhibit A** attached hereto and made a part hereof.

3. Grantor agrees that no obstructions that would interfere with the maintenance or improvement of Grantee's facilities may be placed in the Easement Area without Grantee's prior consent.

4. Grantee shall, at its sole cost and expense, restore the surface of the Easement Area to the same condition which existed prior to the commencement of Grantee's access, maintenance, or repair to the Easement Area.

5. Grantor retains the right to engage in any activities on, over, under, across, or through the Easement Area and shall, for its own purpose, utilize the Property in any manner that does not unreasonably interfere with the Easement.

6. This Easement Agreement may be amended, altered, or modified only by written agreement between the Parties, or their heirs, assigns, or successors-in-interest, which shall be recorded in the Official Records of Broward County, Florida.

7. This Easement Agreement shall run with the land and shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, executors, administrators, successors, and assigns.

8. This Easement Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The Parties agree and accept that jurisdiction of any controversies or legal problems arising out of this Easement Agreement, and any action involving the enforcement or interpretation of any rights hereunder, shall be exclusively in the state courts of the Seventeenth Judicial Circuit in Broward County, Florida, and venue for litigation arising out of this Easement Agreement shall be exclusively in such state courts, forsaking any other jurisdiction which either Party may claim by virtue of residency or other jurisdictional device.

9. Grantee, at its own expense, shall record this fully executed Easement Agreement in its entirety in the Official Records of Broward County, Florida.

IN WITNESS WHEREOF, the undersigned has signed and sealed this Easement Agreement on the respective date under its signature and certifies that he/she has the authority to execute this Instrument.

GRANTOR

Witness #1:

Signature

Matthew Hallman
Print Name of Witness

Address: 3330 Cumberland Blvd., Suite 375
Atlanta, GA 30339

Witness #2

Signature

Ivan Trujillo
Print Name of Witness

Address: 3330 Cumberland Blvd., Suite 375
Atlanta, GA 30339

FAIRFIELD CYPRESS LP, a
Delaware limited Partnership

By: BF VAMF III GP LLC, a
Delaware limited liability company, its
general partner

By:
Signature

Bryan Condie
Print Name

Vice President
Title

13 day of August, 2024

ACKNOWLEDGMENT

STATE OF Georgia
COUNTY OF Cobb

The foregoing instrument was acknowledged before me, by means of ☑ physical presence or ☐ online notarization, this 13 day of August, 2024, by Bryan Condie, the Vice President of BF VAMF III GP LLC, a Delaware limited liability company, the general partner of FAIRFIELD CYPRESS LP, a Delaware limited partnership ☑ who is personally known to me or ☐ who has produced _____ as identification.

Notary Public:

Signature:
Print Name: M Frischmann

State of GA
My Commission Expires: 6/8/25
Commission Number: —

(Notary Seal)

M FRISCHMANN
NOTARY PUBLIC
COBB COUNTY, GEORGIA
MY COMMISSION EXPIRES JUNE 08, 2025

EXHIBIT A

EASEMENT

LEGEND:

℄ – CENTERLINE
D.B. – DEED BOOK
L.W.D.D. – LAKE WORTH DRAINAGE DISTRICT
O.R.B. – OFFICIAL RECORDS BOOK
PG. – PAGE
P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT
P.B.C.R. – PALM BEACH COUNTY PUBLIC RECORDS
L.B. – LICENSED BUSINESS
(PLAT) – REFERS TO PLAT

EXHIBIT "A"

R/W – RIGHT-OF-WAY
23-47-42 – SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST
LAE – LIMITED ACCESS EASEMENT
UE – UTILITY EASEMENT
Δ – DELTA (CENTRAL ANGLE)
L – LENGTH
R – RADIUS
RB – RADIAL BEARING
– UTILITY EASEMENT

SURVEYOR'S NOTES:

1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF PARCEL "H" AS RECORDED IN THE THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEARING S43°15'05"W.
5. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

DESCRIPTION:

A PORTION OF PARCEL "H", OF "PINE CREST ISLES", AS RECORDED IN PLAT BOOK 63, PAGE 48 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERNMOST PROPERTY CORNER OF FAIRFIELD CYPRESS CREEK, DESCRIBED AS THE NORTHERLY EXTENSION OF THE WEST LINE OF A 155 FOOT CANAL RIGHT-OF-WAY (SHOWN ON PLAT BOOK 63, PAGE 48, B.C.R.) INTERSECTING WITH A LINE 5.00 FEET SOUTHEAST OF AND PARALLEL WITH THE NORTHWEST LINE OF SAID PARCEL "H," THENCE S43°15'05"W, ALONG SAID PARALLEL LINE, A DISTANCE OF 84.77 FEET; THENCE S45°40'30"E, A DISTANCE OF 50.98 FEET TO THE POINT OF BEGINNING; THENCE N00°02'07"W, A DISTANCE OF 1.56 FEET; THENCE N89°38'51"E, A DISTANCE OF 20.02 FEET; THENCE S00°15'33"E, A DISTANCE OF 13.42 FEET; THENCE S89°53'22"W, A DISTANCE OF 8.04 FEET TO A POINT ON SAID SOUTH LINE; THENCE N45°41'28"W, ALONG SAID SOUTH LINE, A DISTANCE OF 16.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 197.29 SQUARE FEET/0.0045 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JUNE 18, 2024. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 2

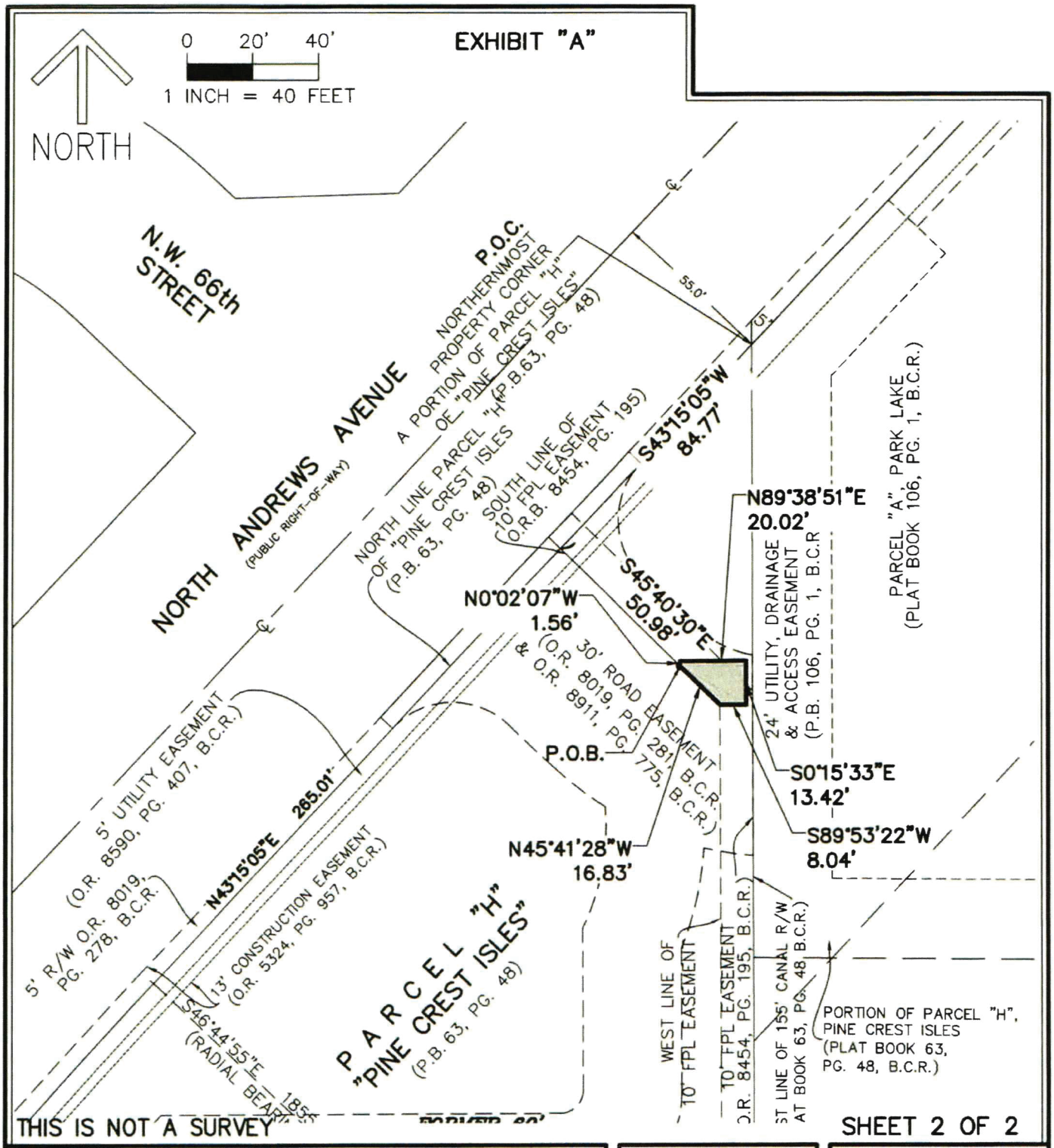
CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING – LAND PLANNING
LANDSCAPE ARCHITECTURE – SURVEYING
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

FAIRFIELD
UTILITY ADDITION EASEMENT
SKETCH OF DESCRIPTION

Digitally signed by Jeffrey R. Wagner
Date: 2024.06.18 13:03:06 -04'00'
Adobe Acrobat version: 2024.002.20857

JEFFREY R. WAGNER
REGISTERED LAND SURVEYOR NO. 5302
STATE OF FLORIDA
L.B. 3591

DATE	6/18/2024
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9811



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DATE	6/18/2024
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F.B./ PG.	N/A
SCALE	AS NOTED
JOB NO.	9811

FAIRFIELD
UTILITY ADDITION EASEMENT
SKETCH OF DESCRIPTION

LEGEND:

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D.B. – DEED BOOK
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EXHIBIT "A"

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23-47-42 – SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST
LAE – LIMITED ACCESS EASEMENT
UE – UTILITY EASEMENT
Δ – DELTA (CENTRAL ANGLE)
L – LENGTH
R – RADIUS
RB – RADIAL BEARING
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SURVEYOR'S NOTES:

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CONTAINING 246.92 SQUARE FEET OR 0.0057 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JUNE 13, 2024. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

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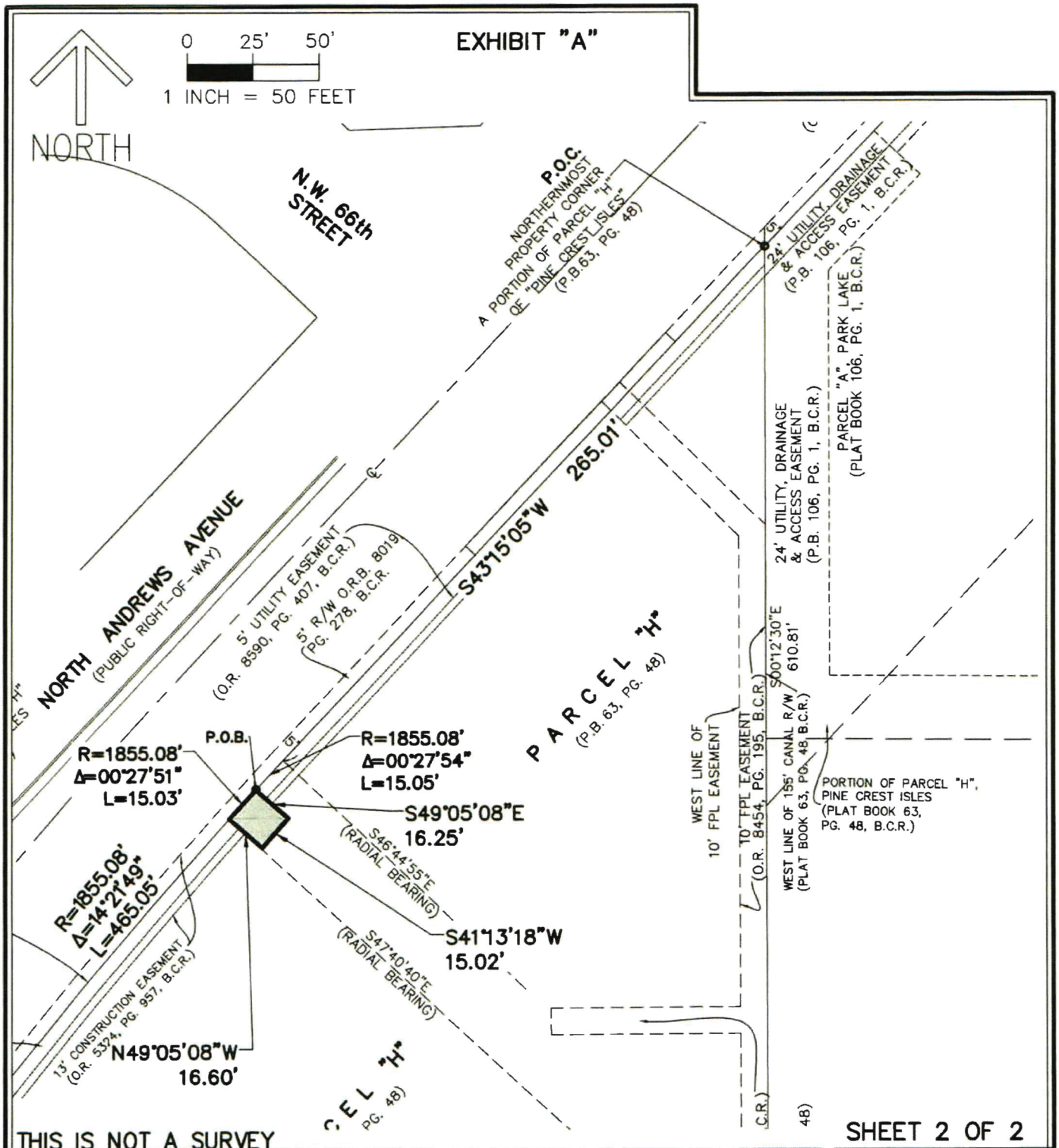
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

FAIRFIELD
UTILITY EASEMENT C
SKETCH OF DESCRIPTION

Digitally signed by Jeffrey R. Wagner
Date: 2024.06.18 13:03:47 -04'00'
Adobe Acrobat version: 2024.002.20857

JEFFREY R. WAGNER
REGISTERED LAND SURVEYOR NO. 5302
STATE OF FLORIDA
L.B. 3591

DATE	6/18/2024
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9811



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LANDSCAPE ARCHITECTURE – SURVEYING
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PHONE (561)-392-1991 / FAX (561)-750-1452

DATE	6/18/2024
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	AS NOTED
JOB NO.	9811

FAIRFIELD
UTILITY EASEMENT C
SKETCH OF DESCRIPTION

LEGEND:

℄ – CENTERLINE
D.B. – DEED BOOK
L.W.D.D. – LAKE WORTH DRAINAGE DISTRICT
O.R.B. – OFFICIAL RECORDS BOOK
PG. – PAGE
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SURVEYOR'S NOTES:

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CONTAINING 597.88 SQUARE FEET OR 0.0137 ACRES, MORE OR LESS.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JUNE 18, 2024. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

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SHEET 1 OF 3

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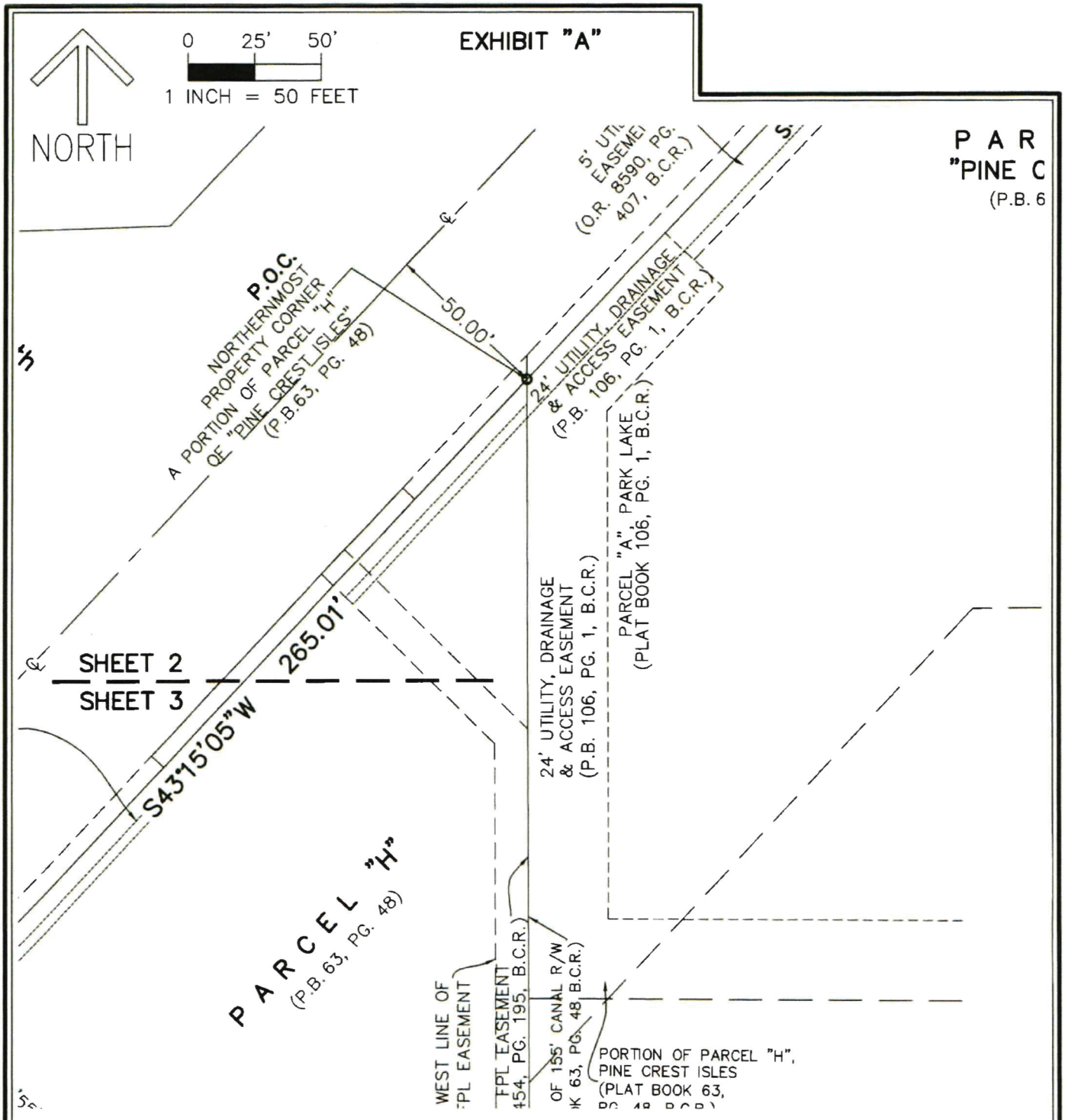
7900 GLADES ROAD – SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

Digitally signed by Jeffrey R. Wagner
Date: 2024.06.18 13:04:43 -04'00'
Adobe Acrobat version: 2024.002.20857

JEFFREY R. WAGNER
REGISTERED LAND SURVEYOR NO. 5302
STATE OF FLORIDA
L.B. 3591

DATE	6/18/2024
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9811

FAIRFIELD
UTILITY EASEMENT B
SKETCH OF DESCRIPTION



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FAIRFIELD
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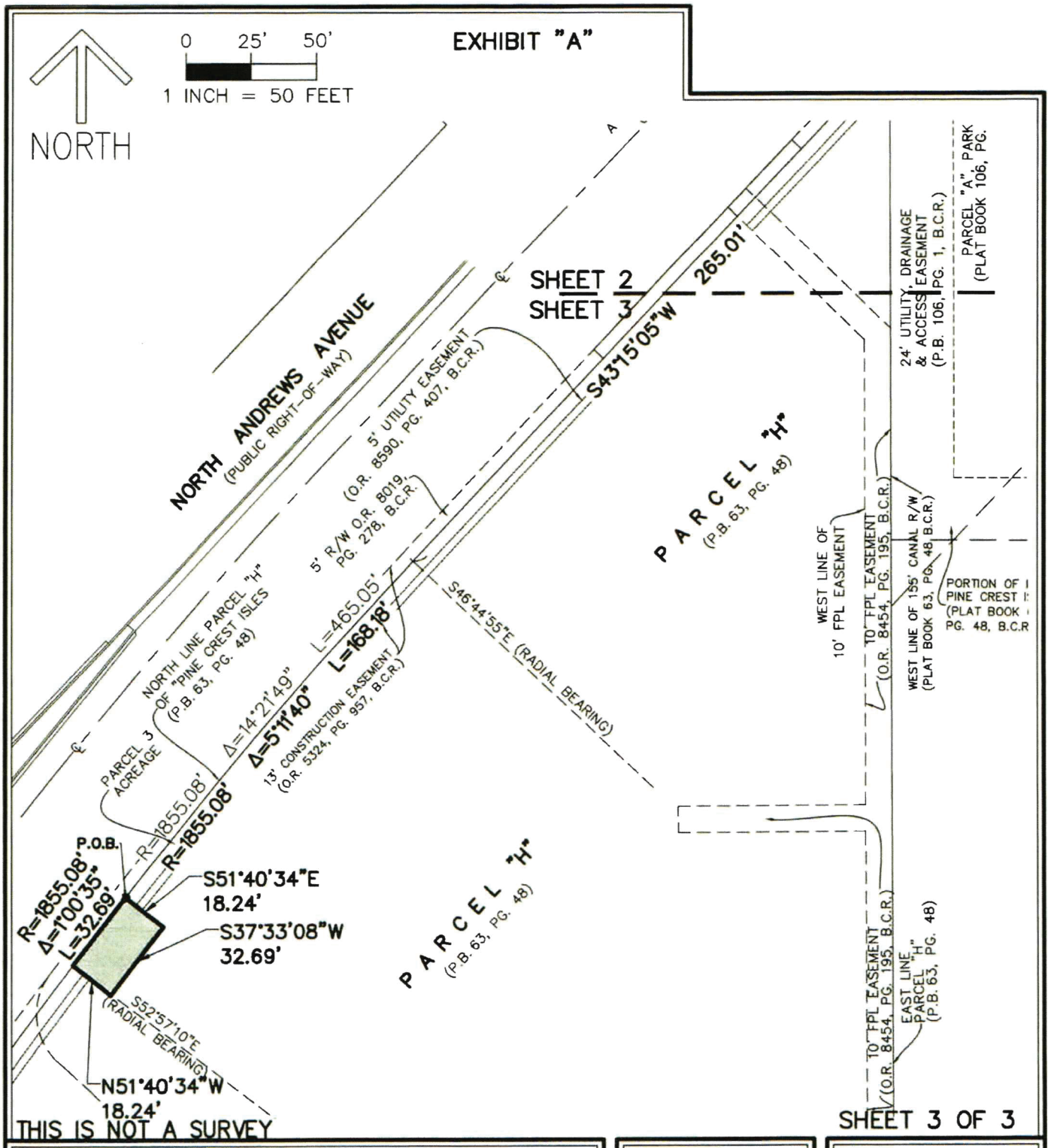
SKETCH OF DESCRIPTION



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DATE	6/18/2024
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FAIRFIELD
UTILITY EASEMENT B
SKETCH OF DESCRIPTION

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L.W.D.D. – LAKE WORTH DRAINAGE DISTRICT
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CONTAINING 527.02 SQUARE FEET OR 0.0121 ACRES, MORE OR LESS.

CERTIFICATE:

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F.B./ PG.	N/A
SCALE	NONE
JOB NO.	9811

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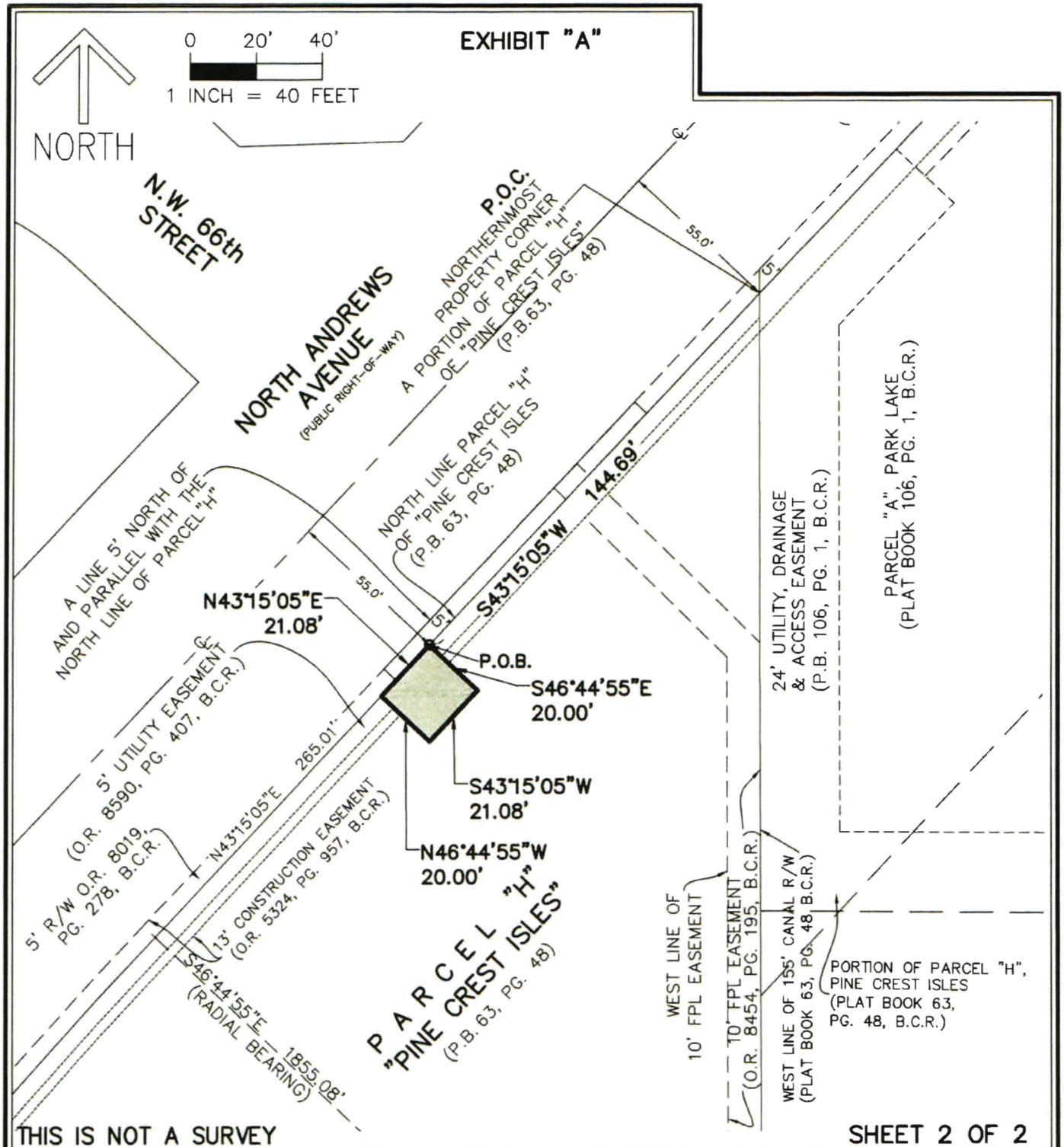

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FAIRFIELD
UTILITY EASEMENT A
SKETCH OF DESCRIPTION

DATE	6/18/2024
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	AS NOTED
JOB NO.	9811