

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

Prepared and approved as to form by:
Christina A. Price
Broward County Attorney's Office
115 S Andrews Avenue, Room 423
Fort Lauderdale, Florida 33301

Folio Number: 5041 25 35 0070

PARTIAL RELEASE OF EASEMENT AGREEMENT

This Partial Release of Easement Agreement ("Partial Release") between Broward County, a political subdivision of the State of Florida ("County"), whose address is Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, and Griffin Road Owner LLC, a Delaware limited liability company ("Owner"), whose address is 333 Earle Ovington Boulevard, Suite 900, Uniondale, New York 11553, is entered into and effective as of the date this Partial Release is fully executed by the County ("Effective Date").

RECITALS

- A. LL Hart Development LLC, a Florida limited liability company, granted to County an unrestricted and perpetual utility easement over, across, under, and through certain property as more particularly described in the Easement Agreement attached hereto and made a part hereof as **Exhibit A**, for water mains, wastewater force mains, reclaimed water mains, and/or for any other water and wastewater installations ("Easement").
- B. The Easement instrument was recorded on February 25, 2022, as Instrument #117963342, in the Official Records of Broward County, Florida.
- C. Griffin Road Owner LLC, a Delaware limited liability company, the successor in title to certain portions of the Easement area as more particularly described in **Exhibit B** attached hereto and made a part hereof ("Release Parcel"), and County desire to release and terminate County's easement interest in the Release Parcel and record a separate utility easement whereby Owner shall grant County a nonexclusive and perpetual easement over, across, under, and through a portion of the Release Parcel as more fully set forth in the Easement Agreement attached hereto and made a part hereof as **Exhibit C** ("Easement Agreement").
- D. Upon the execution and recordation of this Partial Release, Owner shall record the Easement Agreement in the Official Records of Broward County, Florida.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

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

2. Partial Release of Easement. County hereby releases and terminates County's easement interest in the Release Parcel pursuant to the Easement.

3. No Further Changes. County is making no other modifications or changes to the Easement.

4. Severability. In the event any part of this Partial Release is found to be invalid by a court of competent jurisdiction, that part shall be severed from this Partial Release and the balance of this Partial Release shall remain in full force and effect.

5. Counterparts and Multiple Originals. This Partial Release may be executed in multiple originals, and may be executed in counterparts, whether signed physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same agreement.

6. Recordation. Owner, at its own expense, shall record this fully executed Partial Release in its entirety in the Official Records of Broward County, Florida.

IN WITNESS WHEREOF, the Parties hereto have made and executed this Partial Release: Broward County, through its Board of County Commissioners, signing by and through its Mayor or Vice-Mayor authorized to execute same by Board action on the _____ day of _____, 2025 and Owner, signing by and through its duly authorized representative.

COUNTY

ATTEST:

Broward County Administrator, as
ex officio Clerk of the Broward County
Board of County Commissioners

BROWARD COUNTY, by and through
its Board of County Commissioners

By: _____
Mayor
_____ day of _____, 2025

Approved as to form by
Andrew J. Meyers
Broward County Attorney
115 South Andrews Avenue, Suite 423
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-7641

By: Christina A. Price Digitally signed by Christina A. Price
Date: 2025.01.23 15:06:09 -05'00'
Christina A. Price (Date)
Senior Assistant County Attorney

By: Annika E. Ashton Digitally signed by Annika E. Ashton
Date: 2025.01.23 15:06:22 -05'00'
Annika E. Ashton (Date)
Deputy County Attorney

CAP
11/07/2024
Release of Easement – 4465 Griffin Road
#1128209v1

OWNER

Witness #1:



Signature

LEONARD LICKMAN

Print Name of Witness

Address: 375 PARK AVE FL 30
NY NY 10152

Witness #2



Signature

SAM NOLAN

Print Name of Witness

Address: 375 PARK AVE FL 30
NY NY 10152

Griffin Road Owner LLC, a Florida
Limited liability company

By

Signature

MAURICE KAUFMAN

Print Name

AUTHORIZED SIGNATORY
Title

Address: 375 PARK AVE
FLOOR 30
NY NY 10152

11 day of NOVEMBER, 2024

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 11 day of NOVEMBER, 2024, by MAURICE KAUFMAN, the GRIFIN ROAD OWNER LLC, a Florida limited liability company, on behalf of the limited liability company, who is personally known to me or ☐ who has produced as identification.

State of Florida
My Commission Expires: _____
Commission Number: _____

Notary Public:

Signature:



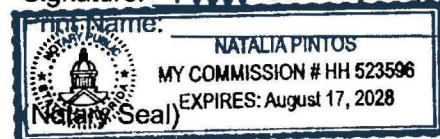


EXHIBIT A

Original Easement

Return to:
Broward County Real Property Section
115 South Andrews Avenue, Room 501
Fort Lauderdale, Florida 33301

Prepared by:
Gary G. Bloom, P.E.
Broward County Water and Waste Water Services
2555 West Copans Road,
Pompano Beach, Florida 33068
and approved as to form by
Broward County Office of the County Attorney

Folio Number: 5041 25 35 0010

EASEMENT

THIS EASEMENT is given this 12 day of June, 20 19, by
LL HART DEVELOPMENT LLC, a Florida Limited Liability, whose address is 7200 W CAMINO REAL STE 200 BOCA RATON FL 33433
Northeast Corner of 441 and Griffin Road ("Grantor"), to Broward County, a political subdivision of
the State of Florida, whose address is 115 South Andrews Avenue, Room 423, Fort
Lauderdale, Florida 33301 ("Grantee"):

(Wherever used herein the terms, "Grantor" and "Grantee" shall include singular and plural, 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 Property, as defined in Section 2, located at Northeast corner of 441 and Griffin Road.

B. Grantee desires an unrestricted and perpetual nonexclusive easement in, over, under, through, upon, and across a portion of the Property.

C. Grantor is willing to grant such Easement, as specifically defined in Section 3, to Grantee.

NOW, THEREFORE, for and in consideration of the mutual terms and conditions contained herein, and the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby declare as follows:

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

2. **Description of Property.** Grantor is the fee simple owner of that certain real property, as more particularly described in the Warranty deed recorded the Public Records of Broward County, Florida ("Property").

3. **Grant of Easement.** Grantor hereby grants to Grantee an unrestricted and perpetual nonexclusive easement in, over, under, through, upon, and across a portion of the Property, as more particularly described in **Exhibit A** with the accompanying sketch of description attached hereto and made a part hereof ("Easement Area"), to construct, maintain, repair, install, and rebuild thereon water mains, wastewater gravity mains, wastewater force mains, reclaimed water mains, and/or any other water or wastewater facilities (collectively, "Water and Wastewater Facilities") for purposes of providing water supply service for domestic or other uses and collecting domestic or other kinds of wastewater to and from Grantor's Property and other properties which may or may not abut and be contiguous to the Easement Area ("Easement"). Grantee may exercise its rights hereunder by and through Grantee's employees, licensees, agents, independent contractors, successors and assigns.

4. **Grantor's Use of Easement Area.** Grantor has submitted to Grantee plans and drawings of all existing and proposed aboveground structures, improvements, asphalt, pavements, landscaping, walls, fences, underground piping, underground structures, duct banks, transformers, poles, retention areas, pavers, electric facilities, cables, and other utility facilities within the Easement Area, and has obtained Grantee's approval of the same. Except as permitted above, Grantor agrees that no obstructions that would preclude maintenance or improvement of Grantee's Water and Wastewater Facilities may be placed in the Easement Area by Grantor or any other easement holder without Grantee's consent.

[Signatures on Following Pages]

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument
on 12 day of June, 2019.

Signed, sealed and delivered
in the presence of:

Tracie Terrell
Signature of Witness 1

Tracie Terrell
Print Name of Witness 1

SKUSSO
Signature of Witness 2

Stephanie Russo
Print Name of Witness 2

GRANTOR

LL HART DEVELOPMENT LLC, a Florida Limited Liability

By: Daniel Cohen

Print Name: LL HART DEVELOPMENT LLC

Title: Owner

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

By: Christina F. Blythe

Christina F. Blythe
Assistant County Attorney

ACKNOWLEDGMENT

STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 14 day of June,
2019 by Daniel Cohen as Owner of
LL HART DEVELOPMENT LLC who is personally known to me or who has produced
_____ as identification.

Notary Public:

Signature: Tracie Terrell

Print Name: Tracie Terrell

State of Florida

My Commission Expires: 3/17/23

Commission Number: GG 312420
(Notary Seal)



COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

PROJECT NUMBER : 8833-18

CLIENT :

HUGHES CONSTRUCTION

LAND DESCRIPTION AND SKETCH**LAND DESCRIPTION:**

A PORTION OF PARCEL "A", "GRIFFIN CENTRE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 197 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "A";

THENCE SOUTH 01°51'41" WEST ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 131.35 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 74.47 FEET;

THENCE NORTH 01°50'32" WEST, A DISTANCE OF 2.30 FEET;

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 12.00 FEET;

THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 2.30 FEET;

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 30.67 FEET;

THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 2.88 FEET;

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 165.39 FEET;

THENCE NORTH 01°50'32" WEST, A DISTANCE OF 7.77 FEET;

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 21.61 FEET;

THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 37.20 FEET;

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 20.88 FEET;

THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 20.88 FEET;

THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 147.66 FEET;

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 16.34 FEET;

THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 16.34 FEET;

THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 15.85 FEET;

THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 27.72 FEET;

LAND DESCRIPTION CONTINUED...

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	06/02/10	—	AM	REC

**LAND
DESCRIPTION &
SKETCH FOR
UTILITY
EASEMENT**

PROPERTY ADDRESS :
U.S. HIGHWAY 441
& GRIFFIN ROAD

SCALE: N/A

SHEET 1 OF 6

COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

PROJECT NUMBER : 8833-18

CLIENT :

HUGHES CONSTRUCTION

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION CONTINUED...

THENCE SOUTH 01°39'24" EAST, A DISTANCE OF 11.32 FEET;

THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 3.33 FEET;

THENCE SOUTH 01°51'41" EAST, A DISTANCE OF 39.99 FEET;

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 46.33 FEET;

THENCE SOUTH 85°14'33" EAST, A DISTANCE OF 109.46 FEET;

THENCE NORTH 88°15'54" EAST, A DISTANCE OF 61.47 FEET;

THENCE SOUTH 73°17'02" EAST, A DISTANCE OF 33.39 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS N03°53'50" EAST);

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2357.83, A CENTRAL ANGLE OF 02°51'34" AND AN ARC DISTANCE OF 117.67 FEET;

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 46.90 FEET;

THENCE SOUTH 43°13'16" WEST, A DISTANCE OF 28.32 FEET;

SOUTH 88°09'28" WEST, A DISTANCE OF 28.26 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS N06°47'36" EAST);

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2337.83 FEET, A CENTRAL ANGLE OF 02°57'03" AND AN ARC DISTANCE OF 120.40 FEET;

THENCE NORTH 73°17'02" WEST, A DISTANCE OF 32.39 FEET;

THENCE SOUTH 88°15'54" WEST, A DISTANCE OF 59.36 FEET;

THENCE NORTH 85°14'33" WEST, A DISTANCE OF 109.44 FEET;

THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 75.17 FEET;

THENCE NORTH 01°51'41" WEST, A DISTANCE OF 73.50 FEET;

THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 150.00 FEET;

THENCE SOUTH 01°51'41" EAST, A DISTANCE OF 1.57 FEET (THE LAST TEN (10) COURSES AND DISTANCES COINCIDE WITH THE SOUTHERLY BOUNDARY OF SAID PARCEL "A");

THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 85.61 FEET;

LAND DESCRIPTION CONTINUED...

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	08/02/10	---	AM	REC

LAND
DESCRIPTION &
SKETCH FOR
UTILITY
EASEMENT

PROPERTY ADDRESS :
U.S. HIGHWAY 441
& GRIFFIN ROAD

SCALE: N/A

SHEET 2 OF 6

COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

PROJECT NUMBER : 8833-18

CLIENT :

HUGHES CONSTRUCTION

LAND DESCRIPTION AND SKETCH**LAND DESCRIPTION CONTINUED...**

THENCE SOUTH 01°51'41" EAST, A DISTANCE OF 6.35 FEET;
THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 7.39 FEET;
THENCE NORTH 01°51'41" ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 26.38 FEET;
THENCE NORTH 88°09'28" EAST, A DISTANCE OF 148.08 FEET;
THENCE NORTH 01°50'32" WEST, A DISTANCE OF 10.86 FEET;
THENCE NORTH 88°09'28" EAST, A DISTANCE OF 28.66 FEET;
THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 3.10 FEET;
THENCE NORTH 88°09'28" EAST, A DISTANCE OF 8.00 FEET;
THENCE NORTH 01°50'32" WEST, A DISTANCE OF 3.10 FEET;
THENCE NORTH 88°09'28" EAST, A DISTANCE OF 38.30 FEET;
THENCE NORTH 01°50'32" WEST, A DISTANCE OF 5.20 FEET;
THENCE NORTH 88°09'28" EAST, A DISTANCE OF 12.00 FEET;
THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 5.20 FEET;
THENCE NORTH 88°09'28" EAST, A DISTANCE OF 21.00 FEET;
THENCE NORTH 58°40'41" EAST, A DISTANCE OF 19.81 FEET;
THENCE NORTH 01°50'32" WEST, A DISTANCE OF 171.57 FEET;
THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 156.45 FEET;
THENCE NORTH 01°50'32" WEST, A DISTANCE OF 13.31 FEET;
THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 18.79 FEET;
THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 44.67 FEET;
THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 01°50'32" WEST, A DISTANCE OF 44.67 FEET;
THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 77.29 FEET;
THENCE NORTH 01°51'41" WEST ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	02/02/18	----	AM	REC

**LAND
DESCRIPTION &
SKETCH FOR
UTILITY
EASEMENT**

PROPERTY ADDRESS :
U.S. HIGHWAY 441
& CROFTON ROAD

SCALE: N/A

SHEET 3 OF 6

PHONE (954) 689-7766 FAX (954) 689-7799

HUGHES CONSTRUCTION

PROPERTY ADDRESS :
U.S. HIGHWAY 441
& GREEN ROAD

SHEET 4 OF 6

1000

NORTH LINE-PARCEL "A"

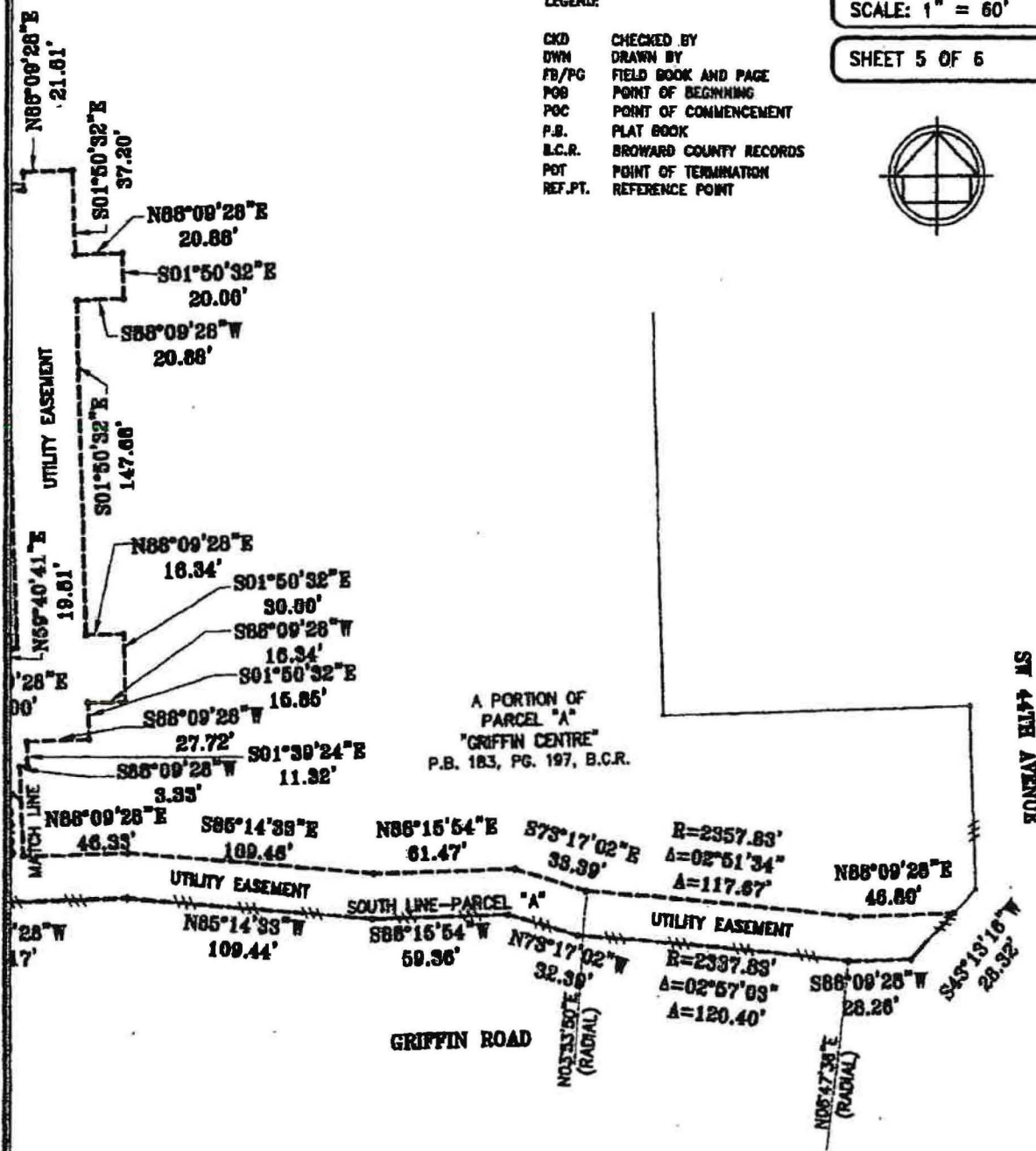
STATE ROAD NO. 7 (U.S. HIGHWAY 441)

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HUGHES CONSTRUCTION

SHEET 5 OF 6

CKD	CHECKED BY
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
PGB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
POT	POINT OF TERMINATION
REF_PT.	REFERENCE POINT



COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

PROJECT NUMBER : 8833-18

CLIENT :

HUGHES CONSTRUCTION

LAND DESCRIPTION AND SKETCH**NOTES:**

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. DATA SHOWN HEREON DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF PARCEL "A" "GRIFFIN CENTRE", P.B. 183, PG. 197, B.C.R. SAID LINE BEARS N01°51'41"W.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN MAY, 2019. I FURTHER CERTIFY THAT THIS "LAND DESCRIPTION AND SKETCH" MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: _____

Richard E. Cousins
RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	05/02/19	----	AM	REC

**LAND
DESCRIPTION &
SKETCH FOR
UTILITY
EASEMENT**

PROPERTY ADDRESS :
U.S. HIGHWAY 441
& GRIFFIN ROAD

SCALE: N/A

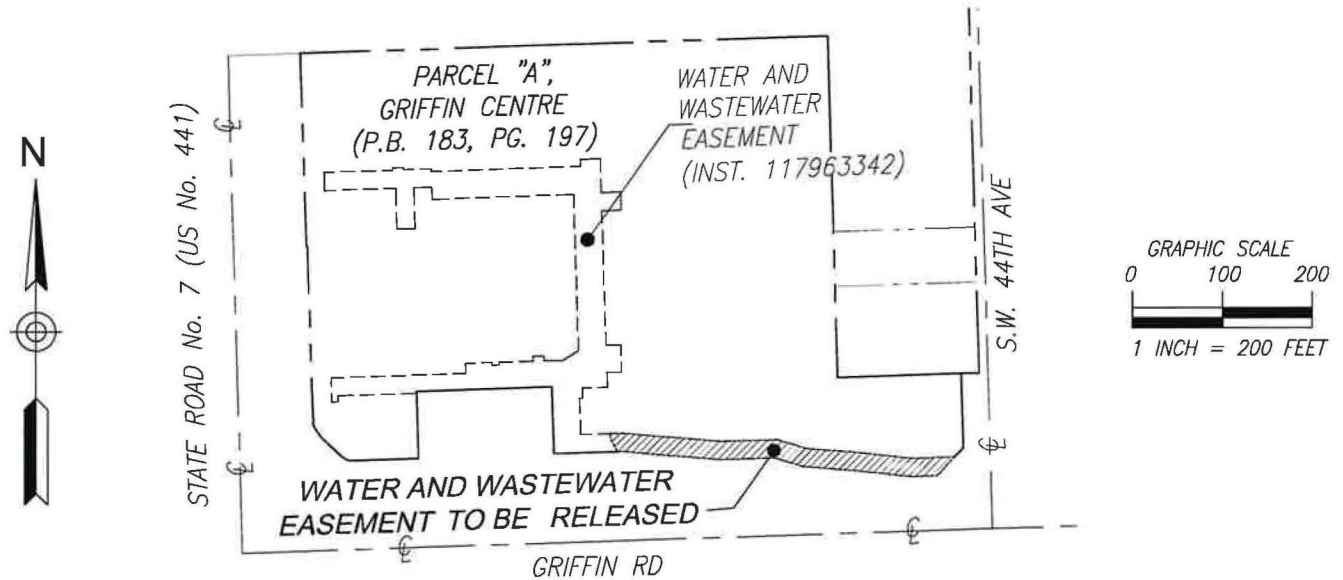
SHEET 6 OF 6

EXHIBIT B

Release Parcel

EXHIBIT "B" LOCATION MAP WATER AND WASTEWATER EASEMENT TO BE RELEASED

SECTION 25, TOWNSHIP 50 SOUTH, RANGE 41 EAST



SURVEYOR'S NOTES:

1. PREPARED FOR: GRIFFIN ROAD OWNER LLC
2. THIS IS NOT A BOUNDARY SURVEY
3. THIS EASEMENT STRIP FORMS A CLOSED GEOMETRIC FIGURE
4. BEARINGS BASED ON AN ASSUMED BEARING OF NORTH 88 DEGREES 09 MINUTES 28 SECONDS EAST, ALONG THE SOUTH LINE OF PARCEL "A", AS SHOWN ON SAID PLAT OF GRIFFIN CENTRE.
5. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8. I HEREBY CERTIFY THAT THIS "SKETCH AND LEGAL DESCRIPTION" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
9. THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON MARCH 28, 2024.

LEGEND

— DENOTES EASEMENT
—C— DENOTES CENTER LINE
—R/W— DENOTES RIGHT-OF-WAY LINE
P.B. DENOTES PLAT BOOK
PG. DENOTES PAGE
O.R.B. DENOTES OFFICIAL RECORDS BOOK

P.O.C. DENOTES POINT OF COMMENCEMENT
P.O.B. DENOTES POINT OF BEGINNING
P.O.T. DENOTES POINT OF TERMINATION
D DENOTES CURVE DELTA
R DENOTES CURVE RADIUS
A DENOTES CURVE ARC LENGTH



J. Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS

CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE. SUITE 10, DORAL, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

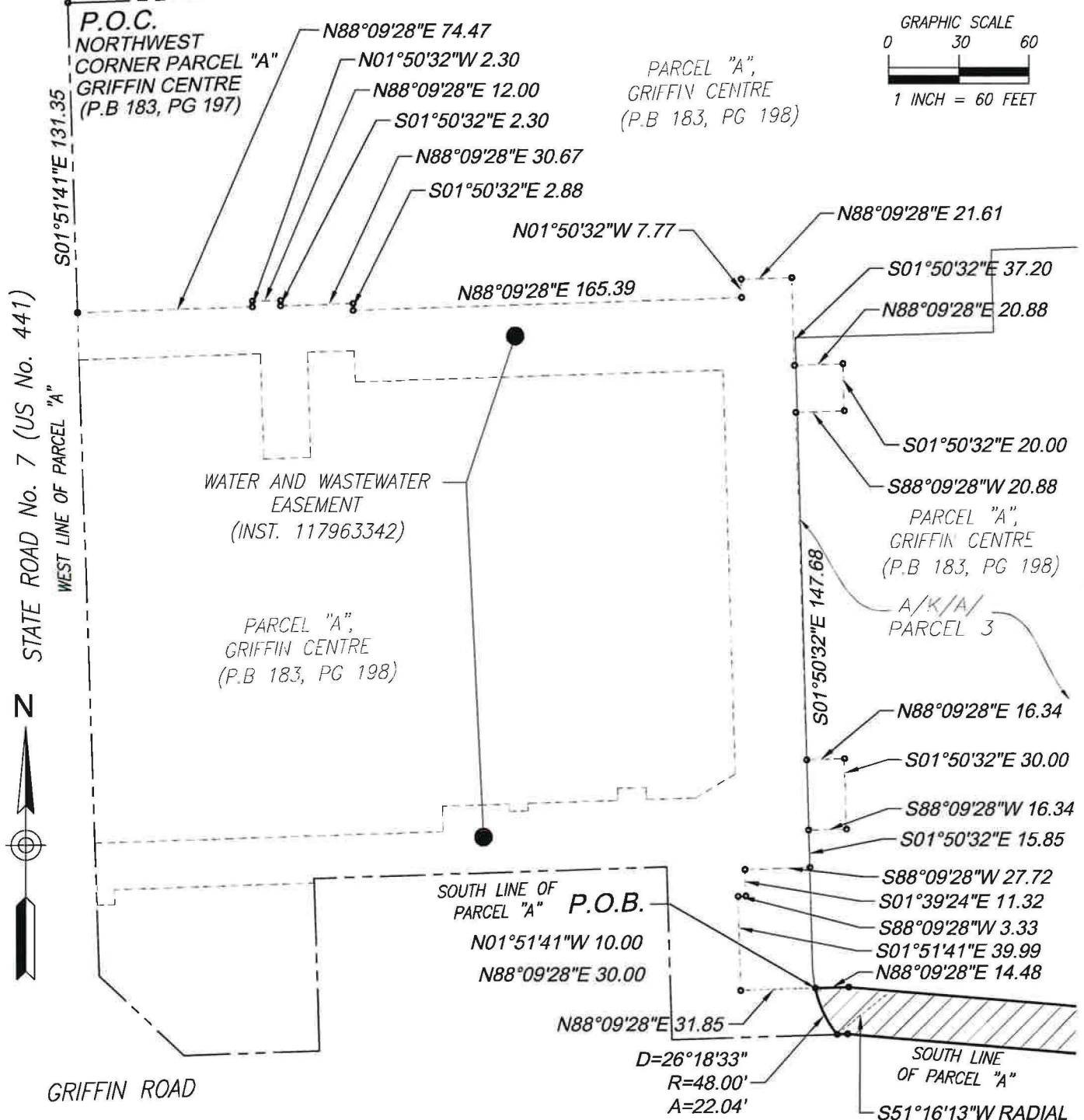
SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION:

BY:
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952 STATE OF FLORIDA.

DRAWN BY: J.C.C. CHECKED BY: J.G.H. JOB NUM.: 154085
DATE: 03/27/24 SHEET 1 OF 4 SHEETS F.B. N/A PG. N/A

EXHIBIT "B"
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
WATER AND WASTEWATER
EASEMENT TO BE RELEASED



J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS

CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE. SUITE 10, DORAL, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION:

BY:

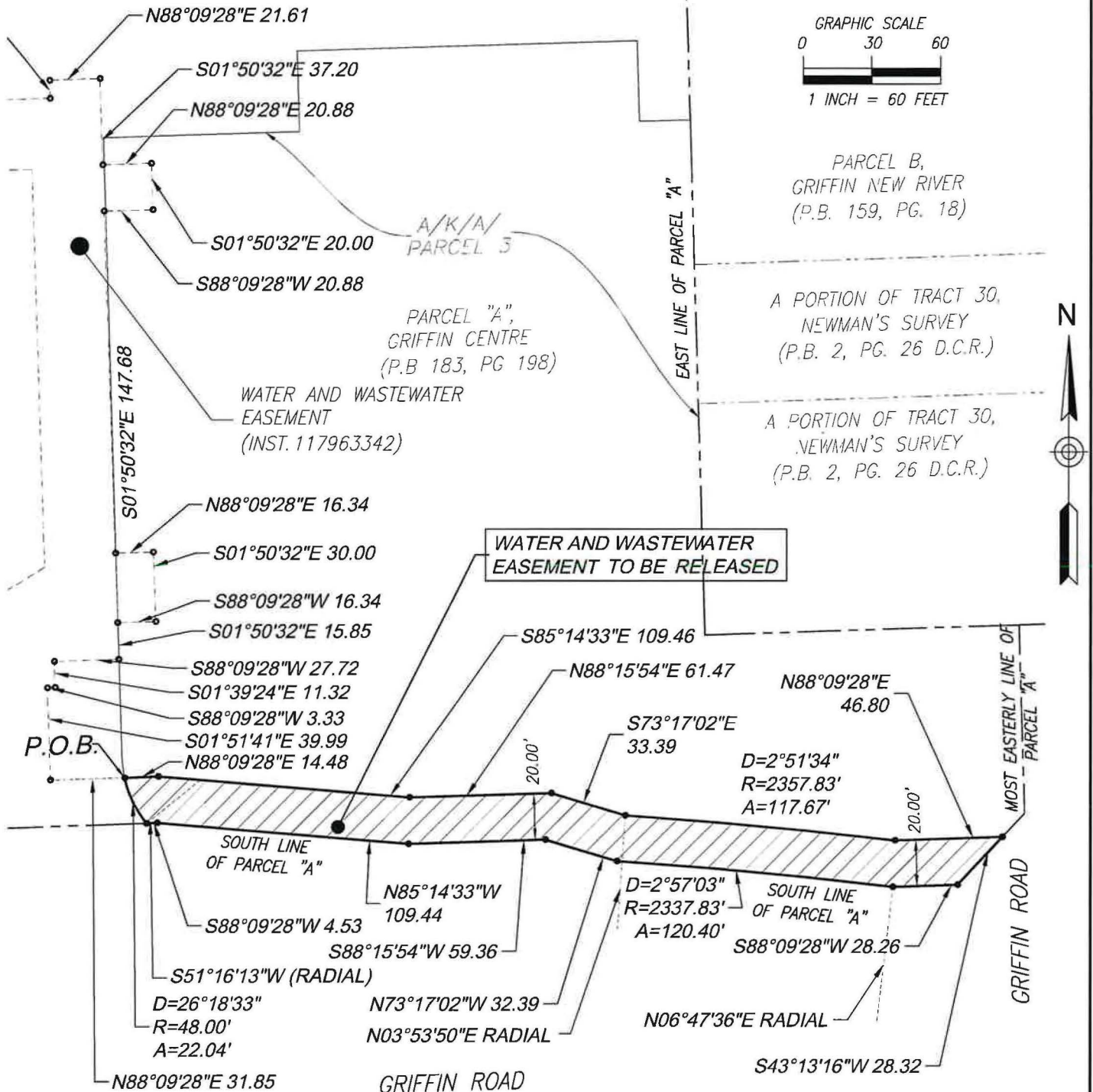
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952 STATE OF FLORIDA.

DRAWN BY: J.C.C.
DATE: 03/27/24

CHECKED BY: J.G.H.
SHEET 2 OF 4 SHEETS

JOB NUM.: 154085
F.B. N/A PG. N/A


EXHIBIT "B" **SKETCH TO ACCOMPANY LEGAL DESCRIPTION** **WATER AND WASTEWATER** **EASEMENT TO BE RELEASED**



J. Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE. SUITE 10, DORAL, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION:

BY: 
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952 STATE OF FLORIDA.

DRAWN BY: J.C.C.	CHECKED BY: J.G.H.	JOB NUM.: 154085
DATE: 03/27/24	SHEET 3 OF 4 SHEETS	F.B. N/A PG. N/A

EXHIBIT "B" **LEGAL DESCRIPTION TO ACCOMPANY SKETCH** **WATER AND WASTEWATER** **EASEMENT TO BE RELEASED**

A PORTION OF PARCEL "A", "GRIFFIN CENTRE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 197 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCEMENT AT THE MOST NORTHWEST CORNER PARCEL "A" AS SHOWN ON SAID PLAT OF GRIFFIN CENTRE; THENCE, SOUTH 01 DEGREES 51 MINUTES 41 SECONDS EAST, ALONG THE WEST LINE PARCEL "A", FOR A DISTANCE OF 131.35 FEET; THENCE, NORTH 88 DEGREES 09 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 74.47 FEET; THENCE, NORTH 01 DEGREES 50 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 2.30 FEET; THENCE, NORTH 88 DEGREES 09 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 12.00 FEET; THENCE, SOUTH 01 DEGREES 50 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 2.30 FEET; THENCE, NORTH 88 DEGREES 09 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 30.67 FEET; THENCE, SOUTH 01 DEGREES 50 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 2.88 FEET; THENCE, NORTH 88 DEGREES 09 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 165.39 FEET; THENCE, NORTH 01 DEGREES 50 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 7.77 FEET; THENCE, NORTH 88 DEGREES 09 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 21.61 FEET; THENCE, SOUTH 01 DEGREES 50 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 37.20 FEET; THENCE, NORTH 88 DEGREES 09 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 20.88 FEET; THENCE, SOUTH 01 DEGREES 50 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 147.68 FEET; THENCE, NORTH 88 DEGREES 09 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 16.34 FEET; THENCE, SOUTH 01 DEGREES 50 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 30.00 FEET; THENCE, SOUTH 88 DEGREES 09 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 16.34 FEET; THENCE, SOUTH 01 DEGREES 50 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 15.85 FEET; THENCE, SOUTH 88 DEGREES 09 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 27.72 FEET; THENCE, SOUTH 01 DEGREES 39 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 11.32 FEET; THENCE, SOUTH 88 DEGREES 09 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 3.33 FEET; THEN SOUTH 01 DEGREES 51 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 39.99 FEET (LAST MENTIONED TWENTY-TWO COURSES BEING ALONG THE NORTHERLY AND EASTERLY BOUNDARY LINE OF WATER AND WASTEWATER EASEMENT RECORDED IN OFFICIAL INSTRUMENT NUMBER 117963342 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA); THENCE, NORTH 88 DEGREES 09 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 31.82 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE, NORTH 88 DEGREES 09 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 14.48 FEET; THENCE, SOUTH 85 DEGREES 14 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 109.46 FEET; THENCE, NORTH 88 DEGREES 15 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 61.47 FEET; THENCE, SOUTH 73 DEGREES 17 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 33.39 FEET TO A POINT; SAID POINT BEARS A BEARING OF NORTH 03 DEGREES 53 MINUTES 50 SECONDS EAST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2357.83 FEET; THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 117.67 FEET THROUGH A CENTRAL ANGLE OF 02 DEGREES 51 MINUTES 34 SECONDS TO A POINT; THENCE NORTH 88 DEGREES 09 MINUTES 28 SECONDS EAST A DISTANCE OF 46.80 FEET TO A POINT ALONG THE BOUNDARY LINE OF SAID PARCEL "A"; THENCE, SOUTH 43 DEGREES 13 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 28.32 FEET; THENCE, SOUTH 88 DEGREES 09 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 28.26 FEET TO A POINT; SAID POINT BEARS A BEARING OF NORTH 06 DEGREES 47 MINUTES 36 SECONDS EAST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2337.83 FEET; THENCE ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 120.40 FEET THROUGH A CENTRAL ANGLE OF 02 DEGREES 57 MINUTES 03 SECONDS TO A POINT; THENCE, NORTH 73 DEGREES 17 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 32.39 FEET; THENCE, SOUTH 88 DEGREES 15 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 59.36 FEET; THENCE, NORTH 85 DEGREES 14 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 109.44 FEET; THENCE, SOUTH 88 DEGREES 09 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 4.53 FEET (THE LAST MENTIONED SIX COURSE BEING COINCIDENT WITH THE BOUNDARY LINE OF PARCEL "A" OF SAID PLAT OF GRIFFIN CENTRE) TO A POINT; SAID POINT BEARS A BEARING OF SOUTH 51 DEGREES 16 MINUTES 16 SECONDS WEST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 48.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 22.04 FEET THROUGH A CENTRAL ANGLE OF 26 DEGREES 18 MINUTES 33 SECONDS TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 7,395 SQUARE FEET

LYING AND BEING IN SECTION 25, TOWNSHIP 50 SOUTH, RANGE 41 EAST, CITY HOLLYWOOD, BROWARD COUNTY, FLORIDA.



J. Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS

CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE. SUITE 10, DORAL, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION:

BY:

Jose G. Hernandez
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952 STATE OF FLORIDA.

DRAWN BY: J.C.C.
DATE: 03/27/24

CHECKED BY: J.G.H.
SHEET 4 OF 4 SHEETS

JOB NUM.: 154085
F.B. N/A PG. N/A

EXHIBIT C
Easement Agreement

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

Prepared and approved as to form by:
Christina A. Price
Broward County Attorney's Office
115 S Andrews Avenue, Room 423
Fort Lauderdale, Florida 33301

Folio Number: 5041 25 35 0070

EASEMENT AGREEMENT

This Easement Agreement ("Easement Agreement") is made this 11 day of NOVEMBER, 2024 ("Effective Date"), by Griffin Road Owner LLC, a Delaware limited liability company ("Grantor"), whose address is 333 Earle Ovington Boulevard, Suite 900, Uniondale, New York 11553, 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 Attachment 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 **Attachment 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. Grantor, 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]
Signature

LEONARD LUCKMAN
Print Name of Witness

Address: 375 PARK AVE
FL 30
NY NY 10152

Witness #2

[Signature]
Signature

SAM NOLAN
Print Name of Witness

Address: 375 PARK AVE FL 30
NY NY 10152

Griffin Road Owner LLC, a Florida
Limited liability company

By [Signature]
Signature

MAURICE KAUFMAN
Print Name

AUTHORIZED SIGNATORY
Title

Address: 375 PARK AVE
FLOOR 30
NY NY 10152

21 day of NOVEMBER, 2024

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

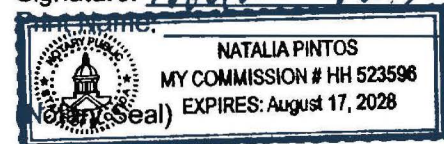
The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 21 day of NOVEMBER, 2024, by MAURICE KAUFMAN, the GRiffin Road Owner LLC, a Florida limited liability company, on behalf of the limited liability company, who is personally known to me or [] who has produced _____ as identification.

Notary Public:

Signature:

[Signature]

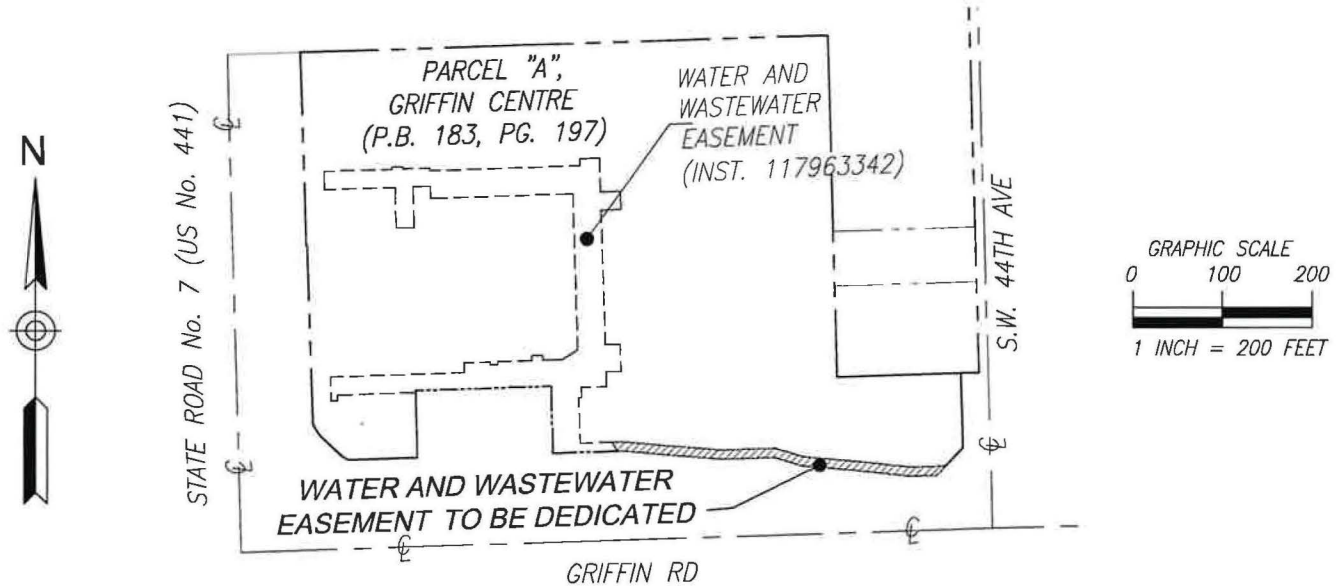
State of Florida
My Commission Expires: _____
Commission Number: _____



ATTACHMENT A
EASEMENT

EXHIBIT "C"
LOCATION MAP
WATER AND WASTEWATER
EASEMENT TO BE DEDICATED

SECTION 25, TOWNSHIP 50 SOUTH, RANGE 41 EAST



SURVEYOR'S NOTES:

1. PREPARED FOR: GRIFFIN ROAD OWNER LLC
2. THIS IS NOT A BOUNDARY SURVEY
3. THIS EASEMENT STRIP FORMS A CLOSED GEOMETRIC FIGURE
4. BEARINGS BASED ON AN ASSUMED BEARING OF NORTH 88 DEGREES 09 MINUTES 28 SECONDS EAST, ALONG THE SOUTH LINE OF PARCEL "A", AS SHOWN ON SAID PLAT OF GRIFFIN CENTRE.
5. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8. I HEREBY CERTIFY THAT THIS "SKETCH AND LEGAL DESCRIPTION" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
9. THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON MARCH 28, 2024.

LEGEND

— DENOTES EASEMENT	P.O.C. DENOTES POINT OF COMMENCEMENT
—C— DENOTES CENTER LINE	P.O.B. DENOTES POINT OF BEGINNING
—R/W— DENOTES RIGHT-OF-WAY LINE	P.O.T. DENOTES POINT OF TERMINATION
P.B. DENOTES PLAT BOOK	D DENOTES CURVE DELTA
PG. DENOTES PAGE	R DENOTES CURVE RADIUS
O.R.B. DENOTES OFFICIAL RECORDS BOOK	A DENOTES CURVE ARC LENGTH



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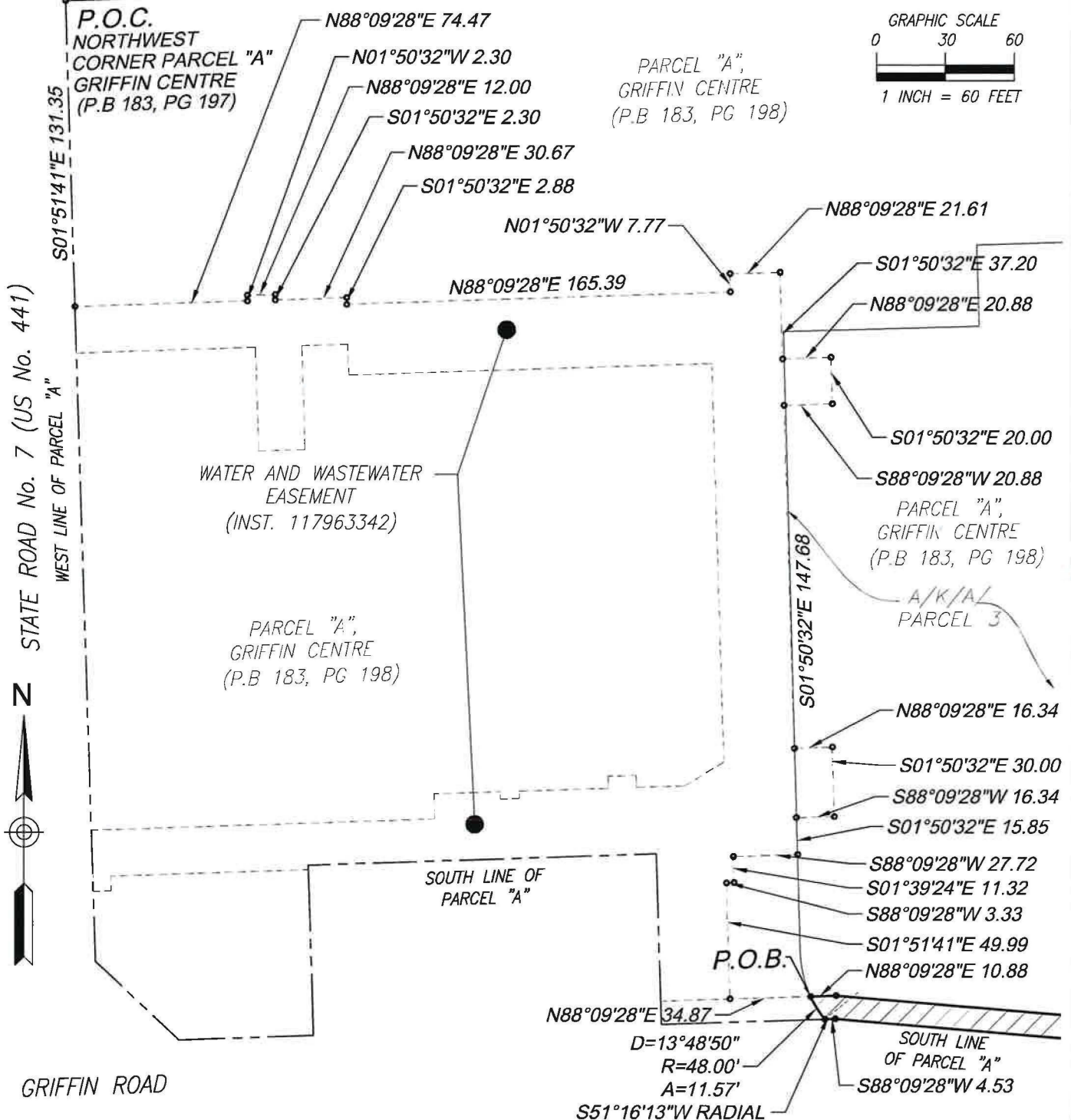
SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION:

BY:
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952 STATE OF FLORIDA.

DRAWN BY: J.C.C. CHECKED BY: J.G.H. JOB NUM.: 154085
DATE: 03/27/24 SHEET 1 OF 4 SHEETS F.B. N/A PG. N/A

EXHIBIT "C" **SKETCH TO ACCOMPANY LEGAL DESCRIPTION** **WATER AND WASTEWATER** **EASEMENT TO BE DEDICATED**



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DRAWN BY: J.C.C.
DATE: 03/27/24

CHECKED BY: J.G.H.
SHEET 2 OF 4 SHEETS

JOB NUM.: 154085
F.B. N/A PG. N/A



JOB NUM.: 154085
F.B. N/A PG. N/A

EXHIBIT "C" **LEGAL DESCRIPTION TO ACCOMPANY SKETCH** **WATER AND WASTEWATER** **EASEMENT TO BE DEDICATED**

A PORTION OF PARCEL "A", "GRIFFIN CENTRE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 197 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCEMENT AT THE MOST NORTHWEST CORNER PARCEL "A" AS SHOWN ON SAID PLAT OF GRIFFIN CENTRE; THENCE, SOUTH 01 DEGREES 51 MINUTES 41 SECONDS EAST, ALONG THE WEST LINE PARCEL "A", FOR A DISTANCE OF 131.35 FEET; THENCE NORTH 88 DEGREES 09 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 74.47 FEET; THENCE, NORTH 01 DEGREES 50 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 2.30 FEET; THENCE, NORTH 88 DEGREES 09 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 12.00 FEET; THENCE, SOUTH 01 DEGREES 50 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 2.30 FEET; THENCE, NORTH 88 DEGREES 09 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 30.67 FEET; THENCE, SOUTH 01 DEGREES 50 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 2.88 FEET; THENCE, NORTH 88 DEGREES 09 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 165.39 FEET; THENCE, NORTH 01 DEGREES 50 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 7.77 FEET; THENCE, NORTH 88 DEGREES 09 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 21.61 FEET; THENCE, SOUTH 01 DEGREES 50 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 37.20 FEET; THENCE, NORTH 88 DEGREES 09 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 20.88 FEET; THENCE, SOUTH 01 DEGREES 50 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 20.00 FEET; THENCE, SOUTH 88 DEGREES 09 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 20.88 FEET; THENCE, SOUTH 01 DEGREES 50 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 147.68 FEET; THENCE, NORTH 88 DEGREES 09 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 16.34 FEET; THENCE, SOUTH 01 DEGREES 50 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 30.00 FEET; THENCE, SOUTH 88 DEGREES 09 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 16.34 FEET; THENCE, SOUTH 01 DEGREES 50 MINUTES 32 SECONDS EAST FOR A DISTANCE OF 15.85 FEET; THENCE, SOUTH 88 DEGREES 09 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 27.72 FEET; THENCE, SOUTH 01 DEGREES 39 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 11.32 FEET; THENCE, SOUTH 88 DEGREES 09 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 3.33 FEET; THENCE, SOUTH 01 DEGREES 51 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 49.99 FEET (LAST MENTIONED TWENTY-TWO COURSES BEING ALONG THE NORTHERLY AND EASTERLY BOUNDARY LINE OF WATER AND WASTEWATER EASEMENT RECORDED IN OFFICIAL INSTRUMENT NUMBER 117963342 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA); THENCE, NORTH 88 DEGREES 09 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 34.87 FEET TO A POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE, NORTH 88 DEGREES 09 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 10.88 FEET; THENCE, SOUTH 85 DEGREES 14 MINUTES 33 SECONDS EAST FOR A DISTANCE OF 109.45 FEET; THENCE, NORTH 88 DEGREES 15 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 60.42 FEET; THENCE, SOUTH 73 DEGREES 17 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 32.89 FEET TO A POINT; SAID POINT BEARS A BEARING OF NORTH 03 DEGREES 52 MINUTES 08 SECONDS EAST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2347.83 FEET; THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 119.03 FEET THROUGH A CENTRAL ANGLE OF 02 DEGREES 54 MINUTES 17 SECONDS TO A POINT; THENCE NORTH 88 DEGREES 09 MINUTES 28 SECONDS EAST A DISTANCE OF 37.53 FEET TO A POINT ALONG THE BOUNDARY LINE OF SAID PARCEL "A"; THENCE, SOUTH 43 DEGREES 13 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 14.16 FEET; THENCE, SOUTH 88 DEGREES 09 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 28.26 FEET TO A POINT; SAID POINT BEARS A BEARING OF NORTH 06 DEGREES 47 MINUTES 32 SECONDS EAST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2337.83 FEET; THENCE ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 120.40 FEET THROUGH A CENTRAL ANGLE OF 02 DEGREES 57 MINUTES 03 SECONDS TO A POINT; THENCE, NORTH 73 DEGREES 17 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 32.39 FEET; THENCE, SOUTH 88 DEGREES 15 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 59.36 FEET; THENCE, NORTH 85 DEGREES 14 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 109.44 FEET; THENCE, SOUTH 88 DEGREES 09 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 4.53 FEET (THE LAST MENTIONED SIX COURSE BEING COINCIDENT WITH THE BOUNDARY LINE OF PARCEL "A" OF SAID PLAT OF GRIFFIN CENTRE) TO A POINT; SAID POINT BEARS A BEARING OF SOUTH 51 DEGREES 16 MINUTES 13 SECONDS WEST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 48.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 11.57 FEET THROUGH A CENTRAL ANGLE OF 13 DEGREES 48 MINUTES 50 SECONDS TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 3,626 SQUARE FEET

LYING AND BEING IN SECTION 25, TOWNSHIP 50 SOUTH, RANGE 41 EAST, CITY HOLLYWOOD, BROWARD COUNTY, FLORIDA.



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SURVEYOR'S CERTIFICATE

PREPARED UNDER MY SUPERVISION AND DIRECTION:

BY:

[Signature of Jose G. Hernandez]

JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952 STATE OF FLORIDA.

DRAWN BY: J.C.C.
DATE: 03/27/24

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