

Return to: Timothy Gray
Highway Construction and
Engineering Division
1 N University Drive, Suite 300
Plantation, FL 33324-2038

This Instrument prepared by:
Name: Cynthia A. Pasch
Address: 200 E. Broward Blvd.
Fort Lauderdale, FL 3331
and Approved as to form by:
Reno V. Pierre
Assistant County Attorney

Folio/Parcel ID #: 4941-20-13-0010

ROAD EASEMENT

This Easement is given by **SUNRISE MF OWNER LLC**, a Delaware limited liability company, ("Grantor"), whose principal place of business is c/o The Morgan Group, Inc., 3000 Richmond Avenue, Houston, Texas 77098, in favor of **BROWARD COUNTY**, a political subdivision of the State of Florida, ("Grantee"), whose address is Broward County 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, successors, and assigns).

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 public road and other appropriate purposes incidental thereto ("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, the sum of one dollar (\$1.00), and other good and valuable consideration, the sufficiency of which is hereby acknowledged, Grantor does hereby declare as follows:

1. The recitals set forth above are true and accurate, and fully incorporated by this 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 Easement shall be placed in the Easement Area without Grantee's prior consent.
4. 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.
5. This Easement 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.
6. This Easement 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.
7. This Easement 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, 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 shall be exclusively in such state courts, forsaking any other jurisdiction which either Party may claim by virtue of residency or other jurisdictional device.
8. Grantee, at its own expense, is required to record this fully executed Easement in its entirety in the Official Records of Broward County, Florida.

[SIGNATURES ON THE FOLLOWING PAGE(S)]

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

GRANTOR

WITNESSES:

SUNRISE MF OWNER LLC,
a Delaware limited liability company

MK Beavans
Signature

MK Beavans

(Print Name) 3953 Maple Avenue
Ste. 300

Dallas, TX 75219
(insert address above)

Lisa Hall
Signature

Lisa Hall
(Print Name) 3953 Maple Avenue
Ste. 300

Dallas, TX 75219
(insert address above)

By: *[Signature]*

Its: Ron J. Hoyl

Print Name: Vice President

Dated: February 7, 2026

(Acknowledgment on the Next Page)

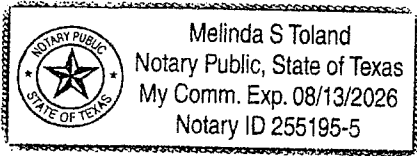
ACKNOWLEDGMENT

STATE OF Texas

COUNTY OF Dallas

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this 2nd day of February, 2020 by Ron J. Hoyt, the Vice President of SUNRISE MF OWNER LLC, a Delaware limited liability company, [] who is personally known to me or [] who has produced _____ as identification.

(Notary Seal)



Notary Public:

Melinda S. Toland
Signature

Melinda S. Toland

Print Name

State of Texas
My Commission Expires: 8/13/2026
Commission Number: 255195-5



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



EXHIBIT 'A'

LEGAL DESCRIPTION: (12' ROADWAY EASEMENT)

THE MOST EASTERLY 12.00 FEET OF PARCEL "A", "SUNRISE ICE CHALET", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 97, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA AND CONTAINING 1,943 SQUARE FEET, MORE OR LESS.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED THE EAST LINE OF PARCEL "A", "SUNRISE ICE CHALET", PLAT BOOK 97, PAGE 21, BEING S01°27'16"E.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

CLIENT: MORGAN GROUP DEVELOPMENT

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 71193A

DATE: 3/22/23; REV 6/5/23, 2/16/26

12' ROADWAY EASEMENT

SUNRISE, BROWARD COUNTY, FLORIDA

FOR: CAROLINE AT SUNRISE

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1, & 2

John F Pulice Digitally signed by John F Pulice
Date: 2026.02.18 17:17:04 -05'00'

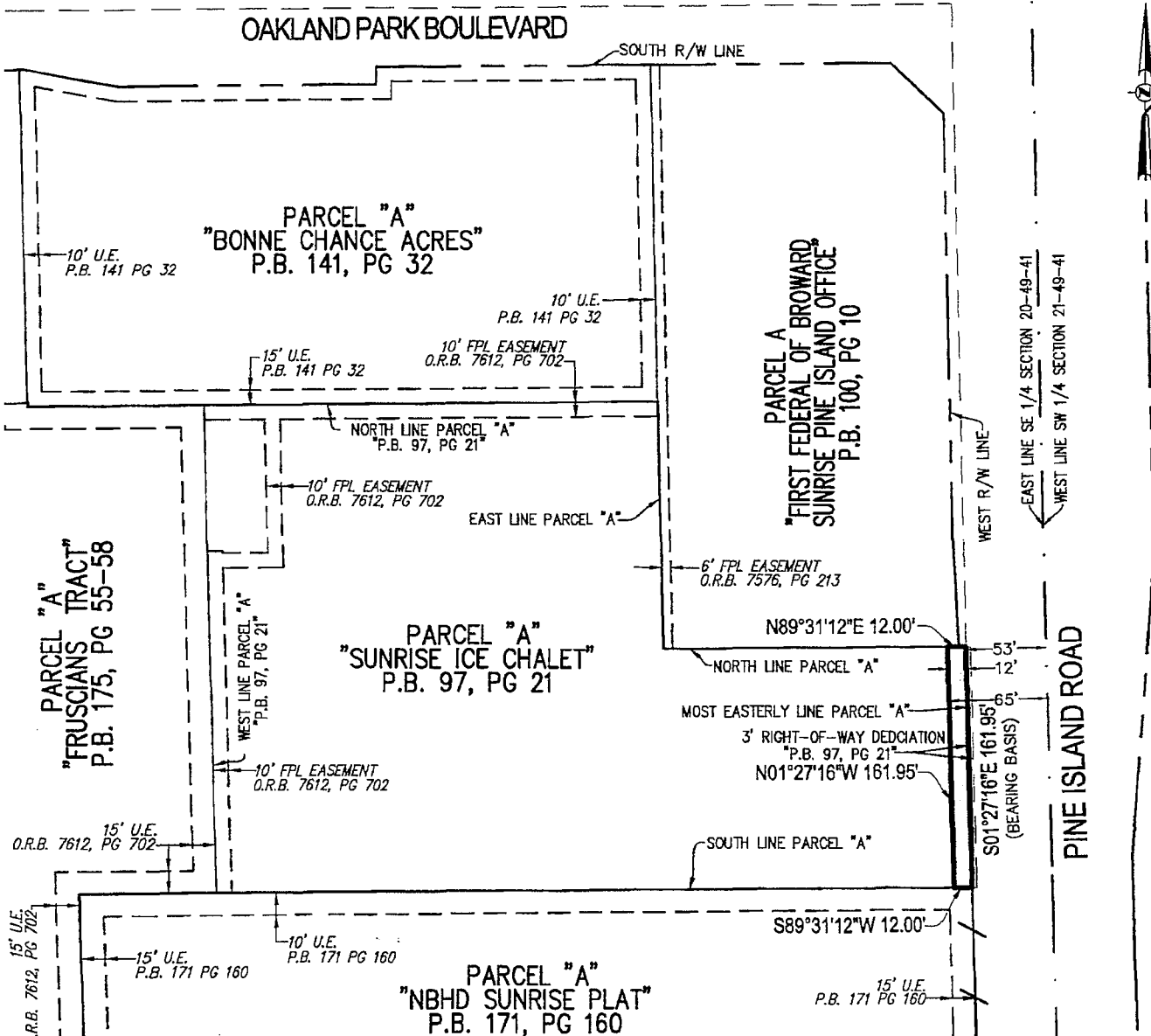
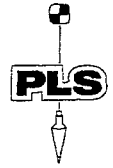
- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
STATE OF FLORIDA



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BY
PULICE LAND SURVEYORS, INC.

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SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



CLIENT: MORGAN GROUP DEVELOPMENT

SCALE: 1"=150'

DRAWN: L.S.

ORDER NO.: 71193A

DATE: 3/22/23; REV 6/5/23, 2/16/26

12' ROADWAY EASEMENT

SUNRISE, BROWARD COUNTY, FLORIDA

FOR: CAROLINE AT SUNRISE

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 & 2

LEGEND:

- ☉ CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- U.E. UTILITY EASEMENT
- FPL FLORIDA POWER & LIGHT COMPANY
- R/W RIGHT-OF-WAY

Broward County Engineering Division
Right of Way Section
1 North University Drive, Suite 3006
Plantation, FL 33324-2038

- PD-2023-03
 Right of way approved - Public RAW
 Right of way approved - Private Road

By: Jorge Sobrino Date: 2/19/26
Sanchez