

This document prepared by:  
Stacey-Ann M. Rowe, Esq.  
Office of the County Attorney  
Broward County, Florida  
115 South Andrews Avenue, Suite 423  
Fort Lauderdale, Florida 33301

Return recorded copy to:  
Broward County  
Real Property and Real Estate Development  
1 N. University Drive  
Mailbox 102A  
Plantation, Florida 33324

Folio Numbers: 4842-17-00-0050  
4842-20-04-0030

(For Recorder's Use Only)

### **UTILITY EASEMENT AGREEMENT**

**THIS UTILITY EASEMENT AGREEMENT** is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between **BROWARD COUNTY**, a political subdivision of the State of Florida ("Grantor"), whose mailing address is Governmental Center, Suite 501, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, and **CITY OF COCONUT CREEK**, a Florida municipal corporation ("Grantee"), whose mailing address is 4800 West Copans Road, Coconut Creek, Florida 33063. 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).

#### **WITNESSETH:**

**WHEREAS**, Grantor is the fee simple owner of certain real property located in Broward County, Florida, as legally described and more particularly described as "Easement Area 1", "Easement Area 2", and "Easement Area 3" in **Exhibit "A"**, attached hereto and made a part hereof (collectively, the "Easement Area").

**WHEREAS**, Grantee desires a nonexclusive and perpetual utility easement over, across, under, and through the Easement Area, for the installation, construction, operation, maintenance, repair, replacement and/or reconstruction of a water distribution system ("System"), including without limitation, water mains, reclaimed water mains,

and/or for any other water installations which may be required for the purpose of providing water supply service for domestic, commercial, industrial, or other use to and from properties which may or may not abut or be contiguous to the Easement Area ("Easement").

**WHEREAS**, Grantor is willing to grant the Easement to Grantee subject to the terms and conditions contained herein.

**NOW, THEREFORE**, for and in consideration of the mutual terms and conditions contained herein and other good and valuable consideration, the sufficiency of which are hereby acknowledged, the Parties, intending to be legally bound, hereby agree 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 successors and assigns, the Easement, together with any incidental or necessary appurtenances thereto.
3. Grantee shall have the non-exclusive right of ingress and egress over the Easement Area and authority to install, construct, operate, maintain, repair, replace and/or reconstruct the "System", across and through the Easement Area. Such installation, construction, operation, maintenance, repair, replacement and/or reconstruction of the System shall be performed in a manner that uses reasonable care to prevent any damage to Grantor's improvements, if any, within the Easement Area and does not block Grantor's ingress and egress to the Easement Area or in any way impede or interrupt Grantor's rights.
4. Grantee shall not dispose of any contaminants, including but not limited, to hazardous or toxic substances, petroleum, fuel oil, or petroleum by-products, chemicals, or other agents produced or used in Grantee's operations on the Easement Area, on adjacent lands, or in any manner not permitted by law. Grantee shall be liable for all costs associated with any clean-up of the Easement Area and/or any adjacent lands which is a result of Grantee's operations and use of the Easement Area.
5. Grantee agrees to own, maintain, and repair the System at Grantee's sole cost. Grantee shall be responsible for any damage to improvements now or hereafter existing within the Easement Area and/or any adjacent lands, including but not limited to, sidewalks, pavement, landscaping, signage, irrigation equipment, or machinery, or any other improvements, including other facilities within the Easement Area constructed by other utilities, including but not limited to telecommunication companies, cable companies, or any water or wastewater utilities which may result from Grantee's access to the Easement Area and, if it is necessary, to excavate within the area of such System in order to repair or maintain same. After any such work, Grantee shall adequately fill and compact any such excavation to a grade determined by Grantor, in its sole and absolute discretion.

From time to time, Grantor, in its sole and absolute discretion, may choose to install, repair or replace any brick and/or concrete pavers lying within the Easement Area.

6. Grantee shall insure that all improvements which it constructs or installs in the Easement Area are kept in a good, clean and safe condition at all times and Grantee shall promptly make all necessary or desirable repairs, maintenance and replacements thereto.
7. Grantee shall, at its sole cost and expense, restore the surface of the Easement Area (except for any brick and/or concrete pavers) to the same condition which existed prior to the commencement of Grantee's access, maintenance, or repair to the Easement Area.
8. 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 Easement Area in any manner that does not unreasonably interfere with the Easement.
9. This Utility Easement Agreement shall not be assigned in whole or in part without the prior written consent of Grantor. Any assignment made either in whole or in part without the prior written consent of Grantor shall be void and without legal effect.
10. Grantor or its duly authorized agents, licensees, representatives, or employees shall have the right at any and all times to inspect the Easement Area and the works of Grantee in any matter pertaining to the Easement.
11. This Utility 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.
12. This Utility 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.
13. This Utility Easement Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Utility Easement Agreement shall be in the state courts of the Seventeenth Judicial Circuit in and for Broward County, Florida. If any claim arising from, related to, or in connection with this Utility Easement Agreement must be litigated in federal court, the exclusive venue for any such lawsuit shall be in the United States District Court or United States Bankruptcy Court for the Southern District of Florida. **EACH PARTY HEREBY EXPRESSLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY**

**JURY OF ANY CIVIL LITIGATION RELATED TO THIS UTILITY EASEMENT AGREEMENT.**

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

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

**IN WITNESS WHEREOF**, the Parties hereto have made and executed this Utility Easement Agreement: 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 \_\_\_\_\_, 2026; and City of Coconut Creek, signing by and through its duly authorized representative.

**GRANTOR:**

WITNESSES:

BROWARD COUNTY, by and through its Board of County Commissioners

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

By: \_\_\_\_\_  
Mayor

\_\_\_\_\_  
Print Name of Witness 1

\_\_\_\_\_ day of \_\_\_\_\_, 2026

Address: \_\_\_\_\_  
\_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Signature of Witness 2

By: \_\_\_\_\_  
Broward County Administrator, as  
ex officio Clerk of the Broward County  
Board of County Commissioners

\_\_\_\_\_  
Print Name of Witness 2

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

Address: \_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Stacey-Ann M. Rowe (Date)  
Senior Assistant County Attorney

By: \_\_\_\_\_  
Annika E. Ashton (Date)  
Deputy County Attorney

SMR  
04/23/2026  
Utility Easement Agreement - Tradewinds Park Water Distribution System  
iManage #1225459

STATE OF FLORIDA        )  
  SS:  
COUNTY OF BROWARD    )

The foregoing Utility Easement Agreement was acknowledged before me, by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, the Mayor of Broward County, a political subdivision of the State of Florida. He  is personally known to me or  has produced \_\_\_\_\_ as identification.

[Notary Seal]

\_\_\_\_\_  
Notary Public, State of Florida  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_

**GRANTEE:**

ATTEST:

CITY OF COCONUT CREEK, a Florida  
municipal corporation

\_\_\_\_\_  
Joseph J. Kavanagh, City Clerk

By: \_\_\_\_\_  
Jeffrey R. Wasserman, Mayor

\_\_\_\_\_  
Terrill C. Pyburn, City Attorney

STATE OF FLORIDA        )  
  SS:  
COUNTY OF BROWARD    )

The foregoing Utility Easement Agreement was acknowledged before me, by means of  physical presence or  online notarization, this \_\_\_ day of \_\_\_\_\_, 202\_\_\_, by Jeffrey R. Wasserman, the Mayor of the City of Coconut Creek, a Florida municipal corporation. He  is personally known to me or  has produced \_\_\_\_\_ as identification.

[Notary Seal]

\_\_\_\_\_  
Notary Public, State of Florida  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_

**EXHIBIT "A"**  
**EASEMENT AREA**  
**Legal Descriptions and Sketches**

<b>SKETCH AND LEGAL DESCRIPTION</b> <b>"EASEMENT AREA 1"</b>	<b>SURVEY PROJECT</b> <b>NO. 2022-026</b>
<i>PORTION OF LYONS TRADEWINDS PARK NORTH, SECTION 17, TOWNSHIP 48 SOUTH, RANGE 42 EAST, COCONUT CREEK, FLORIDA</i>	

**LEGAL DESCRIPTION**

A STRIP OF LAND LYING OVER AND ACROSS A PORTION OF SECTION 17, TOWNSHIP 48 SOUTH, RANGE 42 EAST, IN BROWARD COUNTY, FLORIDA, SAID EASEMENT BEING 12.00 FEET WIDE, WITH THE SIDELINES LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, SAID SIDELINES TO BE LENGTHENED OR SHORTENED WHERE THEY INTERSECT:

COMMENCE AT THE SOUTHWEST CORNER OF "VINKEMULDER PLAT", AS RECORDED IN PLAT BOOK 154, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE SOUTH LINE OF SAID PLAT BEING THE BASIS OF BEARINGS OF THIS DESCRIPTION, AND IS ASSUMED TO BE S 88°13'29" W; THENCE S 01°09'43" E ALONG THE EAST RIGHT OF WAY LINE OF NW 39th AVENUE PER MISCELLANEOUS MAP BOOK 4, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 4.75 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE, THE SIDELINES TO BEGIN WHERE THEY INTERSECT SAID EAST RIGHT OF WAY LINE; THENCE S 40° 53' 19" E, A DISTANCE OF 22.60 FEET; THENCE S 01° 11' 39" E, A DISTANCE OF 363.82 FEET TO REFERENCE POINT "A"; THENCE S 01°15'08" E, A DISTANCE OF 240.34 FEET TO REFERENCE POINT "B"; THENCE N 88°31'40" E, A DISTANCE OF 85.42 FEET; THENCE N 88°23'22" E, A DISTANCE OF 83.12 FEET; THENCE N 68°04'38" E, A DISTANCE OF 54.52 FEET; THENCE N 57°34'08" E, A DISTANCE OF 23.50 FEET; THENCE S 84°22'45" E, A DISTANCE OF 7.94 FEET TO REFERENCE POINT "C"; THENCE S 83°43'24" E, A DISTANCE OF 63.22 FEET; THENCE S 08°53'52" W, A DISTANCE OF 15.63 FEET; THENCE S 06°32'43" E, A DISTANCE OF 18.24 FEET; THENCE S 21°35'05" E, A DISTANCE OF 45.32 FEET TO REFERENCE POINT "D"; THENCE CONTINUE S 22°07'49" E, A DISTANCE OF 21.72 FEET; THENCE S 11°31'12" E, A DISTANCE OF 52.46 FEET; THENCE S 01°19'12" E, A DISTANCE OF 61.61 FEET; THENCE S 11°50'02" W, A DISTANCE OF 48.54 FEET; THENCE S 21°24'21" W, A DISTANCE OF 77.16 FEET; THENCE S 22°46'52" W, A DISTANCE OF 84.99 FEET; THENCE S 21°45'11" W, A DISTANCE OF 85.36 FEET; THENCE S 12°05'51" W, A DISTANCE OF 27.20 FEET; THENCE S 08°54'23" W, A DISTANCE OF 39.28 FEET; THENCE S 03°47'22" W, A DISTANCE OF 44.45 FEET; THENCE S 03°18'12" E, A DISTANCE OF 28.38 FEET; THENCE S 04°40'14" E, A DISTANCE OF 21.49 FEET; THENCE S 09°33'55" E, A DISTANCE OF 47.34 FEET; THENCE S 12°25'42" E, A DISTANCE OF 17.27 FEET; THENCE S 18°21'55" E, A DISTANCE OF 60.00 FEET; THENCE S 25°22'13" E, A DISTANCE OF 35.81 FEET; THENCE S 33°57'52" E, A DISTANCE OF 27.57 FEET TO REFERENCE POINT "E"; THENCE S 41°37'55" E, A DISTANCE OF 74.54 FEET THENCE S 45°29'06" E, A DISTANCE OF 61.89 FEET; THENCE S 57°29'45" E, A DISTANCE OF 47.23 FEET; THENCE S 68°05'38" E, A DISTANCE OF 21.58 FEET; TO REFERENCE POINT "F"; THENCE S 66°25'58" E, A DISTANCE OF 18.98 FEET; THENCE S 73°55'08" E, A DISTANCE OF 71.91 FEET; THENCE S 79°39'43" E, A DISTANCE OF 60.13 FEET; THENCE S 86°27'02" E, A DISTANCE OF 55.89 FEET; THENCE N 88°28'34" E, A DISTANCE OF 25.39 FEET; THENCE N 88°31'47" E, A DISTANCE OF 23.40 FEET; THENCE N 87°51'51" E, A DISTANCE OF 45.71 FEET; THENCE N 88°46'06" E, A DISTANCE OF 50.24 FEET; THENCE N 88°34'18" E, A DISTANCE OF 45.77 FEET TO REFERENCE POINT "G"; THENCE S 88°41'33" E, A DISTANCE OF 133.38 FEET; THENCE N 54°44'45" E, A DISTANCE OF 14.63 FEET; THENCE N 87°18'44" E, A DISTANCE OF 23.40 FEET TO THE POINT OF TERMINATION OF THIS CENTERLINE;

TOGETHER WITH:

BEGINNING AT CENTERLINE REFERENCE POINT "C"; THENCE N 03° 49' 02"E , A DISTANCE OF 32.50 FEET; THENCE N 21°55'44" E, A DISTANCE OF 67.08 FEET; THENCE N 01°21'37" E, A DISTANCE OF 55.72 FEET; THENCE N 11°48'01" W, A DISTANCE OF 120.23 FEET; THENCE N 01°20'37" W, A DISTANCE OF 37.61 FEET; THENCE N 00°57'22" E, A DISTANCE OF 56.33 FEET; THENCE N 06°15'26" E A DISTANCE OF 45.81 FEET; THENCE N 21°49'34" E, A DISTANCE OF 74.99 FEET; THENCE N 39°11'04" E, A DISTANCE OF 40.65 FEET; THENCE S 49°13'57" E, A DISTANCE OF 30.62 FEET; THENCE N 45°42'16" E, A DISTANCE OF 51.96 FEET; THENCE N 70°34'51" E, A DISTANCE OF 0.97 FEET; TO REFERENCE POINT "H"; THENCE CONTINUE N 70°34'51" E, A DISTANCE OF 38.48 FEET; THENCE N 83°23'13" E, A DISTANCE OF 87.65 FEET; THENCE N 46°28'37" E, A DISTANCE OF 12.89 FEET; THENCE N 88°15'55" E, A DISTANCE OF 198.23 FEET TO REFERENCE POINT "I"; THENCE N 87°21'46" E, A DISTANCE OF 72.81 FEET; THENCE N 89°03'14" E, A DISTANCE OF 126.43 FEET; THENCE N 86°01'01" E, A DISTANCE OF 46.00 FEET; THENCE N 80°02'28" E, A DISTANCE OF 72.14 FEET; THENCE N 84°28'30" E, A DISTANCE OF 21.84 FEET; THENCE N 87°30'41" E, A DISTANCE OF 48.78 FEET; THENCE S 02°02'33" E, A DISTANCE OF 15.27 FEET TO THE POINT OF TERMINATION OF THIS CENTERLINE;

(CONTINUED ON PAGE 2)

SHEET 1 OF 9

**HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

1 UNIVERSITY DRIVE, SUITE 300 – PLANTATION, FLORIDA 33324-2038

Phone # (954) 577-4555

**SKETCH AND LEGAL DESCRIPTION**  
**"EASEMENT AREA 1"**

**SURVEY PROJECT**  
**NO. 2022-026**

PORTION OF LYONS TRADEWINDS PARK NORTH,  
SECTION 17, TOWNSHIP 48 SOUTH, RANGE 42 EAST, COCONUT CREEK, FLORIDA

(CONTINUED FROM PAGE 1)

TOGETHER WITH:

BEGINNING AT CENTERLINE REFERENCE POINT "A"; THENCE N 88°44'52" E, A DISTANCE OF 11.04 FEET TO THE POINT OF TERMINATION OF THIS CENTERLINE;

TOGETHER WITH:

BEGINNING AT CENTERLINE REFERENCE POINT "B"; THENCE S 88°31'40" W, A DISTANCE OF 15.03 FEET TO THE EAST RIGHT OF WAY LINE OF NW 39TH AVENUE AND THE POINT OF TERMINATION OF THIS CENTERLINE;

TOGETHER WITH:

BEGINNING AT CENTERLINE REFERENCE POINT "D"; THENCE N 66°16'07" E, A DISTANCE OF 14.10 FEET TO THE POINT OF TERMINATION OF THIS CENTERLINE;

TOGETHER WITH:

BEGINNING AT CENTERLINE REFERENCE POINT "E"; THENCE N 54°15'34" E, A DISTANCE OF 13.93 FEET TO THE POINT OF TERMINATION OF THIS CENTERLINE;

TOGETHER WITH:

BEGINNING AT CENTERLINE REFERENCE POINT "F"; THENCE N 24°51'09" W, A DISTANCE OF 15.65 FEET TO THE POINT OF TERMINATION OF THIS CENTERLINE;

TOGETHER WITH:

BEGINNING AT CENTERLINE REFERENCE POINT "G"; THENCE N 00°46'23" W, A DISTANCE OF 15.42 FEET TO THE POINT OF TERMINATION OF THIS CENTERLINE;

TOGETHER WITH:

BEGINNING AT CENTERLINE REFERENCE POINT "H"; THENCE S 32°15'02" E, A DISTANCE OF 12.88 FEET TO THE POINT OF TERMINATION OF THIS CENTERLINE;

TOGETHER WITH:

BEGINNING AT CENTERLINE REFERENCE POINT "I"; THENCE N 01°47'55" E, A DISTANCE OF 28.28 FEET TO THE POINT OF TERMINATION OF THIS CENTERLINE;

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA AND CONTAINS 48,214 SQUARE FEET, (1.1068 ACRES), MORE OR LESS.

SHEET 2 OF 9

**HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

1 UNIVERSITY DRIVE, SUITE 300 – PLANTATION, FLORIDA 33324-2038

Phone # (954) 577-4555

<p style="text-align: center;"><b>SKETCH AND LEGAL DESCRIPTION</b>  <b>"EASEMENT AREA 1"</b>                  PORTION OF LYONS TRADEWINDS PARK NORTH,                  SECTION 17, TOWNSHIP 48 SOUTH, RANGE 42 EAST, COCONUT CREEK, FLORIDA</p>	<p><b>SURVEY PROJECT</b>  <b>NO. 2022-026</b></p>
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**SURVEYORS NOTES**

1. BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE PLAT OF "VINKEMULDER PLAT" AS RECORDED IN PLAT BOOK 154, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING: N 88°13'29" E (ASSUMED).
2. SEE SHEETS 1 AND 2 OF 9 FOR LEGAL DESCRIPTION.  
 SEE SHEET 3 OF 9 FOR SURVEY NOTES.  
 SEE SHEET 4 OF 9 FOR LOCATION MAP.  
 SEE SHEETS 5, 6, 7, AND 8 OF 9 FOR SKETCH.  
 SEE SHEET 9 OF 9 FOR LINE TABLE.
3. SOURCES OF INFORMATION USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION:
  - a. PLAT OF "VINKENMULDER PLAT", AS RECORDED IN PLAT BOOK 154, PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
  - b. PERMITTED SET OF PLANS BY THOMPSON & ASSOCIATES PROJECT NO.: 18012 REVISED 10/30/2020.
  - c. SURVEY PREPARED BY CRAVEN & THOMPSON & ASSOCIATES, INC. PROJECT NO.: 15-0087-001, DATED 3/4/16.
  - d. OFFICIAL RECORDS BOOK 5936, PAGE 827, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
  - e. MISCELLANEOUS MAP BOOK 4, PAGE 34, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
  - f. A SKETCH AND DESCRIPTION FOR A WATER MAIN EASEMENT FOR TRACT "C" LYONS TRADEWINDS PARK BY HELLER, WEAVER AND CATO INC. (FILE NO. 86-8848-SS 1).

SHEET 3 OF 9

**CERTIFICATE**

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND DO NOT REPRESENT A FIELD SURVEY. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE APPLICABLE REQUIREMENTS OF THE STANDARDS OF PRACTICE SET FORTH UNDER RULE 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

**Brian A Harris** Digitally signed by Brian A Harris  
 Date: 2025.10.30 15:42:24 -04'00'



REVISION 1: CHANGED TITLE FROM "WATERLINE EASEMENT" TO "EASEMENT 1" AND ADDED P.O.T. LABELS TO SHEETS 2-5 (6-30-25)  
 REVISION 2: REVISED PER COMMENTS 10/29/25

BRIAN A. HARRIS  
 PROFESSIONAL SURVEYOR AND MAPPER #5771, STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE OF SKETCH	DRAWN BY	CHECKED BY	MANAGER
2/1/2022	M.N.	BAH	EBA

SKETCH NO. 2022-026 WM LEGAL.DWG

**HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

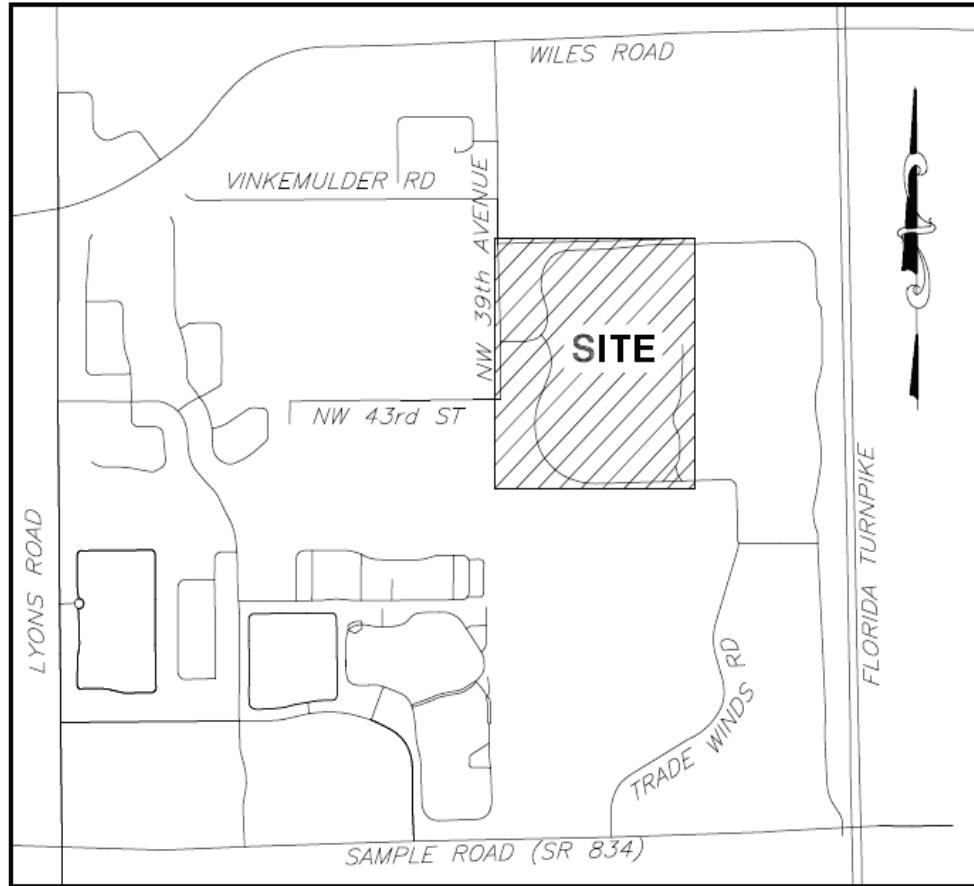
1 UNIVERSITY DRIVE, SUITE 300 - PLANTATION, FLORIDA 33324-2038 Phone # (954) 577-4555

**SKETCH AND LEGAL DESCRIPTION**  
**"EASEMENT AREA 1"**

PORTION OF LYONS TRADEWINDS PARK NORTH,  
SECTION 17, TOWNSHIP 48 SOUTH, RANGE 42 EAST, COCONUT CREEK, FLORIDA

**SURVEY PROJECT**  
**NO. 2022-026**

LOCATION MAP  
(NOT TO SCALE)

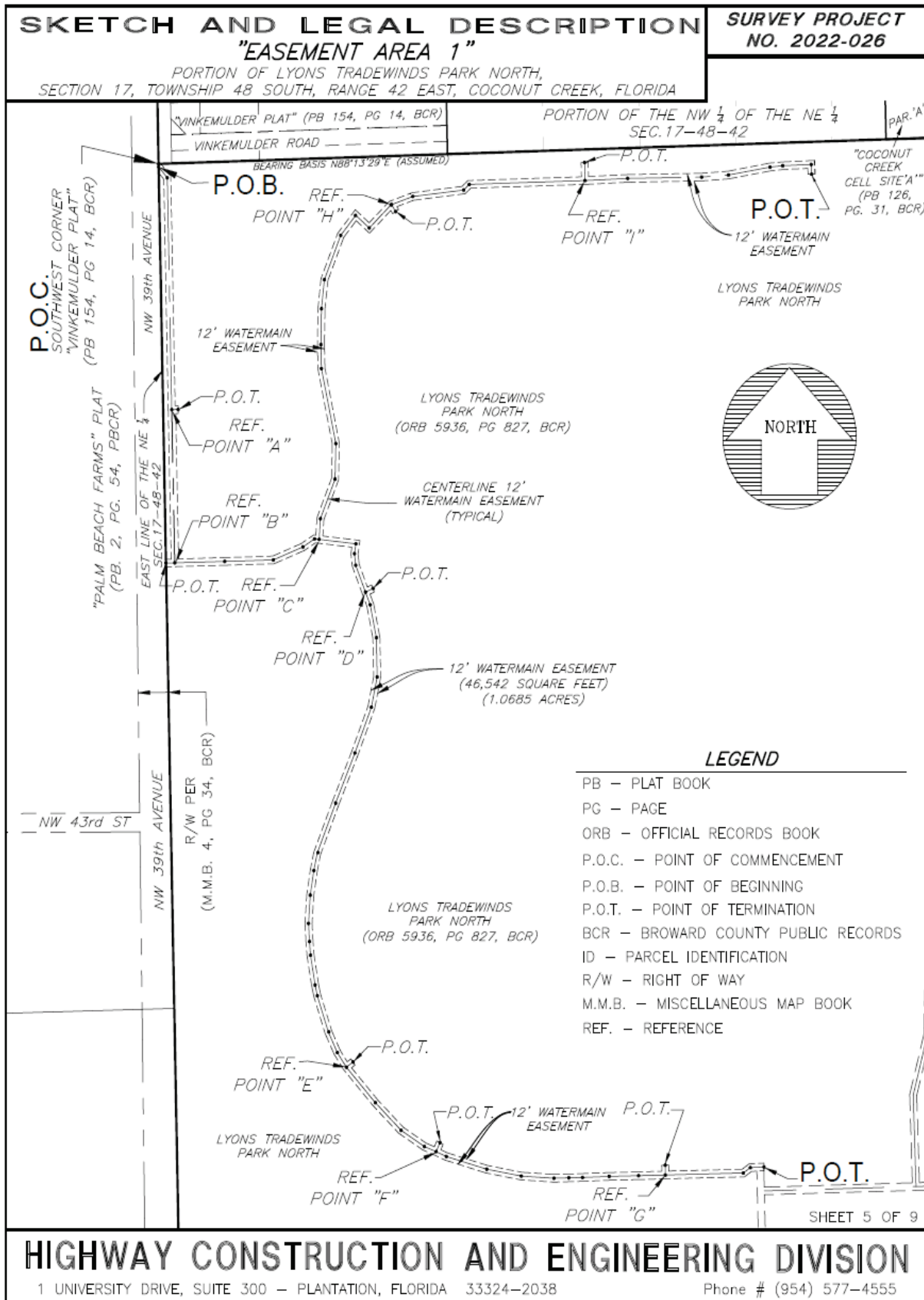


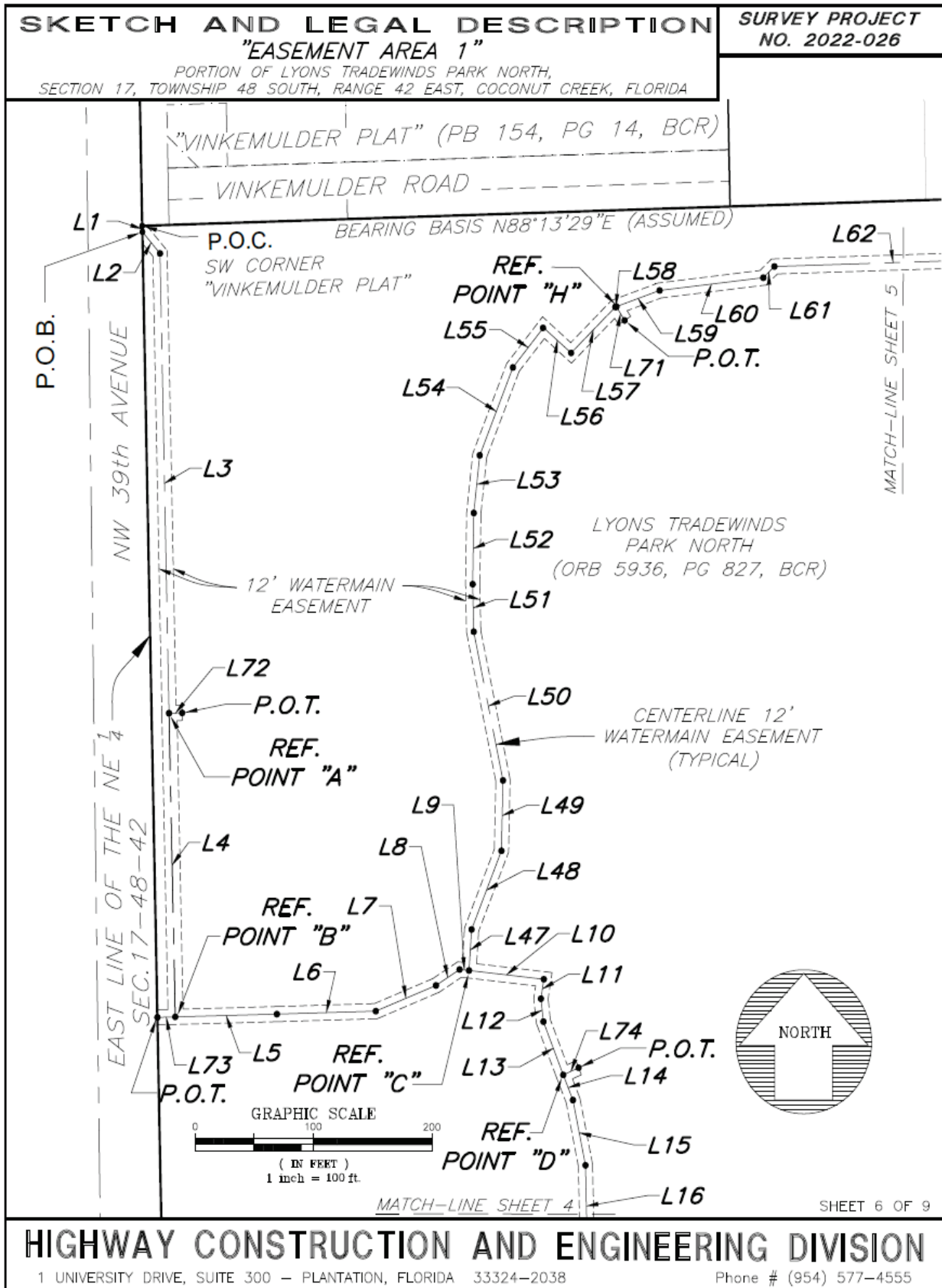
SHEET 4 OF 9

**HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

1 UNIVERSITY DRIVE, SUITE 300 - PLANTATION, FLORIDA 33324-2038

Phone # (954) 577-4555

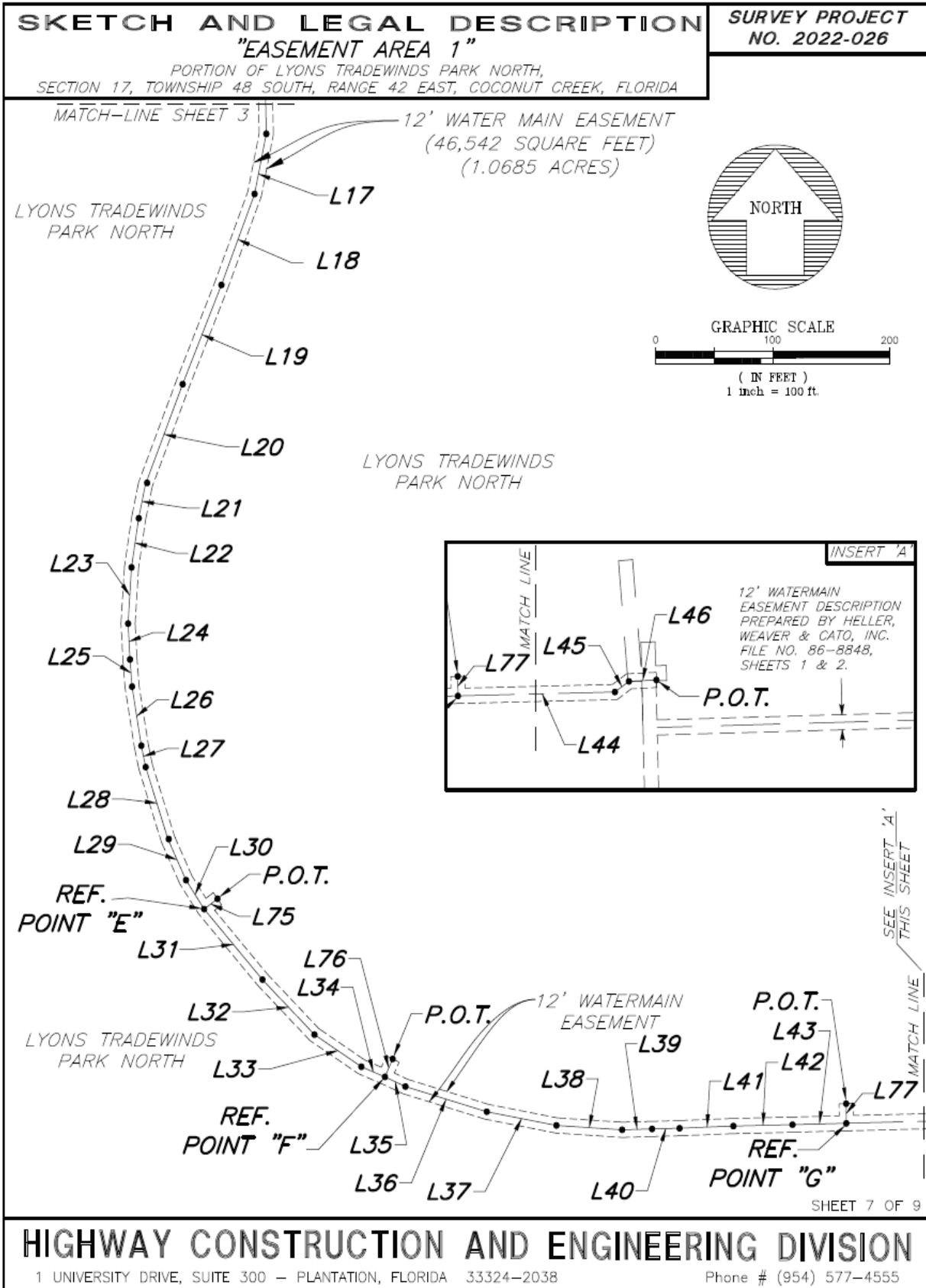


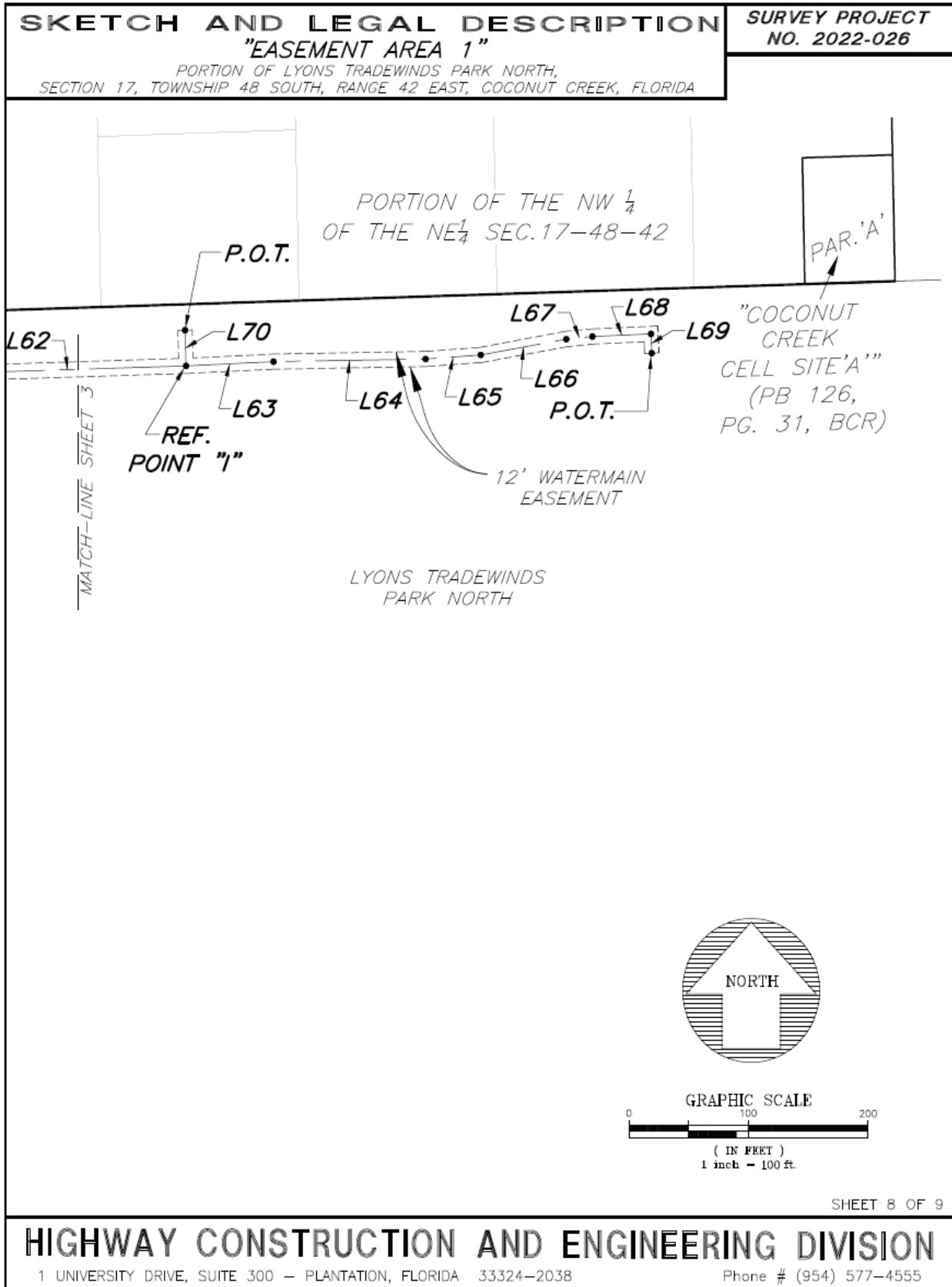


**HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

1 UNIVERSITY DRIVE, SUITE 300 - PLANTATION, FLORIDA 33324-2038

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**SKETCH AND LEGAL DESCRIPTION**  
**"EASEMENT AREA 1"**

PORTION OF LYONS TRADEWINDS PARK NORTH,  
SECTION 17, TOWNSHIP 48 SOUTH, RANGE 42 EAST, COCONUT CREEK, FLORIDA

**SURVEY PROJECT**  
**NO. 2022-026**

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S01° 09' 43"E	4.75
L2	S40° 53' 19"E	22.60
L3	S01° 11' 39"E	363.82
L4	S01° 15' 08"E	240.34
L5	N88° 31' 40"E	85.42
L6	N88° 23' 22"E	83.12
L7	N68° 04' 38"E	54.52
L8	N57° 34' 08"E	23.50
L9	S84° 22' 45"E	7.94
L10	S83° 43' 24"E	63.22
L11	S08° 53' 52"W	15.63
L12	S06° 32' 43"E	18.24
L13	S21° 35' 05"E	45.32
L14	S22° 07' 49"E	21.72
L15	S11° 31' 12"E	52.46
L16	S01° 19' 12"E	61.61
L17	S11° 50' 02"W	48.54
L18	S21° 24' 21"W	77.16
L19	S22° 46' 52"W	84.99
L20	S21° 45' 11"W	85.36
L21	S12° 05' 51"W	27.20
L22	S08° 54' 23"W	39.28
L23	S03° 47' 22"W	44.45
L24	S03° 18' 12"E	28.38
L25	S04° 40' 14"E	21.49
L26	S09° 33' 55"E	47.34

LINE TABLE		
LINE #	DIRECTION	LENGTH
L27	S12° 25' 42"E	17.27
L28	S18° 21' 55"E	60.00
L29	S25° 22' 13"E	35.81
L30	S33° 57' 52"E	27.57
L31	S41° 37' 55"E	74.54
L32	S45° 29' 06"E	61.89
L33	S57° 29' 45"E	47.23
L34	S68° 05' 38"E	21.58
L35	S66° 25' 58"E	18.98
L36	S73° 55' 08"E	71.91
L37	S79° 39' 43"E	60.13
L38	S86° 27' 02"E	55.89
L39	N88° 28' 34"E	25.39
L40	N88° 31' 47"E	23.40
L41	N87° 51' 51"E	45.71
L42	N88° 46' 06"E	50.24
L43	N88° 34' 18"E	45.77
L44	N88° 41' 33"E	133.38
L45	N54° 44' 45"E	14.63
L46	N87° 18' 44"E	23.40
L47	N03° 49' 02"E	32.50
L48	N21° 55' 44"E	67.08
L49	N01° 21' 37"E	55.72
L50	N11° 48' 01"W	120.23
L51	N01° 20' 37"W	37.61
L52	N00° 57' 22"E	56.33

LINE TABLE		
LINE #	DIRECTION	LENGTH
L53	N06° 15' 26"E	45.81
L54	N21° 49' 34"E	74.99
L55	N39° 11' 04"E	40.65
L56	S49° 13' 57"E	30.62
L57	N45° 42' 16"E	51.96
L58	N70° 34' 51"E	0.97
L59	N70° 34' 51"E	38.48
L60	N83° 23' 13"E	87.65
L61	N46° 28' 37"E	12.89
L62	N88° 15' 55"E	198.23
L63	N87° 21' 46"E	72.81
L64	N89° 03' 14"E	126.43
L65	N86° 01' 01"E	46.00
L66	N80° 02' 28"E	72.14
L67	N84° 28' 30"E	21.84
L68	N87° 30' 41"E	48.78
L69	S02° 02' 33"E	15.27
L70	N01° 47' 55"W	28.28
L71	S32° 15' 02"E	12.88
L72	N88° 44' 52"E	11.04
L73	S88° 31' 40"W	15.03
L74	N66° 16' 07"E	14.10
L75	N54° 15' 34"E	13.93
L76	N24° 51' 09"E	15.65
L77	N00° 46' 23"W	15.42

SHEET 9 OF 9

**HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

1 UNIVERSITY DRIVE, SUITE 300 - PLANTATION, FLORIDA 33324-2038

Phone # (954) 577-4555

<b>SKETCH AND LEGAL DESCRIPTION</b> <b>"EASEMENT AREA 2"</b> <i>A PORTION OF TRACT "C", 'LYONS TRADEWINDS PARK'</i> <i>AS RECORDED IN PLAT BOOK 117, PAGE 9, BROWARD COUNTY RECORDS.</i>	<b>SURVEY PROJECT</b> <b>NO. 2025-037</b>
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**LEGAL DESCRIPTION**

A STRIP OF LAND LYING OVER AND ACROSS A PORTION OF TRACT "C", 'LYONS TRADEWINDS PARK' PLAT AS RECORDED IN PLAT BOOK 117, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID STRIP BEING 12.00 FEET IN WIDTH, WITH THE SIDELINES LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

**COMMENCE** AT THE SOUTHWEST CORNER OF SAID TRACT "C", THE FOLLOWING THREE COURSES BEING ALONG THE SOUTH LINE OF SAID PLAT AND NORTH RIGHT OF WAY LINE OF SAMPLE ROAD, THENCE N88°12'05"E \*, BEING THE "BASIS OF BEARINGS" FOR THIS DESCRIPTION, FOR A DISTANCE OF 934.72 FEET, THENCE N01°47'55"W FOR A DISTANCE OF 50.00 FEET, THENCE N88°12'05"E FOR A DISTANCE OF 113.27 FEET, THENCE DEPARTING SAID PLAT LINE AND RIGHT OF WAY LINE, N17°40'01"E FOR A DISTANCE OF 1,628.35 FEET, THENCE S72°20'50"E FOR A DISTANCE OF 6.00 FEET TO THE **POINT OF BEGINNING**, THENCE S72°20'50"E FOR A DISTANCE OF 47.00 FEET TO THE **POINT OF TERMINATION** OF THIS DESCRIPTION.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA AND CONTAINS 564 SQUARE FEET, (0.0129 ACRES), MORE OR LESS.

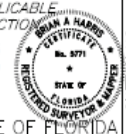
SEE SHEET 2 OF 3 FOR SKETCH OF LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF.  
SEE SHEET 3 OF 3 FOR NOTES ATTACHED HERETO AND MADE A PART THEREOF.

SHEET 1 OF 3

**CERTIFICATE**

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND DO NOT REPRESENT A FIELD SURVEY. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEET THE APPLICABLE REQUIREMENTS OF THE STANDARDS OF PRACTICE SET FORTH UNDER RULE 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

**Brian A Harris** Digitally signed by Brian A Harris  
Date: 2025.10.30 15:50:45 -04'00'



REVISION 1: CHANGED TITLE FROM "WATERLINE EASEMENT" TO "EASEMENT 2" ON SHEETS 1 & 2. (6-30-25)  
REVISION 2: REVISED PER COMMENTS 10/29/25

BRIAN A. HARRIS  
PROFESSIONAL SURVEYOR AND MAPPER LS 5771, STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE OF SKETCH 03/19/2025	DRAWN BY B.A.H.	CHECKED BY E.B.A.	MANAGER E.B.A.
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SKETCH NO. 2025-037 LEGAL.DWG

**HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

1 UNIVERSITY DRIVE, SUITE 300 - PLANTATION, FLORIDA 33324-2038

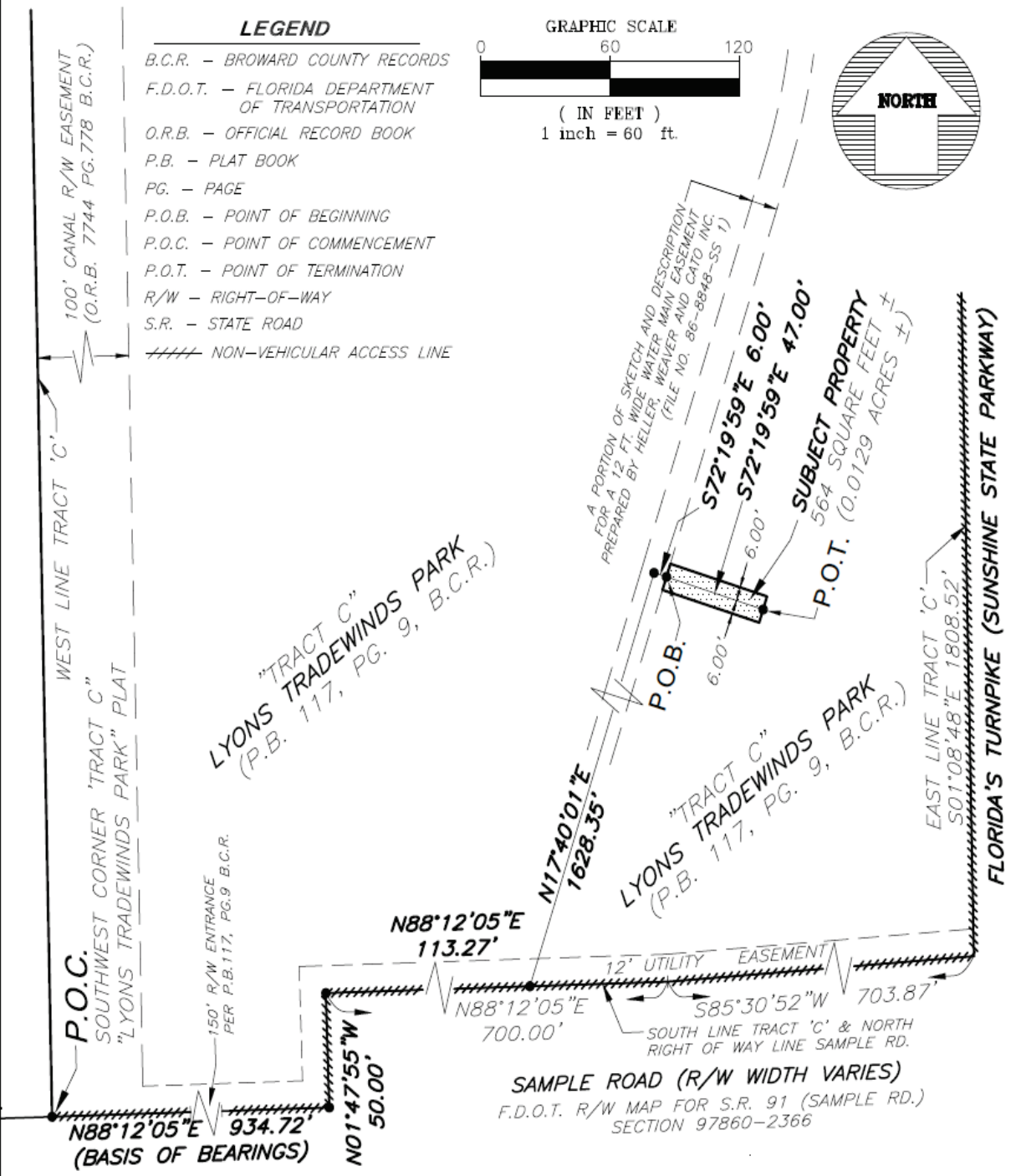
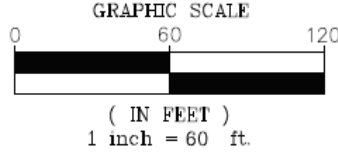
Phone # (954) 577-4555

**SKETCH AND LEGAL DESCRIPTION**  
**"EASEMENT AREA 2"**  
 A PORTION OF TRACT "C", 'LYONS TRADEWINDS PARK'  
 AS RECORDED IN PLAT BOOK 117, PAGE 9, BROWARD COUNTY RECORDS.

**SURVEY PROJECT**  
**NO. 2025-037**

**LEGEND**

- B.C.R. - BROWARD COUNTY RECORDS
- F.D.O.T. - FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- PG. - PAGE
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.T. - POINT OF TERMINATION
- R/W - RIGHT-OF-WAY
- S.R. - STATE ROAD
- ////// NON-VEHICULAR ACCESS LINE



SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION  
 SEE SHEET 3 OF 3 FOR NOTES ATTACHED HERETO AND MADE A PART THEREOF.

SHEET 2 OF 3

<b>SKETCH AND LEGAL DESCRIPTION</b> <b>"EASEMENT AREA 2"</b> <i>A PORTION OF TRACT "C", 'LYONS TRADEWINDS PARK' AS RECORDED IN PLAT BOOK 117, PAGE 9, BROWARD COUNTY RECORDS.</i>	<b>SURVEY PROJECT</b> <b>NO. 2025-037</b>
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**SURVEYORS NOTES**

1. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE REVIEWING SURVEYOR, AND IS BASED ON AS BUILT DRAWING LOCATIONS BY RT GEOSOLUTIONS FOR TRADEWINDS PARK, "PROJECT NO. R1423108P1 8"D.I.P. WATERMAIN.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF TRACT "C", AT THE SOUTHWEST CORNER OF 'LYONS TRADEWINDS PARK' PLAT AS RECORDED IN PLAT BOOK 117, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND IS ASSUMED TO BEAR NORTH 88°12'05" EAST.
3. SOURCES OF INFORMATION USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION:
  - a. THE PLAT OF 'LYONS TRADEWINDS PARK' AS RECORDED IN PLAT BOOK 117, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
  - b. AS BUILT DRAWING LOCATIONS BY RT GEOSOLUTIONS FOR TRADEWINDS PARK, "PROJECT NO. R1423108P1 8" D.I.P. WATERMAIN, REFERENCED ABOVE.
  - c. F.D.O.T. R/W MAP FOR SR. 91 (SAMPLE RD.) SECTION 97860-2366, DATED 10-1-81, LATEST REVISION DATE 12-8-82.
  - d. THE FOLLOWING DOCUMENTS ALL RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; O.R.B. 596, PG. 25, O.R.B. 2345, PG. 518, O.R.B. 2818, PG. 369 and O.R.B. 8168, PG. 832.
  - e. A SKETCH AND DESCRIPTION FOR A WATER MAIN EASEMENT FOR TRACT "C" LYONS TRADEWINDS PARK BY HELLER, WEAVER AND CATO INC. (FILE NO. 86-8848-SS 1).

SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION  
SEE SHEET 2 OF 3 FOR SKETCH OF DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF.

SHEET 3 OF 3

**HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

1 UNIVERSITY DRIVE, SUITE 300 - PLANTATION, FLORIDA 33324-2038

Phone # (954) 577-4555

**SKETCH AND LEGAL DESCRIPTION**

**"EASEMENT AREA 3"**

A PORTION OF "TRACT C", "LYONS TRADEWINDS PARK" AS RECORDED IN PLAT BOOK 117, PAGE 9, BROWARD COUNTY RECORDS AND PORTION OF SECTION 17, TOWNSHIP 48 SOUTH, RANGE 42 EAST

**SURVEY PROJECT  
NO. 2026-009**

LEGAL DESCRIPTION

A PORTION OF "TRACT C", "LYONS TRADEWINDS PARK", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 117 AT PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE NORTH ONE-HALF (N1/2) OF THE NORTH ONE-HALF (N1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 17, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AN EASEMENT 12.00 FEET IN WIDTH LYING 6.00 FEET TO THE LEFT AND 6.00 FEET TO THE RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE OF EASEMENT (THE SIDES OF SAID EASEMENT ARE TO BE LENGTHENED AND/OR SHORTENED SO AS TO FORM A CONTINUOUS EASEMENT):

**COMMENCE** AT THE SOUTHWEST CORNER OF "TRACT C", "LYONS TRADEWINDS PARK", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 117 AT PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND RUN ON AN ASSUMED BEARING OF N88°33'33"E ALONG THE SOUTH BOUNDARY OF SAID "TRACT C", FOR A DISTANCE OF 663.59 FEET TO THE **POINT OF BEGINNING** OF THE FOLLOWING DESCRIBED CENTERLINE OF EASEMENT; THENCE RUN N44°53'27"E FOR 43.74 FEET; THENCE RUN N01°05'43"W FOR 16.30 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT AND CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 321.00 FEET AND A CENTRAL ANGLE OF 61°16'19" FOR AN ARC DISTANCE OF 343.28 FEET TO A POINT OF TANGENCY; THENCE RUN N60°10'36"E FOR 595.89 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT AND CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 279.00 FEET AND A CENTRAL ANGLE OF 75°06'52" FOR AN ARC DISTANCE OF 365.77 FEET TO A POINT OF TANGENCY; THENCE RUN N14°56'16"W FOR 16.10 FEET TO A POINT HEREINAFTER TO BE KNOWN AS **POINT "A"**; THENCE CONTINUE N14°56'16"W FOR 185.11 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT AND CONCAVE TO THE EAST HAVING A RADIUS OF 321.00 FEET AND A CENTRAL ANGLE OF 32°57'45" FOR AN ARC DISTANCE OF 184.67 FEET TO A POINT OF TANGENCY; THENCE RUN N18°01'29"E FOR 496.31 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHERLY ALONG A CIRCULAR CURVE TO THE LEFT AND CONCAVE TO THE WEST HAVING A RADIUS OF 279.00 FEET AND A CENTRAL ANGLE OF 19°15'27" FOR AN ARC DISTANCE OF 93.77 FEET TO A POINT OF TANGENCY; THENCE RUN N01°13'58"W FOR 354.41 FEET; THENCE RUN N48°05'31"W FOR 47.86 FEET; THENCE RUN S88°51'42"W FOR 614.79 FEET TO A POINT HEREINAFTER TO BE KNOWN AS **POINT "B"**, SAID LAST TWELVE (12) COURSES BEING COINCIDENT WITH A LINE LYING 10.00 FEET WESTERLY AND SOUTHERLY OF THE WESTERLY AND SOUTHERLY EDGE OF ASPHALT OF AN EXISTING ASPHALT ROAD LEADING THROUGH TRADEWINDS PARK; THENCE RUN S01°08'18"E FOR 82.30 FEET TO THE **POINT OF TERMINATION** OF THIS DESCRIBED CENTERLINE OF EASEMENT,

AND

BEGIN AT THE AFOREMENTIONED **POINT "A"** AND RUN S75°03'31"W FOR 15.09 FEET TO THE **POINT OF TERMINATION** OF THIS DESCRIBED CENTERLINE OF EASEMENT,

AND

BEGIN AT THE AFOREMENTIONED **POINT "B"** AND RUN N01°08'18"W FOR 42.86 FEET TO A POINT HEREINAFTER TO BE KNOWN AS **POINT "C"**; THENCE CONTINUE N01°08'18"W FOR 24.85 FEET TO THE **POINT OF TERMINATION** OF THIS DESCRIBED CENTERLINE OF EASEMENT,

AND

BEGIN AT THE AFOREMENTIONED **POINT "C"** AND RUN N88°51'42"E FOR 15.08 FEET TO THE **POINT OF TERMINATION** OF THIS DESCRIBED CENTERLINE OF EASEMENT,

AND

BEGIN AT THE AFOREMENTIONED **POINT "C"** AND RUN S88°51'42"W FOR 12.13 FEET; THENCE RUN N04°28'41"W FOR 90.16 FEET TO THE **POINT OF TERMINATION** OF THIS DESCRIBED CENTERLINE OF EASEMENT,

SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA.

SEE SHEET 2 OF 3 FOR SKETCH OF LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF.  
SEE SHEET 3 OF 3 FOR NOTES ATTACHED HERETO AND MADE A PART THEREOF.

SHEET 1 OF 3

**CERTIFICATE**

I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND DO NOT REPRESENT A FIELD SURVEY. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEET THE APPLICABLE REQUIREMENTS OF THE STANDARDS OF PRACTICE SET FORTH UNDER RULE 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

**Brian A Harris**

Digitally signed by Brian A Harris  
Date: 2026.04.21 15:46:23 -04'00'



1	REVISED "EASEMENT AREA" LABEL TO "EASEMENT AREA 3"	4/21/26	B.H.	BRIAN A. HARRIS	PROFESSIONAL SURVEYOR AND MAPPER	LS 5771, STATE OF FLORIDA
NO.	REVISION	DATE	BY			

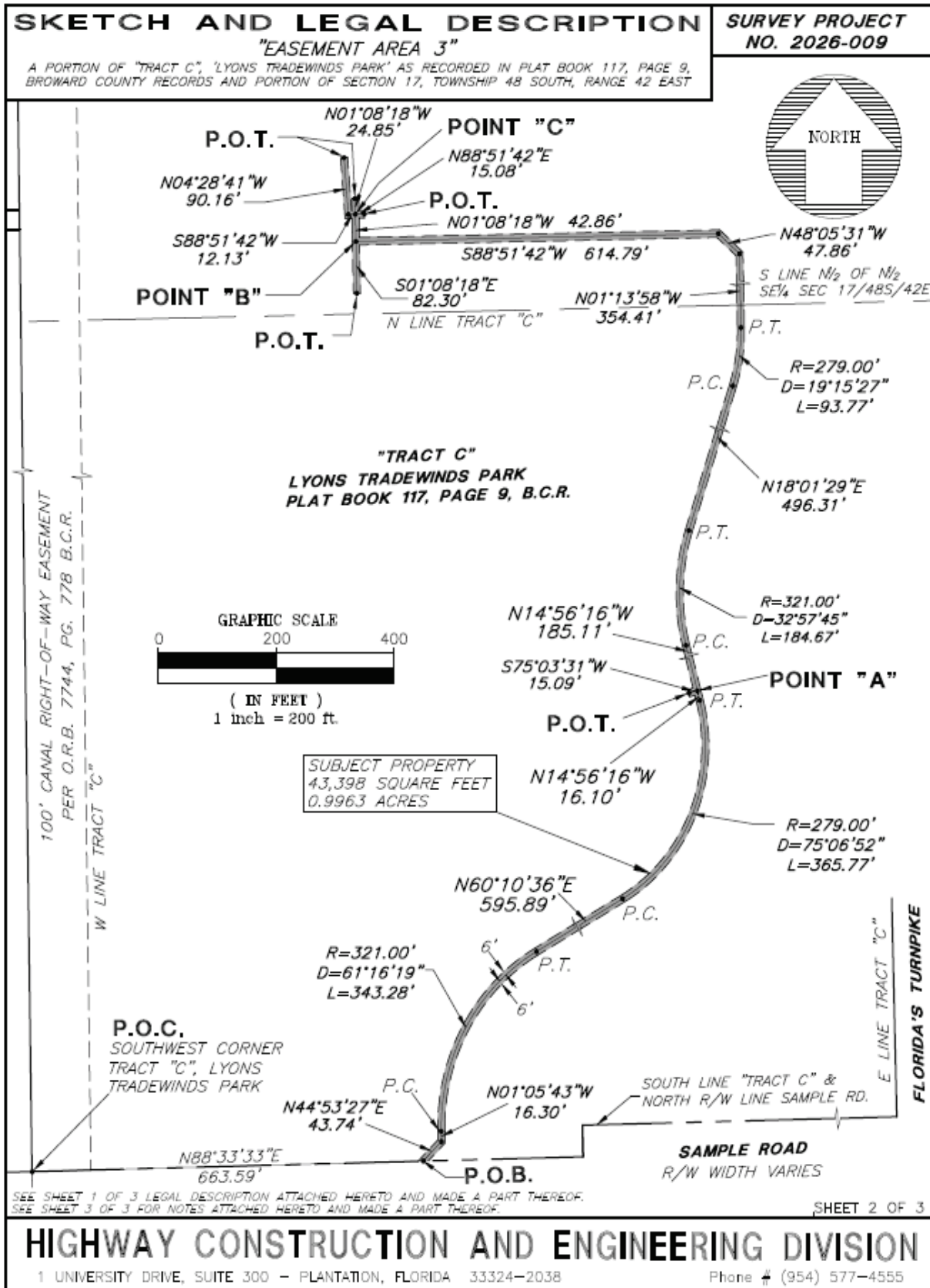
NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER	DATE OF SKETCH 11/4/2025	DRAWN BY M.N.	CHECKED BY B.H.	MANAGER E.B.A.
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**HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

1 UNIVERSITY DRIVE, SUITE 300 - PLANTATION, FLORIDA 33324-2038

Phone # (954) 577-4555

SKETCH NO. 2026-009 LEGAL DWG



**SKETCH AND LEGAL DESCRIPTION**

**"EASEMENT AREA 3"**

A PORTION OF "TRACT C", "LYONS TRADEWINDS PARK" AS RECORDED IN PLAT BOOK 117, PAGE 9, BROWARD COUNTY RECORDS AND PORTION OF SECTION 17, TOWNSHIP 48 SOUTH, RANGE 42 EAST

**SURVEY PROJECT  
NO. 2026-009**

**LEGEND**

B.C.R. - BROWARD COUNTY RECORDS  
F.D.O.T. - FLORIDA DEPARTMENT  
OF TRANSPORTATION  
O.R.B. - OFFICIAL RECORD BOOK  
P.B. - PLAT BOOK  
PG. - PAGE

P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCEMENT  
P.O.T. - POINT OF TERMINATION  
R/W - RIGHT-OF-WAY  
S.R. - STATE ROAD

R - RADIUS  
D - CENTRAL ANGLE  
L - ARC LENGTH  
P.C. - POINT OF CURVATURE  
P.T. - POINT OF TANGENCY

**SURVEYOR'S NOTES:**

- 1) THE LAND "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE REVIEWING SURVEYOR.
- 2) BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF TRACT "C" AS RECORDED IN PLAT BOOK 117, PAGE 9, BROWARD COUNTY PUBLIC RECORDS. BEING N 88°33'33" E.
- 3) SOURCES OF INFORMATION USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION:
  - a. PLAT OF "LYONS TRADEWINDS PARK, AS RECORDED IN PLAT BOOK 117, PAGE 9, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
  - b. BROWARD COUNTY SECTION MAP, SECTION 17, TOWNSHIP 48 SOUTH, RANGE 42 EAST, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
  - c. SKETCH AND DESCRIPTION FOR A WATERMAIN EASEMENT PREPARED BY HELLER, WEAVER, AND CATO, INC. FILE NO.: 86-8848-SS-1.

SEE SHEET 1 OF 3 LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF.  
SEE SHEET 2 OF 3 FOR SKETCH OF LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF.

SHEET 3 OF 3

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