

Return to:
Frank J. Guillano, PSM
Highway Construction and
Engineering Division
1 N University Drive, Suite 300
Plantation, FL 33324-2038

Exhibit 7

This Instrument prepared by:
Daniel P. J. O'Connor
Brinkley, Morgan, Solomon, Tatum,
Stanley, Lunny & Gordon, LLP
200 E. Las Olas Boulevard, Suite 1900
Fort Lauderdale, FL 33301

SIDEWALK EASEMENT (Corporate)

THIS INDENTURE, made this 10th day of June, A.D., 2010, by PINE CREST PREPARATORY SCHOOL, INC., a Florida not-for-profit corporation, and having its principal place of business at 1501 N.E. 62nd Street, Fort Lauderdale, Florida 33334 ("first party"), to BROWARD COUNTY, a political subdivision of the State of FLORIDA, whose post office address is Broward County Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, ("second party").

(Wherever used herein, the terms, "first party" and "second party" 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).

WITNESSETH

WHEREAS, the first party is the owner of property situate, lying and being in Broward County, Florida, and described as follows:

See Exhibit "A" with accompanying sketch of description attached hereto and made a part hereof (the "Property").

and,

WHEREAS, the second party desires an easement for public sidewalk and/or other appropriate purposes incidental thereto, on, over, and across the Property;

and,

WHEREAS, the first party is willing to grant such an easement.

NOW THEREFORE, for and in consideration of the mutual covenants each to the other running and one dollar (\$1.00) and other good and valuable considerations, the first party does hereby grant unto the second party, its successors and assigns, full and free right and authority to construct, maintain, repair, install and rebuild sidewalks on the Property, and does hereby grant a perpetual easement on, over and across the Property for said purposes.

IN WITNESS WHEREOF, first party has hereunto set its hand and seal the date first above written.

Signed, sealed, and delivered
in the presence of

ATTEST:

PINE CREST PREPARATORY SCHOOL, INC.,
a Florida not-for-profit corporation.

By Lourdes M. Cowgill
Lourdes Cowgill, President

Silvia Navas
Secretary Signature

SILVIA NAVAS
Secretary Print Name

(CORPORATE SEAL)

10th day of June, 2010

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 10 day of June, 2010, by Lourdes Cowgill and Silvia Navas, as President and Secretary, respectively, of PINE CREST PREPARATORY SCHOOL, INC., a Florida not-for-profit corporation, on behalf of the corporation, who are personally known to me or who have produced Personally Known as identification.

(SEAL)

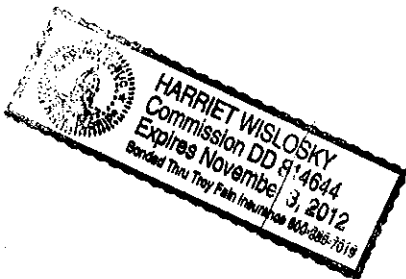
Harriet Wislosky
(Signature of person taking acknowledgment)

Harriet Wislosky
(Name of officer taking acknowledgment)
typed, printed or stamped

(Title or rank)

(Serial number, if any)

My commission expires: 11-3-2012



SKETCH AND DESCRIPTION

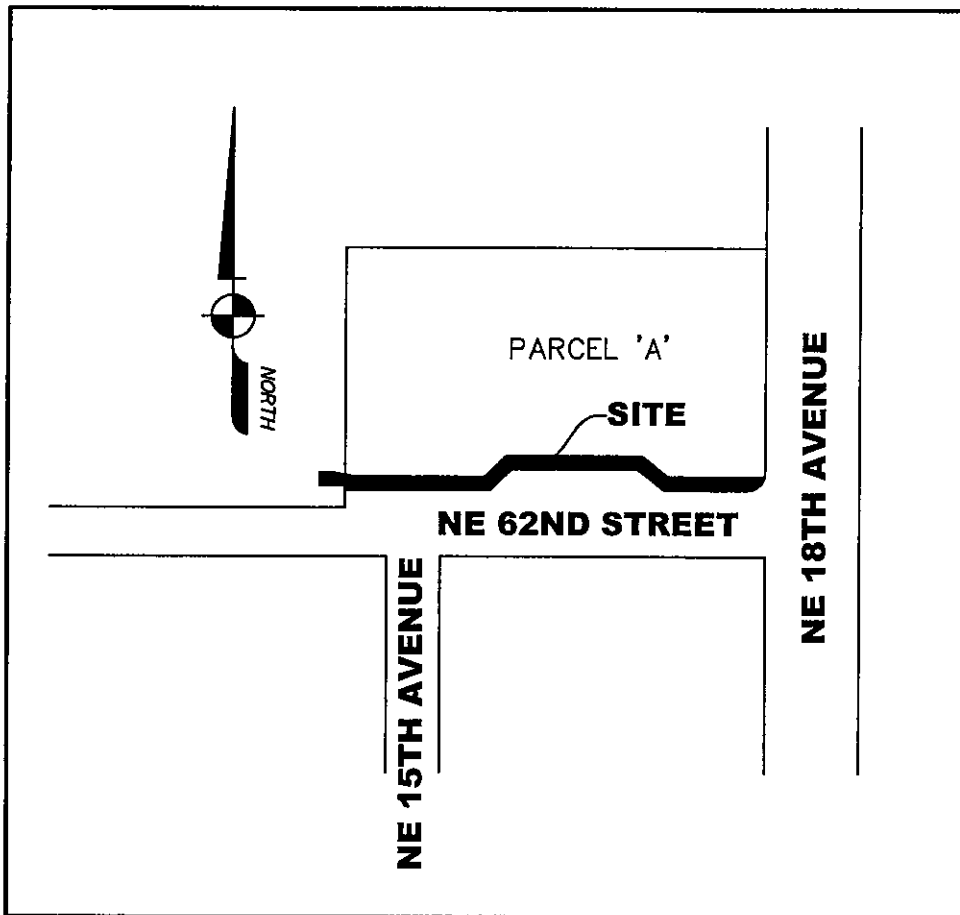
EXHIBIT "A"

A PORTION OF PARCEL 'A'

CORAL RIDGE ISLES

(P.B. 45, PG. 47, B.C.R.)

AND A PORTION OF SECTION 11, TOWNSHIP 49S, RANGE 42E
5 FOOT SIDEWALK EASEMENT



SECTION 11, TOWNSHIP 49 SOUTH, RANGE 42 EAST
LOCATION SKETCH
NOT TO SCALE

NOT VALID WITHOUT
SHEETS 1 THRU 4

REVISIONS

REVISED 06/21/10



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
TEL (561) 392-2594, FAX (561) 394-7125
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JOB #: 7016-11SW

SCALE: -

DATE: 06/08/10

BY: W.R.E.

CHECKED: J.T.D.

F.B. PG.

SHEET 1 OF 4

SKETCH AND DESCRIPTION

EXHIBIT "A"

A PORTION OF PARCEL 'A'

CORAL RIDGE ISLES

(P.B. 45, PG. 47, B.C.R.)

AND A PORTION OF SECTION 11, TOWNSHIP 49S, RANGE 42E
5 FOOT SIDEWALK EASEMENT

LAND DESCRIPTION:

A portion of Parcel "A", CORAL RIDGE ISLES, as recorded in Plat Book 45, Page 47 of the Public Records of Broward County, Florida, together with a portion of Section 11, Township 49 South, Range 42 East, Broward County, Florida.

Being more particularly described as follows: Begin at the southwest corner (most east point of curvature, on NE 62nd Street) of said Parcel "A"; thence S89°59'42"W, along the south line of said Parcel "A", 256.02 feet; thence N77°35'16"W, 51.16 feet; thence S89°59'42"W, 275.91 feet; thence S62°19'12"W, 23.68 feet; thence S89°59'42"W, along the south line of said Parcel "A", to the southwest corner of said Parcel "A" 673.79 feet; thence N00°15'33"W, 5.00 feet; thence S89°59'42"W, along the north right-of-way line of said NE 62nd Street, 54.95 feet; thence N00°03'51"E, 5.00 feet; thence N89°59'42"E, 40.76 feet; thence S82°56'05"E, 40.62 feet; thence N89°59'42"E, 646.47 feet; thence N62°19'12"E, 23.68 feet; thence N89°59'42"E, 277.68 feet; thence S77°35'16"E, 51.16 feet; thence N89°59'42"E, 258.48 feet; thence N39°15'16"E, 34.73 feet; thence S00°10'45"E, along the east line of said Parcel "A", 6.81 feet to a point of curvature of a curve, concave to the northwest, having a radius of 25.00 feet and central angle of 90°11'01"; thence southwesterly along a line of said Parcel "A", an arc distance of 39.35 feet to the Point of Beginning.

Said lands lying in the City of Fort Lauderdale, Broward County, Florida.

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JOB #: 7016-11SW

SCALE: -

DATE: 06/08/10

BY: W.R.E.

CHECKED: J.T.D.

F.B. PG.

SHEET 2 OF 4

SKETCH AND DESCRIPTION

EXHIBIT "A"

A PORTION OF PARCEL 'A'

CORAL RIDGE ISLES

(P.B. 45, PG. 47, B.C.R.)

AND A PORTION OF SECTION 11, TOWNSHIP 49S, RANGE 42E 5 FOOT SIDEWALK EASEMENT

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds,
3. The land description shown hereon was prepared by the surveyor.
4. Bearings shown hereon are based on a South line of the said Parcel 'A' having a bearing of S89°59'42"W. (assumed bearing)
5. Data shown hereon was compiled from instruments(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: L.B.= Licensed Business; P.B.= Plat Book; B.C.R.= Broward County Records; PG.= Page; P.L.S.= Professional Land Surveyor; P.O.B.= Point of Beginning; R= Radius; L= Arc Length; Δ= Delta Angle.

CERTIFICATION:

I HEREBY CERTIFY that the attached SKETCH & DESCRIPTION of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this SKETCH & DESCRIPTION meets the Minimum Technical Standards set forth in Chapter 5J-17.05, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 6/22/10



JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

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REVISED	06/21/10



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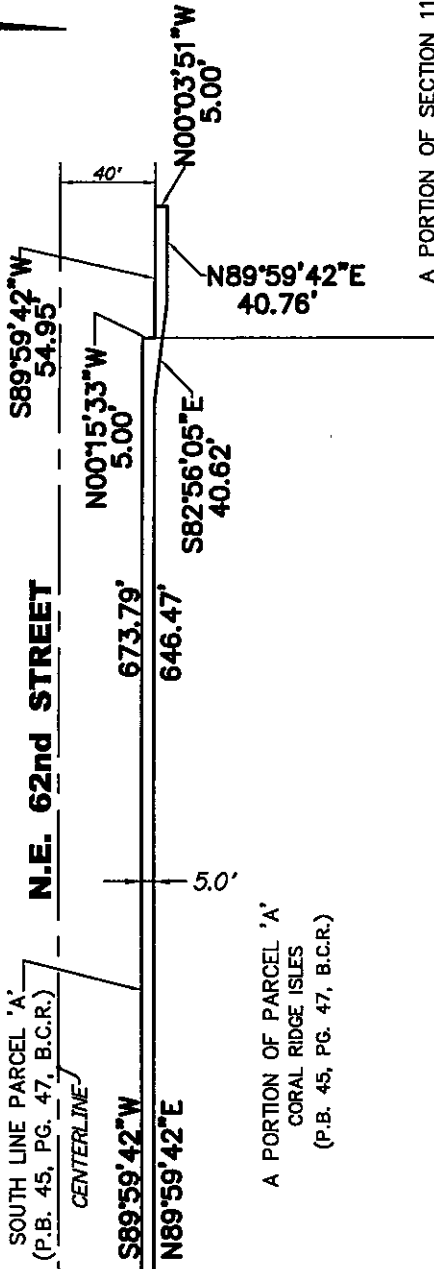
JOB #:	7016-11SW
SCALE:	-
DATE:	06/08/10
BY:	W.R.E.
CHECKED:	J.T.D.
F.B.	PG.
SHEET	3 OF 4

SKETCH AND DESCRIPTION

5 FOOT SIDEWALK EASEMENT



N.E. 15TH AVENUE



A PORTION OF SECTION 11-49-42

NOT VALID WITHOUT SHEETS 1 THRU 4

MATCHLINE

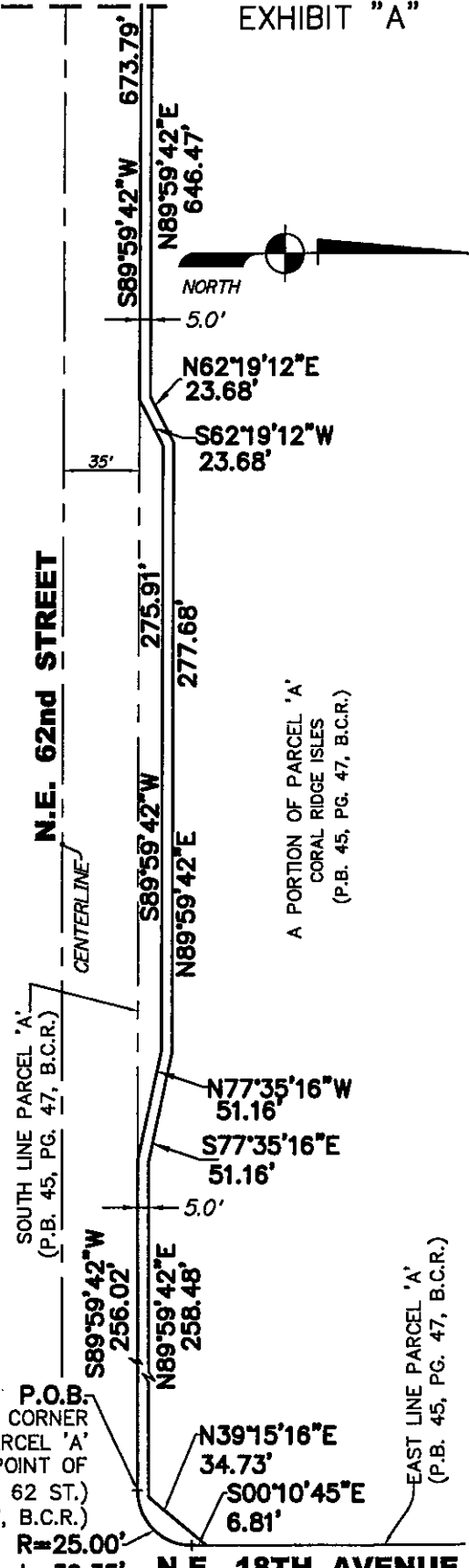
SEE RIGHT

MATCHLINE
SEE LEFT

EXHIBIT "A"



N.E. 62nd STREET



A PORTION OF PARCEL 'A'
CORAL RIDGE ISLES
(P.B. 45, PG. 47, B.C.R.)

P.O.B.
SOUTHEAST CORNER
PARCEL 'A'
(MOST EAST POINT OF
CURVATURE ON NE 62 ST.)
(P.B. 45, PG. 47, B.C.R.)

R=25.00'
L=39.35'
A=90°11'01"

N.E. 18TH AVENUE

REVISIONS

REVISED	06/15/10
REVISED	06/21/10



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JOB #: 7016-11SW

SCALE: 1" = 80'

DATE: 06/08/10

BY: W.R.E.

CHECKED: J.T.D.

F.B. PG.

SHEET 4 OF 4