

Prepared by:
Michael C. Owens, Sr. Ass't. County Attorney
Broward County Off. of the County Attorney
115 S. Andrews Avenue, Room 423
Fort Lauderdale, FL 33301

Return original or certified
recorded document to:
Broward County Environmental Protection
and Growth Management Department
Environmental Licensing
and Building Permitting Division
1 North University Drive, Suite 201
Plantation, Florida 33324

PARTIAL RELEASE OF FORM DEED OF CONSERVATION EASEMENT

Broward County, the owner and holder of that certain "FORM DEED OF CONSERVATION EASEMENT" accepted by the Broward County Board of County Commissioners ("Board") on August 6, 1996, and recorded at Official Records Book 25331, Page 797, of the Public Records of Broward County, Florida ("Easement"), encumbering the following property ("Property"):

SEE EXHIBIT "A," LEGAL DESCRIPTION AND SKETCH OF PROPERTY,
ATTACHED HERETO AND MADE A PART HEREOF

for and in consideration of certain benefits accruing to it, does hereby partially release said Easement and hereby agrees that from and after the date hereof, the Property shall be freed and forever released of the Easement and the rights, obligations, and privileges granted therein.

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, the Board, signing by and through its Mayor or Vice-Mayor, authorized to execute same by Board action on ____ day of _____, 2014, has executed this Partial Release of Form Deed of Conservation Easement.

WITNESSES:

BROWARD COUNTY, through its
MAYOR OR VICE-MAYOR

Print Name:

By _____
Mayor/Vice-Mayor

Print Name:

____ day of _____, 20____.

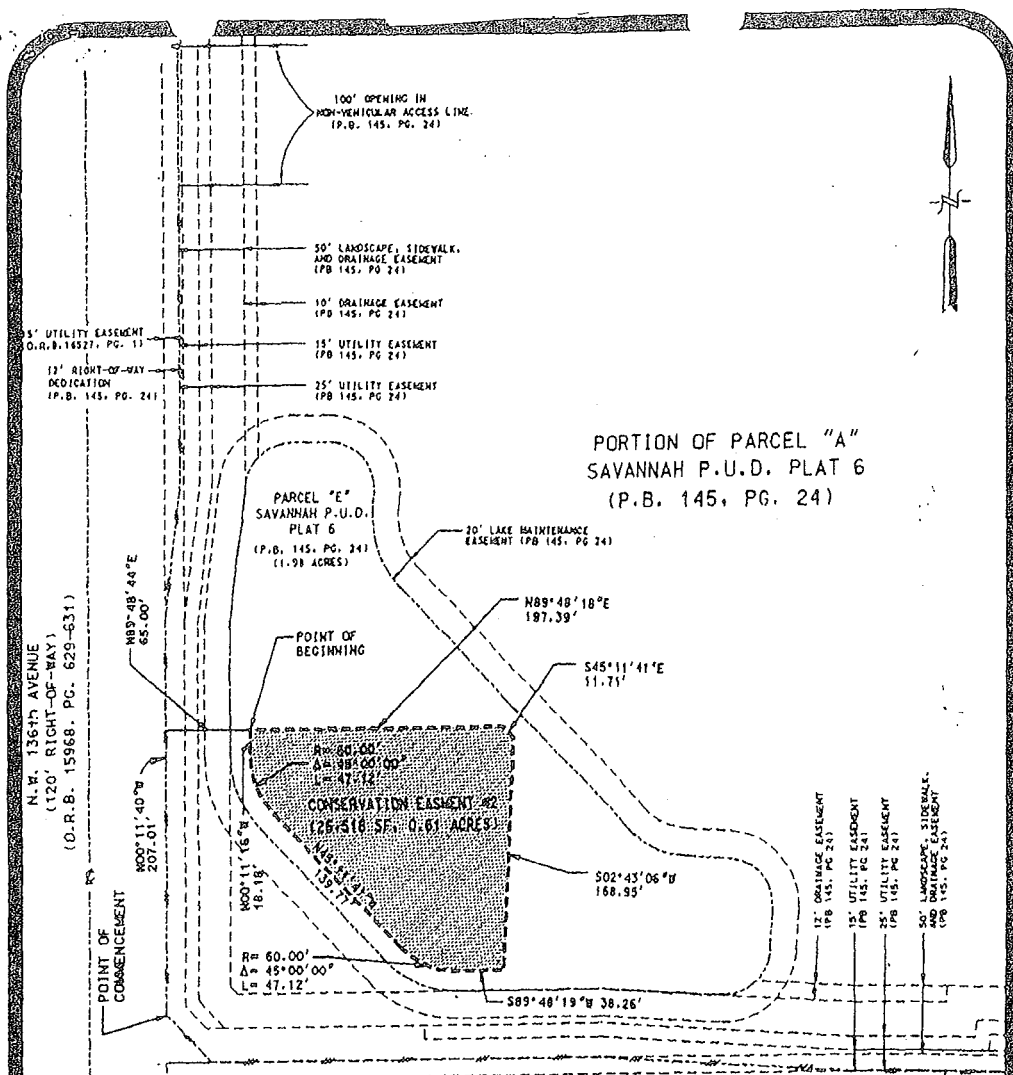
Approved as to form by
Joni Armstrong Coffey
Broward County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-7641

By Michael C. Owens 4/16/14
Michael C. Owens (Date)
Senior Assistant County Attorney

By Maite Azcoitia 4/16/14
Maite Azcoitia (Date)
Deputy County Attorney

MCO/tlr
CE Partial Release.docx
04/08/14
#14-049.11

EXHIBIT "A" Legal Description and Sketch of Property



SUNRISE BOULEVARD
(STATE ROAD 838)
(120' RIGHT-OF-WAY)
(O.R.B. 9949, PG. 970)

LEGEND
R = RADIUS
Δ = CENTRAL ANGLE
L = ARC LENGTH
R/W = RIGHT OF WAY
CD = SET CONCRETE MONUMENT
OD = SET IRON ROD
C = SET NAIL AND CAP
PCN = FOUND CONCRETE MONUMENT
FIR = FOUND IRON ROD
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
(P) = PLAT
(S) = SURVEY
(D) = DEED
(C) = CALCULATED
P.L. = PROFESSIONAL LAND SURVEYOR
PRM = PERMANENT REFERENCE MONUMENT
PB = PLAT BOOK
P = PAGE
OP = OFFICIAL RECORD
SC = SET CONCRETE MONUMENT
CL = CENTERLINE
EP = EDGE OF PAVEMENT

THIS IS NOT A
BOUNDARY SURVEY

THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES.

CLIENT: SAWGRASS PROPERTY INVESTMENT
TITLE: SKETCH & LEGAL OF CONSERVATION EASEMENT #2

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE ABOVE REFERENCED SKETCH AND THE LEGAL DESCRIPTION ON WHICH IT IS BASED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PREPARED UNDER MY DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT THIS SKETCH COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ESTABLISHED BY CHAPTER 61-G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

DATE OF SKETCH 12-22-95

[Signature]

DONALD P. PROUD, P.L.S.
FLORIDA REG. NO. 4027

Ralph B. Pennazio & Associates, Inc.
Consulting Engineers, Planners, Surveyors
6100 Boulevard of Champions
North Lauderdale, Florida 33068
(305) 969-5100
FAX (305) 969-9680

JOB NO. 94032
DRAWN BY: H.E.J.
FIELDBOOK NA
DATE: 12/20/95
SCALE: 1"=100'
SHEET NO. 1 OF 2

EXHIBIT "A"
Legal Description and Sketch of Property

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWESTERLYMOST CORNER OF SAID PARCEL "A"
(SAID POINT BEING ON THE EASTERLY LINE OF NW 136TH AVENUE AS
SHOWN ON SAID PLAT OF SAVANNAH P.U.D. PLAT 6 AS RECORDED IN
OFFICIAL RECORDS BOOK 15968 AT PAGE 629-631 OF THE PUBLIC RECORDS
OF BROWARD COUNTY, FLORIDA), THEN RUN N00°11'40"W A DISTANCE OF
207.01 FEET TO A POINT (SAID POINT BEING ON THE EASTERLY RIGHT OF
WAY LINE OF NW 136TH AVENUE AS SHOWN ON SAID SAVANNAH P.U.D. PLAT
6) THEN RUN N89°48'44"E A DISTANCE OF 65.00 FEET TO THE POINT OF
BEGINNING: THEN RUN N89°48'18"E A DISTANCE OF 197.39 FEET, THEN
RUN S45°11'41"E A DISTANCE OF 11.71 FEET, THEN RUN S02°43'06"W A
DISTANCE OF 168.95', THEN RUN S89°48'19"W A DISTANCE OF 38.26' TO
A POINT ON A CURVE CONCAVE TO THE NORTHEAST, THEN RUN NORTHWESTERLY
ALONG SAID CURVE HAVING A RADIUS OF 60.00 FEET, THRU A CENTRAL
ANGLE OF 45°00'00", FOR AN ARC DISTANCE OF 47.12 FEET, THEN RUN
N45°11'41"W A DISTANCE OF 139.77 FEET TO A POINT ON A CURVE CONCAVE
TO THE NORTHEAST, THEN RUN NORTHWESTERLY ALONG SAID CURVE HAVING
A RADIUS OF 60.00 FEET, THRU A CENTRAL ANGLE OF 45°00'00", FOR AN
ARC DISTANCE OF 47.12 FEET THEN RUN N00°11'16"W A DISTANCE OF
18.18 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT LYING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA,
CONTAINING 0.61 ACRES, MORE OR LESS.

CLIENT: SAWGRASS PROPERTY INVESTMENT
TITLE: SKETCH & LEGAL OF CONSERVATION EASEMENT #2

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE ABOVE REFERENCED SKETCH
AND THE LEGAL DESCRIPTION ON WHICH IT IS BASED
IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND
BELIEF, AS PREPARED UNDER MY DIRECTION AND SUPERVISION
I FURTHER CERTIFY THAT THIS SKETCH COMPLIES WITH THE
MINIMUM TECHNICAL STANDARDS ESTABLISHED BY CHAPTER 61-617-6
OF THE FLORIDA ADMINISTRATIVE CODE.

THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED
A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS
AFFECTING TITLE OR BOUNDARY TO THE SUBJECT
PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS
OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER
INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES.

DATE OF SKETCH 12-22-95

[Signature]

DONALD P. PROUD, P.L.S.
FLORIDA REG. NO. 4837

Ralph B. Benzaggin & Associates, Inc.

Consulting Engineers, Planners, Surveyors

6100 Boulevard of Champions
North Lauderdale, Florida 33068

(305) 969-5100

FAX (305) 969-9680

JOB NO. 94032
DRAWN BY: H.E.J.
FIELDBOOK NA
DATE: 12/20/95
SCALE: NA
SHEET NO. 2 OF 2