

PREPARED BY AND RETURN TO:
The School Board of Broward County, Florida
Kathleen C. Wright Administrative Building
600 Southeast 3rd Avenue
Fort Lauderdale, FL 33301

RELEASE OF
DECLARATION OF RESTRICTIVE COVENANTS

(Land Use Plan Amendment PC 06-25)

THIS RELEASE OF DECLARATION OF RESTRICTIVE COVENANTS (the "Release") is made as of the 22nd day of February, 2017 by **BROWARD COUNTY**, a political subdivision of the State of Florida ("County"), and **THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA**, a body corporate and political subdivision of the State of Florida ("School Board").

WITNESSETH:

A. WHEREAS, Sheridan Real Estate Group, LLC, a Florida limited liability company and (herein referred to as "Owner") executed that certain Declaration of Restrictive Covenants dated February 5th, 2007, and recorded on March 6, 2007 in Official Records Book 43699, Page 570, Public Records of Broward County, Florida (the "Declaration") affecting certain real property located in the City of Pembroke Pines, Florida, in Broward County, more particularly described in Exhibit "A" attached hereto (the "**Property**"); and

B. WHEREAS, Owner has complied with the terms of the Declaration; and

C. WHEREAS, County and School Board now desire to release the Declaration and its effect on the Property, in its entirety.

NOW THEREFORE, in consideration of the mutual covenants, promises and benefits contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

1. The above recitals are true and correct and incorporated herein by reference.
2. The Declaration is hereby released, discharged and terminated and by these presents, the County and School Board declare that the Declaration is hereby released, discharged and terminated and by these presents does release, discharge and terminate forever all of the right, title, interest, claim and demand which the County and School Board have under and by virtue of said Declaration.

IN WITNESS WHEREOF, County and School Board have hereunto executed this Release of Declaration of Restrictive Covenants on the respective dates under each signature.

[REMAINING PORTION OF THIS PAGE IS INTENTIONALLY LEFT BLANK.
SIGNATURE PAGES FOLLOW.]

IN WITNESS WHEREOF, the Parties have made and executed this Agreement on the respective dates under each signature: **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 _____, 2017, and **THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA**, signing by and through its Chair, authorized to execute same by Board action on the 22 day of February, 2017.

COUNTY

ATTEST:

BROWARD COUNTY, by and through
its Board of County Commissioners

Broward County Administrator, as
Ex-officio Clerk of the Broward County
Board of County Commissioners

By: _____
____ day of _____, 20____

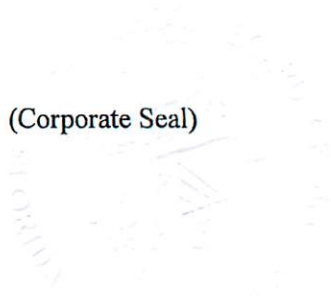
Approved as to form by
Joni Armstrong Coffey
Broward County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-7641

By: Benjamin Crego 5/01/2017
Benjamin Crego (Date)
Assistant County Attorney

By: Maite Azcoitia 5/2/17
Maite Azcoitia (Date)
Deputy County Attorney

SCHOOL BOARD

(Corporate Seal)



THE SCHOOL BOARD OF BROWARD
COUNTY, FLORIDA

By Abby M. Freedman
Abby M. Freedman, Chair

ATTEST:

23rd day of February, 2017

By: Robert W. Runcie
Robert W. Runcie, Superintendent of Schools

Approved as to Form:

By: Barbara J. Myrick
Barbara J. Myrick, General Counsel

EXHIBIT "A"

LEGAL DESCRIPTION

PORTIONS OF TRACTS 1, 2, 3, 4, 9 AND 10 IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 51 SOUTH, RANGE 40 EAST OF "CHAMBERS LAND COMPANY SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 5B OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTIONS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER (N 1/4) CORNER OF SAID SECTION 8; THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF SECTION 8, SOUTH 01°46'35" EAST (BEARING BASIS) 53.02 FEET TO THE POINT OF BEGINNING ON THE SOUTH RIGHT OF WAY LINE OF SHERIDAN STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 11793, PAGE 447, OFFICIAL RECORDS BOOK 11793, PAGE 449 AND OFFICIAL RECORDS BOOK 11916, PAGE 352 OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG SAID EAST LINE, ALSO BEING THE WEST LINE OF WESTFORK 1 PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 150, PAGE 43 OF SAID PUBLIC RECORDS, SOUTH 01°46'35" EAST 1267.86 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 4; THENCE ALONG THE SOUTH LINE OF SAID TRACTS 4, 9 AND 10, ALSO BEING A NORTH LINE OF PARCEL 'XX', LAKES OF WESTERN PINES REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 157, PAGE 46 OF SAID PUBLIC RECORDS, SOUTH 89°40'34" WEST 1318.08 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 10; THENCE ALONG THE WEST LINE OF SAID TRACT 10, ALSO BEING AN EAST LINE OF SAID PARCEL 'XX', NORTH 01°46'23" WEST 1267.65 FEET TO SAID SOUTH RIGHT OF WAY LINE OF SHERIDAN STREET; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 89°40'03" EAST 1318.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA; being one and the same property as:

Tract No. 1 in the Northwest Quarter of Section 8, Township 51 South, Range 40 East, Tract No. 2 in the Northwest Quarter of Section 8, Township 51 South, Range 40 East, Tract No. 3 in the Northwest Quarter of Section 8, Township 51 South, Range 40 East, Tract No. 4 in the Northwest Quarter of Section 8 in Township 51 South, Range 40 East, containing twenty acres, more or less, according to the CHAMBERS LAND COMPANY SUBDIVISION PLAT, filed in the office of the Clerk of the Circuit Court of Broward County, Florida, which said plat has been ratified by the Modern Land Company as originally recorded in Plat Book 2, Page 68, Miami Dade County, Florida. Subject to a right of public roadway, not exceeding ten feet in width and ten feet for said roadway is hereby reserved along the North and East sides of the herein mentioned tracts of land. Subject to certain reservations made by the Trustees of the Internal Improvement Fund, and provided for by law for drainage and reclamation purposes and for rights of way for canals, ditches and roads, heretofore recorded in Deed Book 731, Page 14 on April 25, 1951, all of the Public Records of Broward County, Florida.

LESS AND EXCEPT THEREFROM:

All that portion of Tract 1, in the Northwest one-quarter (NW 1/4) of Section 8, Township 51 South, Range 40 East, according to the Plat of CHAMBERS SUBDIVISION, as recorded in Plat Book 1, Page 5B, of the Public Records of Broward County, Florida, that lies within 53.0 feet South of and parallel with the North line of said Section 8; together with:

Tract 9, in the Northwest one-quarter (NW 1/4) of Section 8, Township 51 South, Range 40 East, containing ten acres more or less according to the CHAMBERS LAND COMPANY'S SUBDIVISION Plat filed in the Office of the Clerk of the Circuit Court of Broward County, Florida, which said Plat has been ratified by the Modern Land Co., and being the same property conveyed by said Modern Land Co. to Charles L. Schaper by deed dated June 19, 1916, and recorded in Deed Book 7, Page 196, Public Records of Broward County, Florida, subject to any drainage ditch or road right-of-way, easements and restrictions of record. Said Plat being recorded in Plat Book 1, Page 5-A and 5-B, of the Public Records of Broward County, Florida. Less 0.33 acres more or less, which was granted to Broward County in Warranty Deed dated May 26, 1984, to be used for road purposes only.