

PREPARED BY AND RETURN TO:
The School Board of Broward County, Florida
Kathleen C. Wright Administrative Building
Facility Planning and Real Estate Department
600 Southeast 3rd Avenue, 8th Floor
Fort Lauderdale, FL 33301

RELEASE OF

DECLARATION OF RESTRICTIVE COVENANTS

(Land Use Amendment PC 06-4, Coral Springs Country Club, Inc.)

THIS RELEASE OF DECLARATION OF RESTRICTIVE COVENANTS (the "Release") is made as of the 13th day of September, 2018 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, **THE COUNTRY CLUB OF CORAL SPRINGS, INC.**, a Florida nonprofit corporation, its successors and assigns, (herein referred to as "Owner") executed that certain Declaration of Restrictive Covenants dated September 2, 2010, and recorded in Official Records Book 47393, Pages 1263-1281, Public Records of Broward County, Florida (the "Declaration") affecting certain real property located in the City of Coral Springs, Florida, in Broward County, more particularly described in Exhibit "A" attached hereto (the "**Property**"); and
- B. WHEREAS, the Owner subsequently amended the Declaration pursuant to that certain First Amendment To Declaration of Restrictive Covenants dated December 24, 2014, and recorded January 7, 2015, Instrument # 112732667, Pages 1-16, the Official Records of Broward County, Florida (the "**First Amendment**") thereby affecting the Property. Collectively the Declaration and First Amendment are hereby referenced as the "**Declarations**"; and
- C. WHEREAS, the Declaration required the Owner to pay for the Student Station Cost Factors anticipated from 168 high-rise residential units; however, the First Amendment modified the total number of residential units to 250 mid-rise units. The Owner has complied with the terms of the Declaration, as subsequently modified by the First Amendment; and
- D. WHEREAS, County and School Board now desire to release the Declarations and their effect on the Property, in their 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,

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 Declarations are hereby released, discharged and terminated and by these presents, the County and School Board declare that the Declarations are 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 Declarations.

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

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 _____, 2018, and **THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA**, signing by and through its Chair, authorized to execute same by Board action on the ____ day of _____, 2018.

COUNTY

ATTEST:

BROWARD COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

By: _____
Bertha Henry, County Administrator and
Ex-Officio Clerk of the
Board of County Commissioners

By: _____
Beam Furr, Mayor

____ day of _____, 2018

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

By: Damaris Y. Henlon
Damaris Y. Henlon
Assistant County Attorney

11th day of July, 2018

By: Maitte Azcoitia 8/21/18
Maitte Azcoitia Date
²Deputy County Attorney

SCHOOL BOARD




(Corporate Seal)

THE SCHOOL BOARD OF BROWARD
COUNTY, FLORIDA

By 
Nora Rupert, Chair

ATTEST:

12th day of June, 2018

By 
Robert W. Runcie, Superintendent of Schools

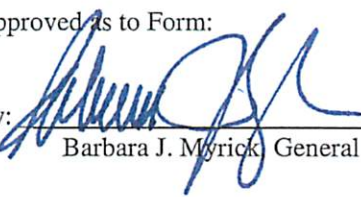
Approved As to Form:
By: 
Barbara J. Myrick, General Counsel

EXHIBIT "A"

LEGAL DESCRIPTION

EXHIBIT A

SKETCH AND DESCRIPTION

LEGAL DESCRIPTION:

A portion of Parcel "D" and a Canal, Dike and Maintenance Area, "Coral Springs Country Club Subdivision" according to the plat thereof as recorded in Plat Book 60 page 43 of the Public Records of Broward County, Florida being more particularly described as follows:

Beginning at the Northeast corner of Lot 59 Block S, of said "Coral Springs Country Club Subdivision", said point also being on a North line of said Parcel "D"; thence South 89°39'15" East, along a North line of said Parcel "D" a distance of 474.31 feet; to the point of curvature of a circular curve concave to the Southwest thence Southeasterly along said circular curve having a radius of 25.00 feet, a central angle of 88°32'17" and an arc length of 38.63 feet to a point on an East line of said Parcel "D"; thence South 01°06'58" East, a distance of 378.10 feet; to the point of curvature of a circular curve concave to the East; thence Southerly along said circular curve having a radius of 729.91 feet, a central angle of 08°49'03" and an arc length of 86.85 feet to the Northeast corner of the aforesaid Canal, Dike and Maintenance Area, the last two (2) calls being coincident with an East line of the aforesaid Parcel "D"; thence continue along said circular curve having a radius of 729.91 feet a central angle of 6°40'38" and an arc length of 72.40 feet, along the East line of said Canal, Dike and Maintenance Area to the Southeast corner of said Canal, Dike and Maintenance Area; thence South 84°31'27" West, a distance of 152.70 feet along the south line of said Canal, Dike and Maintenance Area, to the Southwest corner of said Canal, Dike and Maintenance Area said point also being a point on the arc of a circular curve concave to the East and to said point a radial line bears South 74°20'22" West; thence Northerly along said circular curve having a radius of 878.87 feet, a central angle of 00°17'25" and an arc length of 4.45 feet along the West line of said Canal, Dike and Maintenance Area; thence departing said West line South 88°39'15" West, a distance of 414.77 feet; thence South 00°20'45" East, a distance of 108.19 feet; thence South 89°39'15" West, a distance of 285.47 feet to a point on the arc of a circular curve concave to the West and to said point a radial line bears South 81°00'30" East, said point also being on a West line of the aforesaid Parcel "D"; thence Northerly along said circular curve having a radius of 500.00 feet, a central angle of 08°20'15" and an arc length of 81.49 feet; thence North 00°20'45" West, a distance of 210.27 feet, to a point on the arc of a circular curve concave to the Northwest and to said point a radial line bears South 21°40'43" East; thence Northeasterly along said circular curve having a radius of 440.00 feet, a central angle of 89°28'35" and an arc length of 533.28 feet; thence North 01°07'18" West, a distance of 23.73 feet to the POINT OF BEGINNING, the last four (4) calls being coincident with a West line of the aforesaid Parcel "D".

Said lands situate lying and being in the City of Coral Springs, Broward County, Florida. Containing 420,282 square feet or 9.648 acres, more or less.

THIS IS NOT A SKETCH OF SURVEY

SHEET 1 OF 2

REVISIONS	DATE	BY	CHKD	FB/PG

**A PORTION OF PARCEL "D"
AND CANAL, DIKE AND
MAINTENANCE AREA
CORAL SPRINGS COUNTRY
CLUB SUBDIVISION
(P.B. 60, PG. 43, B.C.R.)**

<p>SCALE: N/A</p> <p>FB/PG: N/A</p> <p>DRAWN BY: TD</p> <p>CHKD BY: SH</p>	<p>JOB NO: 00-228LOCAL</p> <p>CAD. FILE: C:\CITYTOWN\05-200</p> <p>DATE: 8/30/05</p> <p>PROJ. FILE: 05-200</p>
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DAVID & GERCHAR, INC
SURVEYORS AND MAPPERS
10730 Wilcox Road
Coral Springs, Florida 33076
(954) 340-4025 Fax: (954) 254-0733

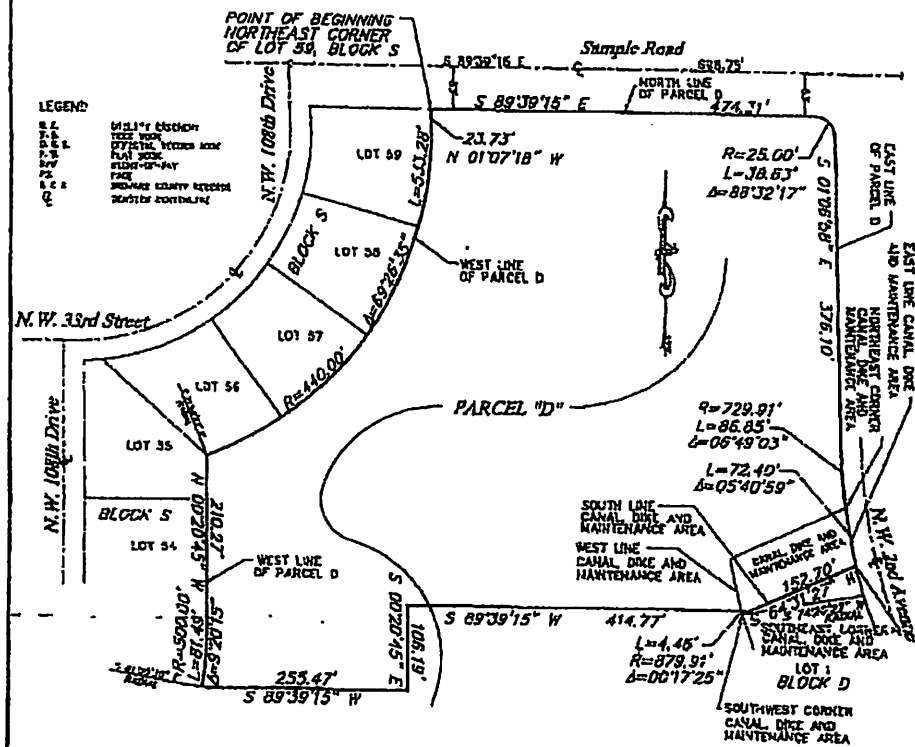
RODOLFO J. DAVID FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5821
DAVID & GERCHAR, INC. LB78935

EXHIBIT A

SKETCH AND DESCRIPTION

NOTES:

- 1) Sections shown hereon are based on the North line of Parcel D, CORAL SPRINGS COUNTRY CLUB SUBDIVISION.
- 2) This Sketch and Description is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- 3) The undersigned and David & Berchar, Inc., make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, setback lines, agreements and other matters, and further, this instrument is not intended to reflect or set forth of such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for rights-of-way and/or easements of record.
- 4) This Sketch and Description consists of two sheets and is not complete without both sheets.



THIS IS NOT A SKETCH OF SURVEY

SHEET 2 OF 2

REVISIONS	DATE	BY	CKD	FB/PG

<p>A PORTION OF PARCEL "D" AND CANAL, DIKE AND MAINTENANCE AREA CORAL SPRINGS COUNTRY CLUB SUBDIVISION (P.B. 60, PG. 43, B.C.R.)</p>	SCALE:	JOB NO:	<p>DAVID & BERCHAR, INC. SURVEYORS AND MAPPERS 10750 Wiles Road Coral Springs, Florida 33076 (954) 340-4025 • Fax: (954) 255-0733</p>
	FB/PG:	03-204642	
	DRAWN BY:	DATE:	
	CKD. BY:	PROJ FILE:	

A

SKETCH AND DESCRIPTION

LEGAL DESCRIPTION:

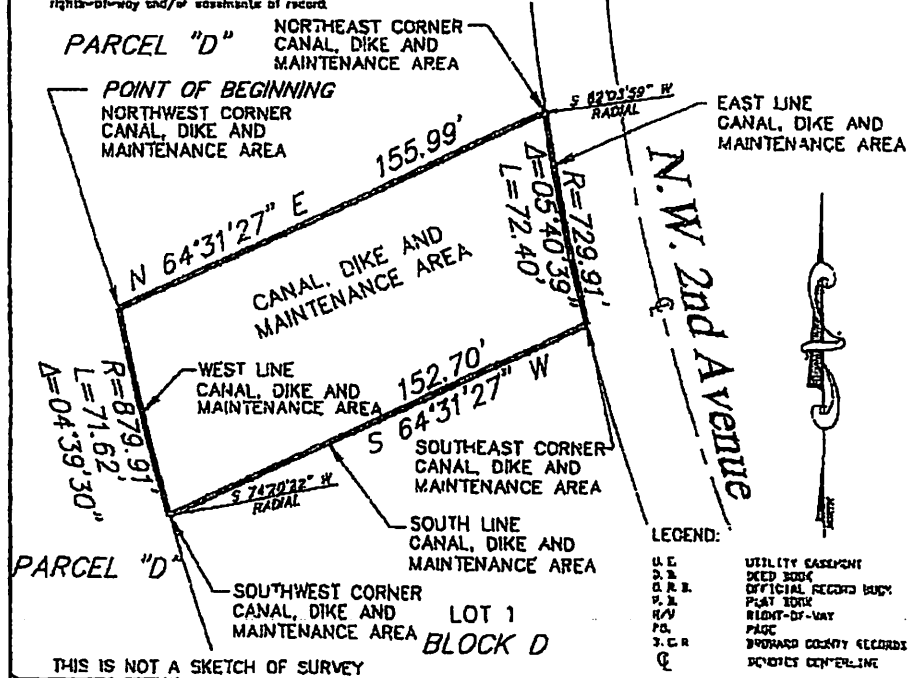
A portion of a Canal, Dike and Maintenance Area, "Coral Springs Country Club Subdivision" according to the plat thereof as recorded in Plat Book 60 page 43 of the Public Records of Broward County, Florida being more particularly described as follows:

Beginning at the Northwest corner of said Canal, Dike and Maintenance Area; thence North 64°31'27" East along the North line of said Canal, Dike and Maintenance Area a distance of 155.99 feet to the Northeast corner of said Canal, Dike and Maintenance Area, said corner being a point on the arc of a circular curve concave to the East and to said point a radial line bears South 82°03'59" West; thence Southerly along said circular curve having a radius of 729.91 feet a central angle of 5°40'39" and an arc length of 72.40 feet along the East line of said Canal, Dike and Maintenance Area to the Southeast corner of said Canal, Dike and Maintenance Area; thence South 64°31'27" West, a distance of 152.70 feet along the South line of said Canal, Dike and Maintenance Area, to the Southwest corner of said Canal, Dike and Maintenance Area said corner also being a point on the arc of a circular curve concave to the East and to said point a radial line bears South 74°20'22" West; thence Northerly along said circular curve having a radius of 879.91 feet, a central angle of 04°39'30" and an arc length of 71.62 feet along the West line of said Canal, Dike and Maintenance Area to the point of Beginning.

Said lands situate lying and being in the City of Coral Springs, Broward County, Florida. Containing 10,786 square feet more or less.

NOTES:

- 1) Bearings shown hereon are based on the North line of Parcel D, CORAL SPRINGS COUNTRY CLUB SUBDIVISION
- 2) This Sketch and Description is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- 3) The undersigned and David & Gerchar, Inc., make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, setback lines, agreements and other matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Tracts shown hereon were not obstructed for rights-of-way and/or easements of record.



THIS IS NOT A SKETCH OF SURVEY

REVISIONS	DATE	BY	CHKD	FB/PG

A PORTION OF
CANAL, DIKE AND
MAINTENANCE AREA
CORAL SPRINGS COUNTRY
CLUB SUBDIVISION
(P.B. 60, PG. 43, B.C.R.)

THEODORE J. DAVIS FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5621
DAVID & GERCHAR, INC. LB/6233

SCALE:	N/A	JOB NO:	05-209-CAL-A
FB/PG:	N/A	CAD. FILE:	C:\WORK\DMW\05-209
DRAWN BY:	TD	DATE:	6/30/05
CHKD BY:	SH	PROJ. FILE:	05-209

**DAVID &
GERCHAR, INC.**
SURVEYORS AND MAPPERS
10750 White Road
Coral Springs, Florida 33076
(954) 340-4025 • Fax (954) 255-0735