

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 Amendment PC 07-04)

THIS RELEASE OF DECLARATION OF RESTRICTIVE COVENANTS (the "**Release**") is made as of the ____ day of _____, 2020 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:

WHEREAS, Stirling Davie, LLC, a Georgia limited liability company and (herein referred to as the "Original Owner") executed that certain Declaration of Restrictive Covenants and recorded on 02/03/2015 as Instrument # 112786180 in the Public Records of Broward County, Florida (the "Declaration") affecting certain real property located in the City of Hollywood, Florida, in Broward County, more particularly described in Exhibit "A" attached hereto (the "Property"); and

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

WHEREAS, the Property is now owned by **Triangle Professional Building Corp.**, a Florida corporation (the "Current Owner") who has requested that the above referenced Declaration of Restrictive Covenants be released of record; and

WHEREAS, County and School Board now desire to release the referenced 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 do 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.

IN WITNESS WHEREOF, the parties have made and executed this Release 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 _____, 2020, and THE BROWARD SCHOOL BOARD OF BROWARD COUNTY, FLORIDA, signing by and through its Chair, authorized to execute same by Board action on the ____ day of _____, 2020.

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
of Broward County, Florida

By: _____
Dale V.C. Holness, Mayor

____ day of _____, 2020

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) 357-6968

By: _____
Deputy County Attorney

____ day of _____, 2020

SCHOOL BOARD

(Corporate Seal)

THE SCHOOL BOARD OF BROWARD
COUNTY, FLORIDA

ATTEST:

By: _____
Donna P. Korn, Chair

____ day of _____, 2020

By: _____
Robert W. Runcie, Superintendent of Schools

Approved as to Form:

By:  _____
Barbara J. Myrick, General Counsel

EXHIBIT "A"

LEGAL DESCRIPTION

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DESCRIPTION: SHEET I OF 2

THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4), LESS THE NORTH 53.00 FEET, LYING IN SECTION 2, TOWNSHIP 51 SOUTH, RANGE 41 EAST.

LESS AND EXCEPT

ALL OF BANK OF AMERICA, WEST STRUNG, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 179, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALL OF THE ABOVE MORE PARTICULARLY DESCRIBED AS FOLLOWS'

COMMENCE AT THE NORTHWEST CORNER OF PARCEL "A OF SAID BANK OF AMERICA, WEST STIRLING:

THENCE ALONG THE WEST LINE OF SAID PARCEL "K. ALSO BEING THE WEST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 2, SOUTH 01'28'42" EAST 253.04 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A" ALSO BEING THE POINT OF BEGINNING, THENCE ALONG SOUTH LINE OF SAID PARCEL "A" NORTH 87'45'12" EAST 660.35 FEET TO THE EAST LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4); THENCE ALONG SAID EAST LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 2, SOUTH 01'29'42" EAST 344.61 FEET; THENCE ALONG SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) SOUTH 87'44'45" WEST 660.45 FEET; THENCE ALONG WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) NORTH 01'30'58" WEST 344.70 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 227589 SQUARE FEET (5.225 ACRES) MORE OR LESS.