

AGENDA REQUEST FORM
THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

Meeting Date 8/19/08	<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%; padding: 5px; text-align: center;">Open Agenda Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> <td style="width:50%; padding: 5px; text-align: center;">Time Certain Request Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></td> </tr> </table>	Open Agenda Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Time Certain Request Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Agenda Item Number J-22
Open Agenda Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Time Certain Request Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>			

TITLE:
 Grant of Drainage Easement, Water and Sewer Utility Easements, and Bills of Sale for Drainage Improvements for Water/Sewer Improvements at Southwest Bus Parking Facility to the City of Pembroke Pines

REQUESTED ACTION:
 Approve the grant of Drainage Easement, Water and Sewer Utility Easements, and Bills of Sale for drainage improvements and for water/sewer improvements at Southwest Bus Parking Facility to the city of Pembroke Pines.

SUMMARY EXPLANATION AND BACKGROUND:
 The proposed easements and bills of sale are necessary to complete the dedication of SW 202 Avenue, which borders the southwest Bus Parking Facility on the east, to the city of Pembroke Pines. The City will take ownership of the utilities and be responsible for maintenance and repair.

 The School Board Attorney has approved all documents as to form and legal content.

SCHOOL BOARD GOALS:

- Goal One: Raise achievement of all students to ensure graduation from high school and readiness for post-secondary education.
- Goal Two: Improve the health and wellness of students and personnel.
- Goal Three: Provide a safe and secure physical and technological environment for all students and employees.
- Goal Four: Promote innovation which focuses on best practices and quality efforts that improve our best-in-class position.
- Goal Five: Recruit, develop, retain, and recognize high performing and diverse faculty and personnel.
- Goal Six: Build strong partnerships with family, business, community and government at the classroom, school, area, and district level.
- Goal Seven: Ensure district's leadership as an environmental steward through innovative ecology and energy conservation programs.

FINANCIAL IMPACT:
 There is no financial impact to the District; therefore, this item does not require a collaboration form from the Capital Budget Department.

EXHIBITS: (List)

1. 20' Drainage Easement Dedication
2. 15' Utility Easement Dedication
3. Lift Station Easement and Utility Easement Dedication
4. Bill of Sale Absolute for Water and Sewer Improvements
5. Bill of Sale Absolute for Drainage Improvements

<p>BOARD ACTION:</p> <p align="center">APPROVED</p> <p><small>(For Official School Board Records' Office Only)</small></p>	<p>SOURCE OF ADDITIONAL INFORMATION:</p> <p>Jonathan M. Peservich <i>JP</i> 754 321-2165</p> <hr/> <p><small>Name Phone</small></p>
--	--

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA
Michael Garretson, Deputy Superintendent
Facilities and Construction Management Division

Approved in Open Board Meeting on: AUG 19 2008 : AUG 27 2008

By: *Rob. Butler* School Board Chair

Revised July 2008
 JFN/MG/TJC/JMP/JG/burrell

City of Pembroke Pines**EASEMENT DEDICATION**

On this 27th day of August, 2008, The School Board of Broward County, Florida, having an address of 600 SE 3rd Avenue, Ft. Lauderdale, FL, 33301, (hereinafter "Grantor"), expressly grants an easement to the City of Pembroke Pines, a municipal corporation of the State of Florida, having an address at 10100 Pines Boulevard, Pembroke Pines, Florida 33026-3900, (hereinafter "Grantee"), subject to the following provisions and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations paid by Grantee to Grantor, receipt of which is hereby acknowledged by both parties.

Grantor is the fee simple owner of that parcel of real property, a legal description of which is attached hereto as Exhibit "A", and incorporated by reference herein, (hereinafter "the servient estate").

Grantor hereby grants, bargains and sells to grantee, its successors and assigns, a perpetual easement under, over and upon a portion of the servient estate, a legal description of which is attached hereto as Exhibit "B," 20' Drainage Easement, and incorporated by reference herein, (hereinafter "the easement area").

Grantee may use the easement areas for surface water storm drainage, and for other comparable public utility purposes.

Grantee's right to utilize the easement area shall be exclusive to the extent that Grantor shall grant no easement or license, nor make any covenants, having the effect of permitting use of the easement area by one other than Grantee, except grantor may furnish an easement to other utilities that cross this easement at right angles.

Grantor may, for its own purposes, utilize the easement area and shall retain a right of free ingress and egress under, over and upon the easement area; provided that, in no event, shall any of the rights herein reserved to Grantor impede the easement herein granted or the exercise of the rights of use there under.

Grantor grants to Grantee, a perpetual non-exclusive easement upon the servient estate whereby Grantee shall have reasonable access necessary to fully exercise Grantee's rights within the easement area.

The provision of the easement shall be binding on the parties hereto and their respective successors and assigns as a covenant running with the binding upon the servient estate

The easement shall not be released or amended without consent of the Grantee as evidenced by a document signed with the same formalities as this document.

Grantee shall record this document in the Public Records of Broward County, Florida.

This instrument contains the entire agreement between the parties relating to the rights granted and the obligations assumed pursuant to this instrument. Any oral representations or modifications concerning this instrument, shall be of no force and effect, excepting a subsequent modification reduced to writing, signed by the party to be charged therewith.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on the day and year first above written.

Signed, sealed and delivered in our presence:

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

By: [Signature]
Robin Bartleman, Chair

ATTEST:

[Signature]
James F. Notter
Superintendent of Schools

Approved as to form and legal content:

By: [Signature]
Edward J. Marko
School Board Attorney

STATE OF FLORIDA

COUNTY OF Broward

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Robin Bartleman, Chair to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me and under oath that _____ executed the same.

WITNESS my hand and official seal this 27th day of August, 2008.

[Signature]
NOTARY PUBLIC
NOEMI GUTIERREZ
My Commission Expires:



EXHIBIT "A"

SCHOOL BOARD PROPERTY IN WEST BROWARD INDUSTRIAL PARK NORTH

LEGAL DESCRIPTION

A PORTION OF PARCEL "A", "WEST BROWARD INDUSTRIAL PARK NORTH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160 AT PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°52'20" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 659.82 FEET; THENCE SOUTH 89°52'25" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 77.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°52'25" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1188.11 FEET; THENCE NORTH 00°12'55" WEST, A DISTANCE OF 338.90 FEET; THENCE NORTH 38°15'24" EAST, A DISTANCE OF 1003.24 FEET; THENCE NORTH 12°59'31" EAST, A DISTANCE OF 294.16 FEET (THE LAST THREE DESCRIBED COURSES BEING ALONG A LINE 15.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF AN 80.00 FOOT WIDE CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 7111 AT PAGE 813 OF SAID PUBLIC RECORDS); THENCE NORTH 89°48'05" EAST, A DISTANCE OF 544.21 FEET; THENCE SOUTH 00°11'55" EAST, ALONG A LINE 30.00 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE EAST ONE-HALF OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 39 EAST, A DISTANCE OF 1112.47 FEET; THENCE SOUTH 06°38'39" WEST, A DISTANCE OF 100.72 FEET; THENCE SOUTH 00°11'55" EAST, ALONG A LINE 42.00 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, SAID WEST LINE, A DISTANCE OF 164.96 FEET; THENCE SOUTH 44°50'15" WEST, A DISTANCE OF 49.53 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, AND CONTAIN 30.000 ACRES, MORE OR LESS.

AND

A PORTION OF PARCEL "A", "WEST BROWARD INDUSTRIAL PARK NORTH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160 AT PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°52'20" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 659.82 FEET; THENCE SOUTH 89°52'25" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 30.07 FEET; THENCE NORTH 00°11'55" WEST, ALONG A LINE 30.00 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE EAST ONE-HALF OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 39 EAST, A DISTANCE OF 1412.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°48'05" WEST, A DISTANCE OF 544.21 FEET; THENCE NORTH 12°59'31" EAST, A DISTANCE OF 376.67 FEET; THENCE NORTH 21°38'56" WEST, A DISTANCE OF 159.68 FEET (THE LAST TWO DESCRIBED COURSES BEING ALONG A LINE 15.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, AN 80.00 FOOT WIDE CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 7111 AT PAGE 813 OF SAID PUBLIC RECORDS); THENCE NORTH 89°52'27" EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 516.65 FEET; THENCE SOUTH 00°11'55" EAST, ALONG A LINE 30.00 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, SAID WEST LINE OF THE EAST HALF OF SECTION 35, A DISTANCE OF 397.93 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS SOUTH 30°11'55" EAST; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 109°40'47", A DISTANCE OF 114.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 49°40'47", A DISTANCE OF 21.68 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, AND CONTAIN 5.828 ACRES, MORE OR LESS.



CARNAHAN · PROCTOR · CROSS, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 2936
6101 WEST ATLANTIC BLVD., MARGATE, FL 33063
PHONE (954)972-3959 FAX (954)972-4178 WEBSITE: www.camahan-proctor.com

DESCRIPTION AND SKETCH

20' DRAINAGE EASEMENT IN PARCEL "A" WEST BROWARD INDUSTRIAL PARK NORTH

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", WEST BROWARD INDUSTRIAL PARK NORTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 160, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°52'20" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 659.82 FEET; THENCE SOUTH 89°52'25" WEST, ALONG SAID SOUTH LINE OF PARCEL "A", A DISTANCE OF 77.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°52'25" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 28.27 FEET; THENCE NORTH 44°50'15" EAST, A DISTANCE OF 61.21 FEET; THENCE NORTH 00°11'55" WEST, ALONG A LINE 62.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 39 EAST, A DISTANCE OF 157.86 FEET; THENCE NORTH 06°38'39" EAST, A DISTANCE OF 100.72 FEET; THENCE NORTH 00°11'55" WEST, ALONG A LINE 50.00 FEET WEST OF AND PARALLEL TO SAID WEST LINE, A DISTANCE OF 1111.27 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY, AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 5.00 FEET AND A CENTRAL ANGLE OF 49°40'47", A DISTANCE OF 4.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 117°39'20", A DISTANCE OF 164.28 FEET; THENCE SOUTH 00°11'55" EAST, ALONG A LINE 30 FEET WEST OF SAID WEST LINE, A DISTANCE OF 22.20 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS SOUTH 30°11'55" EAST; THENCE SOUTHWESTERLY, SOUTHERLY, AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 109°40'47", A DISTANCE OF 114.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 49°40'47", A DISTANCE OF 21.86 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°11'55" EAST, ALONG SAID LINE 30.00 FEET WEST OF AND PARALLEL WITH SAID WEST LINE, A DISTANCE OF 1112.47 FEET; THENCE SOUTH 06°38'39" WEST, A DISTANCE OF 100.72 FEET; THENCE SOUTH 00°11'55" EAST, ALONG A LINE 42.00 FEET WEST OF AND PARALLEL TO SAID WEST LINE, A DISTANCE OF 164.96 FEET; THENCE SOUTH 44°50'15" WEST, A DISTANCE OF 49.53 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

NOTES

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH IS THE PROPERTY OF CARNAHAN-PROCTOR-CROSS, INC., AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
3. THE LANDS SHOWN HEREON ARE SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.
4. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT UNLESS OTHERWISE NOTED.
5. THIS SKETCH WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH. FOR INFORMATION CONCERNING RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS OF PUBLIC RECORD, AN APPROPRIATE TITLE VERIFICATION NEED BE OBTAINED.
6. THIS IS NOT A SURVEY.

ABBREVIATIONS

A	= ARC LENGTH	P.B.	= PLAT BOOK
B.C.R.	= BROWARD COUNTY RECORDS	P.G.	= PAGE
D	= DELTA (CENTRAL ANGLE)	P.O.B.	= POINT OF BEGINNING
D.E.	= DRAINAGE EASEMENT	P.O.C.	= POINT OF COMMENCEMENT
N.T.S.	= NOT TO SCALE	R	= RADIUS
O.R.B.	= OFFICIAL RECORDS BOOK	R/W	= RIGHT-OF-WAY
		U.E.	= UTILITY EASEMENT

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS CONTAINED IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID DESCRIPTION AND SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DONNA C. WEST
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS4290

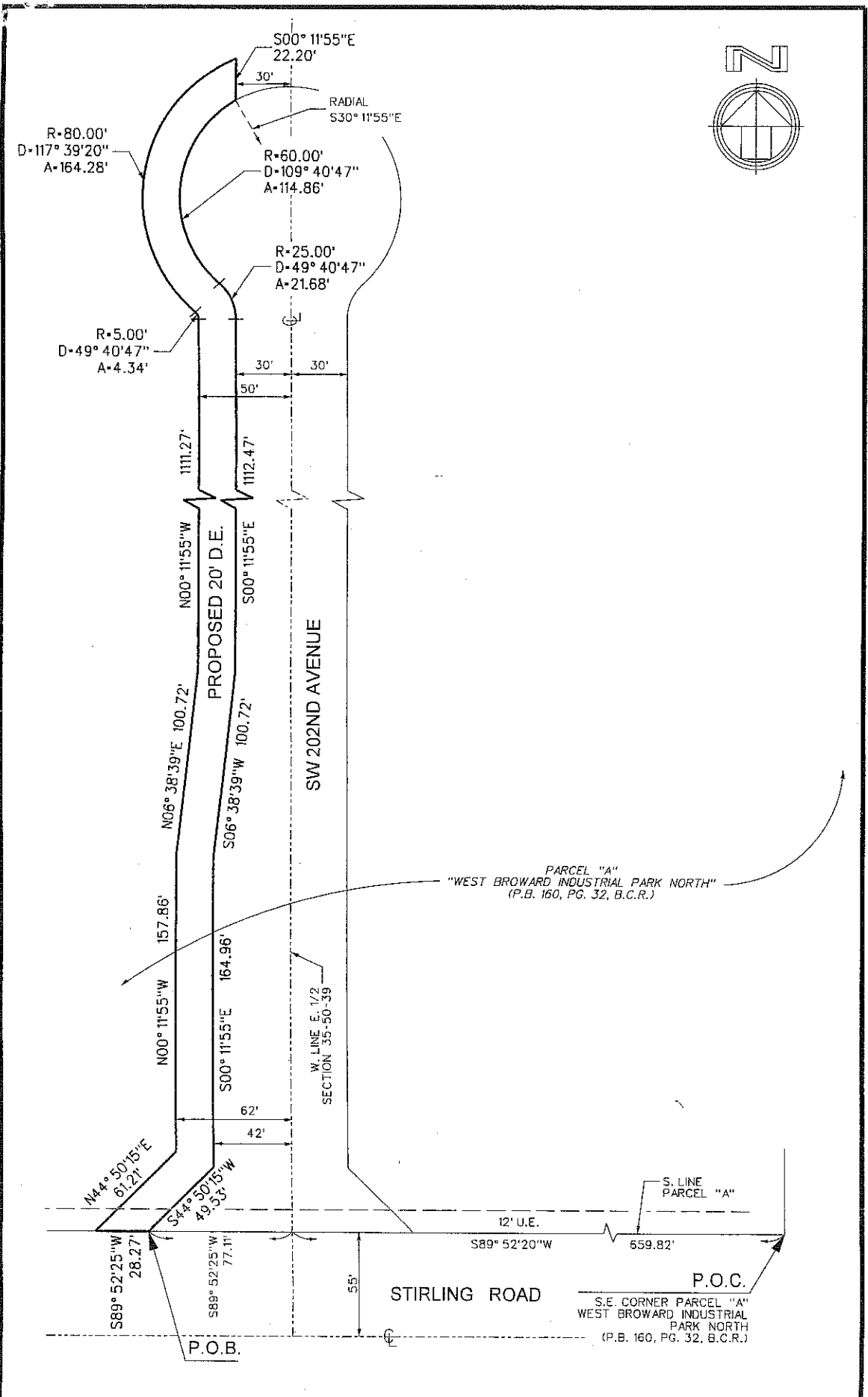
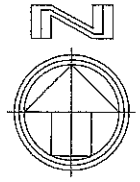
DATE OF LAST FIELD WORK: NOT A SURVEY

WEST BROWARD INDUSTRIAL PARK NORTH

JOB NO.: 971211E

DATE: 2-08-08

SHEET 1 OF 2 SHEETS



REVISIONS	DATE	BY	CK'D
JOB NO. 971211E	DWG BY: DD	SCALE: 1" = 60'	20' DRAINAGE EASEMENT
WEST BROWARD INDUSTRIAL PARK NORTH	CK'D By: DCW	DATE: 02-08-08	SHEET 2 OF 2 SHEETS

City of Pembroke Pines
EASEMENT DEDICATION

On this 27th day of August, 2008, The School Board of Broward County, Florida, having an address of 600 SE 3rd Avenue, Ft. Lauderdale, FL, 33301, (hereinafter "Grantor"), expressly grants an easement to the City of Pembroke Pines, a municipal corporation of the State of Florida, having an address at 10100 Pines Boulevard, Pembroke Pines, Florida 33026-3900, (hereinafter "Grantee"), subject to the following provisions and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations paid by Grantee to Grantor, receipt of which is hereby acknowledged by both parties.

Grantor is the fee simple owner of that parcel of real property, a legal description of which is attached hereto as Exhibit "A", and incorporated by reference herein, (hereinafter "the servient estate").

Grantor hereby grants, bargains and sells to grantee, its successors and assigns, a perpetual easement under, over and upon a portion of the servient estate, a legal description of which is attached hereto as Exhibit "B", 15' Utility Easement, and incorporated by reference herein, (hereinafter "the easement area").

Grantee may use the easement areas for laying, installing, maintaining, operating and altering of water and sewer lines and appurtenant facilities, and for other comparable public utility purposes.

Grantee's right to utilize the easement area shall be exclusive to the extent that Grantor shall grant no easement or license, nor make any covenants, having the effect of permitting use of the easement area by one other than Grantee, except grantor may furnish an easement to other utilities that cross this easement at right angles.

Grantor may, for its own purposes, utilize the easement area and shall retain a right of free ingress and egress under, over and upon the easement area; provided that, in no event, shall any of the rights herein reserved to Grantor impede the easement herein granted or the exercise of the rights of use there under.

Grantor grants to Grantee, a perpetual non-exclusive easement upon the servient estate whereby Grantee shall have reasonable access necessary to fully exercise Grantee's rights within the easement area.

The provision of the easement shall be binding on the parties hereto and their respective successors and assigns as a covenant running with the binding upon the servient estate

The easement shall not be released or amended without consent of the Grantee as evidenced by a document signed with the same formalities as this document.

Grantee shall record this document in the Public Records of Broward County, Florida.

This instrument contains the entire agreement between the parties relating to the rights granted and the obligations assumed pursuant to this instrument. Any oral representations or modifications concerning this instrument, shall be of no force and effect, excepting a subsequent modification reduced to writing, signed by the party to be charged therewith.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on the day and year first above written.

Signed, sealed and delivered in our presence:

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

By: [Signature]
Robin Bartleman, Chair

ATTEST:

[Signature]
James F. Notter
Superintendent of Schools

Approved as to form and legal content:

By: [Signature]
Edward J. Marko
School Board Attorney

STATE OF FLORIDA

COUNTY OF Broward

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Robin Bartleman, Chair to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me and under oath that _____ executed the same.

WITNESS my hand and official seal this 27th day of August, 2008.

[Signature]
NOTARY PUBLIC
NOEMI GUTIERREZ
My Commission Expires:
May 3, 2011

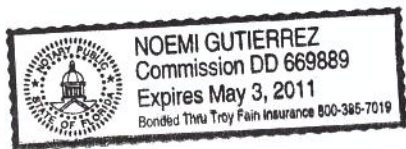


EXHIBIT "A"

SCHOOL BOARD PROPERTY IN WEST BROWARD INDUSTRIAL PARK NORTH

LEGAL DESCRIPTION

A PORTION OF PARCEL "A", "WEST BROWARD INDUSTRIAL PARK NORTH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160 AT PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°52'20" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 659.82 FEET; THENCE SOUTH 89°52'25" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 77.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°52'25" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1188.11 FEET; THENCE NORTH 00°12'55" WEST, A DISTANCE OF 338.90 FEET; THENCE NORTH 38°15'24" EAST, A DISTANCE OF 1003.24 FEET; THENCE NORTH 12°59'31" EAST, A DISTANCE OF 294.16 FEET (THE LAST THREE DESCRIBED COURSES BEING ALONG A LINE 15.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF AN 80.00 FOOT WIDE CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 7111 AT PAGE 813 OF SAID PUBLIC RECORDS); THENCE NORTH 89°48'05" EAST, A DISTANCE OF 544.21 FEET; THENCE SOUTH 00°11'55" EAST, ALONG A LINE 30.00 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE EAST ONE-HALF OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 39 EAST, A DISTANCE OF 1112.47 FEET; THENCE SOUTH 06°38'39" WEST, A DISTANCE OF 100.72 FEET; THENCE SOUTH 00°11'55" EAST, ALONG A LINE 42.00 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, SAID WEST LINE, A DISTANCE OF 164.96 FEET; THENCE SOUTH 44°50'15" WEST, A DISTANCE OF 49.53 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, AND CONTAIN 30.000 ACRES, MORE OR LESS.

AND

A PORTION OF PARCEL "A", "WEST BROWARD INDUSTRIAL PARK NORTH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160 AT PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°52'20" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 659.82 FEET; THENCE SOUTH 89°52'25" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 30.07 FEET; THENCE NORTH 00°11'55" WEST, ALONG A LINE 30.00 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE EAST ONE-HALF OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 39 EAST, A DISTANCE OF 1412.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°48'05" WEST, A DISTANCE OF 544.21 FEET; THENCE NORTH 12°59'31" EAST, A DISTANCE OF 376.67 FEET; THENCE NORTH 21°38'56" WEST, A DISTANCE OF 159.68 FEET (THE LAST TWO DESCRIBED COURSES BEING ALONG A LINE 15.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, AN 80.00 FOOT WIDE CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 7111 AT PAGE 813 OF SAID PUBLIC RECORDS); THENCE NORTH 89°52'27" EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 516.65 FEET; THENCE SOUTH 00°11'55" EAST, ALONG A LINE 30.00 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, SAID WEST LINE OF THE EAST HALF OF SECTION 35, A DISTANCE OF 397.93 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS SOUTH 30°11'55" EAST; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 109°40'47", A DISTANCE OF 114.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 49°40'47", A DISTANCE OF 21.68 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, AND CONTAIN 5.828 ACRES, MORE OR LESS.



CARNAHAN · PROCTOR · CROSS, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 2936
6101 WEST ATLANTIC BLVD., MARGATE, FL 33063
PHONE (954)972-3959 FAX (954)972-4178 WEBSITE: www.carnahan-proctor.com

DESCRIPTION AND SKETCH

15' UTILITY EASEMENT IN PARCEL "A" WEST BROWARD INDUSTRIAL PARK NORTH

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", WEST BROWARD INDUSTRIAL PARK NORTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 160, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°52'20" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 659.82 FEET; THENCE SOUTH 89°52'25" WEST, ALONG SAID SOUTH LINE OF PARCEL "A", A DISTANCE OF 77.11 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 89°52'25" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 21.20 FEET; THENCE NORTH 44°50'15" EAST, A DISTANCE OF 58.29 FEET; THENCE NORTH 00°11'55" WEST, ALONG A LINE 57.00 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF THE EAST ONE-HALF OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 39 EAST, A DISTANCE OF 159.63 FEET; THENCE NORTH 06°38'39" EAST, A DISTANCE OF 100.72 FEET; THENCE NORTH 00°11'55" WEST, ALONG A LINE 45.00 FEET WEST OF AND PARALLEL TO SAID WEST LINE, A DISTANCE OF 1111.57 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY, AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 49°40'47", A DISTANCE OF 8.67 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 116°06'06", A DISTANCE OF 151.98 FEET; THENCE SOUTH 00°11'55" EAST, ALONG A LINE 30 FEET WEST OF SAID WEST LINE, A DISTANCE OF 16.78 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS SOUTH 30°11'55" EAST; THENCE SOUTHWESTERLY, SOUTHERLY, AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 109°40'47", A DISTANCE OF 114.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 49°40'47", A DISTANCE OF 21.68 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°11'55" EAST, ALONG SAID LINE 30.00 FEET WEST OF AND PARALLEL WITH SAID WEST LINE, A DISTANCE OF 1112.47 FEET; THENCE SOUTH 06°38'39" WEST, A DISTANCE OF 100.72 FEET; THENCE SOUTH 00°11'55" EAST, ALONG A LINE 42.00 FEET WEST OF AND PARALLEL TO SAID WEST LINE, A DISTANCE OF 164.96 FEET; THENCE SOUTH 44°50'15" WEST, A DISTANCE OF 49.53 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS SITUATE IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

NOTES

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH IS THE PROPERTY OF CARNAHAN-PROCTOR-CROSS, INC., AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
3. THE LANDS SHOWN HEREON ARE SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.
4. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT UNLESS OTHERWISE NOTED.
5. THIS SKETCH WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH. FOR INFORMATION CONCERNING RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS OF PUBLIC RECORD, AN APPROPRIATE TITLE VERIFICATION NEED BE OBTAINED.
6. THIS IS NOT A SURVEY.

ABBREVIATIONS

A	= ARC LENGTH	P.B.	= PLAT BOOK
B.C.R.	= BROWARD COUNTY RECORDS	PG.	= PAGE
D	= DELTA (CENTRAL ANGLE)	P.O.B.	= POINT OF BEGINNING
D.E.	= DRAINAGE EASEMENT	P.O.C.	= POINT OF COMMENCEMENT
N.T.S.	= NOT TO SCALE	R	= RADIUS
O.R.B.	= OFFICIAL RECORDS BOOK	R/W	= RIGHT-OF-WAY
		U.E.	= UTILITY EASEMENT

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS CONTAINED IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID DESCRIPTION AND SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DONNA C. WEST
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS4290

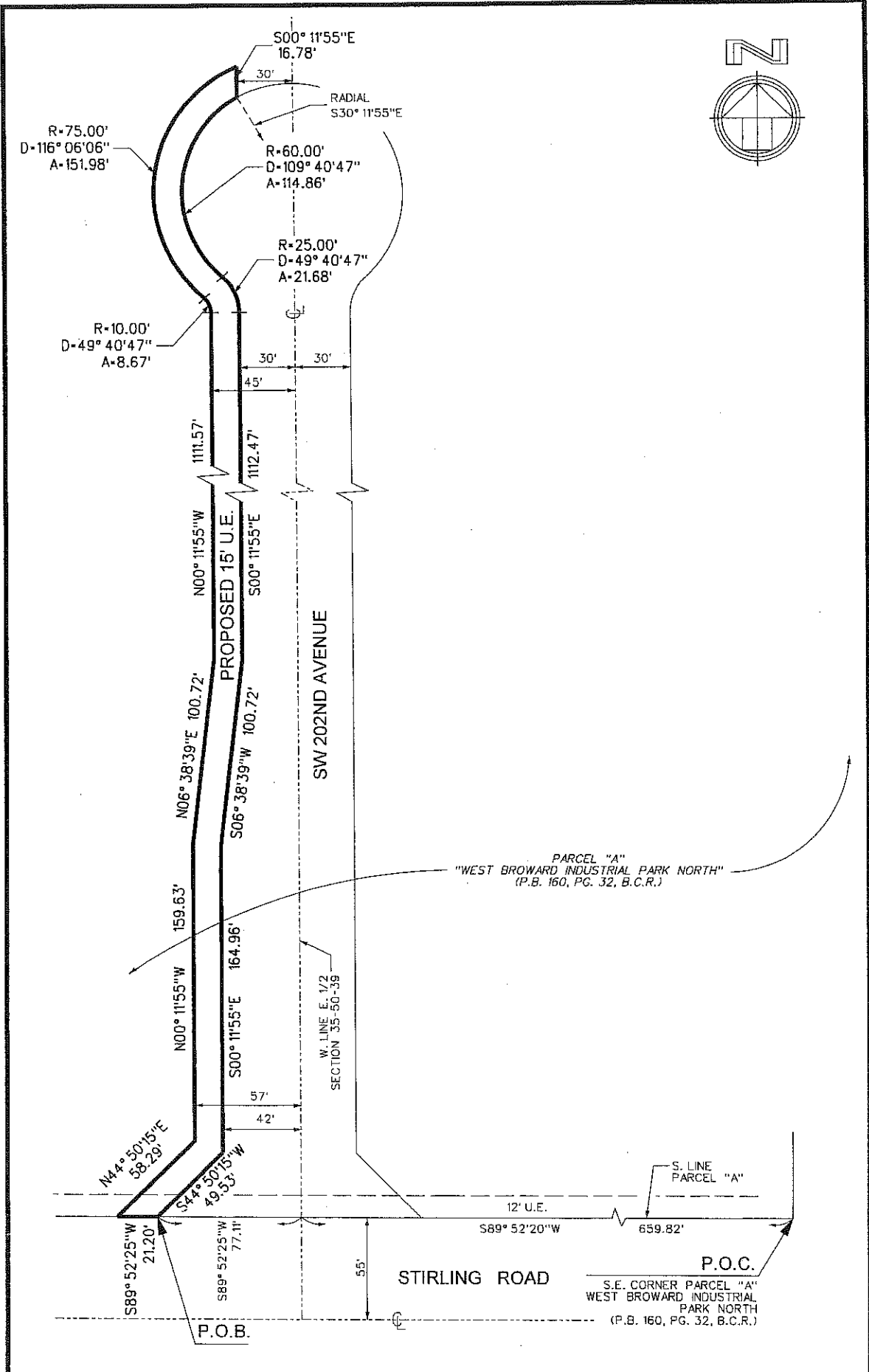
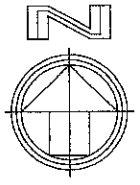
DATE OF LAST FIELD WORK: NOT A SURVEY

WEST BROWARD INDUSTRIAL PARK NORTH

JOB NO.: 971211E

DATE: 2-29-08

SHEET 1 OF 2 SHEETS



REVISIONS	DATE	BY	CK'D
JOB NO. 971211E	DWG BY: JER	SCALE: 1" = 60'	15' UTILITY EASEMENT
WEST BROWARD INDUSTRIAL PARK NORTH	CK'D By: DCW	DATE: 4-29-08	SHEET 2 OF 2 SHEETS

City of Pembroke Pines**EASEMENT DEDICATION**

On this 27th day of August, 2008, The School Board of Broward County, Florida, having an address of 600 SE 3rd Avenue, Ft. Lauderdale, FL, 33301, (hereinafter "Grantor"), expressly grants an easement to the City of Pembroke Pines, a municipal corporation of the State of Florida, having an address at 10100 Pines Boulevard, Pembroke Pines, Florida 33026-3900, (hereinafter "Grantee"), subject to the following provisions and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations paid by Grantee to Grantor, receipt of which is hereby acknowledged by both parties.

Grantor is the fee simple owner of that parcel of real property, a legal description of which is attached hereto as Exhibit "A", and incorporated by reference herein, (hereinafter "the servient estate").

Grantor hereby grants, bargains and sells to grantee, its successors and assigns, a perpetual easement under, over and upon portions of the servient estate, legal descriptions of which are attached hereto as Exhibits "B-1," Lift Station Easement, and "B-2", Utility Easements in Parcel "A", and incorporated by reference herein, (hereinafter "the easement areas").

Grantee may use the easement areas to construct, maintain, repair, install and rebuild facilities for water and sewer lines and appurtenant facilities, and for other comparable public utility purposes.

Grantee's right to utilize the easement areas shall be exclusive to the extent that Grantor shall grant no easement or license, nor make any covenants, having the effect of permitting use of the easement areas by one other than Grantee, except grantor may furnish an easement to other utilities that cross this easement at right angles.

Grantor may, for its own purposes, utilize the easement areas and shall retain a right of free ingress and egress under, over and upon the easement areas; provided that, in no event, shall any of the rights herein reserved to Grantor impede the easement herein granted or the exercise of the rights of use there under.

Grantor grants to Grantee, a perpetual non-exclusive easement upon the servient estate whereby Grantee shall have reasonable access necessary to fully exercise Grantee's rights within the easement areas.

The provision of the easement shall be binding on the parties hereto and their respective successors and assigns as a covenant running with the binding upon the servient estate

The easement shall not be released or amended without consent of the Grantee as evidenced by a document signed with the same formalities as this document.

Grantee shall record this document in the Public Records of Broward County, Florida.

This instrument contains the entire agreement between the parties relating to the rights granted and the obligations assumed pursuant to this instrument. Any oral representations or modifications concerning this instrument, shall be of no force and effect, excepting a subsequent modification reduced to writing, signed by the party to be charged therewith.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on the day and year first above written.

Signed, sealed and delivered in our presence:

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

By: [Signature]
Robin Bartleman, Chair

ATTEST:

[Signature]
James F. Notter
Superintendent of Schools

Approved as to form and legal content:

By: [Signature]
Edward J. Marko
School Board Attorney

STATE OF FLORIDA

COUNTY OF Broward

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Robin Bartleman, chair to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me and under oath that _____ executed the same.

WITNESS my hand and official seal this 27th day of August, 2008.

[Signature]
NOTARY PUBLIC
NOEMI GUTIERREZ

My Commission Expires:
May 3, 2011

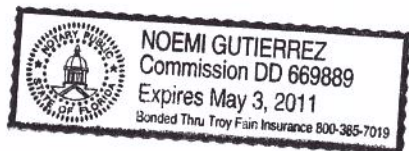


EXHIBIT "A"

SCHOOL BOARD PROPERTY IN WEST BROWARD INDUSTRIAL PARK NORTH

LEGAL DESCRIPTION

A PORTION OF PARCEL "A", "WEST BROWARD INDUSTRIAL PARK NORTH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160 AT PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°52'20" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 659.82 FEET; THENCE SOUTH 89°52'25" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 77.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°52'25" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1188.11 FEET; THENCE NORTH 00°12'55" WEST, A DISTANCE OF 338.90 FEET; THENCE NORTH 38°15'24" EAST, A DISTANCE OF 1003.24 FEET; THENCE NORTH 12°59'31" EAST, A DISTANCE OF 294.16 FEET (THE LAST THREE DESCRIBED COURSES BEING ALONG A LINE 15.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF AN 80.00 FOOT WIDE CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 7111 AT PAGE 813 OF SAID PUBLIC RECORDS); THENCE NORTH 89°48'05" EAST, A DISTANCE OF 544.21 FEET; THENCE SOUTH 00°11'55" EAST, ALONG A LINE 30.00 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE EAST ONE-HALF OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 39 EAST, A DISTANCE OF 1112.47 FEET; THENCE SOUTH 06°38'39" WEST, A DISTANCE OF 100.72 FEET; THENCE SOUTH 00°11'55" EAST, ALONG A LINE 42.00 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, SAID WEST LINE, A DISTANCE OF 164.96 FEET; THENCE SOUTH 44°50'15" WEST, A DISTANCE OF 49.53 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, AND CONTAIN 30.000 ACRES, MORE OR LESS.

AND

A PORTION OF PARCEL "A", "WEST BROWARD INDUSTRIAL PARK NORTH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160 AT PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°52'20" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 659.82 FEET; THENCE SOUTH 89°52'25" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 30.07 FEET; THENCE NORTH 00°11'55" WEST, ALONG A LINE 30.00 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE EAST ONE-HALF OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 39 EAST, A DISTANCE OF 1412.48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°48'05" WEST, A DISTANCE OF 544.21 FEET; THENCE NORTH 12°59'31" EAST, A DISTANCE OF 376.67 FEET; THENCE NORTH 21°38'56" WEST, A DISTANCE OF 159.68 FEET (THE LAST TWO DESCRIBED COURSES BEING ALONG A LINE 15.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, AN 80.00 FOOT WIDE CANAL EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 7111 AT PAGE 813 OF SAID PUBLIC RECORDS); THENCE NORTH 89°52'27" EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 516.65 FEET; THENCE SOUTH 00°11'55" EAST, ALONG A LINE 30.00 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, SAID WEST LINE OF THE EAST HALF OF SECTION 35, A DISTANCE OF 397.93 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS SOUTH 30°11'55" EAST; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 109°40'47", A DISTANCE OF 114.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 49°40'47", A DISTANCE OF 21.68 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, AND CONTAIN 5.828 ACRES, MORE OR LESS.



CARNAHAN · PROCTOR · CROSS, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 2936
6101 WEST ATLANTIC BLVD., MARGATE, FL 33063
PHONE (954)972-3959 FAX (954)972-4178 E-MAIL: margate@camahan-proctor.com

DESCRIPTION AND SKETCH

(NOT A SURVEY)
LIFT STATION EASEMENT
WEST BROWARD INDUSTRIAL PARK NORTH

LEGAL DESCRIPTION

A PORTION OF PARCEL "A", "WEST BROWARD INDUSTRIAL PARK NORTH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160 AT PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°52'20" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 659.82 FEET; THENCE SOUTH 89°52'25" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 0.07 FEET; THENCE NORTH 00°11'55" WEST, ALONG THE WEST LINE OF THE EAST ONE-HALF OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 39 EAST, A DISTANCE OF 560.06 FEET; THENCE SOUTH 89°48'05" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°48'05" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 00°11'55" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 89°48'05" EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 00°11'55" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

NOTES

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH IS THE PROPERTY OF CARNAHAN-PROCTOR-CROSS, INC., AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
3. THE LANDS SHOWN HEREON ARE SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.
4. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT UNLESS OTHERWISE NOTED.
5. THIS SKETCH WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH. FOR INFORMATION CONCERNING RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS OF PUBLIC RECORD, AN APPROPRIATE TITLE VERIFICATION NEED BE OBTAINED.
6. THIS IS NOT A SURVEY.

ABBREVIATIONS

A = ARC LENGTH
 B.C.R. = BROWARD COUNTY RECORDS
 CH. = CHORD
 D = DELTA (CENTRAL ANGLE)
 D.E. = DRAINAGE EASEMENT
 O.R.B. = OFFICIAL RECORD BOOK
 P.B. = PLAT BOOK
 P.B.C.R. = PALM BEACH COUNTY RECORDS
 PG. = PAGE (S)
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 P.O.T. = POINT OF TERMINATION
 R = RADIUS
 RW = RIGHT-OF-WAY
 U.E. = UTILITY EASEMENT

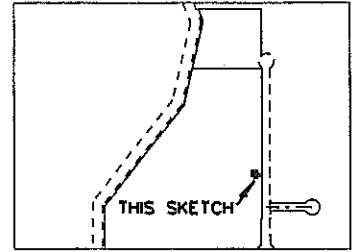
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS CONTAINED IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID DESCRIPTION AND SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DONNA C. WEST
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS4290

DATE OF LAST FIELD WORK: NOT A SURVEY

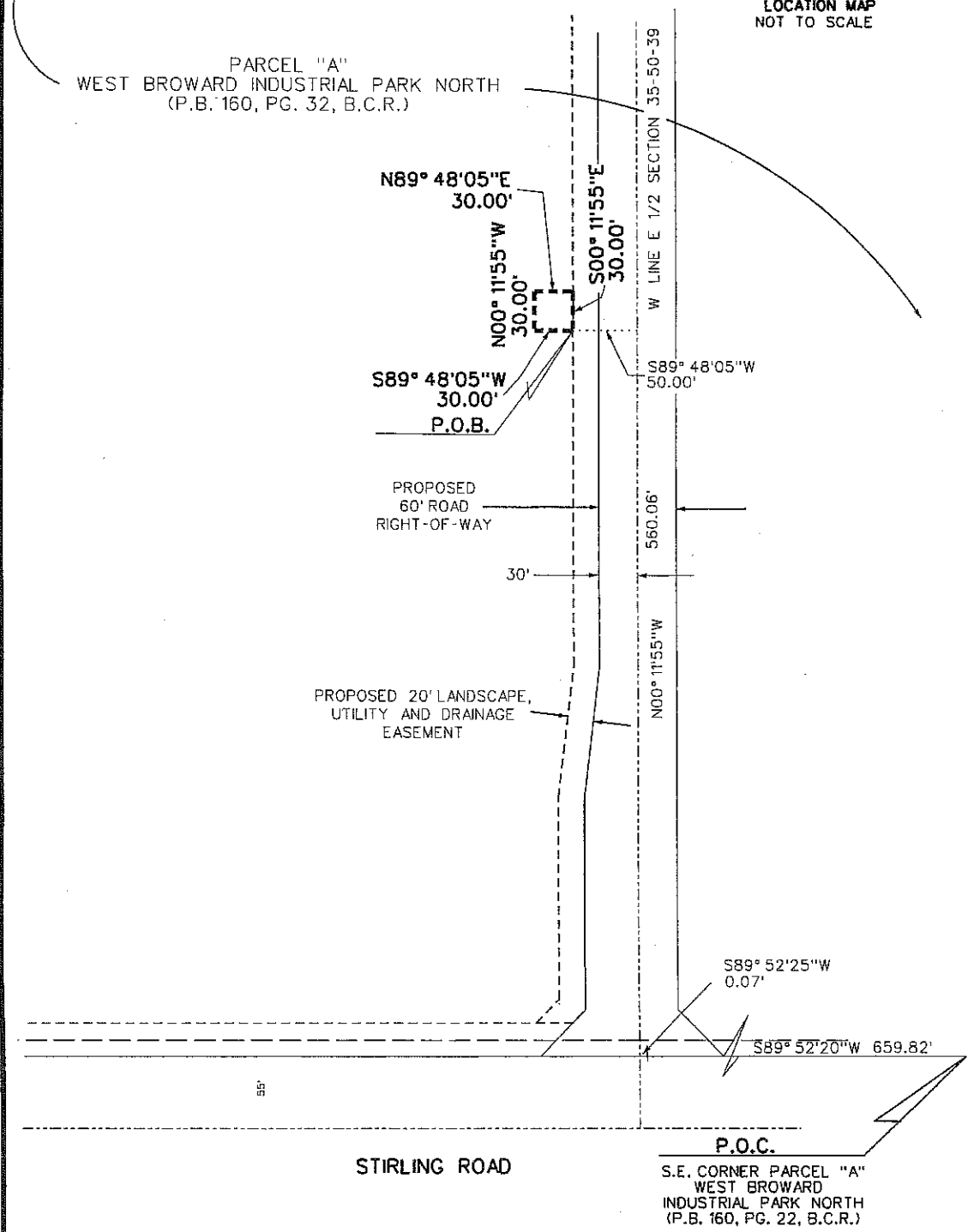
WEST BROWARD IND. PARK NORTH	JOB NO.: 971211A	DATE: 1/5/00	SHEET 1 OF 2 SHEETS
------------------------------	------------------	--------------	---------------------



STIRLING ROAD

LOCATION MAP
NOT TO SCALE

PARCEL "A"
WEST BROWARD INDUSTRIAL PARK NORTH
(P.B. 160, PG. 32, B.C.R.)



N89° 48'05"E
30.00'

N00° 11'55"W
30.00'

S00° 11'55"E
30.00'

S89° 48'05"W
30.00'
P.O.B.

W LINE E 1/2 SECTION 35-50-39

S89° 48'05"W
50.00'

PROPOSED
60' ROAD
RIGHT-OF-WAY

30'

560.06'

PROPOSED 20' LANDSCAPE,
UTILITY AND DRAINAGE
EASEMENT

N00° 11'55"W

S89° 52'25"W
0.07'

S89° 52'20"W 659.82'

55'

STIRLING ROAD

P.O.C.

S.E. CORNER PARCEL "A"
WEST BROWARD
INDUSTRIAL PARK NORTH
(P.B. 160, PG. 22, B.C.R.)

ADDENDUM	F.B. /PG.	DATE	BY	CK'D		
JOB NO. 971211A	DWG BY: JSH	SCALE: 1" = 100'	LIFT STATION EASEMENT			
W. BROW. IND. PK. N	CK'D By: DCW	DATE: 1-5-00	SHEET 2 OF 2 SHEETS			



CARNAHAN · PROCTOR · CROSS, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 2936
6101 WEST ATLANTIC BLVD., MARGATE, FL 33063
PHONE (954)972-3959 FAX (954)972-4178 WEBSITE: www.carnahan-proctor.com

DESCRIPTION AND SKETCH

UTILITY EASEMENTS IN PARCEL "A", WEST BROWARD INDUSTRIAL PARK NORTH

LEGAL DESCRIPTION:

PORTIONS OF PARCEL "A", WEST BROWARD INDUSTRIAL PARK NORTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 160, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°52'20" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 659.82 FEET; THENCE SOUTH 89°52'25" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 42.00 FEET; THENCE NORTH 00°11'55" WEST, ALONG A LINE 42 FEET WEST OF AND PARALLEL TO THE WEST LINE OF THE EAST ONE-HALF OF SECTION 35, TOWNSHIP 50 SOUTH, RANGE 39 EAST, A DISTANCE OF 200.00 FEET; THENCE NORTH 06°38'39" EAST, A DISTANCE OF 100.72 FEET; THENCE NORTH 00°11'55" WEST, ALONG A LINE 30 FEET WEST OF SAID WEST LINE, A DISTANCE OF 16.59 FEET TO THE TO **POINT OF BEGINNING NO. 1**; THENCE SOUTH 89°48'05" WEST, A DISTANCE OF 7.60 FEET; THENCE NORTH 00°11'55" WEST, A DISTANCE OF 5.93 FEET; THENCE SOUTH 89°48'05" WEST, A DISTANCE OF 24.80 FEET; THENCE NORTH 00°11'55" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 89°48'05" EAST, A DISTANCE OF 32.40 FEET; THENCE SOUTH 00°11'55" EAST, A DISTANCE OF 20.93 FEET TO **POINT OF BEGINNING NO. 1**; THENCE NORTH 00°11'55" WEST, A DISTANCE OF 169.09 FEET TO **POINT OF BEGINNING NO. 2**; THENCE SOUTH 89°48'05" WEST, A DISTANCE OF 29.84 FEET; THENCE NORTH 00°11'55" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 89°48'05" EAST, A DISTANCE OF 29.84 FEET; THENCE SOUTH 00°11'55" EAST, A DISTANCE OF 15.00 FEET TO **POINT OF BEGINNING NO. 2**; THENCE NORTH 00°11'55" WEST, A DISTANCE OF 232.37 FEET TO **POINT OF BEGINNING NO. 3**; THENCE SOUTH 89°48'05" WEST, A DISTANCE OF 6.65 FEET; THENCE NORTH 00°11'55" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 89°48'05" EAST, A DISTANCE OF 6.65 FEET; THENCE SOUTH 00°11'55" EAST, A DISTANCE OF 15.00 FEET TO **POINT OF BEGINNING NO. 3**; THENCE NORTH 00°11'55" WEST, A DISTANCE OF 400.00 FEET TO **POINT OF BEGINNING NO. 4**; THENCE SOUTH 89°48'05" WEST, A DISTANCE OF 6.65 FEET; THENCE NORTH 00°11'55" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 89°48'05" EAST, A DISTANCE OF 6.65 FEET; THENCE SOUTH 00°11'55" EAST, A DISTANCE OF 15.00 FEET TO **POINT OF BEGINNING NO. 4**; THENCE NORTH 00°11'55" WEST, A DISTANCE OF 294.42 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 07°55'58", A DISTANCE OF 3.46 FEET TO **POINT OF BEGINNING NO. 5**; THENCE SOUTH 89°48'05" WEST, A DISTANCE OF 49.81 FEET; THENCE NORTH 00°11'55" WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89°48'05" WEST, A DISTANCE OF 5.80 FEET; THENCE NORTH 00°11'55" WEST, A DISTANCE OF 15.29 FEET; THENCE NORTH 89°48'05" EAST, A DISTANCE OF 34.52 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH A RADIAL LINE BEARS NORTH 58°37'03" EAST, SAID POINT TO BE KNOWN HEREINAFTER AS **REFERENCE POINT "A"**; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 18°29'45", A DISTANCE OF 19.37 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY, AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 41°44'49", A DISTANCE OF 18.22 FEET TO **POINT OF BEGINNING NO. 5**.

AND

COMMENCING AT SAID **REFERENCE POINT "A"**, BEING A POINT ON A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS NORTH 58°37'03" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 67°43'10", A DISTANCE OF 70.92 FEET TO **POINT OF BEGINNING NO. 6**; THENCE SOUTH 89°48'05" WEST, A DISTANCE OF 37.64 FEET; THENCE NORTH 00°11'55" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 89°48'05" EAST, A DISTANCE OF 47.14 FEET; THENCE NORTH 00°11'55" WEST, A DISTANCE OF 11.00 FEET; THENCE NORTH 89°48'05" EAST, A DISTANCE OF 8.71 FEET; THENCE SOUTH 00°11'55" EAST, A DISTANCE OF 9.76 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH A RADIAL LINE BEARS SOUTH 30°11'55" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 23°27'52", A DISTANCE OF 24.57 FEET TO **POINT OF BEGINNING NO. 6**.

SAID LANDS SITUATE IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.

LEGAL DESCRIPTION (CONTINUED)

NOTES

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH IS THE PROPERTY OF CARNAHAN-PROCTOR-CROSS, INC., AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
3. THE LANDS SHOWN HEREON ARE SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.
4. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT UNLESS OTHERWISE NOTED.
5. THIS SKETCH WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH. FOR INFORMATION CONCERNING RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS OF PUBLIC RECORD, AN APPROPRIATE TITLE VERIFICATION NEED BE OBTAINED.
6. THIS IS NOT A SURVEY.

ABBREVIATIONS

A = ARC LENGTH
 B.C.R. = BROWARD COUNTY RECORDS
 C.M.E. = CANAL MAINTENANCE EASEMENT
 D = DELTA (CENTRAL ANGLE)
 D.E. = DRAINAGE EASEMENT

F.P.L. = FLORIDA POWER & LIGHT CO.
 L.M.E. = LAKE MAINTENANCE EASEMENT
 N.T.S. = NOT TO SCALE
 O.R.B. = OFFICIAL RECORD BOOK
 P.B. = PLAT BOOK
 P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCEMENT
 P.O.T. = POINT OF TERMINATION
 R = RADIUS
 REF.PT. = REFERENCE POINT
 RW = RIGHT-OF-WAY
 U.E. = UTILITY EASEMENT

SURVEYOR'S CERTIFICATION

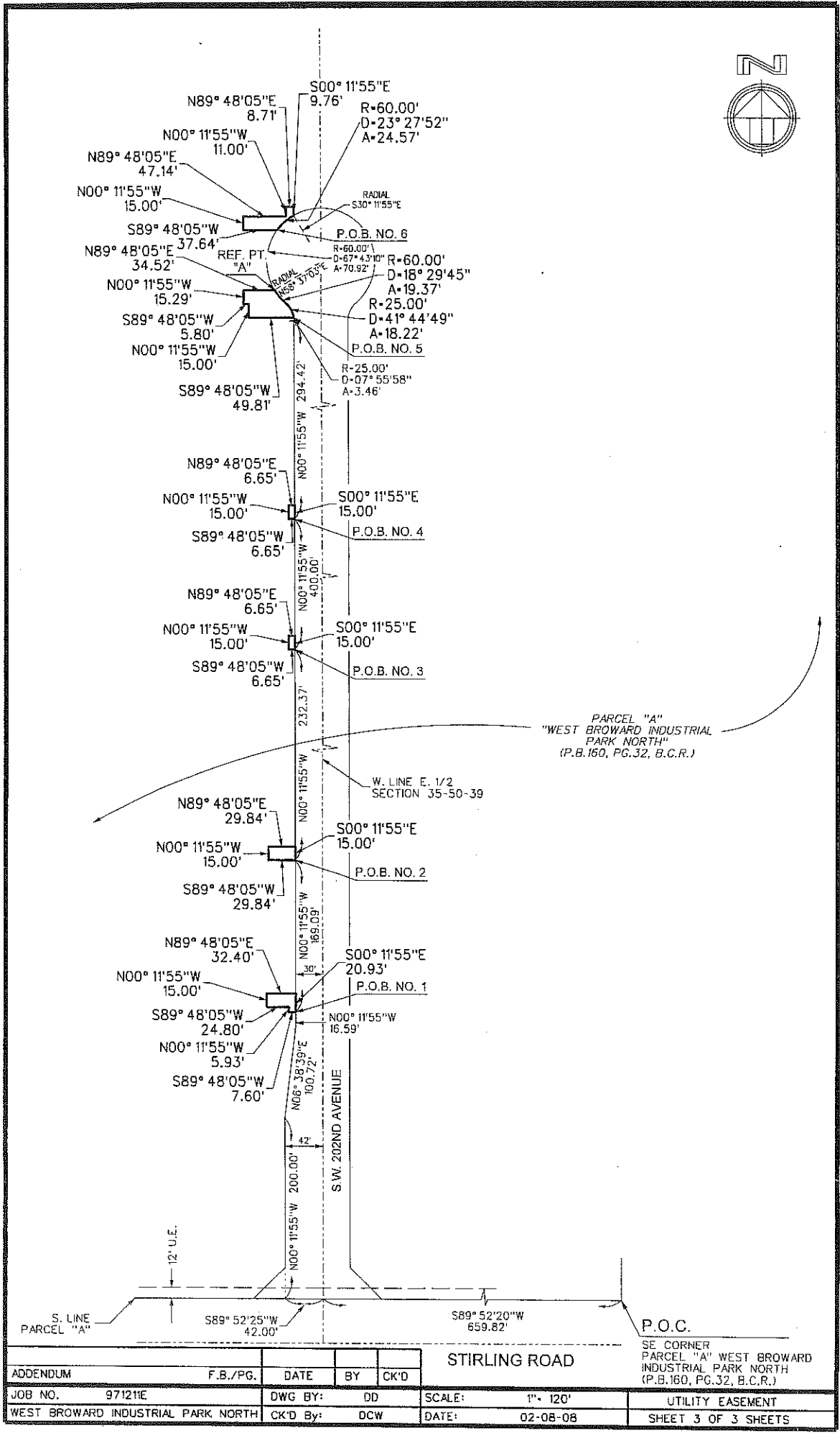
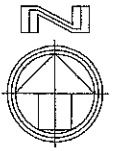
I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS CONTAINED IN CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID DESCRIPTION AND SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



DONNA C. WEST
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS4290

DATE OF LAST FIELD WORK: NOT A SURVEY

WEST BROWARD INDUSTRIAL PARK NORTH	JOB NO.: 971211E	DATE: 02-08-08	SHEET 2 OF 3 SHEETS
------------------------------------	------------------	----------------	---------------------



PARCEL "A"
"WEST BROWARD INDUSTRIAL
PARK NORTH"
(P.B.160, PG.32, B.C.R.)

ADDENDUM					F.B./PG.		DATE	BY	CK'D	STIRLING ROAD		SE CORNER PARCEL "A" WEST BROWARD INDUSTRIAL PARK NORTH (P.B.160, PG.32, B.C.R.)	
JOB NO.		971211E		DWG BY:		DD		SCALE:		1" = 120'		UTILITY EASEMENT	
WEST BROWARD INDUSTRIAL PARK NORTH				CK'D By:		DCW		DATE:		02-08-08		SHEET 3 OF 3 SHEETS	

BILL OF SALE ABSOLUTE

KNOW ALL MEN BY THESE PRESENTS, That **The School Board of Broward County, Florida**, Party of the first part, for and in consideration of the sum of Ten Dollars, lawful money of the United States, to be paid by the CITY OF PEMBROKE PINES, a municipal corporation of the State of Florida, 10100 Pines Boulevard, Pembroke Pines, Florida, Party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered and by these presents does grant, bargain, sell, transfer and deliver unto the said Party of the second part, its successors and assigns, the following goods and chattels:

All of the WATER AND SEWER Improvements; together with all appurtenances attached thereto, which lie within the SW 202nd Avenue Right-of Way in Parcel "A" of West Broward Industrial Park North, or within easements provided for same.

All of the above further described in plans titled "West Broward Industrial Park North – Asbuilt Water & Waste Water Plan," and West Broward Industrial Park North – Sewage Pump Lift Station Plans 1 & 2," by Carnahan-Proctor-Cross, Inc., which are attached hereto as Exhibit "A" and quantities and cost breakdown which is attached hereto as Exhibit "B".

TO HAVE AND TO HOLD the same unto the said Party of the second part, its successors and assigns forever.

The Party of the First part does covenant to and with the Party of the second part, its successors and assigns, that it is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that it has good right to sell the same aforesaid, and that it will warrant and defend the sale of the said property, goods and chattels hereby made, unto the said Party of the second Party's successors and assigns against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on the day and year first above written.

Signed, sealed and delivered in our presence:

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

By: [Signature]
Robin Bartleman, Chair

ATTEST:

[Signature]
James F. Notter
Superintendent of Schools

Approved as to form and legal content:

By: [Signature]
Edward J. Marko
School Board Attorney

STATE OF FLORIDA

COUNTY OF Broward

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Robin Bartleman, Chair to me known to be the person(s) described in and who executed the foregoing instrument and _____ acknowledged before me and under oath that _____ executed the same.

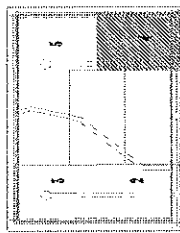
WITNESS my hand and official seal this 27th day of August 2008
_____,
20____.

[Signature]
NOTARY PUBLIC
NOEMI GUTIERREZ



My Commission Expires:
May 3 2011

EX. "A"



KEY MAP



- LEGEND**
- WATER MAIN
 - 2" WATER SERVICE WITH 12.5' - 15' METERS
 - 2" WATER SERVICE WITH 2' - 4' METERS
 - RELEASE VALVE FIRE HYDRANT
 - STEM SEWER
 - SWAMPY AREA MANHOLE & STRUCTURE NO.
 - 4" SINGLE SANITARY SEWER LATERAL
 - 8" DOUBLE SANITARY LATERAL
 - CASTILE IRON PIPE
 - MANHOLE
 - REVISIONS
 - RETROLOOK SHAPE POINT

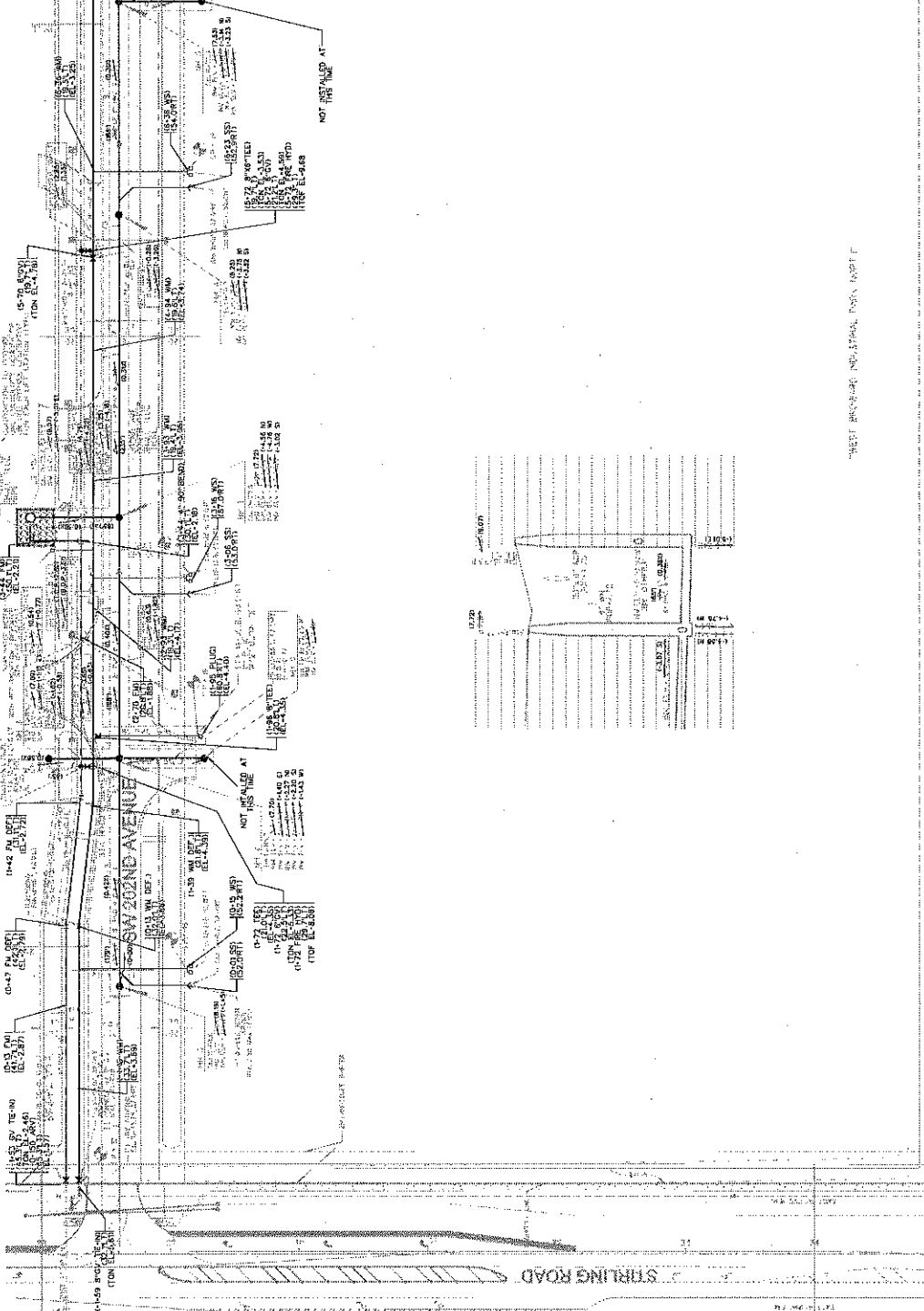
"RECORD DRAWING"
"AS-BUILT WATER & SEWER"

DATE OF FIELD WORK MAY 25, 2000
 DATE OF PLOTTING 07/24/00

THIS DRAWING IS THE PROPERTY OF CARNAHAN PROCTOR CROSS, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CARNAHAN PROCTOR CROSS, INC.

SCALE: AS SHOWN
 PROJECT NO. 00003836
 SHEET NO. 4 OF 13

MATCH LINE - SEE SHEET 5 OF 13



NOT INSTALLED AT THE TIME

SEE PLAN FOR NOTES

NO	DATE	BY	CHKD	REVISIONS	REVISIONS
1	5/25/00	JM	JM	ISSUE PER CITY COMMENTS	
2	6/16/00	JM	JM	KOD SAMPLE POINTS PER IBS	
3	6/16/00	JM	JM	REVISE PER CITY COMMENTS	
4	7/18/00	JM	JM	REVISE PER CITY COMMENTS	
5	7/18/00	JM	JM	REVISE WATER AND SEWER	
6	8/1/00	JM	JM	REVISE WATER AND SEWER	
7	8/1/00	JM	JM	REVISE WATER AND SEWER	
8	8/1/00	JM	JM	REVISE WATER & SEWER	

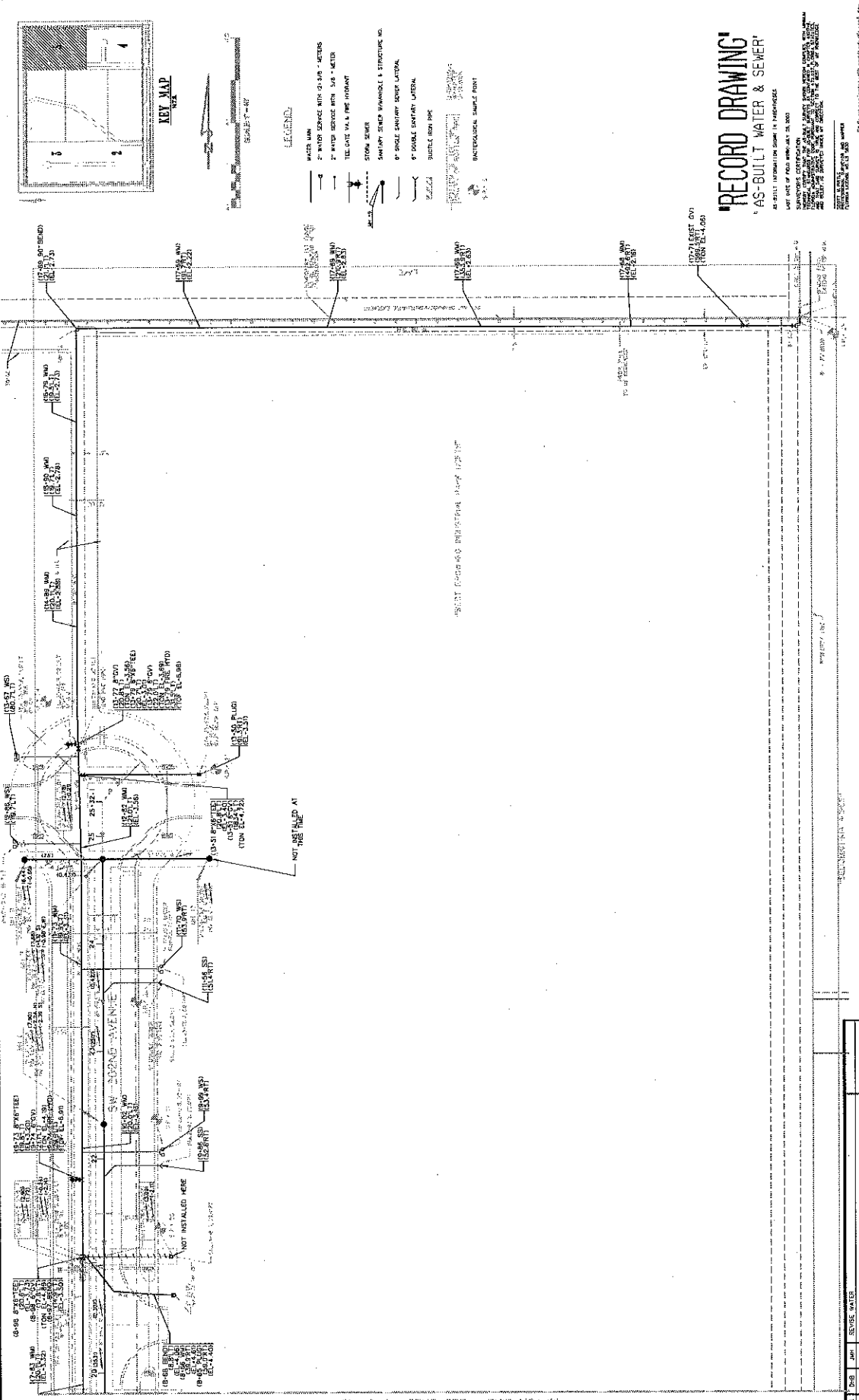
CARNAHAN PROCTOR CROSS, INC.
 CONSULTING ENGINEERS • SURVEYORS • PLANNERS

PHONE 954-577-3933 FAX 954-577-4179
 1500 S.W. 36TH AVENUE, SUITE 200
 WEST PALM BEACH, FLORIDA 33416
 WWW.CPCROSS.COM

WEST BROWARD INDUSTRIAL PARK NORTH
ASBUILT
WATER & WASTE WATER PLAN

FILE NO. 971211
 SHEET 4 OF 13

SEAL



MATCH LINE - SEE SHEET 4 OF 13



CARNAHAN-PROCTOR-CROSS, INC.

6101 West Atlantic Blvd., Margate, Florida 33063 * (954) 972-3959 * FAX (954) 972-4178

CPC Job No.: **971211**
Date: **26-May-08**


Prepared by: **J. E. Moore**
Developer: **Bergeron Land Development**

N.W. 202nd Avenue Final Water and Sewer Cost Estimate

FL. Lauderdale, Florida

Cost Estimate

DESCRIPTION	QUANTITY	UNITS	ESTIMATED UNIT PRICE	TOTAL
N.W. 202nd Ave				
8" PVC Sewer 0-6' Cut	1,149	LF	\$18.00	\$20,682.00
8" PVC Sewer 6-8' Cut	437	LF	\$21.00	\$9,177.00
Manhole 0-6' Cut	3	EA	\$1,500.00	\$4,500.00
Manhole 6-8' Cut	1	EA	\$1,750.00	\$1,750.00
6" PVC Laterals - Double Services	16	EA	\$321.75	\$5,148.00
8" PVC Water Main	2,238	LF	\$15.00	\$33,570.00
Fire Hydrant W/O Gate Valve	3	EA	\$1,300.00	\$3,900.00
8" Gate Valve	5	EA	\$522.50	\$2,612.50
6" Gate Valve	4	EA	\$425.50	\$1,702.00
Lift Station	1	EA	\$75,000.00	\$75,000.00
6" PVC Force Main	893	LF	\$12.50	\$11,162.50
8"x8" Tapping Sleeve and Valve	1	EA	\$1,500.00	\$1,500.00
8"x6" Tapping Sleeve and Valve	1	EA	\$1,300.00	\$1,300.00
1-1/2" Double Water Service	16	EA	\$375.00	\$6,000.00
Mechanical Joint Fittings	2	TNS	\$2,500.00	\$4,650.00
TOTAL				\$182,854.00



Gregory M. Proctor, P.E.
FL Registration No. 36866

JUL 17 2008
 Date

Gregory M. Proctor, P.E.
Florida Registration No. 36866

EXHIBIT 5

BILL OF SALE ABSOLUTE

KNOW ALL MEN BY THESE PRESENTS, That The School Board of Broward County, Florida, Party of the first part, for and in consideration of the sum of Ten Dollars, lawful money of the United States, to be paid by the CITY OF PEMBROKE PINES, a municipal corporation of the State of Florida, 10100 Pines Boulevard, Pembroke Pines, Florida, Party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered and by these presents does grant, bargain, sell, transfer and deliver unto the said Party of the second part, its successors and assigns, the following goods and chattels:

All of the PAVING/DRAINAGE Improvements; together with all appurtenances attached thereto, which lie within the SW 202nd Avenue Right-of Way in Parcel "A" of West Broward Industrial Park North, or within easements provided for same.

All of the above further described in plans titled "West Broward Industrial Park North – Asbuilt Paving, Grading & Drainage Plans," by Carnahan-Proctor-Cross, Inc., which are attached hereto as Exhibit "A" and quantities and cost breakdown which is attached hereto as Exhibit "B".

TO HAVE AND TO HOLD the same unto the said Party of the second part, its successors and assigns forever.

The Party of the First part does covenant to and with the Party of the second part, its successors and assigns, that it is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that it has good right to sell the same aforesaid, and that it will warrant and defend the sale of the said property, goods and chattels hereby made, unto the said Party of the second Party's successors and assigns against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on the day and year first above written.

Signed, sealed and delivered
in our presence:

**THE SCHOOL BOARD OF BROWARD
COUNTY, FLORIDA**

By: [Signature]
Robin Bartleman, Chair

ATTEST:

[Signature]
James F. Notter
Superintendent of Schools

Approved as to form and legal content:

By: [Signature]
Edward J. Marko
School Board Attorney

STATE OF FLORIDA

COUNTY OF Broward

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Robin Bartleman to me known to be the person(s) described in and who executed the foregoing instrument and _____ acknowledged before me and under oath that _____ executed the same.

WITNESS my hand and official seal this 27 day of August, 2008.

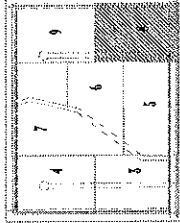
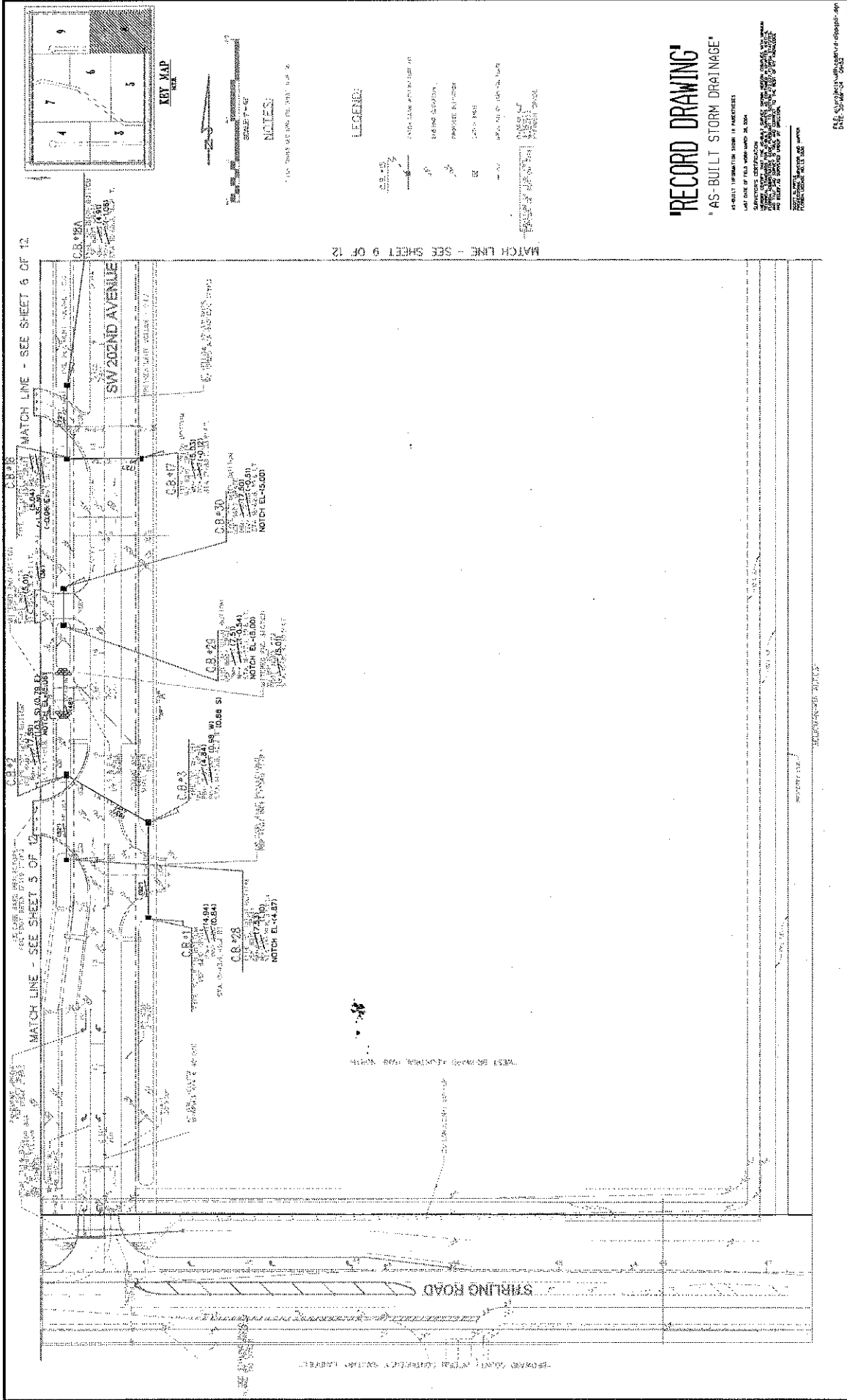
[Signature]
NOTARY PUBLIC

NOEMI GUTIERREZ
My Commission Expires:

May 3, 2011



Ex "A"



NOTES:
1. SEE OTHER SHEETS FOR DETAILS.

MATCH LINE - SEE SHEET 9 OF 12

WEST BROWARD COUNTY PLANNING AND ZONING DEPARTMENT

"RECORD DRAWING"
"AS-BUILT" STORM DRAINAGE"

FOR ALL INFORMATION SEE THE PERMITS
LAST DATE OF FIELD WORK WAS 06/20/04
CONSTRUCTION OF THIS PROJECT WAS COMPLETED ON 06/20/04
THIS DRAWING IS A RECORD DRAWING AND IS NOT TO BE USED FOR CONSTRUCTION
NO FIELD REVISIONS WILL BE ACCEPTED
FOR MORE INFORMATION SEE SHEET 8 OF 12

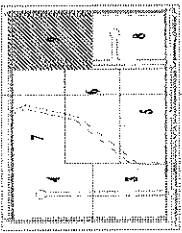
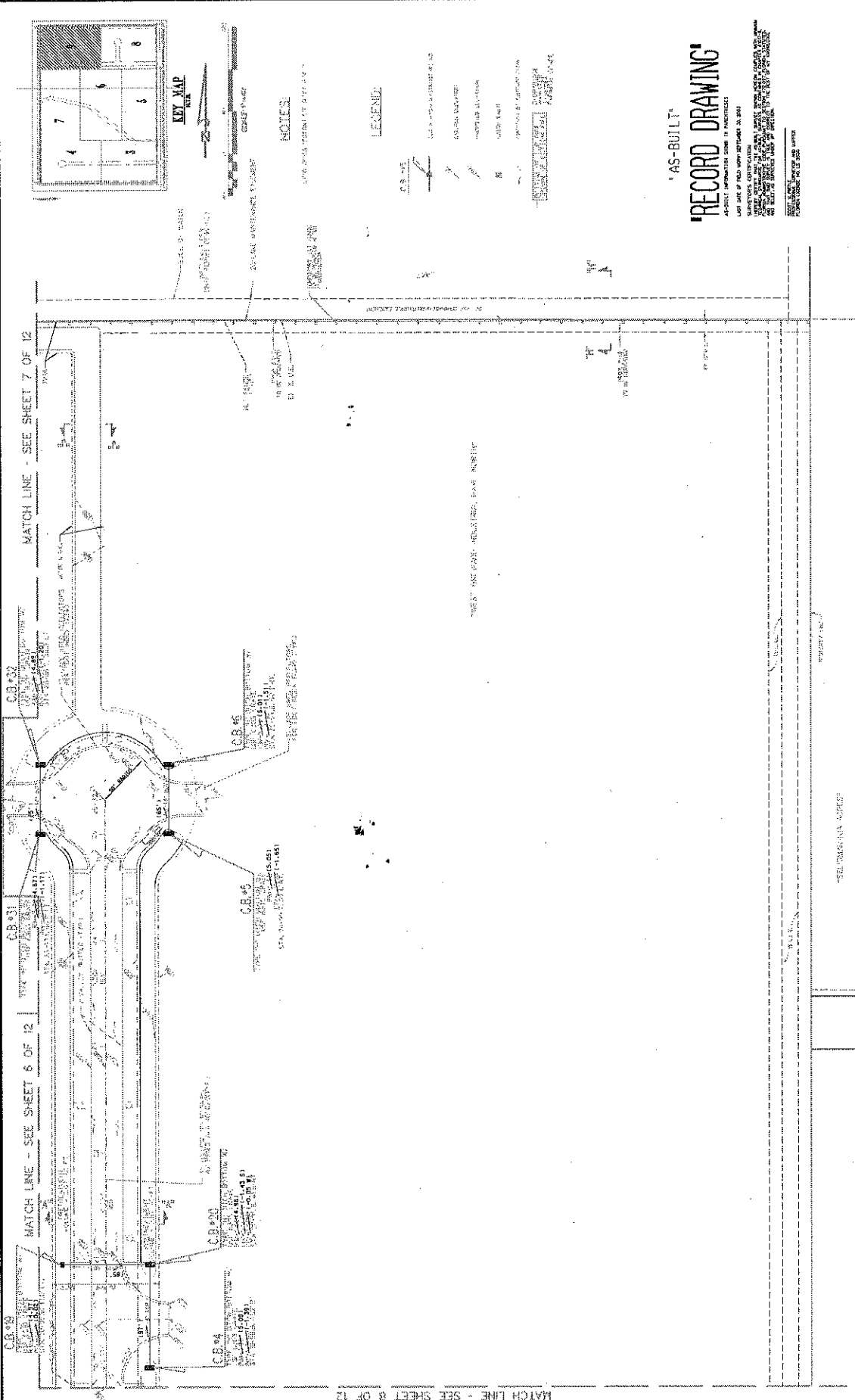
- LEGEND
- EXISTING STORM DRAINAGE
 - PROPOSED STORM DRAINAGE
 - EXISTING PAVEMENT
 - PROPOSED PAVEMENT
 - EXISTING CURB
 - PROPOSED CURB
 - EXISTING SIDEWALK
 - PROPOSED SIDEWALK
 - EXISTING DRIVEWAY
 - PROPOSED DRIVEWAY
 - EXISTING UTILITY
 - PROPOSED UTILITY
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - EXISTING RIGHT-OF-WAY
 - PROPOSED RIGHT-OF-WAY

WEST BROWARD INDUSTRIAL PARK NORTH
ASBUILT
PAVING, GRADING & DRAINAGE PLAN
SHEET 8 OF 12
SEAL

CARNAHAN • PROCTOR • CROSS, INC.
CONSULTING ENGINEERS • SURVEYORS • PLANNERS
PHONE 954-972-8839 FAX 954-972-7878
WWW.CPCRECORDS.COM
3811 WEAVER ROAD, SUITE 301, FORT LAUDERDALE, FL 33309

NO.	DATE	BY	SP/C	REVISIONS
1	06/20/04	SM	SM	ISSUE FOR PERMIT
2	06/20/04	SM	SM	REVISIONS
3	06/20/04	SM	SM	REVISIONS
4	06/20/04	SM	SM	REVISIONS
5	06/20/04	SM	SM	REVISIONS
6	06/20/04	SM	SM	REVISIONS
7	06/20/04	SM	SM	REVISIONS
8	06/20/04	SM	SM	REVISIONS
9	06/20/04	SM	SM	REVISIONS
10	06/20/04	SM	SM	REVISIONS

SCALE	DATE	BY	SP/C
AS SHOWN	06/20/04	SM	SM
DATE	06/20/04	SM	SM
BY	SM	SM	SM
SP/C	SM	SM	SM



KEY MAP
 1 2 3 4 5 6 7 8

NOTES

LEGEND

- 1 CONCRETE
- 2 ASPHALT
- 3 ASPHALT
- 4 ASPHALT
- 5 ASPHALT
- 6 ASPHALT
- 7 ASPHALT
- 8 ASPHALT
- 9 ASPHALT
- 10 ASPHALT
- 11 ASPHALT
- 12 ASPHALT
- 13 ASPHALT
- 14 ASPHALT
- 15 ASPHALT
- 16 ASPHALT
- 17 ASPHALT
- 18 ASPHALT
- 19 ASPHALT
- 20 ASPHALT
- 21 ASPHALT
- 22 ASPHALT
- 23 ASPHALT
- 24 ASPHALT
- 25 ASPHALT
- 26 ASPHALT
- 27 ASPHALT
- 28 ASPHALT
- 29 ASPHALT
- 30 ASPHALT
- 31 ASPHALT
- 32 ASPHALT
- 33 ASPHALT
- 34 ASPHALT
- 35 ASPHALT
- 36 ASPHALT
- 37 ASPHALT
- 38 ASPHALT
- 39 ASPHALT
- 40 ASPHALT
- 41 ASPHALT
- 42 ASPHALT
- 43 ASPHALT
- 44 ASPHALT
- 45 ASPHALT
- 46 ASPHALT
- 47 ASPHALT
- 48 ASPHALT
- 49 ASPHALT
- 50 ASPHALT
- 51 ASPHALT
- 52 ASPHALT
- 53 ASPHALT
- 54 ASPHALT
- 55 ASPHALT
- 56 ASPHALT
- 57 ASPHALT
- 58 ASPHALT
- 59 ASPHALT
- 60 ASPHALT
- 61 ASPHALT
- 62 ASPHALT
- 63 ASPHALT
- 64 ASPHALT
- 65 ASPHALT
- 66 ASPHALT
- 67 ASPHALT
- 68 ASPHALT
- 69 ASPHALT
- 70 ASPHALT
- 71 ASPHALT
- 72 ASPHALT
- 73 ASPHALT
- 74 ASPHALT
- 75 ASPHALT
- 76 ASPHALT
- 77 ASPHALT
- 78 ASPHALT
- 79 ASPHALT
- 80 ASPHALT
- 81 ASPHALT
- 82 ASPHALT
- 83 ASPHALT
- 84 ASPHALT
- 85 ASPHALT
- 86 ASPHALT
- 87 ASPHALT
- 88 ASPHALT
- 89 ASPHALT
- 90 ASPHALT
- 91 ASPHALT
- 92 ASPHALT
- 93 ASPHALT
- 94 ASPHALT
- 95 ASPHALT
- 96 ASPHALT
- 97 ASPHALT
- 98 ASPHALT
- 99 ASPHALT
- 100 ASPHALT

"AS-BUILT"
"RECORD DRAWING"

CONSTRUCTION OF THIS DRAWING IS BASED UPON THE RECORD DRAWING OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE AS-BUILT CONDITIONS OF THE PROJECT. ANY CHANGES TO THE ORIGINAL DESIGN SHALL BE INDICATED BY A SEPARATE DRAWING. THIS DRAWING IS TO BE USED FOR RECORD PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION OF ANY OTHER PROJECTS.

WEST BROWARD INDUSTRIAL PARK NORTH
ASBUILT
PAVING, GRADING & DRAINAGE PLAN

CARNAHAN · PROCTOR · CROSS, INC.
CONSULTING ENGINEERS · SURVEYORS · PLANNERS
 PHONE: 954-772-1888 FAX: 954-772-1178
 PHONE: 351-792-5253 FAX: 351-792-5253
 WWW: www.cpc-engineers.com
 E-MAIL: info@cpc-engineers.com



SHEET 9 OF 12

FILE NO. 971211-S2

CPC BEWE NO. 00002836

DATE: 04/04/04 BY: JLM

SCALE: 1"=40'

DATE: June 1999

PROJECT: PAVING, GRADING & DRAINAGE PLAN

DRAWN BY: JLM

CHECKED BY: DMH

DATE: 04/04/04

PROJECT: WEST BROWARD INDUSTRIAL PARK NORTH

DATE: 04/04/04

BY: JLM

DATE: 04/04/04

BY: JLM

DATE: 04/04/04

NO.	DATE	BY	REVISIONS
1	04/04/04	JLM	ISSUED FOR BIDDING
2	06/01/99	JLM	ISSUED FOR CONSTRUCTION
3	06/01/99	JLM	ISSUED FOR RECORD
4	06/01/99	JLM	ISSUED FOR RECORD
5	06/01/99	JLM	ISSUED FOR RECORD
6	06/01/99	JLM	ISSUED FOR RECORD
7	06/01/99	JLM	ISSUED FOR RECORD
8	06/01/99	JLM	ISSUED FOR RECORD
9	06/01/99	JLM	ISSUED FOR RECORD
10	06/01/99	JLM	ISSUED FOR RECORD
11	06/01/99	JLM	ISSUED FOR RECORD
12	06/01/99	JLM	ISSUED FOR RECORD
13	06/01/99	JLM	ISSUED FOR RECORD
14	06/01/99	JLM	ISSUED FOR RECORD
15	06/01/99	JLM	ISSUED FOR RECORD
16	06/01/99	JLM	ISSUED FOR RECORD
17	06/01/99	JLM	ISSUED FOR RECORD
18	06/01/99	JLM	ISSUED FOR RECORD
19	06/01/99	JLM	ISSUED FOR RECORD
20	06/01/99	JLM	ISSUED FOR RECORD
21	06/01/99	JLM	ISSUED FOR RECORD
22	06/01/99	JLM	ISSUED FOR RECORD
23	06/01/99	JLM	ISSUED FOR RECORD
24	06/01/99	JLM	ISSUED FOR RECORD
25	06/01/99	JLM	ISSUED FOR RECORD
26	06/01/99	JLM	ISSUED FOR RECORD
27	06/01/99	JLM	ISSUED FOR RECORD
28	06/01/99	JLM	ISSUED FOR RECORD
29	06/01/99	JLM	ISSUED FOR RECORD
30	06/01/99	JLM	ISSUED FOR RECORD
31	06/01/99	JLM	ISSUED FOR RECORD
32	06/01/99	JLM	ISSUED FOR RECORD
33	06/01/99	JLM	ISSUED FOR RECORD
34	06/01/99	JLM	ISSUED FOR RECORD
35	06/01/99	JLM	ISSUED FOR RECORD
36	06/01/99	JLM	ISSUED FOR RECORD
37	06/01/99	JLM	ISSUED FOR RECORD
38	06/01/99	JLM	ISSUED FOR RECORD
39	06/01/99	JLM	ISSUED FOR RECORD
40	06/01/99	JLM	ISSUED FOR RECORD
41	06/01/99	JLM	ISSUED FOR RECORD
42	06/01/99	JLM	ISSUED FOR RECORD
43	06/01/99	JLM	ISSUED FOR RECORD
44	06/01/99	JLM	ISSUED FOR RECORD
45	06/01/99	JLM	ISSUED FOR RECORD
46	06/01/99	JLM	ISSUED FOR RECORD
47	06/01/99	JLM	ISSUED FOR RECORD
48	06/01/99	JLM	ISSUED FOR RECORD
49	06/01/99	JLM	ISSUED FOR RECORD
50	06/01/99	JLM	ISSUED FOR RECORD
51	06/01/99	JLM	ISSUED FOR RECORD
52	06/01/99	JLM	ISSUED FOR RECORD
53	06/01/99	JLM	ISSUED FOR RECORD
54	06/01/99	JLM	ISSUED FOR RECORD
55	06/01/99	JLM	ISSUED FOR RECORD
56	06/01/99	JLM	ISSUED FOR RECORD
57	06/01/99	JLM	ISSUED FOR RECORD
58	06/01/99	JLM	ISSUED FOR RECORD
59	06/01/99	JLM	ISSUED FOR RECORD
60	06/01/99	JLM	ISSUED FOR RECORD
61	06/01/99	JLM	ISSUED FOR RECORD
62	06/01/99	JLM	ISSUED FOR RECORD
63	06/01/99	JLM	ISSUED FOR RECORD
64	06/01/99	JLM	ISSUED FOR RECORD
65	06/01/99	JLM	ISSUED FOR RECORD
66	06/01/99	JLM	ISSUED FOR RECORD
67	06/01/99	JLM	ISSUED FOR RECORD
68	06/01/99	JLM	ISSUED FOR RECORD
69	06/01/99	JLM	ISSUED FOR RECORD
70	06/01/99	JLM	ISSUED FOR RECORD
71	06/01/99	JLM	ISSUED FOR RECORD
72	06/01/99	JLM	ISSUED FOR RECORD
73	06/01/99	JLM	ISSUED FOR RECORD
74	06/01/99	JLM	ISSUED FOR RECORD
75	06/01/99	JLM	ISSUED FOR RECORD
76	06/01/99	JLM	ISSUED FOR RECORD
77	06/01/99	JLM	ISSUED FOR RECORD
78	06/01/99	JLM	ISSUED FOR RECORD
79	06/01/99	JLM	ISSUED FOR RECORD
80	06/01/99	JLM	ISSUED FOR RECORD
81	06/01/99	JLM	ISSUED FOR RECORD
82	06/01/99	JLM	ISSUED FOR RECORD
83	06/01/99	JLM	ISSUED FOR RECORD
84	06/01/99	JLM	ISSUED FOR RECORD
85	06/01/99	JLM	ISSUED FOR RECORD
86	06/01/99	JLM	ISSUED FOR RECORD
87	06/01/99	JLM	ISSUED FOR RECORD
88	06/01/99	JLM	ISSUED FOR RECORD
89	06/01/99	JLM	ISSUED FOR RECORD
90	06/01/99	JLM	ISSUED FOR RECORD
91	06/01/99	JLM	ISSUED FOR RECORD
92	06/01/99	JLM	ISSUED FOR RECORD
93	06/01/99	JLM	ISSUED FOR RECORD
94	06/01/99	JLM	ISSUED FOR RECORD
95	06/01/99	JLM	ISSUED FOR RECORD
96	06/01/99	JLM	ISSUED FOR RECORD
97	06/01/99	JLM	ISSUED FOR RECORD
98	06/01/99	JLM	ISSUED FOR RECORD
99	06/01/99	JLM	ISSUED FOR RECORD
100	06/01/99	JLM	ISSUED FOR RECORD

**CARNAHAN-PROCTOR-CROSS, INC.**

8101 West Atlantic Blvd., Margate, Florida 33063 * (954) 972-3959 * FAX (954) 972-4178

CPC Job No.:

971211-E

Prepared by:

J. E. Moore

Date:

30-May-08

Contractor:

Main Attraction

N.W. 202nd Ave. - North Broward Industrial Park

Pembroke Pines, Florida

Engineer's Cost Estimate

DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	BID PRICE	TOTAL
I. Paving, Curbs, Sidewalks, etc.					
1-1/2" Type S-III Asphaltic Concrete	5,661	SY	\$4.00		\$22,644.00
8" Limerock Base	5,944	SY	\$3.58		\$21,279.52
12" Stabilized Subgrade	6,453	SY	\$3.50		\$22,585.50
2' Valley Gutter	3,375	LF	\$5.25		\$17,718.75
4" Rock Pad for Valley Gutter	751		\$2.00		\$1,502.00
Type "F" Curb and Gutter	450	LF	\$5.25		\$2,362.50
Pavement Marking & Signage	1	LS	\$450.00		\$450.00
Sodding (Shoulder)	5,777	SY	\$1.30		\$7,510.10
SUBTOTAL					\$96,052.37
II. Drainage					
15" RCP	72	LF	\$32.00		\$2,304.00
18" RCP	85	LF	\$32.00		\$2,720.00
24" RCP	267	LF	\$40.00		\$10,680.00
36" RCP	36	LF	\$45.00		\$1,620.00
42" RCP	72	LF	\$75.00		\$5,400.00
48" RCP	227	LF	\$82.00		\$18,614.00
30"x19" RCP	48	LF	\$38.00		\$1,824.00
Type "C"	2	LF	\$2,000.00		\$4,000.00
Type "D"	4	EA	\$2,500.00		\$10,000.00
Type "E"	10	EA	\$3,000.00		\$30,000.00
SUBTOTAL					\$82,138.00
SUMMARY					
Item I-Paving, Curbs, Sidewalk, etc.					\$96,052.37
Item II-Drainage					\$82,138.00
TOTAL					\$178,190.37

Prepared by: Gregory M. Proctor, P.E., Fl. Reg. 36866

Gregory M. Proctor, P.E.,
Florida Registration No. 36866

JUL 17 2008

EXHIBIT "B"