

City of Pembroke Pines
EASEMENT DEDICATION

On this _____ day of _____, 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: _____
Robin Bartleman, Chair

ATTEST:

Approved as to form and legal content:

James F. Notter
Superintendent of Schools

By: 
Edward J. Marko
School Board Attorney

STATE OF FLORIDA

COUNTY OF _____:

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 _____ 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 _____ day of _____, 2008.

NOTARY PUBLIC

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.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

