

Corporation/Partnership

TO BE RECORDED

WWED PROJECT NO.: 2228

BUDGET NO.: _____

Document prepared by: _____

EASEMENT

THIS AGREEMENT made this _____ day of _____, 2_____ between

The School Board of Broward County, Florida (the "GRANTOR")

whose address is 600 Southeast Third Avenue, Fort Lauderdale, FL 33301
and BROWARD COUNTY, a political subdivision of the State of Florida, (the "GRANTEE"), whose
address is 2555 West Copans Road, Pompano Beach, Florida 33069

WITNESSETH

WHEREAS, GRANTOR, the owner of property (Parcel Identification Number 9220494220000033)
situated in Broward County, Florida and described as follows:

See Exhibit "A"

WHEREAS, GRANTEE desires an unrestricted and perpetual non-exclusive easement for water
mains and/or sanitary sewer gravity mains and/or sewage force mains and/or reclaimed water mains
and for any other water and sewer installations which might be required for the purpose of providing
water supply service for domestic or other use and for the collection of domestic or other kinds of
sewage and/or wastewater to and from properties inclusive of GRANTOR'S property which may or
may not abut and being contiguous to the easement; and

WHEREAS, GRANTOR is willing to grant such an easement, and

NOW, THEREFORE, for and in consideration of the mutual covenants each to the other running and
one dollar (receipt acknowledged by GRANTOR) and other good and valuable considerations,
GRANTOR does hereby grant unto GRANTEE, its successors and assigns, through its (GRANTEE'S)
employees, agents, contractors, or other designated persons, full and free right and authority to
construct, maintain, repair, install, and rebuild water and/or sanitary sewerage facilities within the
property described above or more specifically described in Exhibit "B" attached hereto and made a
part hereof and GRANTOR hereby grants to GRANTEE a perpetual non-exclusive easement in, over,

under, through, upon and/or across the above described lands for the purpose of providing water supply service for domestic or otherwise and for the collection of domestic or other kinds of sewage and/or wastewater to and from properties or lands inclusive of GRANTOR'S property or land which abuts and being contiguous to the easement described and so granted herein, also for GRANTEE to provide water and sewer services to properties which may not be contiguous to the said easement described herein.

GRANTEE has approved the existing and proposed above ground structures, asphalt, paving, landscaping, walls, fences, underground piping, underground structures, duct banks, transformers, poles, retention areas, pavers, electric, cable, and other utility facilities within the easement area described herein to the extent said improvements are shown on the plans and drawings presented to and approved by GRANTEE. Except as permitted above, GRANTOR agrees that no obstructions that would preclude maintenance or improvement of GRANTEE's facilities may be placed in the easement area by GRANTOR or any other easement holder without GRANTEE's consent. In the exercise of its rights hereunder, GRANTEE shall, at its sole cost and expense, restore the surface of the easement area to the same condition which existed prior to the commencement of any such access, maintenance, or repair.

(signed on the following page)

IN WITNESS WHEREOF, the first party has caused these presents to be duly executed in its name and its corporate seal to be hereto affixed, attested by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the

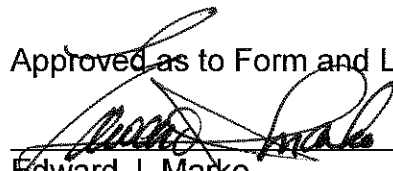
The School Board of Broward County,
Florida

ATTEST:

By: _____
Jennifer Leonard Gottlieb, Chair

James F. Notter,
Superintendent of Schools

Approved as to Form and Legal Content



Edward J. Marko,
School Board Attorney

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____,
2010 by _____ of _____
_____. He is personally known to me or has produced
_____ as identification and who did not take an oath.

NOTARY PUBLIC

Exhibit "A"
Legal Description and Sketch

LEGAL DESCRIPTION: (UTILITY EASEMENT)

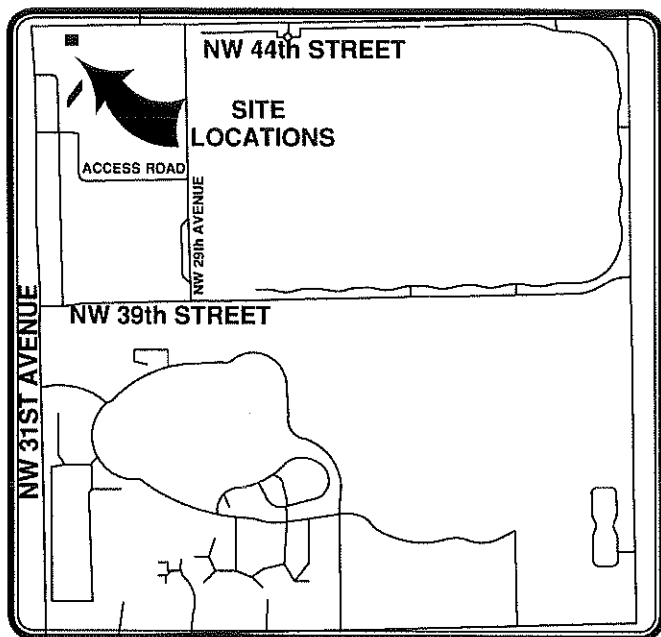
PORTIONS OF THE WEST ONE HALF (W 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 'A', "LAKE POINT PLAZA", AS RECORDED IN PLAT BOOK 128, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG EAST LINE OF SAID TRACT 'A' SOUTH 01°11'51" EAST 4.14 FEET; THENCE NORTH 88°48'09" EAST 78.56 FEET TO POINT OF BEGINNING #1; THENCE SOUTH 89°35'18" EAST 24.00 FEET; THENCE SOUTH 00°24'42" WEST 20.00 FEET; THENCE NORTH 89°35'18" WEST 24.00 FEET; THENCE NORTH 00°24'42" EAST 20.00 FEET TO POINT OF BEGINNING #1.

TOGETHER WITH ANOTHER PORTION OF THE WEST ONE HALF (W 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SAID NORTHEAST CORNER OF TRACT 'A'; THENCE ALONG AFOREMENTIONED EAST LINE OF TRACT 'A' AND A SOUTHERLY PROLONGATION OF SAID EAST LINE SOUTH 01°11'51" EAST 910.94 FEET TO POINT OF BEGINNING #2; THENCE NORTH 45°00'00" EAST 16.16 FEET; THENCE NORTH 00°26'36" WEST 35.48 FEET; THENCE NORTH 45°00'00" EAST 19.88 FEET; THENCE NORTH 00°28'54" WEST 2.11 FEET; THENCE NORTH 89°31'06" EAST 20.00 FEET; THENCE SOUTH 00°28'54" EAST 10.49 FEET; THENCE SOUTH 45°00'00" WEST 19.91 FEET; THENCE SOUTH 00°26'36" EAST 35.48 FEET; THENCE SOUTH 45°00'00" WEST 43.70 FEET; THENCE NORTH 01°11'51" WEST 27.71 FEET TO POINT OF BEGINNING #2.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA.



SECTION 20 , TOWNSHIP 49 SOUTH , RANGE 42 EAST

LOCATION MAP

SEE SHEET 2 OF 2 FOR SKETCH

N.T.S.

SKETCH & DESCRIPTION

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

| DATE | REVISIONS | DWN. | CHK. |
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CERTIFIED TO:
SCHOOL BOARD OF BROWARD COUNTY
BOYD ANDERSON HIGH SCHOOL

I HEREBY CERTIFY THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
 DATED THIS 23rd DAY OF SEPTEMBER 2010 A.D.

MILLER LEGG

Miami-Dade Office: 10418 N.W 31st Terrace
 Miami, Florida · 33172-1200
 305-599-6381 · Fax: 305-599-2797
 www.millerlegg.com

Karen A. Lynch
KAREN A. LYNCH
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA REGISTRATION No. 5837
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
 CERTIFICATE OF AUTHORIZATION: LB8680

PROJECT NO: **03-00338** FILE NO: **SH-1**

NORTH LINE NW 1/4 SECTION 20-49-42

NW 44th STREET

52'

40'

SOUTH R/W LINE NW 44th STREET

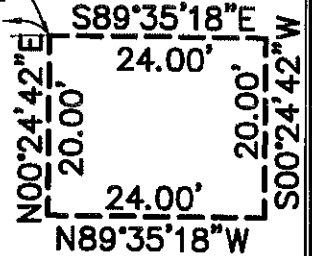
P.O.C.
NE CORNER TRACT 'A'
"LAKE POINT PLAZA"
P.B. 128, PG. 37, B.C.R.

TRACT 'A'
"LAKE POINT PLAZA"
P.B. 128, PG. 37, B.C.R.

S01°11'51"E
4.14'

N88°48'09"E 78.56'

P.O.B. #1



EAST LINE TRACT 'A'
P.B. 128, PG.37, B.C.R.

LEGEND & ABBREVIATIONS:

- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- P.B. - PLAT BOOK
- PG. - PAGE
- B.C.R. - BROWARD COUNTY RECORDS
- R/W - RIGHT OF WAY

SOUTHERLY PROLONGATION
OF EAST LINE TRACT 'A'
P.B. 128, PG.37, B.C.R.

P.O.B. #2

S01°11'51"E 910.94'

N01°11'51"W 27.71'

N00°26'36"W 35.48'

N45°00'00"E 16.16'

S45°00'00"W 43.70'

N00°28'54"W 2.11'

N89°31'06"E 20.00'

S00°28'54"E 10.49'

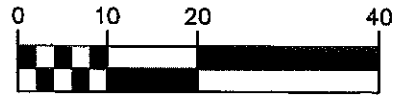
M45°00'00"E 19.88'

S45°00'00"W 19.91'

S00°26'36"E 35.48'



GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FEET

MILLER LEGG

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Miami, Florida 33172-1200
305-599-5381 - Fax: 305-599-2797
www.millerlegg.com

NOTE: SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION

Certificate of Authorization L.B. 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SKETCH & DESCRIPTION

PROJECT NO.
03-00338

FILE NO.
SH-2