

**AGENDA REQUEST FORM**  
**THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA**

Meeting Date <div style="border: 1px solid black; padding: 2px; text-align: center;">1/25/11</div>	<div style="border: 1px solid black; padding: 2px; text-align: center;">Open Agenda Yes    <u>X</u>    No</div>	<div style="border: 1px solid black; padding: 2px; text-align: center;">Time Certain Request Yes    <u>X</u>    No</div>
		Agenda Item Number <div style="border: 1px solid black; padding: 2px; text-align: center;">J-7</div>

<b>TITLE:</b>	Grant of Utility Easement and Bill of Sale to Broward County for Parkway Middle School
<b>REQUESTED ACTION:</b>	Approve the Grant of a Utility Easement and Bill of Sale to Broward County for (1) one sewer and (2) two watermain lines for classroom and gymnasium renovations at Parkway Middle School.
<b>SUMMARY EXPLANATION AND BACKGROUND:</b>	<p>The proposed Utility Easement and Bill of Sale are required to provide installation and maintenance of sewer and watermain lines for classrooms and gymnasium at Parkway Middle School.</p> <p>This item has been reviewed and approved as to form and legal content by the School Board Attorney.</p>
<b>SCHOOL BOARD GOALS:</b>	<div style="border: 1px solid black; padding: 2px;"><input type="checkbox"/> •Goal One: Raise achievement of all students to ensure graduation from high school and readiness for post-secondary education.</div> <div style="border: 1px solid black; padding: 2px;"><input type="checkbox"/> •Goal Two: Improve the health and wellness of students and personnel.</div> <div style="border: 1px solid black; padding: 2px;"><input type="checkbox"/> •Goal Three: Provide a safe and secure physical and technological environment for all students and employees.</div> <div style="border: 1px solid black; padding: 2px;"><input type="checkbox"/> •Goal Four: Promote innovation which focuses on best practices and quality efforts that improve our best-in-class position.</div> <div style="border: 1px solid black; padding: 2px;"><input type="checkbox"/> •Goal Five: Recruit, develop, retain, and recognize high performing and diverse faculty and personnel.</div> <div style="border: 1px solid black; padding: 2px;"><input checked="" type="checkbox"/> •Goal Six: Build strong partnerships with family, business, community and government at the classroom, school, area, and district level.</div> <div style="border: 1px solid black; padding: 2px;"><input type="checkbox"/> •Goal Seven: Ensure district's leadership as an environmental steward through innovative ecology and energy conservation programs.</div>
<b>FINANCIAL IMPACT:</b>	There is no financial impact to the School District, therefore this item does not require a collaboration form from the Capital Budget Department.
<b>EXHIBITS: (List)</b>	1. Utility Easement 2. Bill of Sale
<b>BOARD ACTION:</b> <div style="text-align: center; margin-top: 10px;"><b>APPROVED</b> <small>(For Official School Board Records' Office Only)</small></div>	<b>SOURCE OF ADDITIONAL INFORMATION:</b> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"><div style="display: flex; justify-content: space-between;"><div>Chris O. Akagbosu</div><div></div></div><div style="display: flex; justify-content: space-between;"><div>Name</div><div>Phone</div></div></div> <div style="margin-top: 10px;"></div>

**THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA**  
**Thomas E. Lindner, Acting Deputy Superintendent**  
**Facilities & Construction Management Division**

Approved in Open Board Meeting on:

**JAN 25 2011**

By:  
Revised July 2008  
JFN/TEL/CA/HV/dburrell

\_\_\_\_\_  
School Board Chair



Corporation/Partnership  
TO BE RECORDED  
WWED PROJECT NO.: 2318  
BUDGET NO.:

**EXHIBIT 1**

Document prepared by: \_\_\_\_\_

### EASEMENT

THIS AGREEMENT made this 25<sup>th</sup> day of January, 2011 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  
504206000190) 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", Exhibit "C" and Exhibit "D" 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

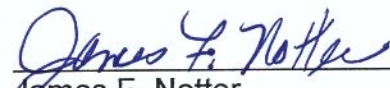
improvement of GRANTEE's facilities may be placed in the easement area by GRANTOR or any other easement holder without GRANTEE's consent. In the exercise of its rights hereunder, GRANTEE shall, at its sole cost and expense, restore the surface of the easement area to the same condition which existed 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:

  
James F. Notter,  
Superintendent of Schools

By: 

Benjamin J. Williams, Chair

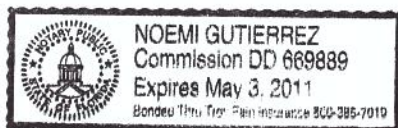
Approved as to Form and Legal Content

  
Edward J. Marko,  
School Board Attorney

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this January 25,  
2010 by Benjamin J. Williams, Chair of The School Board of Broward County  
Florida. 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

6-50-42 S 1050.8 OF E 1050.8 OF NE1/4 OF SW1/4 LESS CANAL RW

Exhibit "B"  
Description and Sketch



### **NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

### **DESCRIPTION: (SEWER EASEMENT)**

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

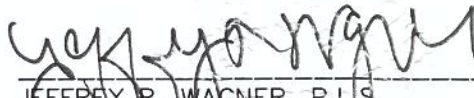
THE WEST 23.00 FEET OF THE NORTH 25.00 FEET OF THE SOUTH 133.40 FEET OF THE SOUTH 1050.80 FEET OF THE EAST 1050.80 FEET OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 6, TOWNSHIP 50 SOUTH, RANGE 42 EAST.

SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

### **CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON NOVEMBER 19, 2010. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

  
JEFFREY R. WAGNER, P.L.S.  
REG. LAND SURVEYOR #5302  
STATE OF FLORIDA -- LB #3591

**SHEET 1 OF 2**



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING - LAND SURVEYING

7301A W. PALMETTO PARK ROAD - SUITE 100A  
BOCA RATON, FLORIDA 33433  
PHONE (561)-392-1991 / FAX (561)-750-1452

**PARKWAY MIDDLE SCHOOL  
SEWER EASEMENT  
SKETCH OF DESCRIPTION**

DATE 11/22/10

DRAWN BY CE

F.B./ PG. N/A

SCALE AS SHOWN

SKOD\5752SEW\_ESMT.DWG  
IOR NO 5752

PB - PLAT BOOK  
PG - PAGE, PGS - PAGES  
U.E.- UTILITY EASEMENT  
O.R.B. - OFFICAL RECORD BOOK  
B.C.R. - BROWARD COUNTY RECORDS  
SEC - SECTION

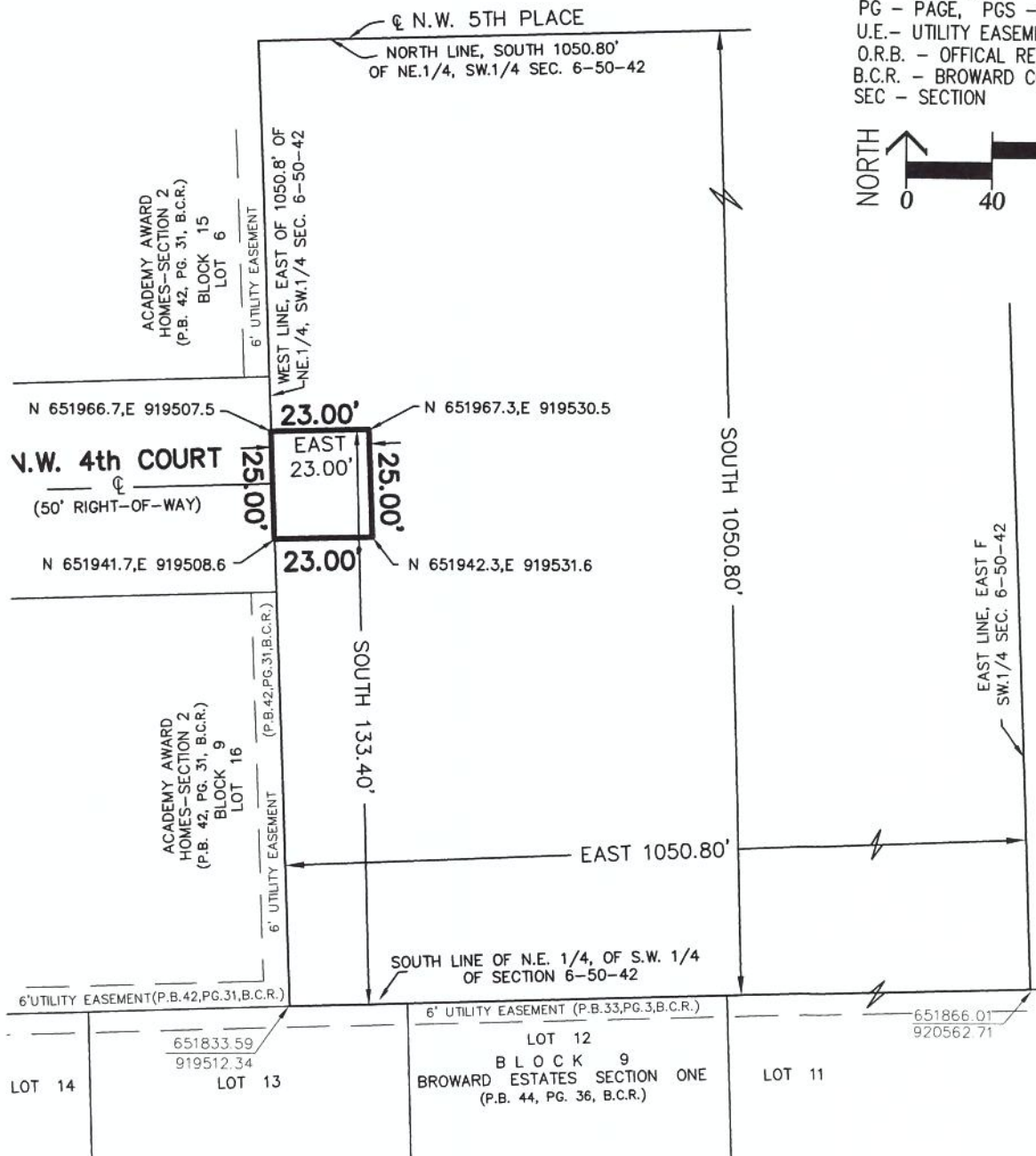


Exhibit "C"  
Description and Sketch



**NOTES:**

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2. SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
3. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENT OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

**DESCRIPTION: (WATER EASEMENT NO. 1)**

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

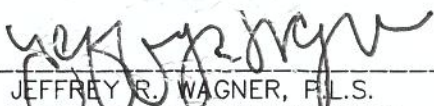
THE EAST 50.00 FEET OF THE NORTH 20.00 FEET OF THE SOUTH 556.00 FEET OF THE SOUTH 1050.80 FEET OF THE EAST 1050.80 FEET OF THE NORTHEAST ONE-QUARTER (NE  $\frac{1}{4}$ ) OF THE SOUTHWEST ONE-QUARTER (SW  $\frac{1}{4}$ ) OF SAID SECTION 6, TOWNSHIP 50 SOUTH, RANGE 42 EAST.

SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

**CERTIFICATE:**

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JEFFREY R. WAGNER, F.L.S.  
REG. LAND SURVEYOR #5302  
STATE OF FLORIDA - LB #3591

**SHEET 1 OF 2**



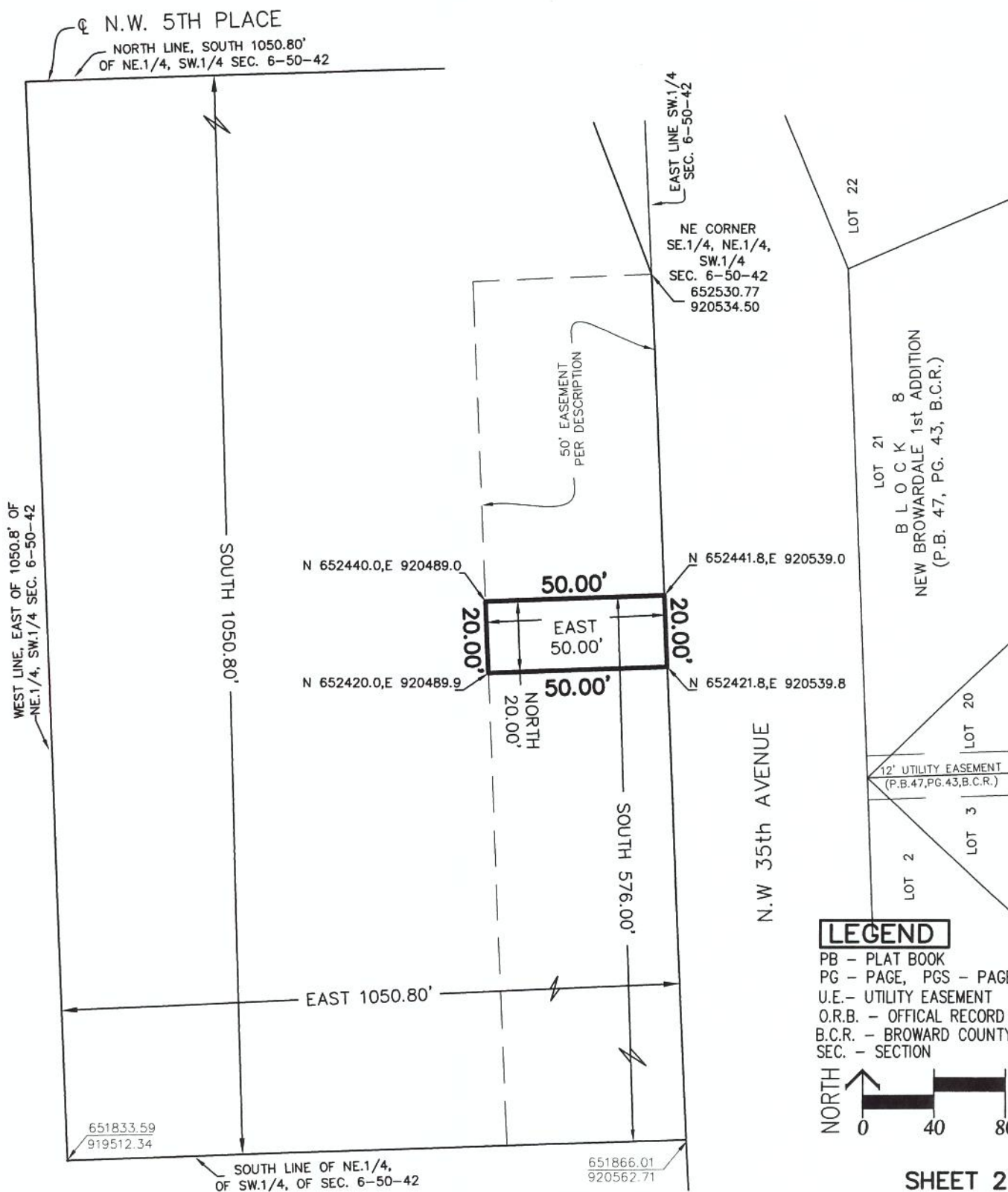
**CAULFIELD & WHEELER, INC.**

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7301A W. PALMETTO PARK ROAD - SUITE 100A  
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PHONE (561)-392-1991 / FAX (561)-750-1452

**PARKWAY MIDDLE SCHOOL  
WATER EASEMENT NO. 1  
SKETCH OF DESCRIPTION**

DATE	11/22/10
DRAWN BY	CE
F.B./ PG.	N/A
SCALE	AS SHOWN
SKOD\5752WAT_ESMT.DWG	
IOR NO	5752



SHEET 2 OF 2



CAULFIELD & WHEELER, INC.

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PHONE (561)-392-1991 / FAX (561)-750-1452

PARKWAY MIDDLE SCHOOL  
WATER EASEMENT NO. 1  
SKETCH OF DESCRIPTION

DATE 11/22/10

DRAWN BY CE

F.B./ PG. N/A

SCALE AS SHOWN

SKOD\5752SEW\_ESMT.DWG  
IOR NO 5752

Exhibit "D"  
Description and Sketch



### **NOTES:**

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### **DESCRIPTION: (WATER EASEMENT NO. 2)**

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

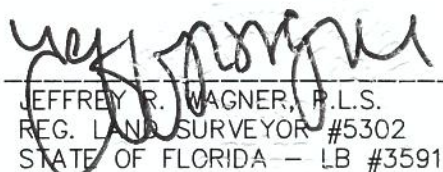
THE NORTH 58.18 FEET OF THE SOUTH 391.03 FEET LESS THE EAST 19.25 FEET OF THE SOUTH 13.14 FEET OF THE SOUTH 1050.80 FEET OF THE EAST 1050.80 FEET OF THE NORTHEAST ONE-QUARTER (NE  $\frac{1}{4}$ ) OF THE SOUTHWEST ONE-QUARTER (SW  $\frac{1}{4}$ ) OF SAID SECTION 6, TOWNSHIP 50 SOUTH, RANGE 42 EAST.

SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

### **CERTIFICATE:**

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JEFFREY R. WAGNER, P.L.S.  
REG. LAND SURVEYOR #5302  
STATE OF FLORIDA -- LB #3591

**SHEET 1 OF 2**



**CAULFIELD & WHEELER, INC.**

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PHONE (561)-392-1991 / FAX (561)-750-1452

**PARKWAY MIDDLE SCHOOL  
WATER EASEMENT NO. 2  
SKETCH OF DESCRIPTION**

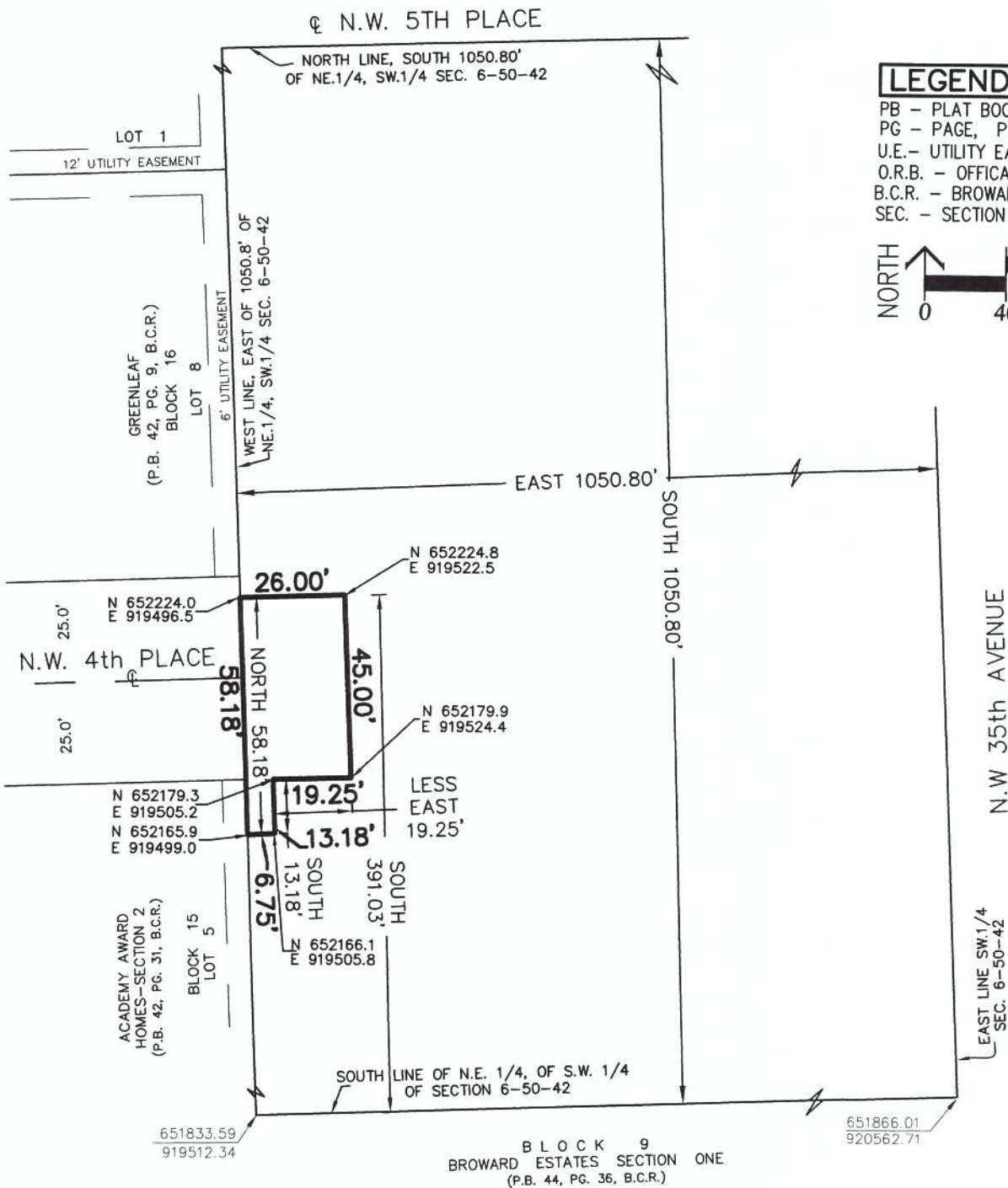
DATE 11/29/10

DRAWN BY CE

F.B./ PG. N/A

SCALE AS SHOWN

SKOD\5752SEW\_ESMT.DWG  
JOB NO 5752



# LEGEND

PB - PLAT BOOK  
 PG - PAGE, PGS - PAGES  
 U.E. - UTILITY EASEMENT  
 O.R.B. - OFFICAL RECORD BOOK  
 B.C.R. - BROWARD COUNTY RECORDS  
 SEC. - SECTION



SHEET 2 OF 2



CAULFIELD & WHEELER, INC.

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PARKWAY MIDDLE SCHOOL  
 WATER EASEMENT NO. 2  
 SKETCH OF DESCRIPTION

DATE 11/29/10

DRAWN BY CE

F.B./ PG. N/A

SCALE AS SHOWN

SKOD\5752SEW\_ESMT.DWG

IOR NO 5752



Corporation/Partnership

TO BE RECORDED

WWED PROJECT NO.: 2318

BUDGET NO.: \_\_\_\_\_

**BILL OF SALE ABSOLUTE**

KNOW ALL MEN BY THESE PRESENTS, that The School Board of Broward County, Florida Party of the First Part, address: 600 Southeast Third Avenue, Fort Lauderdale, FL 33301 for and in consideration of the covenants contained in that certain agreement/ permit dated March 22, 2010 between Party of the First Part and BROWARD COUNTY, Party of the Second Part, address 2555 West Copans Road, Pompano Beach, Florida 33069, by these presents do/does grant, bargain, sell, transfer, and deliver unto the said Party of the Second Part, its successors and assigns, the following goods and chattels:

Two new 8" fire lines and associated valves and fittings along with  
a new 8" gravity sewer extension and manhole.

installed at (address): 3600 NW 5th Court, Lauderhill, FL (R-O-W)

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

And they do for themselves and their successors and assigns, covenant to and with said Party of the Second Part, its successors and assigns, that said Party of the First Part is lawful owner of said goods and chattels; that they are free from all encumbrances; that he has good right to sell the same as aforesaid, and that he will warrant and defend the sale of said property, goods, and chattels hereby made, unto the said Party of the Second Part, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

(signed on the following page)



IN WITNESS WHEREOF GRANTOR has caused its corporate name to be hereunto signed and its corporate seal affixed, by its proper officers thereto duly authorized, on this 25<sup>th</sup> day of January, 2011.

The School Board of Broward County,  
Florida

By [Signature]  
Signature

Print name: Benjamin J. Williams

Title: Chair

Address: 600 Southeast Third Avenue

Fort Lauderdale, FL 33301

25<sup>th</sup> Day of January, 2011

ATTEST

[Signature]  
James F. Notter,  
Superintendent of Schools

(CORPORATE SEAL)

Approved as to Form and Legal Content

[Signature]  
School Board Attorney

STATE OF FLORIDA )  
 ) SS.  
COUNTY OF BROWARD )

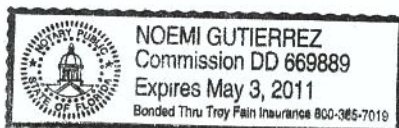
The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of January, 2011, by Benjamin J. Williams, as Chair of The School Board of Broward County, Florida, on behalf of the Board.

He or she is:

☒ personally known to me, or

☐ produced identification. Type of identification produced \_\_\_\_\_

(Seal)



My Commission expires:

May 3, 2011

NOTARY PUBLIC: [Signature]

NOEMI GUTIERREZ

Print name:



"Family Owned and Operated"  
Since 1973

**CSR Heavy Construction, Incorporated**  
General Contractors - Site Contractors  
Earthwork - Clearing - Underground Utilities - Paving

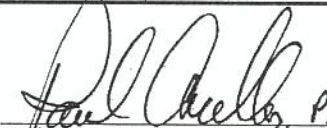
## Bill of Sale

Parkway Middle School

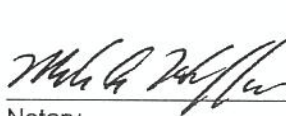
Broward County Road R.O.W.

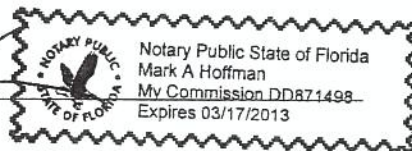
22-Dec-10

Description	Quantity	Unit	Unit \$	Extension
<b>Sewer</b>				
8" C900 (10-12')	24	LF	37.00	888.00
Sanitary Manhole (10-12')	1	EA	2,850.00	2,850.00
<b>Water</b>				
8" DIP	136	LF	25.00	3,400.00
8" Gate Valve	3	EA	1,235.00	3,705.00
DIP Fittings w/ restraints	308	LB	3.75	1,155.00
8" Swing Check Valve	2	EA	3,100.00	6,200.00
12" x 8" Tapping Sleeve & Valve	1	EA	7,800.00	7,800.00
Asphalt Repair	176	SF	3.00	528.00
Sidewalk Repair	80	SF	3.50	280.00

  
Paul Arcella, President  
CSR Heavy Construction

12/22/10  
Date

  
Notary



12/22/10  
Date

