

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

EXHIBIT 1

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
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:

By: _____
Benjamin J. Williams, 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

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:

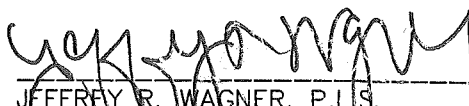
THE WEST 23.00 FEET OF THE NORTH 25.00 FEET OF THE SOUTH 133.40 FEET OF THE SOUTH 1050.80 FEET OF THE EAST 1050.80 FEET OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SAID SECTION 6, TOWNSHIP 50 SOUTH, RANGE 42 EAST.

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

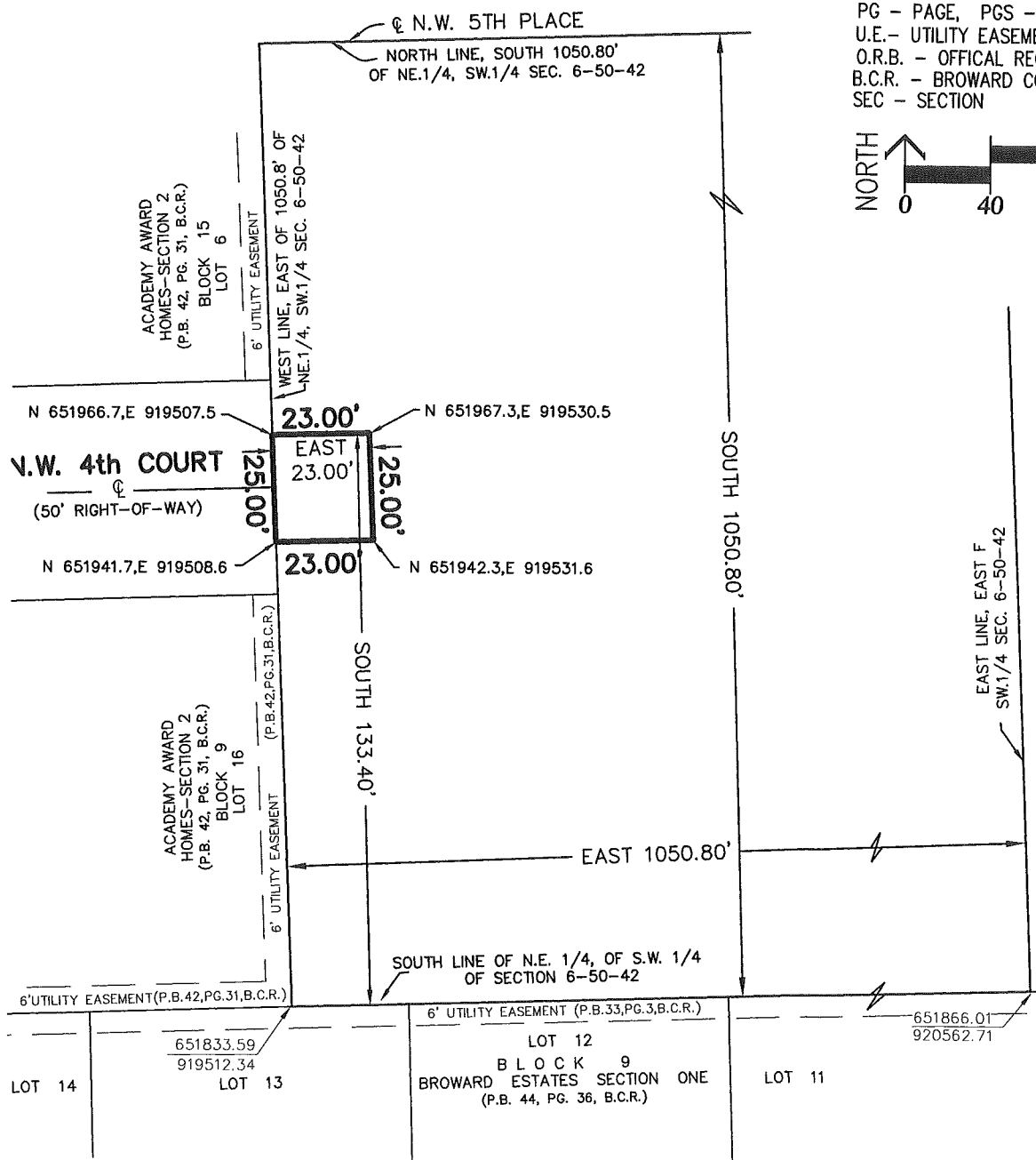
DRAWN BY CE

F.B./ PG. N/A

SCALE AS SHOWN

SKOD\5752SEW_ESMT.DWG

JOB NO. 5752



SHEET 2 OF 2



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING

7301A W. PALMETTO PARK ROAD - SUITE 100A
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 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

JOB NO. 5752

Exhibit "C"
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: (WATER EASEMENT NO. 1)

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

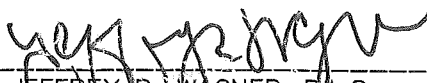
THE EAST 50.00 FEET OF THE NORTH 20.00 FEET OF THE SOUTH 556.00 FEET OF THE SOUTH 1050.80 FEET OF THE EAST 1050.80 FEET OF THE NORTHEAST ONE-QUARTER (NE $\frac{1}{4}$) OF THE SOUTHWEST ONE-QUARTER (SW $\frac{1}{4}$) OF SAID SECTION 6, TOWNSHIP 50 SOUTH, RANGE 42 EAST.

SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA.

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

CERTIFICATE:

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



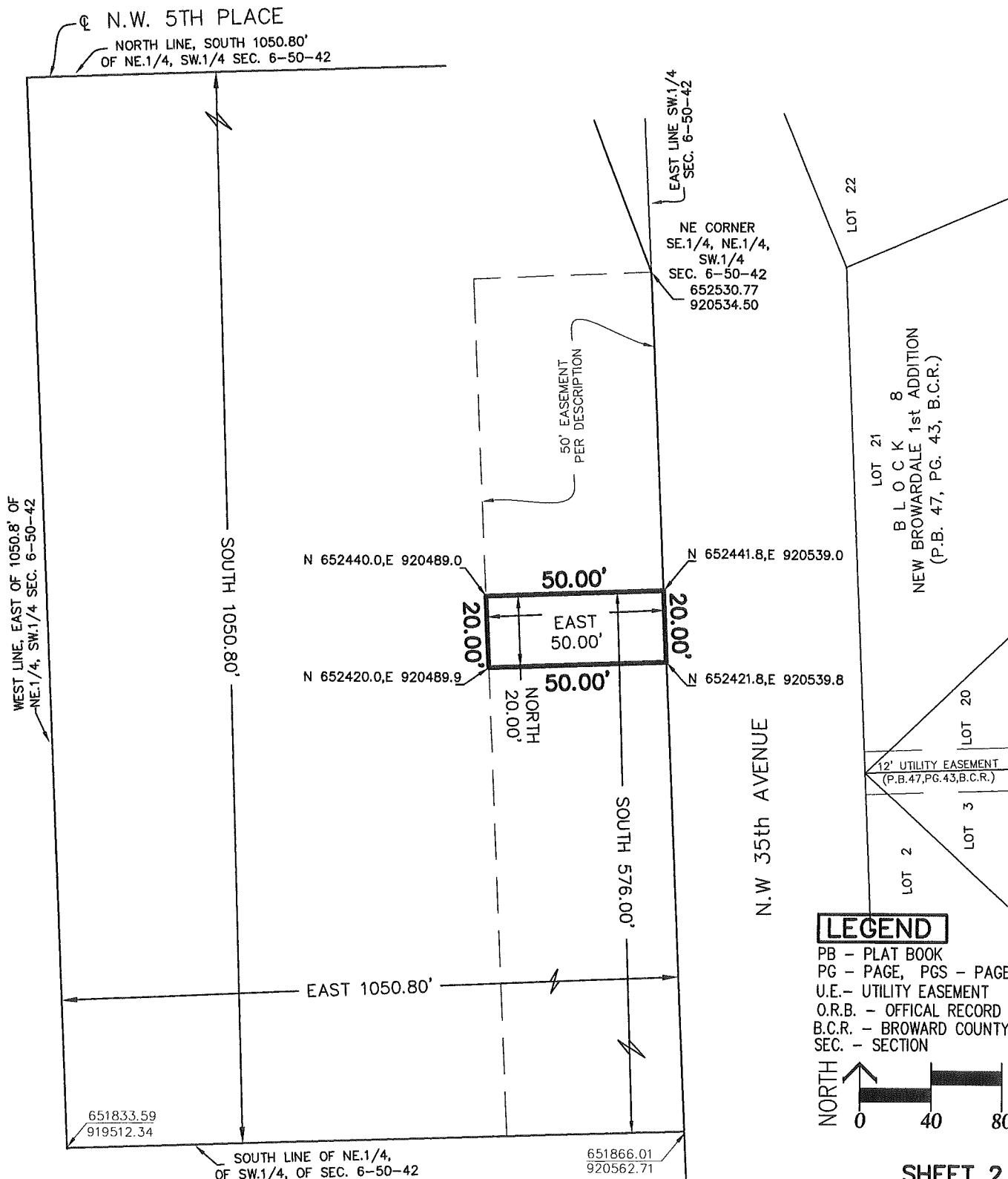
CAULFIELD & WHEELER, INC.

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
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	
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



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CIVIL ENGINEERING - LAND SURVEYING

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BOCA RATON, FLORIDA 33433

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

JOB NO. 5752

Exhibit "D"
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: (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 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.


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REG. LAND SURVEYOR #5302
STATE OF FLORIDA - LB #3591

SHEET 1 OF 2



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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

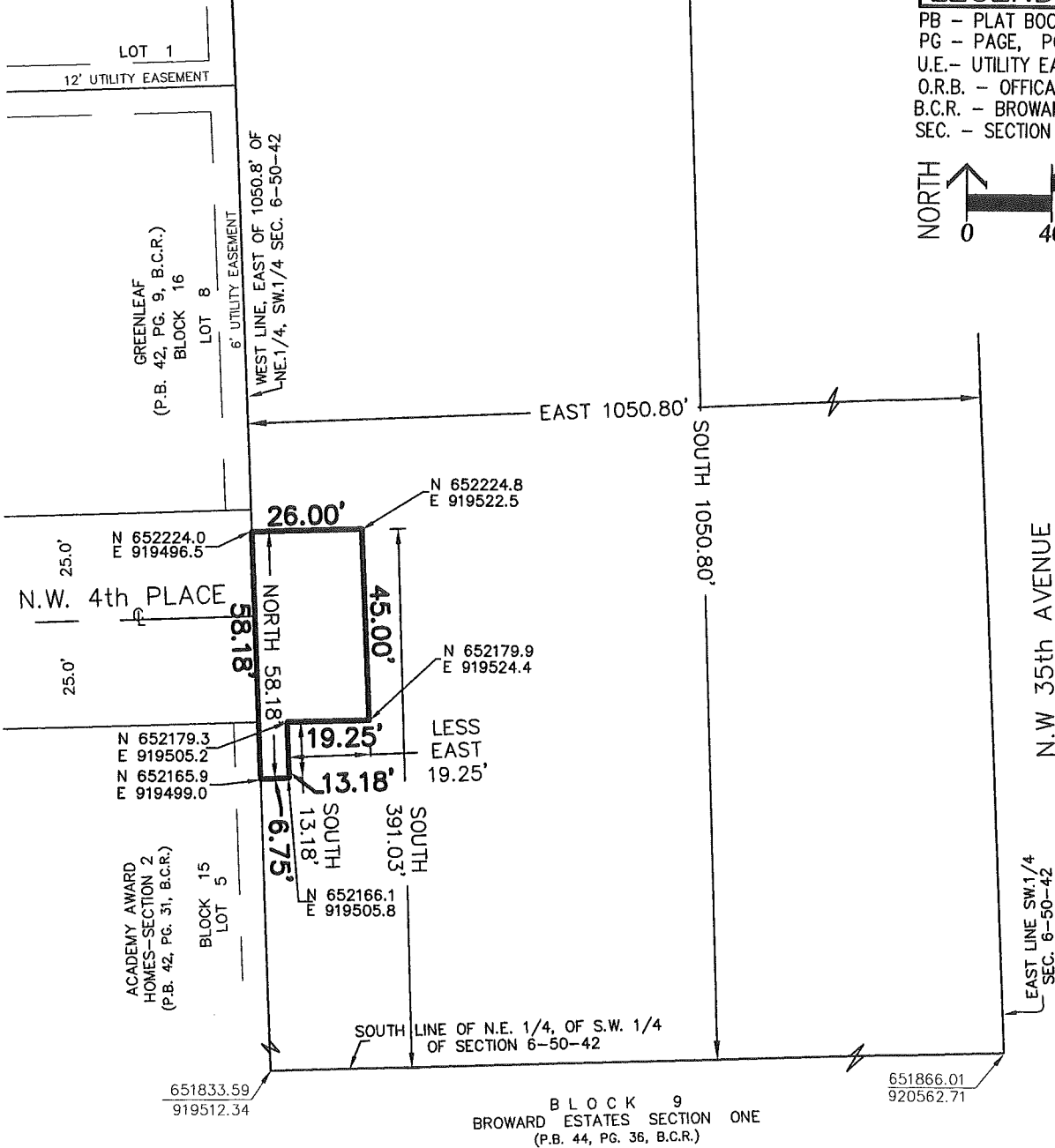
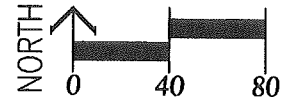
SKOD\5752SEW_ESMT.DWG
JOB NO. 5752

Q N.W. 5TH PLACE

NORTH LINE, SOUTH 1050.80'
OF NE.1/4, SW.1/4 SEC. 6-50-42

LEGEND

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



SHEET 2 OF 2

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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