

Corporation/Partnership
TO BE RECORDED
WWED PROJECT NO.: 2313
BUDGET NO.:
Document prepared by: _____

E A S E M E N T

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, Florida 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

W I T N E S S E T H

WHEREAS, GRANTOR, the owner of property (Parcel Identification Number #
49421400041) situated in Broward County, Florida and described as follows:

See Exhibit "A" pages 1,2 and 3.

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 "A" pages 2 and 3 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

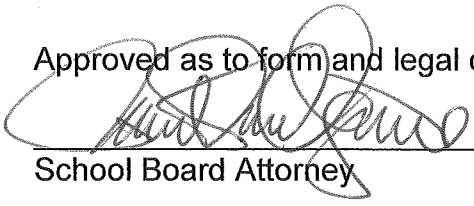
The School Board of Broward County,
Florida

ATTEST:

By: _____
Benjamin J. Williams, Chair

James F. Notter,
Superintendent of Schools

Approved as to form and legal content



School Board Attorney

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____,
2011 by _____ of _____
_____. He is personally known to me or has produced
_____ as identification and who did not take an oath.

NOTARY PUBLIC

Exhibit "A"

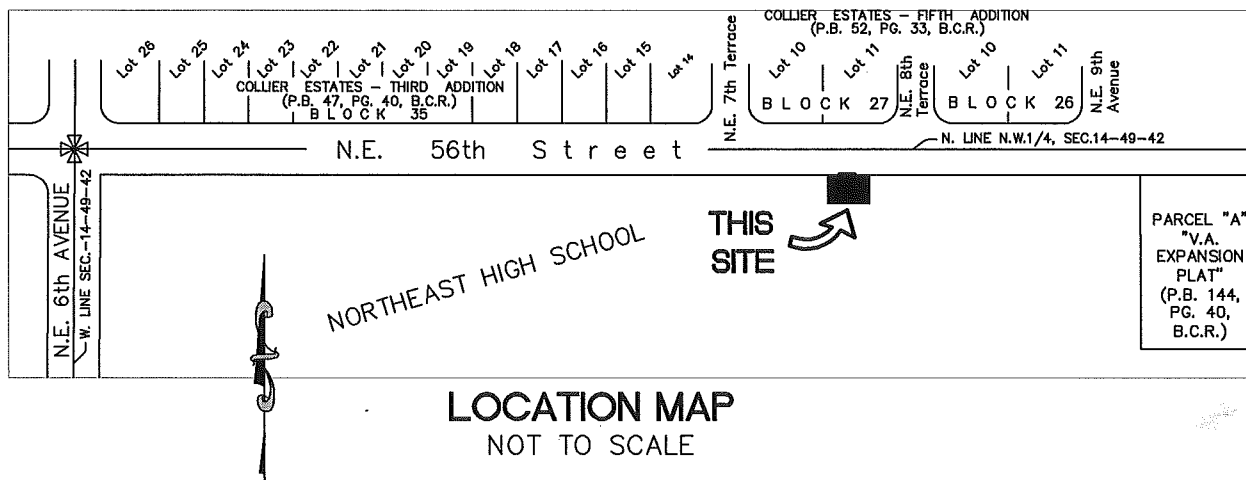
Legal Description and Sketch

DESCRIPTION :

A PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 14, TOWNSHIP 49 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL 'A', "V.A. EXPANSION PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID "V.A. EXPANSION PLAT", NORTH 00°19'19" WEST 5.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF NE 56TH STREET AS RECORDED IN OFFICIAL RECORDS BOOK 2156, PAGE 651 OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 89°59'59" WEST 385.43 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" WEST 15.60 FEET; THENCE NORTH 00°00'00" WEST 20.00 FEET; THENCE NORTH 00°00'00" EAST 15.60 FEET TO SAID SOUTH RIGHT OF WAY LINE; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 89°59'59" EAST 20.00 FEET TO THE POINT OF BEGINNING.

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



SEE SHEETS 2-3 OF 3 FOR SKETCH

SKETCH AND DESCRIPTION

THIS SKETCH DOES NOT
REPRESENT A BOUNDARY SURVEY

[illegible]


CERTIFIED TO:

SCHOOL BOARD OF BROWARD COUNTY
NORTHEAST HIGH SCHOOL

MILLER  LEGG

South Florida Office: 1800 North Douglas Road · Suite 200
Pembroke Pines, Florida · 33024-3200
954-436-7000 · Fax: 954-436-8664
www.millerlegg.com

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 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
DATED THIS 23rd DAY OF MARCH, 2009 A.D.


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: LR9680

PROJECT NO.

FILE NO

DRAWN BY:

RZ

CHECKED BY:

KL

MATCH LINE (SEE SHEET 3 OF 3)

SOUTH R/W LINE
N.E. 56th ST.
(O.R.B. 2156,
PG. 651, B.C.R.)

385.43'

N89°59'59"W

N00°19'19"W
5.00'

35'

40'

NE 56th STREET

NORTH LINE SECTION 14-49-42

POINT OF COMMENCEMENT

(NE CORNER PARCEL "A"
P.B. 144, PG. 40, B.C.R.)

TURN LANE EASEMENT
(P.B. 144, PG. 40., B.C.R.)

GRAPHIC SCALE



(IN FEET)

1 INCH = 10 FEET

WEST LINE
PARCEL "A"

PARCEL "A"

"V.A. EXPANSION PLAT"

(P.B. 144, PG. 40, B.C.R.)

LEGEND:

P.B. = PLAT BOOK

PG. = PAGE

O.R.B. = OFFICIAL RECORD BOOK

B.C.R. = BROWARD COUNTY RECORDS

R/W = RIGHT OF WAY

⊕ = CENTER LINE

++++ = NON-VEHICULAR ACCESS LINE

SURVEYOR'S NOTES:

SUBJECT PROPERTY WAS NOT ABSTRACTED BY THIS
FIRM FOR EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS
OR OTHER MATTERS OF RECORD AND DOES NOT
DETERMINE OWNERSHIP.

BEARINGS ARE BASED ON THE SOUTH RIGHT OF WAY
LINE OF NE 56th STREET AND ARE ASSUMED.

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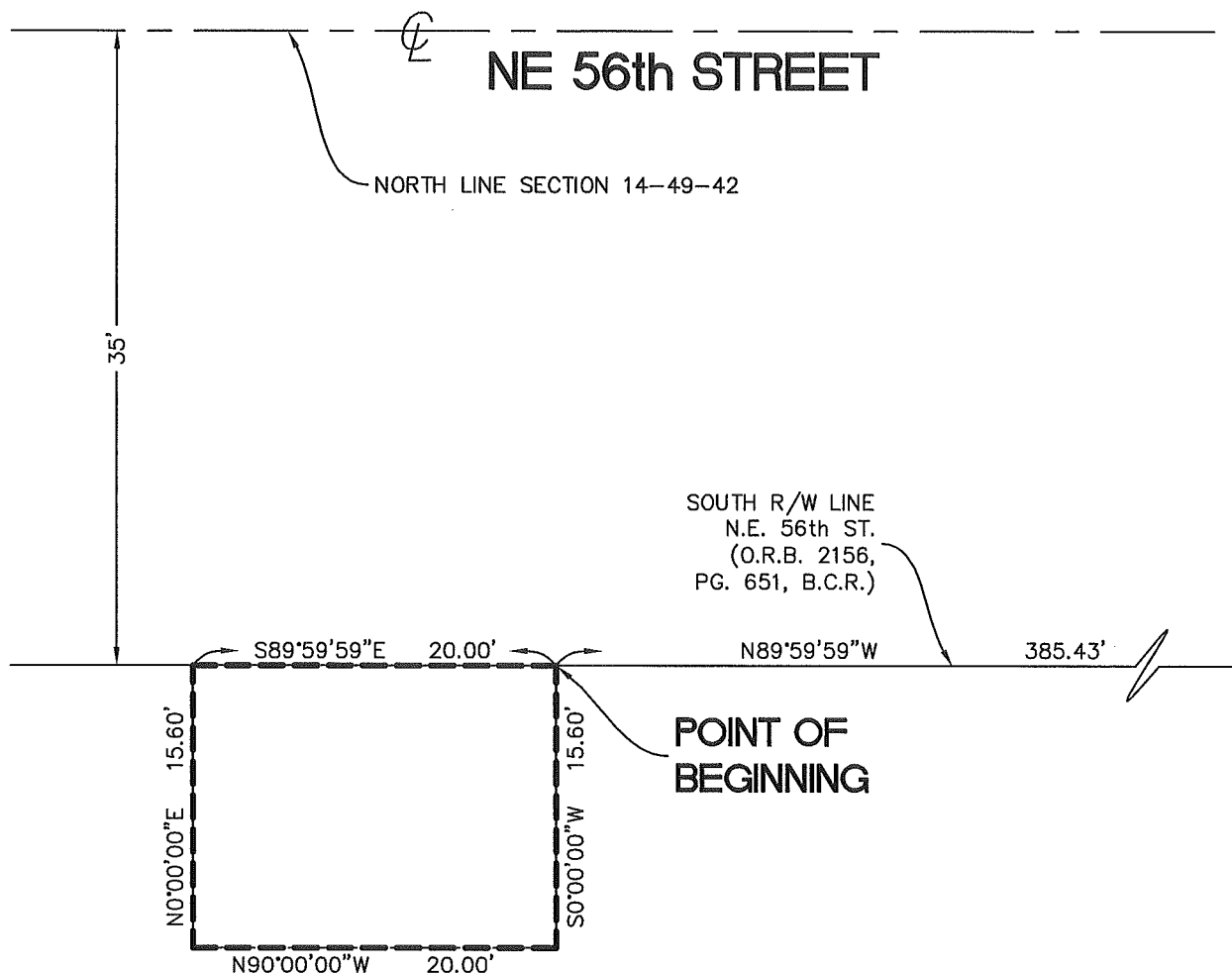
Certificate of Authorization L.B. 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SKETCH AND DESCRIPTION

PROJECT NO.

FILE NO.



GRAPHIC SCALE



(IN FEET)
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SURVEYOR'S NOTES:

SUBJECT PROPERTY WAS NOT ABSTRACTED BY THIS FIRM FOR EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS OR OTHER MATTERS OF RECORD AND DOES NOT DETERMINE OWNERSHIP.

BEARINGS ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF NE 56th STREET AND ARE ASSUMED.

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