

This instrument was prepared by:
Facility Management, Planning and
Site Acquisition
The School Board of Broward County, Florida
600 Southeast Third Avenue
Fort Lauderdale, FL 33301

EASEMENT DEED
(Corporate)

THIS INDENTURE, made this ____ day of _____, 2011 by The School Board of Broward County, Florida, a body corporate existing under the laws of the State of Florida, and having its principal place of business at 600 Southeast Third Avenue, Fort Lauderdale, FL, 33301 (the "Grantor") to City of Coral Springs, Florida, a municipal corporation existing under the laws of the State of FLORIDA, whose address is 9551 W. Sample Road, Coral Springs, Florida (the "Grantee")

WITNESSETH

WHEREAS, the Grantor is the owner of property situate, lying and being in Broward County, Florida, and described as follows:

A portion of Parcel A, FOREST HILLS, according to the Plat thereof as recorded in Plat Book 74, Page 47 of the Public Records of Broward County, Florida. See Exhibit "A": with accompanying sketch of description attached hereto and made a part hereof.

and,

WHEREAS, the Grantee desires an easement for public utilities and/or other appropriate purposes incidental thereto, on, over, under, through, upon and/or across said property,

and,

WHEREAS, the Grantor is willing to grant such an easement.

NOW THEREFORE, for and in consideration of the mutual covenants each to the other running and one dollar (\$1.00) and other good and valuable considerations, the Grantor does hereby grant unto the Grantee, its successors and assigns, full and free right and authority to construct, maintain, repair, install and rebuild facilities for the above stated purposes and does hereby grant a perpetual easement on, over, under, through, upon and/or across the above-described property for the purpose of providing water supply service for domestic or otherwise to and from the 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 the grantee to provide water service to properties which may be contiguous to the said easement described herein.

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

**SKETCH & DESCRIPTION
WELL SITE EASEMENT**

A PORTION OF PARCEL A
FOREST HILLS
(P.B. 74, PG. 47, B.C.R.)

LAND DESCRIPTION:

A portion of PARCEL A, FOREST HILLS, according to the Plat thereof as recorded in Plat Book 74, Page 47 of the Public Records of Broward County, Florida, described as follows:

BEGIN at the southwest corner of said PARCEL A; thence N 24°08'29" W along the west line of said PARCEL A, a distance of 42.42 feet; thence N 67°24'48" E; 36.04 feet; thence S 22°43'02" E, 42.54 feet to a point on the south line of said PARCEL A, said point being on a curve, radial bearing to said point being N 20°34'48" W, said curve being concave to the southeast, having a radius of 562.92 feet and a central angle of 03°33'41"; thence southwesterly, along said south line of PARCEL A, an arc distance of 34.99 feet to the POINT OF BEGINNING.

Said lands situate and being in the City of Coral Springs, Broward County, Florida and containing 1,502 square feet, more or less.

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are based on the west line of PARCEL A having a bearing of N 24°08'29" W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: A = Arc Distance; B.C.R. = Broward County Records; Δ = Central Angle; L.B. = Licensed Business; N/A = Not Applicable; N.R. = Non-Radial Line; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; R = Radius.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Minimum Technical Standards set forth in Chapter 5J-17.05, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: _____

11/19/10

[Signature]

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

REVISIONS



**AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING**

50 S.W. 2ND AVENUE, SUITE 102
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JOB #: **7524-2**

SCALE: 1" = 10'

DATE: 11/16/10

BY: S.A.M.

CHECKED: J.T.D.

F.B. N/A PG. N/A

SHEET **1** OF **2**

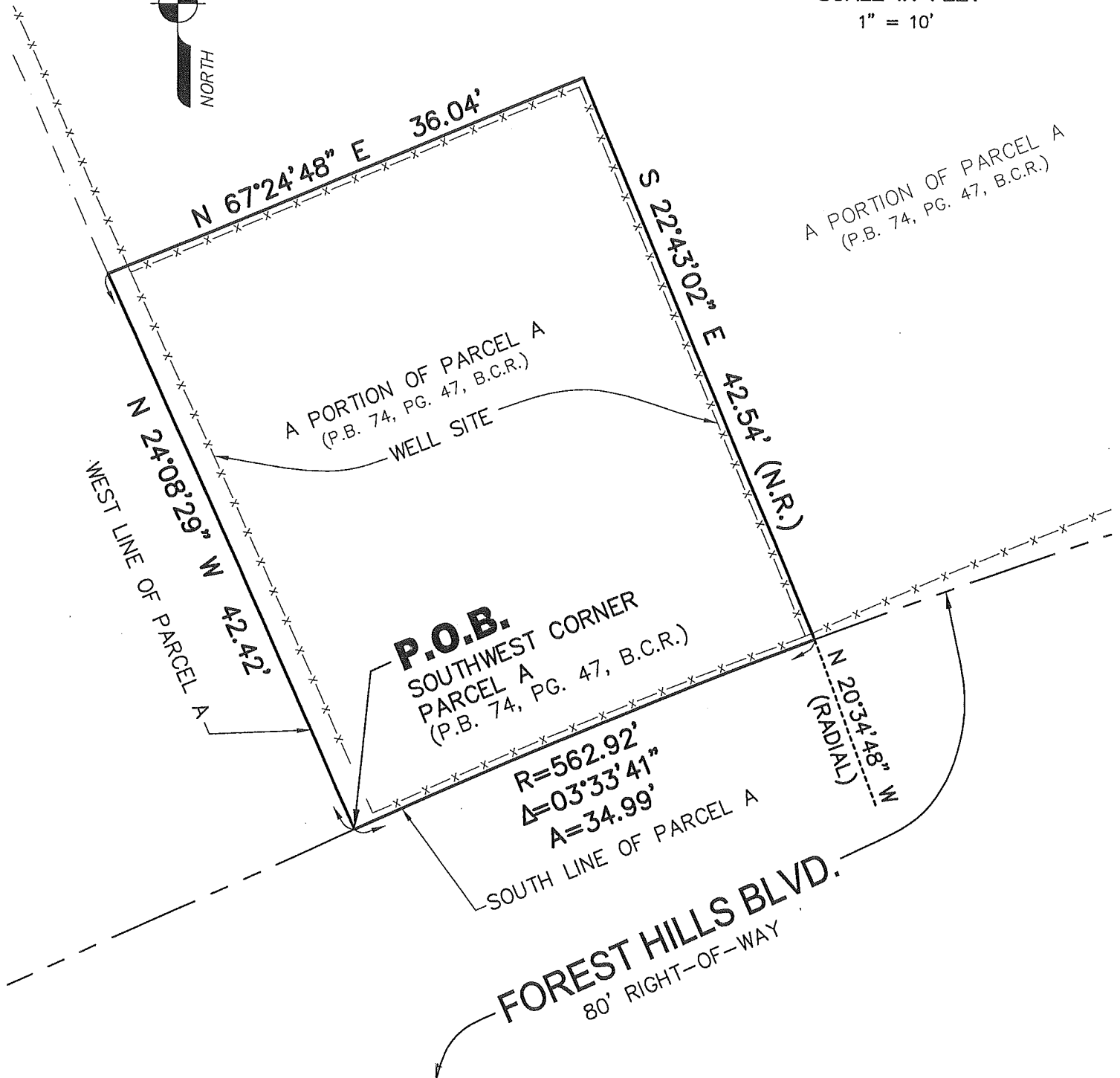
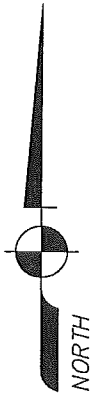
SKETCH & DESCRIPTION WELL SITE EASEMENT

A PORTION OF PARCEL A
FOREST HILLS
(P.B. 74, PG. 47, B.C.R.)



SCALE IN FEET

1" = 10'



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