

**Return recorded document to:**

South Florida Water Management District  
Regulation Division – MSC 9210  
3301 Gun Club Road  
West Palm Beach, FL 33406

Permit: 06-05924-P Application: 0060516-860516-8  
Tract: SEC 35/TWP 50S/RGE 41E Broward County

## **RELEASE OF CONSERVATION EASEMENT**

This Release of Conservation Easement ("Release") is made this 10th day of June, 2021 by the **South Florida Water Management District** ("District") having an address of 3301 Gun Club Road, West Palm Beach, Florida, 33406.

**WITNESSETH:**

**WHEREAS**, DAVIE ESTATES 2004 LLC granted in favor of the District that certain Deed of Conservation Easement dated March 16, 2010, and recorded in Official Record Book 46944 at Page 1378 of the Public Records of Broward County, Florida encumbering the real property described on Exhibit "A" attached hereto and made apart hereof (hereinafter referred to as the "Conservation Easement"); and

**WHEREAS**, the District has been requested to release the Conservation Easement; and

**WHEREAS**, the Conservation Easement may be released to the underlying fee owner; and

**WHEREAS**, the District is amenable to releasing the Conservation Easement.

**NOW, THEREFORE**, for good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the District hereby discharges, terminates and releases the Conservation Easement.

Release of Conservation Easement  
Permit: 06-05924-P Application: 060516-8

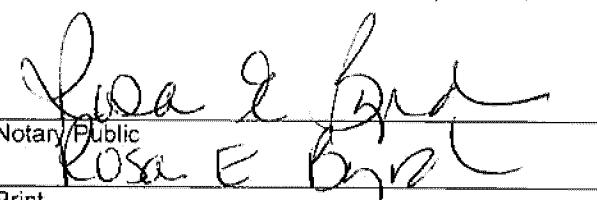
IN WITNESS WHEREOF, the South Florida Water Management District has caused this Release of Conservation Easement to be executed in its name by its Governing Board on this 10th day of June, 2021.

**SOUTH FLORIDA WATER MANAGEMENT  
DISTRICT**

By:   
Chairman, Chauncey P. Goss, II

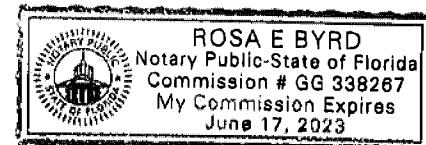
STATE OF FLORIDA  
COUNTY OF Palm Beach

The 10th foregoing instrument was acknowledged before me this  
day of June, 2021 by Chauncey P. Goss, Chairman of the South Florida Water  
Management District, a public corporation of the State of Florida, on behalf of the corporation, who is  
personally known to me.

  
Notary Public

Print

My Commission Expires: \_\_\_\_\_



Legal Form Approved By  
Office of Counsel, May 2016

EXHIBIT A  
LEGAL DESCRIPTION AND MAP



# Patriot Surveying and Mapping, Inc.

3748 NW 124th Avenue Coral Springs, Florida 33065

LB # 7303 Phone: (954) 509-0083 Fax: (866) 495-0203

## - Legal Description -

Sheet 3 of 3

A portion of Tracts 38, 39, and 40, Section 35, Township 50 South, Range 41 East, Everglades Land Sales Company according to the Plat thereof as recorded in Plat Book 2, Page 34 of the Public Records of Dade County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of Section 35, Township 50 South, Range 41 East, per Stoner/Keith Resurvey Number III, Miscellaneous Plat Book 5, Page 9, Broward County Records, Florida;  
 Thence, South 01°55'57" East, a distance of 265.29 feet to the Northeast corner of the Northwest 1/4 of Section 35, Township 50 South, Range 41 East per Davie Tract Everglades Land Sales Plat Book 2, Page 34, Dade County Records Florida;  
 Thence, South 1°56'19" East, a distance of 990.43 feet to the Northeast corner of Tract 38, as recorded in Plat Book 2, Page 34 of the Public Records of Dade County, Florida;  
 Thence, South 88°14'46" West, along the North line of Tract 38, a distance of 382.19 feet;  
 Thence, South 1°45'14" East, a distance of 88.00 feet to the *Point of Beginning*;  
 Thence, South 01°56'19" East, a distance of 219.42 feet;  
 Thence, South 20°10'08" West, a distance of 134.74 feet;  
 Thence, South 01°56'19" East, a distance of 121.10 feet;  
 Thence, South 23°59'38" East, a distance of 135.05 feet;  
 Thence, South 01°56'19" East, a distance of 219.48 feet;  
 Thence, South 88°14'46" East, a distance of 120.00 feet;  
 Thence, North 01°56'19" West, a distance of 241.01 feet;  
 Thence, South 88°14'46" West, a distance of 348.39 feet;  
 Thence, South 01°56'56" East, a distance of 241.01 feet,  
 Thence, South 88°14'46" West, a distance of 120.00 feet;  
 Thence, North 01°56'56" West, a distance of 219.57 feet;  
 Thence, North 12°56'04" East, a distance of 117.57 feet;  
 Thence, South 88°14'46" West, a distance of 237.76 feet;  
 Thence, North 01°56'56" West, a distance of 144.20 feet;  
 Thence, North 88°14'46" East, a distance of 237.97 feet;  
 Thence, North 16°54'46" West, a distance of 117.75 feet;  
 Thence, North 01°56'56" West, a distance of 218.85 feet;  
 Thence, North 88°14'46" East, a distance of 120.00 feet;  
 Thence, South 01°56'56" East, a distance of 241.00 feet;  
 Thence, North 88°14'46" East, a distance of 348.45 feet;  
 Thence, North 01°56'19" West, a distance of 241.00 feet,  
 Thence, North 88°14'46" East, a distance of 120.00 feet to the *Point of Beginning*.

Said lands situate, lying and being in the Town of Davie, Broward County, Florida and containing 322,685 square feet (7.4 acres), more or less.



Patriot Surveying and Mapping, Inc.

3748 NW 124th Avenue Coral Springs, Florida 33065

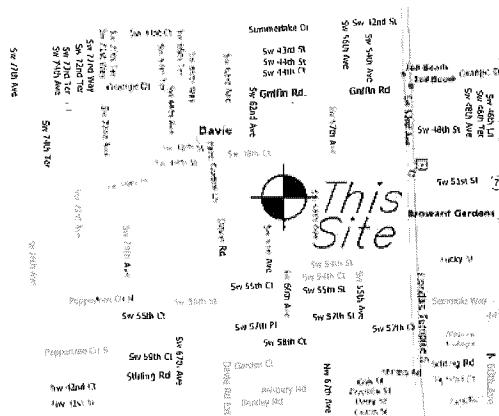
LB # 7303

## Sketch and Des

Fax: (866) 495-0203

## - Sketch and Description -

Sheet 1 of 3



### ***Location Map***

Not to Scale

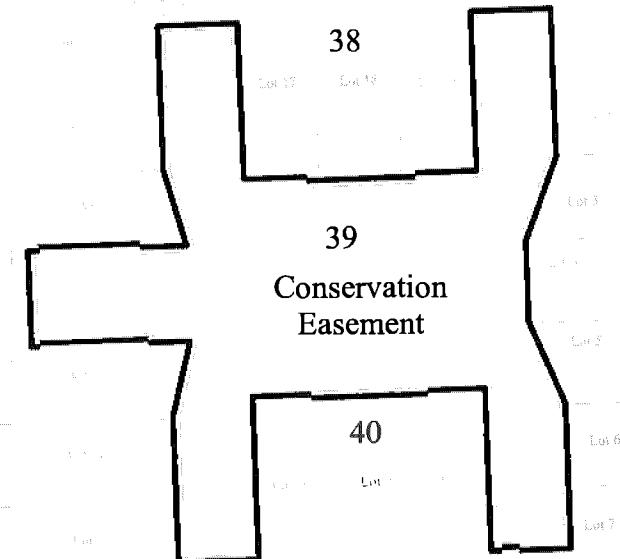
37

### Acreage

(Not Plated)

SW 61st Avenue

SW 38th Avenue



## *Daive Estates*

41  
Acreage  
(Net Platted)

Dennis J. Gabriele  
Professional Surveyor and Mapper No. LS5709  
State of Florida

December 18, 2009

Not Valid without the signature  
and original raised seal of a Florida  
licensed Surveyor and Mapper



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## - Sketch and Description -

[Sheet 2 of 3]

P.O.C.

NE Corner of the NW  $\frac{1}{4}$  of Section 35,  
Township 50S, Range 41E, per Stoner/Keith  
Resurvey No. III, Miscellaneous Plat Book 5,  
Page 9, Broward County Records

NE Corner of the NW  $\frac{1}{4}$  of Section 35,  
Township 50S, Range 41E per Davie Tract  
Everglades Land Sales Plat Book 2,  
Page 34, Miami-Dade County Records

SO1°45'14"E 88.00'

SS8°14'46"W 348.35'

SO1°45'19"E 990.43'

SS8°14'46"W 392.12'

P.O.B.

Acreage

Lot 16



Lot 15

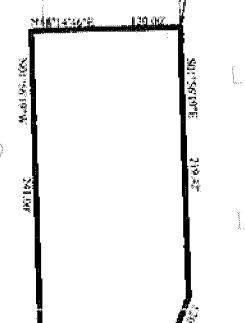
Lot 17



Lot 18

N88°14'46"E, 348.35'

Lot 19

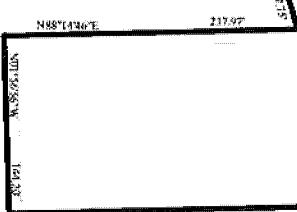


Lot 1

Lot 2

Lot 3

Lot 14



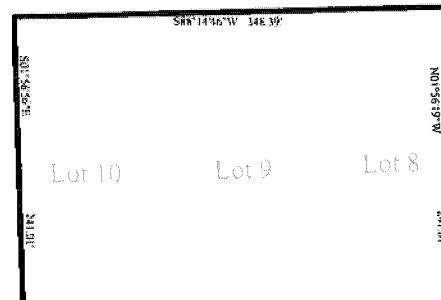
Lot 13

Conservation Easement  
322,685 Square Feet  
(7.4 Acres)

Lot 12



Lot 11



Lot 10

Lot 9

Lot 8



Lot 6

Lot 7

### Survey Notes

1. Bearing Reference: Bearings shown hereon are referenced to the North Line of Tract 38, **Everglades Land Sales Company**, Plat Book 2, Page 34, Miami-Dade County Records. Said line bears South 88°14'46" West.
2. This is not a survey, but only a graphic depiction shown hereon. No boundary corners were set in the field related to this sketch.

### Legend

P.O.B. = Point of Beginning  
P.O.C. = Point of Commencement

Job No. 0402-015

Drawn By: MRK

QA / QC: DJG

FB. PG.

Not to scale