

Prepared by:
Michael C. Owens, Sr. Ass't County Attorney
115 S. Andrews Ave., Room 43
Fort Lauderdale, Florida 33301

Return original or certified
recorded document to:
Broward County Public Works and
Environmental Services Department
Environmental Permitting Division
1 North University Drive, Suite 201
Plantation, Florida 33324

RELEASE OF CONSERVATION EASEMENT

Broward County Board of County Commissioners, the Grantee of that certain Conservation Easement recorded as Instrument No. 109210761 at Book 46944, Page 1378, of the Official Records of Broward County, Florida ("Easement"), encumbering the following property ("Property"):

SEE EXHIBIT "A," LOCATION MAP, SKETCH, AND
LEGAL DESCRIPTION OF CONSERVATION AREA,
ATTACHED HERETO AND MADE A PART HEREOF

for and in consideration of certain benefits accruing to it, does hereby release all of Broward County's interest in said Conservation Easement and hereby agrees that from and after the date hereof, the Property shall be freed and forever released of Broward County's interest in the Easement and the rights, obligations, and privileges granted therein.

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, BROWARD COUNTY has made and executed this Release of Conservation Easement through its Board of County Commissioners, signing by and through its Mayor or Vice-Mayor, authorized to execute same by Board action on the _____ day of _____, 2026.

COUNTY

ATTEST:

BROWARD COUNTY, by and through
its Board of County Commissioners

By: _____
Broward County Administrator, as
Ex-officio Clerk of the Broward County
Board of County Commissioners

By _____
Mayor
____ day of _____, 2026

Approved as to form by
Andrew J. Meyers
Broward County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600

By MICHAEL OWENS Digitally signed by MICHAEL OWENS
Date: 2025.11.26 13:58:05 -05'00'
Michael C. Owens (Date)
Senior/Assistant County Attorney

By MAITE AZCOITIA Digitally signed by MAITE AZCOITIA
Date: 2025.11.26 14:18:54 -05'00'
Maite Azcoitia (Date)
Deputy County Attorney

MCO/gmb
Release of Conservation Easement – Davie Estates 2004 LLC
11/26/2025
#70056-0034

EXHIBIT "A"
Location Map, Sketch, and Legal Description of Conservation Area



Patriot Surveying and Mapping, Inc.

3748 NW 124th Avenue Coral Springs, Florida 33065

Phone: (954) 509-0083

Fax: (866) 495-0203

LB # 7303

- Sketch and Description -

Sheet 1 of 3



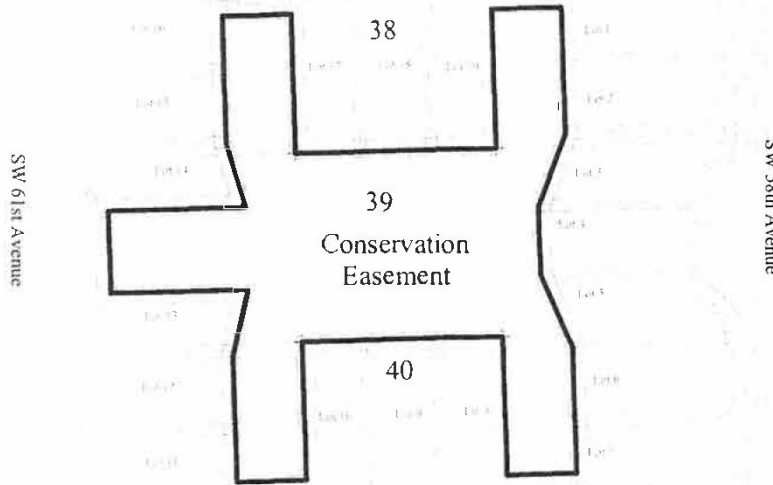
Location Map

Not to Scale

37

Acreage

(Not Platted)



Daive Estates

41

Acreage

(Not Platted)

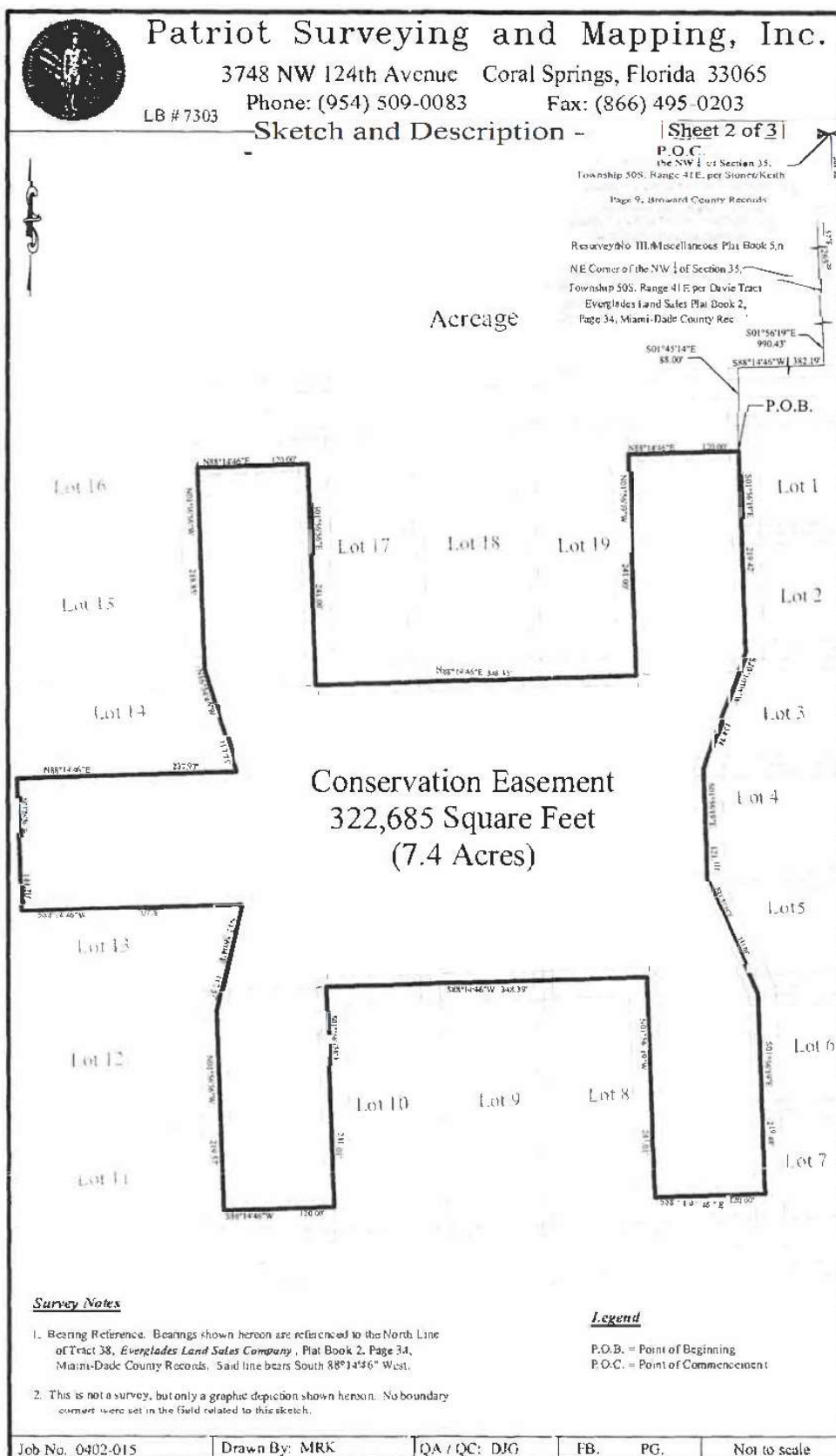
Dennis J. Gabriele

December 18, 2009

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

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

Updates and Revisions	Date	By	QC	Note: The undersigned and Patriot Surveying and Mapping, INC. make no representations or guarantees as to the completeness of the information reflected hereon pertaining to easements, right-of-way, set back lines, reservations, agreements, or other matters of record. This instrument is intended to reflect or set forth only those items shown in the references above. Patriot Surveying and Mapping, INC did not research the public records for matters affecting the lands shown. This instrument is the property of Patriot Surveying and Mapping, INC and shall not be reproduced in whole or in part without written permission of Patriot Surveying and Mapping, INC.		
Job No. 0402-015	Drawn By: MRK		QA / QC: DJG	FB.	PG.	Not to scale





Patriot Surveying and Mapping, Inc.

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- 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 111, 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 133.05 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.

Job No. 0402-015

Drawn By: MRK

QA / QC: DJG

FB. PG.

Not to scale