CFN # 109210761, OR BK 46944 Page 1378, Page 1 of 4, Recorded 03/16/2010 at 12:59 PM, Broward County Commission, Deputy Clerk 1033

Recording of "Conservation Easement"

Grantor: DAVIE ESTATES 2004, LLC

Grantee: BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS and
SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Property Address: 5500 SW 61 Avenue, Davie, Fl. 33314

Legal Description:

Tracts thirty-eight (38), Thirty-nine (39) and Forty (40) of Section 35 of the Plat of EVERGLADES LAND SALES CO., SUBDIVISION OF SECTIONS AND 27 AND 34 AND THE WEST ONE-HALF (1/2) OF SECTIONS 26 AND 35, Township 50 South Range 41 East, as recorded in Plat Book 2, Page 34, of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in the City of Davie, Broward County, Florida. LESS those portions previously conveyed by the grantors to the Town of Davie by Quit Claim Deed dated October 31, 1978 and the field December 19, 1978 in Official Records Book 3937, Page 588 (Clerk's File No. 78-334652), of the Public Records of Broward County, Florida.

Parcel Identification Number:

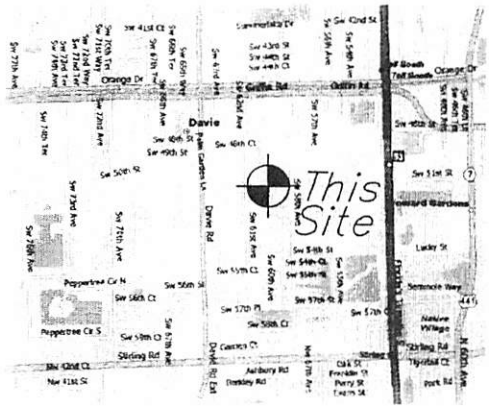
10135-02-00800; 10135-02-00900; 10135-02-01000

(4)

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)

38

39
Conservation
Easement

40

SW 61st Avenue

SW 58th Avenue

Daive Estates

41
Acreage
(Not Platted)

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

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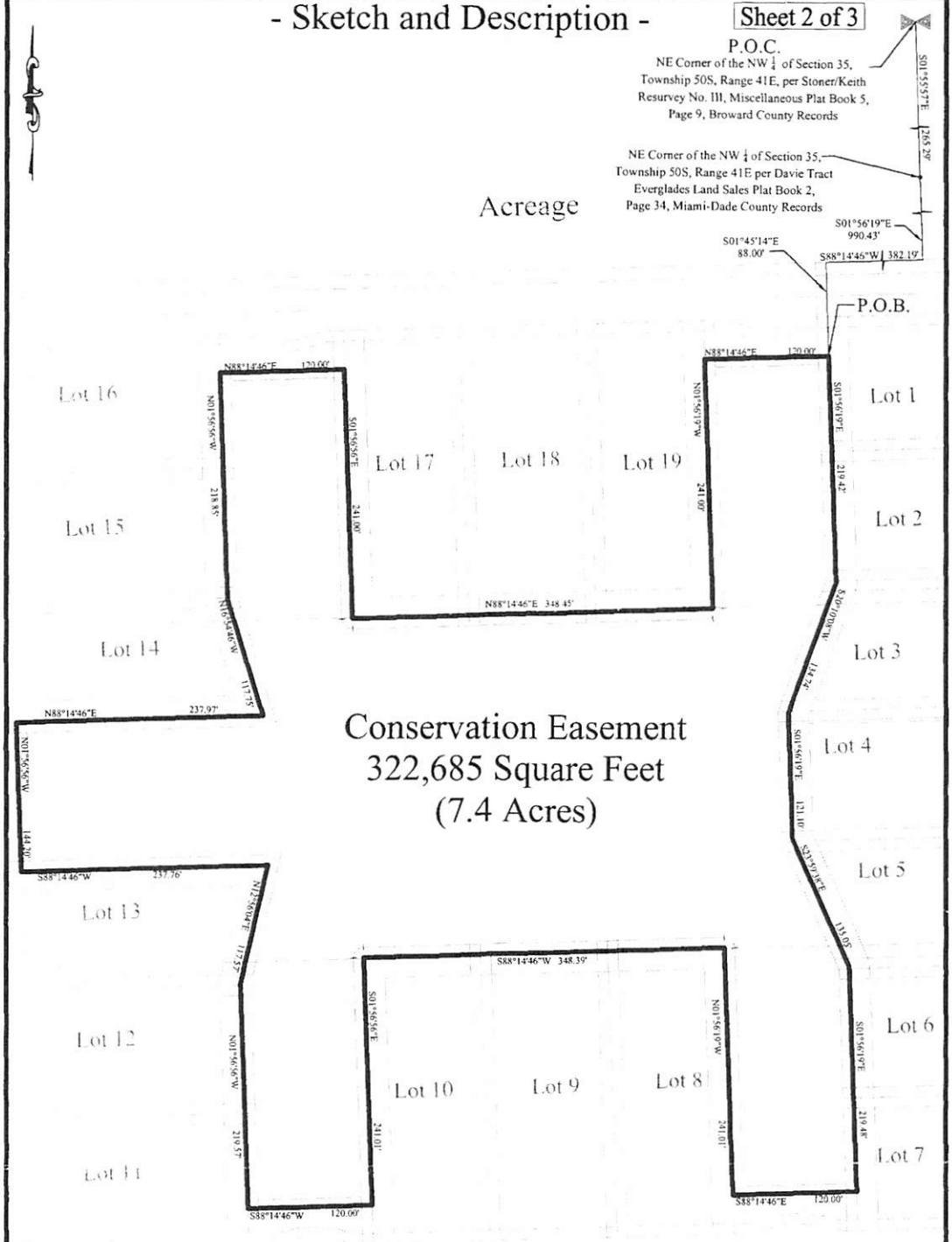
- Sketch and Description -

Sheet 2 of 3



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

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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 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.

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