Prepared by:

Michael C. Owens, Sr. Ass't. County Attorney Broward County Off. of the County Attorney 115 S. Andrews Avenue, Room 423 Fort Lauderdale, Florida 33301

Return original or certified recorded document to:
Broward County Resilient Environment Department
Environmental Permitting Division
1 North University Drive, Mailbox 201
Plantation, Florida 33324

Release Of Form Deed Of Conservation Easement

Broward County, the owner and holder of that certain "Form Deed Of Conservation Easement" accepted by the Broward County Board of County Commissioners ("Board") on August 6, 1996, and recorded at Official Records Book 25331, Page 797, of the Official Records of Broward County, Florida ("Easement"), less that real property previously partially released by that certain "Partial Release Of Form Deed Of Conservation Easement" recorded at Instrument #112263065 of the Official Records of Broward County, Florida, and less that real property previously released by Release Form Deed that certain "Second Partial Of Of Conservation Easement" recorded at Instrument #115603690 of the Official Records of Broward County, Florida, encumbering the following property ("Property"):

See Exhibit "A," Legal Description And Sketch Of Cypress Tree Preservation Area, Attached Hereto And Made A Part Hereof

for and in consideration of certain benefits accruing to it, does hereby fully release the remainder of said Easement and hereby agrees that from and after the date hereof, the Property shall be freed and forever released of the Easement and the rights, obligations, and privileges granted therein.

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

	signing by and through its County Administrator ction on day of, 2025, has conservation Easement.	
Witnessess:	Broward County, through its County Administrator	
Print Name:	By Monica Cepero	
Print Name:	day of, 20	
	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 Telecopier: (954) 357-7641 By Michael C. Owens (Date)	
	Senior Assistant County Attorney By Maite Azcoitia (Date) Deputy County Attorney	

MCO/gmb Release of Conservation Easement.doc 090/17/2025 #70056-0027

Exhibit "A"

Legal Description And Sketch Of Cypress Tree Preservation Area



4341 S.W. 62nd Avenue Davie, Florida 33314 Tel. (954) 585-0997 Fox (954) 585-3927

EXHIBIT "A"

LEGAL DESCRIPTION

CONSERVATION AREA EASEMENT
A PARCEL OF LAND BEING A PORTION OF PARCEL "B",
"METROPICA PLAT", P.B. 179, PG. 70 THRU 76, B.C.R.
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF PARCEL "B", "METROPICA PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, PAGES 70 THRU 78, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "B";

THENCE S.85°43'49"E., ALONG THE SOUTHERLY LINE OF SAID PARCEL "B", A DISTANCE OF 156.46 FEET; TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 47°18'01" AND A RADIUS OF 150.00 FEET, FOR AN ARC DISTANCE OF 123.83 FEET, TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 21°34'29" AND A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 56.48 FEET, TO THE POINT OF BEGINNING #1;

THENCE N.16°12'20"W., A DISTANCE OF 98.94 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 73°34'43" AND A RADIUS OF 45.37 FEET, FOR AN ARC DISTANCE OF 58.26 FEET, TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST;

THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 102°04'11" AND A RADIUS OF 74,60 FEET, FOR AN ARC DISTANCE OF 132.90 FEET, TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST:

THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 138°23'52" AND A RADIUS OF 56.39 FEET, FOR AN ARC DISTANCE OF 136.21 FEET, TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH:

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 53°43'39" AND A RADIUS OF 60.29 FEET FOR AN ARC DISTANCE OF 56.54 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHEASTERLY, EASTERLY, SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 172°24'06" AND A RADIUS OF 55.70 FEET FOR AN ARC DISTANCE OF 167.60 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.04°01'35"W.;

THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 104°02'32' AND A RADIUS OF 145.05 FEET FOR AN ARC DISTANCE OF 263.39 FEET TO REFERENCE POINT "A", SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.38°57'44"W.;

THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 61°10′01" AND A RADIUS OF 135.74 FEET FOR AN ARC DISTANCE OF 1144.91 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.24°53′19"W.;

CERTIFICATE: THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE MINIMUM T AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUAN		
REVISIONS DATE BY 1. DELETE AREA WITHIN PARCEL A 6/10/14 JDS	RICHARD G. CRAWFORD Jr. PROFESSIONAL SURVEYOR AND MAPPER NG. 5371 - STATE OF FLORIDA	NOT VALID UNLESS OF SEALED HERE WITH OF SURVEYOR'S SEAL
THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR: IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC.	DATE OF SKETCH: DRAWN BY CHECKED BY FIELD BOOK 06/06/14 DRL JDS N/A	SHEET 1 OF 3 320

STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS

Florida Licensed Survey
and Mapping Business No. 6633

4341 S.W. 62nd AVE. Davie, Florida 33314

Tel. (954) 585-0997 Fax (954) 585-3927

EXHIBIT "A"

LEGAL DESCRIPTION

Conservation Area Easement A PARCEL OF LAND BEING A PORTION OF PARCEL "B", "METROPICA PLAT", P.B. 179, PG. 70 THRU 76, B.C.R. CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION: (CONTINUED)

THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVEATO THE RIGHT, HAVING A CENTRAL ANGLE OF 05°06'24" AND A RADIUS OF 150.00 FEET, FOR AN ARC DISTANCE OF 13.37 FEET, TO POINTAGE BEGINNING #1;

TOGETHER WITH

BEGIN ATATHEMFOREMENTIONED REFERENCE POINT "A";

THENCE S.71°49'34"E., A DISTANCEADE 133.58 FEET, TO THEAPOINTADE BEGINNING #2, SAID POINTABEING ON/THE ARC OFAA NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.34°59'54"E.;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 43°31'02" AND A RADIUS OF 65.00 FEET, FOR AN ARCADISTANCE OF 49.37ÆEET ,TO A POINT ON A NON-TANGENT LINE;

THENCE S.72°33'04"E.,AA DISTANCE OF 26.81 FEET, TO A POINT OFACURVATURE OF A TANGENT CURVEACONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY ALONG THEARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLEADF 19°25'58" ANDAS RADIUS OF 493.00AA FEET, FOR AN ARC DISTANCE OF 31.54 FEET ATO A POINTADE TANGENCY:

THENCE S.53°07'05"E., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 38.31 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVER OF THE MORTHEAST;

THENCE SOUTHEASTERLY ALONG THE ARC OF 8AID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 19°25'58" AND AR RADIUS OF 87.00 FEET, FOR AN ARC DISTANCE OF 29.51 FEET, TO A POINT ON A NON-TANGENT LINE;

THENCE S.17°26'56"W., A DISTANCEADF 2.53AFEET; AA

THENCE N.82°54'05"W., A DISTANCE OF 116.70 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21°22'02" AND A RADIUS OF 57.00 FEET, FOR AN ARCADISTANCE OF 21.26 FEET, TO POINT OF BEGINNING #2.

SAID LANDS SITUATE WITHINATHE CITYADF SUNRISE, BROWARD COUNTY, FLORIDA, CONTAINING 0.78 ACRES, (33,944 SQUARE FEET), MORE OR LESS AA

NOTES:

- 1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
- 2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3. THE BEARINGS SHOWN HEREON ARE BASED ON S.85'43'49"E., ALONG THE NORTHERLY LINE OF PARCEL "A", AS SHOWN ON THE PLAT OF "METROPICA PLAT, RECORDED IN PLAT BOOK 179, PAGES 70 THRU 76, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

 4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
- 5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.
- 6. THERE COULD BE EASEMENTS AND OTHER MATTERS OF RECORDS THAT ARE NOT SHOWN HEREON, FOR MORE INFORMATION SEE THE PUBLIC RECORDSAA OF BROWARD COUNTY, FLORIDA.
- 7. SEE SHEET 3 OF 3 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

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SHEET 2 OF 3 SKETCH NO. 05-6769 CONSERV

