

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 that certain "Second Partial Release Of Form Deed 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.)

In Witness Whereof, the Board, signing by and through its County Administrator authorized to execute same by Board action on ____ day of _____, 2025, has executed this Release of Form Deed of 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

Exhibit "A"
Legal Description And Sketch Of Cypress Tree Preservation Area

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



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS

Florida Licensed Survey
and Mapping Business No. 6633

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:

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°24'08" 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 HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY
1. DELETE AREA WITHIN PARCEL A	6/10/14	JDS

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.
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RICHARD G. CRAWFORD Jr.

PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

DATE OF SKETCH:
06/06/14

DRAWN BY
DRL

CHECKED BY
JDS

FIELD BOOK
N/A

SEAL
NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 3

SKETCH NO.
05-6769 CONSERV

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



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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 CURVE TO 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 POINT OF BEGINNING #1;

TOGETHER WITH:

BEGIN AT THE AFOREMENTIONED REFERENCE POINT "A";

THENCE S. 71°49'34"E., A DISTANCE OF 133.58 FEET, TO THE POINT OF BEGINNING #2, 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 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 ARC DISTANCE OF 49.37 FEET, TO A POINT ON A NON-TANGENT LINE;

THENCE S. 72°33'04"E., A DISTANCE OF 26.81 FEET, TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 19°25'58" AND A RADIUS OF 83.00 FEET, FOR AN ARC DISTANCE OF 31.54 FEET, TO A POINT OF 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 CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 19°25'58" AND A 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 DISTANCE OF 2.53 FEET;

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 ARC DISTANCE OF 21.26 FEET, TO POINT OF BEGINNING #2.

SAID LANDS SITUATE WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, CONTAINING 0.78 ACRES, (33,944 SQUARE FEET), MORE OR LESS.

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 RECORDS OF BROWARD COUNTY, FLORIDA.
7. SEE SHEET 3 OF 3 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

