

This instrument was prepared by:
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200 East Broward Blvd Suite 1800
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**PARTIAL RELEASE OF WATER WELL FIELD RIGHTS
AND EASEMENT AGREEMENTS**

For and in consideration of the sum of \$10.00 and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the **City of Pompano Beach**, a municipal corporation of the State of Florida, whose post office address is 100 West Atlantic Boulevard, Pompano Beach, Florida 33060, pursuant to Resolution duly passed, hereby releases the following instruments, but only as to that certain parcel of real property described on EXHIBIT "A" attached hereto (the "Property"):

That certain Agreement recorded in Official Records Book 3360, Page 26, as modified by Modifications to Agreement recorded in Official Records Book 3360, Page 19, said Agreement and Modifications to Agreement being attached to that certain Ordinance 67-17 dated December 27, 1966 and recorded in Official Records Book 3360, Page 17, all as modified by that certain Resolution Authorizing Release recorded in Official Records Book 4159, Page 356, and all as further modified by that certain Water Well Field Rights and Easement Agreement dated December 18, 1992, and recorded in Official Records Book 20353, Page 167, all of the Public Records of Broward County, Florida.

And further, this Partial Release does release the Property from all terms, provisions, conditions, covenants, obligations, easements, rights of way and other matters set forth in all of the foregoing instruments, and any amendments thereto, of the Agreement recorded in Official Records Book 3360, Page 26.

And further, the City does not have any wells, lift stations, or other facilities on the Property and that they have no retained rights to install any such wells or facilities on the property in the future.

This Partial Release is limited to and only releases the Property from the effect of the foregoing instruments and the rights created by such instruments as to the Property. This Partial Release does not terminate any of the foregoing instruments as to other property which may be affected by such instruments.

IN WITNESS WHEREOF, the City has caused this Partial Release to be duly executed.

Witnesses:

CITY OF POMPANO BEACH

(Signature)

By: _____
Rex Hardin, Mayor

(Print Name)

Witness Address

Witness City, State, Zip

By: _____
Gregory P. Harrison, City Manager

(Signature)

(Print Name)

Witness Address

Witness City, State, Zip

Attest:

Kervin Alfred, City Clerk

(SEAL)

Approved As To Form:

Mark E. Berman, City Attorney

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instruments were acknowledged before me, by means of physical presence or online notarization, this _____ day of _____, 20 __, by **REX HARDIN** as Mayor, **GREGORY P. HARRISON** as City Manager and **KERVIN ALFRED** as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who are personally known to me.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

JES:jrm
3/5/24
L:agr/dev-srv/2024-387

Exhibit A

Legal Description

A PORTION OF GOVERNMENT LOT 8 IN SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST TOGETHER WITH A PORTION OF TRACT A, THE WORLD OF PALM AIRE PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, ON PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT A; THENCE SOUTH 89° 34' 13" EAST ALONG THE SOUTHERLY LINE OF PALM AIRE DRIVE NORTH AS RECORDED IN OFFICIAL RECORDS BOOK 3976, ON PAGE 379 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 366.17 FEET; THENCE SOUTH 00° 45' 58" EAST, 123.62 FEET; THENCE SOUTH 89° 46' 12" WEST, 140.05 FEET; THENCE SOUTH 00° 38' 36" WEST, 196.01 FEET TO THE NORTH LINE OF AN EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 23116, PAGE 473 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, NORTH 89° 46' 05" WEST, 78.78 FEET; THENCE SOUTH 00° 13' 55" WEST, 14.00 FEET TO THE NORTH LINE OF AN ACCESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 23116, PAGE 473 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAME BEING A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 126.41 FEET (A RADIAL LINE TO SAID POINT BEARS SOUTH 00° 13' 55" WEST); THENCE NORTHWESTERLY ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 26' 44", AN ARC DISTANCE OF 106.88 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 73.50 FEET; THENCE NORTHWESTERLY ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58° 50' 13", AN ARC DISTANCE OF 75.48 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTH LINE, SAME BEING THE SOUTH LINE OF SAID TRACT A, SOUTH 80° 40' 39" WEST, 37.47 FEET; THENCE NORTH 09° 19' 21" WEST, A DISTANCE OF 80.77 FEET; THENCE SOUTH 80° 40' 39" WEST, A DISTANCE OF 21.40 FEET; THENCE NORTH 09° 19' 21" WEST, A DISTANCE OF 13.82 FEET; THENCE SOUTH 80° 40' 39" WEST, ALONG A SOUTHERLY LINE OF SAID TRACT A AND ITS WESTERLY PROLONGATION, A DISTANCE OF 165.68 FEET; THENCE NORTH 15° 55' 44" WEST, ALONG THE EASTERLY LINE OF AN EXISTING GOLF CART PATHWAY, 38.56 FEET; THENCE NORTH 14° 48' 01" WEST, 16.19 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 31.67 FEET (A RADIAL LINE TO SAID POINT BEARS SOUTH 89° 58' 39" EAST); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY LINE OF SAID EXISTING GOLF CART PATHWAY THROUGH A CENTRAL ANGLE OF 67° 50' 55", AN ARC DISTANCE OF 37.50 FEET TO THE EASTERLY LINE OF AFORESAID PALM AIRE NORTH DRIVE, SAME BEING THE NORTHERLY LINE OF AFORESAID TRACT A, SAME BEING A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 162.50 FEET (A RADIAL LINE TO SAID POINT BEARS NORTH 79° 05' 59" WEST); THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SAME BEING THE EASTERLY AND SOUTHERLY LINE OF SAID PALM AIRE DRIVE, NORTH, SAME BEING THE NORTHERLY LINE OF SAID TRACT A, THROUGH A CENTRAL ANGLE OF 79° 31' 30", AN ARC DISTANCE OF 225.55 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89° 34' 13" EAST, ALONG SAID NORTHERLY LINE OF SAID TRACT A, SAME BEING THE SOUTH LINE OF SAID PALM AIRE DRIVE NORTH, A DISTANCE OF 128.00 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTIONS OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 44154, PAGE 1995 AND LESS PARCELS "A" AND "B" DESCRIBED IN OFFICIAL RECORDS BOOK 45095, PAGE 200.

Now known as Tract "A", 2606 Palm Aire, according to the plat thereof, as recorded in Plat Book 183, Page 642 and 643, of the Public Records of Broward County, Florida.

