

PARAMOUNT TITLE SERVICES, INC.

15555 Orange Drive, Suite 216

Davie, Florida 33330

(Search No.: 23-806-11 Update 1)

OPINION OF TITLE

Broward County Land Development Code - Section 5-189(c)(3)

Florida Statutes Chapter 177

To: City of Pompano Beach

With the understanding that this Opinion of Title is furnished to the City of Pompano Beach, as inducement for acceptance of a proposed plat covering the real property, hereinafter described, it is hereby certified that the following report reflects a comprehensive search of the Public Records affecting the above described property covering the period from the beginning to the 13th day of May 2024, at the hour of 11:00 p.m., inclusive, of the following described property:

Legal Description

SEE EXHIBIT "A"

I am of the opinion that on the last mentioned dated, the fee simple title to the above-described real property was vested in:

**201 Southwest 12 Ave, Inc., a Florida corporation
(Under Instrument No. 116381601)**

NOTE: If any property owner is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.

Subject to the following:

Mortgage(s) of Record: **None**

(If any mortgage holder is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.

**List of easements and Rights-of-Way
lying within the plat boundaries:** **See Attached**

I HEREBY CERTIFY that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. I further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 17th day of May 2024


Eliana Leal, Esq.

Florida Bar No. 55328

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PZ23-14000018

07/24/2024

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EXHIBIT "A"

A TRACT OF LAND LYING IN GOVERNMENT LOT 4, SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 2; THENCE NORTH 02°50'19" WEST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 2 FOR 3,938.18 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SW 2ND STREET; THENCE NORTH 89°17'40" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 33.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°17'40" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 64.03 FEET; THENCE SOUTH 58°30'22" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SOUTH ANDREWS AVENUE 21.06 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 63°40'36" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG SAID WEST RIGHT-OF-WAY LINE, HAVING A RADIUS OF 2028.00 FEET, A CENTRAL ANGLE OF 07°16'55", FOR AN ARC DISTANCE OF 257.74 FEET; THENCE SOUTH 89°17'50" WEST 165.64 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE C.S.X. RAILROAD; THENCE NORTH 02°45'16" WEST ALONG SAID EAST RIGHT-OF-WAY LINE 196.30 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG SAID EAST RIGHT-OF-WAY LINE, HAVING A RADIUS OF 401.97 FEET, A CENTRAL ANGLE OF 07°43'44", FOR AN ARC DISTANCE OF 54.22 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 0.703 ACRES, MORE OR LESS.

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List of easements and Rights-of-Way lying within the plat boundaries:

1. **WARRANTY DEED:** T.S. Pridemore and Irene Hoskins, formerly known as Irene Jones, the surviving spouse of R.V. Jones, deceased TO Broward County, a Florida body corporate and political subdivision of the State of Florida, dated March 25, 1985, filed July 1, 1985, in O.R. Book 12593, Page 206.
2. **QUIT CLAIM DEED:** T.S. Pridemore and Irene Hoskins, formerly known as Irene Jones, the surviving spouse of R.V. Jones, deceased TO Broward County, a Florida body corporate and political subdivision of the State of Florida, dated March 25, 1985, filed July 1, 1985, in O.R. Book 12593, Page 218.
3. **SUPPLEMENTAL WARRANTY DEED:** CSX Transportation, Inc., a Virginia corporation TO State of Florida Department of Transportation, dated March 28, 1990, filed March 30, 1990 in O.R. Book 17290, Page 887.
4. **QUIT CLAIM DEED:** Tents N Events, Inc., a Florida corporation TO Florida Department of Transportation, dated May 31, 2013, filed June 13, 2013, in O.R. Book 49888, Page 556.
5. **TEMPORARY EASEMENT:** Andrews Brothers, LLC, a Florida limited liability company TO State of Florida Department of Transportation, dated May 31, 2013, filed June 13, 2013, in O.R. Book 49888, Page 559.
6. **TEMPORARY EASEMENT:** Andrews Brothers, LLC, a Florida limited liability company TO State of Florida Department of Transportation, dated May 31, 2013, filed June 13, 2013, in O.R. Book 49888, Page 562.
7. **QUIT CLAIM DEED:** City of Pompano Beach, a Florida municipal corporation TO Broward County, a political subdivision of the State of Florida, dated July 12, 2021, filed September 2, 2021, Under Instrument No. 117559734.

Maps:

RIGHT OF WAY MAP: Book 15, Page 172

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