

Search No.: 24-802-1 Update 2

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**TITLE CERTIFICATE**

Broward County Land Development Code-Section 5-189-(C) (3)  
Florida Statutes Chapter 177

**TO: Broward County Board of County Commissioners/City of Pompano Beach**

With the understanding that this Title Certificate is furnished to Broward County Board of County Commissioners/ 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 described property covering the period from the beginning to the 28<sup>th</sup> day of March 2025, at the hour of 11:00 P.M., inclusive, of the following described property, and we recognize that the County is relying on this Title Certificate with regard to the Acceptance of a Plat.

**Legal Description:**

**SEE EXHIBIT "A" ATTACHED**

We hereby certify that on the last mentioned date, the fee simple title to the above-described real property was vested in:

**The Thieme Family, LLC, a Florida limited liability company  
(Instrument No. 118887653, Instrument No. 118887652, & Instrument No. 118887651)**

**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

**Easement(s) and Rights-of-Way Documents:** SEE ATTACHED

**TITF Deeds and Releases:** NONE

**Map(s):** SEE ATTACHED

**WE HEREBY CERTIFY** that the foregoing certificate reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. In witness whereof, Paramount Title Services, Inc., has caused this Certificate to be signed by an authorized signatory and sealed with the corporate seal this 9<sup>th</sup> day of April 2025.

Evelyn Branas  
Name

(Corporate Seal)

Signature

**PARAMOUNT TITLE SERVICES, INC.**

**12555 Orange Drive, Suite 216**

**Davie, Florida 33330**

**Phone: 954-467-6607 - Fax: 954-467-3280**

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**EXHIBIT "A"**

A portion of the Northwest one-quarter (NW 1/4) of Section 18, Township 48 South, Range 43 East, Broward County, Florida, more fully described as follows:

Commencing at the Northwest corner of the Northeast one-quarter (NE 1/4) of the Northwest one-quarter (NW 1/4) of said Section 18; thence South 89°59'06" East, on the North line of said Section 18, a distance of 974.52 feet; thence South 00°31'06" East, a distance of 35.00 feet to the Point of Beginning; thence South 89°59'06" East, on a line 35.00 feet South of and parallel with the North line of said Section 18, being the South right-of-way line of N.E. 48th Street, a distance of 208.45 feet; thence South 40°34'11" East, on said South right-of-way line, a distance of 30.38 feet to a point on a curve; thence Southerly on said curve to the left, being on the West right-of-way line of North Federal Highway - U.S. #1 (120.00 feet right-of-way), whose radius point bears South 81°08'29" East, with a radius of 40,004.80 feet, a central angle of 00°12'59", an arc distance of 162.41 feet; thence North 89°59'06" West, on a line 218.60 feet South of and parallel with the North line of said Section 18, being a boundary of Parcel "A", VANTAGE POINT ANNEX, according to the plat thereof, as recorded in Plat Book 130, Page 32, of the public records of Broward County, Florida, a distance of 201.84 feet; thence North 00°31'06" West, on a boundary of said Parcel "A", VANTAGE POINT ANNEX, a distance of 183.61 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida, containing 39,527 square feet or 0.9074 acres more or less.

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**Easement(s) and Rights-of-Way Documents:**

1. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF **Pompano Beach Highlands**, Plat Book 34, Page 38, Public Records Broward County, Florida.
2. **DEED:** Mrs. Jeannette E. Cummings TO the State of Florida, dated August 26, 1926, filed in Deed Book 153, Page 35.
3. **QUIT CLAIM DEED:** W.H. Blount, Jr., a single man TO the State of Florida, dated November 23, 1946, filed February 5, 1947 in Deed Book 572, Page 144.
4. **QUIT CLAIM DEED:** Ernest Liss and Luise Liss, his wife TO Broward County, a political subdivision of the State of Florida, dated December 18, 1952, filed January 9, 1953 in Deed Book 805, Page 29.
5. **WARRANTY DEED:** General Development Corporation, a Delaware corporation TO Broward County, a political subdivision of the State of Florida, dated January 15, 1962, filed February 7, 1962 in O.R. Book 2335, Page 797.
6. **EASEMENT:** Chieftain Investment Corporation TO Broward County, a political subdivision of the State of Florida, dated August 11, 1964, filed December 8, 1964 in O.R. Book 2921, Page 649.
7. **EASEMENT:** Bogen Forty-Six Hundred Corp. TO Broward County, a political subdivision of the State of Florida, dated October 1, 1965, filed October 6, 1965 in O.R. Book 3094, Page 260.
8. **EASEMENT:** William McCleneghen, Thomas Scarp and Roland St. Hilaire, the owners of Banyan Gardens Rental Apartments and various property fronting on US Highway #1 TO All Lots Owners of Record, owning property adjacent to the Banyan Gardens Rental Apartments, dated November 15, 1973, filed April 15, 1974 in O.R. Book 5715, Page 166.
9. **DEED:** Charlotte E. Haeckl TO State of Florida, for the use and benefit of the State of Florida Department of Transportation, dated December 22, 1978, filed February 21, 1979 in O.R. Book 8057, Page 136.
10. **EASEMENT:** Theodore J. Leif TO Star Enterprise, a New York general Partnership, dated July 23, 1992, filed September 16, 1992 in O.R. Book 19870, Page 532.
11. **UNDERGROUND EASEMENT:** Ron Shoffet TO Florida Power & Light Company, dated July 10, 2019, filed July 12, 2019 under Instrument No. 115925893.
12. **UNITY OF TITLE:** The Thieme Family, LLC, a Florida limited liability company TO the Public, dated August 18, 2023, filed August 23, 2023, under Instrument No. 119059860.

**Maps:**

1. **RIGHT OF WAY MAP:** Right of Way Book 3, Page 5
2. **RIGHT OF WAY MAP:** Right of Way Book 3, Page 6
3. **RIGHT OF WAY SURVEY:** Road Plat Book 12, Page 34

**P&Z**

**PZ24-14000006**

**8/27/2025**