

PARAMOUNT TITLE SERVICES, INC.

12555 Orange Drive, Suite 216

Davie, Florida 33330

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

Search No.: 22-864-1 update 1

TITLE CERTIFICATE

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

TO: City of Pompano Beach

With the understanding that this Title Certificate 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 described property covering the period from the beginning to the 25th day of April 2023, 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 ATTACHED

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

Names of all Owner(s) of Record:

AASEA8 LLC, a Florida limited liability company (Under Instrument No. 117720057)

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

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 1st day of May 2023.

Eliana Leal
Name

Signature



PARAMOUNT TITLE SERVICES, INC.

12555 Orange Drive, Suite 216

Davie, Florida 33330

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

Search No.: 22-864-1 update 1

EXHIBIT "A"

PARCEL ONE: (484227-00-0508)

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE WESTERLY ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 33.33 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY MAKING AN ANGLE IN THE NORTHWEST QUADRANT OF 89°23', A DISTANCE OF 415 FEET; THENCE WESTERLY ALONG A LINE THAT IS 255 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 MAKING AN INCLUDED ANGLE OF 90°34'40" TO A POINT 485 FEET FROM THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTHERLY AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 MAKING AN INCLUDED ANGLE OF 90°07'26", A DISTANCE OF 415 FEET; THENCE EASTERLY ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 MAKING AN INCLUDED ANGLE OF 89°54'54" TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED LANDS RESERVED FOR ALLEYS, STREETS, ROADWAYS AND UTILITY EASEMENTS: THAT CERTAIN TEN (10) FEET LYING WEST OF AND ADJACENT TO THE ABOVE DESCRIBED PARCEL, BOUNDED ON THE NORTH AND ON THE SOUTH BY WESTERLY PROJECTIONS OF THE NORTH AND SOUTH LINES RESPECTIVELY OF THE ABOVE DESCRIBED PARCEL. ALSO THE SOUTH THIRTY (30) FEET OF THE ABOVE DESCRIBED PARCEL.

TOGETHER WITH:

PARCEL TWO: (484227-00-0501)

A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE WESTERLY ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 33.33 FEET; THENCE NORTHERLY MAKING AN ANGLE IN THE NORTHWEST QUADRANT OF 89°23', A DISTANCE OF 415.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG THE LAST MENTIONED COURSE A DISTANCE OF 155.17 FEET; THENCE WESTERLY ALONG A LINE THAT IS 100 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 MAKING AN INCLUDED ANGLE OF 90°34'40' TO A POINT 485 FEET FROM THE WEST LINE OF THE SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE SOUTHERLY AND PARALLEL TO THE WEST LINE OF SAID NORTHEAST 1/4, OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 MAKING AN INCLUDED ANGLE OF 90°07'26' A DISTANCE OF 155.07 FEET; THENCE EASTERLY PARALLEL TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 MAKING AN INCLUDED ANGLE OF 89°54'54' TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED LANDS RESERVED FOR ALLEY AND ROAD WAY EASEMENT: THAT CERTAIN TEN (10) FEET LYING WEST OF AND ADJACENT TO THE ABOVE DESCRIBED PARCEL, BOUNDED ON THE NORTH AND ON THE SOUTH BY WESTERLY PROJECTIONS OF THE NORTH AND SOUTH LINES RESPECTIVELY OF THE ABOVE DESCRIBED PARCEL.

SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA CONTAINING 89,401 SF (2.05 ACRES) MORE OR LESS.

Search No.: 22-864-1 update 1

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

1. **RIGHT OF WAY MAP:** Right of Way Map Book 14, Page 38
2. **CORRECTIVE WARRANTY DEED:** Henry Blum and Evelyn Blum, his wife TO Broward County, a political subdivision of the State of Florida, dated January 11, 1968, filed January 17, 1968 in O.R. Book 3579, Page 855.
3. **ORDER OF TAKING:** Water Management District No. 3, an agency of Broward County, a political subdivision of the State of Florida VS Henry Blum and Evelyn F. Blum, his wife and Mary Christine Robertson, dated September 24, 1973, filed September 24, 1973 in O.R. Book 5455, Page 940.