

Search No.: 20-817-4

TITLE CERTIFICATE

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

TO: Broward County Board of County Commissioners and the City of Pompano Beach

With the understanding that this Title Certificate is furnished to Broward County Board of County Commissioners and 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 14th day of May 2020, 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:

**Paola Florida, LLC, a Kansas limited liability company
(O.R. Book 45244, Page 108)**

**WTLG, LLC, a Florida limited liability company
(O.R. Book 45897, Page 4)**

City of Pompano Beach (Right of Way Map 15-99)

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: 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 28th day of May 2020.

Evelyn Branas
Name

(Corporate Seal)

Signature

DRC

**PZ21-1800001
3/17/2021**

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EXHIBIT "A"

PARCEL I

THE SOUTH FOUR (4) ACRES OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING WEST OF THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY, LESS THE NORTH 133 FEET OF THE SOUTH 164 FEET OF THE EAST 210 FEET OF THE WEST 619.5 FEET THEREOF, AND LESS THE SOUTH 30 FEET FOR ROADWAY PURPOSES, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

AND LESS:

PARCEL NO. 110

THAT PART OF TRACT 7 OF THE PLAT OF THE SUB'D OF SEC. 35, T 48 S, R 42 E, ACCORDING THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 76 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE SOUTH FOUR (4) ACRES OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35; THENCE RUN NORTH 87°56'39" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4), A DISTANCE OF 870.28 FEET; THENCE NORTH 02°03'21" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 50°57'00" EAST, A DISTANCE OF 30.09 FEET; THENCE NORTH 13°57'20" EAST, ALONG A LINE 80.00 FEET WESTERLY OF AND PARALLEL TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY RAILROAD, A DISTANCE OF 93.62 FEET; THENCE NORTH 38°52'36" WEST, A DISTANCE OF 39.84 FEET; THENCE NORTH 88°17'28" EAST, A DISTANCE OF 60.83 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 811 (DIXIE HIGHWAY); THENCE SOUTH 13°57'00" WEST, A DISTANCE OF 145.25 FEET; THENCE SOUTH 87°56'39" WEST, A DISTANCE OF 46.75 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL II

THAT PORTION OF THE SOUTH FOUR (4) ACRES OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE QUARTER (NE 1/4) OF SECTION 35. TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 409.5 FEET EAST OF, AND 31 FEET NORTH OF, THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35, RUNNING THENCE EASTERLY PARALLEL WITH AND 31 FEET NORTH OF THE SOUTH BOUNDARY OF SAID NORTHEAST ONE-QUARTER (NE 1/4), 210 FEET TO A POINT, THENCE NORTHERLY 133 FEET TO A POINT, THENCE WESTERLY PARALLEL WITH THE SOUTH BOUNDARY OF SAID NORTHEAST ONE-QUARTER (NE 1/4), 210 FEET TO A POINT; THENCE SOUTHERLY 133 FEET TO THE POINT OF BEGINNING.

FURTHER DESCRIBED AS LOTS 1, 2, 3, 4, 5, 6 AND 7 OF BLOCK 2 OF SYLVANIA, ACCORDING TO THE UNRECORDED PLAT THEREOF PREPARED BY CHARLTON-DAVIS & SHELTON CIVIL

PARAMOUNT TITLE SERVICES, INC.
7501 W. Oakland Park Boulevard, Suite 303-East
Fort Lauderdale, Florida 33319
Phone: 954-467-6607 - Fax: 954-467-3280

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ENGINEERS, IN MARCH, 1927, ALL OF SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

THE ABOVE PROPERTY IS ALSO DESCRIBED AS THE NORTH 133 FEET OF THE SOUTH 164 FEET OF THE EAST 210 FEET OF THE WEST 619.5 FEET OF THE SOUTHWEST ONE-QUARTER (SW 14) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35.

TOGETHER WITH:

PARCEL III

LOTS 1, 2, 3, AND 6 THROUGH 12 AND THE EAST ONE-HALF (E 1/2) OF LOT 13 OF SUMTER'S ADDITION TO POMPANO FIRST ADDITION PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 67, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH THAT PORTION OF THE ADJACENT ALLEY ABANDONED BY CITY OF POMPANO BEACH ORDINANCE NO. 2005-4 RECORDED IN OFFICIAL RECORDS BOOK 38597, PAGE 1455; AND THAT PORTION OF THE ADJACENT ALLEYWAY ABANDONED BY CITY OF POMPANO BEACH ORDINANCE NO. 2007-25 RECORDED IN OFFICIAL RECORDS BOOK 43583, PAGE 377; AND THAT PORTION OF THE ADJACENT ROAD RIGHT-OF-WAY ABANDONED BY CITY OF POMPANO BEACH ORDINANCE NO. 2008-21 RECORDED IN OFFICIAL RECORDS BOOK 45181, PAGE 321, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND LESS:

A PORTION OF SEVENTH STREET (N.W. 6th COURT) OF SUMTER'S ADDITION TO POMPANO FIRST ADDITION PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 67, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 13 OF SAID PLAT; THENCE SOUTH 90°00'00" WEST, ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 29.90 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 5.00 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 6.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 9.42 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 14.00 FEET; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 10.00 FEET; THENCE SOUTH 90°00'00" WEST A DISTANCE OF 40.33 FEET; THENCE NORTH 00°37'00" EAST, ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST ONE HALF (E. 1/2) OF SAID LOT 13, A DISTANCE OF 10.00 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 4.22 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 6.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND AN ARC DISTANCE OF 9.42 FEET; THENCE NORTH 00°00'00" WEST A DISTANCE OF 5.00 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY FLORIDA CONTAINING 5,546 SQUARE FEET MORE OR LESS.

DRC

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TOGETHER WITH:

PARCEL IV

A PORTION OF TRACT 10, PLAT OF THE SUBDIVISION OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 76, MIAMI-DADE COUNTY PUBLIC RECORDS ALSO BEING A PORTION PARCELS 105, 108 & 109, FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86170-2508, ACCORDING TO THE MAP THEREOF AS RECORDED IN RIGHT OF WAY MAP BOOK 13, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 109; THENCE NORTH 87°56'12" EAST ALONG THE NORTH LINE OF SAID PARCEL 109, LYING 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 35, 86.79 FEET; THENCE SOUTH 39°02'58" EAST, 47.93 FEET TO A POINT ON LINE LYING 80.00 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY ALSO BEING THE EAST RIGHT OF WAY LINE FOR DIXIE HIGHWAY (FORMERLY STATE ROAD 811) AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE SOUTH 13°57'52" WEST, ALONG SAID PARALLEL LINE, 436.62 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 105, ALSO BEING THE NORTH LINE OF PARCEL "A", "J-W PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 22 OF THE PUBLIC RECORD OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88°08'56" WEST, ALONG SAID SOUTH LINE AND SAID NORTH LINE, 124.05 FEET TO A POINT ON THE EASTERLY LINE OF SUMTER'S ADDITION TO POMPAÑO FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 67 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 13°40'56" EAST, ALONG SAID EASTERLY LINE, 474.27 FEET TO THE POINT OF BEGINNING.

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

1. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF **Plat of Subdivision of Section 35, Township 48 South, Range 42 East**, Plat book B, Page 76, Public Records Miami-Dade County, Florida.
2. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF **Sumter's Colored Addition to Pompano First Addition**, Plat Book 10, Page 67, Public Records Broward County, Florida.
3. **DEED:** Model Land Company, a Florida corporation TO Florida East Coast Railway Company, dated July 21, 1896, filed July 27, 1896 in Deed Book O, Page 342.
4. **EASEMENT DEED:** Earl F. Johns, joined by his wife, Helen B Johns, paid to them by A House of Mirrors & Glass, Inc., a Florida corporation TO City of Pompano Beach, a Florida municipal corporation, dated February 3, 1977, filed March 17, 1977 in O.R. Book 6947, Page 144.
5. **WARRANTY DEED:** Edward C. Johnson and Janet D. Johnson, his wife and Garland H. Williams and Gladys S. Williams, his wife TO City of Pompano Beach, a Florida municipal corporation, dated October 27, 1978, filed November 30, 1978 in O.R. Book 7899, Page 581.
6. **RIGHT OF WAY RESOLUTION:** State of Florida Department of Transportation TO the Public, dated February 26, 1993, filed March 1, 1993 in O.R. Book 20408, Page 749.
7. **WARRANTY DEED:** A House of Mirrors & Glass, Inc., a Florida corporation TO State of Florida Department of Transportation, dated September 29, 1993, filed October 14, 1993 in O.R. Book 21259, Page 851.
8. **COUNTY DEED:** Broward County, a political subdivision of the State of Florida TO State of Florida Department of Transportation, dated February 1, 1994, filed February 3, 1994 in O.R. Book 21717, Page 159.
9. **CITY DEED:** City of Pompano Beach, a Florida municipal corporation TO State of Florida Department of Transportation, dated April 19, 1994, filed June 6, 1994 in O.R. Book 22205, Page 299.
10. **QUIT CLAIM DEED:** City of Deerfield Beach, a Florida municipal corporation TO State of Florida Department of Transportation, dated March 22, 1994, filed April 18, 1994 in O.R. Book 22017, Page 45.
11. **ORDINANCE:** City of Pompano Beach, Florida TO the Public, dated November 9, 2004, filed November 24, 2004 in O.R. Book 38597, Page 1455.
12. **EASEMENT:** Midtown Village, LLC, a Florida limited liability company TO City of Pompano Beach, a Florida municipal corporation, dated October 30, 2006, filed February 8, 2007 in O.R. Book 43569, Page 416.
13. **EASEMENT:** Midtown Village, LLC, a Florida limited liability company TO City of Pompano Beach, a Florida municipal corporation, dated October 30, 2006, filed February 8, 2007 in O.R. Book 43569, Page 420.
14. **ORDINANCE:** City of Pompano Beach, Florida TO the Public, dated January 23, 2007, filed February 9, 2007 in O.R. Book 43583, Page 382.
15. **ORDINANCE:** City of Pompano Beach, Florida TO the Public, dated January 23, 2007, filed February 15, 2007 in O.R. Book 43608, Page 641.
16. **DECLARATION OF UNITY OF TITLE:** WTLG, LLC f/k/a Midtown Village, LLC, a Florida limited liability company TO the Public, dated August 9, 2007, filed September 20, 2007 in O.R. Book 44630, Page 1933.
17. **ORDINANCE:** City of Pompano Beach, Florida TO the Public, dated September 25, 2007, filed October 11m 2007 in O.R. Book 44707, Page 1943.
18. **ORDINANCE:** City of Pompano Beach, Florida TO the Public, dated February 12, 2008, filed March 13, 2008 in O.R. Book 45181, Page 321.

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19. **PERPETUAL PUBLIC RIGHT OF WAY EASEMENT:** WTLG, LLC, a Florida limited liability company TO City of Pompano Beach, a Florida municipal corporation, dated December 20, 2007, filed May 20, 2008 in O.R. Book 45382, Page 1464.

MAINTENANCE MAPS:

1. **RIGHT OF WAY MAP:** Right of Way Map Book 3, Page 33
2. **RIGHT OF WAY MAP:** Right of Way Map Book 4, Page 34
3. **RIGHT OF WAY MAP:** Misc. Map Book 8, Page 24
4. **MAINTENANCE MAP:** Map Book 8, Page 133
5. **RIGHT OF WAY MAP:** Right of Way Map Book 12, Page 22
6. **RIGHT OF WAY SURVEY:** Right of Way Map Book 13, Page 39

TITF Deeds and Releases:

1. **DEED:** Board of Commissioners of Everglades Drainage District TO Charlie Talfair, dated August 21, 1944, filed October 17, 1944 in Deed Book 458, Page 489.
2. **RELEASE OF RESERVATIONS:** South Florida Water Management District, a Florida public corporation TO WTLF, LLC, a Florida limited liability company, dated March 12, 2008, filed May 18, 2008 in O.R. Book 47092, Page 636.