

OPINION OF TITLE

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

**To: Board of Broward County Commission
City of Pompano Beach**

Re: Wilferz Plat

With the understanding that this Opinion of Title is furnished to the Board of Broward County Commission, as inducement and 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 covered the period from the beginning of time through June 5, 2022, inclusive of the following described property:

See attached Exhibit "A"

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

Names of all Owner(s) of Record: CELU DEVELOPMENTS, LLC, a Florida limited liability company

Subject to the following:

Mortgages of Record: None.

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

A. Access Easements contained in Deeds recorded in OR Book 9523, Page 403, OR Book 9523, Page 411 and OR Book 9523, Page 419 of the Public Records of Broward County, Florida.

B. Resolution regarding Water and Sewer Service recorded in OR Book 5298, Page 248 of the Public Records of Broward County, Florida.

C. Restrictions set forth in that certain Warranty Deed recorded in OR Book 5292, Page 248 of the Public Records of Broward County, Florida.

D. Restrictions set forth in that certain Warranty Deed recorded in OR Book 4910, Page 183 of the Public Records of Broward County, Florida.

E. Easements in favor of Central and Southern Flood Control District recorded in OR Book 1448, Page 351, with Courtesy Notice in OR Book 18708, Page 327 of the Public Records of Broward County, Florida.

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F. Right of Way and Easement Agreement to Florida Power & Light Company recorded in OR Book 1352, Page 202 of the Public Records of Broward County, Florida.

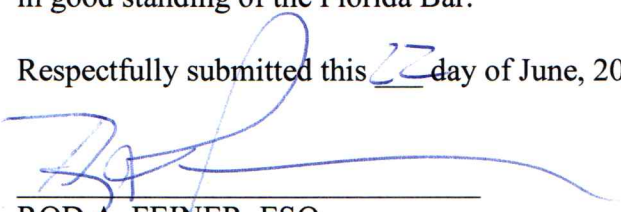
G. Easement in favor of Florida Power & Light Company recorded in OR Book 8829, Page 847 of the Public Records of Broward County, Florida.

H. Easement in favor of Florida Power & Light Company recorded in OR Book 8829, Page 830 of the Public Records of Broward County, Florida.

I. Ingress/Egress Easement recorded in Instrument No. 117930878 of the Public Records of Broward County, Florida.

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 22 day of June, 2022.



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EXHIBIT "A"

LEGAL DESCRIPTION:

THE EAST 149.05 FEET (AS MEASURED ALONG THE SOUTH LINE) OF THAT PART OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LYING SOUTH OF A LINE BEING 20.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF THE C-14 CANAL, SAID LINE BEING THE SOUTH LINE OF A 20 FEET REVERTIBLE EASEMENT AND LYING WEST OF A LINE THAT IS 966.56 FEET EAST OF (AS MEASURED ALONG THE SOUTH LINE) AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 3, LESS THE SOUTH 50.00 FEET THEREOF AND LESS THE SOUTH 3 FEET AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 5671, PAGE 715.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 1.326 ACRES, MORE OR LESS.

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