

**PREPARED BY AND RETURN TO:**

City of Pompano Beach  
P. O. Box 2083  
Pompano Beach, Florida 33061

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made this \_\_\_\_ day of \_\_\_\_\_, 2020,  
between:

**DUKE REALTY LIMITED PARTNERSHIP**, an Indiana limited partnership,  
whose post office address is 3715 Davinci Court, Suite 300, Peachtree Corners,  
Georgia 30092 (hereinafter called the "Grantor"),

and

**CITY OF POMPANO BEACH**, whose post office address is 100 W.  
Atlantic Boulevard, Pompano Beach, Florida 33060, (hereinafter called  
the "Grantee"),

**W I T N E S S E T H**

That Grantor, for and in consideration of the sum of TEN and No/100 DOLLARS (\$10.00)  
and other good and valuable consideration to Grantor in hand paid by Grantee, receipt of which is  
hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs, successors  
and assigns forever, all that certain land situate, lying and being in the County of Broward, State  
of Florida, to wit:

**See Exhibit "A" attached hereto and made a part hereof.**

**SUBJECT TO:** (a) Zoning, restrictions, prohibitions and other requirements imposed by  
governmental authority; (b) Restrictions appearing on the plat or otherwise common to the  
subdivision; (c) Public utility easements of record (without serving to impose same); (d) taxes for  
2020 and subsequent years; and (e) all other matters of record.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in  
otherwise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through and under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

WITNESSES:

DUKE REALTY LIMITED PARTNERSHIP, an  
Indiana limited partnership,

By: Duke Realty Corporation, an  
Indiana corporation, its general partner

Barry Hardy  
Barry Hardy  
(Print or type name)

Sue Larson  
Sue Larson  
(Print or type name)

By: JCB  
Name: J. Christopher Brown  
Title: Senior Vice President

STATE OF Georgia  
COUNTY OF Gwinnett

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 29<sup>th</sup> day of October, 2020, by J. Christopher Brown the Senior Vice President of Duke Realty Corporation, an Indiana corporation, the general partner of DUKE REALTY LIMITED PARTNERSHIP, an Indiana limited partnership, on behalf of said partnership, who is personally known to me or who has produced \_\_\_\_\_, as identification.

NOTARY SEAL:



Kim Martenn  
NOTARY PUBLIC, STATE OF Georgia  
Kim Martenn  
Print Name

\_\_\_\_\_  
(Commission Number)

## EXHIBIT "A"

### Legal Description

#### LEGAL DESCRIPTION - 5' Right-of-Way Dedication

SHEET 1 OF 2

A parcel of land being a portion of Parcel "A", "ROCK LAKE PLAT", according to the Plat thereof, as recorded in Plat Book 172, Page 129, of the Public Records of Broward County, Florida, being more particularly described as follows:


**BEGIN** at the most northerly northeast corner of said Parcel "A"; thence along the easterly line of said Parcel "A", South 46°23'31" East, 9.51 feet; thence North 80°03'44" West, 8.72 feet; thence South 88°20'27" West, 392.89 feet; thence North 1°39'33" West, 5.00 feet to the North line of said Parcel "A"; thence along said line, North 88°20'27" East, 394.75 feet to the Point of Beginning.

Said lands situate, lying, and being in the City of Pompano Beach, Broward County, Florida and containing 1,992 square feet (0.0457 Acres) more or less.

#### SURVEYOR'S NOTES


1. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
2. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
3. The bearings shown hereon are based on the South line of the N E 1/4, N W 1/4 of Section 21-48-42, North 88°20'27" East.
4. This drawing is not valid unless bearing the signature and original raised seal of a Florida licensed Surveyor and Mapper. Unsigned copies may be provided for information purposes only.
5. Sun-Tech Engineering, Inc. reserved the right to utilize any and all information obtained in the preparation of this sketch for any other purposes.
6. The undersigned Surveyor has not been provided a current title commitment or abstract of matters affecting boundary or title to the subject property. It is possible that there are instruments which affect the subject property which are unknown to the reviewing Surveyor.
7. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Business and Professional Regulation, License No. LB 7019, pursuant to the provisions of Chapter 472, Florida Statutes.
8. Some features may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled dimensions.
9. This sketch and description consists of 2 sheets and each sheet shall not be considered full, valid and complete unless attached to each other.
10. Sources of information used in the preparation of this map of survey are as follows:
  - A. Record plat entitled "ROCK LAKE PLAT", Plat Book 172, Page 129, Broward County Public Records.
  - B. Record plat entitled "POMPANO INDUSTRIAL PARK THIRD ADDITION", Plat Book 111, Page 33, Broward County Public Records.

#### SURVEYOR'S CERTIFICATION

DATE	REVISION	BY	CHK.
		Digitally signed by Donald L. Cooper DN: cn=U.S. e-Sign, o=Sun-Tech Engineering, Inc., ou=A01410000000171EA7B4117000BA89 cn=Donald L. Cooper Date: 2020.10.05 10:12:04 -04:00 Adobe Acrobat version 11.0.23	
<b>Donald L. Cooper</b>			
 4577 1105 Hill Road, Suite 102 Sunrise, FL 33351 www.suntecheng.com Certificate of Auth. #7007ALB 7019 Phone (954) 777-3123 Fax (954) 777-3114			

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

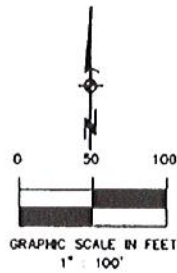
Sun-Tech Engineering, Inc.  
Date of Preparation: October 30, 2020

  
Donald L. Cooper, P.S.M.  
Professional Surveyor and Mapper  
Florida Registration No. 6269

10.5.2020  
Date

20201005-10  
JOB No.  
**19-3983**





TRACT G  
POMPAHO INDUSTRIAL PARK THIRD ADDITION  
(P.B. 111, PG. 33 - B.C.R.)

POINT OF BEGINNING  
MOST NORTHERLY N.E.  
CORNER OF PARCEL "A"  
"ROCK LAKE PLAT"  
(P.B. 172, PG. 129 - B.C.R.)

SOUTH LINE N.E. 1/4, N.W. 1/4 OF SECTION 21-48-42

N88°20'27"E (BASIS OF BEARINGS)

N.W. 33rd STREET

60' R/W - (P.B. 172, PG. 129 - B.C.R.)

N88°20'27"E 384.75'

NORTH LINE OF PARCEL "A"

NON-VEHICULAR ACCESS LINE  
(P.B. 172, PG. 129 - B.C.R.)

10' UTILITY EASEMENT  
(P.B. 172, PG. 129 - B.C.R.)

N01°39'33"W

5.00'

SUBJECT PROPERTY  
6' RIGHT-OF-WAY DEDICATION  
(1,992 SQUARE FEET, 0.0457 ACRES ±)

N80°03'44"W

8.72'

S46°23'31"E

9.51'

PARCEL "A"  
"ROCK LAKE PLAT"  
(P.B. 172, PG. 129 - B.C.R.)

EASTERLY LINE  
OF PARCEL "A"

N.W. 27th AVENUE (BLOUNT ROAD)

84' R/W - (O.R.B. 32919, PG. 1384 - B.C.R.)

S01°07'30"W

EAST LINE N.W. 1/4 OF SECTION 21-48-42

12' R/W - (O.R.B. 32919, PG. 1380 - B.C.R.)

#### KEY TO ABBREVIATIONS LEGEND

B.C.R.	BROWARD COUNTY RECORDS
C	CENTERLINE
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.G.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT OF WAY
NO	NUMBER
NVAL	NON-VEHICULAR ACCESS LINE

THIS DRAWING IS NOT VALID WITHOUT SHEET 2



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