# **Michael Vonder Meulen**

From:	Nguyen Tran <nguyen.tran@copbfl.com></nguyen.tran@copbfl.com>	
Sent:	Tuesday, April 25, 2023 7:54 AM	
То:	Michael Vonder Meulen	
Cc:	Mikelange Olbel; Diego Fernandez-Davila; Austin Fox Architecture	
Subject:	FW: 1531-1537 N Dixie Highway Ownership History	
Attachments:	22-004 Real Property Manager Memo Route Corrective Deed for Signature &	
	Recording.pdf; Corrective Quit Claim Deed Recorded December 2021.pdf; Deed 1451,	
	1505, 1531, 1537 N Dixie Affordable Restrictions.pdf; FDOT Deed to City N Dixie Hwy	
	Propertys June 29, 2000.pdf; Reso. 2006-053 Accepting Conveyance of 10 Parcels N	
	Dixie Hwy, NW 5 Ave & 408 Hammondville Rd .pdf; RE: Unification of 4 folios on N Dixie	
	Hwy, Pompano Beach	

# Development Team,

Please see summary below from Cassandra. These properties have been in the CRA's ownership since 2002 and 2006. They have been vacant for a very long time and have been very difficult to develop considering how shallow they are after the R/W Dedication for Dixie Highway. These lots did not come over to the CRA in 2021, that was a corrective deed that we recorded for you to eliminate an affordable housing restriction placed on 2 of the lots that were conveyed in error back in 2002 and knowing that you were building a "for-sale" product, we did not want this restriction to effect the development in any way. This could be considered new evidence that meets the criteria for a rehearing. Again, we have had multiple proposals for these lots and we have known that they are very shallow and may present a challenge to develop without some sort of variance or relief from the Land Development Regulations. This creates a "Hardship" and should qualify for a Variance. Zoning Board of Appeals also needs to know that the CRA Board just approved an Amendment to our Development Agreement and is in support of this project moving forward. This was not made clear to ZBA and needs to be. Let me know if you need any further information for a Rehearing.



Hours of Operation – Monday through Thursday from 8 a.m. to 6 p.m.

From: Cassandra LeMasurier <Cassandra.LeMasurier@copbfl.com>
Sent: Monday, April 24, 2023 6:24 PM
To: Nguyen Tran <Nguyen.Tran@copbfl.com>
Subject: 1531-1537 N Dixie Highway Ownership History

# Nguyen,

A portion of 1531-1537 N Dixie Highway (folio <u>484226470010</u>) was conveyed to the CRA from the City on April 23, 2002.

Specifically 1531 N Dixie Highway (former folio <u>484235290120</u>) and 1537 N Dixie Highway (former folio <u>484235290141</u>). When the City prepared the deed the City imposed affordable housing restrictions on this parcel and others <u>in error</u>. A corrective deed was recorded December 2021 to remove the restrictions imposed in error. Prior to that the parcels were conveyed to the City from FDOT June 29, 2000.

1533 N Dixie Highway former folio <u>484235290130</u> and 1535 N Dixie Highway former folio <u>484235290140</u> were conveyed from the City to the CRA June 1, 2006 with a 5 year affordable housing restriction. See attached Reso. 2006-053 which has the deed and aerials of the parcels.

The 4 separate folios were unified when BCPA recorded the Declaration of Covenants and Restrictions recorded in INSTR# 117768551. See attached email from Jason Carlo with BCPA verified the unification of the folios. All four parcels have been vacant since at least 2000.

Sincerely, Cassie





Hours of Operation Mon - Thurs 7am to 6pm



# FINANCE DEPARTMENT

Cassandra LeMasurier, Real Property Manager E: cassandra.lemasurier@copbfl.com | P: 954.786.4117 | F: 954.786.7836

> Real Property Manager #22-004 December 16, 2021

To:	Asceleta Hammond, City Clerk
Though:	Mark Berman, City Attorney
From:	Cassandra LeMasurier, Real Property Manager
Subject:	Route for Signature and Recording - Corrective Deed for City Properties Conveyed to CRA in 2002

The City Commission approved conveyance of 49 City-owned parcels to CRA with Resolution 2002-173 on April 23, 2002. The agenda item approved by the City Commission contained three groups of properties, which each had specific restrictions as shown in the three deeds in the Commission backup. The 26 parcels in Group A were approved as infill housing with permanent affordable housing restrictions. The 21 parcels in Group B were approved to be developed as commercial business or residential with no income restrictions. The 2 properties in Group C were approved as residential infill housing with no income restrictions.

The deed sent to the County with the affordable housing restrictions approved for Group A listed all 49 properties and therefore affordable housing restrictions were imposed in error on the 23 parcels in Groups B and C.

City Attorney Mark Berman has reviewed the agenda backup and recorded deed and prepared the attached corrective deed to remove the affordable housing restrictions imposed in error. Note there are fewer properties listed on the corrective deed since several of the folios have since be unified and developed under a new folio.

Please route the corrective deed for signature and send the fully executed deed to Broward County for recording. Thank you for your assistance with my request.

Instr# 117833880 , Page 1 of 6, Recorded 12/29/2021 at 02:43 PM Broward County Commission Deed Doc Stamps: \$0.70

Prepared By and Return to:		
Office of the City Attorney		
City of Pompano Beach		
100 W. Atlantic Blvd., Ste. 467		
Pompano Beach, Florida 33061		
Parcel ID: 484235001050	484235050080	
484235050010	484235050090	
484235050020	484235080040	
484235050030	484235290060	
484235050040	484235290100	
484235050050	484235290120	
484235050060	484235290141	
484235050070		
SPACE ABOVE THIS LINE FOR PROCE	ESSING DATA	SPACE ABOVE THIS LINE FOR RECORDING DATA

# <u>CORRECTIVE QUIT CLAIM DEED</u>

This QUIT CLAIM DEED made and executed the  $22^{\text{A}}$  day of December, 2021.

by:

**CITY OF POMPANO BEACH**, a Florida municipal corporation, whose post office address is 100 W. Atlantic Boulevard, P. O. Box 2083, Pompano Beach, Florida 33061, referred to as "first party," to

**POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY**, a public body corporate and politic, of 100 West Atlantic Boulevard, Pompano Beach, Florida 33060, referred to as the "second party."

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the first party, for and in consideration of the sum of TEN and No/100 DOLLARS (\$10.00) in hand paid by the second party, the receipt of which is acknowledged, does remise, release and quit-claim to the second party forever, all the right, title, interest, claim and demand which the first party has in and to the following described lot, piece or parcel of land situate, lying and being in the County of Broward. State of Florida, to-wit:

## See Exhibit "A" attached and made a part of this Deed.

If any part of the subject properties is not used and maintained for commercial/business or residential purposes, or if any part ceases to be used and maintained for any of such purposes, or if any part is used for any other purpose inconsistent with such purposes, then all the right, title and interest in and to such property and the improvements thereon, shall revert to and re-vest in the first party, its successors or assigns; provided, that under such condition subsequent, the City's reversionary interest and any re-vesting of title in the City shall always be subject and subordinate to and limited by, and shall not defeat, render invalid or limit in any way the lien of any mortgage or holders of mortgages.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the first party, either in law or equity, to the only proper use, benefit and behoof of the second party forever.

This Corrective Quit Claim Deed corrects the restriction imposed by the City against the lots described in that certain Quit Claim Deed dated April 23, 2002, and recorded in Broward County, in Official Records Book 33261 at Page 270, of the public records of Broward County, Florida.

IN WITNESS WHEREOF, the first party has signed and sealed these presents the day and year first above written.

**CITY OF POMPANO BEACH** By: **REX/HARDIN, MAYOR CITY MANAGER** RRISON. Attest: (SEAL) ETA HAMMOND, CITY CLERK APPROVED TOPORM MARK E. BERMAN, CI ATTORNEY STATE OF FLORIDA COUNTY OF BROWARD The foregoing instrument was acknowledged before me, by means of  $\Box$  physical presence or  $\Box$  online notarization, this  $\Box$  day of  $\Box$  device  $\Box$ , 20**)**, by **REX HARDIN** as Mayor, **GREGORY P. HARRISON** as City Manager and **ASCELETA HAMMOND** as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who are personally known to me. ATE OF FLORIDA NOTARY'S SEAL: lic State of Florid nowledger Typed, Printed or Stamped) GG 2311M

JES:jrm 12/15/21 L:realest/2021-1093 Commission Number

### EXHIBIT A

### **LEGAL DESCRIPTIONS**

- FOLIO: 484235001050
- ADDRESS: 338 MARTIN LUTHER KING, JR. BLVD.
- LEGAL: AN UNDIVIDED 1/5 INTEREST IN AND TO THE EAST 100 FEET OF THE WEST ONE ACRE OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SUBJECT TO THE PUBLIC RIGHT-OF-WAY OF MARTIN LUTHER KING BOULEVARD (FORMERLY KNOWN AS HAMMONDVILLE ROAD) AS NOW LAID OUT OVER AND ACROSS THE NORTH 56 FEET, MORE OR LESS, OF SAID LAND.
- FOLIO: 484235050010
- ADDRESS: 348 NW 2 COURT
- LEGAL: THE WEST 50 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.
- FOLIO: 484235050020
- ADDRESS: 344 NW 2 COURT
- LEGAL: THE EAST 50 FEET OF WEST 100 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.
- FOLIO: 484235050030
- ADDRESS: 340 NW 2 COURT
- LEGAL: THE EAST 50 FEET OF WEST 150 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.
- FOLIO: 484235050040
- ADDRESS: 336 NW 2 COURT
- LEGAL: THE EAST 50 FEET OF WEST 200 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.
- FOLIO: 484235050050

ADDRESS: 332 NW 2 COURT

LEGAL: THE EAST 50 FEET OF WEST 250 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

### FOLIO: 484235050060 ADDRESS: 328 NW 2 COURT LEGAL: THE EAST 50 FEET OF WEST 300 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

FOLIO: 484235050070

ADDRESS: 324 NW 2 COURT

LEGAL: THE EAST 50 FEET OF WEST 350 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

- FOLIO: 484235050080
- ADDRESS: 320 NW 2 COURT
- LEGAL: THE EAST 50 FEET OF WEST 400 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.
- FOLIO: 484235050090

ADDRESS: 316 NW 2 COURT

- LEGAL: THE EAST 50 FEET OF WEST 450 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.
- FOLIO: 484235080040
- ADDRESS: 304 NW 2 AVENUE
- LEGAL: PORTION OF LOTS 2 AND 3 OF THE RE-SUBDIVISION OF LOT 15, 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 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 3: THENCE NORTH 01°25'48" WEST ALONG THE WEST LINE OF SAID LOTS 2 AND 3, AND THE EAST RIGHT-OF-WAY LINE OF NORTHWEST 2ND AVENUE, 150 FEET; THENCE NORTH 88°27'39" EAST, 114.46 FEET TO THE WEST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 86170-2508; THENCE SOUTH 13°57'10" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 137.50 FEET; THENCE SOUTH 51°07'24" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 28.87 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MARTIN LUTHER KING BOULEVARD (FORMERLY KNOWN AS HAMMONDVILLE ROAD) AND THE SOUTH LINE OF SAID LOT 3; THENCE SOUTH 88°25'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE AND SOUTH LOT LINE, 55.07 FEET TO THE POINT OF BEGINNING.

FOLIO: 484235290060 ADDRESS: N DIXIE HIGHWAY LEGAL: THAT PART OF LOT

THAT PART OF LOTS 5, 6, 7, 8, 9, 10 AND 11, BLOCK 2, POMPANO TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 5: THENCE NORTH 88°18'53" EAST ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 5, A DISTANCE OF 88.25 FEET TO A POINT ON THE WESTERLY EXISTING RIGHT-OF-WAY LINE FOR STATE ROAD 811 (DIXIE HIGHWAY) ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION NO. 86170-2508 AND A LINE LYING 95.00 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY EXISTING RIGHT-OF-WAY LINE FOR THE FLORIDA EAST COAST RAILWAY COMPANY RAILROAD: THENCE NORTH 13°57'20" EAST ALONG SAID WESTERLY EXISTING RIGHT-OF-WAY LINE AND SAID PARALLEL LINE, A DISTANCE OF 164.51 FEET; THENCE NORTH 38°52'27" WEST CONTINUING ALONG THE WESTERLY EXISTING RIGHT-OF-WAY LINE FOR SAID STATE ROAD 811 (DIXIE HIGHWAY), A DISTANCE OF 39.85 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID LOT 11 AND THE SOUTHERLY EXISTING RIGHT-OF-WAY LINE FOR NW 15TH STREET: THENCE SOUTH 88°17'46" WEST ALONG SAID NORTHERLY BOUNDARY LINE AND SAID SOUTHERLY EXISTING RIGHT-OF-WAY LINE, A DISTANCE OF 55.28 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE SOUTH 13°57'32" WEST ALONG THE WESTERLY BOUNDARY LINE OF SAID LOTS 5 THROUGH 11, A DISTANCE OF 197.44 FEET TO THE POINT OF BEGINNING.

FOLIO: 484235290100

ADDRESS: 1505 N DIXIE HIGHWAY

LEGAL: LOTS 1, 2, 3 AND 4, BLOCK 3, POMPANO TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, EXCEPTING THE FOLLOWING DESCRIBED PORTION THEREOF FOR ROAD RIGHT OF WAY;

THE EASTERLY 40 FEET AS MEASURED AT RIGHT ANGLES TO THE EASTERLY LINE OF SAID BLOCK 3 AND ALL THAT AREA SITUATED SOUTHEAST OF THE CHORD FORMED BY A 25 FOOT RADIUS CURVE, BEING CONCAVE TO THE NORTHWEST AND HAVING TANGENT EXTENSIONS. BOUNDED ON THE EAST BY A LINE 40 FEET WEST OF AND PARALLEL TO THE EAST LINE OS SAID BLOCK 3 AS MEASURED AT RIGHT ANGLES AND ON THE SOUTH BY THE SOUTH LINE OF SAID LOT 1, BLOCK 3.

FOLIO: 484235290120 ADDRESS: 1531 N DIXIE HIGHWAY LEGAL: LOTS 1 AND 2, BLOCK 4, POMPANO TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS ROAD RIGHT OF WAY.

FOLIO: 484235290141

ADDRESS: 1537 N DIXIE HIGHWAY

LEGAL: LOT 6, LESS THE SOUTH 4 FEET THEREOF, TOGETHER WITH ALL OF LOTS 7, 8, 9, 10 AND 11, BLOCK 4, POMPANO TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS ROAD RIGHT OF WAY.

Frealest/exhibit a to cra lots

CFN # 101970254, OR BK 33261 Page 270, Recorded 06/11/2002 at 12:50 PM, Broward County Commission, Doc. D \$0.70 Deputy Clerk 2000

This Instrument Prepared By: Gordon B. Linn, City Attorney City of Pompano Beach P. O. Box 2083 Pompano Beach, Florida 33061

# **QUIT CLAIM DEED**

Executed this <sup>23rd</sup> day of \_\_\_\_\_\_, 2002, by

**CITY OF POMPANO BEACH**, a municipal corporation of the County of Broward, State of Florida, whose post office address is 100 W. Atlantic Boulevard, P. O. Box 2083, Pompano Beach, Florida 33061, referred to as "first party", to

THE POMPANO BEACH REDEVELOPMENT AGENCY OF THE CITY OF POMPANO BEACH, whose post office address is 100 W. Atlantic Boulevard, Pompano Beach, Florida 33060, hereinafter referred to as "second party".

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of TEN and No/100 DOLLARS (\$10.00) in hand paid by the second party, the receipt of which is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of 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.

If any part of the subject properties shall not be used and maintained as a residence for affordable housing based on the State of Florida annually published maximum affordable sales price for newly constructed homes in Broward County, or if any part ceases to be used and maintained for any of such purposes, or if any part be used for any other purpose inconsistent with such purposes, then all the right, title and interest in and to such property and the improvements thereon, shall revert to and revest in the first party, its successors or assigns; provided, that under such condition subsequent, the City's reversionary interest and any revesting of title in the City shall always be subject and insubordinate to and limited by, and shall not defeat, render invalid or limit in any way the lien of any mortgage, or holders of mortgages.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of said first party, either in law or equity, to the only proper use, benefit and behoof of said second party forever.

IN WITNESS WHEREOF, the first party has signed and sealed these presents the day and year first above written.

WITNESSES: elby R. Bartholoneus (Print or Type Name) DADTHOLOMOU Oanno

(Print or Type Name)

CITY OF POMPANO BEACH

WILLIAM F. GRIJFIN, MAYOR

Atteşt:

Mary L. Chambers, City Clerk

Approved/by:

Gordon B. Linn, City Attorney

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 2nd day of <u>May</u>, 2002 by WILLIAM F. GRIFFIN, as Mayor of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who is personally known to me.

NOTARY'S SEAL:

OFFICIAL NOTARY SEAL ASCELETA HAMMOND NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. CC800663 MY COMMISSION STP. JAN. 7,2003

Sielifa amie NOTARY PUBLIC, STATE OF FLORIDA

ASCELETA HAMMOND

(Name of Acknowledger Typed, Printed or Stamped)

(SEAL)

Commission Number

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 2nd day of May, 2002 by C. WILLIAM HARGETT, JR., as City Manager of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal protocol, who is personally known to me.

NOTARY'S SEAL:

OFFICIAL NOTARY SEAL ASCELETA HAMMOND NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. CC800663 MY COMMISSION EXP. JAN. 7,2003

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NOTARY PUBLIC, STATE OF FLORIDA ASCELETA HAMMOND

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 2nd day of May, 2002 by MARY L. CHAMBERS as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who is personally known to me.

NOTARY'S SEAL:

elese tund NOTARY PUBLIC, STATE OF FLORIDA

ASCELETA HAMMOND

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

OFFICIAL NOTARY SEAL ASCELETA HAMMOND NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. CC800663 MY COMMISSION EXP. JAN. 7,2003

> GBL/jrm 4/16/02 l:realest/2002-1063

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# CITY OWNED PARCELS TO BE CONVEYED EXHIBIT "A"

FOLIO: ADDRESS: LEGAL:	8233-04-581 2835 NW 4th Street W 50 of E 350 of S 1/5 of SW ¼ of NE ¼ of SW ¼ less S 35 For St A/K/A 950 CC
FOLIO: ADDRESS: LEGAL:	8226-00-0080 651 NW 21st Court Comm at SE Cor of NW ¼ of NW ¼ Thence W Alg S/L 795.43, N 98 To POB, W 24, N 154, E 464, S 2, W 462 S 150, E 22, S 2 To POB.
FOLIO: ADDRESS: LEGAL:	8235-24-0040 409 NW 6th Avenue Lot 3, Block 1, J.J. Hogan's Subdivision, according to the map or Plat thereof recorded in Plat Book 5, of the Public Records of Broward County, Florida
FOLIO: ADDRESS: LEGAL:	8233-02-070 2210 NW 4th Court Lot seventy-three (73), of COLLIER CITY, a subdivision according to the Plat thereof, recorded in Plat Book 31, Page 1 of the Public Records of Broward County, Florida.
FOLIO: ADDRESS: LEGAL:	8233-02-059 2340 NW 4th Court Lot 62, of COLLIER CITY, according to the Plat thereof, recorded In Plat Book 31, Page 1 of the Public Records of Broward County, Florida.
FOLIO: ADDRESS: LEGAL:	8233-04-510 2931 NW 4th Court 33-48-42 W 50 of E 400 of S 1/3 of N 3/5 of SW ¼ of NE ¼ of SW ¼ Less S 25 for St AKA 873 CC

FOLIO: ADDRESS: LEGAL:	8233-04-1870 280 NW 27th Avenue THE NORTH 1/3 OF THE SOUTH 3/5 OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LESS THE EAST 550 FEET THEROF, AND LESS THE SOUTH 50 FEET THEROF, AND LESS THE NORTH 25 FEET THEROF, AND LESS THE WEST 25 FEET THEREOF. AKA: 439CC
FOLIO: ADDRESS: LEGAL:	8233-04-191 2657 NW 3rd Street THE WEST 50 FEET OF THE EAST 500 FEET, OF THE SOUTH ½ OF THE NORTH 2/5 OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, TOGETHER WITH A PERPETUAL RIGHT OF WAY INGRESS AND ENGRESS, BUT NO EXCLUSIVE, OVER THE SOUTH 25 FEET THEROF, ACCORDING TO THE UNRECORDED PLAT NO. SOUTH 12 EAST, OF COLLIER CITY LOTS, MADE BY REFERENCE A PART HEREOF, LYING AND BEING IN BROWARD COUNTY, STATE OF FLORIDA. AKA LOT NO. 443
FOLIO: ADDRESS: LEGAL:	8233-11-091 2701 NW 7th Street LOT 96, COLLIER CITY ADDITION, ACCORDING TO THE MAP OR PLAT THEROF AS RECORDED IN PLAT BOOK 73, PAGE 47, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
FOLIO: ADDRESS: LEGAL:	8233-02-028 2240 NW 5th Street Lot 28, COLLIER CITY, according to the Plat thereof, as recorded in plat Book 31, Page 1, of the Public Records of Broward County, Florida

. . .

FOLIO: ADDRESS: LEGAL:	8233-05-4023 130 NW 30th Avenue THE SOUTH 51.39 FEET OF THE SOUTH ½ OF THE NORTH 2/5 OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ (LESS THE EAST 200 FEET AND LESS THE WEST 25 FEET THEREOF) OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING PART OF TRACT 27, COLLIER CITY, UNRECORDED.
FOLIO: ADDRESS: LEGAL:	8233-04-1710 2525 NW 2nd Street W 50 OF E 250 OF N ½ OF S 2/5 OF NW ¼ OF SW ¼ OF SE ¼ LESS S 25 FOR ST AKA 423 CC
FOLIO: ADDRESS: LEGAL:	8235-40-0230 412 NW 10th Avenue SCOTTS PARK 19-38 B LOT 10 W 50 BLK 2
FOLIO: ADDRESS: LEGAL:	8233-04-452 2843 NW 5th Street 33-48-42 W 50 OF E 400 OF N1/5 OF SW1/4 OF NE1/4 OF SW1/4 LESS S 25 AKA 797 CC
FOLIO: ADDRESS: LEGAL:	8233-04-618 2826 NW 4th Street 33-48-42 W 50 OF E 250 OF N1/5 OF NW1/4 OF SE1/4 OF SW1/4 LESS N 25 AKA 987 CC
FOLIO: ADDRESS: LEGAL:	8233-04-6380 3061 NW 3rd Street 33-48-42 W 50 OF E 385 OF S1/2 OF N2/5 OF NE1/4 OF SW1/4 OF SW1/4 LESS S 25 FOR RD AKA 1013 CC
FOLIO: ADDRESS: LEGAL:	8235-00-0690 716 NW 9th Avenue 35-48-42 W1/2 OF NW1/4 OF NW1/4 OF SW1/4 LESS S 525 & LESS N 30 FOR ST & LESS 50 RD AS IN OR 4210/208

OR BK 33261 PG 275

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FOLIO: ADDRESS: LEGAL:	8235-10-0170 209 NW 6th Court SUMPTERS COL ADD TO POMPANO AMENDED PLAT 1-12 B LOT 23
FOLIO:	8227-00-0600
ADDRESS:	1651 NW 15th Street
LEGAL:	E 50 OF S 150 OF W1/2 OF SW ¼ OF SE ¼ OF SW 1/4
FOLIO: ADDRESS: LEGAL:	8234-00-021 901 NW 8th Street E1/2 OF SE ¼ OF SE ¼ OF NE ¼ LESS S 30 FOR ST & LESS P/P/A ANNIE LAURIE COURTS
FOLIO:	8235-19-0190
ADDRESS:	424 NW 4th Court
LEGAL:	SHEWMAKE PARK 2-52 B LOT 10 BLK 2
FOLIO: ADDRESS: LEGAL:	8233-04-690 2930 NW 3rd Street 33-48-42 W 50 OF E 450 OF S 1/3 OF N 3/5 OF NW ¼ OF SE ¼ OF SW ¼ LESS N 25 FOR AKA 1067 CC
FOLIO:	8234-02-045
ADDRESS:	616 NW 16th Avenue
LEGAL:	SEABORD HIGHLANDS 15-30 B LOT 20 BLK 4
FOLIO: ADDRESS: LEGAL:	8233-04-0580 2450 NW 4th Court 33-48-42 E 50 OF W 350 OF N1/2 OF S 2/5 OF S ¼ OF NW ¼ OF SE ¼ LESS N 25 FOR ST AKA: 295 CC
FOLIO:	8233-02-1710
ADDRESS:	2120 NW 3rd Street
LEGAL:	COLLIER CITY 31-1 B LOT 175

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FOLIO: ADDRESS: LEGAL:	8233-02-0170 2345 NW 5th Street COLLIER CITY 31-1 B LOT 17 W 13 M/L
FOLIO: ADDRESS: LEGAL:	8235-00-1050 338 MLK, Jr. Blvd An undivided one-fifth (1/5 <sup>th</sup> ) interest in and to The East 100 feet of the West one acre of the North Half of the south Half of the Northeast Quarter of the Southeast Quarter of the Southwest quarter of Section 35, Township 48 south, Range 42 east, subject to the rights of the public in the fight of way of Martin Luther King Boulevard (formerly known as Hammondville Road) as now laid out over and across the North 56 feet, more or less, of said land.
FOLIO: ADDRESS: LEGAL:	8235-05-0010 348 NW 2 CT 35-48-42 W 50 OF S ½ OF S ½ OF NE ¼ OF SE ¼ OF SW ¼ LESS RD
FOLIO: ADDRESS: LEGAL:	8235-05-0020 344 NW 2 CT 35-48-42 E 50 OF W 100 OF S ½ OF S ½ OF NE ¼ OF SE ¼ OF SW ¼ LESS RD
FOLIO: ADDRESS: LEGAL:	8235-05-0030 340 NW 2 CT 35-48-42 E 50 OF W 150 OF S ½ OF S ½ OF NE ¼ OF SE ¼ OF SW ¼ LESS RD
FOLIO: ADDRESS: LEGAL:	8235-05-0040 336 NW 2nd Court 35-48-42 E 50 OF W 200 OF S ½ OF S1/2 OF NE1/4 OF SE1/4 OF SW1/4 LESS RD

OR BK 33261 PG 277

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FOLIO: ADDRESS: LEGAL:	8235-05-0050 332 NW 2 CT 38-48-42 E 50 OF W 250 OF S ½ OF S ½ OF NE ¼ OF SE ¼ OF SW ¼ LESS RD
FOLIO: ADDRESS: LEGAL:	8235-05-0060 328 NW 2 CT 35-48-42 E 50 OF W 300 OF S ½ OF S ½ OF NE ¼ OF SE ¼ OF SW ¼ LESS RD
FOLIO: ADDRESS: LEGAL:	8235-05-0070 324 NW 2 CT 35-48-42 E 50 OF W 350 OF S ½ OF S ½ OF NE ¼ OF SE ¼ OF SW ¼ LESS RD
FOLIO: ADDRESS: LEGAL:	8235-05-0080 320 NW 2 CT 35-48-42 E 50 OF W 400 OF S ½ OF S ½ OF NE ¼ OF SE ¼ OF SW ¼ LESS RD
FOLIO: ADDRESS: LEGAL:	8235-05-0090 316 NW 2 CT E 50 OF W 450 OF S ½ OF S ½ OF NE ¼ OF SE ¼ OF SW ¼ LESS RD
FOLIO: ADDRESS: LEGAL:	8235-05-0100 312 NW 2 CT 35-48-42 E 50 OF W 500 OF S ½ OF S ½ OF NE ¼ OF SE ¼ OF SW ¼ LESS RD
FOLIO: ADDRESS: LEGAL:	8235-05-0110 308 NW 2 CT 35-48-42 E 50 OF W 550 OF S ½ OF S ½ OF NE ¼ OF SE ¼ OF SW ¼ LESS RD
FOLIO: ADDRESS: LEGAL:	8235-05-0120 304 NW 2 CT 35-48-42 E 50 OF W 600 OF S ½ OF S ½ OF NE ¼ OF SE ¼ OF SW ¼ LESS RD

OR BK 33261 PG 278

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FOLIO: ADDRESS: LEGAL:	8235-05-0130 300 NW 2 CT 35-48-42 S ½ OF S ½ OF NE ¼ OF SE ¼ OF SW ¼ LESS W 600 & LESS RDS
FOLIO: ADDRESS: LEGAL:	8235-08-0050, 8235-08-0040, 8235-08-0030 301 N. Dixie Highway, 304 NW 2nd Avenue, 313 N. Dixie Highway That part of the South of lot 2 and that part of Lot 3, RE- SUBDIVISION OF LOT FIFTEEN (15) OF SUBDIVISION OF SECTION 35, according to the plat thereof, as recorded in Plat
	Book B, page 76 of the Public Records of Dade County, Florida, lying in Section 35, Township 48 South, Range 42 East, Broward County, Florida, being more particularly described as follows:
	BEGIN at the Southwest Corner of said Lot 3: thence North 01°26'17" West along the Westerly boundary line of said Lots 2 and 3, a distance of 150.60 feet to a point on the Northerly boundary line of said South of Lot 2: thence North 88°27'10" East along said Northerly boundary line, a distance of 115.54 feet to a point on the Westerly Existing Right of Way line for State Road 811 (Dixie Highway) according to the Florida Department of Transportation Right of Way map for Section No. 86170-2508 and a line lying 95.00 feet Westerly of and parallel with the Westerly Existing Right of Way line for the Florida East Coast Railway Company Railroad: thence South 13°57'20" West along said Westerly Existing Right of Way line and said parallel line, a distance of 137.25 feet: thence South 51°11'16" West along said Westerly Existing Right of Way line, a distance of 30.25 feet to a point on the Southerly boundary line for Hammondville Road: thence South 88°25'12" West along said Southerly boundary line and said Northerly Existing Right of Way line, a distance of 55.07 feet the POINT OF BEGINNING.
FOLIO: ADDRESS:	8235-29-0060 1417-1441 N. Divie Highway

ADDRESS: LEGAL:

1417-1441 N. Dixie Highway That part of Lots 5, 6, 7, 8, 9, 10 and 11, Block 2, POMPANO TERRACE, according to the plat thereof, as recorded in Plat Book 10, Page 11 of the Public Records of Broward County, Florida, lying in Section 35, Township 48 South, Range 42 East, being more particularly described as follows:

BEGIN at the Southwest corner of said Lot 5: thence North 88°18'53" East along the Southerly boundary line of said Lot 5, a distance of 88.25 feet to a point on the Westerly Existing Right of Way line for State Road 811(Dixie Highway) according to the Florida Department of Transportation Right of Way map for Section No. 86170-2508 and a line lying 95.00 feet Westerly of and parallel with the Westerly Existing Right of Way line for the Florida East Coast Railway Company Railroad: thence North 13°57'20" East along said Westerly Existing Right of Way line and said parallel line, a distance of 164.51 feet: thence North 38°52'27" West continuing along the Westerly Existing Right of Way line for said State Road 811 (Dixie Highway), a distance of 39.85 feet to a point on the Northerly boundary line of said Lot 11 and the Southerly Existing Right of Way line for N.W. 15th Street: thence South 88°17'46" West along said Northerly boundary line and said Southerly Existing Right of Way line, a distance of 55.28 feet to the Northwest corner of said Lot 11; thence South 13°57'32" West along the Westerly boundary line of said Lots 5 through 11, a distance of 197.44 feet tot the POINT OF BEGINNING.

FOLIO: ADDRESS: LEGAL:

### 8235-29-0100

# 1505 N. Dixie Highway

that part of Lots 1, 2, 3 and 4, Block 3, POMPANO TERRACE, according to the plat thereof, as recorded in Plat Book 10, Page 11 of the Public Records of Broward County, Florida, lying in Section 26, Township 48 South, Range 42 East, being more particularly described as follows:

BEGIN at the Southwest corner of said Lot 1: thence North 88°17'46" East along the southerly boundary line said Lot 1 and the Northerly Existing Right of Way line for N.W. 15<sup>th</sup> Street, a distance of 69.31 feet to a point on the Westerly Existing Right of Way line for State Road 811 (Dixie Highway) according to the Florida Department of Transportation Right of Way map for Section No. 86170-2508: thence North 51°07'33" East along said Westerly Existing Right of Way line, a distance of 30.21 feet to a point on a line lying 95.00 feet Westerly of and parallel with the Westerly Existing Right of Way line for the Florida East Coast Railway Company Railroad: thence North 13°57'20" East along said Westerly Existing Right of Way line for State Road 811 (Dixie Highway) and said parallel line of said Lot 4; thence South 88°16'30" West along said Northerly boundary line, a distance of 87.50 feet to a point on the northerly boundary line, a distance of 88.26 feet to the Northwest corner of said Lot 4; thence south 13°57'42" West along the Westerly boundary line of said Lots 1, 2, 3 and 4, a distance of 106.43 feet to the POINT OF BEGINNING.

FOLIO: ADDRESS: LEGAL:

### 8235-29-0120

1531 N. Dixie Highway That part of Lots 1, 2, 3, 4, 5 and that part of the South 4.0 feet of Lot 6, Block 4, POMPANO TERRACE, according to the plat thereof, as recorded in Plat Book 10, Page 11 of the Public Records of Broward County, Florida, lying in Section 26, Township 48 south, Range 42 East, being more particularly described as follows:

BEGIN at the Southwest corner of said Lot 1: thence North 88°14'41" East along the Southerly boundary line of said Lot 1 and the Northerly Existing Right of Way line for N.W. 15th Court, a distance of 69.31 feet to a point on the Westerly Existing Right of Way line for State Road 811 (Dixie Highway) according to the Florida Department of Transportation Right of Way map for Section No. 86170-2508: thence North 51°06'00" East along said Westerly Existing Right of Way line, a distance of 30.19 feet to a point on a line lying 95.00 feet Westerly of and parallel with the Westerly Existing Right of Way line for the Florida East Coast Railway Company Railroad: thence North 13°57'20" East along said Westerly Existing Right of Way line for State Road 811 (Dixie Highway) and said parallel line, a distance of 116.05 feet to a point on the North line of the South 4.0 feet of said Lot 6; thence South 88°18'16" West along said North line, a distance of 88.25 feet to a point on the Westerly boundary line of said Lot 6: thence south 13°56'22" West along the Westerly boundary line of said Lots 1, 2, 3, 4, 5 and 6, a distance of 135.07 feet to the POINT OF BEGINNING.

FOLIO: ADDRESS: LEGAL:

# 8235-29-0141

1537 N. Dixie Highway that part of Lot 6, less the South 4.0 feet thereof and that part of Lots 7, 8, 9, 10 and 11, Block 4, POMPANO TERRACE, according to the plat thereof, as recorded in Plat Book 10, Page 11

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of the Public Records of Broward County, Florida, lying in Section 26, Township 48 South, Range 42 East, being more particularly described as follows:

BEGIN at the Northwest corner of said lot 11; thence North 88°22'33" East along the Northerly boundary line of said Lot 11 and the Southerly Existing Right of Way line for N.W. 15<sup>th</sup> Place, a distance of 55.35 feet to a point on the Westerly Existing Right of Way line for State Road 811 (Dixie Highway) according to the Florida Department of Transportation Right of Way map for Section No. 86170-2508: thence South 38°50'04" East along said Westerly Existing Right of Way line, a distance of 39.82 feet to a point on a line lying 95.00 feet Westerly of and parallel with the Westerly Existing Right of Way line for the Florida East Coast of the Public Records of Broward County, Florida, lying in Section 26, Township 48 South, Range 42 East, being more particularly described as follows:

BEGIN at the Northwest corner of said lot 11; thence North 88°22'33" East along the Northerly boundary line of said Lot 11 and the Southerly Existing Right of Way line for N.W. 15th Place, a distance of 55.35 feet to a point on the Westerly Existing Right of Way line for State Road 811 (Dixie Highway) according to the Florida Department of Transportation Right of Way map for Section No. 86170-2508: thence South 38°50'04" East along said Westerly Existing Right of Way line, a distance of 39.82 feet to a point on a line lying 95.00 feet Westerly of and parallel with the Westerly Existing Right of Way line for the Florida East Coast Railway Company Railroad; thence South 13°57'20" West along said Westerly Existing Right of Way line for State Road 811 (Dixie Highway) and said parallel line, a distance of 119.93 feet to a point on the North line of the South 4.0 feet of said Lot 6: thence South 88°18'16" West along said North line, a distance of 88.25 feet to a point on the Westerly boundary line of said Lot 6: thence North 13°56'22" East along the Westerly boundary line of said Lots 6, 7, 8, 9, 10 and 11, a distance of 152.95 feet to the POINT OF BEGINNING.

FOLIO: ADDRESS: LEGAL:

8234-04-0100 & 8234-04-0180 200 NW 18th Avenue & 400 NW 18 Avenue Lots 1 through 5, inclusive, in Block 4, TOGETHER WITH Lots 9 and 10 in Block 5 of HUNTERS MANOR, according to the Plat thereof, as recorded in Plat Book 19, at Page 27 of the Public Records of Broward County, Florida.





2013 113 - O FM 3: 33

City Attorney's Communication #2000-3644 August 9, 2000

TO: T. C. Broadnax, Assistant to the City Manger

FROM: Jill R. Mesojedec, Legal Assistant

VIA: Gordon B. Linn, City Attorney.

**RE:** Acquisition of Surplus Property from FDOT along Dixie Highway

Attached please find a copy of the recorded Quit Claim Deed from Florida Department of Transportation to the City of Pompano Beach, dated June 29, 2000. As the City now owns these properties, please ensure that appropriate action is taken to maintain the properties.

If I may be of any further assistance, please feel free to contact me.

JILL R. MESOJEDE

l:cor/comdev/2000-3644 Attachment

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86170-2508

04

811

	INST	R # 100397091
27-SPD.04 02/99	OR B	K 30670 PG 0771
(Valuable consideration without mineral rights)	Re CLIQE Cuipeiss	D 07/13/2000 03:33 PH ION
This instrument prepared	Bicmard Deputy (	LERK 1032
under the supervisions of:		
the famen		
Karen Kameron, Attorney		
Legal description prepared by:		
Horst Kom, District Administrator		
Surveying & Mapping		•
Florida Department of Transportation		
3400 W. Commercial Boulevard		
Ft. Lauderdale, Florida 33309	Parcel Nos.:	100, 127, 128,
		129, 130, &
		131 (PART)
	Item/Segment No.:	227354-1

#### QUITCLAIM DEED

Section No.:

Managing District:

State Road No .:

THIS INDENTURE, Made this <u>June 29, 2000</u> by and between the STATE OF FLORIDA by and through the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, Party of the First Part, whose address is 3400 West Commercial Boulevard, Ft. Lauderdale, Florida 33309, to CITY OF POMPANO BEACH, a municipal corporation, Party of the Second Part, whose address is 100 West Atlantic Boulevard, Pompano Beach, Florida 33441.

### WITNESSETH

WHEREAS; said land hereinafter described was heretofore acquired for state highway purposes; and

WHEREAS, said land is no longer required for such purposes, and the Party of the First Part, by action of the District Secretary, District 4, Florida Department of Transportation on February 17, 2000, Pursuant to the provisions of Section 337.25 Florida Statutes, has agreed to quitclaim the land hereinafter described to the Party of the Second Part.

NOW THEREFORE, THIS INDENTURE WITNESSETH: That the Party of the First Part, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, does hereby remise, release and quitclaim unto the Party of the Second Part, and assigns, forever, all the right, title and interest in all that certain land situate in Broward County, Florida, viz:

See Exhibit "A" attached hereto (fifteen pages) and made a part hereof.

TO HAVE AND TO HOLD, the said premises and the appurtenances thereof unto the Party (Parties) of the Second Part.

THAT EXISTING utilities remain in place and in use with no expense to the utility owner and subject to any easement of record.

THIS CONVEYANCE IS made subject to unpaid taxes, assessments, liens, or encumbrances.

THIS CONVEYANCE IS subject to access controlled or restricted by Florida Department of Transportation permit.

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida and the State of Florida Department of Transportation by its District Secretary, District 4 and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.

:

Signed, sealed, and delivered In our presence as witnesses:

Kushal

Print Name MArs HA

th honda Print Name



STATE OF FLORIDA
DEPARTMENT OF TRANSPORT
By: Rich Channe (1)
Rick Chesser District Secretary District 4
Attest _ raris Station
Print Name Maria Guterver

Executive Secretary

STATE OF FLORIDA

### COUNTY OF BROWARD

BEFORE ME, the undersigned authority, this day personally appeared, <u>Rick Chesser</u>, District Secretary, District 4, and <u>Macra Cufrence</u>, Executive Secretary of the State of Florida Department of Transportation, respectively, to me known to be the persons described in and who executed the foregoing instrument, and they severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said State of Florida Department of Transportation, and the said instrument is the act and deed of said Department.

WITNESS my hand and official seal this 19th day of June alou

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(NOTARIAL SEAL)

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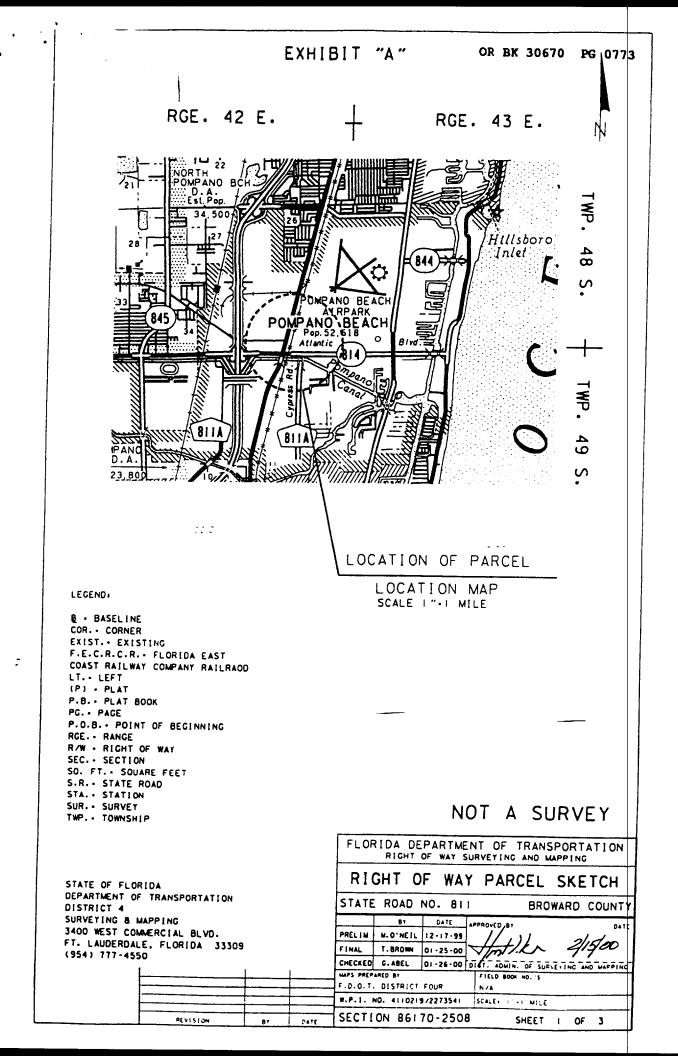


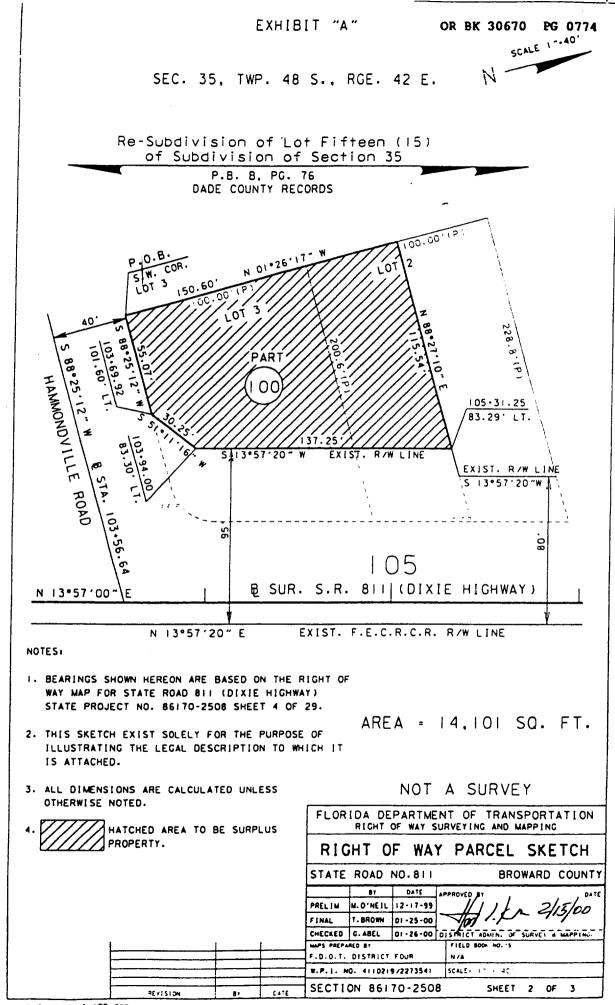
Det (

Print Name Beth A. Welch Notary Public in and for the County and State last aforesaid.

My commission Expires March 16 2004 Serial Number, if any <u>CC9L 3906</u>

Parcel 100, 127, 128, 129, 130, 131 (PART); Item / Segment No. 2273541; Managing District 4; State Road 811 (Dixie Highway)





\$: /survey/dix100.don

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Porcel No. 100(PART)

Item/Segment No. 2273541 (Section No. 86170-2508)

That part of the South of Lot 2 and that part of Lot 3, RE-SUBDIVISION OF LOT FIFTEEN (15) OF SUBDIVISION OF SECTION 35, according to the plat thereof, as recorded in Plat Book B, Page 76 of the Public Records of Dade County, Florida, lying in Section 35, Township 48 South, Range 42 East, Broward County, Florida, being more particularly described as follows:

BEGIN at the Southwest Corner of sold Lot 3: thence North 01\*26'17" West along the Westerly boundary line of said Lots 2 and 3, a distance of 150.60 feet to a point on the Northerly boundary line of said South of Lot 2: thence North 88\*27'10" East along sold Northerly boundary line. a distance of 115.54 feet to a point on the Westerly Existing Right of Way line for State Road 811 (Dixle Highway) according to the Fiorida Department of Transportation Right of Way map for Section No. 86170-2508 and a line lying 95.00 feet Westerly of and parallel with the Westerly Existing Right of Way line for the Florida East Coast Raliway Company Raliroad: thence South 13\*57'20" West along sold Westerly Existing Right of Way line and said parallel line, a distance of 137.25 feet; thence South 51\*11'16" West along sold Westerly Existing Right of Way line. a distance of 30.25 feet to a point on the Southerly boundary line of said Lot 3 and the Northerly Existing Right of Way line for Hammondville Road; thence South 88\*25'12" West along said Southerly boundary line and said Northerly Existing Right of Way line, a distance of 55.07 feet the POINT OF BEGINNING.

Containing 14,101 square feet, more or less.

I hereby certify that to the best of my knowledge and belief the attached legal description of Parcel No. 100(PART), as shown on the Right of Way Parcel Sketch for State Road No. 811, Item/Segment No. 2273541, Section No. 86170-2508 is true, accurate and was prepared under my direction.

I further cartify that sold legal description is in compilance with the Minimum Technical Standards as set forth by the Florida Board of Professional Land Surveyors pursuant to Section 472.027 Florida Statues.

301 N. Dixie Highway

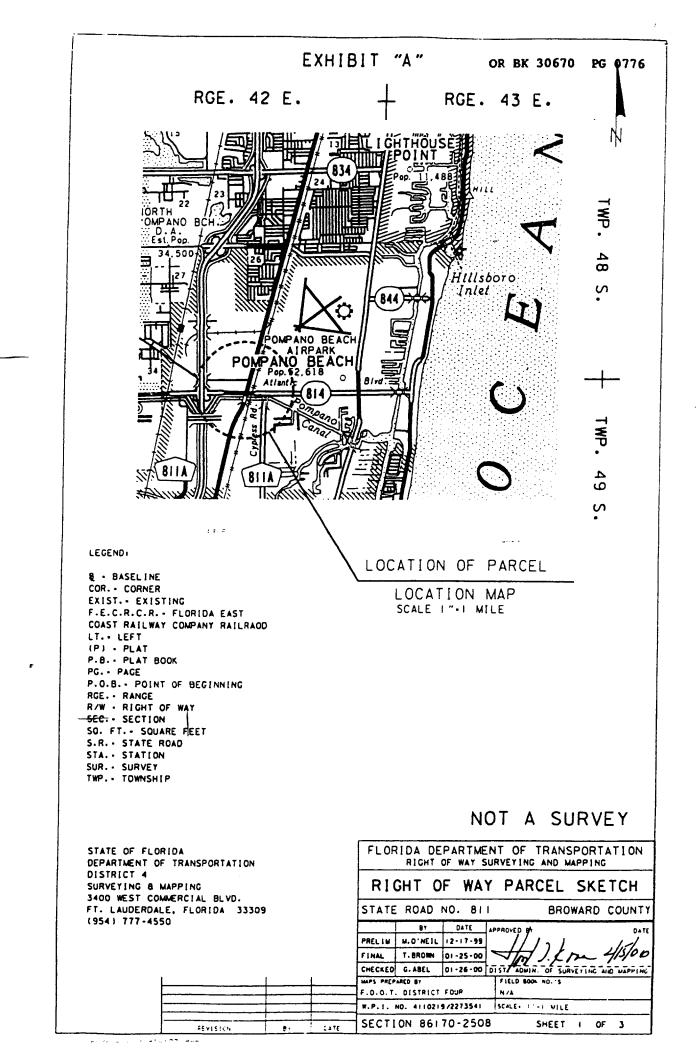
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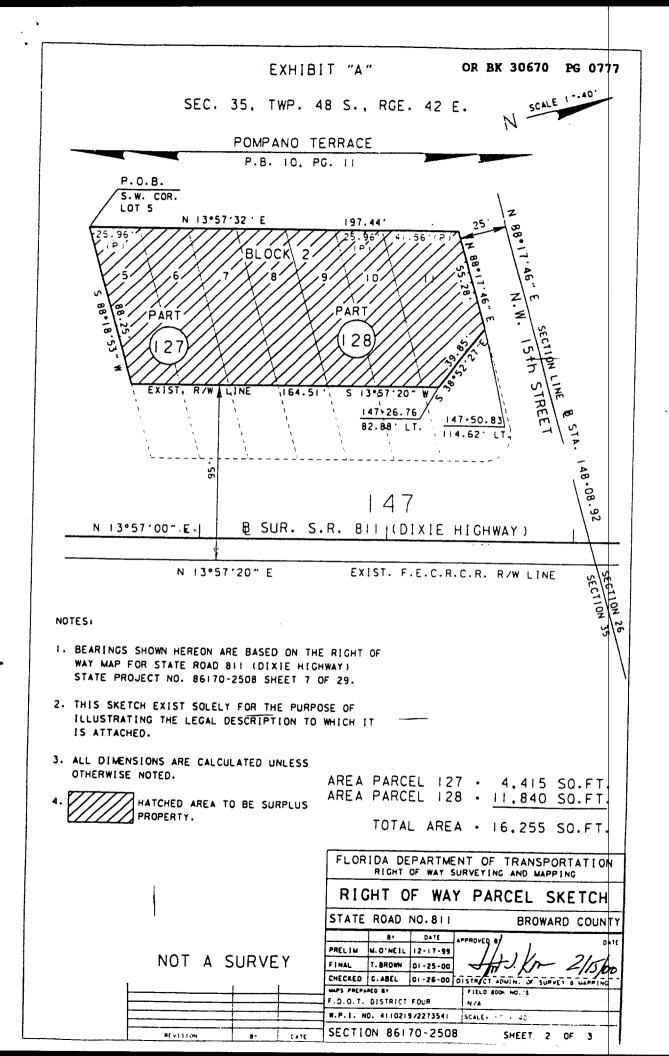
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	FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY SURVEYING AND MAPPING									
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		âv	DATE	APPROVED BY DATE						
	FINAL	M.O'NEIL		Affler 2/15/00						
			01-25-00	DISTRICT ADMIN. OF SURVEY & MAPPING						
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DATE	SECTI	ON 861	70-250	B SHEET 3 OF 3						

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Parcel No. (27(PART) Parcel No. (28(PART) item/Segment No. 227354! (Section No. 86170-2508)

That part of Lots 5, 6, 7, 8, 9, 10 and 11, Block 2, POMPANO TERRACE, according to the plat thereof, as recorded in Plat Book 10, Page 11 of the Public Records of Broward County, Florida, lying in Section 35, Township 48 South, Range 42 East, being more particularly described as follows:

BEGIN of the Southwest corner of sold Lot 5; thence North 88°18'53" East along the Southerly boundary line of said Lot 5, a distance of 88.25 feet to a point on the Westerly Existing Right of Way line for State Road Bil (Dixle Highway) according to the Florida Department of Transportation Right of Way map for Section No. 86170-2508 and a line lying 95.00 feet Westerly of and parallel with the Westerly Existing Right of Way line for the Florida East Coast Rallway Company Rallroad; thence North 13\*57'20" East along sold Westerly Existing Right of Way line and said parallel line, a distance of 164.51 feet; thence North 38°52'27" West continuing along the Westerly Existing Right of Way line for sold State Road 811 (Dixle Highway), a distance of 39.85 feet to a point on the Northerly boundary line of said Lot 11 and the Southerly Existing Right of Way line for N.W. 15th Street; thence South 88\*17'46" West along said Northerly boundary line and said Southerly Existing Right of Way line, a distance of 55.28 feet to the Northwest corner of sold Lot II; thence South 13\*57'32" West along the Westerly boundary line of said Lots 5 through II, a distance of 197.44 feet to the POINT OF BEGINNING.

Containing 16,255 square feet, more or less.

I hereby certify that to the best of my knowledge and belief the attached legal description of Parcels No. 128(PART) & 129(PART), as shown on the Right of Way Parcel Sketch for State Road No. 811, Item/Segment No. 2273541, Section No. 86170-2508 is true, accurate and was prepared under my direction.

I further certify that sold legal description is in compliance with the Minimum Technical Standards as set forth by the Florida Board of Professional Land Surveyors pursuant to Section 472.027 Florida Statues.

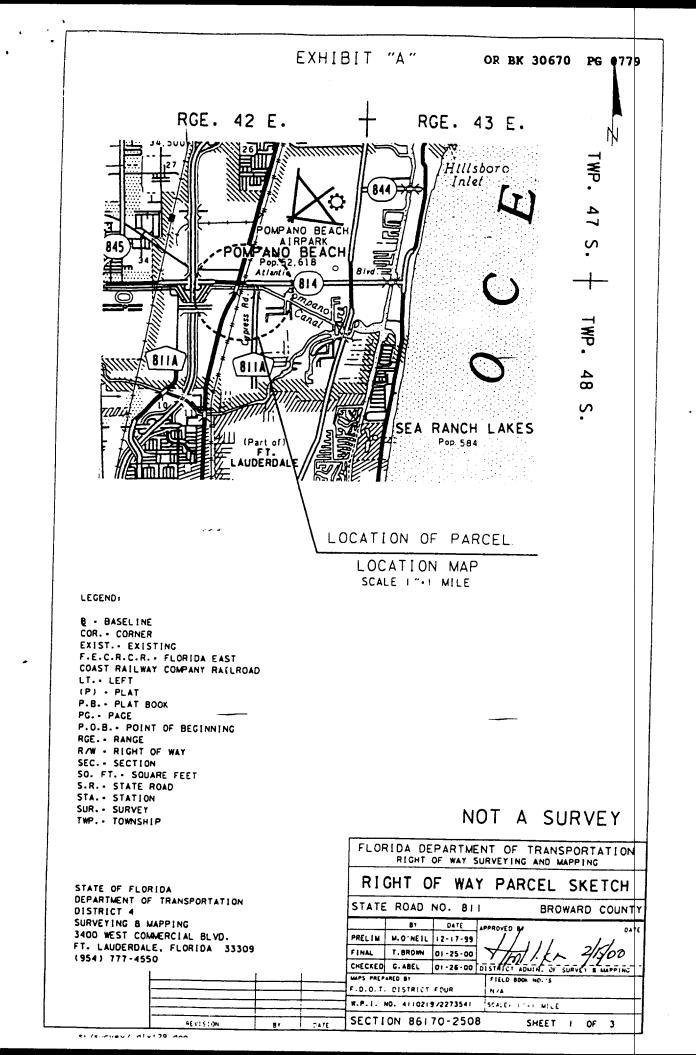
Horst J/ Korn Florida Surveyor and Mapper No. 3509 Date:\_\_\_\_\_\_\_ Florida Department of Transportation

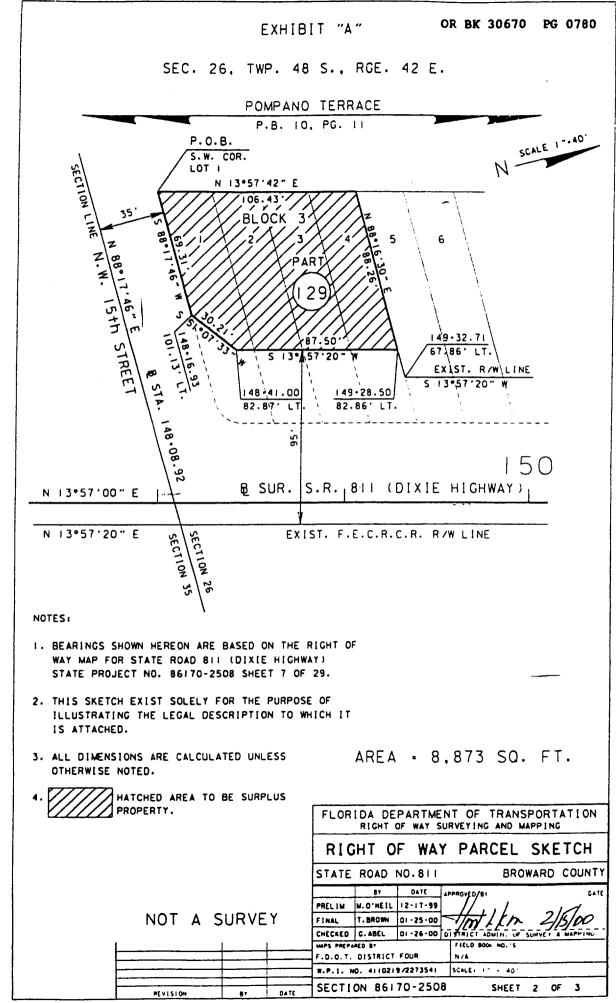
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1417-1441 N. DIXE Highway

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Parcel No. 129(PART)

Item/Segment No. 227354: (Section No. 86170-2508)

That part of Lots I, 2, 3 and 4, Block 3, POMPANO TERRACE, according to the plat thereof, as recorded in Plot Book 10, Page 11 of the Public Records of Broward County, Florida, Lying in Section 26, Township 48 South, Range 42 East, being more particularly described as follows:

BEGIN at the Southwest corner of said Lot i; thence North 88\*17'46" East along the Southerly boundary line of said Lot i and the Northerly Existing Right of Way line for N.W. 15th Street, a distance of 69.31 feet to a point on the Westerly Existing Right of Way line for State Road 811 (Dixle Highway) according to the Fiorida Department of Transportation Right of Way map for Section No. 86170-2508; thence North 51\*07'33" East along sold Westerly Existing Right of Way line, a distance of 30.21 feet to a point on a line lying 95.00 feet Westerly of and parallel with the Westerly Existing Right of Way line for the Fiorida East Coast Railway Company Rairoad; thence North 13\*57'20" East along said Westerly Existing Right of Way line for State Road 811 (Dixle Highway) and said parallel line, a distance of 87.50 feet to a point on the Northerly boundary line/of said Lot 4; thence South 88\*16'30" West along said Northerly boundary line./a distance of 88.26 feet to the Northwest corner of said Lot 4; thence South 13\*57'42" West along the Westerly boundary line of said Lots 1, 2, 3 and 4, a distance of 106.43 feet to the POINT OF BEGINNING.

Containing 8,873 square feet, more or less.

I hereby certify that to the best of my knowledge and beilef the attached legal description of Parcel No. 129(PART), as shown on the Right of Way Parcel Sketch for State Road No. 811, Item/Segment No. 2273541, Section No. 86170-2508 is true, accurate and was prepared under my direction.

I further certify=that sold legal description is in compliance with the Minimum Technical Standards as set forth by the Florida Board of Professional Land Surveyors pursuant to Section 472.027 Florida Statues.

Horst J.

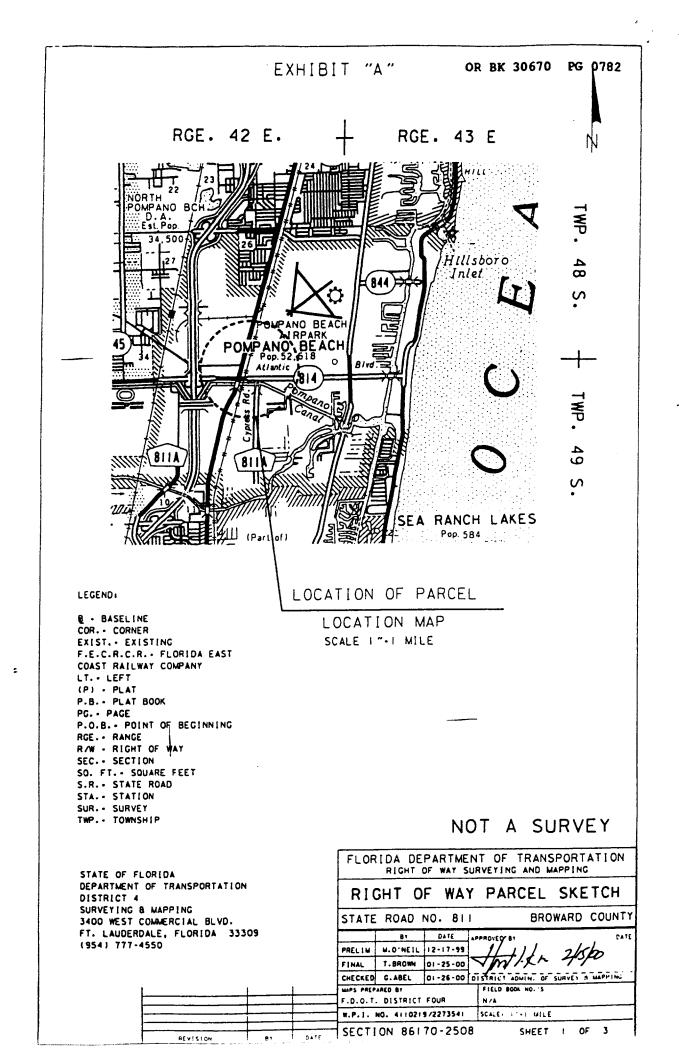
Florida Surveyor and Mapper No. 3509 Date: \_\_\_\_\_\_\_\_\_\_\_

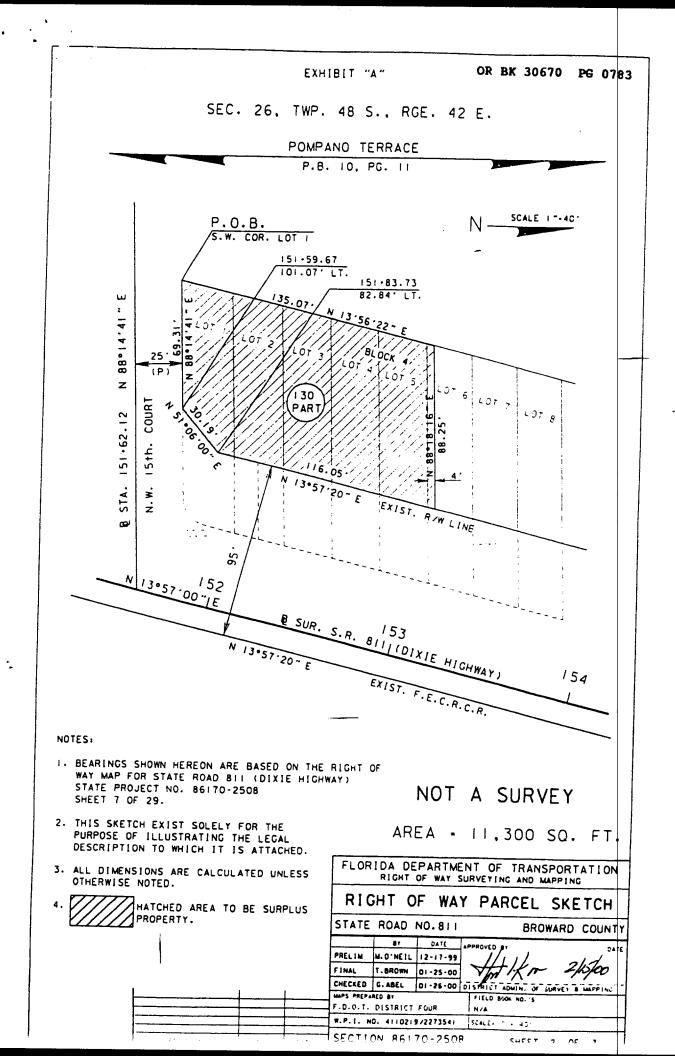
Florida Department of Transportation

1505 N Divis Hichway

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				PRELIM	BY M.O'NEIL T.BROWN	DATE 12-17-99 01-25-00	APPROVED BY		2/5	001E
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				W.P.I. N	0. 411021	9/2273541	SCALER H.A			-
	PEVISION	Br	DATE	SECTI	ON 861	70-2508	SHEET	3	OF	3





1012

Porcel No. (30(PART)

Item/Segment No. 2273541 (Section No. 86170-2508)

That part of Lots I, 2, 3, 4, 5 and that part of the South 4.0 feet of Lot 6, Block 4, POMPANO TERRACE, according to the plat thereof, as recorded in Plat Book 10, Page 11 of the Public Records of Broward County, Florida, lying in Section 26, Township 48 South, Range 42 East, being more particularly described as follows:

BEGIN at the Southwest corner of said Lot I; thence North 88\*14'41" East along the Southerly boundary line of said Lot I and the Northerly Existing Right of Way line for N.W. 15th Court, a distance of 69.31 feet to a point on the Westerly Existing Right of Way line for State Road 811 (Dixle Highway) according to the Florida Department of Transportation Right of Way map for Section No. 86170-2508; thence North 51\*06'00" East along said Westerly Existing Right of Way line, a distance of 30.19 feet to a point on a line lying 95.00 feet Westerly of and parallel with the Westerly Existing Right of Way line for the Florida East Coast Rallway Company Raliroad; thence North 13\*57'20" East along said Westerly Existing Right of Way line for State Road 811 (Dixle Highway) and said parallel line, a distance of 116.05 feet to a point on the North line of the South 4.0 feet of said Lot 6; thence/South 88\*18'16" West along said North line, a distance of ,88.25 feet to a point on the Westerly boundary line of said Lot 6; thence South 13\*56'22" West along the Westerly boundary line of said Lot 6; thence South 13\*56'22" West along the Westerly boundary line of said Lots 1, 2, 3, 4, 5 and 6, a distance of 135.07 feet to the POINT OF BEGINNING.

Containing 11,300 square feet, more or less.

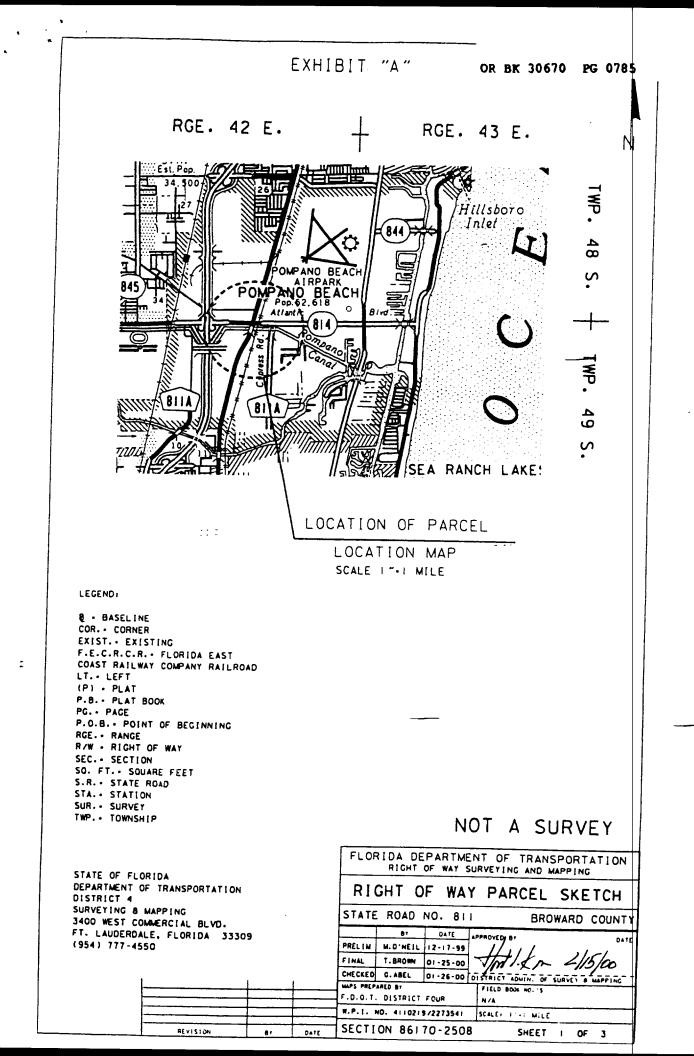
I hereby certify that to the best of my Knowledge and belief the attached legal description of Parcel No. 130(PART), as shown on the Right of Way Parcel Sketch for State Road No. 811, Item/Segment No. 2273541, Section No. 86170-2508 is true, accurate and was prepared under my direction.

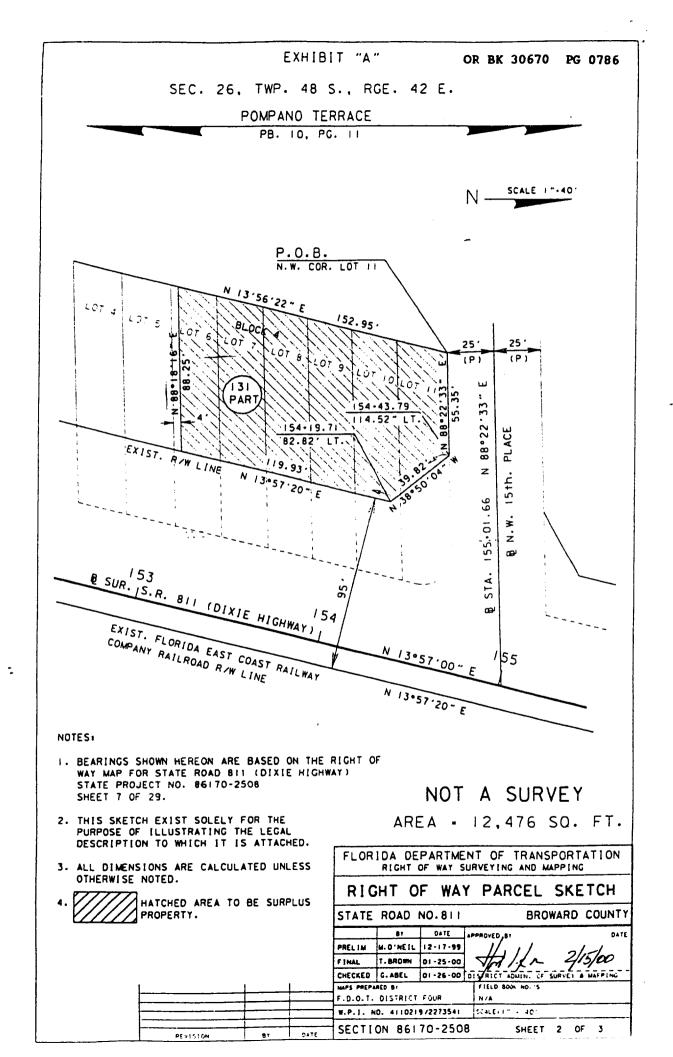
I further certify that said legal description is in compliance with the Minimum Technical Standards as set forth by the Florida Board of Professional Land Surveyors pursuant to Section 472.027 Florida Statues.

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# 1531 N. Dixie Highway

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#### EXHIBIT "A"

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Parcel No. 131(PART)

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Item/Segment No. 2273541 (Section No. 86170-2508)

That part of Lot 6, less the South 4.0 feet thereof and that part of Lots 7, 8, 9, 10 and 11, Block 4, POMPANO TERRACE, according to the plat thereof, as recorded in Plat Book 10, Page 11 of the Public Records of Broward County, Florida, lying in Section 26, Township 48 South, Range 42 East, being more particularly described as follows:

BEGIN at the Northwest corner of sold Lot II; thence North 88°22'33" East along the Northerly boundary line of sold Lot II and the Southerly Existing Right of Way line for N.W. 15th Place, a distance of 55.35 feet to a point on the Westerly Existing Right of Way line for State Road BII (Dixle Highway) according to the Fiorida Department of Transportation Right of Way map for Section No. 86170-2508; thence South 38°50'04" East along sold Westerly Existing Right of Way line, a distance of 39.82 feet to a point on a line lying 95.00 feet Westerly of and parallel with the Westerly Existing Right of Way line for the Fiorida East Coast Rallway Company Rallroad; thence South/13°57'20" West along sold Westerly Existing Right of Way line for State/Road BII (Dixle Highway) and sold parallel line, a distance of 119.93 feet to a point on the North line of the South 4.0 feet of sold Lot 6; thence South 88°18'16" West along sold North line, a distance of 88.25 feet to a point on the Westerly boundary line of sold Lot 6; thence North 13°56'22" East along the Westerly boundary line of sold Lots 6, 7, 8, 9, 10 and II, a distance of 152.95 feet to the POINT OF BEGINNING.

Containing 12,476 square feet, more or less.

I hereby certify that to the best of my knowledge and bellef the attached legal description of Parcel No. 131(PART), as shown on the Right of Way Parcel Sketch for State Road No. 811, Item/Segment No. 2273541, Section No. 86170-2508 is true, accurate and was prepared under my direction.

I further certify that sold legal description is in compliance with the Minimum Technical Standards as set forth by the Florida Board of Professional Lond Surveyors pursuant to Section 472.027 Florida Statues.

Horst

Horst V. Korn ' Florida Surveyor and Mapper No. 3509 Date: 2/15/00 Florida Department of Transportation

1537 N. Dixie Highway

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	FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY SURVEYING AND MAPPING			
	RIGHT OF WAY PARCEL SKETCH			
	STATE ROAD NO. 811 BROWARD COUNTY			
	BT DATE APPROVED BT CATE			
	PRELIM M. O'NEIL 12-17-99 / . 1/			
	FINAL T.BROWN 01-25-00 TIME FOR 2000			
	CHECKED G. ABEL DI - 26-00 DISTRICT ADMIN. OF SURVEY & WAPPING			
	MAPS PREPARED BY FIELD BOOK NO. 5 F.D.O.T. DISTRICT FOUR N/A			
	W.P.1. ND. 4110219/2273541 SCALES NO.4			
REVISION BY CATE	SECTION 86170-2508 SHEET 3 OF 3			

#### POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY

A RESOLUTION OF THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY ACCEPTING A CONVEYANCE OF REAL PROPERTIES FROM THE CITY OF POMPANO BEACH TO THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Pompano Beach is willing to convey to the Pompano Beach Community Redevelopment Agency, certain real properties via Quit Claim Deed; and

WHEREAS, the Pompano Beach Community Redevelopment Agency has determined that the best interests of the public will be served by accepting and acquiring the rights being conveyed by the Quit Claim Deed; now, therefore,

BE IT RESOLVED BY THE POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY:

**SECTION 1.** That the Pompano Beach Community Redevelopment Agency accepts the conveyance of real properties from the City of Pompano Beach for the property described in said Quit Claim Deed, dated <u>June 1,2006</u>, a copy of the Quit-Claim Deed is attached hereto and incorporated by reference as if set forth in full, is hereby approved.

**SECTION 2.** That it is the determination of the Pompano Beach Community Redevelopment Agency that the acquisition of the aforesaid properties is for a public purpose.

**SECTION 3.** This Resolution shall become effective upon passage.

PASSED AND ADOPTED this 20th day of June \_\_\_\_\_, 2006.

C. RAYSON, CHAIRPERSON JOHN

ATTEST: MADU VN CRAHAM SECRETARY

MARILYN, **/ GRAHAM, SECRETARY** 

/jrm 3/9/06 1:reso/cra/2006-149 CITY OF POMPANO BEACH OFFICE OF THE CITY MANAGER

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2006 MAR 22 AN 11-35

This Instrument Prepared By: Gordon B. Linn, Esquire P. O. Box 2083 Pompano Beach, Florida 33061

#### **QUIT CLAIM DEED**

NIMAR

Executed this <u>lst</u> day of <u>June</u>, 2006, by

**CITY OF POMPANO BEACH**, a municipal corporation of the County of Broward, State of Florida, whose post office address is 100 W. Atlantic Boulevard, P. O. Box 2083, Pompano Beach, Florida 33061, "first party", to

**POMPANO BEACH COMMUNITY REDEVELOPMENT AGENCY**, whose post office address is 100 W. Atlantic Boulevard, Pompano Beach, Florida 33060, hereinafter referred to as "second party".

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the said first party, for and in consideration of the sum of TEN and No/100 DOLLARS (\$10.00) in hand paid by the second party, the receipt of which is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of 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.

The Property shall be used solely for neighborhood business, affordable housing and/or the combination of the two uses. Affordable Housing shall mean that the purchase price of the

property shall not be greater than the maximum prices provided in the market study for Fort Lauderdale PMSA provided by Florida Housing Finance Corporation for the year that the property may be sold and that the property shall be sold to persons or families earning a maximum of one-hundred twenty percent (120%) of the median income for Broward County. In accepting this deed, Grantee, its successors and assigns, agree that the foregoing condition is a part of the consideration of the purchase price and is a covenant to run with the land for a term of five (5) years from the date of this deed and in case of a violation of the condition hereinabove mentioned within the five (5) year term, this deed shall ipso facto become null and void and the title and right of possession of and to the said property shall immediately revert and revest in and to the Grantor, its successors and assigns.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of said first party, either in law or equity, to the only proper use, benefit and behoof of said second party forever.

IN WITNESS WHEREOF, the first party has signed and sealed these presents the day and year first above written.

Witnesses:

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Atlest: Man Z. CM

MARY Ľ. CHAMBERS CITY CLERK

Approved As To Form:

GORDON-B. LINN CITY ATTORNEY

**CITY OF POMPANO BEACH** 

By: MAYOR

By:

C. WILLIAM HARGETT, JR., CITY MANAGER

(SEAL)

#### STATE OF FLORIDA COUNTY OF BROWARD

NOTARY'S SEA

STATE OF FLORIDA

The foregoing instrument was acknowledged before me this <u>lst</u> day of <u>June</u>, 2006 by JOHN C. RAYSON as Mayor of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who is personally known to me.

NOTARY PUBLIC, STATE OF FLORIDA

Asceleta Hammond

(Name of Acknowledger Typed, Printed or Stamped)

**Commission Number** 

The foregoing instrument was acknowledged before me this <u>lst</u> day of <u>June</u>, 2006 by C. WILLIAM HARGETT, JR., as City Manager of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who is personally known to me.

NOTARY'S SEA

NOTARY PUBLIC, STATE OF FLORIDA

Asceleta Hammond

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

### STATE OF FLORIDA

NOTARY'S SEAL:

The foregoing instrument was acknowledged before me this <u>lst</u> day of <u>June</u>, 2006 by MARY L. CHAMBERS as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who is personally known to me.

NOTARY PUBLIC, STATE OF FLORIDA

Asceleta Hammond (Name of Acknowledger Typed, Printed or Stamped)

Commission Number

GBL/jrm 5/16/06 l:realest/2006-765

#### EXHIBIT "A"

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LOT 1, 2, 3, 43 AND 44 (LESS THAT PORTION OF SAID LOTS 1, 2 AND 3 CONVEYED TO THE CITY OF POMPANO BEACH BY THE WARRANTY DEED RECORDED IN O.R. BOOK 8728, PAGE 243), BLOCK 1, BEVILL AND SAXON ADDITION TO POMPANO, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Address: 408 Hammondville Road Folio Number: 8235-22-0010

LOT 37, BLOCK 1 OF BEVILL AND SAXON ADDITION TO POMPANO, ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Address:200 NW 5th AvenueFolio Number:8235-22-0190

LOT 38, BLOCK 1 OF BEVILL AND SAXON ADDITION TO POMPANO, ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Address: 204 NW 5<sup>th</sup> Avenue Folio Number: 8235-22-0200

LOT 39, BLOCK 1 OF BEVILL AND SAXON ADDITION TO POMPANO, ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Address:206 NW 5th AvenueFolio Number:8235-22-0210

LOT 40, BLOCK 1 OF BEVILL AND SAXON ADDITION TO POMPANO, ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Address:212 NW 5th AvenueFolio Number:8235-22-0220

LOT 41, BLOCK 1 OF BEVILL AND SAXON ADDITION TO POMPANO, ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Address: 216 NW 5<sup>th</sup> Avenue Folio Number: 8235-22-0230

LOT 42, BLOCK 1 OF BEVILL AND SAXON ADDITION TO POMPANO, ACCORDING TO THE PLAT THEROF, AS RECORDED IN PLAT BOOK 3, PAGE 2 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Address: 220 NW 5<sup>th</sup> Avenue Folio Number: 8235-22-0240

LOT 3, BLOCK 4, POMPANO TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS ROAD RIGHT OF WAY.

Address:1533 North Dixie HighwayFolio Number:8235-29-0130

LOT 4, 5 AND THE SOUTH 4 FEET OF LOT 6, ALL IN BLOCK 4, POMPANO TERRACE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, AT PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS ROAD RIGHT OF WAY.

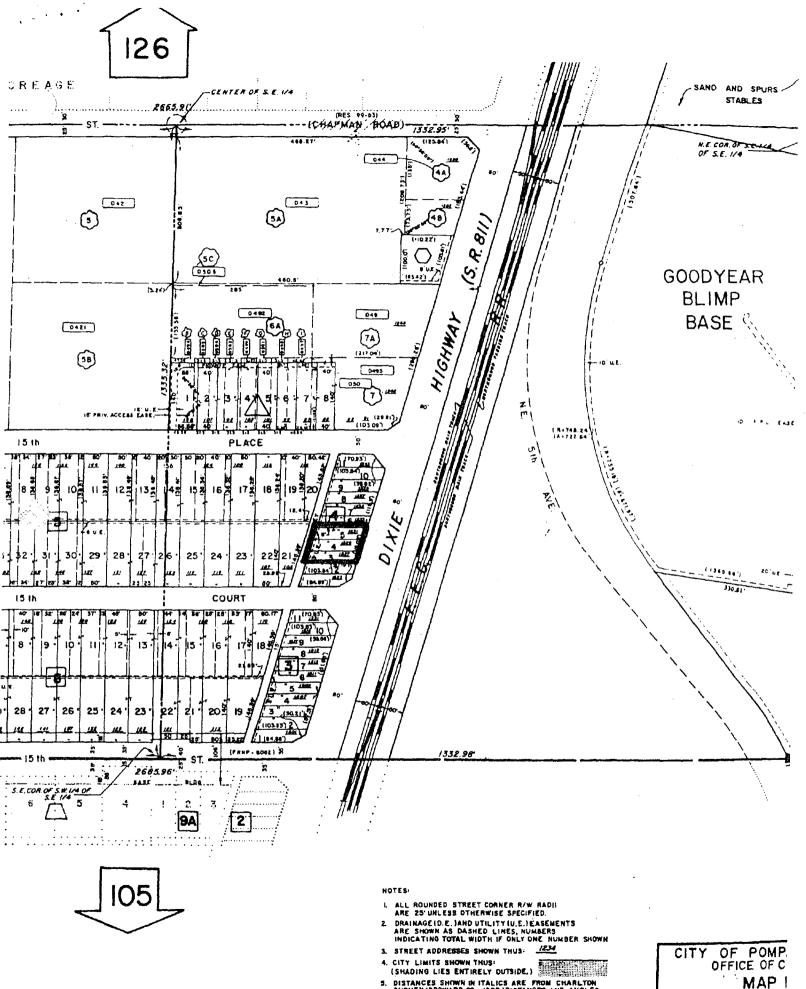
Address:1535 North Dixie HighwayFolio Number:8235-29-0140

LOT 10, BLOCK 9, HUNTERS MANOR, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGE 27, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Address: 1891 NW 6<sup>th</sup> Street Folio Number: 8234-04-0410

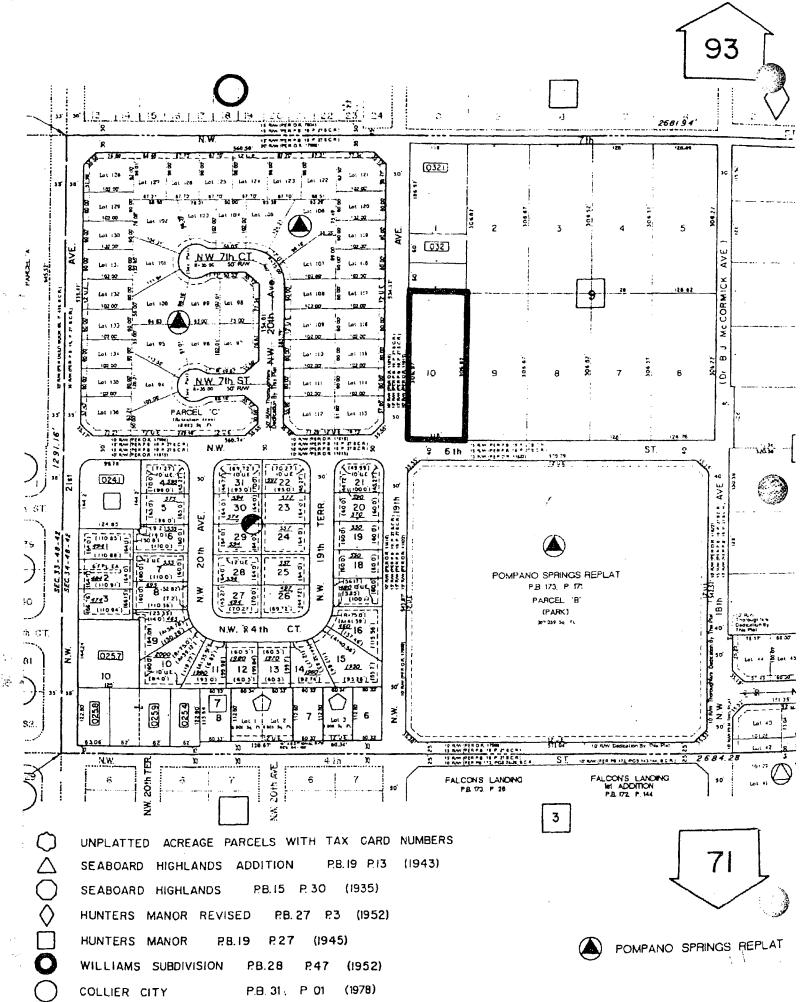
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# LOCATION MAPS



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