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This Instrument Prepared by:
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PlanW3st LLC
10152 Indiantown Road, #159
Jupiter, FL 33478
954-529-9417

PZ23-12000054
07/03/2024

DECLARATION OF UNITY OF TITLE

KNOW ALL MEN BY THESE PRESENTS, that pursuant to the applicable ordinances of the City of Pompano Beach pertaining to the issuance of building permits and regulating building construction, the undersigned, Gestion Michaud 2021 Inc., a Quebec corporation, being the fee owner of the following described real property lying, being and situate in the City of Pompano Beach, County of Broward and State of Florida, to-wit:

Lot 24, WAHOO NO. 2, according to the Plat thereof, recorded in Plat Book 7, Page 49, of the Public Records of Broward County, Florida; LESS that strip or parcel of land conveyed by H. W. Adelberger and Clara H. Adelberger, husband and wife, to the City of Pompano Beach by Deed dated July 29, 1954 and recorded in O.R. Book 204, Page 324 of the Public Records of Broward County, Florida; Together with that strip of land lying between Canal Drive as relocated and Wahoo Basin as shown on the Plat of Wahoo No. 2, opposite the above described lot; said strip or parcel being bounded on the West by a line extended from the Southwest corner of said Lot 24 to the center of Wahoo Basin, and on the East by the East line of said Lot 24 extended to Wahoo Basin; Said lands situate, lying and being in Broward County, Florida.
a/k/a: 3233 Canal Drive, Pompano Beach, Florida 33062
Parcel ID Number: 4843 30 03 0220

AND

Lot 25, WAHOO NO. 2, according to the Plat thereof, recorded in Plat Book 7, Page 49, of the Public Records of Broward County, Florida; LESS that strip or parcel of land conveyed by H. W. Adelberger and Clara B. Adelberger, husband and wife, to the City of Pompano Beach by Deed dated July 29, 1954 and recorded in O.R. Book 204, Page 324 of the Public Records of Broward County, Florida; Together with that strip of land lying between Canal Drive as relocated and Wahoo Basin as shown on the Plat of Wahoo No. 2, opposite the above described lot; said strip or parcel is bounded on the West by the West line of Lot 25 extended to Wahoo Basin and on the East by a line extended from the Southeast corner of said Lot 25 to the center of Wahoo Basin; Said lands situate, lying and being in Broward County, Florida.
a/k/a: 3237 Canal Drive, Pompano Beach, Florida 33062
Parcel ID Number: 4843 30 03 0230

Does hereby make the following declarations of conditions, limitations and restrictions on said lands, hereinafter referred to as 3233-3237 Canal Drive Pompano Beach, FL 33062;

1. The aforesaid plot, parcel or combinations of separate lots be and the same is hereby established and declared to be unified as an indivisible building site.
2. This Declaration of Unity of Title shall constitute a covenant running with the land, as provided by law, and shall be binding upon the undersigned, its successors and assigns, and all parties claiming thereunder and no portion shall be sold, assigned, transferred, conveyed or devised separately except in its entirety as one plot or parcel until such time as the same may be released in writing under the order of the Development Services Director of the City of Pompano Beach.

