

TITLE CERTIFICATE

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

To: City of Pompano Beach

With the understanding that this Title Certificate is furnished to 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 above-described property covering the period from the beginning to the 27th day of June 2022, at the hour of 8:00AM, inclusive, of the following described property:

Legal Description *(must match plat legal description)*

Include reference to and copy(ies) of original deeds vesting title to current owner(s)

A PORTION OF LOTS 7 AND 8, LESS THE WEST 25 FEET, THE EAST 15 FEET, AND THE NORTH 5 FEET THEREOF, "SILVER BEACH", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE HIATUS LYING BETWEEN THE NORTH LINE OF "POMPANO BEACH", AS RECORDED IN PLAT BOOK 2, PAGE 93, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE SOUTH LINE OF SAID LOT 8, "SILVER BEACH", ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7, "SILVER BEACH"; THENCE NORTH 88°57'54" EAST, ALONG THE NORTH LINE OF SAID LOT 7, FOR 25.00 FEET; THENCE SOUTH 00°42'06" EAST, ALONG THE EAST LINE OF THE WEST 25 FEET OF SAID LOT 7, FOR 5.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°57'54" EAST, ALONG THE SOUTH LINE OF THE NORTH 5 FEET OF SAID LOT 7, FOR 100.16 FEET; THENCE SOUTH 08°28'53" WEST, ALONG THE WEST LINE OF THE EAST 15 FEET OF SAID LOT 7 AND THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. A-1-A, FOR 77.26 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE, HAVING A RADIUS OF 597.30 FEET AND A CENTRAL ANGLE OF 02°57'06", FOR AN ARC DISTANCE OF 30.77 FEET TO A POINT ON SAID NORTH LINE OF "POMPANO BEACH"; THENCE SOUTH 88°50'54" WEST, ALONG SAID NORTH LINE, 82.14 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF SAID EAST LINE OF THE WEST 25 FEET OF LOTS 7 AND 8; THENCE NORTH 00°42'06" WEST, ALONG SAID LINE, 106.57 FEET TO THE POINT OF BEGINNING.

**SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH,
BROWARD COUNTY, FLORIDA.**

We hereby certify that on the last mentioned dated, the fee simple title to the above-described real property was vested in:

Names of all Owner(s) of Record:

499 Ocean Blvd LLC, a Florida limited liability company.

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 (*if none, state none*): **None.**

(If any mortgage holder is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.)

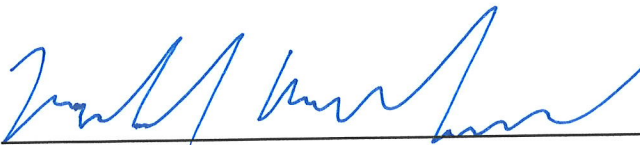
List of easements and Rights-of-Way lying within the plat boundaries (*if none, state none*).

(Attach copies of all recorded document(s) [excluding recorded plats].)

a) Easement recorded in Book 2549, Page 328.

WE HEREBY CERTIFY that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above-described property.

In witness whereof, Meland Budwick, P.A. has caused this Certificate to be signed by an authorized signatory and sealed with the corporate seals this 28th day of November 2022.



Name

Mark Meland

Print Name

(Corporate Seal)