

DRC

PZ23-12000009
10/02/2024

CFN # 109686842
OR BK 4 103 Pages Page 1 of 66
RECORDED 11:05:14 AM
BROWARD COUNTY COMMISSION
DEPUTY CLERK 1037
#6 5 Pages

27-SPD.04-08/99

This instrument prepared under the direction of: Laurice C. Mayes, Esq. <i>L. Mayes 10/17/10</i>	Parcel No.	N/A
Legal description prepared by:	Item/Segment No.	423002-1
Department of Transportation 3400 W. Commercial Boulevard Ft. Lauderdale, Florida 33309	Section No.	86130-2504
	Federal Project No.	N/A
	Managing District:	Four
	S.R. No.	814
	County:	Broward

QUITCLAIM DEED

THIS INDENTURE, made this 29th day of October, 2010, 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 W. Commercial Boulevard, Ft. Lauderdale, Florida 33309, and 3100 West Atlantic, Inc., Party of the Second Part, whose address is: 555 S. Pompano Parkway, Pompano Beach, FL 33069.

W I T N E S S E T H

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 IV, Florida Department of Transportation on March 17, 2010, pursuant to the provisions of Section 337.25(4), 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 and made a part hereof

TO HAVE AND TO HOLD the said premises and the appurtenances thereof unto the Party 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 subject to any unpaid taxes, assessments, liens, or encumbrances.

This deed is a transfer of property under threat of condemnation and is immune from payment of Documentary Stamp Taxes

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Florida Department of Transportation
District Four Right of Way
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309-3421

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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 Department of Transportation by its District Secretary, District Four 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:

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

Nancy S. Wigo
Print Name: Nancy S. Wigo

BY: [Signature]
Name: JAMES A. WOLFE
District Secretary
District IV



Bernice C. Marriage
Print Name: Bernice C. Marriage

ATTEST: [Signature]
Print Name: Maria Gubierrez
Executive Secretary

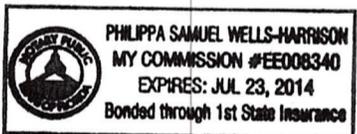
This deed is a transfer of property under threat of condemnation and is immune from payment of Documentary Stamp Taxes

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged by me this 18th day of October, 2010, by JAMES A. WOLFE, District Secretary for District IV, who is personally known by me or who has produced, as identification.

(NOTARIAL SEAL)

[Signature]



Print Name: Philippa Samuel Wells-Harrison
Notary Public in and for the County and State last aforesaid.
My Commission Expires: July 23, 2014

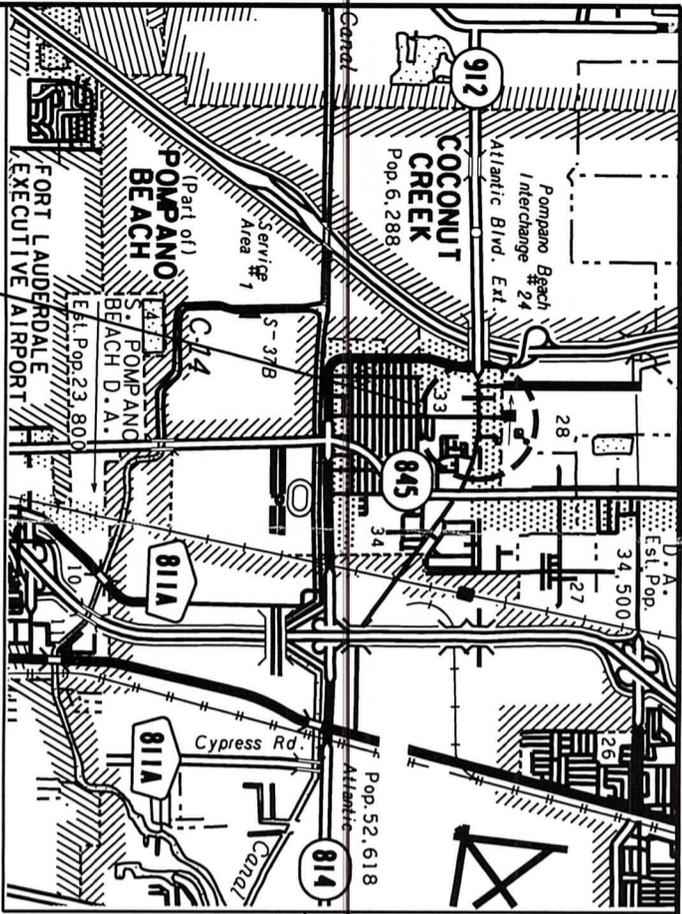
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Florida Department of Transportation
District Four Right of Way
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309-3421

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PARCEL LOCATION
NOT TO SCALE

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
DISTRICT 4, RIGHT OF WAY MAPPING
3400 W. COMMERCIAL BOULEVARD
FT. LAUDERDALE, FLORIDA 33309
954-777-4551

MS:\DRAWING\PARCEL SKETCH\86130-2504\wps.dgn

FLORIDA DEPARTMENT OF TRANSPORTATION
PARCEL SKETCH - NOT A SURVEY

EXHIBIT "A"

LEGEND:

Δ	DELTA	RGE.	RANGE
B	BASELINE	RT	RIGHT
COR.	CORNER	R/W	RIGHT OF WAY
D	DEGREE OF CURVATURE	SEC.	SECTION
EXIST.	EXISTING	S.R.	STATE ROAD
L	LENGTH	STA.	STATION
P.C.	POINT OF CURVATURE	TWP.	TOWNSHIP
P.O.B.	POINT OF BEGINNING		
P.O.C.	POINT OF COMMENCEMENT		
P.I.	POINT OF INTERSECTION		
P.T.	POINT OF TANGENT		

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST SECTION LINE OF THE SOUTHEAST QUARTER OF SECTION 32, BEING NORTH 01°22'14" WEST.
2. THIS SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.
3. ALL DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
4.  HATCHED AREA TO BE SURPLUSED.
AREA - 3,854 SQUARE FEET

STATE ROAD NO. 814 (ATLANTIC BOULEVARD)

REVISION	BY	DATE	CHECKED	P. DIAZ	03-11-10	ITEM/SEG. NO. 4230021	SECTION 86130-2504	SHEET 1 OF 3
			DRAWN	T. BROWN	03-09-10	PREPARED BY:	F.D.O.T. DISTRICT 4	
						DATA SOURCE:	N/A	

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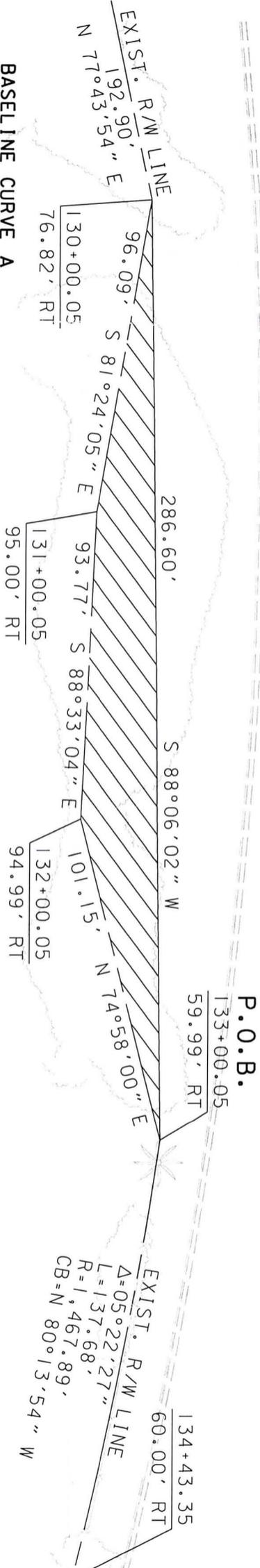
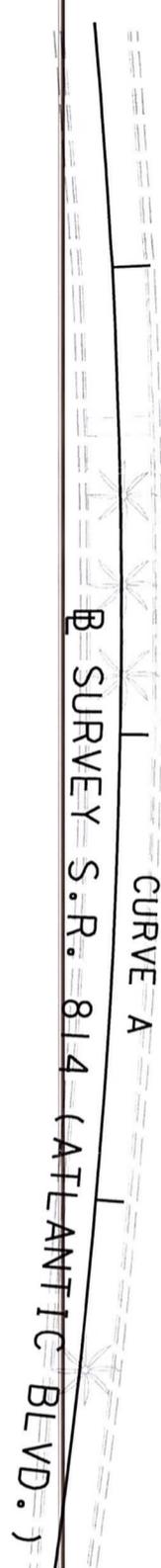
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EXHIBIT "A"

130



BASELINE CURVE A

P.I. STA. 131+60.29

Δ = 34°45'04" (RT)

D = 03°45'00"

T = 478.10'

L = 926.70'

R = 1,527.89'

P.C. STA. 126+82.20

N 690850.6216

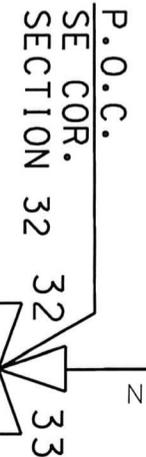
E 928327.5219

P.T. STA. 136+08.89

N 690830.1964

E 929239.8517

ACREAGE



SEC. 32, TWP. 48 S., RGE. 42 E.

SCALE: 1" = 40'



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FLORIDA DEPARTMENT OF TRANSPORTATION
PARCEL SKETCH - NOT A SURVEY

T:\S1\23MAPPING\PARCEL SKETCH\86130-2504\T\wps.dgn

REVISION	BY	DATE

STATE ROAD NO. 814 (ATLANTIC BOULEVARD)		PREPARED BY:		DATA SOURCE:	
BY	DATE	F.D.O.T. DISTRICT	N/A		
T. BROWN	03-09-10	4			
CHECKED	P. DIAZ	03-11-10	ITEM/SEG. NO. 4230021	SECTION 86130-2504	SHEET 2 OF 2

DRC

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