



PARAMOUNT TITLE SERVICES, INC.  
12555 Orange Drive, Suite 216  
Davie, Florida 33330  
Phone: 954-467-6607 - Fax: 954-467-3280

Search No.: 25-817-8

**TITLE CERTIFICATE**

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

**TO: Broward County Board of County Commissioners**

With the understanding that this Title Certificate is furnished to Broward County Board of County Commissioners, 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 described property covering the period from the beginning to the 12<sup>th</sup> day of September 2025, at the hour of 11:00 P.M., inclusive, of the following described property, and we recognize that the County is relying on this Title Certificate with regard to the Acceptance of a Plat.

**Legal Description:**

**SEE ATTACHED**

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

**951 SW 12<sup>th</sup> LLC, a Florida limited liability company  
(Instrument Number 120402651)**

**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: NONE**

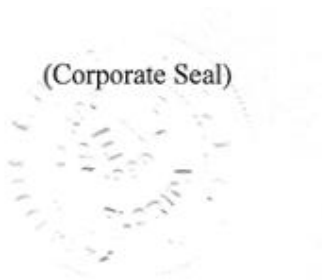
**Easement(s) and Rights-of-Way Documents: SEE ATTACHED**

**TITF Deeds and Releases: NONE**

**Map(s): SEE ATTACHED**

**WE HEREBY CERTIFY** that the foregoing certificate reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. In witness whereof, Paramount Title Services, Inc., has caused this Certificate to be signed by an authorized signatory and sealed with the corporate seal this 24<sup>th</sup> day of September 2025.

Evelyn Branas  
Name  
  
Signature



**EXHIBIT "A"**

The following described land, situate, lying, and being in Broward County, Florida, to-wit:

Portions of Sections 2 and 3, Township 49 South, Range 42 East, more fully described as follows:

Beginning at the Northwest corner of the Southwest one-quarter (S.W. 1/4) of said Section 2; thence North 86° 30' 51" East, along the North line of said Southwest one-quarter (S.W. 1/4) of Section 2, a distance of 326.32 feet to a point on the West right-of-way line of North Andrews Avenue (S.W. 12th Avenue); thence South 4° 02' 24" East, along said right-of-way line (103 foot right-of-way), a distance of 550.03 feet; thence South 86° 30' 51" West, along a line 550 feet South of (as measured at right angles) and parallel to the said North line of the Southwest one-quarter (S.W. 1/4) of Section 2, a distance of 348.39 feet; thence due West, along a line 550 feet South of (as measured at right angles) and parallel to the North line of the Southeast one-quarter (S.E. 1/4) of said Section 3, a distance of 221.35 feet to the Southeast corner of Parcel "B", Lamont Plat, according to the plat thereof, as recorded in Plat Book 172, Page 132, of the public records of Broward County, Florida; thence North 03° 17' 00" West, on the East line of said Parcel "B", a distance of 74.27 feet; thence due North, a distance of 475.85 feet; thence due East, a distance of 208.87 feet to the Point of Beginning.

Said land situate, lying and being in the City of Pompano Beach, Broward County, Florida.

Less and Except the following described parcel:

Commencing at the East quarter corner of said Section 3; thence 90°00'00" West on the North line of said Southeast one-quarter (SE 1/4) of Section 3, a distance of 208.87 feet; thence South 00°00'00" East a distance of 475.85 feet to an intersection with the West line of Parcel "B", Lamont Plat (as recorded in Plat Book 172, Page 132 Public Records of Broward County, Florida) and the Point of Beginning; thence continuing South 00°00'00" East, a distance of 74.15 feet to an intersection with the South line of said Parcel "B", also being the South line of the North 550.00 feet of the said Southwest one-quarter (1/4) of Section 3; thence North 90°00'00" East, on said South line, a distance of 4.25 feet to the Southeast corner of said Parcel "B"; thence North 03°17'00" West, on the East line of said Parcel "B", a distance of 74.27 feet to the Point of Beginning.



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Easement(s) and Rights-of-Way Documents:

1. **WARRANTY DEED:** Chris-Craft Corporation, a Michigan corporation TO Broward County, of the State of Florida, dated February 1, 1958, filed February 28, 1958 in O.R. Book 1160, Page 383.
2. **EASEMENT:** Sanford Industries, Inc. TO A. Carol Sanford, dated August 20, 1975, filed August 21, 1975 in O.R. Book 6308, Page 840.
3. **EASEMENT:** A. Carol Sanford and Sanford Industries, Inc., a Florida corporation TO Melley Energy Systems, Inc., a Florida corporation, dated September 16, 1976, filed September 21, 1976 in O.R. Book 6729, Page 918.
4. **EASEMENT:** Sanford Industries, Inc., a Florida corporation and A. Carol Sanford TO City of Pompano Beach, Florida, a Florida municipal corporation, dated October 7, 1976, filed December 17, 1976 in O.R. Book 6837, Page 496.
5. **ORDER OF TAKING:** City of Pompano Beach, a Florida municipal corporation VS A. Carol Sanford, as Trustee et al., dated June 7, 1984, filed July 5, 1984 in O.R. Book 11830, Page 232.
6. **QUIT CLAIM DEED:** P.C. Realty of Florida, L.L.C., a Florida limited liability company TO Broward County, a political subdivision of the State of Florida and the City of Pompano Beach, a Florida municipal corporation, dated January 16, 2008, filed January 17, 2008 in O.R. Book 45006, Page 1619.
7. **QUIT CLAIM DEED:** City of Pompano Beach, a Florida municipal corporation TO Broward County, a political subdivision of the State of Florida, dated October 12, 2021, filed January 28, 2022, Instrument Number 117898716.

Maps:

1. **RIGHT OF WAY MAP:** Right of Way Map Book 14, Page 94