

Search No.: 22-817-12 Update 2

TITLE CERTIFICATE

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

TO: Broward County Board of County Commissioners/ City of Pompano Beach

With the understanding that this Title Certificate is furnished to Broward County Board of County Commissioners/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 described property covering the period from the beginning to the 5th day of June 2023, 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:

- Names of all Owner(s) of Record:**
- Merijul. LLC, a Florida limited liability company**
(Under Instrument No. 116787861 & Instrument No. 116787862)
 - One Quarter Ham, LLC**
(Under Instrument No. 115213575)
 - Shirley J Farris (O.R. 13209, Page 857)**

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**
- TIITF Deeds and Releases:** **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 9th day of June 2023.

Evelyn Branas
Name

Signature

(Corporate Seal)

PARAMOUNT TITLE SERVICES, INC.

12555 Orange Drive, Suite 216

Davie, Florida 33330

Phone: 954-467-6607 - Fax: 954-467-3280

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EXHIBIT "A"

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF NORTHWEST 1/4
OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST,

LYING SOUTHWEST OF DR. MARTIN LUTHER KING, JR. BOULEVARD/HAMMONDVILLE
ROAD,

LESS THE WEST 33 FEET FOR COUNTY ROAD,

AND LESS COUNTY ROAD RIGHT-OF-WAY PARCEL AS DESCRIBED IN OFFICIAL RECORDS
BOOK 2502, PAGE 790, LYING AND BEING IN BROWARD COUNTY FLORIDA.

ALSO DESCRIBED AS:

A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA,
SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL "A", "HUOK" ACCORDING TO THE
PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGES 446 THROUGH 447, OF THE
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°59'11" WEST,
ALONG THE NORTH LINE OF SAID PARCEL "A" AND THE WESTERLY EXTENSION
THEREOF, 301.90 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF
POWERLINE ROAD (STATE ROAD 845); THENCE NORTH 01°17'26" WEST ALONG SAID
WEST RIGHT OF WAY LINE, 442.91 FEET TO A POINT OF CURVATURE WITH A CURVE
TO THE RIGHT; THENCE NORTHWESTERLY, EASTERLY AND SOUTHEASTERLY ALONG SAID
CURVE HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF
126°18'04", AN ARC DISTANCE OF 55.11 FEET TO A POINT ON THE SOUTHERLY
RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING JR. BOULEVARD (HAMMONDVILLE
ROAD); THENCE SOUTH 54°59'22" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY,
740.76 FEET TO THE NORTHERN MOST NORTHWEST CORNER OF PARCEL "A", RENTERIA
INC., PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 166,
PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA ALSO BEING A
POINT ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW. 1/4) OF THE
NORTHWEST ONE-QUARTER (NW. 1/4) OF THE NORTHWEST ONE-QUARTER (NW. 1/4) OF
SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE SOUTH 01°19'11"
EAST, ALONG SAID WESTERLY LINE OF SAID PARCEL "A" AND SAID EAST LINE,
27.59 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE SOUTH
88°59'11" WEST, ALONG SAID NORTH LINE, 334.91 FEET TO THE POINT OF
BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD
COUNTY, FLORIDA AND CONTAINING 164,983 ACRES (3.787 SQUARE FEET MORE OR
LESS) .

P&Z

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

PZ22-14000014
07/26/2023

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12555 Orange Drive, Suite 216
Davie, Florida 33330
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1. **DEED:** Model Land Company, a Florida corporation TO Broward County, a political subdivision of the State of Florida, dated July 21, 1925, filed October 2, 1925 in Deed Book 68, Page 418.
2. **DEED:** C.C. Stebbins and Willie Stebbins, his wife TO Broward County, a political subdivision of the State of Florida, dated June 20, 1929, October 28, 1929 in Deed Book 209, Page 329.
3. **RIGHT OF WAY DEED:** Model Land Company, a Florida corporation TO State of Florida, dated February 16, 1939, filed February 24, 1939 in Deed Book 327, Page 171.
4. **DEED:** Blount Bros, Inc., a Florida corporation TO the State of Florida, dated March 27, 1940, filed March 29, 1940 in Deed Book 353, Page 99.
5. **DEED:** D.R. Daniel and Joe Mildred Daniel, his wife TO Broward County, a political subdivision of the State of Florida, dated April 14, 1943, filed April 15, 1943 in Deed Book 416, Page 511.
6. **WARRANTY DEED:** T.S. Pridemore and Pauline Pridemore, his wife and R.V. Jones and Irene Jones, his wife TO Broward County, a political subdivision of the State of Florida, dated November 28, 1962, filed December 5, 1962 in O.R. Book 2502, Page 790.
7. **EASEMENT:** Estate of R.V. Jones, deceased by James M. Crum, as executor of the estate of R.V. Jones, deceased TO Florida Power & Light Company, dated August 25, 1970, filed August 28, 1970 in O.R. Book 4291, Page 199.
8. **EASEMENT:** Hess Realty Corporation, a Delaware corporation TO Broward County, a political subdivision of the State of Florida, dated January 17, 1972, filed February 17, 1972 in O.R. Book 4773, Page 454.
9. **EASEMENT:** James M. Crum, as executor of the Estate of R.V. Jones, deceased and T.S. Pridemore and Pauline Pridemore, his wife TO Broward County, a political subdivision of the State of Florida, dated February 10, 1972, filed February 17, 1972 in O.R. Book 4773, Page 462.
10. **COUNTY DEED:** Broward County, Florida TO State of Florida for the use and benefit of the Department of Transportation of Florida, dated June 26, 1973, filed July 5, 1973 in O.R. Book 5350, Page 795.
11. **RESOLUTION ACCEPTING RIGHT OF WAY EASEMENT:** City Commission of the City of Pompano Beach, Florida TO the Public, dated December 20, 1988, filed December 27, 1988 in O.R. Book 16063, Page 286.
12. **RESOLUTION ACCEPTING ROAD REASEVATION EASEMENT:** City Commission of the City of Pompano Beach, Florida TO the Public, dated December 20, 1988, filed December 27, 1988 in O.R. Book 16063, Page 298.

Maps:

1. **LOCATION AND SURVEY MAP:** Plat Book 2, Page 1
2. **RIGHT OF WAY MAP:** Right of Way Book 3, Page 44
3. **RIGHT OF WAY MAP:** Right of Way Book 4, Page 36
4. **RIGHT OF WAY MAP:** Misc. Map Book 5, Page 28
5. **LOCATION AND SURVEY MAP:** Right of Way Book 7, Page 33
6. **RIGHT OF WAY MAP:** Right of Way Book 8, Page 11
7. **RIGHT OF WAY MAP:** Misc. Map Book 8, Page 21
8. **RIGHT OF WAY MAP:** Right of Way Map Book 8, Page 29
9. **RIGHT OF WAY MAP:** Right of Way map Book 15, Page 137

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1. **DEED:** Trustees of the Internal Improvement Fund of the State of Florida TO Florida Coast Line Canal and Transportation Company, dated September 24, 1890, filed December 2, 1890 in Deed Book D, Page 362.

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PZ22-14000014
07/26/2023