



# NATIONAL TITLE AND ABSTRACT COMPANY

ABSTRACTS • TITLE INSURANCE • CLOSING SERVICES

## CERTIFICATION OF TITLE 2023 Broward County Land Development Code-Section 5-189-(C) (3)

April 27, 2023

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 **26<sup>th</sup> day of July 2023**, at the hour of 02 :30 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.

**Lots 286 and 287 of the unrecorded plat of COLLIER CITY LOTS, described as follows:**

**The East 100 feet of the West 400 feet of the South 1/5 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 48 South, Range 42 East, less the South 25 feet thereof, of the Public Records of Broward County, Florida.**

**And**

**Lots 288 and 289 of the unrecorded plat of COLLIER CITY LOTS, being more particularly described as the South 1/5 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 48 South, Range 42 East, LESS the West 400 feet thereof, and also LESS the South 25 feet thereof for road right-of-way, all lying Northwesterly of the Northwesterly right-of-way line of Powerline Road as shown on the Department of Transportation Right-of-way Map, Section 86550-2606, Sheet 2 of 5 Sheets, dated 4/23/1971, and recorded in Right-of-way Map Book 8, page 29, Broward County, Florida.**

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

**Cocchiola, L.L.C., a Florida Limited Liability Company. (Under Instrument Warranty Deed recorded in Instrument # 114347344 and Instrument # 114354966)**

Subject to the following encumbrances, liens, and other exceptions:

### **1. RECORDED MORTGAGES:**

**1. NONE**

**2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGEMENTS:**

1. NONE

**3. GENERAL EXCEPTIONS:**

1. Special Taxes, Assessments and General Property taxes for the year 2023 and subsequent years. Folio No. 484233-04-0500, Folio No. 484233-04-0510, and Folio No. 484233-04-0520.
2. Facts that would be disclosed by an accurate and comprehensive survey of the property.
3. Easements and claims of easements not recorded in the public records.
4. Rights of persons other than the above owners who are in possession.
5. Construction, Mechanic's, Contractors, or Materialmen's lien claims, if any, where no notice thereof appears of record.
6. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof.

**4. SPECIAL EXCEPTIONS:**

1. Water and Sewer Service Agreement filed June 13, 1966, in Official Records Book 3245, Page 315, of the Public Records of Broward County, Florida.
2. Easement in favor of Broward County filed December 16, 1971, in Official Records Book 4710, Page 857, of the Public Records of Broward County, Florida.
3. Right of Way Deed in favor of the State of Florida recorded October 10, 1972, in Official Records Book 5018, Page 841, of the Public Records of Broward County, Florida.
4. Interlocal Agreement filed December 10, 1996, in Official Records Book 25758, Page 988, of the Public Records of Broward County, Florida.

WE HEREBY CERTIFY that we have performed a comprehensive search of the Public Records of Broward County, Florida affecting the above-described property.

By: 

**Pedro Rodil**  
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