

PARAMOUNT TITLE SERVICES, INC.

12555 Orange Drive, Suite 216

Davie, Florida 33330

(Search No.: 25-806-2)

OPINION OF TITLE

Broward County Land Development Code - Section 5-189(c)(3)

Florida Statutes Chapter 177

To: City of Pompano Beach

With the understanding that this Opinion of Title 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 6th day of February 2025, at the hour of 11:00 p.m., inclusive, of the following described property:

Legal Description

See Exhibit "A" Attached

I am of the opinion that on the last mentioned dated, the fee simple title to the above-described real property was vested in:

**Elro LLC, a Florida limited liability company
(Instrument No. 120027620)**

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

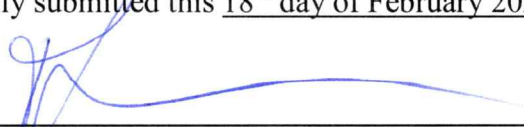
(If any mortgage holder is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.

**List of easements and Rights-of-Way
lying within the plat boundaries:**

See Attached

I HEREBY CERTIFY that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. I further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 18th day of February 2025



Eliana Leal, Esq.
Florida Bar No.: 55328

DRC

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Exhibit "A"

LEGAL DESCRIPTION:

BEGINNING AT A POINT IN THE WEST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST DISTANT 5.57 FEET SOUTH OF THE NW CORNER OF SAID NW 1/4 OF THE SE 1/4 IN THE NORTHERLY LINE OF THAT CERTAIN EASEMENT GRANTED BY SEABOARD AIR LINE RAILWAY COMPANY, ET AL. TO STATE ROAD DEPARTMENT FLORIDA BY AGREEMENT DATED MAY 10, 1945, RECORDED IN DEED BOOK 485, PAGE 404, PUBLIC RECORDS OF SAID BROWARD COUNTY; THENCE SOUTH 54°31'08" EAST ALONG THE NORTHERLY LINE OF SAID EASEMENT 180 FEET, MORE OR LESS, TO A POINT DISTANT 145 FEET, WESTERLY AS MEASURED AT A RIGHT ANGLE FROM THE CENTER LINE OF CRANTOR'S MAINTRACK; THENCE NORTHERLY AND PARALLEL TO SAID MAIN TRACK AND EVERYWHERE 145 FEET WESTERLY FROM THE CENTER LINE THEREOF 470 FEET TO A POINT; THENCE WESTERLY AT A RIGHT ANGLE 250 FEET, MORE OR LESS, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH ALONG THE WEST LINE OF SAID SW 1/4 OF THE NE 1/4 AND ALONG THE WEST LINE OF SAID NW 1/4 AND SE 1/4 410 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE SEABOARD AIR LINE RAILWAY COMPANY BY CLARA E. BRIDGERS AND OTHERS BY VIRTUE OF DEED DATED SEPTEMBER 28, 1933, AND RECORDED IN DEED BOOK 243 ON PAGE 454, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA LESS THE WEST 25 FEET THEREOF

LESS AND EXCEPT

PARCEL NO. 107 ANDREW AVENUE EXT. BROWARD COUNTY DESCRIPTION:

A PORTION OF THE EAST ONE-HALF (E 1/2) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE FOUND 1 1/2 INCH IRON PIPE MARKING THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 34; THENCE SOUTH 89°27'03" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4), A DISTANCE OF 2,873.37 FEET TO A FOUND KITH AND SCHNARS NAIL AND BRASS CLIP MARKING THE SOUTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER (NE 1/4) AND A POINT OF THE BASELINE OF SURVEY FOR ANDREWS AVENUE EXTENSION ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR ITEM/SEGMENT NO. 2306221; THENCE NORTH 01°24'23" WEST ALONG THE WEST LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) AND SAID BASELINE OF SURVEY, A DISTANCE OF 187.04 FEET; THENCE NORTH 88°35'37" EAST ALONG THE LINE AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 25.00 FEET TO A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE FOR ANDREWS AVENUE EXTENSION (NW 15TH AVENUE) AND THE POINT OF BEGINNING; THENCE NORTH 01°24'23" WEST ALONG SAID EASTERLY EXISTING RIGHT OF WAY, A DISTANCE OF 203.85 FEET; THENCE SOUTH 79°13'10" EAST, A DISTANCE OF 111.20 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A CHORD BEARING OF SOUTH 14°26'35" EAST; THENCE SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 2,800.42 FEET, THROUGH A CENTRAL ANGLE OF 06°13'55", AND AN ARC DISTANCE OF 282.84 FEET TO A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE FOR C.S.X. RAILROAD AND THE END OF SAID CURVE; THENCE SOUTH 10°46'50" WEST ALONG SAID WESTERLY EXISTING RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 214.45 FEET TO A POINT ON THE NORTHERLY EXISTING RIGHT OF WAY LINE FOR DOCTOR MARTIN LUTHER KING BOULEVARD; THENCE NORTH 54°57'11" WEST ALONG SAID NORTHERLY EXISTING RIGHT OF WAY, A DISTANCE 21.01 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A CHORD BEARING OF NORTH 17°58'17" WEST; THENCE NORTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 2,720.42 FEET, THROUGH A CENTRAL ANGLE OF 06°25'40", AND AN ARC DISTANCE OF 305.19 FEET TO THE END OF SAID CURVE; THENCE SOUTH 88°35'37" WEST, A DISTANCE OF 23.34 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 30,301 SQUARE FEET (0.694 ACRES), MORE OR LESS.

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List of easements and Rights-of-Way lying within the plat boundaries:

1. **RIGHT OF WAY DEED:** Helen Woodruff and Henry W. Woodruff, her husband TO State of Florida, dated April 1, 1940, filed April 3, 1940 in Deed Book 353, Page 532.
2. **AGREEMENT:** Leigh R. Powell, Jr. and Henry W. Anderson, as Receivers of Seaboard Air Line Railway Company TO State Road Department of Florida, dated May 14, 1943, filed in Deed Book 485, Page 404.
3. **DEED:** The Kilmore Seed Company, a Florida corporation TO M.I. Ogden and wife, Jewell Ogden, and J.I. Ogden and wife Carolyn Ogden, dated June 6, 1957, filed October 1, 1957 in O.R. Book 1033, Page 313.
4. **QUIT CLAIM DEED:** J.I. Ogden and Carolyn Ogden, husband and wife and M.I. Ogden and Jewell Ogden, husband and wife TO City of Pompano Beach, Florida, dated September 18, 1958, filed January 14, 1959 in O.R. Book 1426, Page 50.
5. **QUIT CLAIM DEED:** Frank S. Austin, Inc., a Florida corporation TO City of Pompano Beach, a Florida municipal corporation, dated October 7, 1958, filed January 14, 1959 in O.R. Book 1426, Page 66.
6. **AGREEMENT:** Seaboard Air Line Railroad Company, a Virginia corporation TO City of Pompano Beach, a Florida municipal corporation, dated September 23, 1958, filed January 14, 1959 in O.R. Book 1426, Page 73.
7. **SUPPLEMENTAL WARRANTY DEED:** CSX Transportation, Inc., a Virginia corporation TO State of Florida Department of Transportation, dated March 21, 1990, filed March 30, 1990 in O.R. Book 17290, Page 887.
8. **ROAD TRANSFER AGREEMENT:** Broward County, a political subdivision of the State of Florida AND City of Pompano Beach, a Florida municipal corporation, dated August 18, 1992, filed October 1, 1992 in O.R. Book 19921, Page 447.
9. **AGREED ORDER OF TAKING:** State of Florida Department of Transportation VS Virginia E. Fuhr, as Trustee, et al., dated April 13, 2003, filed April 23, 2003 in O.R. Book 35009, Page 120.
10. **WARRANTY DEED:** Sanford A. Wheeler, Jr. and William L. Wheeler TO State of Florida Department of Transportation, dated September 12, 2003, filed September 17, 2003 in O.R. Book 36057, Page 927.

MAPS:

1. **RIGHT OF WAY MAP:** Right of Way Book 3, Page 28

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2. **RIGHT OF WAY MAP:** Misc. Map Book 8, Page 21
3. **RIGHT OF WAY MAP:** Right of Way Book 14, Page 94
4. **RIGHT OF WAY MAP:** Right of Way Map Book 15, Page 137

SHOWN FOR REFERENCE:

1. **DEED:** Clara B. Driggers and H.J. Driggers, her husband TO L.R. Powell, Jr. and Henry W. Anderson, as Receivers of Seaboard Air Line Railway, a Virginia corporation, dated September 28, 1933, filed September 28, 1933 in Deed Book 243, Page 454.
2. **DEED:** Seaboard Air Line Railway, a Virginia corporation TO Frank B. Austin, Inc., a Florida corporation, dated September 14, 1956, filed November 8, 1956 in O.R. Book 764, Page 82.

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