

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.

Maria A. Gralia
150 West Flagler Street, Suite 2200
Miami, FL 33130
Direct: (305) 789-3525
Fax: (305) 789-2628
Email: mgralia@stearnsweaver.com

December 15, 2020

Via: Email: maggie.barszewski@copbfl.com

Maggie Barszewski, AICP
Planner, City of Pompano Beach
100 West Atlantic Boulevard, Third Floor
Pompano Beach, Florida 33060

Re: Marquis Apartments Plat – Revised Request

Dear Ms. Barszewski:

This firm represents Marquis Partners, Ltd. (“Marquis”), the owner of the property located in Pompano Beach with Folio Numbers 484234000330, 484234000290, 484234000300 and 484234000320 and subject to the MARQUIS APARTMENTS Plat recorded on March 12, 2020 in Plat Book 183, Page 368 of the Public Records of Broward County, Florida (the “Plat”). A copy of the Plat is attached hereto as Exhibit A.

On October 27, 2020, the City of Pompano Beach Commission approved a Resolution correcting the legal description related to the Marquis Plat. Resolution #2021-11 is attached hereto as Exhibit B.

Resolution #2021-11 was submitted to Broward County (“County”) for approval and recordation in the Public Records of Broward County, Florida. However, the County’s Planning Division rejected the legal description as not being consistent with the Marquis Plat dedications. Accordingly, it is now necessary to submit this Revised Request to correct the legal description on the Marquis Plat as provided in the attached revised legal description and sketch attached hereto as Composite Exhibit C.

As provided in the original request, Marquis purchased the property from the City of Pompano Beach, who acquired title to the property from the United States of America. A copy of the Special Warranty Deed is attached hereto as Exhibit D. The legal description to the City from the federal government included a ten (10) foot sliver of land that was owned by Gayle D. Winston, the owner of the property to the east of the Plat with an address of 1800 Hammondville Road, Folio Number 484234000310. A copy of the sketch identifying the 10-foot sliver is attached hereto as Exhibit E.

#9060450 v1

MIAMI ▪ TAMPA ▪ FORT LAUDERDALE ▪ TALLAHASSEE ▪ CORAL GABLES

Maggie Barszewski, AICP

December 15, 2020

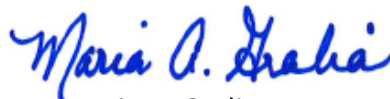
Page 2

Upon recordation of the deed from the City of Pompano Beach to Marquis, the Broward Clerk advised of an overlap in ownership. Shortly thereafter, the Plat was recorded using the incorrect legal. In the interim, Marquis was in the final stages of obtaining financing for the development of a 100 unit affordable housing project. In order to close on the financing, it was necessary to correct the legal description by conveying the 10-foot sliver to Ms. Winston by Quit Claim Deed. A copy of the Quit Claim Deed is attached hereto as Exhibit F.

Based on the above information, we respectfully request that the City of Pompano Beach rescind and replace Resolution 2021-11 and approve a Resolution with the corrected legal description for the Marquis Plat. Once the City has issued a Resolution correcting the legal description, as revised, the County will process the request as a Delegation requiring one public hearing before the Broward County Commission without the need to replat the property.

Thank you for your attention to this matter and please do not hesitate to contact me should you need additional information

Sincerely,



Maria A. Gralia

EXHIBIT A

**Plat
Book 183, Page 368**

MARQUIS APARTMENTS

A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

INSTR # 116407810, Plats 183/368

Page 1 of 3

Recorded 03/12/2020 at 02:25 PM

DESCRIPTION:

PARCEL 1:

THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 LYING SOUTHWEST OF COUNTY ROAD OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LESS THE EAST 365.8 FEET AND LESS THE WEST 294.2 FEET THEREOF, BROWARD COUNTY, FLORIDA.

PARCEL 2:

THE EAST 169.3 FEET OF THE WEST 294.2 FEET OF THE NE 1/4 OF THE SW 1/4 OF THE NW 1/4 LYING SOUTH OF COUNTY ROAD, LESS THE SOUTH 100 FEET, BROWARD COUNTY, FLORIDA.

PARCEL 3:

THE WEST 165.80 FEET OF THE EAST 365.80 FEET OF A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 361, BROWARD COUNTY, FLORIDA.

AND

THAT PART OF THE EAST 200.00 FEET OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 361, BROWARD COUNTY, FLORIDA, LESS THE EAST 15.00 FEET THEREOF, FOR ROAD PURPOSES AND ALSO LESS THE FOLLOWING DESCRIBED PORTION THEREOF:

BEGINNING AT A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE AT A POINT 15.00 FEET WEST OF THE EAST LINE OF THE SAID NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 361, BROWARD COUNTY, FLORIDA, LESS THE EAST 15.00 FEET THEREOF, FOR ROAD PURPOSES AND ALSO LESS THE FOLLOWING DESCRIBED PORTION THEREOF:

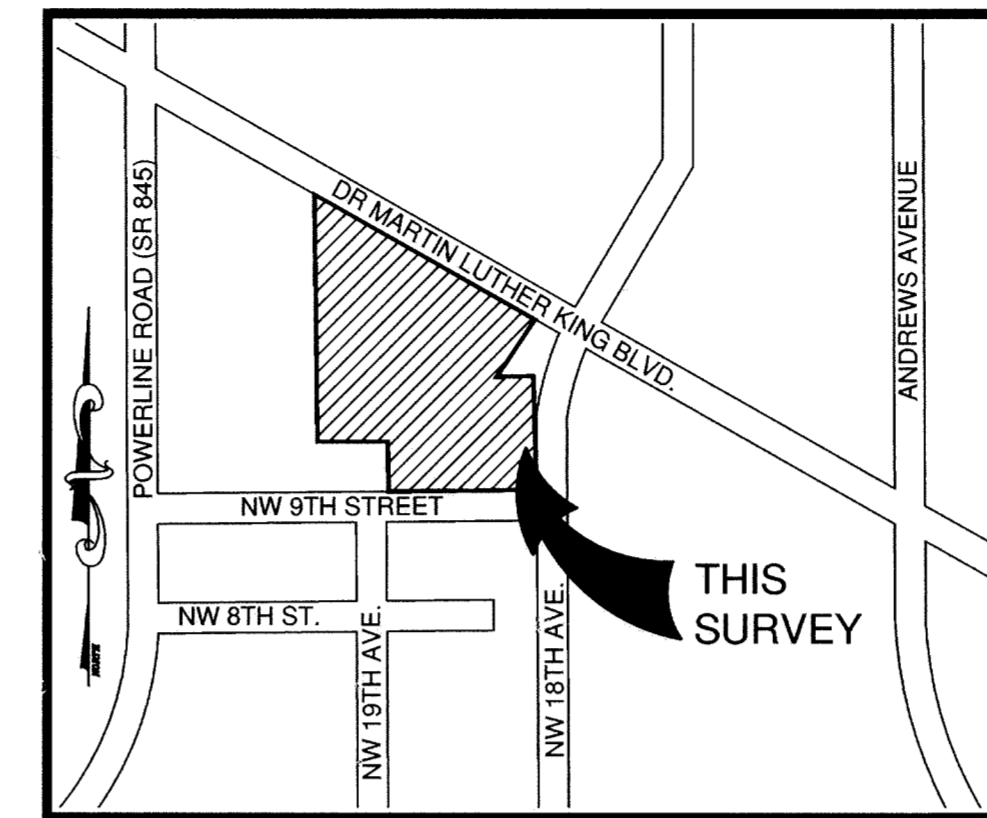
ALL OF THE DESCRIBED LAND HEREON LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY FLORIDA AND CONTAINING 181,107 SQUARE FEET (4.158 ACRES) MORE OR LESS.

ALSO DESCRIBED AS:

A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERNMOST NORTHEAST 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 SOUTH RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING BOULEVARD (HAMMONDVILLE ROAD) AS SHOWN ON THE RIGHT OF WAY MAP OF HAMMONDVILLE ROAD AS RECORDED IN MISCELLANEOUS MAP BOOK 8, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 54°59'22" EAST, 624.79 FEET; THENCE SOUTH 35°39'18" WEST, 105.53 FEET; THENCE NORTH 89°10'58" EAST, 90.30 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NW 18TH AVENUE; THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 01°20'55" EAST, 119.76 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF NW 9TH STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 89°12'39" WEST, 360.94 FEET TO A POINT ON THE EAST LINE OF PARCEL "A" AND IT'S SOUTHERLY EXTENSION THEREOF, DIVINE MINISTRY OF GOD CHURCH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, PAGES 127 THRU 128, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE AND IT'S SOUTHERLY EXTENSION NORTH 01°19'11" WEST, 85.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A", ALSO BEING A POINT ON A LINE LYING 100 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE ALONG SAID NORTH AND PARALLEL LINE, SOUTH 89°12'39" WEST, 169.31 FEET TO A POINT ON THE EAST LINE OF PARCEL "A", OF SAID RENTERIA PLAT AND IT'S SOUTHERLY EXTENSION THEREOF; THENCE NORTH 01°19'11" WEST, 485.10 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 181,107 SQUARE FEET (4.158 ACRES) MORE OR LESS.



LOCATION SKETCH
NOT TO SCALE

DEDICATION:

STATE OF FLORIDA } SS KNOW ALL MEN BY THESE PRESENTS THAT
COUNTY OF BROWARD } NATJACK, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND THE CITY OF POMPANO BEACH, A MUNICIPAL CORPORATION AS OWNERS OF THE LANDS, AS SHOWN HEREON, BEING IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, SHOWN HEREON AS MARQUIS APARTMENTS, DO HEREBY DEDICATE THE FOLLOWING:

PARCEL "B" AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR ROAD PURPOSES.

BUS SHELTER EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR BUS SHELTER PURPOSES.

IN WITNESS WHEREOF: WE HERETOBY SET OUR HANDS AND AFFIX OUR CORPORATE SEALS THIS 22nd DAY OF August, 2019.

WITNESS: John Mungo NATJACK, L.L.C.,
PRINT NAME: John Mungo FLORIDA LIMITED LIABILITY COMPANY,

WITNESS: Nathaniel Pridemore
PRINT NAME: Nathaniel Pridemore MANAGER

WITNESS: Gregory P. Harrison THE CITY OF POMPANO BEACH,
PRINT NAME: Gregory P. Harrison A MUNICIPAL CORPORATION,
CITY MANAGER

ACKNOWLEDGEMENT:

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED
COUNTY OF BROWARD } NATHANIEL PRIDEMORE, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF NATJACK, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF June 2019.

MY COMMISSION EXPIRES: Randi C. Arnold
NOTARY PUBLIC
PRINT NAME: Randi C. Arnold

ACKNOWLEDGEMENT:

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED GREGORY P. HARRISON, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CITY MANAGER OF THE CITY OF POMPANO BEACH, A MUNICIPAL CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH CITY MANAGER OF THE CITY OF POMPANO BEACH, OF SAID MUNICIPAL CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF August 2019.

MY COMMISSION EXPIRES: Michael Vonder Maalen
NOTARY PUBLIC:
PRINT NAME: Michael Vonder Maalen

CITY OF POMPANO BEACH APPROVALS:

CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE CITY OF POMPANO BEACH, FLORIDA, AND BY RESOLUTION NO. 2019-245 THIS 23 DAY OF July, A.D., 2019.

ALL APPLICABLE CONCURRENCY/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: Ascleta Hammond BY: Reh Hardin
CITY CLERK CITY MAYOR
ASCELETA HAMMOND REX HARDIN

PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA HAS ACCEPTED AND APPROVED THIS PLAT THIS 22nd DAY OF August, A.D., 2019.

BY: Fred Stacer
PLANNING AND ZONING BOARD
CHAIR FRED STACER

ENGINEERING:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF August, A.D., 2019.

BY: John Sfiropoulos
CITY ENGINEER
JOHN SFIROPOULOS, PE

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY THIS 25 DAY OF April, A.D., 2019.

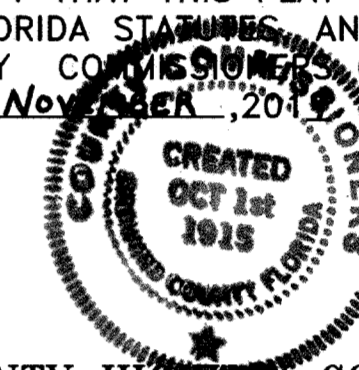
BY: [Signature] DATE: 9/26/2019
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 10 DAY OF March, A.D., 2020.

BY: [Signature] DATE: 3-10-2020
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 5th DAY OF November, 2019.



[Signature]
MAYOR-COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: Alexander S. Perez BY: Robert P. Legg, Jr.
ALEXANDER S. PEREZ ROBERT P. LEGG, JR.
FLORIDA PROFESSIONAL ENGINEER, FLORIDA PROFESSIONAL SURVEYOR
REGISTRATION NO. 33217 AND MAPPER
REGISTRATION NO. LS4030

DATE: 2/25/2020 DATE: 2/25/2020

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: Jo Sesodie DATE: 2/28/2020
DIRECTOR OR DESIGNEE DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON August 9th, 2019.

KEITH & ASSOCIATES, INC. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION NUMBER LB 6860.

DATE: 05/03/19 FOR THE FIRM BY: [Signature]

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 6805
STATE OF FLORIDA

CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR	PREPARED BY:
						301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@KEITHteam.com LB NO# 6860
						058-MP-18

MARQUIS APARTMENTS

A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4)
OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

INSTR #116407810
Plats 183/368
Page 2 of 3

DEDICATION:

STATE OF FLORIDA } SS KNOW ALL MEN BY THESE PRESENTS THAT
COUNTY OF BROWARD } MARQUIS PARTNERS, LTD, A FLORIDA
LIMITED PARTNERSHIP, AS OWNERS OF THE LANDS, AS SHOWN HEREON,
BEING IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF
POMPANO BEACH, BROWARD COUNTY, FLORIDA, SHOWN HEREON AS
MARQUIS APARTMENTS, DO HEREBY DEDICATE THE FOLLOWING:

PARCEL "B" AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC
FOR ROAD PURPOSES.

BUS SHELTER EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE
PUBLIC FOR BUS SHELTER PURPOSES.

24' INGRESS/EGRESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED
TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR
CORPORATE SEALS THIS 12 DAY OF February, 2020.

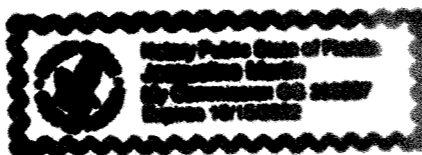
WITNESS: Jasmine Baldwin
PRINT NAME: Jasmine Baldwin
WITNESS: Elaine Santiago
PRINT NAME: Elaine Santiago
MARQUIS PARTNERS, LTD,
A FLORIDA LIMITED PARTNERSHIP
BY: Mara S. Mades
MARA S. MADES
VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED
COUNTY OF BROWARD } MARA S. MADES, WHO IS PERSONALLY
KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT
OF MARQUIS PARTNERS, LTD, A FLORIDA LIMITED PARTNERSHIP, AND
SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH
INSTRUMENT AS SUCH VICE PRESIDENT OF SAID CORPORATION, AND THAT
THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE
SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID
INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID
INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY
OF Feb. 2020.

MY COMMISSION EXPIRES:



NOTARY PUBLIC:
Jacqueline Martin
PRINT NAME: J

<p>MARQUIS PARTNERS, LTD,</p> <p>SEAL</p>	<p>PREPARED BY:</p> <p>KEITH</p> <p>301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@KEITHteam.com LB NO. 6860</p> <p>058-MP-18</p>
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MARQUIS APARTMENTS

A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE
SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER
(NW 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF
POMPAÑO BEACH, BROWARD COUNTY, FLORIDA

POINT OF BEGINNING
EASTERNMOST NE CORNER
P.B. 166, PG. 33, B.C.R.
SET 4"x4" CONCRETE
MONUMENT WITH ALUMINUM
DISC STAMPED "PRM LB6860"

LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- L.B. FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION OFFICIAL RECORDS BOOK
- O.R.B. PLAT BOOK
- P.B. PAGE
- PG. PERMANENT REFERENCE MONUMENT
- PRM QUARTER SECTION CORNER
- NON VEHICULAR ACCESS LINE

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT NOTES:

☒ INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.)
4"x4"x24" CONCRETE MONUMENT WITH ALUMINUM DISC NO. LB6860 (UNLESS NOTED OTHERWISE).

BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF NORTH 89°26'18" EAST ALONG THE SOUTH LINE OF THE NORTH ONE-HALF (N. 1/2) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

THE FOLLOWING NOTE IS REQUIRED BY CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND.

IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY NOVEMBER 5, 2024, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR

IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL DRAINAGE HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY NOVEMBER 5, 2024, THEN THE COUNTY'S FINDINGS OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDINGS THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

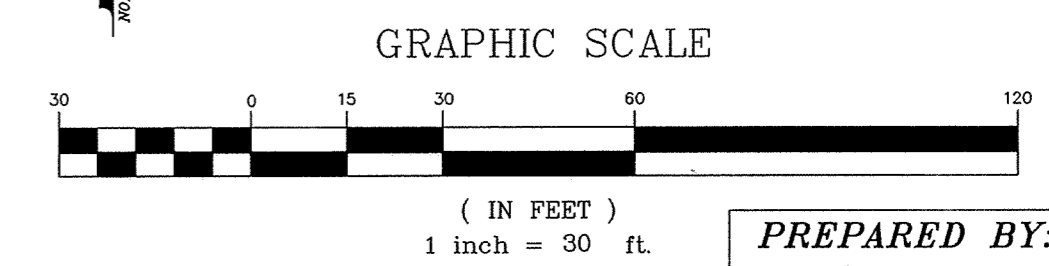
THIS PLAT IS RESTRICTED TO 100 GARDEN APARTMENT UNITS.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

AREA TABULATION TABLE:

PARCEL NAME	SQUARE FOOTAGE	ACREAGE
PARCEL "A"	176,400	4.049
PARCEL "B"	4,707	0.109
TOTAL	181,107	4.158



PREPARED BY:



301 EAST ATLANTIC BOULEVARD
POMPAÑO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

058-MP-18

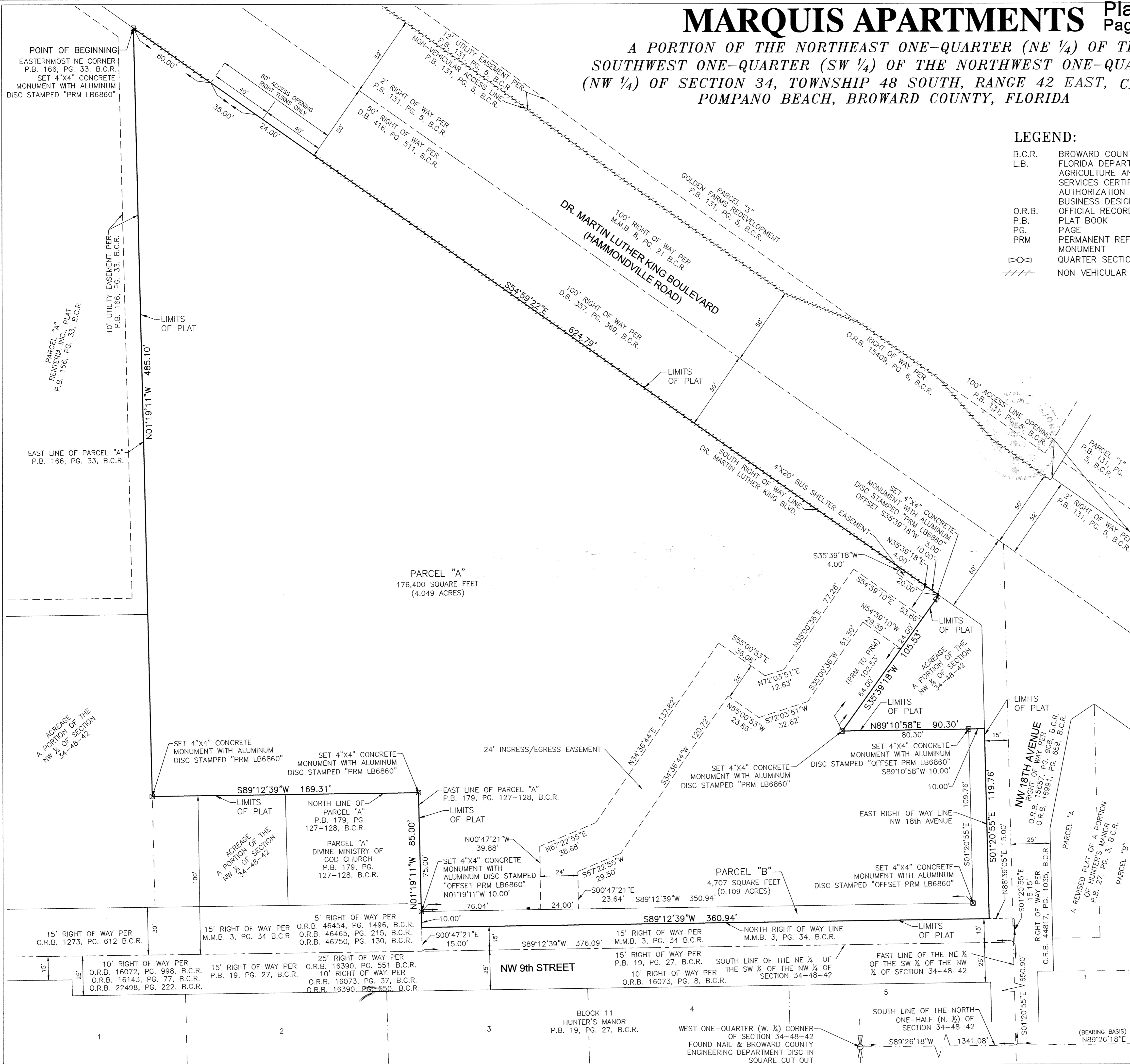


EXHIBIT B

Resolution #2021-11

RESOLUTION NO. 2021- 11

**CITY OF POMPANO BEACH
Broward County, Florida**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING THE PROPER CITY OFFICIALS TO APPROVE A CORRECTED LEGAL DESCRIPTION RELATING TO THE MARQUIS PLAT LOCATED AT 1820 DR. MARTIN LUTHER KING, JR. BOULEVARD; PROVIDING AN EFFECTIVE DATE.

WHEREAS, The Marquis Plat was approved by the City Commission on July 23, 2019, pursuant to Ordinance No. 2019-245, a copy of which is attached hereto; and

WHEREAS, the subject property of the Marquis Plat is located at 1820 Dr. Martin Luther King, Jr. Boulevard; and

WHEREAS, the legal description that was provided to the City for the Plat was incorrect; and the Applicant wants to replace the legal description contained in the Plat with the legal description in Exhibit "A," attached hereto and made a part hereof; now, therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. That the City Commission approves the new legal description for the Marquis Plat, which is attached hereto as Exhibit "A," relating to the real property located at 1820 Dr. Martin Luther King, Jr. Boulevard.

SECTION 2. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this 27th day of October, 2020.

DocuSigned by:
Rex Hardin
502CB780EB3F480

REX HARDIN, MAYOR

ATTEST:

DocuSigned by:
Asceleta Hammond
775D4290316A490

ASCELETA HAMMOND, CITY CLERK



EXHIBIT "A"
LEGAL DESCRIPTION

The West 165.80 feet of the East 365.80 feet of a portion of the Northeast one-quarter (NE 1/4) of the Southwest one-quarter (SW 1/4) of the Northwest one-quarter (NW 1/4) of Section 34, Township 48 South, Range 42 East, lying South of the South right-of-way line of State Road No. 361, Broward County, Florida.

AND

That part of the East 200.00 feet of the Northeast one-quarter (NE 1/4) of the Southwest one-quarter (SW 1/4) of the Northwest one-quarter (NW 1/4) of Section 34, Township 48 South, Range 42 East, lying south of the South right-of-way line of state Road No. 361, Broward County, Florida, less the East 15.00 feet thereof, for road purposes and also less the following described portion thereof:

BEGINNING at a point on the said South right-of-way line at a point 15.00 feet West of the East line of the said Northeast one-quarter (NE 1/4) of the Southwest one-quarter (SW 1/4) of the Northwest one-quarter (NW 1/4); thence Southerly parallel to the said East line a distance of 65.40 feet; thence Westerly perpendicular a distance of 90.30 feet; thence Northeasterly with an included angle of 53 degrees 31'40" to a point on the said South right-of-way line; thence Southeasterly along said right-of-way line to the Point of Beginning.

COMPOSITE EXHIBIT C

Corrected Legal Description and Sketch

LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERNMOST NORTHEAST 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 SOUTH RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING BOULEVARD (HAMMONDVILLE ROAD) AS SHOWN ON THE RIGHT OF WAY MAP OF HAMMONDVILLE ROAD AS RECORDED IN MISCELLANEOUS MAP BOOK 8, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 54°59'22" EAST, 624.79 FEET; THENCE SOUTH 35°39'18" WEST, 105.53 FEET; THENCE NORTH 89°10'58" EAST, 90.30 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NW 18TH AVENUE; THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 01°20'55" EAST, 119.76 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF NW 9TH STREET; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 89°12'39" WEST, 360.94 FEET TO A POINT ON THE EAST LINE OF PARCEL "A" AND IT'S SOUTHERLY EXTENSION THEREOF, DIVINE MINISTRY OF GOD CHURCH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, PAGES 127 THRU 128, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE AND IT'S SOUTHERLY EXTENSION NORTH 01°19'11" WEST, 85.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A", ALSO BEING A POINT ON A LINE LYING 100 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE ALONG SAID NORTH AND PARALLEL LINE, SOUTH 89°12'39" WEST, 169.31 FEET TO A POINT ON THE EAST LINE OF PARCEL "A", OF SAID RENTERIA PLAT AND IT'S SOUTHERLY EXTENSION THEREOF; THENCE, ALONG SAID SOUTHERLY EXTENSION AND SAID EAST LINE, NORTH 01°19'11" WEST, 485.10 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PORTION:

COMMENCING AT THE EASTERNMOST NORTHEAST 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 SOUTH RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING BOULEVARD (HAMMONDVILLE ROAD) AS SHOWN ON THE RIGHT OF WAY MAP OF HAMMONDVILLE ROAD AS RECORDED IN MISCELLANEOUS MAP BOOK 8, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 54°59'22" EAST, 624.79 FEET; THENCE SOUTH 35°39'18" WEST, 105.53 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°10'58" EAST, 16.20 FEET; THENCE SOUTH 35°39'18" WEST, 1.23 FEET; THENCE SOUTH 89°10'58" WEST, 16.20 FEET; THENCE NORTH 35°39'18" EAST, 1.23 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 181,091 SQUARE FEET (4.157 ACRES) MORE OR LESS.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON NOVEMBER 25, 2019 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

MICHAEL M. MOSSEY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 5660
STATE OF FLORIDA

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY MICHAEL M. MOSSEY
ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC
COPIES.

SKETCH & DESCRIPTION

A PORTION OF THE NORTHEAST ONE-QUARTER
(NE ¼) OF THE SOUTHWEST ONE-QUARTER (SW ¼)
OF THE NORTHWEST ONE-QUARTER (NW ¼)
OF SECTION 34, TOWNSHIP 48 SOUTH

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 3

DRAWING NO. 11946.00 SKETCH & DESCRIPTION.dwg

DATE 11/25/2020

SCALE N/A

FIELD BK. N/A

DWNG. BY MMM

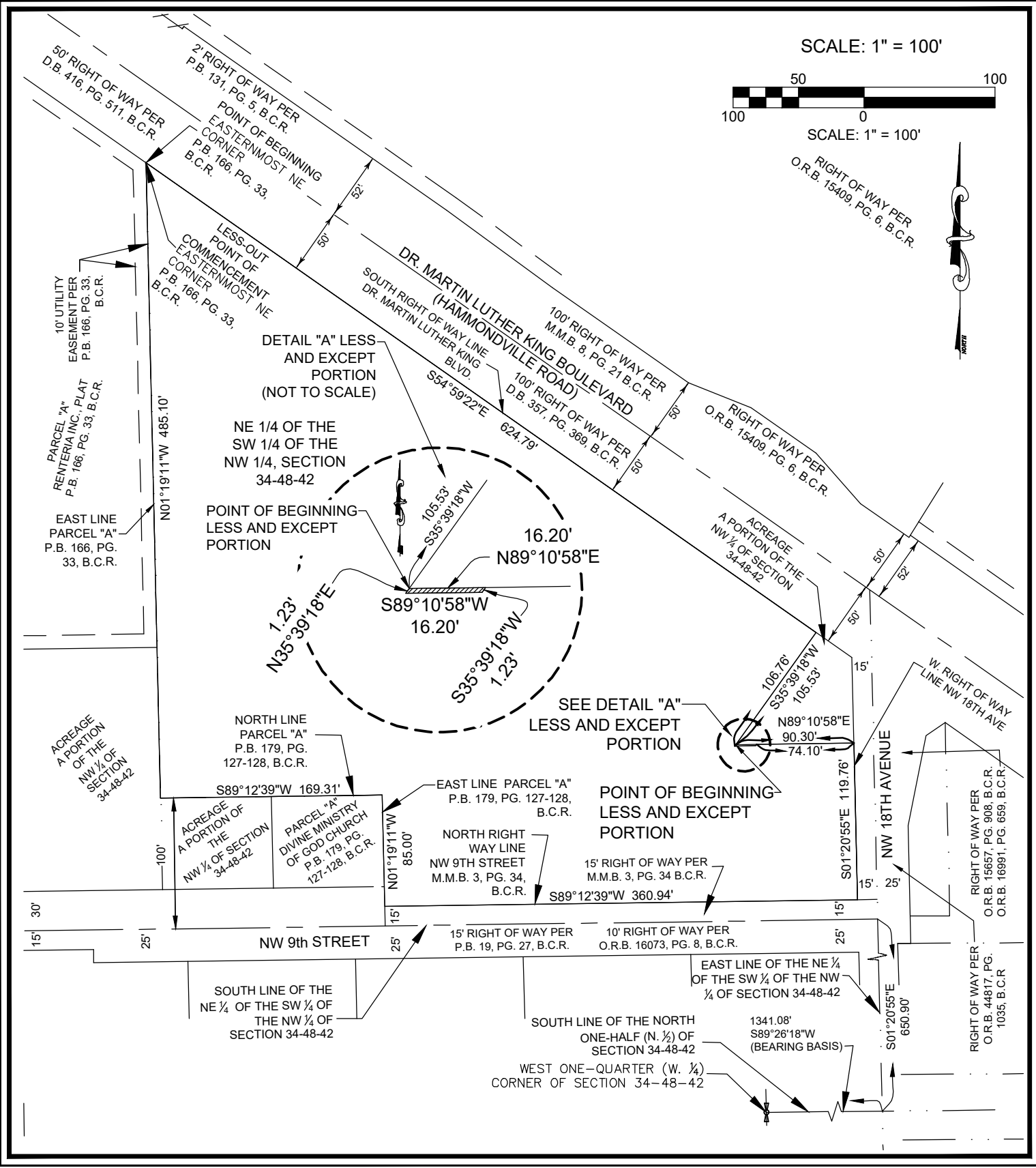
CHK. BY MMM

DATE	REVISIONS

SCALE: 1" = 100'



SCALE: 1" = 100'



SKETCH & DESCRIPTION

A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD
 POMPANO BEACH, FLORIDA 33060-6643
 (954) 788-3400
 EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 3 OF 3

DRAWING NO. 11946.00 SKETCH & DESCRIPTION.dwg

DATE 11/25/2020

SCALE 1" = 100'

FIELD BK. N/A

DWNG. BY MMM

CHK. BY MMM

DATE REVISIONS

DATE	REVISIONS

EXHIBIT D

Special Warranty Deed

Prepared by:

Odalys Ibrahim, Esquire
Ibrahim Law, P.A.
11200 Pines Boulevard Suite 200
Pembroke Pines, Florida 33026

Return to:

Patricia K. Green
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
150 West Flagler Street, Suite 2200
Miami, FL 33130

_____(Space Above This Line For Recording Data)_____

Special Warranty Deed

This Special Warranty Deed made this 31 day of JANUARY 2020 between the City of Pompano Beach, a Florida Municipal Corporation whose post office address is 100 West Atlantic Boulevard, Suite 220, Pompano Beach, FL 33060, Grantor, and MARQUIS PARTNERS LTD., a Florida limited partnership, whose post office address is 2100 Hollywood Boulevard, Hollywood, FL 33020, Grantee:

(Whenever used herein the terms grantor and grantee include all of the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to taxes for 2020 and subsequent years; covenants, conditions, restrictions, easements, reservations, and limitations of record, if any, without intent to reimpose same.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Together with any and all rights to (a) all the phosphate, minerals, and metals that are or may be in, on, or under the said land and (b) all the petroleum that is or may be in, on, or under said land, with the privilege to mine and develop the same, all statutorily-reserved rights to same created pursuant to Section 270.11, Florida Statutes, hereby being waived and relinquished to Grantee.

To Have and to Hold, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all person claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

"CITY":

CITY OF POMPANO BEACH

Witnesses:

Charles Fret
Print name: Charles Fret

Shelley R. Bartholomew
Print name: Shelley R. Bartholomew

By: *[Signature]*
REX HARDIN, MAYOR

By: *[Signature]*
GREGORY P. HARRISON, CITY MANAGER

Attest:

Ascelita Hammond
ASCELETA HAMMOND
CITY CLERK

(SEAL)

Approved As To Form:

[Signature]
MARK E. BERMAN
CITY ATTORNEY

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 29 day of January, 2020, by **REX HARDIN** as Mayor, **GREGORY P. HARRISON** as City Manager and **ASCELETA HAMMOND** as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who are personally known to me.

NOTARY'S SEAL:

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
Jennette Forrester Williams
(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

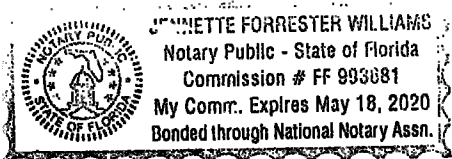


EXHIBIT "A"
LEGAL DESCRIPTION

The West 165.80 feet of the East 365.80 feet of a portion of the Northeast one-quarter (NE 1/4) of the Southwest one-quarter (SW 1/4) of the Northwest one-quarter (NW 1/4) of Section 34, Township 48 South, Range 42 East , lying South of the South right-of-way line of State Road No. 361, Broward County, Florida.

AND

That part of the East 200.00 feet of the Northeast one-quarter (NE 1/4) of the Southwest one-quarter (SW 1/4) of the Northwest one-quarter (NW 1/4) of Section 34, Township 48 South, Range 42 East, lying south of the South right-of-way line of state Road No. 361, Broward County, Florida, less the East 15.00 feet thereof, for road purposes and also less the following described portion thereof:

BEGINNING at a point on the said South right-of-way line at a point 15.00 feet West of the East line of the said Northeast one-quarter (NE 1/4) of the Southwest one-quarter (SW 1/4) of the Northwest one-quarter (NW 1/4); thence Southerly parallel to the said East line a distance of 65.40 feet; thence Westerly perpendicular a distance of 90.30 feet; thence Northeasterly with an included angle of 53 degrees 31'40" to a point on the said South right-of-way line; thence Southeasterly along said right-of-way line to the Point of Beginning.

EXHIBIT E

Sketch identifying 10-foot Sliver

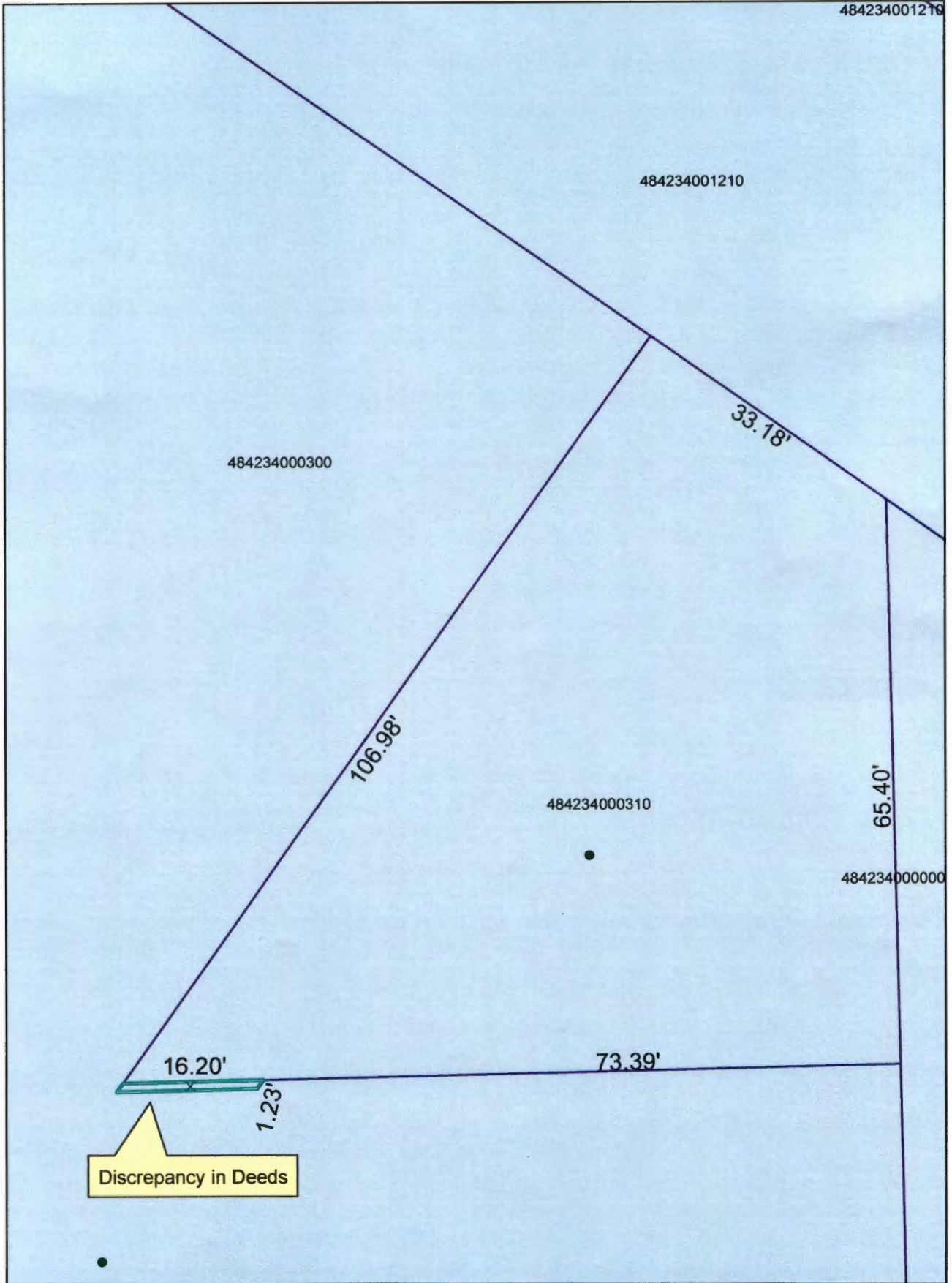


EXHIBIT F

Quit Claim Deed

This instrument prepared by:

Name: Patricia K. Green
Address: Stearns weaver Miller Weissler Alhadeff &
Sitterson, P.A.
150 West Flagler Street, Suite 2200
Miami, FL 33131

Return to:

Name: Patricia K. Green
Address: Stearns weaver Miller Weissler Alhadeff &
Sitterson, P.A.
150 West Flagler Street, Suite 2200
Miami, FL 33131

Property Appraiser's Parcel ID #4842-34-00-0310

(Space reserved for Clerk of Court)

QUITCLAIM DEED

THIS INDENTURE, made this 13th day of April, 2020 between MARQUIS PARTNERS, LTD., a Florida limited partnership (the "**Grantor**"), having an address at c/o Cornerstone Development, 2100 Hollywood Boulevard, Hollywood, FL 33020 and WINSTON D. GAYLE and DANNIE A. GAYLE as joint tenant with right of survivorship (the "**Grantee**"), whose mailing address is 6261 SW 18th Street, Pompano Beach FL 33068.

WITNESSETH, that the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), to the Grantor in hand paid by the Grantee and other good and valuable consideration, the receipt whereof is hereby acknowledged, has conveyed and quit-claimed to the Grantee and the Grantee's successors and assigns forever, the following described land situate, lying and being in Broward County, Florida, to-wit:

BEGINNING at a point on the said South right-of-way line at a point 15.00 feet West of the East line of the said Northeast one-quarter (NE 1/4) of the Southwest one-quarter (SW 1/4) of the Northwest one-quarter (NW 1/4); thence Southerly parallel to the said East line a distance of 65.40 feet; thence S88°58'54"W, a distance of 73.39 feet; thence S35°27'14"W, a distance of 1.23 feet; thence S88°58'54"W, a distance of 16.2 feet; thence N35°27'14"E, a distance of a distance of 106.98 feet, more or less, to an intersection with the South right of way line of said State Road 361; thence Southeasterly along said right-of-way line to the Point of Beginning.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed by its duly authorized general partner the day and year first above written.

MARQUIS PARTNERS, LTD., a Florida limited partnership

WITNESSES:

Sign Name: [Signature]
Print Name: Jacqueline Silva

By: Cornerstone Marquis, LLC
a Florida limited liability company, its managing general partner

By: [Signature]
Name: Mara S. Mades, Vice President

Sign Name: [Signature]
Print Name: Mark Martinez

STATE OF FLORIDA)
)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 13th day of April, 2020 by Mara S. Mades, as Vice President of Cornerstone Marquis, LLC, the managing general partner of Marquis Partners, Ltd., a Florida limited partnership. She personally appeared before me and is personally known to me or produced _____ as identification.

Notary: [Signature]
Print Name: _____
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires: **Jacqueline Silva**

[NOTARIAL SEAL]

