

Prepared By and Return to:  
Jonathan Angel  
2717 N.W. 19<sup>th</sup> Street  
Pompano Beach, Fl. 33069

RIGHT OF WAY DEED TO CITY OF POMPANO BEACH

THIS INDENTURE, made this day 20<sup>th</sup> day of September 2016, by and between EXCLUSIVE AUTO IMPORTS INC, a Florida corporation ("EAI") having its principal address at 2717 N.W. 19<sup>th</sup> Street, Pompano Beach, Florida 33069, party of the first part, and the CITY OF POMPANO BEACH, a Florida municipality, ("CITY") and its successors in interest, having its principal address at 100 West Atlantic Boulevard, Pompano Beach, Florida 33060 party of the second part.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a RIGHT OF WAY and purposes incidental thereto, the following described land, situate, lying and being in the County of Broward, State of Florida, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

TOGETHER with the improvements thereon and all the rights, ways, roads, privileges, appurtenances and advantages thereto belonging or in any wise appertaining

It is the intention of EAI by this instrument to convey to the said CITY, and its successors in interest, the land above described for use as a RIGHT OF WAY and for all purposes incidental thereto.

And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

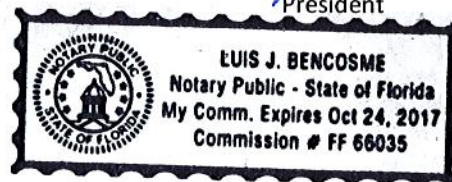
IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, on the day and year first above written.

Signed, sealed and delivered  
in the presence of:

 (Sign)  
Lisa Magbins (Print)  
 (Sign)  
Daniel T. Keester (Print)

EXCLUSIVE AUTO IMPORTS INC  
A Florida corporation

By:   
JONATHAN ANGEL  
President



STATE OF FLORIDA                    )  
  ) SS  
COUNTY OF BROWARD                )

The foregoing instrument was acknowledged before me this 10 day of October 2016, by JONATHAN ANGEL, President of Exclusive Auto Imports, Inc., a Florida Corporation, who is personally known to me, or has presented FLDL# A524-433-81322-0 as identification, and did take an oath and who did execute the aforesaid RIGHT OF WAY DEED.



Notary Public in and for the  
County and State last aforesaid.

My Commission Expires: OCT. 24, 2017  
Serial No., if any: FP00035

EXHIBIT "A"

As detailed in the attached sketch and legal description, totaling two (2) pages, prepared by Accurate Land Surveyors, Inc. and dated August 30, 2016, as referenced by Sketch Number SU-16-3054

1150 E. ATLANTIC BLVD.  
POMPANO BEACH, FLORIDA 33060

ACCURATE LAND SURVEYORS, INC.

L.B. #3635

SHEET 1 OF 2

TEL. (954) 782-1441  
FAX. (954) 782-1442

## SKETCH AND DESCRIPTION

### STREET ADDRESS:

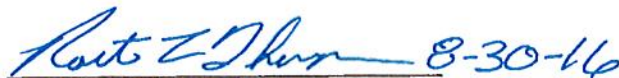
1441 SOUTH POWERLINE ROAD  
POMPANO BEACH, FLORIDA

### 5' RIGHT OF WAY DEDICATION DESCRIPTION:

THE EAST 5.00 FEET OF THE NORTH 99.96 FEET OF THE SOUTH 349.88 FEET  
(AS MEASURED AT RIGHT ANGLES) OF THE WEST 419.77 FEET OF THE EAST  
486.77 FEET (AS MEASURED AT RIGHT ANGLES) OF THE SOUTHEAST  
ONE-QUARTER (SE 1/4) OF SECTION 4, TOWNSHIP 49 SOUTH RANGE 42 EAST,  
BROWARD COUNTY, FLORIDA.

### CERTIFICATION:

This is to certify that this sketch was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to Section 472.027, Florida Statutes.

 8-30-16

ROBERT L. THOMPSON (PRESIDENT)  
PROFESSIONAL SURVEYOR AND MAPPER No. 3869 - STATE OF FLORIDA



DATE OF SKETCH  
08-30-16

DRAWN BY  
MLW

CHECKED BY  
MLW

FIELD BOOK  
ALS-SU-16-3054

SCALE 1" = 20'

SKETCH  
NUMBER SU-16-3054

1150 E. ATLANTIC BLVD.  
POMPANO BEACH, FLORIDA 33060

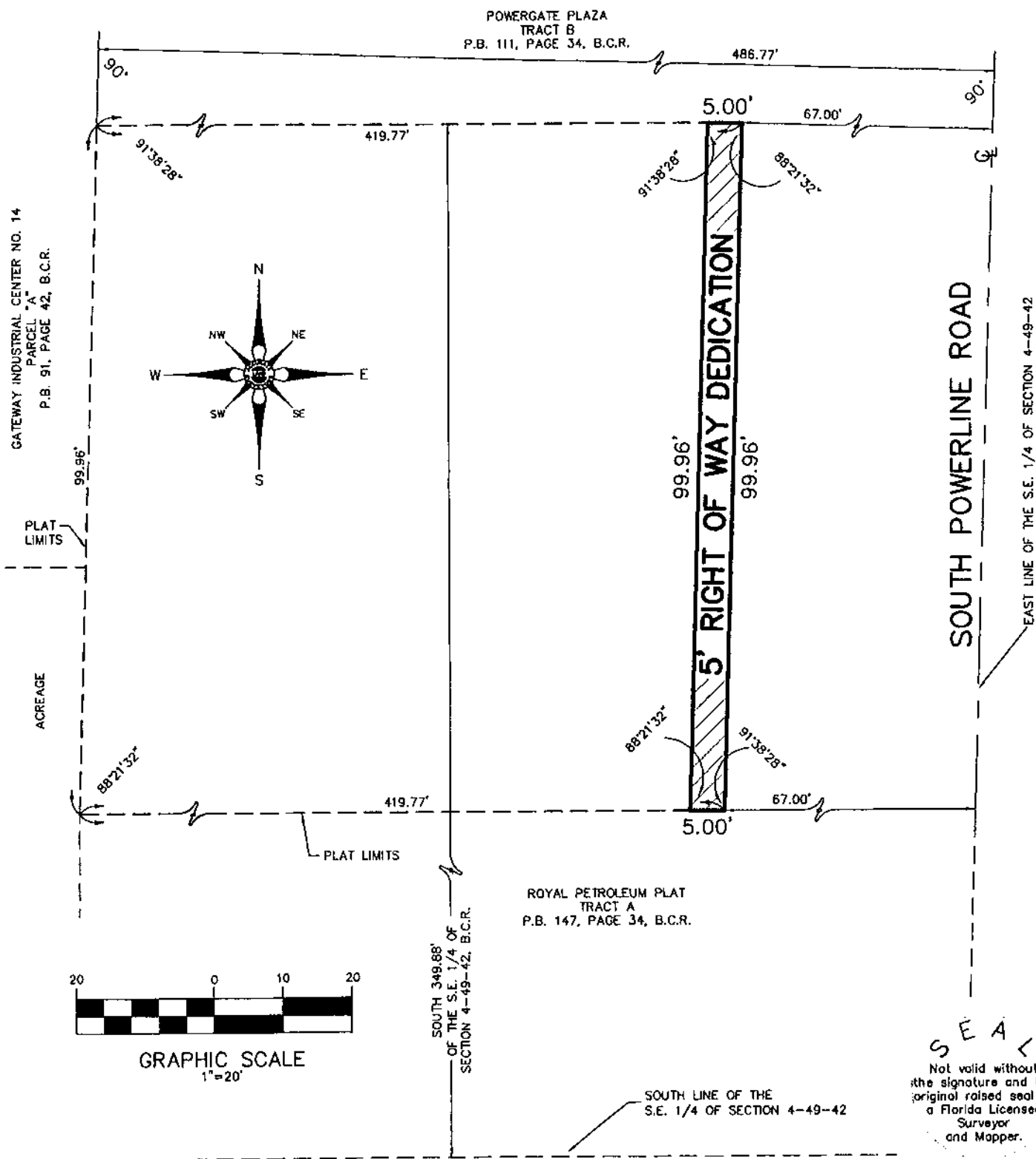
ACCURATE LAND SURVEYORS, INC.

L.B. #3635

SHEET 2 OF 2

TEL. (954) 782-1441  
FAX. (954) 782-1442

# SKETCH AND DESCRIPTION



DATE OF SKETCH  
08-30-16

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SCALE 1" = 20'

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