

Prepared By and Return to:

Office of the City Attorney
City of Pompano Beach
100 W. Atlantic Blvd., Ste. 467
Pompano Beach, Florida 33061

Parcel ID: 484235001050	484235050080
484235050010	484235050090
484235050020	484235080040
484235050030	484235290060
484235050040	484235290100
484235050050	484235290120
484235050060	484235290141
484235050070	

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

CORRECTIVE QUIT CLAIM DEED

This **QUIT CLAIM DEED** made and executed the 22nd day of December, 2021,
by:

CITY OF POMPANO BEACH, a Florida municipal corporation,
whose post office address is 100 W. Atlantic Boulevard, P. O. Box
2083, Pompano Beach, Florida 33061, referred to as "first party," to

**POMPANO BEACH COMMUNITY REDEVELOPMENT
AGENCY**, a public body corporate and politic, of 100 West
Atlantic Boulevard, Pompano Beach, Florida 33060, referred to as
the "second party."

(Wherever used herein the terms "first party" and "second party" shall include singular
and plural, heirs, legal representatives and assigns of individuals, and the successors and
assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the first party, for and in consideration of the sum of TEN and No/100
DOLLARS (\$10.00) in hand paid by the second party, the receipt of which is acknowledged, does
remise, release and quit-claim to the second party forever, all the right, title, interest, claim and
demand which the first party has in and to the following described lot, piece or parcel of land
situate, lying and being in the County of Broward, State of Florida, to-wit:

See Exhibit "A" attached and made a part of this Deed.

If any part of the subject properties is not used and maintained for commercial/business or
residential purposes, or if any part ceases to be used and maintained for any of such purposes, or
if any part is used for any other purpose inconsistent with such purposes, then all the right, title
and interest in and to such property and the improvements thereon, shall revert to and re-vest in
the first party, its successors or assigns; provided, that under such condition subsequent, the City's
reversionary interest and any re-vesting of title in the City shall always be subject and subordinate
to and limited by, and shall not defeat, render invalid or limit in any way the lien of any mortgage
or holders of mortgages.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the first party, either in law or equity, to the only proper use, benefit and behoof of the second party forever.

This Corrective Quit Claim Deed corrects the restriction imposed by the City against the lots described in that certain Quit Claim Deed dated April 23, 2002, and recorded in Broward County, in Official Records Book 33261 at Page 270, of the public records of Broward County, Florida.

IN WITNESS WHEREOF, the first party has signed and sealed these presents the day and year first above written.

CITY OF POMPANO BEACH

By: 
REX HARDIN, MAYOR

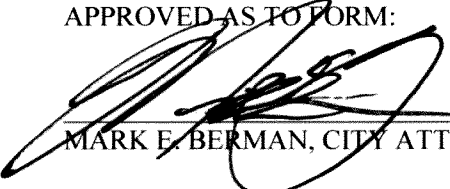
By: 
GREGORY P. HARRISON, CITY MANAGER

Attest:


ASCELETA HAMMOND, CITY CLERK

(SEAL)

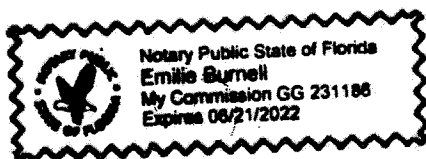
APPROVED AS TO FORM:

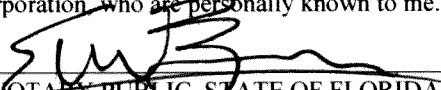

MARK E. BERMAN, CITY ATTORNEY

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 20 day of December, 2021, 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:




NOTARY PUBLIC, STATE OF FLORIDA
Emilie Burnell
(Name of Acknowledger Typed, Printed or Stamped)
GG 231186
Commission Number

JES:jrm
12/15/21
L.realest/2021-1093

EXHIBIT A
LEGAL DESCRIPTIONS

FOLIO: 484235001050
ADDRESS: 338 MARTIN LUTHER KING, JR. BLVD.
LEGAL: AN UNDIVIDED 1/5 INTEREST IN AND TO THE EAST 100 FEET OF THE WEST ONE ACRE OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SUBJECT TO THE PUBLIC RIGHT-OF-WAY OF MARTIN LUTHER KING BOULEVARD (FORMERLY KNOWN AS HAMMONDVILLE ROAD) AS NOW LAID OUT OVER AND ACROSS THE NORTH 56 FEET, MORE OR LESS, OF SAID LAND.

FOLIO: 484235050010
ADDRESS: 348 NW 2 COURT
LEGAL: THE WEST 50 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

FOLIO: 484235050020
ADDRESS: 344 NW 2 COURT
LEGAL: THE EAST 50 FEET OF WEST 100 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

FOLIO: 484235050030
ADDRESS: 340 NW 2 COURT
LEGAL: THE EAST 50 FEET OF WEST 150 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

FOLIO: 484235050040
ADDRESS: 336 NW 2 COURT
LEGAL: THE EAST 50 FEET OF WEST 200 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

FOLIO: 484235050050
ADDRESS: 332 NW 2 COURT
LEGAL: THE EAST 50 FEET OF WEST 250 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

FOLIO: 484235050060
ADDRESS: 328 NW 2 COURT
LEGAL: THE EAST 50 FEET OF WEST 300 FEET OF THE SOUTH 1/2 OF THE SOUTH
1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP
48 SOUTH, RANGE 42 EAST.

FOLIO: 484235050070
ADDRESS: 324 NW 2 COURT
LEGAL: THE EAST 50 FEET OF WEST 350 FEET OF THE SOUTH 1/2 OF THE SOUTH
1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP
48 SOUTH, RANGE 42 EAST.

FOLIO: 484235050080
ADDRESS: 320 NW 2 COURT
LEGAL: THE EAST 50 FEET OF WEST 400 FEET OF THE SOUTH 1/2 OF THE SOUTH
1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP
48 SOUTH, RANGE 42 EAST.

FOLIO: 484235050090
ADDRESS: 316 NW 2 COURT
LEGAL: THE EAST 50 FEET OF WEST 450 FEET OF THE SOUTH 1/2 OF THE SOUTH
1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP
48 SOUTH, RANGE 42 EAST.

FOLIO: 484235080040
ADDRESS: 304 NW 2 AVENUE
LEGAL: PORTION OF LOTS 2 AND 3 OF THE RE-SUBDIVISION OF LOT 15, OF THE
SUBDIVISION OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B,
PAGE 76 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH
01°25'48" WEST ALONG THE WEST LINE OF SAID LOTS 2 AND 3, AND THE
EAST RIGHT-OF-WAY LINE OF NORTHWEST 2ND AVENUE, 150 FEET;
THENCE NORTH 88°27'39" EAST, 114.46 FEET TO THE WEST RIGHT-OF-
WAY LINE OF DIXIE HIGHWAY AS SHOWN ON FLORIDA DEPARTMENT OF
TRANSPORTATION RIGHT-OF-WAY MAP SECTION 86170-2508; THENCE
SOUTH 13°57'10" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 137.50
FEET; THENCE SOUTH 51°07'24" WEST ALONG SAID WEST RIGHT-OF-WAY
LINE, 28.87 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MARTIN
LUTHER KING BOULEVARD (FORMERLY KNOWN AS HAMMONDVILLE
ROAD) AND THE SOUTH LINE OF SAID LOT 3; THENCE SOUTH 88°25'35"
WEST ALONG SAID NORTH RIGHT-OF-WAY LINE AND SOUTH LOT LINE,
55.07 FEET TO THE POINT OF BEGINNING.

FOLIO: 484235290060
ADDRESS: N DIXIE HIGHWAY
LEGAL: THAT PART OF LOTS 5, 6, 7, 8, 9, 10 AND 11, BLOCK 2, POMPANO TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH $88^{\circ}18'53''$ EAST ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 5, A DISTANCE OF 88.25 FEET TO A POINT ON THE WESTERLY EXISTING RIGHT-OF-WAY LINE FOR STATE ROAD 811 (DIXIE HIGHWAY) ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION NO. 86170-2508 AND A LINE LYING 95.00 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY EXISTING RIGHT-OF-WAY LINE FOR THE FLORIDA EAST COAST RAILWAY COMPANY RAILROAD; THENCE NORTH $13^{\circ}57'20''$ EAST ALONG SAID WESTERLY EXISTING RIGHT-OF-WAY LINE AND SAID PARALLEL LINE, A DISTANCE OF 164.51 FEET; THENCE NORTH $38^{\circ}52'27''$ WEST CONTINUING ALONG THE WESTERLY EXISTING RIGHT-OF-WAY LINE FOR SAID STATE ROAD 811 (DIXIE HIGHWAY), A DISTANCE OF 39.85 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID LOT 11 AND THE SOUTHERLY EXISTING RIGHT-OF-WAY LINE FOR NW 15TH STREET; THENCE SOUTH $88^{\circ}17'46''$ WEST ALONG SAID NORTHERLY BOUNDARY LINE AND SAID SOUTHERLY EXISTING RIGHT-OF-WAY LINE, A DISTANCE OF 55.28 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE SOUTH $13^{\circ}57'32''$ WEST ALONG THE WESTERLY BOUNDARY LINE OF SAID LOTS 5 THROUGH 11, A DISTANCE OF 197.44 FEET TO THE POINT OF BEGINNING.

FOLIO: 484235290100
ADDRESS: 1505 N DIXIE HIGHWAY
LEGAL: LOTS 1, 2, 3 AND 4, BLOCK 3, POMPANO TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, EXCEPTING THE FOLLOWING DESCRIBED PORTION THEREOF FOR ROAD RIGHT OF WAY:

THE EASTERLY 40 FEET AS MEASURED AT RIGHT ANGLES TO THE EASTERLY LINE OF SAID BLOCK 3 AND ALL THAT AREA SITUATED SOUTHEAST OF THE CHORD FORMED BY A 25 FOOT RADIUS CURVE, BEING CONCAVE TO THE NORTHWEST AND HAVING TANGENT EXTENSIONS, BOUNDED ON THE EAST BY A LINE 40 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID BLOCK 3 AS MEASURED AT RIGHT ANGLES AND ON THE SOUTH BY THE SOUTH LINE OF SAID LOT 1, BLOCK 3.

FOLIO: 484235290120
ADDRESS: 1531 N DIXIE HIGHWAY
LEGAL: LOTS 1 AND 2, BLOCK 4, POMPANO TERRACE, ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 11 OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA. LESS ROAD RIGHT OF WAY.

FOLIO: 484235290141
ADDRESS: 1537 N DIXIE HIGHWAY
LEGAL: LOT 6, LESS THE SOUTH 4 FEET THEREOF, TOGETHER WITH ALL OF LOTS
7, 8, 9, 10 AND 11, BLOCK 4, POMPANO TERRACE, ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 11 OF THE PUBLIC
RECORDS OF BROWARD COUNTY, FLORIDA. LESS ROAD RIGHT OF WAY.

1: realest/exhibit a to cra lots