

Search No.: 23-817-3

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**TITLE CERTIFICATE**

Broward County Land Development Code-Section 5-189-(C) (3)  
Florida Statutes Chapter 177

**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 10<sup>th</sup> day of February 2023, at the hour of 11:00 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.

**Legal Description:**  
**SEE ATTACHED**

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

**Names of all Owner(s) of Record:**  
**1207 E. Atlantic LLC, a Florida limited liability company**  
**(Under Instrument No. 118343410)**

**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:**

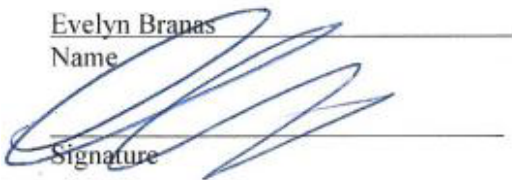
**Mortgage(s) of Record:** **NONE**

**Easement(s) and Rights-of-Way Documents:** **SEE ATTACHED**

**TITF Deeds and Releases:** **SEE ATTACHED**

**Shown for Reference:** **SEE ATTACHED**

**WE HEREBY CERTIFY** that the foregoing certificate reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. In witness whereof, Paramount Title Services, Inc., has caused this Certificate to be signed by an authorized signatory and sealed with the corporate seal this 22<sup>nd</sup> day of February 2023.

Evelyn Branas  
Name  
  
Signature

(Corporate Seal)

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**EXHIBIT "A"**

**PARCEL 1**

That portion of the SE 1/4 of the SE 1/4 of the SW 1/4 of Section 36, Township 48 South, Range 42 East, described as follows:

Commence at a point on the South boundary of said SE 1/4 of the SE 1/4 of the SW 1/4, said point being 155 feet West of the Southeast corner of said SE 1/4 of the SE 1/4 of the SW 1/4; thence North and parallel with the East boundary of said SE 1/4 of the SE 1/4 of the SW 1/4, a distance of 50 feet for the point of beginning; thence continuing North and parallel with said East boundary, a distance of 233.84 feet to the South line of Northeast First Street; thence West along said South line a distance of 75 feet thence South and parallel with said East boundary, a distance of 233.91 feet to a point 50 feet North of said South boundary of SE 1/4 of the SE 1/4 of the SW 1/4; thence East and parallel with said South boundary of a distance of 75 feet to the point of beginning.

**PARCEL 2**

That Portion of the SE1/4 of the SE 1/4 of the SW 1/4 of Section 36, Township 48 South, Range 42 East, described as follows:

Beginning at the Southeast corner of the said SE 1/4 of the SE 1/4 of the SW 1/4; thence North along the quarter section line, 283.77 feet; then West along the South line of N.E. 1st. Street, 155 feet; then South and parallel to the East boundary of said SE 1/4 of the SE 1/4 of the SW 1/4, 283.84 feet to the South boundary of said Section 36, thence East along said South boundary of Section 36, 155 feet to the Point of Beginning; LESS the East 30 feet and less the South 50 feet of the above described parcel.

Described lands containing 46.914 square feet (1.077+/- acres)

PARAMOUNT TITLE SERVICES, INC.  
12555 Orange Drive, Suite 216  
Davie, Florida 33330  
Phone: 954-467-6607 - Fax: 954-467-3280

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**Maps:**

1. **RIGHT OF WAY MAP:** Right of Way Map Book 4, Page 30
2. **LOCATION AND SURVEY MAP:** Right of Way Book 4, Page 31
3. **RIGHT OF WAY MAP:** Right of Way Map Book 15, Page 48
4. **RIGHT OF WAY MAP:** Right of Way Map Book 15, Page 57
5. **RIGHT OF WAY MAP:** Right of Way Map Book 15, 121

**Easement(s) and Rights-of-Way Documents:**

1. **QUIT CLAIM DEED:** W.L. Kester, a single man TO City of Pompano Beach, a Florida municipal corporation, dated May 31, 1928, filed June 1, 1928 in Deed Book 185, Page 303.
2. **QUIT CLAIM DEED:** W.L. Kester, a single man TO City of Pompano Beach, a Florida municipal corporation, dated May 31, 1928, filed June 1, 1928 in Deed Book 185, Page 305.
3. **QUIT CLAIM DEED:** W.L. Kester, a single man TO City of Pompano Beach, a Florida municipal corporation, dated September 12, 1931, filed September 16, 1931 in Deed Book 227, Page 390.
4. **DEED:** W.L. Kester, a single man TO City of Pompano Beach, a Florida municipal corporation, dated August 25, 1933, filed September 8, 1933 in Deed Book 243, Page 248.
5. **COUNTY DEED:** Broward County, Florida TO State of Florida for the use and benefit of the State Road Department of Florida, dated September 14, 1962, filed September 17, 1962 in O.R. Book 2459, Page 891.
6. **SPECIAL WARRANTY DEED:** City of Pompano Beach, a Florida municipal corporation TO State of Florida for the use and benefit of the State Road Department of Florida, dated August 28, 1962, filed September 20, 1962 in O.R. Book 2462, Page 761.
7. **ORDINANCE:** City of Pompano Beach, Florida TO the Public, dated April 8, 1997, filed April 15, 1997 in O.R. Book 26284, Page 438.
8. **ORDINANCE:** City of Pompano Beach, Florida TO the Public, dated June 10, 1997, filed June 17, 1997 in O.R. Book 26583, Page 254.
9. **DECLARATION OF UNITY OF TITLE:** City of Pompano Beach, a Florida municipal corporation TO the Public, dated June 17, 2019, filed June 19, 2019, Under Instrument No. 115878408.
10. **CORRECTIVE DECLARATION OF UNITY OF TITLE:** City of Pompano Beach, a Florida municipal corporation TO the Public, dated July 22, 2019, filed July 31, 2019, Under Instrument No. 115963628.

**TITF Deeds and Releases:**

1. **DEED:** Trustees of the Internal Improvement Fund of the State of Florida TO Florida Coast Line Canal and Transportation Company, dated September 24, 1890, filed December 2, 1890 in Deed Book D, Page 362.

Shown for Reference:

PZ23-14000003  
07/26/2023

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1. **WARRANTY DEED:** John C. Steinlage, III and Linda D. Steinlage, his wife TO City of Pompano Beach, a Florida municipal corporation, dated June 16, 1980, filed June 19, 1980 in O.R. Book 8968, Page 894.