

This Instrument Prepared By:
Mark E. Berman, City Attorney
City of Pompano Beach
P. O. Box 2083
Pompano Beach, Florida 33061

QUIT CLAIM DEED FOR RIGHT-OF-WAY

Executed this _____ day of _____, 2016, by

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

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

(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 said 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 hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land for right-of-way and the right to provide service to maintain, repair and replace and have access to said right-of-way, and all other public purposes as Second Party may deem necessary over, along, through, in, above and under that certain parcel of land situate, lying and being in the County of Broward, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity

and claim whatsoever of said first party, either in law or equity, to the only proper use, benefit and behoof of said second party forever.

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

WITNESSES:

CITY OF POMPANO BEACH

DENNIS BEACH, CITY MANAGER

(Print or Type Name)

LAMAR FISHER, MAYOR

(Print or Type Name)

Attest:

(SEAL)

Asceleta Hammond, City Clerk

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by **LAMAR FISHER** as Mayor, **DENNIS W. BEACH** 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 is personally known to me.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

MEB/jrm
6/21/16
l:realest/2016-936



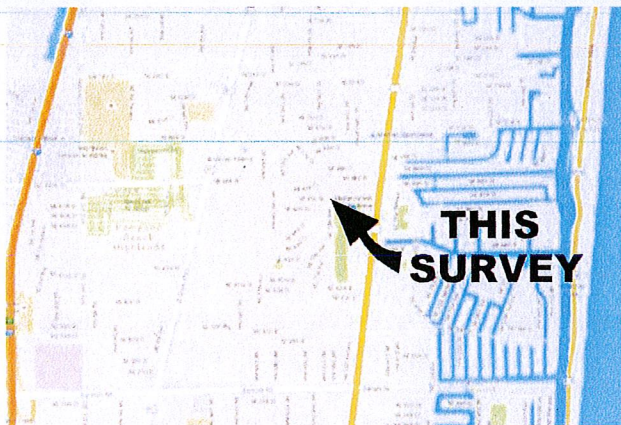
Munson Design & Consulting

P.O. Box 771058 Phone: 954-340-5291
Coral Springs, Florida 33177
Email: dennis@mdcengineers.com

LB# 7958

Sheet 1 of 3

EXHIBIT A(1)



LOCATION SKETCH NTS

Pompano Beach Highlands
3rd Section
(P.B. 39, Pg. 31)

NE 46th Street

NE 18th Avenue

Lot 3
Block 32

Lot 4
Block 32

Lot 5
Block 32

Lot 6
Block 32

Lot 7
Block 32

Banyan Village East Condominium
(O.R.B. 42539, Pg. 1977, B.C.R.)

**THIS
SURVEY**

NE 47th Street

Vintage Park
(P.B. 177, Pg. 187, B.C.R.)

SURVEYOR'S NOTES:

1. BEARING REFERENCE: The Bearings shown hereon are on an assumed basis.
2. This is not a survey, but only a graphic depiction of the land shown hereon and its calculated legal description. No boundary corners were set in the field related to this sketch.
3. All recordings shown hereon are referenced to the Public Records of Broward County, Florida.

NOT VALID WITHOUT THE
SIGNATURE AND THE
ORIGINAL RAISED SEAL OF
A FLORIDA LICENSED
SURVEYOR AND MAPPER

03/21/2016

DENNIS J. GABRIELE
Professional Surveyor and Mapper

NO. LS 5709
State of Florida

No.	REVISIONS	DATE
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JOB NO. 15-1124 DRAWN BY: MRK QC: DJG SCALE: N.T.S.



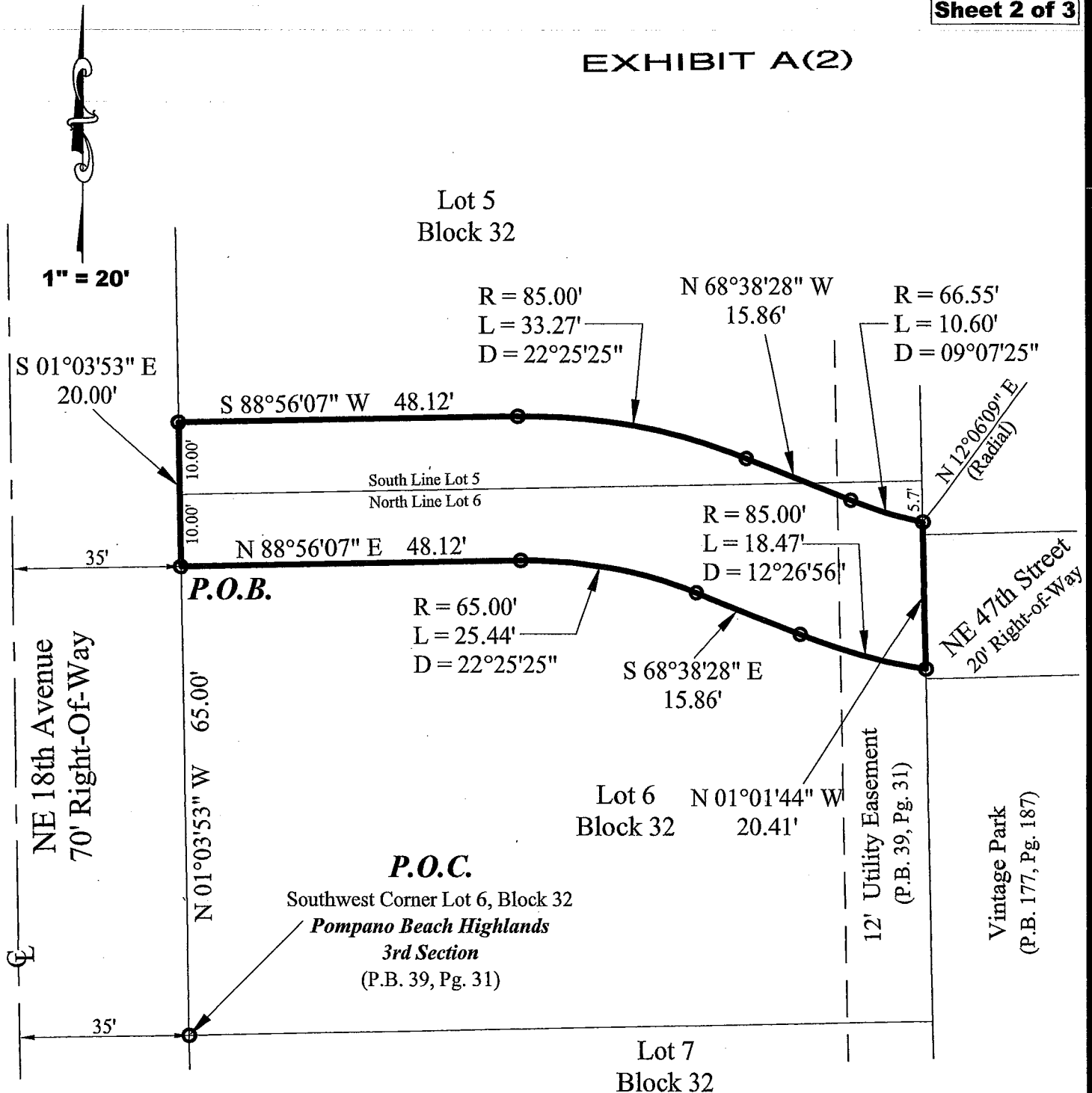
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Sheet 2 of 3

EXHIBIT A(2)



Legend

P.O.B. = Point of Beginning
P.B. = Plat Book
Pg. = Page
R = Radius
L = Arc Length
D = Delta (Central Angle)
O.R.B. = Official Records Book



EXHIBIT A(3)

LEGAL DESCRIPTION

A portion of Lots 5 and 6, Block 32, *Pompano Beach Highlands 3rd Section*, according to the plat thereof, as recorded in Plat Book 39, Page 31, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of said Lot 6, said point also being a point on the East right-of-way line of NE 18th Avenue;

Thence, North $01^{\circ}03'53''$ West, along said East right-of-way line, a distance of 65.00 feet to the **Point of Beginning**;

Thence, North $88^{\circ}56'07''$ East, a distance of 48.12 feet to the point of curvature of a circular curve, concave to the South, having a radius of 65.00 feet and a central angle of $22^{\circ}25'25''$;

Thence, Southeasterly along the arc of said curve, an arc distance of 25.44 feet to a point of tangency;

Thence, South $68^{\circ}38'28''$ East, a distance of 15.86 feet to the point of curvature of a circular curve, concave to the North, having a radius of 85.00 feet and a central angle of $12^{\circ}26'56''$;

Thence, Southeasterly along the arc of said curve, an arc distance of 18.47 feet to a point on the rear line of said Lot 6;

Thence, North $01^{\circ}01'44''$ West, along said rear line, a distance of 20.41 feet to a point on the arc of a circular curve, concave to the Northeast, having a radius of 66.55 feet and a central angle of $09^{\circ}07'25''$. A radial line bears from said point North $12^{\circ}06'09''$ East;

Thence, Northwesterly along the arc of said curve, an arc distance of 10.60 feet to a point of tangency;

Thence, North $68^{\circ}38'28''$ West, a distance of 15.86 feet to the point of curvature of a circular curve, concave to the South, having a radius of 85.00 feet and a central angle of $22^{\circ}25'25''$;

Thence, Westerly along the arc of said curve, an arc distance of 33.27 feet to a point of tangency;

Thence, South $88^{\circ}56'07''$ West, along a line 10.00 feet North of, and parallel with, the North line of Lot 6, a distance of 48.12 feet to a point on the East right-of-way line of NE 18th Avenue;

Thence, South $01^{\circ}03'53''$ East, along said East line, a distance of 20.00 feet to the **Point of Beginning**.

Said lands lying and being in the City of Pompano Beach, Broward County, Florida, and containing 2158 square feet (0.050 acres) more or less.