

**PARAMOUNT TITLE SERVICES, INC.**

**12555 Orange Drive, Suite 216**

**Davie, Florida 33330**

**(Search No.: 25-312-1 update 1)**

**OPINION OF TITLE**

**Broward County Land Development Code - Section 5-189(c)(3)**

**Florida Statutes Chapter 177**

**To: Broward County Board of County Commissioners**

With the understanding that this Opinion of Title is furnished to Broward County Board of County Commissioners, 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 above described property covering the period from the beginning to the 9<sup>th</sup> day of July 2025, at the hour of 11:00 p.m., inclusive, of the following described property:

**Legal Description**

**See Exhibit "A" Attached**

I am of the opinion that on the last mentioned dated, the fee simple title to the above-described real property was vested in:

**CDH Planning LLC, a Florida limited liability company  
(Instrument No. 117180246)**

**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**

(If any mortgage holder is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.

**List of easements and Rights-of-Way  
lying within the plat boundaries: See Attached**

**I HEREBY CERTIFY** that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. I further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 15<sup>th</sup> day of July 2025

  
\_\_\_\_\_  
Eliana Leal, Esq.

Florida Bar No.: 55328

**DRC**

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**Exhibit "A"**

A PORTION OF TRACT 5, "GEO. O. BUTLER SUBDIVISION", 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 MIAMI- DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 01°29'08" WEST ALONG THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35 FOR 180.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°29'08" WEST ALONG SAID WEST LINE 165.99 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 345.98 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 87°55'47" EAST ALONG SAID NORTH LINE 141.66 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF WAY LINE OF N.W. NW 8TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 758, PAGE 511 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 01°29'08" EAST ALONG SAID WEST RIGHT-OF-WAY LINE 120.31 FEET; THENCE NORTH 87°59'15" EAST 1.62 FEET; THENCE SOUTH 01°29'08" EAST 45.68 FEET TO A POINT ON THE NORTH LINE OF PARCEL "A", " MT. CALVARY" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 147, PAGE 25 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 87°55'47" WEST ALONG SAID NORTH LINE 143.28 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING A TOTAL OF 23,587 SQUARE FEET (0.542 ACRES), MORE OR LESS.

**DRC**

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**List of easements and Rights-of-Way lying within the plat boundaries:**

1. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF **Plat of Subdivision of Sec 35. Twp. 48S, Range 42 East**, Plat Book B, Page 76, Public Records Miami-Dade County, Florida.
2. **DEED:** Board of Commissioners of Everglades Drainage District TO (Illegible name), dated July 17, 1944, filed September 5, 1944 in Deed Book 455, Page 238. (best copy available).
3. **QUIT CLAIM DEED:** Louis B. Fisher and Inez Fisher, his wife TO City of Pompano Beach, Florida, dated November 7, 1951, filed January 8, 1952 in Deed Book 758, Page 511.
4. **ORDINANCE:** City of Pompano Beach, Florida TO the Public, dated October 11, 1983, filed October 26, 1983 in O.R. Book 11223, Page 966.
5. **ORDER OF TAKING:** State of Florida Department of Transportation VS Crosser Millwork, Inc., et al., dated May 20, 1987, filed May 26, 1987 in O.R. Book 14465, Page 181.
6. **DEED OF IRRIGATION EASEMENT:** George A. Williamson TO George A. Williamson, dated May 19, 2003, filed June 10, 2003 in O.R. Book 35345, Page 1537.

**DRC**