

DRC

PZ23-12000009  
10/02/2024

DRC

CFN # 0968634  
OR BE  
RECORDED  
BROWARD COUNTY  
DEPUTY CLERK  
#6 b Pages  
PZ23-12000009  
01/02/2025

27-SPD.04-08/99

This instrument prepared under the direction of: Laurice C. Mayes, Esq.	Parcel No.	N/A
Legal description prepared by:	Item/Segment No.	423002-1
	Section No.	86130-2504
	Federal Project. No.	N/A
	Managing District:	Four
	S.R. No.	814
	County:	Broward

Department of Transportation  
3400 W. Commercial Boulevard  
Ft. Lauderdale, Florida 33309

QUITCLAIM DEED

THIS INDENTURE, made this 29th day of October, 2010, by and between the STATE OF FLORIDA, by and through the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, Party of the First Part, whose address is: 3400 W. Commercial Boulevard, Ft. Lauderdale, Florida 33309, and 3100 West Atlantic, Inc., Party of the Second Part, whose address is: 555 S. Pompano Parkway, Pompano Beach, FL 33069.

W I T N E S S E T H

WHEREAS, said land hereinafter described was heretofore acquired for state highway purposes; and

WHEREAS, said land is no longer required for such purposes, and the Party of the First Part, by action of the District Secretary, District IV, Florida Department of Transportation on March 17, 2010, pursuant to the provisions of Section 337.25(4), Florida Statutes, has agreed to quitclaim the land hereinafter described to the Party of the Second Part.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the Party of the First Part, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, does hereby remise, release and quitclaim unto the Party of the Second Part, and assigns, forever, all the right, title and interest in all that certain land situate in Broward County, Florida, viz:

See Exhibit "A",  
attached hereto and made a part hereof

TO HAVE AND TO HOLD the said premises and the appurtenances thereof unto the Party of the Second Part,

THAT existing utilities remain in place and in use with no expense to the utility owner and subject to any easement of record

THIS CONVEYANCE IS subject to any unpaid taxes, assessments, liens, or encumbrances.

This deed is a transfer of property under threat of condemnation and is immune from payment of Documentary Stamp Taxes

DRC

PZ23-12000009  
01/17/2024

Florida Department of Transportation  
District Four Right of Way  
3400 West Commercial Boulevard  
Fort Lauderdale, FL 33309-3421

DRC

PZ23-12000009  
10/04/2023

DRC

PZ23-12000009  
10/02/2024

DRC

PZ23-12000009  
01/02/2025

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida Department of Transportation by its District Secretary, District Four and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.

Signed, sealed and delivered  
in our presence as witnesses:

STATE OF FLORIDA DEPARTMENT  
OF TRANSPORTATION

Nancy S. Wingo  
Print Name: Nancy S. Wingo

BY: [Signature]  
Name: JAMES A. WOLFE  
District Secretary  
District IV

Bernice C. Marriage  
Print Name: Bernice C. Marriage

ATTEST: [Signature]  
Print Name: Maria Gubierrez  
Executive Secretary

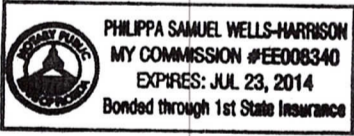


This deed is a transfer of property under threat  
of condemnation and is immune from payment  
of Documentary Stamp Taxes

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged by me this 18th  
day of October, 2010, by JAMES A. WOLFE, District Secretary  
for District IV, who is personally known by me or who has produced  
as identification.

(NOTARIAL SEAL)



[Signature]

Print Name: Philippa Samuel Wells-Harrison  
Notary Public in and for the  
County and State last  
aforesaid.  
My Commission Expires: July 23, 2014

DRC

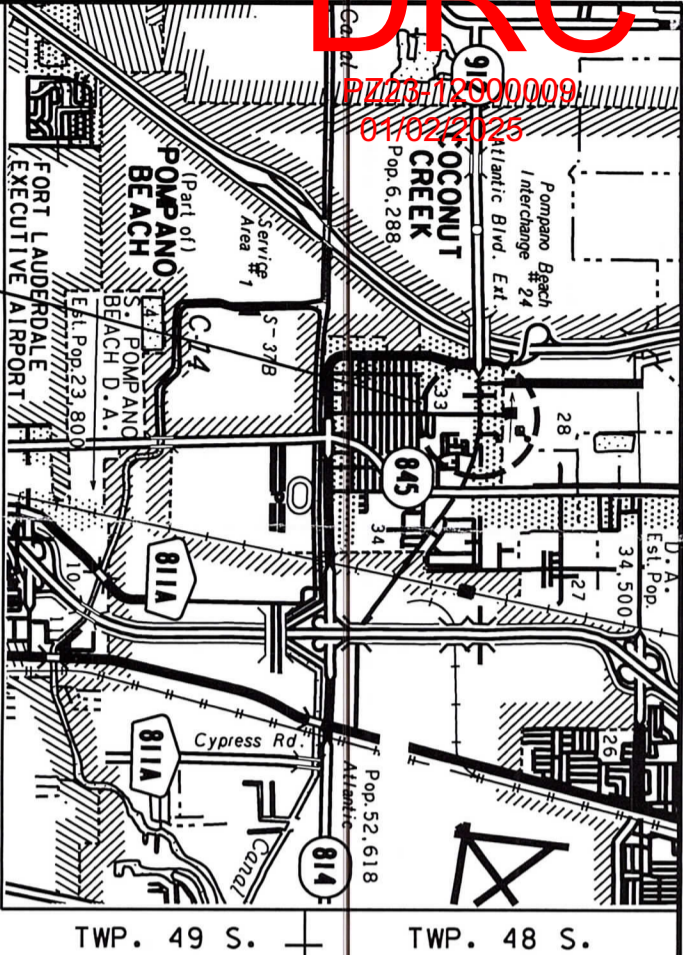
PZ23-12000009  
01/17/2024

DRC

PZ23-12000009  
10/04/2023

DRC

PZ23-12000009  
01/02/2025



PARCEL LOCATION  
NOT TO SCALE


STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION  
DISTRICT 4, RIGHT OF WAY MAPPING  
3400 W. COMMERCIAL BOULEVARD  
FT. LAUDERDALE, FLORIDA 33309  
954-777-4551

EXHIBIT "A"

LEGEND:

Δ	DELTA	RGE.	RANGE
B	BASELINE	RT	RIGHT
COR.	CORNER	R/W	RIGHT OF WAY
D	DEGREE OF CURVATURE	SEC.	SECTION
EXIST.	EXISTING	S.R.	STATE ROAD
L	LENGTH	STA.	STATION
P.C.	POINT OF CURVATURE	T	TANGENT
P.O.B.	POINT OF BEGINNING	TWP.	TOWNSHIP
P.O.C.	POINT OF COMMENCEMENT		
P.I.	POINT OF INTERSECTION		
P.T.	POINT OF TANGENT		

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST SECTION LINE OF THE SOUTHEAST QUARTER OF SECTION 32, BEING NORTH 01°22'14" WEST.
- THIS SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.
- ALL DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
-  HATCHED AREA TO BE SURPLUSED.  
AREA = 3,854 SQUARE FEET

\\MS01\DRAWING\PARCEL SKETCH\86130-2504\7r.wps.dgn

FLORIDA DEPARTMENT OF TRANSPORTATION  
PARCEL SKETCH - NOT A SURVEY

STATE ROAD NO. 814 (ATLANTIC BOULEVARD)

BROOKLYN COUNTY

BY	DATE	PREPARED BY:	DATA SOURCE:
T.BROWN	03-09-10	F.D.O.T. DISTRICT 4	N/A
CHECKED	P.DIAZ	03-11-10	ITEM/SEG.NO.4230021
SECTION	86130-2504	SHEET 1 OF 3	

DRC

PZ23-12000009  
10/04/2023

DRC

PZ23-12000009  
10/02/2024

DRC

PZ23-12000009  
01/17/2024

DRC

PZ23-12000009  
01/02/2025

EXHIBIT "A"

130

CURVE A

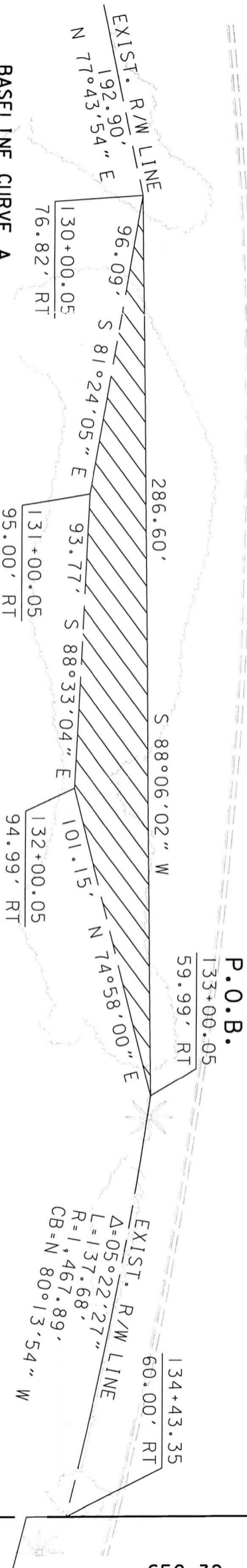
SURVEY S.R. 814 (ATLANTIC BLVD.)

SECTION LINE

SEC. 32, TWP. 48 S., RGE. 42 E.

SCALE:  
1" = 40'

PZ23-12000009  
10/04/2023



BASELINE CURVE A

P.I. STA. 131+60.29  
Δ = 34°45'04" (RT)  
D = 03°45'00"  
T = 478.10'  
L = 926.70'  
R = 1,527.89'  
P.C. STA. 126+82.20  
N 690850.6216  
E 928327.5219  
P.T. STA. 136+08.89  
N 690830.1964  
E 929239.8517

ACREAGE

P.O.C.  
SE COR.  
SECTION 32 32 33



T:\S1\23\DRAWING\PARCEL SKETCH\86130-2504.rwp.s.dgn

DRC

PZ23-12000009  
10/02/2024

FLORIDA DEPARTMENT OF TRANSPORTATION  
PARCEL SKETCH - NOT A SURVEY

STATE ROAD NO. 814 (ATLANTIC BOULEVARD)

BROOKLYN COUNTY

REVISION	BY	DATE

BY	DATE	PREPARED BY:	DATA SOURCE:
T. BROWN	03-09-10	F.D.O.T. DISTRICT 4	N/A
CHECKED	P. DIAZ	03-11-10	ITEM/SEG. NO. 4230021
			SECTION 86130-2504
			SHEET 2 OF 2

PZ23-12000009  
01/17/2024

DRC

EXHIBIT "A"

A portion of the Southeast 1/4 of Section 32, Township 48 South, Range 42 East, Broward County, Florida, being more particularly described as follows.

Commence at the Southeast corner of Section 32; thence North 01°22'14" West, 242.77 feet along the East line of said section to the Southerly Existing Right of Way line of State Road 814 (Atlantic Boulevard), on a non-tangent curve, concave to the South, having a chord bearing of North 80°13'54" West; a radius of 1,467.89 feet, and central angle of 05°22'27"; thence Westerly along said curve and Southerly Existing Right of Way line 137.68 feet to the end of said curve and the POINT OF BEGINNING; thence South 88°06'02" West, 286.60 feet; thence South 81°24'05" East, 96.09 feet; thence South 88°33'04" East, 93.77 feet; thence North 74°58'00" East, 101.15 feet to the POINT OF BEGINNING.

Containing 3,854 square feet more or less.

I hereby certify that to the best of my knowledge and belief the legal description as shown on the Right of Way Parcel Sketch for State Road 814 (Atlantic Boulevard), Item/Segment No. 4230021, Section No. 86130-2504 is true, accurate and was prepared under my direction.

I further certify that said legal description is in compliance with the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors & Mappers pursuant to Section 5J-17.050-052 Florida Statutes.

  
\_\_\_\_\_  
Jeffrey Smith  
Florida Surveyor & Mapper No. 4805

Date: 03-11-10

Florida Department of Transportation

Not valid unless signed and sealed

T:\S1\BAPPING\PARCEL SKETCH\86130-2504\rwps.dgn

FLORIDA DEPARTMENT OF TRANSPORTATION

PARCEL SKETCH - NOT A SURVEY

						STATE ROAD NO. 814 (ATLANTIC BOULEVARD)		BROWARD COUNTY	
						BY	DATE	PREPARED BY:	DATA SOURCE:
						DRAWN	T. BROWN	03-09-10	F.D.O.T. DISTRICT 4
						CHECKED	P. DIAZ	03-11-10	ITEM/SEG. NO. 4230021
								SECTION 86130-2504	SHEET 3 OF 3
REVISION		BY		DATE					

PZ23-12000009  
10/02/2024

PZ23-12000009  
01/02/2025

PZ23-12000009  
01/17/2024

PZ23-12000009  
10/04/2023