

PZ24-12000019  
02/05/2025

- PARCEL 1:  
LOTS 6, 7, 8, 9 AND 10, 11 FEET OF THE SOUTH 10 FEET OF BLOCK 2 FOR STREET, ALL OF BLOCK 3, LESS THE NORTH 10 FEET FOR STREET AND VACATED ALLEY LYING EAST AND WEST THROUGH THE CENTER OF SAID BLOCK, OF THE CAMPBELL AND SAXON ADDITION, TOGETHER WITH LOTS 2, 3, 4 AND 5 OF BLOCK 6, OF THE CAMPBELL AND SAXON ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 125, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NOW BEING A PART OF BROWARD COUNTY, FLORIDA.
- PARCEL 3:  
LOT 5, BLOCK 2, OF CAMPBELL AND SAXON ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 125, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NOW BEING A PART OF BROWARD COUNTY, FLORIDA.
- PARCEL 4:  
LOTS 3 AND 4 AND THE WEST 1/2 OF LOT 2, BLOCK 2, OF CAMPBELL AND SAXON ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 125, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NOW BEING A PART OF BROWARD COUNTY, FLORIDA.
- PARCEL 6:  
LOTS 16 AND 17, BLOCK 1, OF SMOAKS ADDITION TO POMPANO, LESS THE SOUTH 10 FEET, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

UTILITY COMPANY	PHONE NUMBER
A T & T/ DISTRIBUTION	(800) 778-9140
BROWARD COUNTY TRAFFIC ENGINEERING	(954) 847-2642
CENTURYLINK	(877) 366-8344 X3
CITY OF POMPAHO BEACH WATER/SEWER	(305) 412-0891 X103
COMCAST CABLE	(800) 778-9140
FLORIDA POWER & LIGHT	(800) 778-9140
SPRINT	(800) 521-0579 X514
TECO PEOPLES GAS SOUTH FLORIDA	(786) 910-9568



	Specimen Tree/Palm	
	40	

EXCEPTION NO.	TYPE OF INSTRUMENT	RECORDING INFORMATION	AFFECTS PARCEL	PLOTTED	BLANKET/ GENERAL	CONTAINS USE RESTRICTIONS	TITLE PARCELS AFFECTED
3	RESERVATIONS (LOTS 8 BLOCK 2 AND 4 BLOCK 3, PB. 1 PG. 125)	O.R.B. 491 PG. 325	Y	N			PARCEL 1
4	WARRANTY DEED (LOT 4, BLOCK 3, PB. 1 PG. 125)	O.R.B. 826 PG. 539	Y	N		Y	PARCEL 1
5	WARRANTY DEED (LOTS 3-5, BLOCK 6, PB. 1 PG. 125)	O.R.B. 292 PG. 381	Y	N		Y	PARCEL 1
6	QUITCLAIM DEED / WARRANTY DEED (LOT 3, BLOCK 3, PB. 1 PG. 125)	O.R.B. 1065 PG. 61 & PG. 62	Y	N			PARCEL 1
7	AGREEMENT	O.R.B. 2369 PG. 185	Y	N		Y	PARCEL 1 & 6
8	QUITCLAIM DEED (LOTS 6, 7, AND 8, BLOCK 3, PB. 1 PG. 125)	O.R.B. 2363 PG. 612	Y	N		Y	PARCEL 1
9	QUITCLAIM DEED (LOTS 16 AND 17, BLOCK 1, PB. 5 PG. 10)	O.R.B. 2363 PG. 614	Y	N		Y	PARCEL 1 & 6
10	WARRANTY DEED (LOT 3, BLOCK 2, PB. 5 PG. 10)	O.R.B. 4634 PG. 816	Y	N		Y	PARCEL 5
11	WARRANTY DEED (LOTS, 1, 2, 19, 20, 21, BLOCK 2, PB. 5 PG. 10)	O.R.B. 4634 PG. 818	Y	N		Y	PARCEL 5
12	AUTOMATIC RESERVATION (LOTS, 1, 2, 19, 20, 21, BLOCK 2, PB. 5 PG. 10)	O.R.B. 4634 PG. 823	N	N			AFFECTS THE LANDS IN THE RIGHT-OF-WAY
13	WARRANTY DEED (LOT 5, BLOCK 2, PB. 1 PG. 125)	O.R.B. 5092 PG. 822 & 5308 PG. 285	Y	N		Y	PARCEL 3
14	WARRANTY DEED (LOT 1, BLOCK 6, PB. 1 PG. 125)	O.R.B. 7146 PG. 527	Y	N		Y	PARCEL 2
15	WARRANTY DEED (LOTS 3,4, AND WEST 1/2 OF LOT 2, BLOCK 2, PB. 1 PG. 125)	O.R.B. 7838 PG. 642	Y	N		Y	PARCEL 4
16	WARRANTY DEED (LOTS 9 AND 10, BLOCK 2, PB. 1 PG. 125)	O.R.B. 8952 PG. 115	Y	N		Y	PARCEL 1
17	ORDINANCE (ALLEY IN PB. 5 PG. 10)	O.R.B. 48110 PG. 551	Y	Y			PARCEL 5
18	ORDINANCE	INSTR. #116755121	Y	N			ALL
20	MORTGAGE	INSTR. #118851166	Y	N			ALL
21	ASSIGNMENT OF LEASES	INSTR. #118851167	Y	N			ALL



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