

DRC

PZ23-12000011

03/06/2024

PZ# 22-21000010

DECLARATION OF UNITY OF TITLE

KNOW ALL MEN BY THESE PRESENTS, that pursuant to the applicable ordinances of the City of Pompano Beach pertaining to the issuance of building permits and regulating building construction, the undersigned, CDH PLANNING LLC, a Florida limited liability company, being the fee owner of the following described real property lying, being and situate in the City of Pompano Beach, County of Broward and State of Florida, to-wit:

Parcel 1:

Begin 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 Section 35, Township 48 South, Range 42 East, thence run North along the West line of said East 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4, a distance of 25 feet for a Point of Beginning; thence run North along the West line of said East 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4, a distance of 215.983 feet to a point; thence run East parallel to the South line of said East 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4, a distance of 143.282 feet to a point; thence run South parallel to the West line of the said East 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4, a distance of 215.794 feet to a point 25 feet North of the South line of the said East 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4; thence run West parallel to the South line of the said East 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4, a distance of 143.282 feet to the Point of Beginning, situate, lying in the County of Broward, State of Florida.

LESS and except that portion described as Parcel "A" of Mt. Calvary, according to the plat thereof, recorded in Plat Book 147, Page 25, and the road right-of-way for NW 8th Street conveyed to the City of Pompano Beach by the Quit Claim Deeds recorded in Official Records Book 1032, Page 136 and Official Records Book 1032, Page 138, of the Public Records of Broward County, Florida.

PARCEL ID: 484235000500

Parcel 2:

The North 105 feet of the South 345.98 feet of the West 141.65 feet of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 35, Township 48 South, Range 42 East, of the Public Records of Broward County, Florida.

PARCEL ID: 484235000470

does hereby make the following declarations of conditions, limitations and restrictions on said lands, hereinafter referred to as NW 8TH AVENUE PROJECT:

The aforesaid plot, parcel or combinations of separate lots be and the same is hereby established and declared to be unified as an indivisible building site.

This Declaration of Unity of Title shall constitute a covenant running with the land, as provided by law, and shall be binding upon the undersigned, its successors and assigns, and all parties claiming thereunder and no portion shall be sold, assigned, transferred, conveyed or devised separately except in its entirety as one plot or parcel until such time as the same may be released in writing under the order of the Development Services Director of the City of Pompano Beach.

The undersigned does further agree that this instrument shall be filed for record among the Public Records of Broward County, Florida.

[REMAINDER OF PAGE BLANK – SIGNATURE PAGE FOLLOWS]

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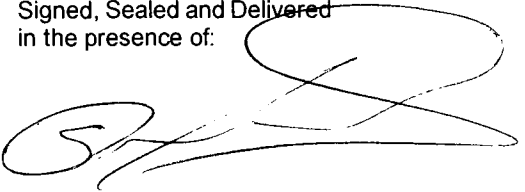
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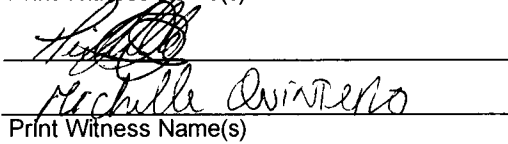
03/06/2024

IN WITNESS WHEREOF, the undersigned has caused this Declaration of Unity of Title to be executed in appropriate manner and its seal to be affixed this ____ day of October, 2022

Signed, Sealed and Delivered
in the presence of:



Sebastian Chirinos
Print Witness Name(s)



Michelle Quintana
Print Witness Name(s)

CDH PLANNING LLC, a Florida limited liability
company

By

Juan Carlos Jurado, Manager

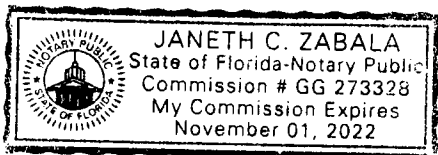
Juan Carlos Jurado
Print Name and Title

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD

BEFORE ME the undersigned authority, personally appeared Juan Jurado,

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same as the act and deed of said corporation and for the uses and purposes set forth therein.

WITNESS my hand and official seal at Miami, Dade County, Florida this 14th day of October 2022



NOTARY PUBLIC, STATE OF FLORIDA

Janeth Zabala
(Name of Notary Public: Print, Stamp, or Type as Commissioned.)

☒ Personally known to me, or

☐ Produced identification:

(Type of Identification Produced)

My Commission Expires:

See Appendix C: Fee Schedule for the applicable fee.

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