

DRC

PZ23-12000054

08/06/2025

DRC

PZ23-12000054  
07/03/2024

This Instrument Prepared by:  
Paola A. West, AICP  
PlanW3st LLC  
10152 Indiantown Road, #159  
Jupiter, FL 33478  
954-529-9417

### 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, Gestion Michaud 2021 Inc., a Quebec corporation, 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:

Lot 24, WAHOO NO. 2, according to the Plat thereof, recorded in Plat Book 7, Page 49, of the Public Records of Broward County, Florida; LESS that strip or parcel of land conveyed by H. W. Adelberger and Clara H. Adelberger, husband and wife, to the City of Pompano Beach by Deed dated July 29, 1954 and recorded in O.R. Book 204, Page 324 of the Public Records of Broward County, Florida; Together with that strip of land lying between Canal Drive as relocated and Wahoo Basin as shown on the Plat of Wahoo No. 2, opposite the above described lot; said strip or parcel being bounded on the West by a line extended from the Southwest corner of said Lot 24 to the center of Wahoo Basin, and on the East by the East line of said Lot 24 extended to Wahoo Basin; Said lands situate, lying and being in Broward County, Florida.  
a/k/a: 3233 Canal Drive, Pompano Beach, Florida 33062  
Parcel ID Number: 4843 30 03 0220

AND

Lot 25, WAHOO NO. 2, according to the Plat thereof, recorded in Plat Book 7, Page 49, of the Public Records of Broward County, Florida; LESS that strip or parcel of land conveyed by H. W. Adelberger and Clara B. Adelberger, husband and wife, to the City of Pompano Beach by Deed dated July 29, 1954 and recorded in O.R. Book 204, Page 324 of the Public Records of Broward County, Florida; Together with that strip of land lying between Canal Drive as relocated and Wahoo Basin as shown on the Plat of Wahoo No. 2, opposite the above described lot; said strip or parcel is bounded on the West by the West line of Lot 25 extended to Wahoo Basin and on the East by a line extended from the Southeast corner of said Lot 25 to the center of Wahoo Basin; Said lands situate, lying and being in Broward County, Florida.  
a/k/a: 3237 Canal Drive, Pompano Beach, Florida 33062  
Parcel ID Number: 4843 30 03 0230

Does hereby make the following declarations of conditions, limitations and restrictions on said lands, hereinafter referred to as 3233-3237 Canal Drive Pompano Beach, FL 33062;

1. 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.
2. 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.

DRC

PZ23-12000054

03/05/2025

DRC

PZ23-12000054

08/06/2025

DRC

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

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 first day of June 2023

Signed, Sealed and Delivered  
in the presence of:

Francine Laganière

Francine Laganière

Print Witness #1 Name(s)

Celine Gaudette

CÉLINE GAUDETTE

Print Witness #2 Name(s)

By: Serge Michaud

Serge MICHAUD, President

Print Name and Title

By: —

—  
Print Name and Title

STATE OF QUEBEC (CANADA)

BEFORE ME the undersigned authority, personally appeared Serge MICHAUD,  
2282, rue Michaud, Sainte-Marie-Madeleine, Quebec (CANADA) J0H 1S0,  
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 Saint-Denis-sur-Richelieu (Quebec) this 1<sup>st</sup> day of  
June 2023.

Elise Petru  
PUBLIC, STATE OF QUEBEC

NOTARY

Me Elise Petru, notary

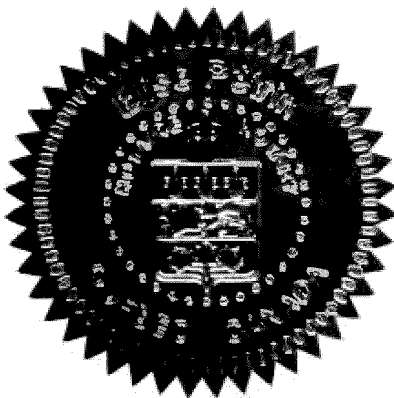
(Name of Notary Public: Print, Stamp, or Type as  
Commissioned.)

[ ] Personally known to me, or

[x] Produced identification: driver license

(Type of Identification Produced)

My Commission Expires: Number - P0965



DRC

PZ23-12000054

03/05/2025