

Prepared by: PlanW3st LLC

Return to:

Tammy L. Good, CIP Manager
1205 NE 5th Avenue
Pompano Beach, FL 33060

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, City of Pompano Beach, a municipal corporation of the State of Florida, 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:

THE SOUTH 45.50 FEET OF LOT 13, BLOCK 5, "COLLIER MANO-FIRST ADDITION". ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 35, PAGE 28 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 3,936 SQUARE FEET OR 0.090 ACRES MORE OR LESS (FOLIO 484224080611)

TOGETHER WITH:

THE WEST 200 FEET OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHEAST ONE QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 48 SOUTH, RANGE 43 EAST, EXCEPTING THEREFROM THE SOUTH 170 FEET THEREOF.

LESS A PARCEL OF LAND AS RECORDED ON INSTRUMENT 116813282, AS RECORDED IN THE BROWARD COUNTY, FLORIDA PUBLIC RECORDS. TOGETHER WITH THE NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT RIGHTS AS CREATED BY THAT CERTAIN QUIT CLAIM DEED, RECORDED JUNE 1, 1981, IN OFFICIAL RECORDS BOOK 9610, PAGE 707, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, OVER THE FOLLOWING DESCRIBED REAL PROPERTY: THE SOUTH 15 FEET OF THE LOT 13, BLOCK 5, COLLIER MANOR FIRST ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 35, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. CONTAINING 28,305 SQUARE FEET OR 0.6498 ACRES MORE OR LESS. (FOLIO 484319000240)

TOGETHER WITH:

UNIT 7456, 2671 N FEDERAL HIGHWAY, POMPANO BEACH, FL NCS:231180 TRACT A OF DENNY'S OF POMPANO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 86, AT PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS AND EXCEPT OF THE FOLLOWING DESCRIBED PARCEL: RECORDED IN OFFICIAL RECORDS BOOK 31030, PAGE 0192, INSTRUMENT

NO.100663042, NOVEMBER 17, 2000, BROWARD COUNTY, FLORIDA.
A PORTION OF PARCEL "A" OF DENNY'S OF POMPANO' ACCORDING TO
THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 86, AT PAGE 13
OF THE PUBLIC RECORDS ON BROWARD COUNTY BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWING: BEGINNING AT THE
NORTHWEST CORNER SAID PARCEL 'A'. THENCE RUN IN THE
EASTERLY DIRECTION ALONG THE NORTH LINE OF SAID PARCEL 'A',
FOR A DISTANCE OF 210.10 FEET; THENCE WITH AN ANGLE TO THE
LEFT OF 89 57'09", RUN IN A SOUTHERNLY DIRECTION FOR A DISTANCE
OF 135.00 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 'A';
THENCE WITH AN ANGLE TO THE LEFT OF 90 02'51" RUN IN A
WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID PARCEL 'A',
FOR A DISTANCE OF 209.34 FEET TO THE SOUTHWEST CORNER OF
SAID PARCEL 'A', THENCE WITH AN ANGLE TO THE LEFT OF 90 16'30"
RUN IN A NORTHERLY DIRECTION ALONG THE WEST LINE OF SAID
PARCEL 'A'. FOR A DISTANCE OF 135.00 FEET TO THE POINT OF
BEGINNING. THENCE RUN NORTH 01 11'53" WEST ALONG THE
EASTERLY LINE OF BLOCK 5, 109.28 FEET TO THE POINT OF
BEGINNING. SAID LAND SITUATES, LYING AND BEING IN THE CITY OF
POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 0.0605
ACRES (2,637 SQUARE FEET), MORE OR LESS. SUBJECT TO EASEMENTS,
RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY.
(FOLIO 484319250010)

does hereby make the following declarations of conditions, limitations and restrictions on said lands, hereinafter referred to as the aforesaid plot, parcel or combinations of separate lots be and the same is hereby established and declared to be unified as to title and as an indivisible building site.

1. 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.
2. 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 the appropriate manner and its seal to be affixed this 21 day of August, 2023.

**REMAINDER OF PAGE IS INTENTIONALLY
LEFT BLANK**

Witnesses:

CITY OF POMPANO BEACH

Carida Fort
(Signature)

By: [Signature]
Rex Hardin, Mayor

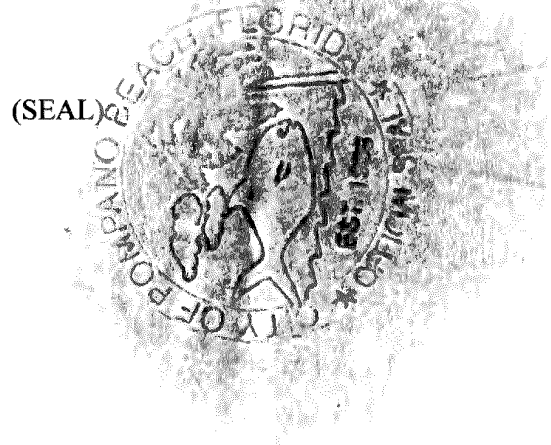
Carida Fort
(Print Name)

By: [Signature]
Gregory P. Harrison, City Manager

[Signature]
(Signature)

Audrey G. Surke
(Print Name)

Attest: [Signature]
Kervin Alfred, City Clerk



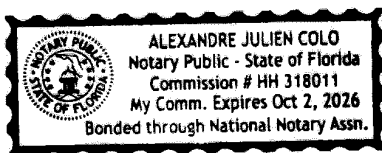
Approved as To Form:

[Signature]
Mark E. Berman, City Attorney

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instruments were acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 21 day of August, 2023, by **REX HARDIN** as Mayor, **GREGORY P. HARRISON** as City Manager and **KERVIN ALFRED** as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who are personally known to me.

NOTARY'S SEAL:



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Alexandre Colo
(Name of Acknowledger Typed, Printed or Stamped)

HH 318 011
Commission Number