

LEGAL DESCRIPTION:

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT POMPANO DEVCO I, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THE LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS “LOGICA CONSTRUCTION.”

ALL EASEMENTS AS SHOWN HEREON ARE DEDICATED FOR THE USE OF THE PUBLIC FOR PROPER PURPOSES.

THE RIGHT-OF-WAY SHOWN HEREON IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF:

THAT POMPANO DEVCO I, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ANDROMEDA CAPITAL HOLDINGS, INC., A FLORIDA PROFIT CORPORATION, ITS MANAGER BY SARAH DUTTON, ITS PRESIDENT, IN THE PRESENCE OF THESE TWO WITNESSES, ON THIS ____ DAY OF _____, A.D. 2024.

WITNESSED BY:

POMPANO DEVCO I, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: ANDROMEDA CAPITAL HOLDINGS, INC.
A FLORIDA PROFIT CORPORATION
ITS MANAGER

PRINT NAME: _____

BY: _____
SARAH DUTTON, PRESIDENT

PRINT NAME: _____

ACKNOWLEDGMENT)
STATE OF FLORIDA) SS:
COUNTY OF)

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED OR APPEARED
BY MEANS OF ONLINE NOTARIZATION BEFORE ME, AN OFFICER DULY
AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS,
SARAH DUTTON, PRESIDENT OF ANDROMEDA CAPITAL HOLDINGS, INC.
A FLORIDA PROFIT CORPORATION, MANAGER OF POMPAÑO DEVCO I, LLC, A
FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME TO
BE THE OFFICER HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING
INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE
ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED AND WHO DID NOT TAKE
AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____
A.D. 202_.

NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC _____
NOTARY PUBLIC STATE OF _____
COMMISSION NUMBER _____
COMMISSION EXPIRES _____

CITY OF POMPANO BEACH PLANNING AND ZONING BOARD:

PZ22-12000032

10/16/2024

THIS IS TO CERTIFY: THAT THE CITY PLANNING AND ZONING BOARD OF
POMPANO BEACH, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS
_____ DAY OF _____, A.D. 202_.

BY: _____ DATE: _____
FRED STACER, CHAIRPERSON

**CITY COMMISSION:
STATE OF FLORIDA SS
COUNTY OF BROWARD**

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR
RECORD BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA,
IN AND BY RESOLUTION NO. _____, ADOPTED BY SAID CITY
COMMISSION THIS _____ DAY OF _____, A.D. 202_.

CONCURRENCY INPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR
CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE
OF BUILDING PERMIT ISSUANCE

IN WITNESS WHEREOF: THE SAID CITY COMMISSION HAS CAUSED THESE
PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF
SAID CITY AFFIXED THIS _____ DAY OF _____, A.D. 202_.

BY: _____ BY: _____
KERVIN ALFRED REX HARDIN
CITY CLERK CITY MAYOR

CITY ENINEERING DEPARTMENT:
THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____
DAY OF _____, A.D. 202_.

BY: _____ DATE: _____
JOHN SFIROPOULOS, P.E.
CITY ENGINEER

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT

PZ22-12000032

10/16/2024

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF _____, 202_.

BY: _____ DIRECTOR/DESIGNEE

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES.

BY: _____

ROBERTO CHAVEZ (DATE)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: LS7280

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD.

BY: _____

PRINT NAME: RICHARD TORNESE. (DATE)
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NUMBER 40263

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHT-OF-WAY FOR TRAFFICWAYS THIS ____ DAY OF _____, 202_.

SIGNED BY: _____

PRINT NAME: _____, CHAIRPERSON.

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF _____, 202_.

SIGNED BY: _____, EXECUTIVE DIRECTOR OR DESIGNEE

PRINT NAME: _____

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES
DEPARTMENT – COUNTY RECORDS DIVISION – MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS ____ DAY OF _____, 202_.

BY: _____ MAYOR – COUNTY COMMISSION

PRINT NAME: _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT ENTITLED LOGICA CONSTRUCTION IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON THE ____ DAY OF _____ A.D., 202_ IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, PART I. THIS PLAT CONFORMS TO ALL APPLICABLE SECTIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE. THIS PLAT DATED AT FORT LAUDERDALE, FLORIDA, THIS ____ DAY OF _____, 202_.

BY _____ ON THE ____ DAY OF _____, A.D. 202_.

ARTURO R TOIRAC P.S.M

VIZCAYA SURVEYING & MAPPING, INC

SURVEYOR AND MAPPER, LS3102

STATE OF FLORIDA

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB8000

(PUT ON SHEET 2)

SURVEYOR'S NOTES:

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

BEARINGS AS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF N.W. 6TH AVE WITH AN ASSUMED BEARING OF N00°24'49"W, SAID LINE TO BE CONSIDERED A WELL-ESTABLISHED AND MONUMENTED LINE.

THE FOLLOWING NOTE IS QUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES:

PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

THIS PLAT IS RESTRICTED TO _____

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVE DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS RESTRICTION IN FAVOR OF PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ALL FACILITIES FOR DISTRIBUTION, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND.

This Instrument Was Prepared By:
Nestor B. Gorfinkel
Attorney & Civil-Law Notary
20200 W Dixie Hwy Suite 1103
Miami, FL 33180

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, Carlo Jose Sollami Hunte, a married man and Jose Rafael Gomez Flores, a married man, 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 East 50 feet of the West 500 feet of the North Half (N 1/2) of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 35, Township 48 South, Range 42 East, said lands situate, lying and being in Broward County, Florida. Whose address is NW 6 Street, Pompano Beach, FL 33060

AND

Parcel A, of Raysor Plat, according to the map or plat thereof as recorded in Plat Book 109, Page 33, Public Records of Broward County, Florida. Whose address is 324 NW 6th Street, Pompano Beach, FL 33060

AND

Lot 6 of the GROOM AND GAY'S SUBDIVISION in the City of Pompano, Broward County, Florida, same being a subdivision of the N 1/2 of the N 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 35, Township 48 South, Range 42 East, said Lot being 50 Feet in width and 150 Feet in length, situated in Pompano, Broward County, Florida: which property is also known and described as: That portion of the N 1/2 of the N 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 35, Township 48 South, Range 42 East, described as. follows: Commence at the NE corner of the said N 1/2 thence westerly along the North Boundary of the said 1/2 a distance of 216.44 feet to the point of beginning, thence continuing westerly along said North Boundary of said N 1/2 a distance of 50 feet, thence Southerly and parallel to the West boundary of said N 1/2 a distance of 161.58 feet to an intersection with the South Boundary of said N 1/2 thence easterly along said South Boundary a distance of 50 feet, thence Northerly and parallel to the West Boundary of said N 1/2 a distance of 161.66 feet to the point of beginning. Which property is also known and described as: Lot 9, according to a sketch of the N 1/2 of the N 1/2 of the SE 1/4 of the SW 1/4 of Section 35, Township 48 South, Range 42 East, Broward County of Florida, prepared by J. W. McLaughlin, Engineer, dated May, 1941, and recorded in Deed Book 388, Page 428, of the Public Records of Broward County, Florida. Whose address is NW 6th Street, Pompano Beach, FL 33060

does hereby make the following declarations of conditions, limitations and restrictions on said lands, hereinafter referred to as "Subject Property".

1. The aforesaid plot, parcel or combinations of separate lots and the same 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 be binding upon the undersigned and their heirs, successors, and assigns, and all parties claiming thereunder and no portion of the Subject Property 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..

3. The undersigned does further agree that this instrument shall be recorded in the Public Records of Broward County, Florida

IN WITNESS WHEREOF, the undersigned Owner has executed this Declaration of Unity of Title on this the 08 day of December, 2021.

Signed, sealed and delivered in the presence of:

First Witness


Carlo Jose Sollami Hunte

Second Witness


Jose Rafael Gomez Flores

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 08 day of December, 2021 by Carlo Jose Sollami Hunte and Jose Rafael Gomez Flores who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



Oreste R. Armada
Notary Public
State of Florida
My Commission Expires 07/04/2024
Commission No. HH 14777


Notary Public

Print Name:

My Commission Expires:

This Instrument Prepared By:
Nestor B. Gorfinkel
Attorney and Civil-Law Notary
19790 W. Dixie Highway
Miami, Florida 33180
(See Caveat on Next Page)

Parcel ID Number: 484235-02-0040
484235-48-0010
484235-02-0050

SPECIAL WARRANTY DEED

THIS DEED, made and executed on the date indicated below by Carlo Jose Sollami Hunte, a married man and Jose Rafael Gomez Flores, a married man, grantor*, to POMPARNO DEVCO I, LLC, a Florida Limited Liability Company, whose post office address is 8180 NW 36TH Street Suite 409 Doral, FL 33166, grantee*

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

SEE ATTACHED EXHIBIT A

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and other matters common to the subdivision of record.

and said grantor does hereby fully warrant the title to said land and will defend the same against lawful claims of all person or persons claiming by, though, or under Grantor and no other.

NOTE ON DOCUMENTARY STAMPS PAID: This deed is subject to only minimum Florida documentary stamp tax. Grantors are the sole Members of the Limited Liability Companies that are the members of Grantor and the beneficial interest in the real property conveyed hereby is not being changed by this deed. The property being conveyed is not subject to a mortgage; and there is no consideration given for this deed.

The above properties are not the homestead property of either grantor. Grantors reside at the addresses as indicated below their respective signatures.


SIGNATURE AND ACKNOWLEDGMENT CONTINUED ON NEXT PAGE

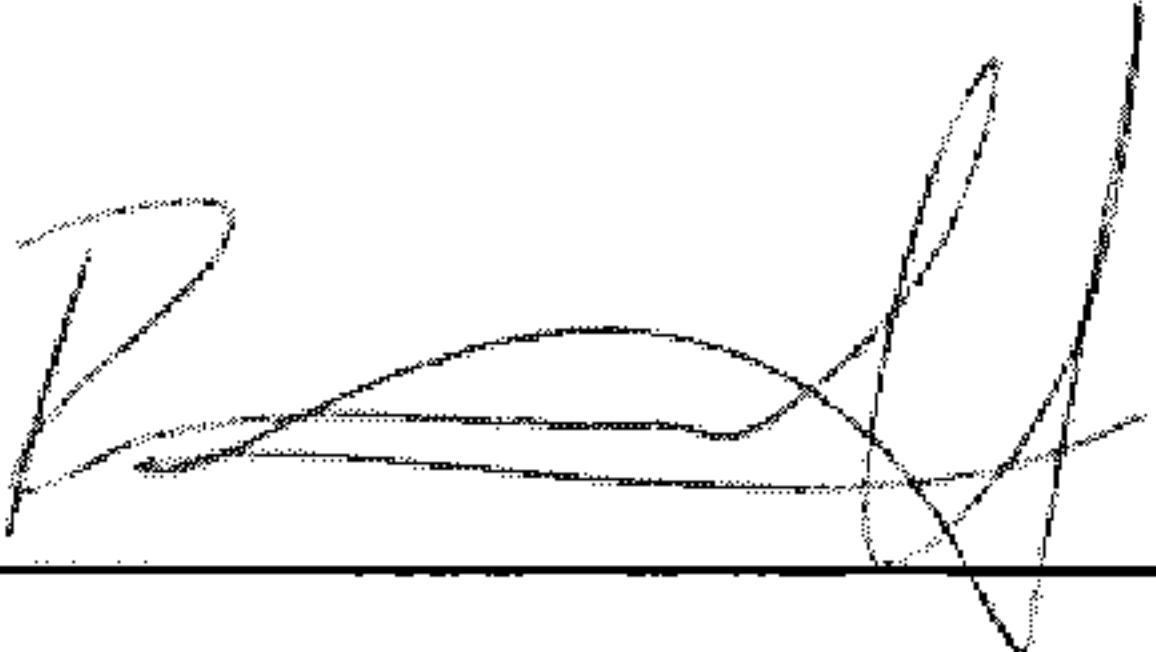
SPECIAL WARRANTY DEED- PAGE TWO (2)


* "Grantor" and "Grantee" are used for singular or plural, as context requires.

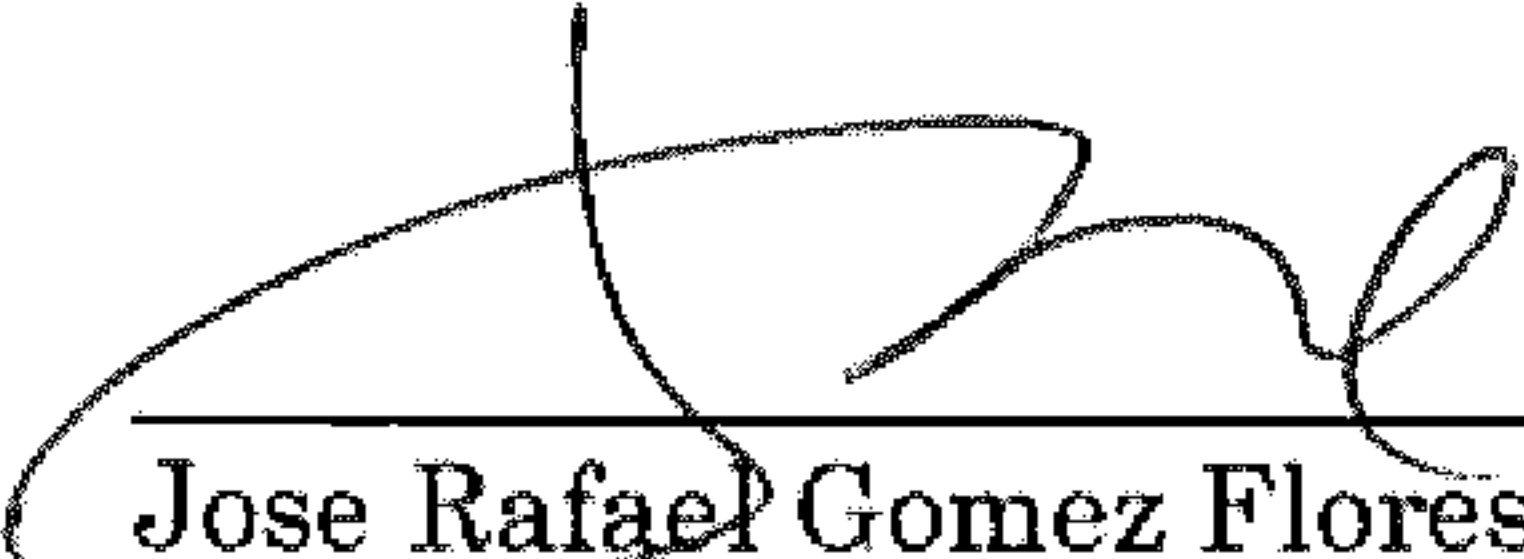
IN WITNESS WHEREOF, the undersigned Owner has executed this Special Warranty Deed on this the 22nd day of June, 2022.

Signed, sealed and delivered in the presence of:


Roberto De Armas
 (Print Name Of First Witness)


Ramiro Carrasco
 (Print Name Of Second Witness)


Carlo Jose Sollami Hunte
8180 NW 36th ST SUITE 409
DORAL, FL 33166


Jose Rafael Gomez Flores
8180 NW 36th st Suite 409
Doral FL 33166

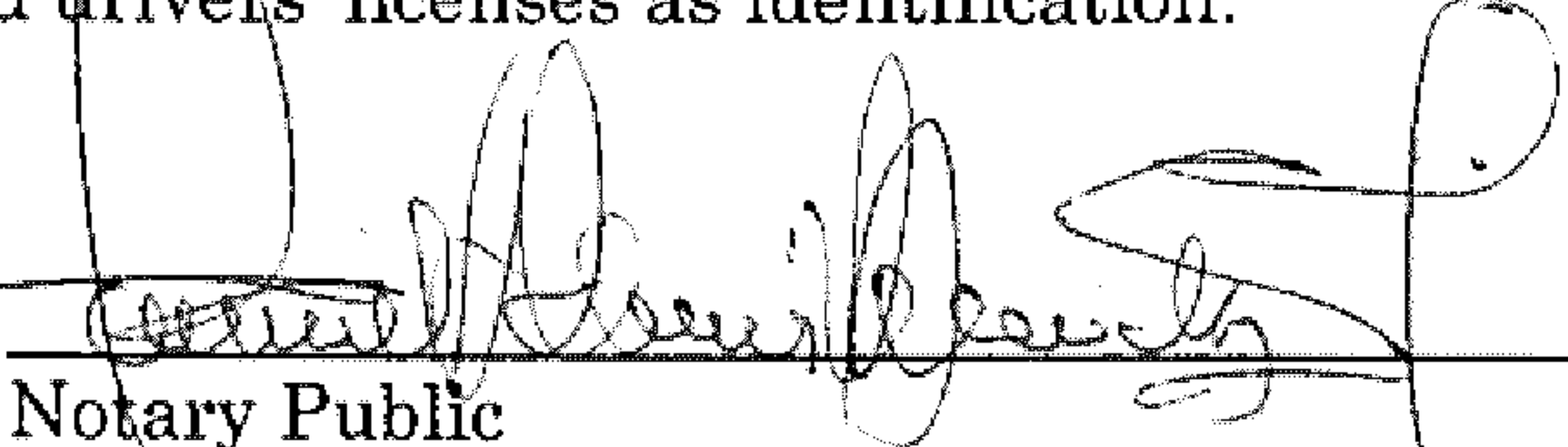
State of Florida
 County of Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of June, 2022 by Carlo Jose Sollami Hunte and Jose Rafael Gomez Flores who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



Camilo Bermudez
 State of Florida
 My Commission Expires 08/25/2023
 Commission No. GG 907282


 Notary Public

Print Name: Camilo Bermudez

My Commission Expires: 08/25/2023

CAVEAT: The preparer of this instrument as described on the first page of this Deed was neither furnished with, nor requested to review the chain of title to the property described in this deed and therefore does not express an opinion as to condition or quality of title. The parties to this deed informed the preparer of this instrument that there are no outstanding mortgages on the property.

EXHIBIT A

The East 50 feet of the West 500 feet of the North Half (N 1/2) of the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 35, Township 48 South, Range 42 East, said lands situate, lying and being in Broward County, Florida. Whose address is XXX NW 6 Street, Pompano Beach, FL 33060

AND

Parcel A, of Raysor Plat, according to the map or plat thereof as recorded in Plat Book 109, Page 33, Public Records of Broward County, Florida. Whose address is 324 NW 6th Street, Pompano Beach, FL 33060

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Lot 6 of the GROOM AND GAY'S SUBDIVISION in the City of Pompano, Broward County, Florida, same being a subdivision of the N 1/2 of the N 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 35, Township 48 South, Range 42 East, said Lot being 50 Feet in width and 150 Feet in length, situated in Pompano, Broward County, Florida: which property is also known and described as: That portion of the N 1/2 of the N 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 35, Township 48 South, Range 42 East, described as. follows: Commence at the NE corner of the said N 1/2 thence westerly along the North Boundary of the said 1/2 a distance of 216.44 feet to the point of beginning, thence continuing westerly along said North Boundary of said N 1/2 a distance of 50 feet, thence Southerly and parallel to the West boundary of said N 1/2 a distance of 161.58 feet to an intersection with the South Boundary of said N 1/2 thence easterly along said South Boundary a distance of 50 feet, thence Northerly and parallel to the West Boundary of said N 1/2 a distance of 161.66 feet to the point of beginning. Which property is also known and described as: Lot 9, according to a sketch of the N 1/2 of the N 1/2 of the SE 1/4 of the SW 1/4 of Section 35, Township 48 South, Range 42 East, Broward County of Florida, prepared by J. W. McLaughlin, Engineer, dated May, 1941, and recorded in Deed Book 388, Page 428, of the Public Records of Broward County, Florida. Whose address is XXX NW 6th Street, Pompano Beach, FL 33060

Search No.: 24-731-2A

ADJACENT RIGHT-OF-WAY REPORT

Broward County Land Development Code – Section 5-189(c)(3)

THE UNDERSIGNED does hereby certify that a search has been made of the Public Records of Broward County, in the State of Florida for:

The Broward County Board of County Commissioners

As to the following described property; as described in Exhibit “A”, to wit:

RIGHTS-OF-WAY: SEE ATTACHED

MAINTENANCE MAPS: NONE

EASEMENTS: SEE ATTACHED

TIITF RESERVATIONS: SEE ATTACHED

RELEASES/QUIT-CLAIMS or other
CONVEYANCES OR RESERVATIONS: NONE

***NOTE: THE ADJACENT RIGHT OF WAY HEREBY INCORPORATES ALL OF THE RIGHT OF WAY DOCUMENTS LISTED IN THE TITLE CERTIFICATE REPORT SUBMITTED HERewith.**

THE UNDERSIGNED hereby certifies that the forgoing Right-of-Way Report reflects a comprehensive search of the Public Records of Broward County, Florida, showing the recorded documentation of Rights-of-Way held in Fee Title, Easement and/or Reservation, including instruments into or out of TIITF on the above described property.

CERTIFIED this 11th day of June 2024, at 11:00 P.M.

Paramount Title Services, Inc.

Evelyn Branas
Examiner

Search No.: 24-731-2A

EXHIBIT “A”

That certain portion of (NW 6 STREET) lying in SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 bounded on the West by the Southerly Projection of LOT 14 J.W. NEELEY’S IN PLAT BOOK 1, PAGE 71 and on the East by the Southerly projection of LOT 8 J.W. NEELEY’S IN PLAT BOOK 1, PAGE 71, Public Records Palm Beach County, Florida. Said lands situate in Broward County, Florida

Search No.: 24-731-2A

RIGHTS-OF-WAY:

1. **DEED:** O.P. Green, joined by his wife Beulah Green TO City of Pompano Beach, a Florida municipal corporation, dated July 15, 1947, filed March 13, 1958 in O.R. Book 1172, Page 92.
2. **QUIT CLAIM DEED:** Hartman Poitier, a widower TO City of Pompano Beach, Florida, dated June 20, 1958, filed April 9, 1958 in O.R. Book 1285, Page 27.

Examiner’s note: unable to locate deed for the S25’ of Lot 12 J.W. Neeley’s Pb 1/71

EASEMENTS:

1. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF **Townsite of Pompano**, Plat Book B, Page 76, Public Records Miami-Dade County, Florida.
2. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF **J.W. Neeleys Subdivision**, Plat Book 1, Page 71, Public Records Palm Beach County, Florida.
3. **SKETCH:** 35-48-42, filed in Deed Book 388, Page 428, Public Records Broward County, Florida.

TIITF RESERVATIONS:

1. **DEED:** Trustees of the Internal Improvement Fund of the State of Florida TO Florida Coast Line Canal and Transportation Company, dated September 24, 2890, filed December 2, 1890 in Deed Book D, Page 362, Public Records Miami-Dade County, Florida.
2. **DEED:** Trustees of the Internal Improvement Fund of the State of Florida TO Gordon Green, dated November 30, 1925, filed December 18, 1925 in Deed Book 94, Page 7.

Plat of the subdivision of Sec 35 Twp 43 S Range 43 E, The S.W. 1/4 Sec 31, Twp 43 S Range 43 E,
All of Sec 1 Twp 43 S Range 43 E; Lots 3, 4 and 5 of Sec 8 Twp 43 S Range 43 E; and Resubdivision of
Lot 15 of the subdivision of said Sec 35. Surveyed for the owner by
Geo. O. Butler & Co. 1899 X 2000



STATE OF FLORIDA
County of BROWARD

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, A. E. HARRY (a widower) to me well known to be the person described in and who executed the foregoing deed, and acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Pompano, County, of Broward and State of Florida, this 14th day of November, A. D. 1925.

Blanche Hill
Notary Public, State of Florida
My Commission expires October 19, 1929.

(N.P. SEAL)
REVENUE STAMPS \$1.00

STATE OF FLORIDA
COUNTY OF BROWARD

This instrument filed for record 18 day of Dec. 1925, and recorded in book 94 of records on page 6. RECORD VERIFIED.

FRANK A. BRYAN, Clerk of Circuit Court.

BY *W. A. H. H.* D. C.

74186

TRUSTEES OF THE INTERNAL IMPROVEMENT FUND, STATE OF FLORIDA

Deed No. 2700

As authorized by Chapter 4456, as amended by Chapter 4987, as amended by Chapter 7305, Laws of Florida.

WHEREAS, in pursuance of a tax sale made under authority of Chapter 4456, as amended by Chapter 4987, as further amended by Chapter 7305, Laws of Florida, on the 3rd day of July A. D. 1923, in Broward County, State of Florida, the Trustees of the Internal Improvement Fund of Florida did acquire title to the lands hereinafter described; Tax Sale Certificate No. 765 being now held by said Trustees as evidence of their said title; and,

WHEREAS, Chapter 10084, Laws of Florida, Acts of 1925, authorizes and directs the Trustees of the Internal Improvement Fund to convey by proper deed or quit-claim to the owner, or to the successor in title to the owner, of any lands within the Everglades Drainage District sold for taxes upon payment of the amount due thereon, together with all omitted taxes with interest at two per cent per month for the first year and eight per cent per annum thereafter and all cost of redemption; and

WHEREAS, Gordon Green has made application to redeem the lands hereinafter described for the tax sale above mentioned, and has paid to the Trustees of the Internal Improvement Fund the amount due thereon, together with all omitted taxes with interest thereon at two per cent per month for the first year and eight per cent per annum thereafter, and has paid all costs of redemption, in all amounting to the sum of Four and No/100 Dollars, and the said Trustees having ascertained that the above named applicant for redemption was the owner or successor in the title to the owner of the lands hereinafter described at the time of the tax sale aforesaid, therefore:

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the Trustees of the Internal Improvement Fund of Florida, in compliance with the provisions of Chapter 10084, Laws of Florida, Acts of 1925, for and in consideration of the sum of Four and No/100 Dollars, same being the amount due thereon, together with all omitted taxes with interest at two per cent per annum and all costs of redemption, to them in hand paid by Gordon Green of Broward County, State of Florida, receipt whereof is hereby acknowledged, have granted, bargained, sold and quit-claimed unto the said Gordon Green and to his heirs, successors and assigns, the following described lands, situate in the County of Broward State of Florida, to-wit:

Lots 7 to 26, incl., J. W. Keely's Subdivision, Section 35, Township 48 South, Range 42, East; Containing fractional acres, more or less.

TO HAVE AND TO HOLD the above granted and described premises unto the said Gordon Green and his heirs, successors, and assigns forever.

SAVING AND RESERVING unto the said, the Trustees of the Internal Improvement Fund of the State of Florida, and their successors, the right at any time to enter upon the said lands and make or cause to be made and constructed thereon such canals, sluiceways, dikes and other works as may in the judgment of the said Trustees, or their successors, be necessary and useful for the drainage or reclamation of any of the lands granted to the State of Florida, by an Act of Congress, approved September 25, 1920, and to take from the said lands hereby conveyed and to use such gravel, stone or earth as may, in the judgment of the said Trustees, or their successors, be necessary to use in the making and construction of said canals, cuts, sluiceways, dikes and other works, upon said lands for the purposes aforesaid.

AND FURTHER SAVING AND RESERVING unto the said, the Trustees of the Internal Improvement Fund of the State of Florida, the right to the exclusive possession, occupation, use and enjoyment of a strip of land running across the above described premises,

one hundred and thirty feet on each side of the center line of any canal, cut, sluice-way or dike that may be made and constructed on said land by the said Trustees of the said Internal Improvement Fund of the State of Florida, or their successors, for the purpose aforesaid, and the exclusive right to take, use, sell, dispose of and enjoy any timber, earth, stone, rock, or gravel lying in or upon said strip of land.

IN TESTIMONY WHEREOF, the said Trustees have herunto subscribed their names and affixed their seals and have caused the seal of the Department of Agriculture of the State of Florida to be herunto affixed, at the Capitol, in the City of Tallahassee, on this the 30th day of November, A. D. Nineteen Hundred and Twenty-five.

John W. Martin (L.S.)
Governor

Ernest Amos (L.S.)
Comptroller

J. C. Luning (L.S.)
Treasurer

Mivers Buford (L.S.)
Attorney General

Seth Mays (L.S.)
Commissioner of Agriculture

(Seal of the Department
of Agriculture of the
State of Florida)

Attest: J. Stuart Lewis, Secretary.

STATE OF FLORIDA)
COUNTY OF BROWARD)

This instrument filed for record 18th day of Dec. 1925, and recorded in book 94 of deeds on page 7. RECORD VERIFIED.

FRANK A. BRYAN, Clerk of Circuit Court.

BY *W. C. Bryan*

D. C.

74127

QUIT-CLAIM DEED

THIS INSTRUMENT, Made this 30th day of November, A. D. 1925, between MODERN LAND COMPANY a corporation existing under the laws of the State of Missouri, party of the first part, and PENNSYLVANIA SUGAR COMPANY, a corporation existing under the laws of the State of Pennsylvania and authorized to do business in the State of Florida, party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of Ten Dollars in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, hath remise, released and quit-claimed, and by these presents hath remise, release and quit-claim unto the said party of the second part, and its successors and assigns forever, all the right, title, interest, claim and demand which the said party of the first part hath in and to the following described lots, pieces or parcels of land, situate, lying and being in the Counties of Broward & Dade, State of Florida, to-wit:

All of Sections eighteen (18) Twenty (20) Thirty (30) and Thirty-two (32) in Township Fifty-one (51) South, Range forty (40) East.

All of Section Six (6); NW 1/4, N 1/2 of NW 1/4, NW 1/4 of NW 1/4, N 1/2 of SW 1/4 of NW 1/4 and S 1/2 of Section Eight (8); all of Section Twenty-two (22); N 1/2 of NW 1/4, N 1/2 of SW 1/4, of NW 1/4, SW 1/4 of NW 1/4, N 1/2 of NW 1/4, NW 1/4 of NW 1/4, N 1/2 of SW 1/4 of NW 1/4, NW 1/4 of SW 1/4, SW 1/4 of SW 1/4 of Section Twenty-six (26); and all of Section sixteen (16) in Township Fifty-two (52) South, Range forty (40) East.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its Secretary the day and year above written.

(CORPORATE SEAL)

MODERN LAND COMPANY.

Attest: K. K. Chambers,
Secretary.

By E. C. Chambers,
President.

Signed, Sealed and Delivered
in Our Presence:

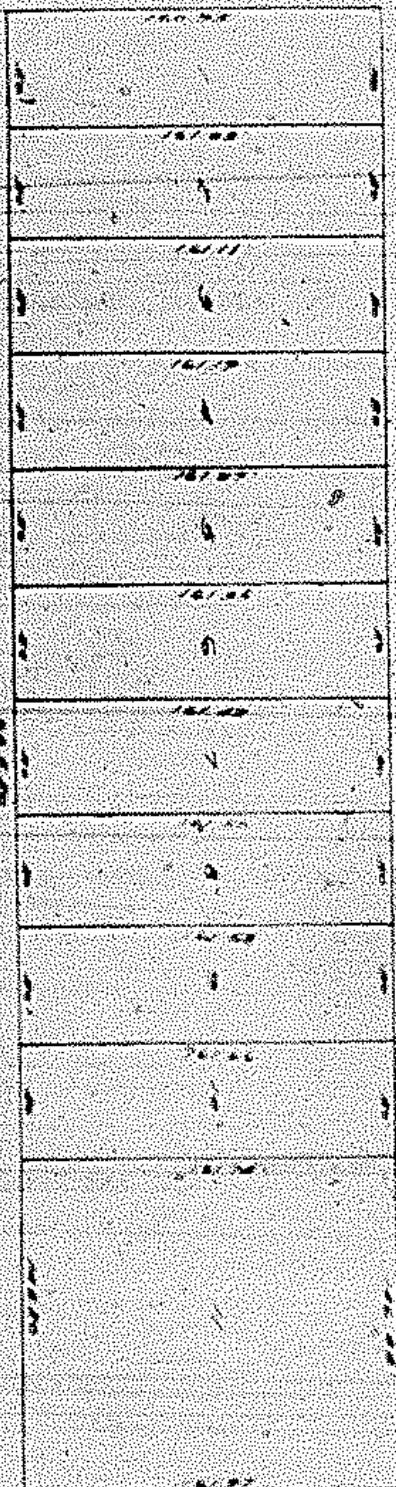
E. C. Irwin
Leonard Adams

ME 388 428

DRC

PZ22-12000032

10/16/2024



Sketch of North boundary
and of lot 11 North

Sketch of
The N¹ of the N¹ of S¹ of N¹
of R¹, Section 35, Township 48 N.,
Range 42 E., Broward County, Florida.

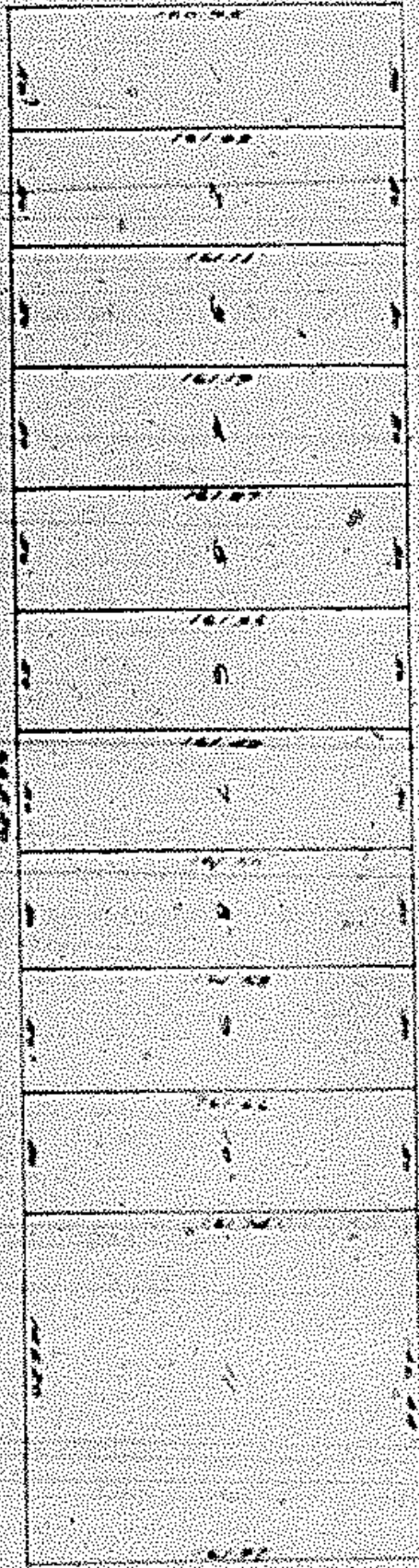
J. W. McLaughlin Engineer

May, 1941

DRC

PZ22-12000032

04/02/2025



Scale 1"=60'

Sketch of North boundary
of lot 1 & 2

Sketch of

The N¹/₂ of the N¹/₂ of S¹/₂ of N¹/₂
of S¹/₂, Section 35, Township 48 N.,
Range 42 E., Broward County, Florida.

J. W. McLaughlin

Engineer

May, 1941

DRC

PZ22-12000032

10/16/2024

STATE OF FLORIDA
COUNTY OF BAY
This instrument was for record
of 19th and recorded in Book 378
at 11:00 on page 42 of the COMB VERIFIED
E. B. BARNETT, Clerk of the County Court.
[Signature]



Mr. Mary Green

DRC

PZ22-12000032

04/02/2025

No.

Trustees of the Internal
Improvement Fund of the
State of Florida

Deed

to

Deed Book "D", page 362
Dade County Records

Florida Coast Line Canal
and Transportation Company

Dated September 24, 1890
Filed December 2, 1890

Whereas by Section 4 of Chapter 3995 of the Laws of Florida approved May 29th, 1889, it is made the duty of the Trustees of the Internal Improvement Fund of the State of Florida and they are thereby required to convey to the Florida Coast Line Canal and Transportation Company, from time to time, as its work progresses, 3840 acres per mile, of the lands now held in reserve for the said Company, for each Section of 6 miles of the Canals and Waterways between St. Augustine and Biscayne Bay, which shall be found by inspection of the Engineer of the said Board, to be in conformity with the specifications prescribed in Section 3 of said Act, said lands to be the Even and Odd numbered Sections which lie nearest to the line of the route of its Canals and Waterways. And Whereas, it appears from the report of John Bradford, the Engineer of the said Board, that he has examined the said Canal and Waterways from the West end of Haulover Cut to Jupiter, a distance of 134½ miles and that he found no portion of it, less than 5 feet in depth and 50 feet in width, taking mean low water as a basis. And Whereas, it appears from the said report, that there are 17 Sections of 6 miles each of said Canals and Waterways of the said Company inspected by him South from the 126 mile point indicated in section 4 of said act, which are in conformity with the specifications prescribed in Section 3 of said act. And Whereas, the said Company has applied to the said Trustees for deeds of Conveyance to it, or its assigns, of the lands to which it is now entitled for the said 17 sections of its completed Canals and Waterways. And Whereas, the lands hereinafter described, selected by the salesman in accordance with the Resolution of the Board of August 20th, 1890, are the Even and Odd numbered Sections of the lands now held in reserve for the said Company, which lie nearest to the line of the route of its Canals and Waterways, and which were granted to the state of Florida by Act of Congress of September 28th, 1850, to wit:

All of Sections 1, 2, 3, 4, 9, 10, 11, 12, 13, 14, 15, 21, 22, 23, 24, 25, 26, 27, 28, the E½ of Section 32, all of Sections 33, 34, 35, and 36, in Township 47 South of Range 42 East,

All of Sections 1, 2, 3, 4, the E½ of Sections 5 and 8, all of Sections 9, 10, 11, 12, 13, 14, 15, the E½ of Sections 17 and 20, all of Sections 21, 22, 23, 24, 25, 26, 27, 28, the E½ of Section 29, all of Sections 32, 33, 34, 35 and 36, in Township 48 South of Range 42 East,

All of Sections 1, 2, 3, 4, 5, the E½ of Sections 6 and 7, all of Sections 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, and 36 in Township 49 South of Range 42 East,

The Lots numbered 1, 2, 3, 4, 5, 6, 7, 8 and 9, the W½ of SW¼, and the SE¼ of SW¼ of Section 1, the N½, the E½ of SE¼ and the SW¼ of Section 2, all of Section 6, the Lots numbered 2, 4, 5, 6, 7, and the NW¼ of Section 12, the Lots numbered 3, 4, 7, 8, 9 and 10 of Section 13, the Fractional E½, the NW¼ of NW¼, the S½ of NW¼ and the SW¼ of Section 14, all of Sections 18, 19, 20, 23, the Lots numbered 3 and 4, the SE¼ of NW¼, and the W½ of SW¼ of Section 24, the NE¼ of NW¼, the W½ of NW¼, the W½ of SW¼, and the Lot numbered 3 of Section 25, all of Sections 26, 30, 33, the NW¼ and the S½ of Section 34, all of Section 35, the W½ of NW¼ and the W½ of SW¼ of Section 36 in Township 50 South of Range 42 East.

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No. (continued)

All of Sections 2, 3, 4, 5, 6, 7, 8, 9, 10, the $N\frac{1}{2}$, the $W\frac{1}{2}$ of $SE\frac{1}{4}$ and the $SW\frac{1}{4}$ of Section 11, the $W\frac{1}{2}$ of $NE\frac{1}{4}$, the $SE\frac{1}{4}$ and the $W\frac{1}{2}$ of Section 14, all of Sections 15, 17, 18, 19, 20, 21, 22, 23, the $W\frac{1}{2}$ of $NE\frac{1}{4}$, the $W\frac{1}{2}$ of $SE\frac{1}{4}$ and the $W\frac{1}{2}$ of Section 26, all of Sections 27, 28, 29, 30, 31, 33, 34, the $W\frac{1}{2}$ of $NE\frac{1}{4}$, the $W\frac{1}{2}$ of $SE\frac{1}{4}$ and the $W\frac{1}{2}$ of Section 35, in Township 51 South of Range 42 East,

The Lots numbered 2, 3, 4, 7, the $SW\frac{1}{4}$ of $NW\frac{1}{4}$ and the $W\frac{1}{2}$ of $SW\frac{1}{4}$ of Section 4, all of Sections 5, 6, 7, 8, the Lots numbered 2 and 3 of Section 9, all of Sections 17, 18, 19, the Lots numbered 1, 2, 4, the $W\frac{1}{2}$ of $NE\frac{1}{4}$ and the $W\frac{1}{2}$ of Section 20, the Lots numbered 2 and 3, and the $W\frac{1}{2}$ of Section 29, all of Sections 30 and 31, the $W\frac{1}{2}$ of $NE\frac{1}{4}$, the $W\frac{1}{2}$ of $SE\frac{1}{4}$ and the $W\frac{1}{2}$ of Section 32, in Township 47 South, of Range 43 East,

The Lots numbered 3, 4, 7 and 8, the $S\frac{1}{2}$ of $NW\frac{1}{4}$, the $NE\frac{1}{4}$ of $SW\frac{1}{4}$ and the $W\frac{1}{2}$ of $SW\frac{1}{4}$ of Section 5, all of Sections 6 and 7, the $W\frac{1}{2}$ of $NW\frac{1}{4}$ and the $W\frac{1}{2}$ of $SW\frac{1}{4}$ of Section 8, the Lot numbered 3, the $W\frac{1}{2}$ of $NW\frac{1}{4}$, the $W\frac{1}{2}$ of $SW\frac{1}{4}$ of Section 17, all of Sections 18 and 19, the Lot numbered 3, and the $W\frac{1}{2}$ of $NW\frac{1}{4}$ of Section 20, all of Section 30, the $W\frac{1}{2}$ of $NE\frac{1}{4}$, the $W\frac{1}{2}$ of $SE\frac{1}{4}$ and the $W\frac{1}{2}$ of Section 31, in Township 48 South of Range 43 East,

The Lots numbered 1, 2, 3, 4, 5, 6, 7, 8, the $S\frac{1}{2}$ of $NE\frac{1}{4}$, the $S\frac{1}{2}$ of $NW\frac{1}{4}$, the $W\frac{1}{2}$ of $SE\frac{1}{4}$, and the $SW\frac{1}{4}$ of Section 6, the $W\frac{1}{2}$ of $NE\frac{1}{4}$, the $NW\frac{1}{4}$ of $SE\frac{1}{4}$, and the $W\frac{1}{2}$ of Section 7, the $W\frac{1}{2}$ of Section 18, the $NW\frac{1}{4}$, the $W\frac{1}{2}$ of $SW\frac{1}{4}$ of Section 19, the Lots numbered 2, 3, 4, the $W\frac{1}{2}$ of $SW\frac{1}{4}$ of Section 30, in Township 49 South of Range 43 East,

(and other lands),

containing in the aggregate 345,971.80 acres and lying in the County of Dade in the State of Florida.

Now Therefore, Know all men by these presents, that the undersigned, the Trustees of the Internal Improvement Fund of the State of Florida, in consideration of the premises, and in conformity with the act of the Legislature aforesaid, have given, granted, and conveyed, and do by these presents, give, grant, and convey, unto the said the Florida Coast Line Canal and Transportation Company, its successors and assigns forever the lands hereinbefore mentioned and described.

To Have and to Hold, the said lands unto the said Florida Coast Line Canal and Transportation Company its successors and assigns forever.

In Testimony Whereof, the said Trustees have hereunto subscribed their names and affixed their seals and have caused the Seal of "The Department of Agriculture of the State of Florida", to be hereunto affixed, at the Capitol, in the City of Tallahassee on this the 24th day of September 1890.

(Seal of Department of
Agriculture of the
State of Florida)

Francis P. Fleming	(Seal)
Governor	
W. D. Bloxham	(Seal)
Comptroller	
F. J. Pons	(Seal)
Treasurer	
W. B. Lamar	(Seal)
Attorney General	
L. B. Wombell	(Seal)
Commissioner of Agriculture	

Two witnesses

*

*

*

*

INTERNAL IMPROVEMENT FUND

DEED No. 14273.

State of Florida
345,971. 8 1/2 Acres

DRC

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Whereas by Section Four of Chapter 3995 of the Laws of Florida approved May 29th, 1889, it is made the duty of the Trustees of the Internal Improvement Fund of the State of Florida and they are thereby required to convey to the Florida Coast Line Canal and Transportation Company, from time to time, as its work progresses, 3840 acres per mile, of the lands now held in reserve for the said Company, for each Section of Six miles of the Canals and Waterways between St. Augustine and Biscayne Bay, which shall be found by inspection of the Engineer of the said Board, to be in Conformity with the specifications prescribed in Section Three of said Act said lands to be the even and odd numbered Sections which lie nearest to the line of the route of its Canals and Waterways: And Whereas, it appears from the report of John Bradford, the Engineer of the said Board, that he has examined the said Canal and Waterways from the West end of Manlover Cut to Jupiter, a distance of one hundred and thirty-four miles and a half and that he found no portion of it, less than five feet in depth and fifty feet in width, taking mean low water as a basis; And Whereas, it appears from the said report, that there are Seventeen Sections of six miles each of said Canals and Waterways of the said Company inspected by him, South from the one hundred and twenty six mile point indicated in Section Four of said Act, which are in conformity with the specifications prescribed in Section Three of said Act: And Whereas, the said Company has Applied to the said Trustees for deed of Conveyance to it, or its assigns, of the lands to which it is now entitled for the said seventeen sections of its Completed Canals and Waterways: And Whereas, the lands hereinafter described, selected by the Salesman in accordance with the Resolution of the Board of August 20th, 1890, are the even and odd numbered Sections of the lands now held in reserve for the said Company, which lie nearest to the line of the route of its Canals and Waterways and which were granted to the State of Florida by Act of Congress of September 28th 1850, to-wit:

All of Sections One, Ten, Eleven, Twelve, Thirteen, Fourteen, Fifteen, Seventeen, Eighteen, Twenty, Twenty one, Twenty Two, Twenty three, and Twenty four, in Township Fifty nine, South of Range Thirty Eight East.

The East half of Section Twenty one, All of Sections Twenty two, Twenty three and Twenty four in Township Fifty Seven, South of Range Thirty Nine East.

All of Sections One and Two, the East half of Sections Three and Ten, all of Sections Eleven, Twelve, Thirteen, and Fourteen, The East half of Sections Fifteen and Twenty, all of Sections Twenty one and Twenty two, Twenty three, Twenty four, Twenty five, Twenty six, Twenty seven, Twenty eight, Twenty nine, the South half of Section Thirty one, all of Sections Thirty two, Thirty three, Thirty four, Thirty five and Thirty six in Township Fifty Eight South of Range Thirty Nine East.

All of Sections One, Two, Three, Four, Five, Six, Seven, Eight, Nine, Ten, Eleven, All of Fractional Sections Twelve, Thirteen, Fourteen, all of Sections Fifteen Seventeen Eighteen, Nineteen, Twenty, Twenty one, Twenty two, all of Fractional Sections Twenty three, Twenty four, Twenty seven all of Sections Twenty eight, Twenty nine, Thirty, Thirty one, all of Fractional Sections Thirty two, Thirty three, and Thirty four, in Township Fifty nine South of Range Thirty Nine East.

The North West quarter of Section one, all of Section Two, the North West quarter of Section eleven, the South West quarter of Section Twelve, the South West quarter of North East quarter, the North West quarter and the South half of Section Thirteen, all of Sections Fourteen, Twenty three, Twenty four, Twenty five, Twenty seven, Thirty four, Thirty five, and Thirty six, in Township Fifty four, South of Range Forty East.

All of Section One, the North East 1/4, the North half of North West Quarter, and the East half of South East quarter of Section Two, the South half of North West quarter and the South half of Section Three, the North West quarter of North East quarter, the South half of North East quarter and the North West quarter of Section Four, all of Section Twelve, the North half, the West half of Southeast quarter and the South West Quarter of Section Thirteen, and the North West quarter of Section Twenty four, in Township Fifty five, South of Range Forty East.

The North half, the North half of South East quarter, the South West quarter of South East quarter, and the South West quarter of Section seven, the North half, the North half, of South East quarter, the North half of South West quarter and the South West quarter of South West quarter of Section Eight, all of Section Nine and Ten All of Fractional Sections Eleven and Fourteen, all of Section Fifteen, the East half of North East quarter, the South East quarter the North East quarter of South West quarter and the South half of South West quarter of Section Seventeen, the North West quarter of North East quarter, the North West quarter of South East quarter, the South half of South East quarter and the West half of Section Eighteen, All of Sections Nineteen, Twenty, Twenty one, All of Fractional Section Twenty two, Twenty seven, Twenty eight, All of Section Twenty nine, Thirty, Thirty one, Thirty two, and all of Fractional Section Thirty three, in Township Fifty six South of Range Forty East.

All of Section Three, Four, Five, Six, Seven, Eight, Nine, All of Fractional Sections Ten, Fourteen, Fifteen, all of Sections Seventeen, Eighteen, Nineteen, Twenty, Twenty one, all of Fractional Section Twenty two, Twenty seven, Twenty eight, all of Sections Twenty Nine, Thirty, thirty one, and all of Fractional Sections Thirty two and Thirty three, in Township Fifty Eight, South of Range Forty East.

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All of Fractional Sections Four, Five, Six, Seven and Eighteen, in Township Fifty Nine, South, of Range Forty East,

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The North West quarter of South West quarter of Section Two, the South East quarter of North East quarter and the North East quarter of South East quarter of Section Three, the East Half of South West quarter and the South West quarter of South West quarter of Section Six, The North West quarter and the South half of Section Seven, the South East quarter and the East half of South West quarter of Section Nine, the South West quarter of North East quarter and the South half of Section ten, The South West quarter of North West quarter, and the Lot Numbered Four of Section Eleven, all of Fractional Section Fifteen, the Lots numbered Three, Four seven, and Eight of Section Seventeen, all of Section Eighteen, all of Fractional Sections Nineteen, Twenty, Twenty five, Thirty three, and Thirty four, the Lots numbered One, Two, and Three, The West half of South West quarter and the South East quarter of Section Thirty five, and the West half of South West quarter of Section Thirty six in Township Thirty Eight, South of Range Forty One East.

All of Sections One, Two, and Three, the East half of Section Four, the Lot numbered one of Section Nine, All of Sections Ten, Eleven, Twelve, Thirteen, Fourteen, Fifteen, the East half of Section Twenty two, all of Sections Twenty three, Twenty four, Twenty five, Twenty six, Thirty five and Thirty six, Township Thirty nine, South of Range Forty one East.

All of Section One, the East half of Section Two and all of Section Twelve, in Township Forty South, of Range Forty One East

The lot numbered one, of Section one, The West half of Section Two, the East half of Section Ten, All of Sections Eleven, Twelve, Thirteen, Fourteen, Fifteen, The East half of Section Twenty one All of Section Twenty two, the North half of North East quarter and the North West quarter of Section Twenty three, the East half, the North half of North West quarter and the South East quarter of North West quarter of Section Twenty four, the North East quarter and the North East quarter of South East quarter of Section Twenty five, the West half of Section Twenty seven, All of Sections Twenty eight, and Thirty three, the South West quarter of North East quarter, the North West quarter and the South half of Section Thirty four, and the South half of South West quarter of Section Thirty five, in Township Fifty two, South of Range Forty One East.

The North East quarter of South East quarter and the South West quarter of Section One, The North West quarter of North East quarter, the South East quarter of North East quarter, the North half of North West quarter, the South West quarter of North West quarter, the North East quarter of South East quarter, the South half of South East quarter the North West quarter of South West quarter and the South half of South West quarter of Section Two, All of Section Three, Four, Five, Eight, Nine, Ten, the North West quarter and the South half of North East quarter of Section Eleven, the North half of North West quarter of Section Twelve, The North half of North West quarter of Section Thirteen all of Sections Fifteen, and Seventeen, the East half of Sections Eighteen, and Nineteen, all of Sections Twenty, Twenty one and Twenty two, the South East quarter of South West quarter of Section Twenty three the West half of North West quarter, the North West quarter of South West quarter and the South half of South West quarter of Section Twenty six, the North half, the South East quarter, the North half of South West quarter and the South East quarter of South West quarter of Section Twenty seven, the North half, the North half of South East quarter the South West quarter of South East quarter, and the South West quarter of Section Twenty eight, all of Section Twenty nine, the East half of Section Thirty, all of Section Thirty one and Thirty two, the West half of North East quarter, the North West quarter the North half of South East quarter and the North half of South West quarter of Section Thirty three, the North West quarter of North East quarter, the North half of North West quarter, and the South West quarter of North West quarter of Section Thirty five, in Township Fifty three, South of Range Forty one East.

The North West quarter of Section Five, all of Section Six, the South East quarter of North East quarter of Section Eight, the North West quarter of South West quarter of Section Nine, the South East quarter of South West quarter of Section Nineteen, and the East half of North West quarter of Section Thirty, in Township Fifty four South of Range Forty one East.

The North East quarter of South West quarter and the North West quarter of South East quarter of Section Six, in Township Fifty five South of Range Forty one East.

The Lots Numbered One, Two, and Three of Section Twenty Eight, the Lot Numbered One and Two, the East half of South East quarter, and the North West quarter of South East quarter of Section Twenty nine, the Lot Numbered Three of Section Thirty, the Lots Numbered one and two and the West half of Section Thirty one, the Lots Numbered one and three and the South West quarter of North West quarter of Section Thirty two, and all of Fractional Section Thirty three, in Township Thirty eight, South of Range Forty two East.

The West Half of Section Two, all of Sections Three, Four, Five, Six, Seven, Eight, Nine, Ten, the North West quarter of North East quarter,

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the South half of North East quarter the North West quarter, and the South half of Section Eleven, All of Sections Seventeen, Eighteen, Nineteen, the North half of North East quarter the South East quarter of North East quarter the South half of South East quarter and the North East quarter of the South East quarter and West half of Section Twenty, the West half of North West quarter, and the West half of South West quarter of Section Twenty one, The West half of Section Twenty eight, All of Section Twenty nine, the North East quarter of Section Thirty, all of Section Thirty two, and the West half of Section Thirty three, in Township Forty South of Range Forty two East.

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The West half of Section Four, all of Section Five, the North half of North East quarter, the South West quarter of North East quarter, the North West quarter of South East quarter and the South half of South East quarter of Section Six, All of Sections Eight, Nine, Ten, Eleven, Twelve, Thirteen, Fourteen, Fifteen, Seventeen, Twenty one, Twenty two, Twenty three, Twenty four, Twenty five, Twenty six, Twenty seven, Twenty eight, Thirty four, Thirty five and thirty six, in Township Forty one South Range Forty two East.

All of Sections One, Two, Three, Four, the East half of Section Nine, all of Sections Ten, Eleven, Twelve, Thirteen, Fourteen, Fifteen, Twenty two, Twenty three, Twenty four, Twenty five, Twenty six, Twenty seven, Thirty four, Thirty five, and Thirty six, in Township Forty two, South of Range Forty two East.

All of Sections One, Two, Three, Ten, Eleven, Twelve, Thirteen, Fourteen, the East half of Sections Fifteen and Twenty two, all of Sections Twenty three, Twenty four, Twenty five, Twenty six, the East half of Section Twenty seven, all of Sections Thirty five, and Thirty six, in Township Forty three, South of Range Forty two East.

All of Sections One and Two, the East half of Section Three and Ten, all of Section Eleven, Twelve, Thirteen, Fourteen, the East half of Sections Fifteen and Twenty two, all of Sections Twenty three, Twenty four, Twenty five, Twenty six, the East half of Sections Twenty seven and Thirty four, and all of Sections Thirty five and Thirty six, in Township Forty four, South of Range Forty two East.

All of Section one and two, the East half of Sections Three and Ten, all of Sections Eleven, Twelve, Thirteen, Fourteen, the East half of Sections Fifteen and Twenty two, all of Sections Twenty three, Twenty four, Twenty five, Twenty six, the East half of Section Twenty seven, the East half, the East half of North West quarter, and the East half of South West quarter of Section Thirty four, and all of Sections Thirty five and Thirty six, in Township Forty five South of Range Forty two East.

All of Sections One, Two, Three, Ten, Eleven, Twelve, Thirteen, Fourteen, Fifteen, the East half of Section Twenty one, all of Sections Twenty two, Twenty three, Twenty four, Twenty five, Twenty six, Twenty seven, the East half of Section Twenty eight, all of Sections Thirty three, Thirty four, Thirty five and Thirty six, in Township Forty Six, South of Range Forty Two East.

All of Sections One, Two, Three, Four, Nine, Ten, Eleven, Twelve, Thirteen, Fourteen, Fifteen, Twenty one, Twenty two, Twenty three, Twenty four, Twenty five, Twenty six, Twenty seven, Twenty eight, the East half of Section Thirty two, All of Sections Thirty three, Thirty four, Thirty five, and Thirty six, in Township Forty seven, South of Range Forty two East.

All of Sections One, Two, Three, Four, the East half of Sections Five and Eight, all of Sections Nine, Ten, Eleven, Twelve, Thirteen, Fourteen, Fifteen, the East half of Sections Seventeen and Twenty, all of Sections Twenty one, Twenty two, Twenty three, Twenty four, Twenty five, Twenty six, Twenty seven, Twenty eight, the East half of Section Twenty nine, all of Sections Thirty two, Thirty three, Thirty four, Thirty five and Thirty six, in Township Forty Eight, South of Range Forty two East.

All of Sections One, Two, Three, Four, five, the East Half of Sections Six and seven, All of Sections Eight, Nine, Ten, Eleven, Twelve, Thirteen, Fourteen, Fifteen, Seventeen, Eighteen, Nineteen, Twenty, Twenty one, Twenty two, Twenty three, Twenty four, Twenty five, Twenty six, Twenty seven, Twenty eight, Twenty nine, Thirty, Thirty one, Thirty two, Thirty three, Thirty four, Thirty five, and Thirty six in Township Forty nine, South of Range forty two East.

The Lots Numbered One, Two, Three, Four, Five, Six, Seven, Eight, and nine, the West half of South West quarter, and the South East quarter of South West quarter of Section one, the North half, the East half of South East quarter and the South West quarter of Section Two, All of Section Six, the Lots Numbered Two, Four, Five, Six, Seven, and the North West quarter of Section Twelve, the Lots Numbered Three, Four, Seven, Eight, Nine, and Ten of Section Thirteen, the fractional East half, the North West quarter of North West quarter the South half of North West quarter and the South West quarter of Section Fourteen, all of Sections Fifteen, Sixteen, Seventeen, Eighteen, Nineteen, Twenty, Twenty one, Twenty two, Twenty three, Twenty four, Twenty five, Twenty six, the Lots Numbered Three and Four, the South East quarter of North West quarter, and the West half of South West quarter of Section Twenty four, the North East quarter of North West quarter the West half of North West quarter, the West half of South West

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quarter, and the Lot numbered Three of Section Twenty five, all of Sections Twenty six, Thirty, Thirty three, (the North West quarter and the South half of Section Thirty four) all of Section Thirty five, the West half of North West quarter and the West half of South West quarter of Section Thirty six in Township fifty South of Range Forty two East.)

All of Sections Two, Three, Four, five, Six, Seven, eight, Nine, Ten, the North half, The West half of South East quarter and the South West quarter of Section Eleven, the West half of North East quarter, the South East quarter and the West half of Section fourteen, all of Sections fifteen, Seventeen, Eighteen, Nineteen, Twenty, Twenty one, Twenty two, Twenty three, the West half of North East quarter, the West half of South East quarter, and the West half of Section Twenty six, all of Sections Twenty seven, Twenty eight, Twenty nine, Thirty, Thirty one, Thirty three, Thirty four, the West half of Northeast quarter, the West half of South East quarter and the West half of Section Thirty five, in Township fifty one South of Range Forty two East.

The Lots numbered Two, Three, and Four, of Section Two all of Sections three, four, five, Six, Seven, the West half and the South East quarter of Section Eight the Lots Numbered One, Two, and Three of Section Nine, All of Fractional Section Ten, the Lots Numbered Two, Three and four, of Section Eleven, the Lots numbered Two, Three, Six, and Seven, of Section fourteen, All of Fractional Section fifteen the North half of North East quarter of Section Seventeen, the East half of North East quarter, and the South half of Section Eighteen, all of Section Nineteen, the North half the West half of South East quarter and the South West quarter of Section Twenty, the East half of North East quarter, and the East half of South East quarter of Section Twenty one, all of Fractional section Twenty two, the Lots Numbered Two East quarter the North West quarter of South East quarter and the South half of South East quarter of Section Six, All of Section Eight, Nine, Ten, Eleven, Twelve, Thirteen, Fourteen, Fifteen, Seventeen, Twenty one, Twenty two, Twenty three, Twenty four, Twenty five, Twenty six, Twenty seven, Twenty eight, Thirty four, Thirty five and Thirty six, in Township Forty one South, Range Forty two East.

All of Sections One, Two, Three, Four, the East half of Section Nine, all of Section Ten, Eleven, Twelve, Thirteen, Fourteen, Fifteen, Twenty two, Twenty three, Twenty four, Twenty five, Twenty six, Twenty seven, Thirty four, Thirty five, and Thirty six, in Township Forty two, South of Range Forty two East.

All of Sections One, Two, Three, Ten, Eleven, Twelve, Thirteen, Fourteen, the East half of Sections Fifteen and Twenty two, all of Sections Twenty three, Twenty four, Twenty five, Twenty six, the East half of Section Twenty seven, all of Sections Thirty five, and thirty six, in Township Forty three, South of Range Forty two East.

All of Sections One and Two, the East half of Sections Three and Ten all of Sections Eleven, Twelve, Thirteen, Fourteen, the East half of Sections Fifteen and Twenty two all of Sections Twenty three, Twenty four, Twenty five, Twenty six, the East half of Section Twenty seven and Thirty four, and all of Sections Thirty five and Thirty six, in Township Forty four, South of Range Forty two East.

All of Sections one and two the East half of Sections Three and Ten, all of Sections Eleven, Twelve, Thirteen, Fourteen, the East half of Sections Fifteen and Twenty two, all of Sections Twenty three, Twenty four, Twenty five, Twenty six, the East half of Section Twenty seven, the East half of North West quarter, and the East half of South West quarter of Section Thirty four, and all of Section Thirty five and thirty six, in Township Forty five South of Range Forty two East.

All of Sections, One, Two, Three, Ten, Eleven, Twelve, Thirteen, Fourteen, Fifteen, the East half of Section Twenty one, all of Sections Twenty two, Twenty three, Twenty four, Twenty five, Twenty six, Twenty seven, the East half of Section Twenty eight, all of Sections Thirty three, Thirty four, Thirty five and Thirty six, in Township Forty six South of Range Forty two East.

All of Sections One, Two, Three, Four, Nine, Ten, Eleven, Twelve, Thirteen, Fourteen, Fifteen, Twenty one, Twenty two, Twenty three, Twenty four, Twenty five, Twenty six, Twenty seven, Twenty eight, the East half of Section Thirty two, All of Sections Thirty three, Thirty four, Thirty five, and Thirty six, in Township Forty seven, South of Range Forty two East.

All of Sections One, Two, Three, Four, the East half of Sections Five and eight, all of Sections Nine, Ten, Eleven, Twelve, Thirteen, Fourteen, Fifteen, the East half of Sections Seventeen and Twenty, all of Sections Twenty one Twenty two, Twenty three, Twenty four, Twenty five, Twenty six, Twenty seven, Twenty eight, the East half of Section Twenty nine, all of Sections thirty one, thirty two, thirty three, thirty four, thirty five and thirty six, in Township Forty eight, South of Range Forty two East.

All of Sections One, Two, Three, four, five, the East half of Sections six and seven, all of Sections Eight, Nine, Ten, Eleven, Twelve, Thirteen, Fourteen, Fifteen, Seventeen, Eighteen, Nineteen, Twenty, Twenty one Twenty two, Twenty three, Twenty four, Twenty five, Twenty six, Twenty seven, Twenty eight, Twenty nine, Thirty, Thirty one, Thirty

two, Thirty three, Thirty four, Thirty five, and Thirty six in Township Forty nine, South of Range Forty two East.

The Lots Numbered One, Two Three, Four, Five, Six, Seven, Eight, and Nine, the West half of South West quarter, and the South East quarter of South West quarter of Section One, the North half, the East half of South East quarter and the South West quarter of Section Two, All of Section Six, the Lots numbered Two, Four, Five, Six, Seven, (and) the North West quarter of Section Twelve, The Lots Numbered Three, Four, Seven, Eight, Nine and Ten of Section Thirteen, the Fractional East half, the North West quarter of North West quarter, the South half of North West quarter and the South West quarter of Section Fourteen, All of Sections Eighteen, Nineteen, Twenty, Twenty three, the Lots Numbered Three and Four, the South east quarter of North West quarter, and the West half of South West quarter of Section Twenty four, the North East quarter of North West quarter, the West half of North West quarter, the West half of South West quarter, and the Lot numbered Three of Section Twenty five, all of Sections Twenty six, thirty, thirty three, the North East quarter and the South half of Section Thirty four, all of Section thirty five, the West half of North West quarter and the West half of South West quarter of Section Thirty six in Township Fifty South, of Range forty two East.)

All of Sections Two, Three, Four, Five, Six, Seven, Eight, Nine, Ten, the North half, the West half of South East quarter and the South West quarter of Section Eleven, the West half of North East quarter, the South East quarter and the West half of Section Fourteen, all of Sections Fifteen, Seventeen, Eighteen, Nineteen, Twenty, Twenty one, Twenty two, Twenty three, the West half of North East quarter, the West half of South East quarter, and the West half of Section Twenty six, all of Sections Twenty seven, Twenty eight, Twenty nine, Thirty, Thirty one, Thirty three, Thirty four, the West half of North east quarter, the West half of South East quarter and the West half of Section Thirty five, in Township Fifty one South, of Range forty two East.

The Lots Numbered Two, Three, and Four, of Section Two, all of Sections Three, Four, Five, Six, Seven, the West half and the South East quarter of Section Eight, the Lots Numbered One, Two, and Three of Section Nine, All of Fractional Section Ten, the Lots Numbered Two, Three and Four, of Section Eleven, the Lots numbered Two, Three, Six, and Seven, of Section Fourteen, All of Fractional Section Fifteen, the North half of North East quarter of Section Seventeen, the East half of North West quarter, and the South half of Section Eighteen, all of Section Nineteen, the North half, the West half of South East quarter, and the South West quarter of Section Twenty, the East half of North East quarter, and the East half of South East quarter of Section Twenty one, all of Fractional Section Twenty two, the Lots Numbered Two and Three, of Section Twenty three, the Lot Numbered Four of Section Twenty six, the Lots Numbered One and Two, and the South East quarter of South East quarter of Section Twenty seven, the South West quarter, and the Lot Numbered Seven of Section Twenty eight, the West half of North East quarter, the East half of South East quarter, and the West half of Section Twenty nine, the East half, the East half of North West quarter, the North West quarter of North West quarter, the East half of South West quarter and the South West quarter of South West quarter of Section Thirty, the North East quarter, the North half of South East quarter, the South East quarter of South East quarter, and the West half of Section Thirty one, the North West quarter, and the West half of South West quarter of Section Thirty two, the Lots Numbered One and Two of Section Thirty three, all of Fractional Section Thirty four and the Lot numbered Two of Section Thirty five, in Township Fifty two South of Range Forty two East.

All of Fractional Section Three, the North East quarter of North East quarter, the North West quarter, and the North half of South West quarter of Section Six, All of Fractional Section Ten, the Lots numbered Three Four and Seven of Section Eleven, The Lots Numbered One, Three and Four, of Section Fifteen, the Lots numbered One and Two and the West half of North East quarter of Section Twenty two, All of Fractional Section Twenty eight, and the Lots numbered Three and Four of Section Thirty three, in Township Fifty three, South, of Range Forty two East.

The Lot numbered four of Section six, the West half of North West quarter the South West quarter and the Lots numbered One, Two, Three, and Four of Section Seven, the North West quarter and the South half of Section Eighteen, all of Section Nineteen, the West half of North West quarter the North West quarter of South East quarter, the South half of South East quarter, and the South West quarter of Section Twenty, All of Sections Twenty nine, Thirty one, thirty two, and the North half of North West quarter of Section Thirty three, in Township Forty one, South, of Range Forty three East.

The North East quarter, the North East quarter of North West quarter, the South half of North West quarter, and the South half of Section Five, all of Section Six, seven, eight, seventeen, eighteen, nineteen, twenty, the south west quarter of North west quarter and the South west quarter of Section twenty one, the North half of North West quarter, the South East quarter of North West quarter, and

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the East half of South West quarter of Section Twenty eight, the East half of North West quarter of Section Twenty nine, all of Sections Thirty and Thirty one, the East half of North West quarter and the East half of South West quarter of Section Thirty two, in Township Forty two, South, of Range Forty three East.

The lots numbered One, Four, Nine, Ten, Eleven and Twelve of Section Five, all of Section Six, All of Fractional Section Seven The lot numbered Four of Section Eight, All of Fractional Section Seventeen, all of Sections Eighteen, Nineteen, Twenty, the West half of Section Twenty one, the North West quarter, the North half of South West quarter, and the South West quarter of South West quarter of Section Twenty eight, all of Sections Twenty nine, Thirty, Thirty one, Thirty two, the North West quarter of North West quarter, the South half of North West quarter, the North half of South West quarter, and the South West quarter of the South West quarter of Section Thirty three, in Township Forty three, South of Range Forty three East.

The Lots Numbered Three, Four and five, of Section Four, all of Fractional Section Five, all of Sections Six, and Seven, all of Fractional Sections Eight, and Seventeen, all of Sections Eighteen, and Nineteen, all of Fractional Section Twenty, the West half of Section Twenty one, the Lots numbered Two and Three, the East half of North West quarter, and the East half of South West quarter of Section Twenty eight, the Lots Numbered One, Two, and Three, of Sections Twenty nine, all of Sections Thirty and Thirty one, the Lots numbered Two, Three, Four, Six, and Seven of Section Thirty two, the East half, the North East quarter of North West quarter, the South half of North West quarter and the East half of South West quarter of Section Thirty three, in Township Forty four South of Range Forty three East.

The West half of Section Four, the Lots numbered Two, Six and Seven, and the West half of Section five, all of Section Six, all of Fractional Section Seven, the Lots numbered Two, Three, Four, Five, and Six of Section Eight, all of Section Nine, the Lots Numbered Two, Three, Four, and Five, the South East quarter of South West quarter, and the West half of South West quarter of Section Seventeen, all of Sections Eighteen, Nineteen, Twenty, the West half and the West half of South East quarter of Section Twenty one, the South half of South West quarter, and the North West quarter of South West quarter of Section Twenty two, the West half of North West quarter and the West half of South West quarter of Section Twenty seven, all of Sections Twenty eight, Twenty nine, Thirty, Thirty one, Thirty two, and Thirty three, in Township Forty five, South of Range Forty three East.

The North half, the South West quarter, and the West half of South East quarter of Section Four, all of Sections five, Six, Seven, Eight, the West half of North East quarter, the South East quarter of North East quarter, the North East quarter of South East quarter, the West half of South East quarter and the West half of Section Nine, all of Sections Seventeen, Eighteen, Nineteen, Twenty, the West half of Section Twenty one, the North East quarter of North West quarter, the West half of North West quarter, and the West half of South West quarter of Section Twenty eight, all of Sections Twenty Nine, Thirty, Thirty one, Thirty two, the Lot Numbered Three, the West half of North West quarter, and the West half of South West quarter of Section Thirty three, in Township Forty six South of Range Forty three East.

The Lots numbered Two, Three, Four, Seven, the South West quarter of North West quarter and the West half of South West quarter of Section Four, all of Sections five, Six, Seven, Eight, the lots numbered Two and Three of Section Nine, all of Sections Seventeen, Eighteen, Nineteen, the Lots numbered One, Two, Four, the West half of North East quarter and the West half of Section Twenty, the Lots Numbered Two and Three, and the West half of Section Twenty nine, all of Sections Thirty and Thirty one, the West East quarter, East quarter, the West half of South East quarter and the West half of Section Thirty two, in Township Forty seven, South, of Range Forty three East.

The Lots Numbered three, four, Seven, and Eight, the South half of North West quarter, the North East quarter of South West quarter, and the West half of South West quarter of Section five, All of Sections Six and Seven, the West half of North West quarter and the West half of South West quarter of Section Eight, the Lot Numbered Three, the West half of North West quarter, the West half of South West quarter of Section Seventeen, all of Sections Eighteen and Nineteen, the Lot numbered Three and the West half of North West quarter of Section Twenty, all of Section Thirty, the West half of North East quarter, the West half of South East quarter and the West half of Section Thirty one, in Township Forty eight, South of Range Forty three East.

The Lots numbered One, Two, Three, Four, Five, Six, Seven, Eight, the South half of North East quarter, the South half of North West quarter, the West half of South East quarter, and the South West quarter of Section Six, the West half of North East quarter the North West quarter of South East quarter, and the West half of Section Seven, the West half of Section Eighteen, the North West quarter, the West half of South West quarter of Section Nineteen, the Lots numbered Two, Three, Four, and the West half of South West quarter of Section Thirty in Township Forty nine South of Range forty three, East. Containing in the aggregate Three hundred and forty five thousand nine hundred and Seventy one and 60/100 acres and 10 in the County of Pade,

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in the State of Florida, (Now Therefore, known all men by these presents, that the undersigned, the Trustees of the Internal Improvement Fund of the State of Florida, in consideration of the premises, and in conformity with the act of the Legislature aforesaid have given, granted, and conveyed, and do by these presents, give, grant and convey, unto the said the Florida Coast Line Canal and Transportation Company, its Successors and assigns forever the lands hereinbefore mentioned and described. To Have and to Hold, the said lands unto the said Florida Coast Line Canal and Transportation Company its successors and assigns forever.

In Testimony Whereof, the said Trustees have hereunto subscribed their names and affixed their seals and have caused the Seal of, "The Department of Agriculture of the State of Florida," to be hereunto affixed, at the Capitol, in the City of Tallahassee on this the Twenty fourth day of September A. D. Eighteen hundred and ninety,

In Presence of

G. B. Gwynn
L. A. Perkins,

(L.S.)

Francis Fleming (Seal)
Governor

W. D. Blotham (Seal)
Comptroller

F. J. Pons (Seal)
Treasurer

W. B. Lamar (Seal)
Attorney General

L. B. Wombwell (Seal)
Commissioner of Agriculture

Recorded Dec. 2nd A.D. 1890
A. E. Quimby, Clk. Ct. Ct.

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that the above and foregoing is a true and correct copy of a Deed as recorded in my office in Book D of Deeds at page 362.

WITNESS my hand and official seal this 8 day of April A.D. 1926.

GEO. F. HOLLEY,
Clerk Circuit Court.

(CT. CT. SEAL)

By O. D. Bayan, Deputy Clerk.

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY That the above and foregoing is a true and correct transcript and copy of the original record of a deed as the same appears in Deed Book "D", at page 362, of the Public Records of Dade County, Florida.

WITNESS my hand and official seal this 22nd day of October, 1920.

Frank A. Bryan
Clerk Circuit Court of Broward
County, Florida.

By Deputy Clerk.

SEE SIMPLE

DREW'S FORM NO. 34

Manufactured by The H. & W. S. Drew Company
Jacksonville, Florida Especially for Photostatic Recording

OFF. 1172 REG. 92

This Indenture,

58- 24191

Made this 15th day of July, A. D. 1947

Between O. P. Green, joined by his wife, Beulah Green,

of the County of Broward and State of Florida
part is of the first part, and City of Pompano Beach, a municipal corporation,
of the County of Broward and State of Florida
part y of the second part. ~~Witnesseth~~, that the said part is of the first part, for and
in consideration of the sum of Ten Dollars and other good and valuable
considerations
~~Dollars~~ to them in hand paid, the receipt whereof is hereby acknowledged, have
granted, bargained, sold and transferred, and by these presents do grant, bargain, sell and
transfer unto the said part y of the second part and its successors ~~hereunto~~ assigns
forever, all that certain parcel of land lying and being in the County of Broward
and State of Florida, more particularly described as follows:

The South Twenty-five (25) feet of the following described property:



Lots Fourteen (14), Sixteen (16) and Eighteen (18) of J. W. Neeley's Subdivision, of South Half (S $\frac{1}{2}$) of Northeast Quarter (NE $\frac{1}{4}$) of Northeast Quarter (NE $\frac{1}{4}$) of Southwest Quarter (SW $\frac{1}{4}$) of Section 35, Township 48 South, Range 42 East, according to the plat thereof recorded in Plat Book 1, page 71 of Palm Beach County Records, said lands situate, lying and being in Broward County, Florida.

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easements thereto belonging or in anywise appertaining: To Have and To Hold the same in fee simple forever.

In Witness Whereof, the said part is of the first part have hereunto set their hand and seal on the day and year above written.

Signed, sealed and delivered in our presence:

Lura Robson

Laurine H. Blain

O.P. Green

Beulah Green

State of Florida

County of BROWARD

REG 1172 REC 93

I Hereby Certify, That this day in the next above named State and County before me, an officer duly authorized and acting, personally appeared O. P. Green, joined by his wife, Beulah Green,

to me well known and known to me to be the individuals described in and who executed the foregoing deed, and who acknowledged then and there before me that they executed said deed.

And I Further Certify, That the said Beulah Green known to me to be the wife of the said O. P. Green on a separate and private examination, taken and made in the above named State and County by and before me, separately and apart from her said husband, did this day acknowledge before me, an officer authorized to take acknowledgments of deeds, that she executed the foregoing deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and official seal this 15th day of July A. D. 1947 at Pompano Beach, Florida.

Geraldine L. Walton

My commission expires 12th day of October A. D. 1949

RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
FRANK H. MARKS
CLERK OF CIRCUIT COURT

NEW 1452-1-1	Free Simple Deed	O. P. Green, et al To	Date	Abstract of Description	State of Florida, County of }	On this day of A. D. 19 , at o'clock m., this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on pages in the public records of said County.	In Witness Whereof, I have hereunto set my hand and affixed the seal of the Circuit Court of the Judicial Circuit of said State, in and for said County.	Clerk, D. C.
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STATE OF , COUNTY OF , SS:

I Hereby Certify, that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

Witness my hand and official seal in the County and State last aforesaid this day of , A. D. 19

Notary Public,
My commission expires

58- 62987

Quit-Claim Deed

This Indenture, Made, this 20th day of June A. D. 19 58

BETWEEN Hartman Poltier, A Widower

of the County of

Broward

and State of

Florida

part 1

of the first part, and

CITY OF POMPAHO BEACH

of the County of BROWARD

and State of

FLORIDA

part 2 of the

second part.

WITNESSETH, That the said part 1 of the first part, for and in consideration of the sum of ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS----- Dollars,

in hand paid by the said part 2 of the second part, the receipt whereof is hereby acknowledged,

he 2 remised, released and quit-claimed, and by these presents do 2 remise, release and quit-claim

unto the said part 2 of the second part and 1 its heirs and assigns forever,

all the right, title, interest, claim and demand which the part 1 of the first part he 2 in and to

the following described lot, piece, or parcel of land, situate, lying and being in the County of

Broward

State of

Florida

to-wit:

That parcel of land off the South end of Lots eight (8) and ten (10) of

Neeleys Subdivision Plat Book One (1), page 71 Palm Beach County records said

parcel being of sufficient depth to give the City of Pompano Beach a 25 foot

right-of-way as measured from the center line of N. W. 6th Street as presently

constructed.

BROWARD
COUNTYSTATE OF FLORIDA
DOCUMENTARY STAMP TAX
MAY 27 1958
0205

RECORDED

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto
belonging to in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the
said part 1 of the first part either in law or equity, to the only proper use, benefit and behoof of the
said part 2 of the second part. 1 its heirs and assigns forever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his

hand and seal the day and year first above written.

Signed, sealed and delivered in presence of us

R. H. Poltier
C. H. Poltier

Hartman Poltier

(Seal)

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10/16/2024

DRC

DRC

PZ22-12000032

10/16/2024

OFF REC 1285 MAY 28

State of Florida.

County of BROWARD

I Herby Certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

Hartman Fottler, A Widower
to me well known to be the person described in and who executed the foregoing deed, and acknowledged before me that he executed the same freely and voluntarily for the purpose therein expressed.

Witness my hand and official seal at Pompano Beach.

County of Broward and State of Florida this 20th

day of June A.D. 1958

My commission expires

Notary Public, State of Florida

My Commission Expires

Notary Public, State of Florida

Notary Public, State of Florida

RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
FRANK H. MARKS
CLERK OF DISTRICT COURT

Quit-Claim Deed

HARTMAN FOTTLER, A WIDOWER

CITY OF POMPANO BEACH

Dated JUNE 20, 1958

State of Florida,

County of

In this day of

A.D. 1958, at

wherein was filed for record and being duly acknowledged and proven, I have executed the

same in presence of

in the Public Records of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and signed the seal of the Circuit Court of the

County of Broward, in and for said County.

Clerk

D.Y.

RECORDED IN OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA

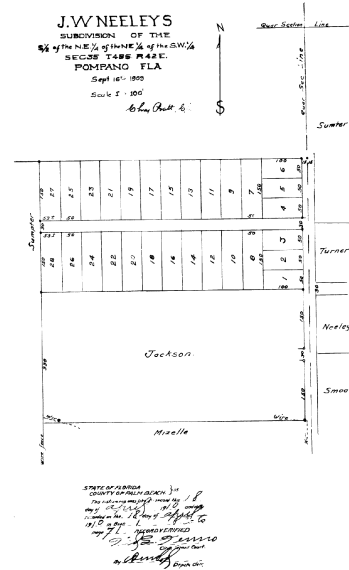
Return to
City of Pompano Beach

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10/16/2024



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Copied by
MIDWELL & HOLSTLAW
Under direction of
C.H. RUGGLES
County Engineer

Transcribed by C.E.B. Checked by [Signature]

TENTATIVE PLAT- BOUNDARY / TOPOGRAPHIC SURVEY

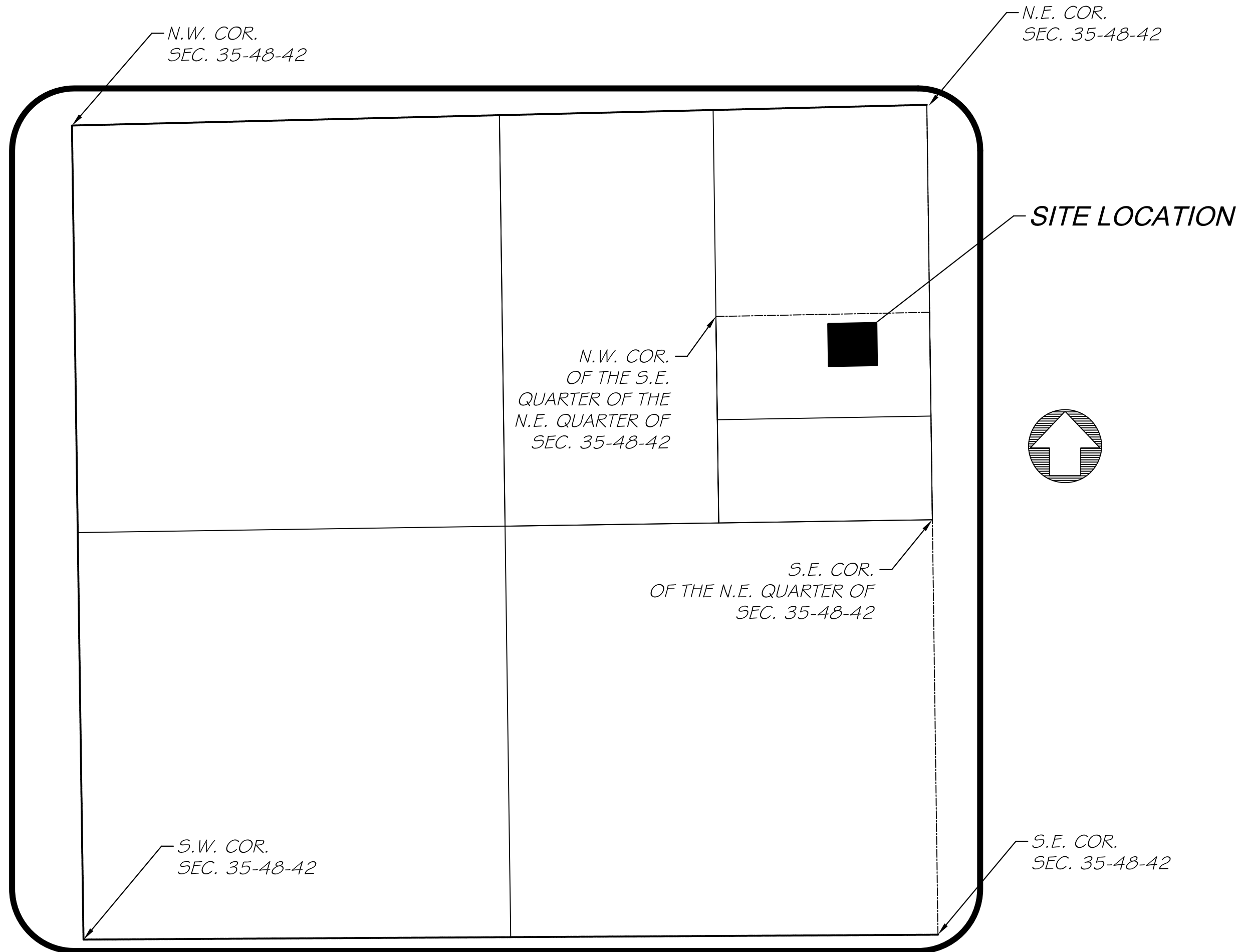
324 POMPANO

A REPLAT OF PARCEL "A", OF "RAYSOR PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 109, PAGE 33, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

A REPLAT OF LOT 6, OF THE "GROOM AND GAY'S SUBDIVISION", RECORDED IN DEED BOOK 388, PAGE 428, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

BEING A PORTION OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST., BROWARD COUNTY , FLORIDA,

LYING AND BEING IN THE CITY OF FLORIDA CITY, MIAMI DADE COUNTY , FLORIDA



LOCATION MAP

SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST.
SCALE: 1"=300'

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of original field Survey was on December 6, 2022.

SECTION 2) LEGAL DESCRIPTION:

LEGAL DESCRIPTION:

The East 50 feet of the West 500 feet of the North half (N 1/2) of the North half (N 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 35, Township 48 South, Range 42 East, Public Records of Broward County, Florida.

And

Parcel A, of Raysor Plat, according to the map or plat thereof as recorded in Plat Book 109, Page 33, Public Records of Broward County, Florida.

And

Lot 6, of the GROOM AND GAY'S SUBDIVISION in the City of Pompano, Broward County, Florida, same being a subdivision of the N 1/2 of the N 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 35, Township 48 South, Range 42 East, said Lot being 50 Feet in width and 150 Feet in length, situated in Pompano, Broward County, Florida: Which property is also known and described as: That portion of the N 1/2 of the N 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 35, Township 48 South, Range 42 East, described as follows: Commence at the NE corner of the said N 1/2 thence westerly along the North Boundary of the said 1/2 a distance of 216.44 feet to the point of beginning, thence continuing westerly along said North Boundary of said N 1/2 a distance of 50 feet, thence Southerly and parallel to the West boundary of said N 1/2 a distance of 161.58 feet to an intersection with the South Boundary of said N 1/2 thence easterly along said South Boundary a distance of 50 feet, thence Northerly and parallel to the West Boundary of said N 1/2 a distance of 161.66 feet to the point of beginning. Which property is also known and described as: Lot 9, according to a sketch of the N 1/2 of the N 1/2 of the SE 1/4 of the SW 1/4 of Section 35, Township 48 South, Range 42 East, Broward County of Florida, prepared by J.W. McLaughlin, Engineer, dated May 1941, and recorded in Deed Book 388, Page 428, of the Public Records of Broward County, Florida, also known as 320 N.W. 6th Street, Pompano Beach, Florida, 33060.

SECTION 3) PROPERTY INFORMATION:

Property Address: 324 NW 6 St Pompano Beach, FL 33060

Folio No.: 4842-35-02-0040
4842-35-02-0050
4842-35-48-0010

SECTION 4) ACCURACY:

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17, FAC. The Horizontal Accuracy obtained on this waiver of plat was found to exceed the value 1 foot in 7,500 feet, a commonly value accepted in the construction and surveying industry for Suburban Areas. The elevations as shown are based on a closed level between the two benchmark noted above, and meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17. The Vertical Accuracy obtained on this waiver of plat exceed the calculatory value of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles a commonly value accepted in the construction and surveying industry

This Map of Survey is intended to be displayed at a scale of 1" = 30' or smaller.

SECTION 5) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of N.W. 6th Avenue with an assumed bearing of N00°24'49"W, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "X" Base Flood Elev. 0.2%, as per Federal Emergency Management Agency (FEMA) Community Number 120055 (City of Miami), Map Panel No. 12011C0357, Suffix L, Map Revised Date: August 18, 2014.

Project Area: 24,226.50 Sq Ft ≈ 0.52 Ac

Legal Description was furnished by client.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1988, as per Broward County's Benchmark Number BM#024, Elevation 13.75 feet.

LEGEND

	Drainage Manhole		Metal Light Pole
	Overhead Utility Lines		Guy Wire
	Light Pole		Utility Power Pole
	Sewer Valve		Fire Hydrant
	Water Valve		Water Meter
	Electric Manhole		Electric Box
	Telephone Manhole		Telephone Box
	Unknown Manhole		Sewer Manhole
	Guard Pole		Traffic Sign
	Inverts		Catch Basin
	Spot Elevation		

ABBREVIATIONS

R/W	Right-of-Way Line
P/L	Property Line
I.D.	Identification
C.S.	Concrete Slab
L	Center Line
L	Monument Line
F.F.E.	Finish Floor Elevation
P.B.	Plat Book
PG.	Page
ASPH.	Asphalt
CONC.	Concrete

SECTION 6) LIMITATIONS:

As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to the same is hereby presented for informational purposes only.

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 7) DEVELOPMENT INFORMATION:

Total area of Parent Tract being platted: +/- 24,226.50 Sq Ft ≈ 0.52 Ac

Current Zoning District: TO-DPOD

Current Land Use: Vacant Land

Current Number of Parcel: One (1) - Existing Improvements, if any, will be removed.

Proposed Use: Multifamily Mix Use

Proposed Number of Lots with Blocks: One (1)

SECTION 8) CLIENT INFORMATION:

This Tentative Plat was prepared at the insistence of and certified to:

Pompano Devco I, LLC

SECTION 9) RECORD OWNER OF THE DESCRIBED LANDS:

Contact: Pompano Devco I, LLC

SECTION 10) UTILITY SERVICES TO BE PROVIDED TO PROPOSED DEVELOPMENT:

ELECTRIC: Florida Power & Light Company
TELEPHONE: AT&T, Comcast
CABLE TV: ATT-Uverse, Comcast
POTABLE WATER: Pompano Beach
SANITARY SEWER: Pompano Beach

SECTION 11) CONTACT INFORMATION:

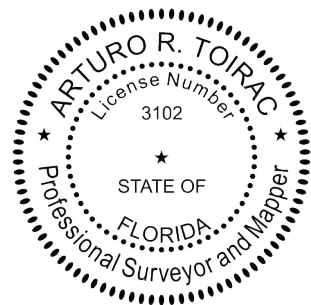
VIZCAYA SURVEYING AND MAPPING, INC., a Florida Corporation
Attention: Camilo Losada
13217 S.W. 46th Lane
Miami, Florida 33175
Phone No. (786) 413-8246
E-mail: cvizcayasurveying@gmail.com

SECTION 13) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Tentative Plat" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Tentative Plat" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17, through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

VIZCAYA SURVEYING & MAPPING, INC. , a Florida Corporation
Florida Certificate of Authorization Number LB8000

By: _____
Arturo R. Tolrac, P.S.M.
Registered Surveyor and Mapper LS3102
State of Florida



NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

VIZCAYA SURVEYING
AND MAPPING, INC.

LB#8000

13217 S.W. 46th LANE, MIAMI, FLORIDA 33175

PH:(786)413-5822

No.	DATE	RECORD OF REVISION DESCRIPTION	BY	APP

4842-35-02-0040	4842-35-02-0050	4842-35-48-0010
TENTATIVE PLAT		
324 NW 6 St Pompano Beach, FL 33060		

SCALE: AS-SHOWN
DRAWN BY: J.L.
CHECKED BY: A.J.
SET # TENTATIVE OF PLAT
DATE: 06-01-2023
PROJECT No: FILE
SHEET: 1 OF 3

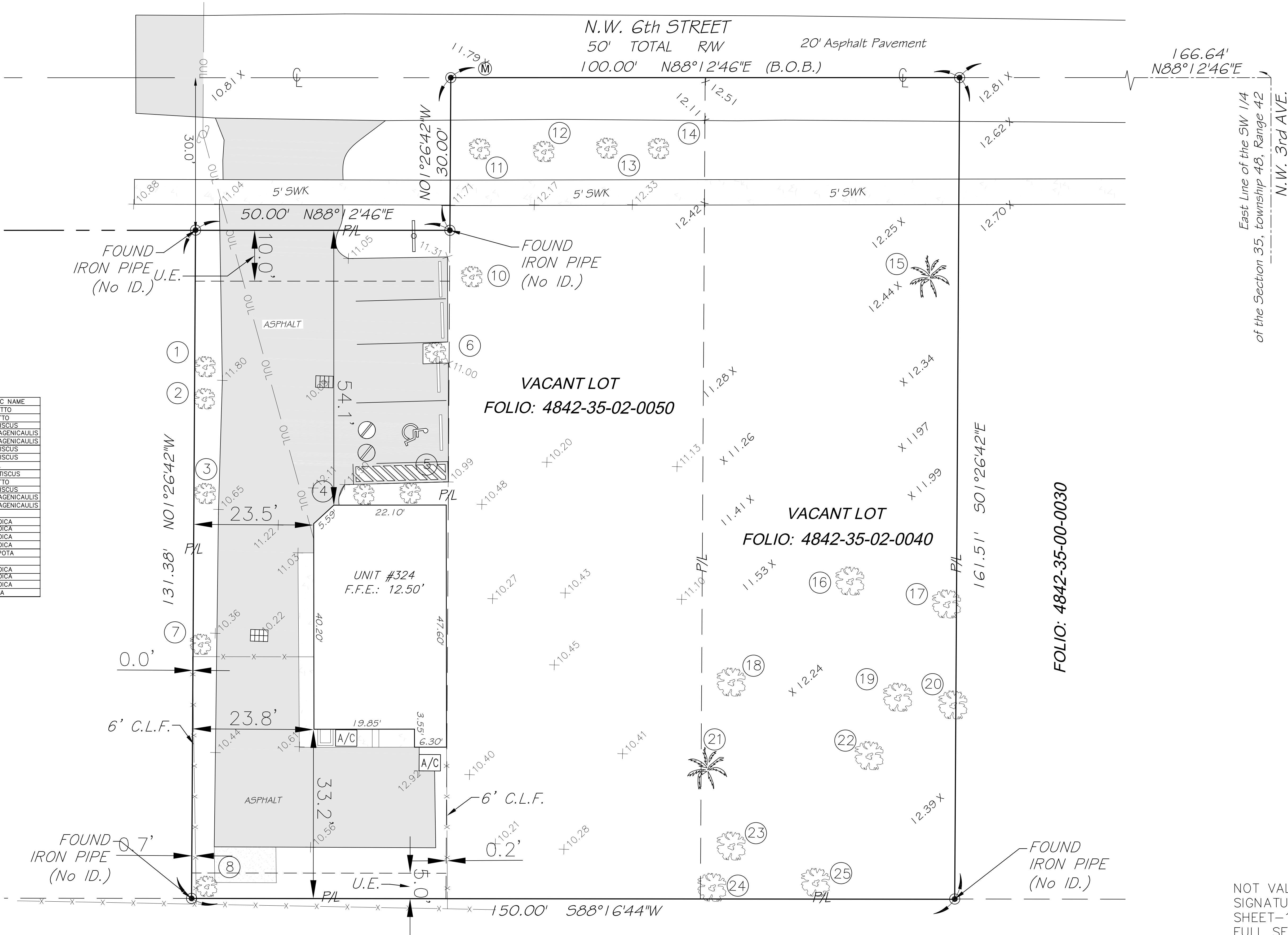
DRC
PZ22-120000032
10/06/2024

TENTATIVE PLAT- BOUNDARY / TOPOGRAPHIC SURVEY

324 POMPANO

A REPLAT OF PARCEL "A", OF "RAYSOR PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 109, PAGE 33, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
A REPLAT OF LOT 6, OF THE "GROOM AND GAY'S SUBDIVISION", RECORDED IN DEED BOOK 388, PAGE 428, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
BEING A PORTION OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST., BROWARD COUNTY , FLORIDA,
LYING AND BEING IN THE CITY OF FLORIDA CITY, MIAMI DADE COUNTY , FLORIDA

#	DIAMETER	HEIGHT	CANOPY	COMMON NAME	SCIENTIFIC NAME
1	1.4'	15'	12'	CABBAGE PALM	SABAL PALMETTO
2	1.3'	15'	12'	CABBAGE PALM	SABAL PALMETTO
3	0.5'	15'	10'	MASTIC	PISTACIA LENTISCUS
4	1'	15'	5'	BOTTLE PALM	HYOPHORBE LAGENICLAUS
5	1'	15'	5'	BOTTLE PALM	HYOPHORBE LAGENICLAUS
6	1'	30'	15'	MASTIC	PISTACIA LENTISCUS
7	0.7'	20'	18'	MASTIC	PISTACIA LENTISCUS
8	2.3'	45'	50'	ROYAL POINCIANA	DELONIX REGIA
10	0.4'	15'	8'	MASTIC	PISTACIA LENTISCUS
11	0.5'	20'	8'	ROYAL PALM	SABAL PALMETTO
12	0.4'	25'	12'	MASTIC	PISTACIA LENTISCUS
13	0.9'	40'	8'	ROYAL PALM	HYOPHORBE LAGENICLAUS
14	0.5'	20'	8'	ROYAL PALM	HYOPHORBE LAGENICLAUS
15	0.7'	10'	5'	PALM	ARECACEAE
16	3'	20'	15'	MANGO	MANGIFERA INDICA
17	2'	15'	10'	MANGO	MANGIFERA INDICA
18	3'	20'	10'	MANGO	MANGIFERA INDICA
19	2'	15'	10'	MANGO	MANGIFERA INDICA
20	3'	20'	15'	SAPODILLA	MANIKARA ZAPOTA
21	0.7'	10'	5'	PALM	ARECACEAE
22	2'	15'	10'	MANGO	MANGIFERA INDICA
23	3'	20'	15'	MANGO	MANGIFERA INDICA
24	2'	15'	10'	MANGO	MANGIFERA INDICA
25	1.5'	10'	30'	ROYAL POINCIANA	DELONIX REGIA



NOT VALID WITH OUT
SIGNATURE ON
SHEET-1 AND THE
FULL SET INCLUDING
SHEET 1,2, AND 3.

VIZCAYA SURVEYING
AND MAPPING, INC.

LB#8000

13217 S.W. 46th LANE, MIAMI, FLORIDA 33175

PH:(786)413-5822

RECORD OF REVISION		BY	DATE
No.	DESCRIPTION		

4842-35-02-0040	4842-35-02-0050	4842-35-48-0010
PARCEL ID:	TYPE OF PROJECT:	ADDRESS:
4842-35-02-0040	TENTATIVE PLAT	324 NW 6 St Pompano Beach, FL 33060

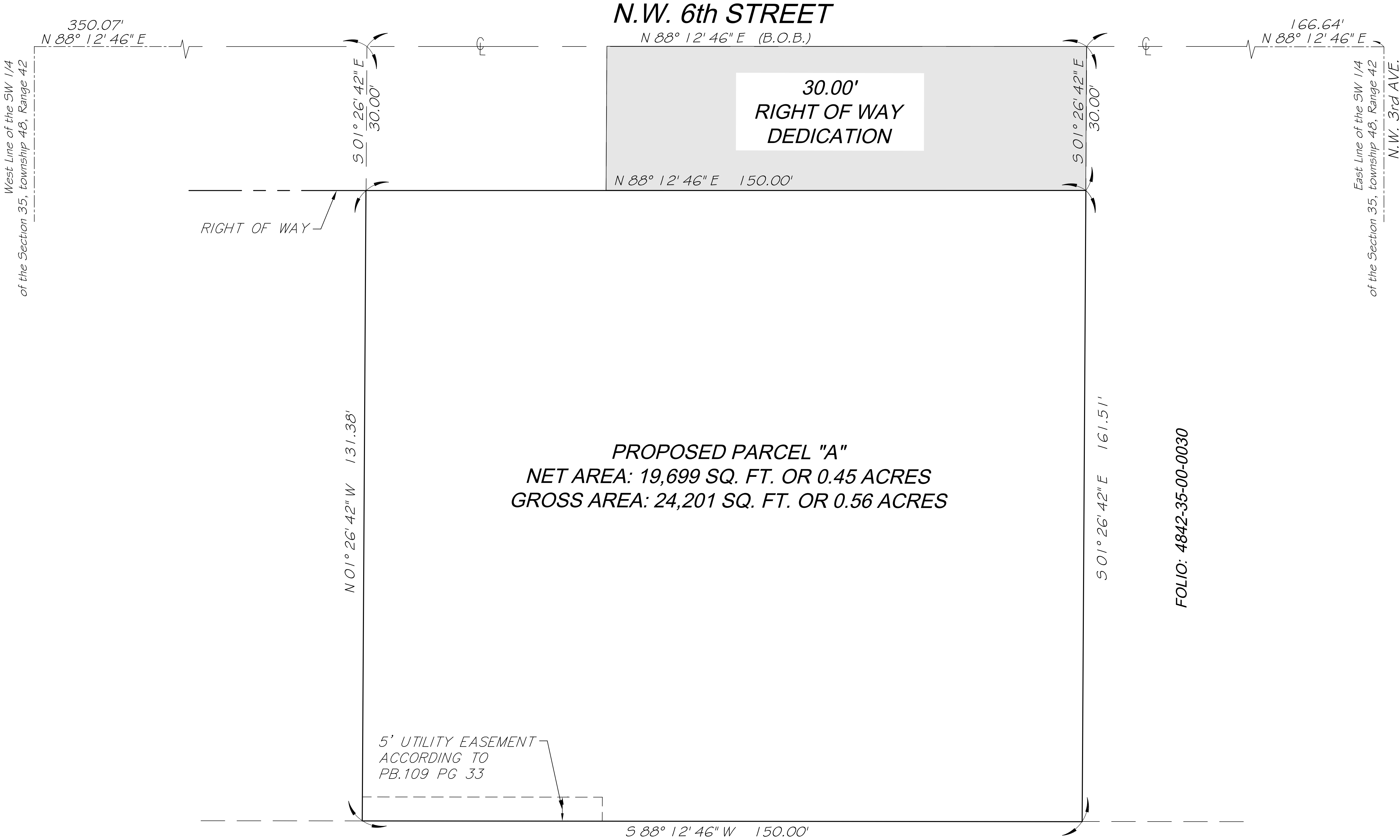
SCALE: AS-SHOWN
DRAWN BY: J.L.
CHECKED BY: A.T.
SET # TENTATIVE OF PLAT
DATE: 06-01-2023
PROJECT No: FILE
SHEET: 2 OF 3

DRC

TENTATIVE PLAT- BOUNDARY / TOPOGRAPHIC SURVEY

324 POMPANO

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VIZCAYA SURVEYING
AND MAPPING, INC.

LB#8000
13217 S.W. 46th LANE, MIAMI, FLORIDA 33175
PH:(786)413-5822

RECORD OF REVISION		BY	DATE
No.	DESCRIPTION		

PARCEL ID:	4842-35-02-0040
	4842-35-02-0050
TYPE OF PROJECT:	4842-35-48-0010
	TENTATIVE PLAT
ADDRESS:	324 NW 6 St Pompano Beach, FL 33060

SCALE:	AS-SHOWN
DRAWN BY:	J.L.
CHECKED BY:	A.T.
SET # TENTATIVE OF PLAT	
DATE:	06-01-2023
PROJECT No:	FILE
SHEET:	2
	2 OF 3

Search No.: 24-731-2

TITLE CERTIFICATE

Broward County Land Development Code-Section 5-189-(C) (3)
Florida Statutes Chapter 177

TO: Broward County Board of County Commissioners

With the understanding that this Title Certificate is furnished to Broward County Board of County Commissioners, as inducement for acceptance of a proposed plat covering the real property, hereinafter described, it is hereby certified that the following report reflects a comprehensive search of the Public Records affecting the described property covering the period from the beginning to the 11th day of June 2024, at the hour of 11:00 P.M., inclusive, of the following described property, and we recognize that the County is relying on this Title Certificate with regard to the Acceptance of a Plat.

Legal Description:

SEE ATTACHED

We hereby certify that on the last mentioned date, the fee simple title to the above-described real property was vested in:

Names of all Owner(s) of Record:

**Pompano Devco I, LLC, a Florida limited liability company
(Instrument No. 118231030)**

NOTE: If any property owner is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.

Subject to the following:

Mortgage(s) of Record:

NONE

Easement(s) and Rights-of-Way Documents:

SEE ATTACHED

TIITF Deeds and Releases:

SEE ATTACHED

WE HEREBY CERTIFY that the foregoing certificate reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. In witness whereof, Paramount Title Services, Inc., has caused this Certificate to be signed by an authorized signatory and sealed with the corporate seal this 21st day of June 2024.

Evelyn Branas
Name

(Corporate Seal)

Signature

Search No.: 24-731-2

EXHIBIT "A"

The East 50 feet of the West 500 feet of the North half (N 1/2) of the North half (N 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 35, Township 48 South, Range 42 East, Public Records of Broward County, Florida.

And

Parcel A, of Raysor Plat, according to the map or plat thereof as recorded in Plat Book 109, Page 33, Public Records of Broward County, Florida.

And

Lot 6 of the GROOM AND GAYS SUBDIVISION in the City of Pompano, Broward County, Florida, same being a subdivision of the N 1/2 of the N 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 35, Township 48 South, Range 42 East, said Lot being 50 Feet in width and 150 Feet in length, situated in Pompano, Broward County, Florida: Which property is also known and described as: That portion of the N 1/2 of the N 1/2 of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 35, Township 48 South, Range 42 East, described as follows: Commence at the NE corner of the said N 1/2 thence westerly along the North Boundary of the said 1/2 a distance of 216.44 feet to the point of beginning, thence continuing westerly along said North Boundary of said N 1/2 a distance of 50 feet, thence Southerly and parallel to the West boundary of said N 1/2 a distance of 161.58 feet to an intersection with the South Boundary of said N 1/2 thence easterly along said South Boundary a distance of 50 feet, thence Northerly and parallel to the West Boundary of said N 1/2 a distance of 161.66 feet to the point of beginning. Which property is also known and described as: Lot 9, according to a sketch of the N 1/2 of the N 1/2 of the SE 1/4 of the SW 1/4 of Section 35, Township 48 South, Range 42 East, Broward County of Florida, prepared by J.W. McLaughlin, Engineer, dated May 1941, and recorded in Deed Book 388, Page 428, of the Public Records of Broward County, Florida, also known as 320 N.W. 6th Street, Pompano Beach, Florida, 33060.

Search No.: 24-731-2

Easement(s) and Rights-of-Way Documents:

1. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF **J.W. Neeleys Subdivision**, Plat Book 1, Page 71, Public Records Palm Beach County, Florida.
2. **SKETCH OF UNRECORDED PLAT OF GROOMS AND GAYS:** 35-48-42, filed in Deed Book 388, Page 428, Public Records Broward County, Florida.
3. **DECLARATION OF UNITY OF TITLE:** Carlo Jose Sollami Hunte, a married man and Jose Rafael Gomez Flores, a married man TO City of Pompano Beach, Florida, dated December 8, 2021, filed January 4, 2022, under Instrument No. 117840795.

TITF Deeds and Releases:

1. **DEED:** Trustees of the Internal Improvement Fund of the State of Florida TO Florida Coast Line Canal and Transportation Company, dated September 24, 2890, filed December 2, 1890 in Deed Book D, Page 362, Public Records Miami-Dade County, Florida.