

PZ # 16-21000006

PREPARED BY AND RETURN TO:
JMPM Limited Partnership
941 S.W. 8th Street
Pompano Beach, Florida 33069

DECLARATION OF UNITY OF TITLE

KNOW ALL MEN BY THESE PRESENTS, that as of the 15th day of September, 2016, pursuant to the applicable ordinances of the City of Pompano Beach pertaining to the issuance of building permits and regulating building construction, the undersigned, JMPM Limited Partnership, a Florida limited partnership, being the fee owner of following described real property lying, being and situate in the City of Pompano Beach, County of Broward, and State of Florida, to-wit:

Lot 8, LESS THE FOLLOWING DESCRIBED PARCEL: Begin at the Southeast corner of said Lot 8; thence Northwesterly 160.03 feet to the Northeast corner of said Lot; thence South 88°19'02" West 5.77 feet; thence South 0°50'09" East 160.08 feet; thence North 88°16'42" East 9.35 feet to the Point of Beginning, in Block 11, of the AMENDED PLAT OF FAIRVIEW, as recorded in Plat Book 10, Page 25 of the Public Records of Broward County, Florida, a/k/a 929 SW 8th Street, Pompano Beach, FL 33069.

and;

Lots 9, 10 and 11, in Block 11 of AMENDED PLAT OF FAIRVIEW, according to the Plat thereof, as recorded in Plat Book 10, Page 25 of the Public Records of Broward County, Florida, a/k/a 941 SW 8th Street, Pompano Beach, FL 33069.

Does hereby make the following declarations of conditions, limitations and restrictions on said lands;

1. The aforesaid plot, parcel or combinations of separate lots be and the same are hereby established and declared to be unified as an indivisible building site.
2. This Declaration of Unity of Title shall constitute a covenant running with the land, as provided by law, and shall be binding upon the undersigned, its successors and assigns, and all parties claiming thereunder and no portion shall be sold, assigned, transferred, conveyed or devised separately except in its entirety as one plot or parcel until such time as the same may be released in writing under the order of the Development Services Director of the City of Pompano Beach.
3. The undersigned does further agree that this instrument shall be filed for recordation among the Public Records of Broward County, Florida.

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DRC

PZ20-12000049
1/6/2021

IN WITNESS WHEREOF, the undersigned has caused this Declaration of Unity of Title to be executed in appropriate manner and its seal to be affixed this 15 day of September, 2016

Witness: Warren Craven

Print Name Warren Craven

Witness: Kathy Craven

Print Name: Kathy Craven

JMPM LIMITED PARTNERSHIP

By: John Murray

Print Name: John Murray

STATE OF FLORIDA)
) S.S.
COUNTY OF Broward

BEFORE ME, an officer duly authorized by law to administer oaths and take acknowledgments, personally appeared John Murray as Owner of JMPM LIMITED PARTNERSHIP, and acknowledged and executed the foregoing Instrument, for the use and purposes mentioned in it and that the instrument is the act and deed of JMPM Limited Partnership.

IN WITNESS OF THE FOREGOING, I have set my hand and official seal at in the State and County aforesaid on this 15 day of September, 2016

Notary Seal

Susan M. Fowler

NOTARY PUBLIC

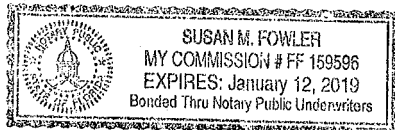
Susan M. Fowler

Print Name of Notary Public

☒ Person is personally known to me

☐ Has produced identification

My Commission Expires: 1-12-19



DRC

PZ20-12000049

1/6/2021