

OPINION OF TITLE

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 Opinion of Title is furnished to Broward County Board of County Commissioners, as inducement for acceptance of a proposed plat covering the real property, herein described, it is hereby certified that the following report reflects a comprehensive search of the Public Records of Broward County, Florida, covering the period from the beginning to August 4, 2021, at the hour of 2:28 p.m., inclusive, of the following described property:

Legal Description:

PARCEL "A", OF KENDALL GREEN, SECTION "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND THE NORTH 200 FEET OF THE SOUTH 225 FEET OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 42 EAST, LYING WEST OF THE FLORIDA EAST COAST RAILROAD RIGHT-OF-WAY, SUBJECT TO THE ROAD RIGHT-OF-WAY OF NORTH DIXIE HIGHWAY, AS NOW EXISTING, CONSTRUCTED AND MAINTAINED OVER AND ACROSS THE EASTERLY 44 FEET, MEASURED AT RIGHT ANGLE TO SAID RAILROAD RIGHT-OF-WAY, EXCEPTING THEREFROM THE WEST 1500 FEET THEREOF.

AND EXCEPTING THEREFROM THAT PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING WEST OF THE WESTERLY EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 811 (DIXIE HIGHWAY), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "A" OF KENDALL GREEN SECTION "A", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN NORTH 88°25'26" EAST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 249.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°25'26" EAST, A DISTANCE OF 37.36 FEET TO THE WESTERLY EXISTING RIGHT-OF-WAY LINE FOR STATE ROAD 811 (DIXIE HIGHWAY); THENCE SOUTH 13°57'20" WEST, A DISTANCE OF 207.68 FEET; THENCE SOUTH 88°25'50" WEST, A DISTANCE OF 56.40 FEET; THENCE NORTH 51°11'23" EAST, A DISTANCE OF 30.31 FEET; THENCE NORTH 13°57'20" EAST, ALONG A LINE 80.00 FEET WESTERLY OF AND PARALLEL TO THE WESTERLY EXISTING RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY

P&Z

PZ21-14000022
7/27/2022

COMPANY RAILROAD, A DISTANCE OF 188.64 FEET TO THE POINT OF BEGINNING.

AND FURTHER EXCEPTING THEREFROM THOSE PORTIONS CONVEYED BY DEEDS RECORDED IN O.R. BOOK 35924, PAGE 874; OR BOOK 35924, PAGE 895 AND INSTRUMENT NO. 113419018, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED BY INSTRUMENT NO. 116779350 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

(Said property containing Folio Numbers: 48-42-26-00-0340, 48-42-26-00-0350; 48-42-26-00-0360 and 48-42-26-06-0010)

I am of the opinion that on the last-mentioned date, the fee simple title to the above-described real property is vested in:

Color Factory, Inc., a Florida corporation

Mortgage(s) of Record:

None

List of easements and rights-of-way lying within the plat boundaries:

- a. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of KENDALL GREEN SECTION "A", as recorded in Plat Book 43, Page(s) 49, Public Records of Broward County, Florida.
- b. General Permit recorded in Official Records Book 1139, Page 440, Public Records of Broward County, Florida.
- c. Agreement recorded in Official Records Book 1697, Page 446, Public Records of Broward County, Florida.
- d. Easement recorded in Official Records Book 17135, Page 504, Public Records of Broward County, Florida.
- e. Option and Lease Agreement recorded in Official Records Book 25636, Page 837, as amended by Official Records Book 25636, Page 852, Public Records of Broward County, Florida.
- f. Site Designation Supplement and Sublease recorded in Official Records Book 31264, Page 1160, Public Records of Broward County, Florida.
- g. Agreement recorded in Official Records Book 32138, Page 1205, Public Records of Broward County, Florida.
- h. City of Pompano Beach Resolution No. 2004-343, recorded April 13, 2005 in Official Record Book 39436, Page 1065, Public Records of Broward County, Florida.
- i. Articles of Incorporation of Kendall Green Neighborhood Association, Inc., recorded in Instrument No. 114422691, Public Records of Broward County, Florida.

P&Z

I HEREBY CERTIFY that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above-described property. I further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted on this 7th day of February, 2022;

STEPHEN W. SCRENCI, P.A.



Stephen W. Screnci, Esq.

Florida Bar No.: 051802

Email: sws@screncilaw.com