

**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, hereinafter described, it is hereby certified that the following report reflects a comprehensive search of the Public Records affecting the above described property covering the period from the beginning to the July 30, 2020, at the hour of 8:00 a.m., inclusive, of the following described property:

**Legal Description**

THE NORTH ONE-HALF (N 1/2) OF THE SOUTH TWO-FIFTHS (S 2/5) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LESS THE WEST 550.00 FEET THEREOF, AND LESS THE NORTH 25.00 FEET THEREOF, AND LESS THE EAST 25.00 FEET.

SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA; A/K/A: LOTS 894 AND 895 OF THE UNRECORDED PLAT OF COLLIER CITY.

TOGETHER WITH:

THE EAST 50.00 FEET OF THE WEST 550.00 FEET OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTH TWO-FIFTHS (S 2/5) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, EXCEPTING THEREFROM THE NORTH 25.00 FEET THEREOF RESERVED FOR ROAD PURPOSES.

SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA; A/K/A: LOT 896 OF THE UNRECORDED PLAT OF COLLIER CITY.

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

**City of Pompano Beach, Florida**

**P&Z**

**PZ20-1400011**

**3/24/21**

**Subject to the following:**

---

**Mortgage(s) of Record:**

**NONE**

**List of easements and Rights-of-Way lying within the plat boundaries:**

<u>Type of Instrument</u>	<u>O.R. Book:</u>	<u>Page:</u>
Resolution (Naming Streets)	2871	352
Resolution (Naming Streets)	3032	917
Water and Sewer Service Agreement	3245	315
Modification of Water and Sewer Service Agreement	4505	284
Resolution	6766	144
Resolution	6865	1
Ordinance No. 8405	11825	970
Interlocal Agreement	25758	988
Miscellaneous Map	Map Book 2	21

**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 this 19<sup>th</sup> day of October 2020.

*Mark E. Berman*

\_\_\_\_\_  
Name

Mark E. Berman

\_\_\_\_\_  
Print Name

Florida Bar No. 466433

MEB/jmz:jrm  
10/19/2020  
L:realest/2020-928