

Search No.: 16-817-9 Update 1

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 19th day of August 2021, 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 EXHIBIT "A" 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:

**MOUNT VERNON PROPERTY HOLDINGS, LLC, a Florida limited liability company
(Instrument Number 112881161)**

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

TITF Deeds and Releases: NONE

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 24th day of August 2021.

Evelyn Branas

Name

Signature

(Corporate Seal)

PARAMOUNT TITLE SERVICES, INC.
7501 W. Oakland Park Boulevard, Suite 303-East
Fort Lauderdale, Florida 33319
Phone: 954-467-6607 - Fax: 954-467-3280

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EXHIBIT "A"

That certain real property situated in the County of Broward, State of Florida and described as follows:

The West 300 feet of Lot 20 of the East Coast Finance Corporation's Subdivision of Government Lot 3, according to the plat thereof, as recorded in Plat Book 1, Page 25, of the Public Records of Broward County, Florida, in the Southwest Quarter (SW ¼) of Section 29, Township 48 South, Range 43 East.

Less the following:

Commence at Northwest Corner of the Southwest Quarter (SW ¼) of said Section 29; thence on an assumed bearing, South 00 degrees 01 minutes 26 seconds West along the West line of the Southwest Quarter (SW ¼) of said Section 29, a distance of 700.69 feet to the Point of Beginning; thence continue South 00 degrees 01 minutes 26 seconds West along the West line of the Southwest Quarter (SW ¼) a distance of 100.00 feet; thence North 89 degrees 37 minutes 56 seconds East a distance of 29.84 feet; thence North 00 degrees 20 minutes 27 seconds West a distance of 99.99 feet to a point on the North Line of said Lot 20, said Line also being the existing South R/W Line of N.E. 16th Street; thence South 89 degrees 37 minutes 19 seconds West a distance of 29.20 feet to the Point of Beginning.

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

1. EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS SET FORTH ON PLAT OF PLAT OF GOVERNMENT LOT 3, SECTION 29, TOWNSHIP 48 SOUTH, RANGE 43 EAST, Plat Book 1, Page 25, Public Records Broward County, Florida.
2. MAINTENANCE MAP: Book 5, Page 13
3. WARRANTY DEED: Cartwright Enterprises, Inc., TO Broward County, a body corporate and political subdivision of the State of Florida, dated October 30, 1980, filed November 1, 1980 in O.R. Book 9251, Page 499.
4. EASEMENT: C.F. Crozier and Barbara Crozier TO Florida Power & Light Company, dated May 12, 1982, filed May 24, 1982 in O.R. Book 10204, Page 615.
5. BEACH STORM DAMAGE REDUCTION CONSENT TO USE: City of Pompano Beach TO Board of County Commissioners of Broward County dated November 14, 2019, filed December 11, 2019 in Instrument # 116228115.