

**OPINION OF TITLE**

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

**To: Broward County Board of County Commissioners and the City of Pompano Beach**

With the understanding that this Opinion of Title is furnished to Broward County Board of County Commissioners and the City of Pompano Beach 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 7<sup>th</sup> day of December, 2015, at the hour of 11:00PM, inclusive, of the following described property:

**Legal Description** *(must match plat legal description)*

Include reference to and copy(ies) of original deeds vesting title to current owner(s)

THE NORTH 2/3 OF THE SOUTH 3/5 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LESS AND EXCEPT THE WEST 510 FEET THEREOF; AND LESS THE NORTH 25 FEET THEREOF, AND LESS THE EAST 25 FEET THEREOF AND LESS THE SOUTH 25 FEET THEREOF.

LESS THEREFROM THAT PORTION LYING NORTHEASTERLY OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET AND BEING TANGENT TO THE NORTH AND EAST LINES OF THE ABOVE-DESCRIBED PARCEL.

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

**Names of all Owner(s) of Record:**

Habitat for Humanity of Broward, Inc., a Florida not for profit corporation

**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** *(if none, state none):*

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

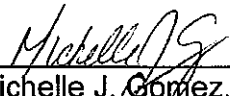
none

**List of easements and Rights-of-Way lying within the plat boundaries** *(if none, state none)*. (Attach copies of all recorded document(s) [excluding recorded plats].

1. Water and Sewer Agreement recorded in O.R. Book 3245, Page 315, Public Records of Broward County, Florida.
2. Easement recorded in O.R. Book 3399, Page 337, Public Records of Broward County, Florida.

**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 2<sup>nd</sup> day of June, 2016

  
\_\_\_\_\_  
Michelle J. Gomez, Esq.  
Florida Bar No. 338590