

Search No.: 15-817-1 Update 1

TITLE CERTIFICATE

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

TO: City of Pompano Beach

With the understanding that this Title Certificate is furnished to 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 described property covering the period from the beginning to the 19th day of June 2016, 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:

EDWIN B. STIMPSON COMPANY
(O.R. Book 3675, Page 596, O.R. Book 10662, Page 440 AND O.R. Book 38403, Page 1294 O.R. Book 3675, Page 596 Board of Directors meeting minutes attached)

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.

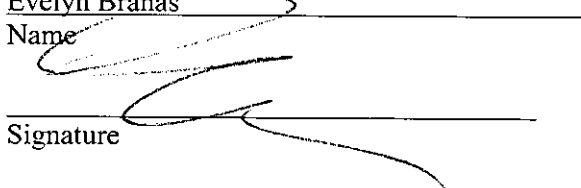
Subject to the following:

Mortgage(s) of Record: **NONE**

Easement(s) and Rights-of-Way Documents: **SEE ATTACHED**

TITF Deeds and Releases: **SEE ATTACHED**

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 23rd day of June 2016.

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"

PORTIONS OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 2, TOWNSHIP 49 SOUTH, RANGE 42 EAST, AND THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3; THENCE NORTH 02° 40' 07" WEST, ALONG THE EAST LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 3, A DISTANCE OF 1,345.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 33' 20" EAST ALONG A LINE BEING 1344.05 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 3, A DISTANCE OF 240.76 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 12TH AVENUE (ALSO KNOWN AS ANDREWS AVENUE EXTENSION) HAVING A RADIUS OF 1860.08 FEET, A CENTRAL ANGLE OF 13°05'57", A CHORD BEARING OF SOUTH 21° 06' 28" WEST, AN ARC DISTANCE OF 425.26 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SOUTHWEST 13TH COURT; THENCE NORTH 61° 13' 51" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 21.51 FEET TO A POINT OF CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 29°04'11", A CHORD BEARING OF NORTH 75° 45' 56" WEST, AN ARC DISTANCE OF 96.40 FEET TO A POINT OF NON-TANGENCY; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 89° 33' 20" WEST, A DISTANCE OF 2111.73 FEET TO A POINT ON A CURVE; THENCE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 47.00 FEET, A CENTRAL ANGLE OF 253°56'34", A CHORD BEARING OF SOUTH 36°31'37" WEST, AN ARC DISTANCE OF 208.31 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHWEST 13TH COURT; THENCE SOUTH 02°35'14" EAST, A DISTANCE OF 556.35 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE C-14 CANAL (CYPRESS CREEK); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE C-14 CANAL (CYPRESS CREEK) THE FOLLOWING TWO DESCRIBED COURSES:(1) NORTH 67° 08' 14" WEST, A DISTANCE OF 190.01 FEET AND (2) NORTH 79° 11' 37" WEST, A DISTANCE OF 356.45 FEET TO A POINT ON THE WEST LINE OF THE SAID SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SECTION 3; THENCE ALONG SAID WEST LINE NORTH 02° 30' 32" WEST, A DISTANCE OF 64.04 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE CHESSIE AND SEABOARD RAILROAD (CSX); THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 10°47'11" EAST, A DISTANCE OF 782.22 FEET TO AN INTERSECTION WITH SAID PARALLEL LINE; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE AND ALONG SAID PARALLEL LINE NORTH 89° 33' 20" EAST, A DISTANCE OF 2536.31 FEET TO THE POINT OF BEGINNING.

ALL OF THE DESCRIBED LAND HEREON LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY FLORIDA AND CONTAINING 1,242,716 SQUARE FEET (28.529 ACRES) MORE OR LESS.

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

1. **RESOLUTION:** Broward County, Florida Board of County Commissioners TO the Public, dated December 15, 1954, filed in O.R. Book 262, Page 146.
2. **DEED:** Robert F. Howard, as Special Master, Legh R. Powell, Jr. and Henry W. Anderson, as Receivers of the Properties of Seaboard Air Line Railway Company, Seaboard-All Florida Railway, Florida Western & Northern Railroad Company, East and West Railway, Baker Trust Company and John T. Flynn, as Trustees and Legh Power, Jr. and Henry W. Anderson, as Receivers of the Properties of Seaboard-All Florida Railway, Florida Western & Northern Railroad Company and East and West Coast Railway TO Seaboard Air Line Railroad Company, dated December 17, 1943, filed January 11, 1946 in Deed Book 531, Page 118.
3. **RESOLUTION:** Broward County, Florida Board of County Commissioners TO the Public, dated August 17, 1956, filed August 22, 1956 in O.R. Book 706, Page 420.
4. **RESOLUTION:** Broward County, Florida Board of County Commissioners TO the Public, filed in O.R. Book 725, Page 245.
5. **RESOLUTION:** Broward County, Florida Board of County Commissioners TO the Public, dated November 19, 1956, filed November 19, 1956 in O.R. Book 771, Page 73.
6. **RESOLUTION:** Broward County, Florida Board of County Commissioners TO the Public, dated November 19, 1956, filed November 19, 1956 in O.R. Book 771, Page 76.
7. **RESOLUTION:** Broward County, Florida Board of County Commissioners TO the Public, dated January 17, 1957, filed January 17, 1957 in O.R. Book 818, Page 113.
8. **WARRANTY DEED:** Chris-Craft Corporation, a Michigan corporation TO Broward County, of the State of Florida, dated February 1, 1958, filed February 28, 1958 in O.R. Book 1160, Page 383.
9. **TEMPORARY EASEMENT:** Chris Craft Corporation, a Michigan corporation TO Central and Southern Florida Flood Control District, dated September 24, 1958, filed October 17, 1958 in O.R. Book 1343, Page 413.
10. **EASEMENT:** Seaboard Air Line Railroad Company, a Virginia corporation TO Central and Southern Florida Flood Control District, a Florida public corporation, dated July 24, 1959, filed August 5, 1959 in O.R. Book 1629, Page 263.
11. **WARRANTY DEED:** Chris-Craft Corporation, a Michigan corporation TO Broward County, of the State of Florida, dated August 25, 1959, filed September 2, 1959 in O.R. Book 1659, Page 273.
12. **EASEMENT:** Ralph R. Rau, Elizabeth C Rau, Howard D. Rau and Charlotte C. Rau TO Florida Power & Light Company, dated May 31, 1961, filed June 7, 1961 in O.R. Book 2188, Page 940.
13. **WARRANTY DEED:** Chris-Craft Corporation, a Michigan corporation TO Seaboard Air Line Railroad Company, a Virginia corporation, dated August 16, 1961, filed August 21, 1961 in O.R. Book 2230, Page 227.
14. **EASEMENT:** General Casting & Machine, Inc. TO Florida Power & Light Company, dated June 27, 1966, filed June 29, 1966 in O.R. Book 3264, Page 286.
15. **WARRANTY DEED:** Howard C. Rau, joined by his wife, Charlotte C. Rau and Ralph E. Rau, joined by his wife Elizabeth C. Rau TO City of Pompano Beach, a Florida municipal corporation, dated November 7, 1967, filed December 18, 1967 in O.R. Book 3557, Page 154.
16. **ORDINANCE:** City of Pompano Beach, Florida TO the Public, dated December 11, 1967, filed December 28, 1967 in O.R. Book 3565, Page 222.
17. **EASEMENT:** Edwin B. Stimpson & company, Inc. TO Florida Power & Light Company, dated May 23, 1968, filed June 13, 1968 in O.R. Book 3684, Page 447.
18. **EASEMENT:** Howard D. Rau TO Florida Power & Light Company, dated June 6, 1970, filed June 17, 1970 in O.R. Book 4236, Page 284.
19. **RESOLUTION:** City Commission of the City of Pompano Beach, Florida TO the Public, dated October 12, 1971, filed November 1, 1971 in O.R. Book 4659, Page 548.

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20. **QUIT CLAIM DEED:** Nell C. Brenner, joined by her husband Arthur B. Brenner a/k/a A.B. Brenner TO City of Pompano Beach, a Florida municipal corporation, dated September 25, 1971, filed November 1, 1971 in O.R. Book 4659, Page 549.
21. **QUIT CLAIM DEED:** George H. Lackner and Cecilia M. Lackner, his wife TO City of Pompano, dated September 10, 1971, filed November 1, 1971 in O.R. Book 4659, Page 550.
22. **UNDERGROUND STORM DRAINAGE EASEMENT:** Franklin Kent Corporation, a New York corporation TO Water Management District No. 4, Broward County, a Florida public corporation, dated December 10, 1973, filed January 31, 1974 in O.R. Book 5624, Page 729.
23. **EASEMENT:** Philip H. Snoberger and Edward R. Crocker TO Florida Power & Light Company, dated September 13, 1977, filed September 22, 1977 in O.R. Book 7211, Page 870.
24. **EASEMENT:** Stimpson Co., Inc. TO City of Pompano Beach, a Florida municipal corporation, dated October 8, 1982, filed November 30, 1982 in O.R. Book 10532, Page 49.
25. **WARRANTY DEED:** CSX Transportation, Inc., a Virginia corporation TO State of Florida Department of Transportation, dated May 11, 1988, filed May 11, 1988 in O.R. Book 15424, Page 731.
26. **SUPPLEMENTAL WARRANTY DEED:** CSX Transportation, Inc., a Virginia corporation TO State of Florida Department of Transportation, dated March 21, 1990, filed March 30, 1990 in O.R. Book 17290, Page 887.
27. **SUPPLEMENTAL DEED OF RELEASE:** Chemical Bank, a New York corporation, Corporate Trustee under the former Seaboard Coast Line Railroad Company's Consolidated Mortgage dated March 15, 1971, as supplemented, hereinafter designated "SCL Consolidated Mortgage 1971", hereinafter referred to as "Trustee" AND CSX Transportation, Inc., a Virginia corporation, surviving entity by virtue of merger and name change to Seaboard Coast Line Railroad Company, dated November 7, 1990, filed February 11, 1991 in O.R. Book 18135, Page 383.
28. **EASEMENT AND RIGHT OF OCCUPANCY AGREEMENT:** CSX Transportation, Inc TO WTG – East, Inc., a Delaware corporation, dated April 18, 1991, filed September 28, 1993 in O.R. Book 21176, Page 64.
29. **RIGHT OF WAY RESOLUTION:** State of Florida Department of Transportation TO the Public, dated June 27, 1994, filed July 8, 1994 in O.R. Book 22356, Page 688.
30. **EASEMENT AGREEMENT:** Stimpson Company, Inc. AND City of Pompano Beach, a Florida municipal corporation, dated February 15, 1999, filed March 22, 1999 in O.R. Book 29330, Page 365.
31. **EASEMENT:** Winn-Dixie Stores, Inc., as agent for owner TO Florida Power & Light Company, dated September 28, 2000, filed October 30, 2000 in O.R. Book 30974, Page 264.
32. **ORDINANCE:** City of Pompano Beach, Florida TO the Public, dated January 28, 2003, filed February 11, 2003 in O.R. Book 34559, Page 352.
33. **ORDINANCE:** City of Pompano Beach, Florida TO the Public, dated January 28, 2003, filed February 11, 2003 in O.R. Book 34559, Page 356.

TITF Deeds and Releases:

1. **DEED:** Board of Commissioners of Everglades Drainage District, a Florida public quasi corporation TO Central and Southern Florida Flood Control District, a Florida body corporate, dated October 6, 1951, filed October 16, 1951 in Deed Book 749, Page 250.
2. **WARRANTY DEED:** Chris Craft Corporation, a Michigan corporation TO Central and Southern Florida Flood Control District, a Florida body corporate, dated September 24, 1958, filed October 17, 1958 in O.R. Book 1343, Page 408.
3. **WARRANTY DEED:** Harold L. Broliar and George O. Palmer, as Trustees TO Central and Southern Florida Flood Control District, a Florida body corporate, dated January 26, 1959, filed February 4, 1959 in O.R. Book 1448, Page 347.