

ADJACENT RIGHT OF WAY REPORT

Broward County Land Development Code – Section 5-189 (c)(3)

THE UNDERSIGNED does hereby certify that a search has been made of the Public Records of Broward County, State of Florida for Broward County Board of County Commissioners as to the following described property, to wit:

Period Searched:

From the beginning of time through May 31, 2022

Description of Area searched:

See, Exhibit “A”, attached hereto and incorporated herein by reference.

Right-of-Way Documents between (including Maintenance Maps, Easements, TITF reservations, TITF releases, Quit Claim Deeds and other conveyance documents from TITF) to wit:

a. Deeds:

That certain Warranty Deed from Eva Bell, a single woman to Eduard Manakhimov, a married man and Igor Manahim, a married man, recorded June 15, 2018 in Instrument Number 115142252, Public Records of Broward County, Florida.¹

That certain Warranty Deed from Eduard Manakhimov, a married man and Igor Manahim, a married man to New Adventure Group LLC, a Florida limited liability company, recorded September 24, 2021 in Instrument Number 117609255, Public Records of Broward County, Florida.

b. Rights-of-Way: NONE

c. Maintenance Maps: NONE

d. Easements:

Ordinance No. 2020-33 recorded in Instrument Number 116755121, Public Records of Broward County, Florida.

Rights of the lessees under recorded leases.

e. TITF Reservations: NONE

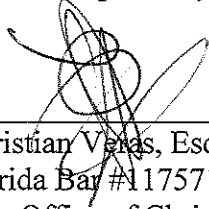
¹ Hereinafter all references to an OR Book and Page shall mean the Public Records of Broward County, Florida, unless otherwise specifically delineated.

f. Releases/Quitclaim: NONE

g. Other Conveyances of Reservations: NONE

THE UNDERSIGNED hereby certifies that the foregoing Right-of-Way Report reflects a comprehensive search of the Public Records of Broward County, Florida, showing the recorded documentation on Rights-of-Way held in fee title, easement and/or reservations, including into or out of the TIITF on 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 on the Florida Bar.

Respectfully submitted this 28 of September, 2022



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P&Z

PZ22-14000004
11/16/2022

EXHIBIT "A"

The East 100 feet of the West 150 feet of the North 1/2 of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 35, Township 48 South, Range 42 East, Broward County, Florida.

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11/16/2022