

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

To: Board of Broward County Commission

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 above described property covering the period from the beginning to the 31 day of May, 2022 at 11:59 p.m., inclusive of the following described property:

Legal Description

NEW ADVENTURE 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

We hereby certify 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:

NEW ADVENTURE GROUP LLC

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

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

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

WE HEREBY CERTIFY that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. In witness whereof, the LAW OFFICE OF CHRISTIAN VERAS, LLC has caused this Certificate to be signed by an authorized signatory and sealed with the corporate seals this 28 day of September, 2022.

P&Z

PZ22-14000004

11/16/2022



Name

(Corporate Seal)

Print Name

Christian Veras, Esq.

P&Z

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11/16/2022