

27-SPD.04-08/99

This instrument prepared under the direction of: *Laurice C. Mayes, Esq.*  
Laurice C. Mayes, Esq. *10/17/10*  
Legal description prepared by:

Parcel No. N/A  
Item/Segment No. 423002-1  
Section No. 86130-2504  
Federal Project No. N/A  
Managing District: Four  
S.R. No. 814  
County: Broward

Department of Transportation  
3400 W. Commercial Boulevard  
Ft. Lauderdale, Florida 33309

QUITCLAIM DEED

THIS INDENTURE, made this 29<sup>th</sup> day of October, 2010,  
by and between the STATE OF FLORIDA, by and through the STATE OF  
FLORIDA DEPARTMENT OF TRANSPORTATION, Party of the First Part, whose  
address is: 3400 W. Commercial Boulevard, Ft. Lauderdale, Florida  
33309, and 3100 West Atlantic, Inc., Party of the Second Part, whose  
address is: 555 S. Pompano Parkway, Pompano Beach, FL 33069.

W I T N E S S E T H

WHEREAS, said land hereinafter described was heretofore acquired for state highway purposes; and

WHEREAS, said land is no longer required for such purposes, and the Party of the First Part, by action of the District Secretary, District IV, Florida Department of Transportation on March 17, 2010, pursuant to the provisions of Section 337.25(4), Florida Statutes, has agreed to quitclaim the land hereinafter described to the Party of the Second Part.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the Party of the First Part, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, does hereby remise, release and quitclaim unto the Party of the Second Part, and assigns, forever, all the right, title and interest in all that certain land situate in Broward County, Florida, viz:

See Exhibit "A",  
attached hereto and made a part hereof

TO HAVE AND TO HOLD the said premises and the appurtenances thereof unto the Party of the Second Part,

THAT existing utilities remain in place and in use with no expense to the utility owner and subject to any easement of record

THIS CONVEYANCE IS subject to any unpaid taxes, assessments, liens, or encumbrances.

**DRC**

PZ23-1200009  
10/04/2023

This deed is a transfer of property under threat of condemnation and is immune from payment of Documentary Stamp Taxes

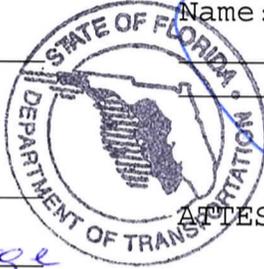
IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida Department of Transportation by its District Secretary, District Four and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.

Signed, sealed and delivered in our presence as witnesses:

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

Nancy S. Wigo  
Print Name: Nancy S. Wigo

BY: [Signature]  
Name: JAMES A. WOLFE  
District Secretary  
District IV



Bernice C. Marriage  
Print Name: Bernice C. Marriage

ATTEST: [Signature]  
Print Name: Maria Gutierrez  
Executive Secretary

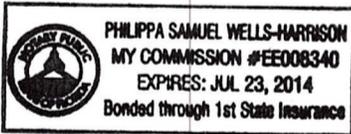
STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged by me this 18th day of October, 2010, by JAMES A. WOLFE, District Secretary for District IV, who is personally known by me or who has produced as identification.

(NOTARIAL SEAL)

[Signature]



Print Name: Philippa Samuel Wells-Harrison  
Notary Public in and for the County and State last aforesaid.  
My Commission Expires: July 23, 2014

This deed is a transfer of property under threat of condemnation and is immune from payment of Documentary Stamp Taxes

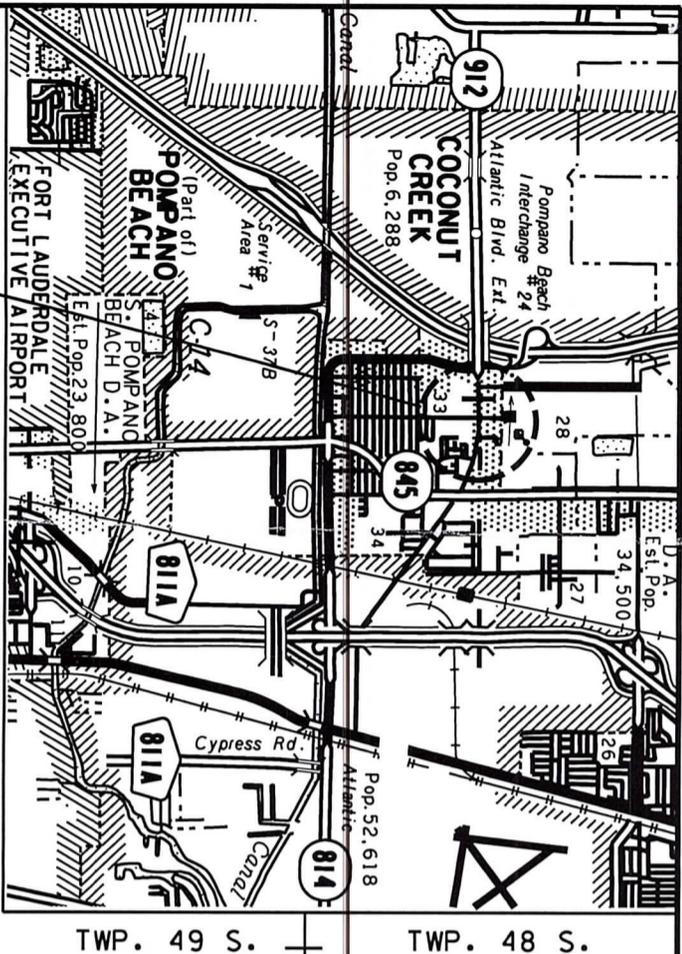


EXHIBIT "A"

LEGEND:

- Δ DELTA
- BASELINE
- ∩ CORNER
- D DEGREE OF CURVATURE
- EXIST. EXISTING
- L LENGTH
- P.C. POINT OF CURVATURE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.I. POINT OF INTERSECTION
- P.T. POINT OF TANGENT
- RGE. RANGE
- RT RIGHT
- R/W RIGHT OF WAY
- SEC. SECTION
- S.R. STATE ROAD
- STA. STATION
- T TANGENT
- TWP. TOWNSHIP

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST SECTION LINE OF THE SOUTHEAST QUARTER OF SECTION 32, BEING NORTH 01°22'14" WEST.
2. THIS SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.
3. ALL DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
4. HATCHED AREA TO BE SURPLUSED.  
AREA - 3,854 SQUARE FEET

STATE OF FLORIDA  
 DEPARTMENT OF TRANSPORTATION  
 DISTRICT 4, RIGHT OF WAY MAPPING  
 3400 W. COMMERCIAL BOULEVARD  
 FT. LAUDERDALE, FLORIDA 33309  
 954-777-4551

PARCEL LOCATION  
 NOT TO SCALE

T:\MS1\RMAPPING\PARCEL SKETCH\86130-2504\wps.dgn

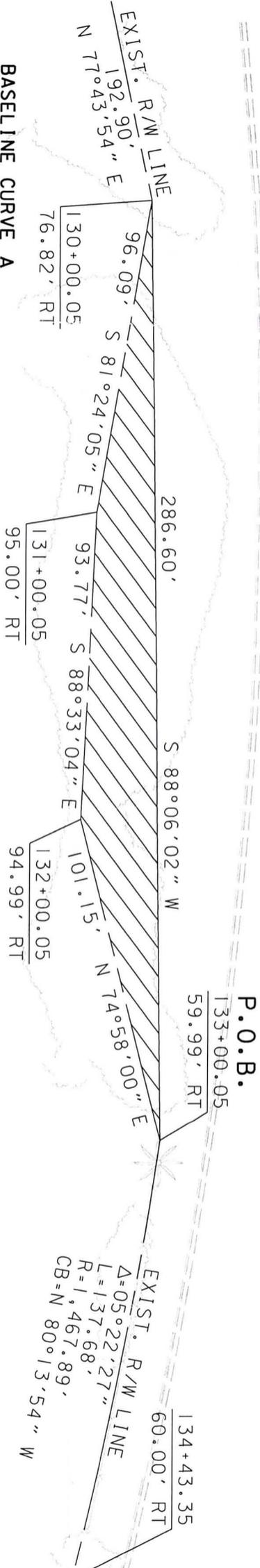
FLORIDA DEPARTMENT OF TRANSPORTATION  
 PARCEL SKETCH - NOT A SURVEY

STATE ROAD NO. 814 (ATLANTIC BOULEVARD)		BROWARD COUNTY	
BY	DATE	PREPARED BY:	DATA SOURCE:
T. BROWN	03-09-10	F.D.O.T. DISTRICT 4	N/A
P. DIAZ	03-11-10	ITEM/SEG. NO. 4230021	SECTION 86130-2504
CHECKED	DATE	BY	REVISION

DRC

EXHIBIT "A"

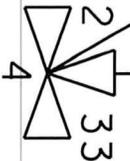
130



BASELINE CURVE A  
 P.I. STA. 131+60.29  
 Δ = 34°45'04" (RT)  
 D = 03°45'00"  
 T = 478.10'  
 L = 926.70'  
 R = 1,527.89'  
 P.C. STA. 126+82.20  
 N 690850.6216  
 E 928327.5219  
 P.T. STA. 136+08.89  
 N 690830.1964  
 E 929239.8517

ACREAGE

P.O.C.  
 SE COR.  
 SECTION 32 32 33



SEC. 32, TWP. 48 S., RGE. 42 E.  
 SCALE: 1" = 40'



PZ23-1200009  
 10/04/2023

TIMS: /RMAPPING / PARCEL SKETCH / 86130-2504 / r-wps.dgn

FLORIDA DEPARTMENT OF TRANSPORTATION  
 PARCEL SKETCH - NOT A SURVEY

STATE ROAD NO. 814 (ATLANTIC BOULEVARD)		BROWARD COUNTY	
BY	DATE	PREPARED BY:	DATA SOURCE:
T. BROWN	03-09-10	F. D. O. T. DISTRICT 4	N/A
CHECKED	P. DIAZ	03-11-10	ITEM/SEG. NO. 4230021
REVISION	BY	DATE	SECTION 86130-2504 SHEET 2 OF 3

EXHIBIT "A"

A portion of the Southeast 1/4 of Section 32, Township 48 South, Range 42 East, Broward County, Florida, being more particularly described as follows.

Commence at the Southeast corner of Section 32; thence North 01°22'14" West, 242.77 feet along the East line of said section to the Southerly Existing Right of Way line of State Road 814 (Atlantic Boulevard), on a non-tangent curve, concave to the South, having a chord bearing of North 80°13'54" West; a radius of 1,467.89 feet, and central angle of 05°22'27"; thence Westerly along said curve and Southerly Existing Right of Way line 137.68 feet to the end of said curve and the POINT OF BEGINNING; thence South 88°06'02" West, 286.60 feet; thence South 81°24'05" East, 96.09 feet; thence South 88°33'04" East, 93.77 feet; thence North 74°58'00" East, 101.15 feet to the POINT OF BEGINNING.

Containing 3,854 square feet more or less.

I hereby certify that to the best of my knowledge and belief the legal description as shown on the Right of Way Parcel Sketch for State Road 814 (Atlantic Boulevard), Item/Segment No. 4230021, Section No. 86130-2504 is true, accurate and was prepared under my direction.

I further certify that said legal description is in compliance with the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors & Mappers pursuant to Section 5J-17.050-052 Florida Statutes.

Jeffrey Smith

Florida Surveyor & Mapper No. 4805

Date: 03-11-10

Florida Department of Transportation

Not valid unless signed and sealed

T:\MS\RW\MAPPING\PARCEL SKETCH\86130-2504\rwps.dgn

**DRC**

PZ23-1200009  
10/04/2023

FLORIDA DEPARTMENT OF TRANSPORTATION		STATE ROAD NO. 814 (ATLANTIC BOULEVARD)		BROWARD COUNTY	
PARCEL SKETCH - NOT A SURVEY		BY	DATE	PREPARED BY:	DATA SOURCE:
REVISION	BY	DATE	DRAWN	F.D.O.T. DISTRICT	N/A
			T. BROWN	4	
			P. DIAZ	03-11-10	
			CHECKED	ITEM/SEG. NO. 4230021	SECTION 86130-2504
					SHEET 3 OF 3