

DRC

PZ23-12000009
10/02/2024

CFN # 0968634
OR BE
RECORDED
BROWARD COUNTY
DEPUTY CLERK
#6 b Pages
PZ23-12000009
01/02/2025

27-SPD.04-08/99

This instrument prepared under the direction of: Laurice C. Mayes, Esq. Legal description prepared by:	Parcel No. Item/Segment No. Section No. Federal Project. No. Managing District: S.R. No. County:	N/A 423002-1 86130-2504 N/A Four 814 Broward
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Department of Transportation
3400 W. Commercial Boulevard
Ft. Lauderdale, Florida 33309

QUITCLAIM DEED

THIS INDENTURE, made this 29th 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 required
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.

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

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Florida Department of Transportation
District Four Right of Way
3400 West Commercial Boulevard
Fort Lauderdale, FL 33309-3421

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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:

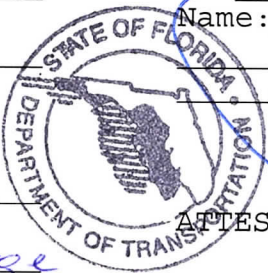
STATE OF FLORIDA DEPARTMENT
OF TRANSPORTATION

Nancy S. Wingo
Print Name: Nancy S. Wingo

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

Bernice C. Marriage
Print Name: Bernice C. Marriage

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



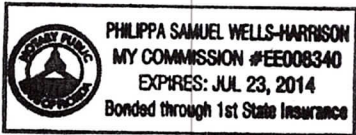
This deed is a transfer of property under threat
of condemnation and is immune from payment
of Documentary Stamp Taxes

STATE OF FLORIDA
COUNTY OF BROWARD

DRC

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

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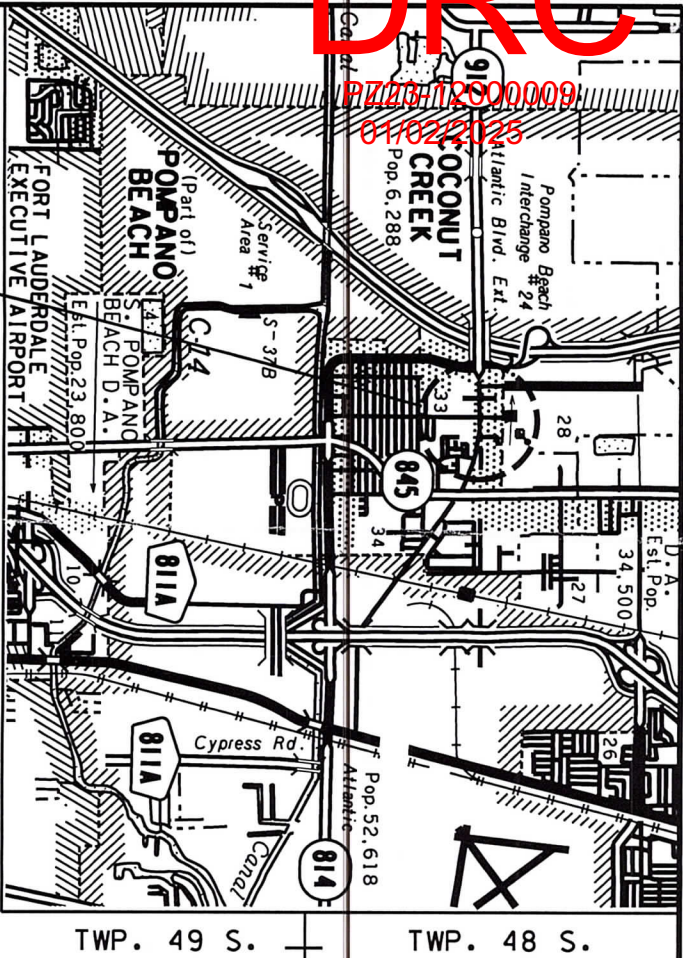
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PARCEL LOCATION
NOT TO SCALE


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

EXHIBIT "A"

LEGEND:

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

GENERAL NOTES:

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

\\MS01\DRAWING\PARCEL SKETCH\86130-2504\7r.wps.dgn

FLORIDA DEPARTMENT OF TRANSPORTATION
PARCEL SKETCH - NOT A SURVEY

STATE ROAD NO. 814 (ATLANTIC BOULEVARD)

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
SECTION	86130-2504	SHEET 1 OF 3	

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EXHIBIT "A"

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CURVE A

SURVEY S.R. 814 (ATLANTIC BLVD.)

SECTION LINE

SEC. 32, TWP. 48 S., RGE. 42 E.

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P.O.B.

133+00.05
59.99' RT

134+43.35
60.00' RT

EXIST. R/W LINE
192.90'
N 77°43'54" E

130+00.05
76.82' RT

131+00.05
95.00' RT

132+00.05
94.99' RT

EXIST. R/W LINE
Δ=05°22'27"
L=137.68'
R=1,467.89'
CB=N 80°13'54" W

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 69°08'50.6216

E 92°83'27.5219

P.T. STA. 136+08.89

N 69°08'30.1964

E 92°23'39.8517

ACREAGE

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



242.77'

N 01°22'14" W

SCALE: 1" = 40'

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FLORIDA DEPARTMENT OF TRANSPORTATION
PARCEL SKETCH - NOT A SURVEY

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STATE ROAD NO. 814 (ATLANTIC BOULEVARD)

BROOKLYN COUNTY

REVISION

BY

DATE

CHECKED

P. DIAZ

03-11-10

ITEM/SEG. NO. 4230021

SECTION 86130-2504

SHEET 2 OF 2

BY

DATE

PREPARED BY:

F.D.O.T. DISTRICT 4

DATA SOURCE:

N/A

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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

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FLORIDA DEPARTMENT OF TRANSPORTATION

PARCEL SKETCH - NOT A SURVEY

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

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