

**MARY C. BLASI**  
CITY MANAGER

August \_\_\_\_, 2019

Board of County Commissioners  
Broward County  
115 South Andrews Avenue  
Fort Lauderdale, FL 33301

Re: Portion of NW 45 Street, Coconut Creek/ Folio #484231000036

Dear County Commissioners:

It has recently come to the attention of the City of Coconut Creek that the portion of NW 45<sup>th</sup> Street set forth above and located within the City is currently owned by Broward County. The property was deeded to Broward County by two Right-of-Way Deeds dated March 3, 1960, (copies attached) prior to the incorporation of the City.

The City owns the balance of the right of way. This is a local road and has been maintained by the City since its incorporation over fifty years ago. The City is requesting a conveyance of the right of way owned by the County so that repairs can be made to this street by the City.

The purpose of this letter is to advise that on September 12, 2019, the City of Coconut Creek Commission approved by Resolution No. 2019-207 this request for the conveyance of the above-referenced parcel from the County to the City in accordance with Section 335.0415, *Fla. Stat.*

Thank you in advance for your assistance with this matter.

Sincerely,

Mary C. Blasi  
City Manager

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60- 29780

RIGHT-OF-WAY DEED

OFF. REC. 1864 PAGE 533

THIS INDENTURE, Made this 3rd day of March, 1960, between JEFFERSON INVESTMENT COMPANY, a Florida corporation with principal place of business in Pompano Beach, Broward County, Florida, party of the first part, and BROWARD COUNTY, a political subdivision of the State of Florida, party of the second part;

WITNESSETH:

That the said party of the first part for and in consideration of the sum of One Dollar and other valuable consideration to it in hand paid by the party of the second part, the receipt of which is hereby acknowledged, does hereby sell and convey unto the said party of the second part, and its successors and assigns, all of the following described parcel of land situate, lying and being in Broward County, Florida, more particularly described as follows:

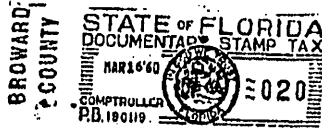
The East 30 feet of all that part of Section 31, Township 48 South, Range 42 East, lying North of the Easterly extension of the North line of Tract 28, in Block 94, of PALM BEACH FARMS COMPANY PLAT NO. 3 as recorded in Plat Book 2, at pages 45 to 54 inclusive, in the Public Records of Palm Beach County, Florida, excepting therefrom that part lying within existing State Road No 814 right-of-way.

Said lands containing 2.73 acres, more or less.

TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns, for public road right-of-way uses and other uses incidental thereto; provided, however, that if such uses should ever be discontinued, then the title to the above described lands shall revert to the then owner of the lands of which the above described parcel of land was formerly a part.

IN WITNESS WHEREOF, the said party of the first part has caused this indenture to be executed by its President and its corporate seal to be attested by its

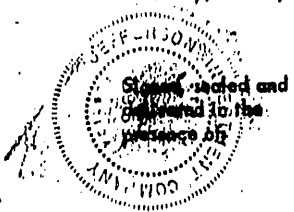
60 MAR 16 PM 3:19



*Co. Comm.  
George*

2.00

Secretary, the day and year first above written.



JEFFERSON INVESTMENT COMPANY

By R. E. Bateman  
Its President

Mildred E. Murphy  
Mera B. Lyon

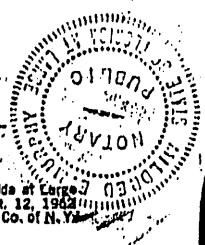
ATTEST:  
Martha Mitchell  
Its Secretary

STATE OF FLORIDA )  
COUNTY OF BROWARD )

I HEREBY CERTIFY, That on this day before me personally appeared R. E. BATEMAN and MARTHA MITCHELL, President and Secretary, respectively, of JEFFERSON INVESTMENT COMPANY, a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance to BROWARD COUNTY, a political subdivision of the State of Florida, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Pompano Beach, in the said County and State, this 3rd day of March, 1960.

Mildred E. Murphy  
Notary Public



My commission expires Public, State of Florida at Large  
My Commission Expires Oct. 12, 1962  
Bonded by American Surety Co. of N.Y.

RECORDED IN OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
FRANK H. MARKS  
CLERK OF CIRCUIT COURT

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60- 29779

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RIGHT-OF-WAY DEED

THIS INDENTURE, Made this 3rd day of March 1960, between HILLSBORO LAND COMPANY, a Florida corporation with principal place of business in Pompano Beach, Broward County, Florida, party of the first part, and BROWARD COUNTY, a political subdivision of the State of Florida, party of the second part;

WITNESSETH:

That the said party of the first part for and in consideration of the sum of One Dollar and other valuable consideration to it in hand paid by the party of the second part, the receipt of which is hereby acknowledged, does hereby sell and convey unto the said party of the second part, and its successors and assigns, all of the following described parcel of land situate, lying and being in Broward County, Florida, more particularly described as follows:

The West 30 feet of Section 32, Township 48 South, Range 42 East, excepting therefrom that portion lying North of the South line of COCONUT CREEK 1ST SECTION, according to the plat of Edgefield 1st Section as recorded in Plat Book 49, at page 31, of the Public Records of Broward County, Florida, and excepting that portion lying within Pompano Canal right-of-way.

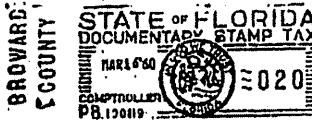
Also the East 30 feet of that part of Section 31, Township 48 South, Range 42 East, lying South of the Easterly extension of the North line of Tract 28, in Block 94, of PALM BEACH FARMS COMPANY PLAT NO. 3 as recorded in Plat Book 2, at pages 45 to 54 inclusive, in the Public Records of Palm Beach County, Florida, excepting therefrom that part lying within Pompano Canal right-of-way.

Said lands containing 2.57 acres, more or less.

TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns, for public road right-of-way uses and other uses incidental thereto; provided, however, that if such uses should ever be discontinued, then the title to the above described lands shall revert to the then owner of the lands of which the above described parcel of land was formerly a part.

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*Co. Comm.  
Engl.*

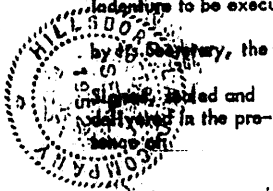


*See*

IN WITNESS WHEREOF, the said party of the first part has caused this

instrument to be executed by its President and its corporate seal to be attested

by its Secretary, the day and year first above written.



HILLSBORO LAND COMPANY

Richard E. Murphy

By R. E. Bateman  
Its President

Mera B. Lyon

ATTEST:  
Martha Mitchell  
Its Secretary

STATE OF FLORIDA )  
COUNTY OF BROWARD )

I HEREBY CERTIFY, That on this day before me personally appeared R. E. BATEMAN AND MARTHA MITCHELL, President and Secretary, respectively, of HILLSBORO LAND COMPANY, a corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance to BROWARD COUNTY, a political subdivision of the State of Florida, and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Pompano Beach, in the said County and State, this 3rd day of March, 1960.

RECORDED IN OFFICIAL RECORDS BOOK  
OF BROWARD COUNTY, FLORIDA  
**FRANK H. MARKS**  
CLERK OF CIRCUIT COURT

Richard E. Murphy  
Notary Public

My commission expires at Large  
My Commission Expires July 12, 1963  
Bonded by American Surety Co. of N.Y.

