

DESCRIPTION OF: BROWARD COUNTY RIGHT OF WAY PARCEL

LEGAL DESCRIPTION:

A PORTION OF TRACT 42, BLOCK 89, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (NOW BROWARD COUNTY, FLORIDA) LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE THE NORTHEAST CORNER OF TRACT 41, BLOCK 89, OF SAID PALM BEACH FARMS CO. PLAT NO.3; THENCE SOUTH 89°37'33" WEST ALONG THE NORTH BOUNDARY OF SAID TRACT 41, A DISTANCE OF 659.08 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°23'55" EAST, A DISTANCE OF 20 FEET, THENCE SOUTH 89°37'33" WEST ALONG A LINE LYING 20.00 FEET SOUTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE NORTH BOUNDARY OF SAID TRACTS 41 AND 42, A DISTANCE OF 659.70 FEET; THENCE NORTH 00°23'55" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°37'33" EAST, ALONG THE NORTH LINE OF SAID TRACTS 41 AND 42, A DISTANCE OF 659.70 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA AND CONTAINING 13,194 SQUARE FEET OR (0.303 ACRES) MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE NORTH BOUNDARY OF TRACTS 41 AND 42, BLOCK 89 PALM BEACH FARM CO. PLAT NO.3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45-54, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAR NORTH 89°37'33" EAST.
2. THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.
3. THIS SKETCH AND DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- Ⓟ BASELINE
- Ⓞ CENTERLINE
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- N.T.S. NOT TO SCALE
- (P) PER PLAT
- P.B. PLAT BOOK
- PG. PAGE
- P.B.C.R. PALM BEACH COUNTY RECORDS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- O.R.B. OFFICIAL RECORDS BOOK
- R/W RIGHT-OF-WAY
- SEC. SECTION

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

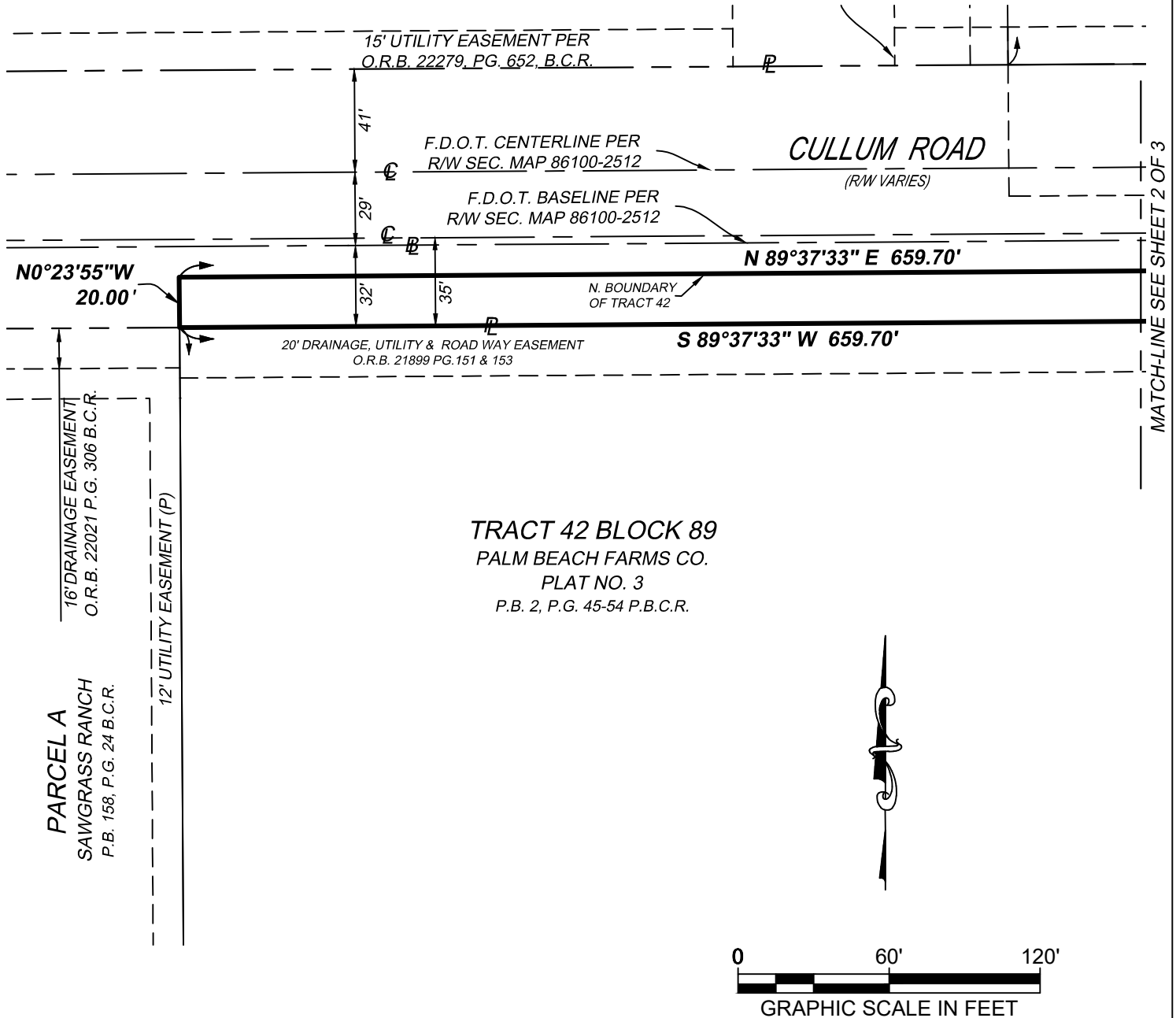
RICHARD G. CRAWFORD JR.
PROFESSIONAL SURVEYOR AND MAPPER NO 5371
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

R:\SURVEY\2008\08-0049-005-05 MAIN ST FDOT SURPLUS ROW\DRAWINGS\08-0049-SD CITY BC.DWG

<p>THIS IS <u>NOT</u> A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.</p> <p>The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>UPDATES and/or REVISIONS</th> <th>DATE</th> <th>BY</th> <th>CK'D</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	UPDATES and/or REVISIONS	DATE	BY	CK'D																	
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<p>CRAVEN • THOMPSON & ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (c) 2023</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>JOB NO.: 08-0049-005</td> <td>SHEET 1 OF 3 SHEETS</td> </tr> <tr> <td>DRAWN BY: M.B.</td> <td>F.B. N/A PG. N/A</td> </tr> <tr> <td>CHECKED BY: R.G.C.</td> <td>DATED: 02-10-23</td> </tr> </table>	JOB NO.: 08-0049-005	SHEET 1 OF 3 SHEETS	DRAWN BY: M.B.	F.B. N/A PG. N/A	CHECKED BY: R.G.C.	DATED: 02-10-23															
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JOB NO.: 08-0049-005	SHEET 3 OF 3 SHEETS
DRAWN BY: M.B.	F.B. N/A PG. N/A
CHECKED BY: R.G.C.	DATED: 02-10-23

521612

OFF. REC. 14 PAGE 599

WARRANTY DEED

THIS INDENTURE Made this 3rd day of August A.D. 1953 between Emilio Vercellino and Irene Vercellino, his wife, County of Dade, State of Florida.

as part 108 of the first part and Broward County, a political subdivision of the State of Florida, as party of the second part.

WITNESSETH: That the parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations paid, receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed and do hereby grant, bargain, sell and convey to the party of the second part, its successors and assigns forever, the following described land, situate, lying and being in the County of Broward, State of Florida, to-wit:



The North 20 feet of Tract 42 in Block 89 of Palm Beach Farms according to the Palm Beach Farms Company's Plat No. 3, recorded in Plat Book 2, at pages 45 to 54, inclusive, of the public records of Palm Beach County, Florida.

And the part 108 of the first part hereby fully warrant the title to said land, and will defend same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, said parties of the first part have hereunto set their hands and seal on the date first above written.

Signed, sealed and delivered in the presence of:

Handwritten signatures of Emilio Vercellino and Irene Vercellino, each followed by a dotted line and the word '(SEAL)'. There are also two additional dotted lines with '(SEAL)' labels below them.

H.C.

Exhibit A

OFF. REC. 14 PAGE 600

(ACKNOWLEDGMENT FORM FOR MARRIED PERSONS)

STATE OF Florida
COUNTY OF Dade

Before me, the undersigned authority, this day personally appeared Emilio Verellen
and Rosa Verellen
his wife, to me well known and known to me to be the individuals described in and who executed the foregoing instrument, and they severally acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 3rd day of August, A. D. 1959

My Commission expires: _____
Notary Public in and for the County and State aforesaid.

(ACKNOWLEDGMENT FORM FOR SINGLE PERSONS)

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, this day personally appeared _____
to me well known and known to me to be the individual described in and who executed the foregoing instrument, and acknowledged before me that _____ executed the same for the purposes therein expressed.

WITNESS my hand and official seal this _____ day of _____, A. D. 19 _____

My Commission expires: _____
Notary Public in and for the County and State aforesaid.

RECORDED IN DEED RECORDS BOOK
WARD _____
TED CAROL,
CLERK OF CIRCUIT COURT

WARRANTY DEED

FROM _____

TO _____

FILED FOR RECORD

in the office of the Clerk of the Circuit Court
for the County of Broward.

State of Florida, on the _____ day of _____, A. D. 19 _____

and recorded in Deed Book _____

Page _____ and the record verified.

Clerk of Circuit Court
County, Florida

Form No. 84-2