

Return to:
Frank J. Gulliano
Highway Construction and
Engineering Division
1 N University Drive, Suite 300
Plantation, FL 33324-2038

This Instrument was prepared by:
Name: **David Cohen, Esq.**
Address: **200 West Forsyth St., Suite 1300**
Jacksonville, FL 32202

All R/W: 04 Exempt
Property appraisers
Parcel Folio I.D.#: 4741 28 01 5290
Grantor s FIN/SS#: 47-1642381
Road: West Hillsboro Blvd

WARRANTY DEED
(COMPANY)

THIS INDENTURE, made this 15th day of October, A.D., 2019, between Parkland School Property LLC, a Florida limited liability company, whose Post Office address is 6457 Sunset Drive, Miami, FL 33143, hereinafter called "SELLER", and Broward County, a body corporate and political subdivision of the State of Florida, whose Post Office address is Broward County Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter called "BUYER". (Wherever used herein the terms "SELLER" and "BUYER" shall indicate both singular and plural, as the context requires).

WITNESSETH: That SELLER, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, conveys, and confirms unto BUYER, its successors and assigns forever, all that certain land situate in Broward County, Florida, described as follows, to-wit:

See Exhibit "A" with accompanying sketch of description attached hereto and made a part hereof.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.


AND SELLER hereby covenants with BUYER that SELLER is lawfully seized of said property in fee simple, that SELLER has good right and lawful authority to sell and convey said property, and SELLER hereby fully warrants the title to said property and will defend same against the lawful claims of all persons whomsoever.

[SIGNATURES BELOW]

IN WITNESS WHEREOF, SELLER has hereunto set ____ hand and seal the date first above written.

Signed, sealed, and delivered
in the presence of

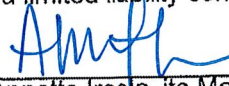
ATTEST:




Signature
Winkley R. Pever

Print Name

Parkland School Property LLC,
a Florida limited liability company

By 

Annette Iraola, its Manager
i day of October, 2019




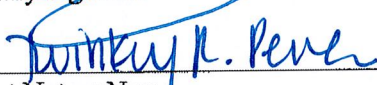
Signature
T. Anaya

Print Name

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing Warranty Deed was acknowledged before me this 9 day of October, 2019, by Annette Iraola, the Manager of Parkland School Property LLC, a Florida limited liability company, on behalf of the company, () who is personally known to me OR () who produced _____ as identification.



Notary Signature


Print Notary Name

NOTARY PUBLIC
State of Florida at Large

My Commission Expires:

DESCRIPTION:

A PORTION OF PARCEL C, DeBUYS PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 180, PAGES 147 THROUGH 167, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 47 SOUTH, RANGE 41 EAST, CITY OF PARKLAND, BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE S.89°36'56"W. ALONG THE SOUTH BOUNDARY OF SAID SECTION 28, A DISTANCE OF 93.01 FEET TO A POINT ON THE WEST LINE OF THE PARCEL DESCRIBED ON WARRANTY DEED RECORDED ON INSTRUMENT 113082138 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THE **POINT OF BEGINNING**; THENCE N.44°11'24"E., A DISTANCE OF 16.84 FEET; THENCE S.89°36'57"W., A DISTANCE OF 370.83 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL C; THENCE ALONG SAID SOUTH LINE OF SAID PARCEL C FOR THE FOLLOWING TWO (2) COURSES; 1) S.83°32'30"E., A DISTANCE OF 100.72 FEET; 2) N.89°36'56"E., A DISTANCE OF 259.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 3,779 SQUARE FEET MORE OR LESS.

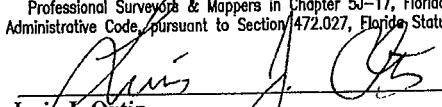

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 28, TOWNSHIP 47 SOUTH, RANGE 41 EAST, BROWARD COUNTY HAVING A BEARING OF S.89°36'56"W.
2. DIMENSIONS SHOWN HEREON ARE PLATTED, AS SHOWN IN THE DeBUYS PLAT, AS RECORDED IN PLAT BOOK 180, PAGE 147, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

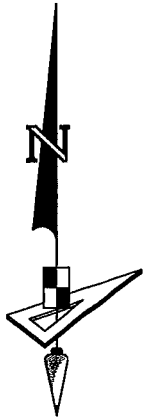
LEGEND

- P.B. ----- Plat Book
- PG. ----- Page
- O.R.B. ----- Official Records Book
- P.O.B. ----- Point of Beginning
- P.O.C. ----- Point of Commencement
- B.C.R. ----- Broward County Public Records
- INSTR. ----- Instrument

**PARKLAND SCHOOL / Right-of-Way Parcel 1
SKETCH AND DESCRIPTION**

REVISIONS				Prepared For: PARKLAND SCHOOL PROPERTY, LLC										
No.	Date	Description	Dwn.	Last Date of SKETCH: 08/06/19										
1	10/03/19	Revise Description	LJO	<p>SURVEYOR'S CERTIFICATE</p> <p>This certifies that a Sketch and Description of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.</p>  <p>Luis J. Ortiz FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS7006</p> <p>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p>										
Sheet No. 01 of 02 Sheets				 <p>GeoPoint Surveying, Inc.</p> <p>4152 W. Blue Heron Blvd. Phone: (561) 444-2720 Suite 105 www.geopointsurvey.com Riviera Beach, FL 33404 Licensed Business Number LB 7768</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Drawn: LJO</td> <td>Date: 08/06/19</td> <td>Data File: S&D PKLD-SCH</td> </tr> <tr> <td>Check: GAR</td> <td>P.C.:</td> <td>Field Book:</td> </tr> <tr> <td colspan="2">Section: 28 Twn. 47 S. Rng. 41 E.</td> <td>Job #: PARKLAND-SCH</td> </tr> </table>		Drawn: LJO	Date: 08/06/19	Data File: S&D PKLD-SCH	Check: GAR	P.C.:	Field Book:	Section: 28 Twn. 47 S. Rng. 41 E.		Job #: PARKLAND-SCH
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Check: GAR	P.C.:	Field Book:												
Section: 28 Twn. 47 S. Rng. 41 E.		Job #: PARKLAND-SCH												

DWG NAME: W:\PARKLAND CHARTER SCHOOL\SURVEY\SKETCH AND DESCRIPTION\IPARKLAND_CHARTER-SKETCH AND DESCRIPTION(R-O-W1)_08-06-19-REV1.DWG PLOTTED BY: LUIS ORTIZ ON: 10/3/2019 1:23 PM LAST SAVED BY: LUISO ON: 10/3/2019



PARCEL C
DeBUYS PLAT
(P.B. 180, PG. 147)

NORTH UNIVERSITY DR.
(P.B. 180, PG. 147)

6' STRIP DEED TO CITY
(INSTR. 113082138 B.C.R.)

SOUTH LINE OF PARCEL C

S89°36'57"W 370.83'

N89°36'56"E 259.00'

S83°32'30"E
100.72'

BEARING BASIS
SOUTH LINE OF SECTION 28,
TOWNSHIP 47 SOUTH,
RANGE 41 EAST
(S89°36'56"W)
(P.B. 180, PG. 147)

P.O.B.

N44°11'24"E
16.84'

S89°36'56"W
93.01'

WEST HILLSBORO BLVD
(120' RIGHT-OF-WAY)
(O.R.B. 34527, PG. 820 B.C.R.)
(P.B. 172, PG. 83)

P.O.C.
SOUTHEAST CORNER
OF SECTION 28,
TOWNSHIP 47 SOUTH,
RANGE 41 EAST

28 27
33 34

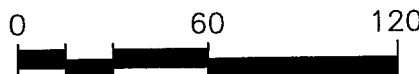
**PARKLAND SCHOOL / Right-of-Way Parcel 1
SKETCH AND DESCRIPTION**



REVISIONS			
No.	Date	Description	Dwn.
1	10/03/19	Revise Description	LJO

Prepared For: PARKLAND SCHOOLPROPERTY, LLC

Last Date of SKETCH: 08/06/19



SCALE: 1" = 60'

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: LJO Date: 08/06/19 Data File: S&D PKLD-SCH

Check: GAR P.C.: Field Book:

Section: 28 Twn. 47 S. Rng. 41 E. Job #: PARKLAND-SCH