

Return to: Timothy Gray
Highway Construction and
Engineering Division
1 N University Drive, Suite 300
Plantation, FL 33324-2038

This Instrument prepared by:
Name: Karyn Sashi
Address: 906 N Dixie Hwy,
and Approved as to form by:
Reno V. Pierre
Assistant County Attorney

All R/W: 04 Exempt
Road: North Dixie Highway
Parcel Folio I.D.# 514210010050

WARRANTY DEED
(MUNICIPALITY)

THIS WARRANTY DEED is made this 21st day of January, 2026, by and between City of Hollywood, Florida, a **municipal corporation of the State of Florida** whose address is 2600 Hollywood Boulevard, Florida 33020, hereinafter called "**Grantor**" and **BROWARD COUNTY, a political subdivision of the State of Florida**, whose address 115 South Andrews Avenue, Room 501, Fort Lauderdale, Florida 33301, hereinafter called "**Grantee**". (Wherever used herein the terms "**Grantor**" and "**Grantee**" shall indicate both singular and plural, as the context requires).

WITNESSETH: That **Grantor**, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, conveys, and confirms unto **Grantee**, its successors and assigns forever, all that certain land situate in Broward County, Florida, described in **EXHIBIT A**, 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.

This Deed is made for the purpose of giving and granting to **Grantee**, its successors and assigns, a right-of-way and easement in and to said lands for public highway, street, and public utility purpose; and is made, executed and delivered with the express understanding and condition that should the same ever be discontinued or abandoned as a public highway or street, the title to the same shall thereupon revert to and revest in the **Grantor** or assigns.


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

IN WITNESS WHEREOF, the undersigned has signed and sealed this Instrument on the respective date under its signature below and certifies that he/she has the authority to execute this Instrument.

WITNESSES:

DocuSigned by:
Elisa Iglesias
9C4040246B042B...
Signature

Elisa Iglesias, Deputy Director
Design and Construction Management
(Print Name)
2600 Hollywood Blvd
Hollywood, FL 33020 DS
(insert address above)

DocuSigned by:
Patricia A. Cerny
784415EE2C0C47E...
Signature


Patricia A. Cerny, MMC, City Clerk
(Print Name)
2600 Hollywood Blvd
Hollywood, FL 33020
(insert address above)

THE CITY OF HOLLYWOOD, a municipal corporation

Signed by:
By: 
E3E5798FD4A34FA...
Mayor

Josh Levy
Print Name

Mayor
Title

21 day of January, 2026

Approve as to Form:

DocuSigned by:
By: Damaris Henlon
F07CB57F2519477... DS KP

Damaris Henlon
City Attorney

(Acknowledgment on the Next Page)

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this 21st day of January, 2026 by JOSH LEVY, MAYOR, on behalf of CITY OF HOLLYWOOD, a municipal corporation of the State of Florida, [] who is personally known to me or [] who has produced _____ as identification.

Notary Public:

(Notary Seal)



KENDRA PARKER
Commission # HH 668707
Expires July 7, 2029

[Handwritten Signature]
Signature

KENDRA PARKER
Print Name

State of Florida
My Commission Expires: 7/7/29
Commission Number: HH 668707



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



EXHIBIT "A"

LEGAL DESCRIPTION: RIGHT-OF-WAY DEDICATION

A PORTION OF LOT 1, BLOCK 2 AND A PORTION OF LOT 6, BLOCK 2, "E.E. WOODSON'S PLAT OF LINCOLN", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 90°00'00" WEST, ALONG THE SOUTH LINE OF SAID LOT 6 AND ALONG THE NORTH RIGHT-OF-WAY LINE OF JOHNSON STREET, 34.00 FEET TO A POINT OF CUSP OF A CIRCULAR TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY ON A LINE LYING 4.00 FEET WEST OF AND PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF N. DIXIE HIGHWAY AND THE EAST LINE OF SAID LOTS 1 AND 6; THENCE NORTH 00°00'00" EAST, ALONG SAID PARALLEL LINE, 140.00 FEET TO A POINT ON A LINE LYING 30.00 NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 1 AND LYING 30.00 NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 6; THENCE NORTH 90°00'00" EAST, ALONG SAID PARALLEL LINE, 4.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 1; THENCE SOUTH 00°00'00" EAST ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG THE EAST LINE OF SAID LOTS 1 AND 6, 170.00 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING 873 SQUARE FEET (0.020 ACRES), MORE OR LESS.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND WITH A REFERENCE BEARING OF N90°00'00"E ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 10, TOWNSHIP 51 SOUTH, RANGE 42 EAST.
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS UNLESS NOTED OTHERWISE.

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CLIENT: STATE CONTRACTING & ENGINEERING CORP.

SCALE: N/A

DRAWN: M.M.M.

ORDER NO.: 73416; 75174A

DATE: 10/23/24; REV. 12/4/24; 12/11/25

RIGHT-OF-WAY DEDICATION

HOLLYWOOD, BROWARD COUNTY, FLORIDA

FOR: 906 N. DIXIE HIGHWAY

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

Digitally signed by Michael M Mossey

Date: 2025.12.11 14:14:31 -05'00'

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA

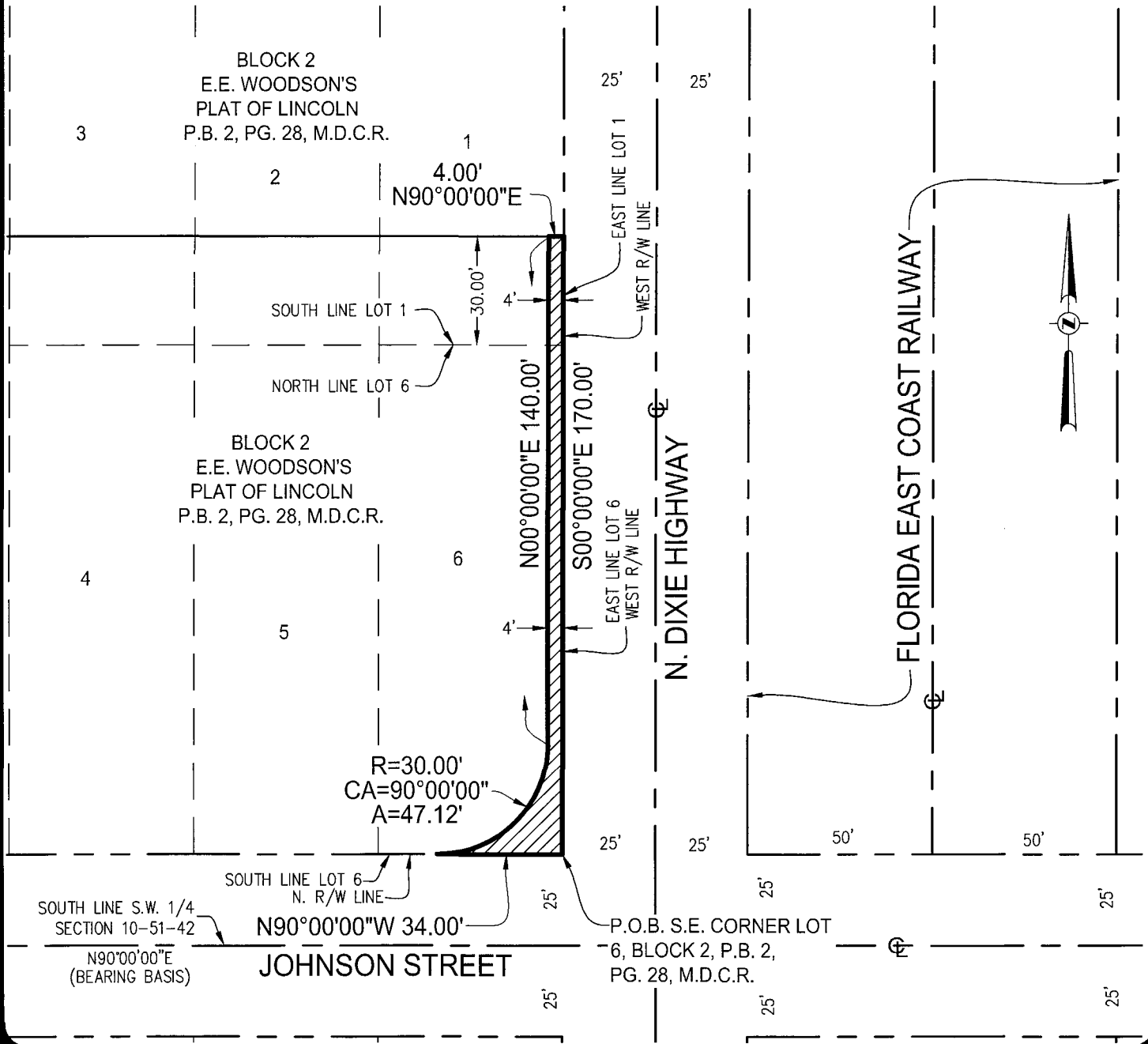


SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



EXHIBIT "A"



CLIENT: STATE CONTRACTING & ENGINEERING CORP.
SCALE: 1"=40' DRAWN: M.M.M.
ORDER NO.: 73416; 75174A
DATE: 10/23/24; REV. 12/4/24; 12/11/25
RIGHT-OF-WAY DEDICATION
HOLLYWOOD, BROWARD COUNTY, FLORIDA
FOR: 906 N. DIXIE HIGHWAY

SHEET 2 OF 2 THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND & ABBREVIATIONS:
 ☉ CENTERLINE
 A ARC LENGTH
 CA CENTRAL ANGLE
 M.D.C.R. MIAMI-DADE COUNTY RECORDS
 P.O.B. POINT OF BEGINNING
 R RADIUS
 R/W RIGHT-OF-WAY
 10-51-42 SECTION 10, TOWNSHIP 51 SOUTH, RANGE 42 EAST

Broward County Engineering Division
Right of Way Section
1 North University Drive, Suite 3008
Plantation, FL 33324-2038

- PD-2024-06
- Right of way approved - Public RW
- Right of way approved - Private Road

By: Jorge Sobrino Date: 12/18/25
Sánchez