

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

This Instrument prepared by:
Andrew J. Schein, Esq.
699 N. Federal Highway, Suite 400
Fort Lauderdale, FL 33304
and Approved as to form by:
Reno V. Pierre
Assistant County Attorney
115 S. Andrews Ave, Rm 423
Fort Lauderdale, FL 33301

All R/W: 04 Exempt
Road: North Andrews Avenue
Parcel Folio I.D.# 504203021130

WARRANTY DEED
(CORPORATE)

THIS WARRANTY DEED, made this 26TH day of JUNE, 2025 by and between Fat Village Project LLC, a Delaware limited liability company, whose post office address is 845 Texas Avenue, Suite 3300, Houston, TX 77002, hereinafter called "**Grantor**", and **BROWARD COUNTY**, a **political subdivision of the State of Florida**, whose address is Broward County Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter called "**Grantee**". Grantor and Grantee are hereinafter referred to collectively as the "Parties," and individually referred to as a "Party."

WITNESSETH: That **Grantor**, 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 **Grantee**, its successors and assigns forever, all that certain land situated 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. This conveyance is subject to all matters and limitations of record and taxes for year 2025 and subsequent years.

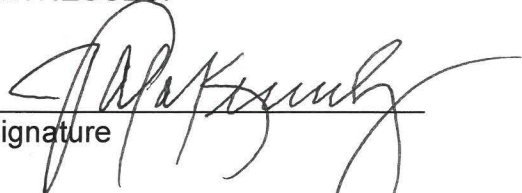
TO HAVE AND TO HOLD THE SAME IN FEE SIMPLE FOREVER.

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, Grantor has executed this Instrument as of the date first above written and certifies that Grantor has the authority to execute this Instrument.

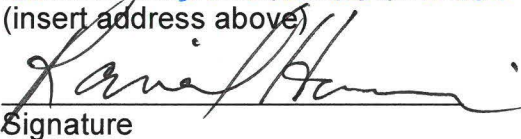
GRANTOR

WITNESSES:


Signature

ALAN KENNEDY
(Print Name)

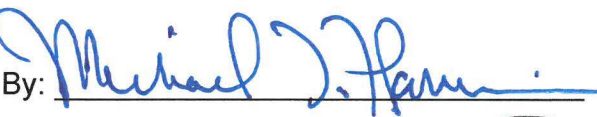
303 17TH ST. NW SUITE 100 ATLANTA, GEORGIA 30363
(insert address above)


Signature

RAINEL HARRISON
(Print Name)

383 17TH ST. NW SUITE 100 ATLANTA, GEORGIA 30363
(insert address above)

Fat Village Project LLC, a Delaware limited liability company

By: 

Michael Harrison
Print Name



Senior Managing Director
Title

26TH day of JUNE, 20 25

(Acknowledgment on the Next Page)

ACKNOWLEDGMENT

STATE OF ~~FLORIDA~~ GEORGIA
COUNTY OF ~~BROWARD~~ PULTON

The foregoing instrument was acknowledged before me, by means of physical presence or
 online notarization, this 26TH day of JUNE, 2025 by Michael Harrison, the Senior
Managing Director of Fat Village Project LLC on behalf of Fat Village Project LLC, a Delaware
limited liability company, who is personally known to me or who has produced
_____ as identification

(Notary Seal)



Notary Public:
Trisha J. Loback
Signature
TRISHA J. LOBACK
Print Name

State of Florida GEORGIA
My Commission Expires: 7/5/2029
Commission Number: N/A

REF: Approved BCC _____ Item No: _____



CONTROL POINT ASSOCIATES, FL, LLC.
LB #8137

TRADITIONAL METHODS / MODERN APPROACHES
1901 W. CYPRESS CREEK ROAD #501, FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611 * EMAIL: DDONAHOE@CPASURVEY.COM

SKETCH AND DESCRIPTION
NORTH ANDREWS AVENUE
RIGHT-OF-WAY DEDICATION
BETWEEN N.W. 5TH & 6TH STREETS
SHEET 1 OF 2 SHEETS

LEGAL DESCRIPTION:

A portion of Lots 1 to 26 (inclusive), Block 7, AMENDED PLAT OF BLOCKS 2, 3, 4, 5, 6, 7, 8, 25, 26, 27, 28, 29, 30, 31, 32 AND 33 OF NORTH LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, Page 182, of the public records of Miami-Dade County, Florida more fully described as follows:

Commencing at the Southwest corner of said Lot 26; thence North 90°00'00" East, on the South line of said Lot 26, a distance a distance of 73.50 feet to the Point of Beginning; thence continuing North 90°00'00" East, on said South line, a distance of 39.00 feet; thence North 00°00'00" East, on the existing right-of-way line of North Andrews Avenue, being a line 15.00 feet West of and parallel with the East line of Lots 26 to 2, of said Block 7, a distance of 608.50 feet to a point of curve; thence Northerly and Westerly on said curve to the left, with a radius of 25.00 feet, a central angle of 90°01'00", an arc distance of 39.28 feet to a point of tangency; thence South 89°59'00" West, on the South right-of-way line of N.W. 6th Street, being a line 35.00 feet South of and parallel with the North line of the South one-half (S 1/2) of Section 3, Township 50 South, Range 42 East, a distance of 14.00 feet; thence South 45°00'30" East, a distance of 42.43 feet; thence South 00°00'00" East, on a line 9.00 feet West of and parallel with the said existing West right-of-way line of North Andrews Avenue, a distance of 573.50 feet; thence South 45°00'00" West, a distance of 42.43 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 6,468 square feet or 0.1485 acres more or less.

James
McLaughlin
Jr.

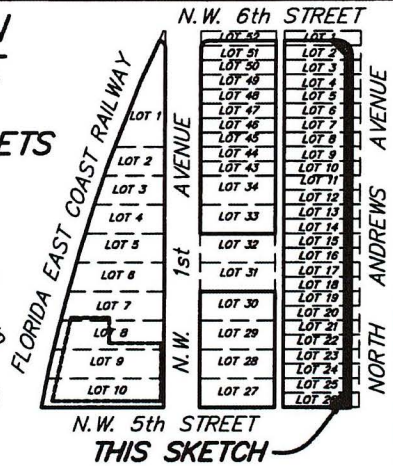
Digitally signed by James
McLaughlin Jr.
DN: c=US, o=CONTROL POINT
ASSOCIATES FL,
dnQualifier=A01410D0000019
0E463B7BC0002778F,
cn=James McLaughlin Jr.
Date: 2024.12.12 12:37:41
-05'00'

CERTIFICATION

Certified Correct. Dated at
Fort Lauderdale, Florida this
12th day of December, 2024.

CONTROL POINT ASSOCIATES FL, LLC.

James M. McLaughlin Jr.
JAMES M. McLAUGHLIN JR.
Registered Land Surveyor No. LS4497
State of Florida.



THIS SKETCH
SITE LAYOUT
NOT TO SCALE

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by Control Point Associates, FL, LLC.
- 2) Legal description prepared by Control Point Associates, FL, LLC.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the East line of Block 7, as North 00°00'00" East.

FIELD BOOK NO. _____

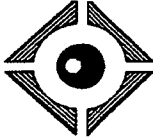
DRAWN BY: JMMjr

JOB ORDER NO. 15-230374-01 (SKETCH)

CHECKED BY: _____

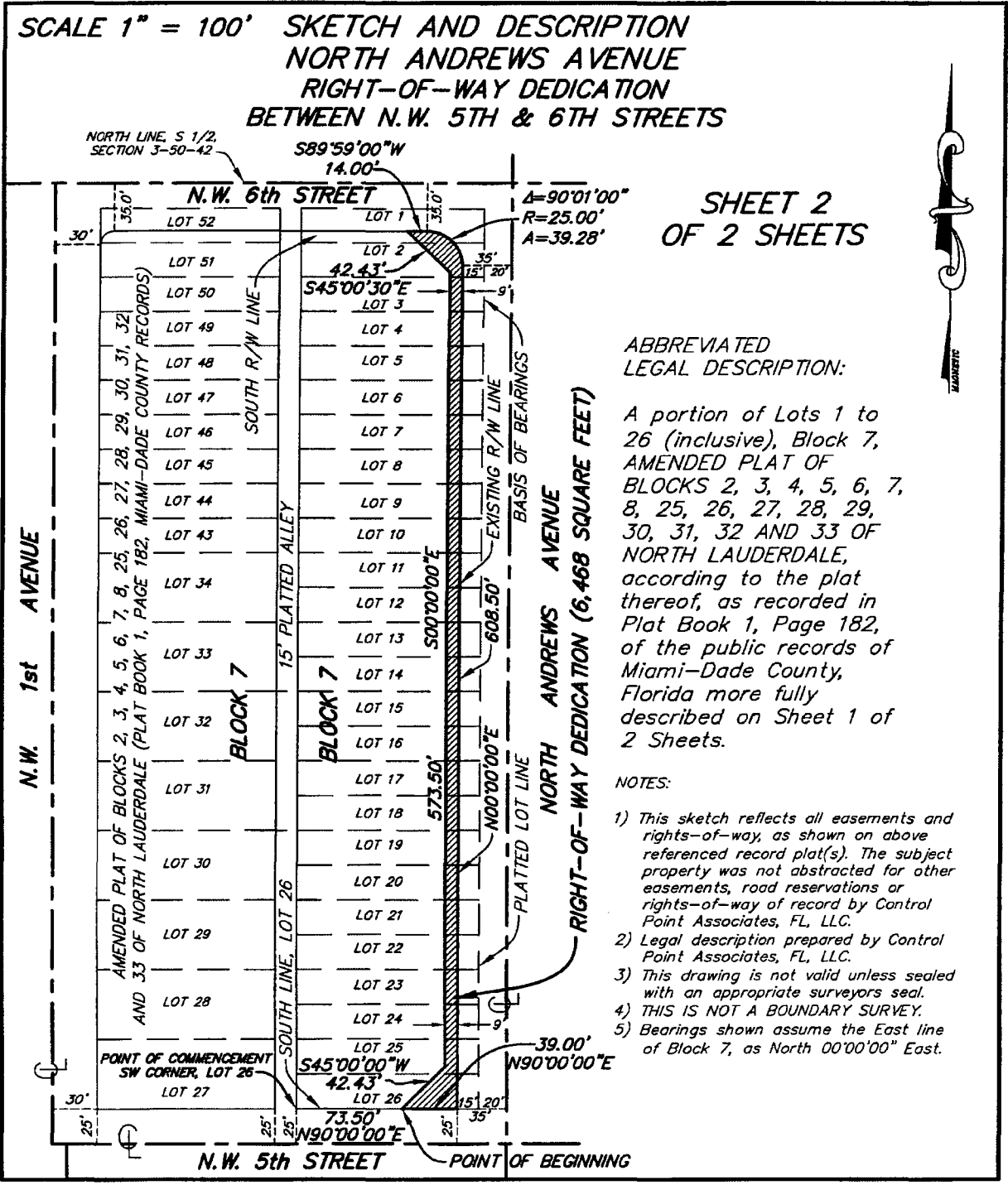
REF. DWG.: 19-3-022

C: \JMMjr\2024\15-230374-01 (SKETCH)



CONTROL POINT ASSOCIATES, FL, LLC.
LB #8137

TRADITIONAL METHODS / MODERN APPROACHES
1901 W. CYPRESS CREEK ROAD #501, FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611 * EMAIL: DDONAHOE@CPASURVEY.COM



FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. 15-230374-01 (SKETCH)

CHECKED BY: _____

REF. DWG.: 19-3-022

C: \JMMjr/2024/15-230374-01 (SKETCH)

Broward County Engineering Division
Right of Way Section
1 North University Drive, Suite 300B
Plantation, FL 33324-2038

- PD-2024-07
- Right of way approved - Public RAW
 - Right of way approved - Private Road

By: Jorge Sobrino Date: 12/12/24
Sanchez