

RESOLUTION NO. 2020-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, ACCEPTING A WARRANTY DEED FROM PARKLAND SCHOOL PROPERTY LLC, FOR PROPERTY LOCATED IN THE CITY OF PARKLAND, FLORIDA; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Parkland School Property LLC, a Florida limited liability company, is the owner of certain real property located in the City of Parkland, Florida ("Property"), which Property is more particularly described in the legal description and sketch made subject to the Warranty Deed, which is attached hereto and made a part hereof as Exhibit 1 ("Warranty Deed");

WHEREAS, Parkland School Property LLC is willing to grant the Warranty Deed to Broward County, Florida ("County"), in accordance with the terms of the attached Warranty Deed; and

WHEREAS, the Board of County Commissioners of Broward County, Florida ("Board"), has determined that acceptance of the Warranty Deed serves a public purpose and is in the best interest of the County, NOW, THEREFORE,

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

Section 1. The recitals set forth in the preamble to this Resolution are true, accurate, and incorporated by reference herein as though set forth in full hereunder.

Section 2. The Board hereby accepts the Warranty Deed attached as Exhibit 1.



Exhibit 1

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 appraiser s  
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]**



**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:**

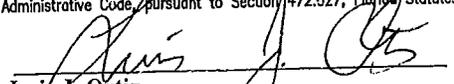
1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 28, TOWNSHIP 47 SOUTH, RANGE 41 EAST, BROWARD COUNTY HAVING A BEARING OF S.89°36'56"W.
2. DIMENSIONS SHOWN HEREON ARE PLATTED, AS SHOWN IN THE DeBUYS PLAT, AS RECORDED IN PLAT BOOK 180, PAGE 147, OF THE PUBLIC RECORDS OF BROWARD COUNTY,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

**LEGEND**

- P.B. ----- Plat Book  
 P.G. ----- 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**



<b>REVISIONS</b>				Prepared For: PARKLAND SCHOOLPROPERTY, LLC	
No.	Date	Description	Dwn.	<b>Last Date of SKETCH:</b> 08/06/19	
1	10/03/19	Revise Description	LJO	<b>SURVEYOR'S CERTIFICATE</b> 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.  <b>Luis J. Ortiz</b> FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. <b>LS7006</b>	
Sheet No. 01 of 02 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER 4152 W. Blue Heron Blvd. Suite 105 Riviera Beach, FL 33404 Phone: (561) 444-2720 www.geopointsurvey.com 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	

DWG NAME: W:\PARKLAND CHARTER SCHOOLS\SURVEYS\SKETCH AND DESCRIPTION\PARKLAND\_CHARTER-SKETCH AND DESCRIPTION(R-O-W)\_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)

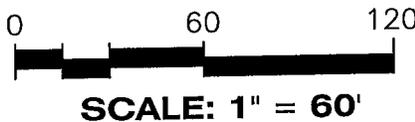
P.O.C.  
SOUTHEAST CORNER  
OF SECTION 28,  
TOWNSHIP 47 SOUTH,  
RANGE 41 EAST

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 SCHOOL PROPERTY, LLC**  
**Last Date of SKETCH: 08/06/19**



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