

Return recorded copy to:  
Broward County Facilities Management Division  
Real Property Section  
115 South Andrews Avenue, Room 501  
Fort Lauderdale, FL 33301

This document prepared by  
and approved as to form by:  
Christina A. Blythe  
Broward County Attorney's Office  
115 South Andrews Avenue, Room 423  
Fort Lauderdale, FL 33301

Folio: 5041-0901-0014

**QUITCLAIM DEED**

(Pursuant to Section 125.411 and Section 125.38, Florida Statutes)

THIS QUITCLAIM DEED, made this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by **BROWARD COUNTY, a political subdivision of the State of Florida** ("Grantor"), whose address is 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, and the **City of Plantation, a Florida municipal corporation** ("Grantee"), whose address is 400 NW 73<sup>rd</sup> Avenue, Plantation, Florida 33317.

(The terms "Grantor" and "Grantee" as used herein shall refer to the respective parties, and the heirs, personal representatives, successors, and assigns of such parties.)

**W I T N E S S E T H:**

That Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim unto Grantee, its successors and assigns, forever, all of Grantor's rights, title, and interest, if any, in and to the following described lands, lying and being in Broward County, Florida, ("Property") to wit:

**SEE ATTACHED EXHIBIT "A"**

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behalf of the said Grantee forever.

**THIS CONVEYANCE IS SUBJECT TO** all zoning rules, regulations, and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property conveyed herein; existing public purpose utility and government easements and rights of way and other matters of record; and real estate taxes for this year 2020 and all subsequent years.

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice-Mayor of said Board, the day and year aforesaid.

GRANTOR

ATTEST:

BROWARD COUNTY, by and through  
its Board of County Commissioners

\_\_\_\_\_  
Broward County Administrator, as  
ex officio Clerk of the Broward County  
Board of County Commissioners

By: \_\_\_\_\_  
Mayor

\_\_\_\_ day of \_\_\_\_\_, 2020

Approved as to form by  
Andrew J. Meyers  
Broward County Attorney  
Governmental Center, Suite 423  
115 South Andrews Avenue  
Fort Lauderdale, Florida 33301  
Telephone: (954) 357-7600  
Telecopier: (954) 357-7641

By: Christina A. Blythe Digitally signed by Christina A. Blythe  
Date: 2020.09.03 16:18:31 -04'00'  
Christina A. Blythe (Date)  
Assistant County Attorney

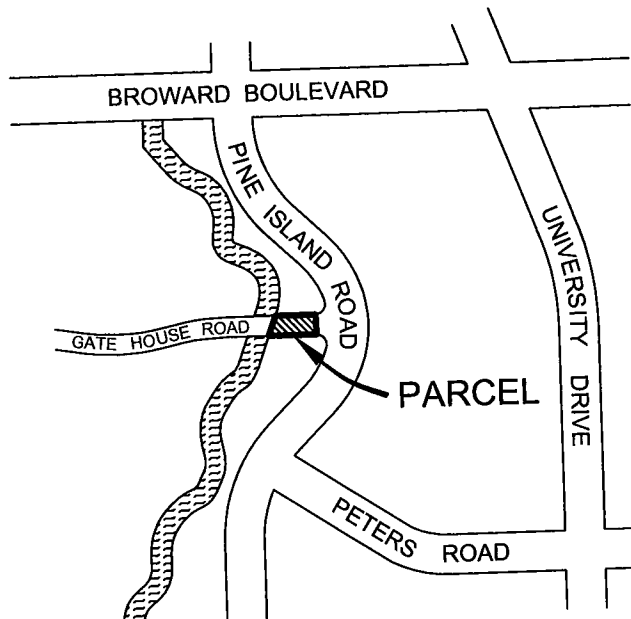
By: Annika E. Ashton Digitally signed by Annika E. Ashton  
Date: 2020.09.03 16:18:53 -04'00'  
Annika E. Ashton (Date)  
Deputy County Attorney

REF: Approved BCC \_\_\_\_\_ Item No: \_\_\_\_\_  
Return to BC Real Property Section

# EXHIBIT "A"

SHEET 1 OF 3

SECTION 9, TOWNSHIP 50 SOUTH, RANGE 41 EAST



LOCATION MAP  
BROWARD COUNTY, FLORIDA  
NOT TO SCALE

## SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION CONSISTING OF SHEETS ONE THROUGH THREE IS TRUE, CORRECT AND COMPLETED ON 08-25-20 AND IS DONE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

*Frank J. Guiliano*  
FRANK J. GUILIANO

PROFESSIONAL SURVEYOR & MAPPER NO. 5768  
NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

## NOTE:

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF "JACARANDA AREA 933", AS RECORDED IN PLAT BOOK 97, PAGE 47, BROWARD COUNTY RECORDS; HAVING A BEARING OF S 88°36'00" E.
- 2) UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED.
- 3) DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
- 4) REFERENCED INSTRUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS INDICATED OTHERWISE.

## THIS IS NOT A SURVEY,

but only a graphic depiction of the description shown hereon or attached hereto. There are no monuments set in connection with the preparation of the information shown hereon. Broward County makes no representation or guarantees as to the information shown hereon pertaining to easements, rights-of-ways, setback lines, reservations agreements, etc., nor is it the intent of this instrument to reflect all such matters. Such information should be obtained and confirmed by others through appropriate title verification.

## LEGEND:

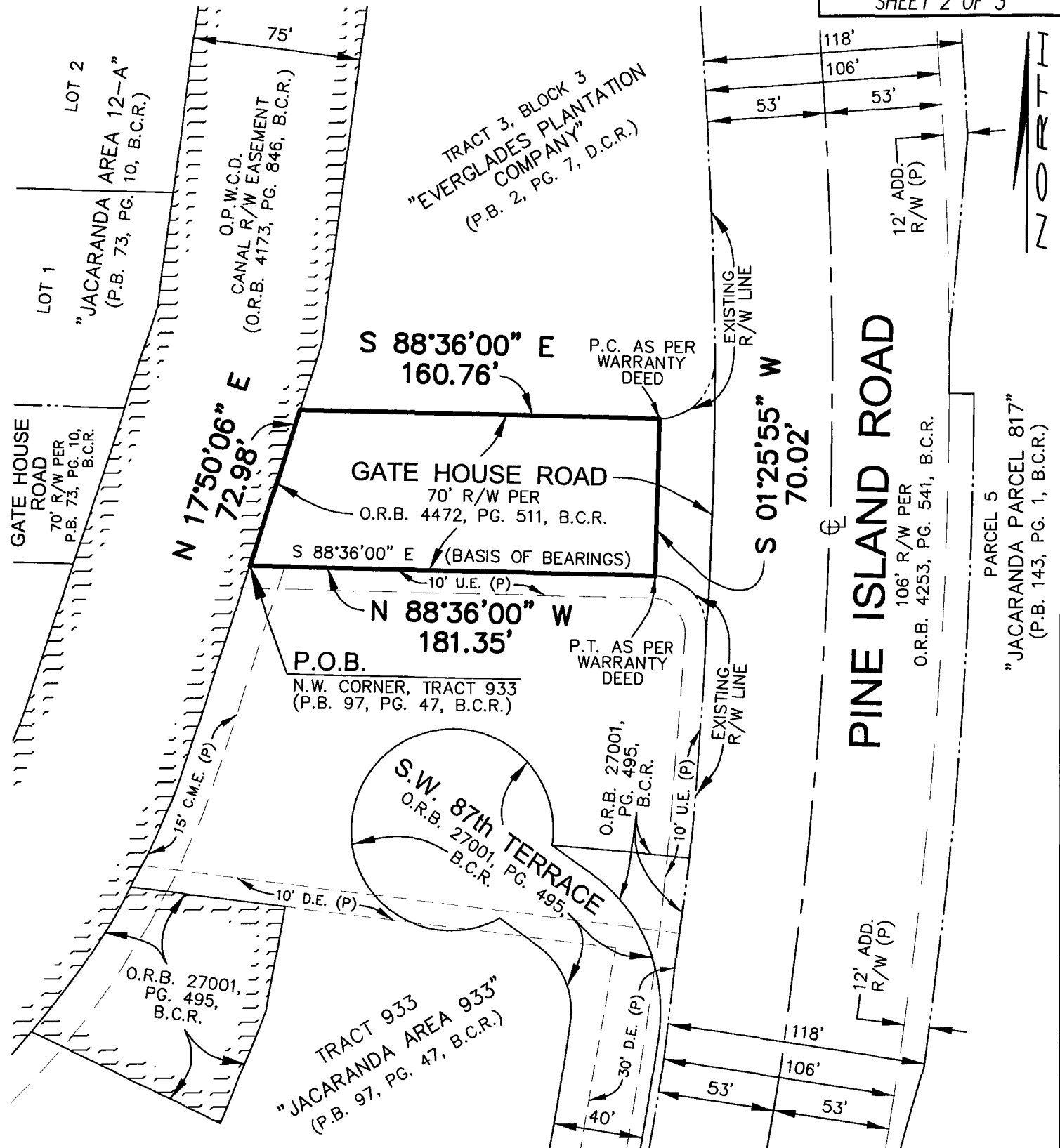
B.C.R. = BROWARD COUNTY RECORDS  
C. = CENTERLINE  
C.M.E. = CANAL MAINTENANCE EASEMENT  
D.C.R. = DADE COUNTY RECORDS  
D.E. = DRAINAGE EASEMENT  
O.P.W.C.D. = OLD PLANTATION  
WATER CONTROL DISTRICT

O.R.B. = OFFICIAL RECORDS BOOK  
(P) = PLAT  
P.B. = PLAT BOOK  
P.C. = POINT OF CURVATURE  
PG. = PAGE  
P.T. = POINT OF TANGENCY  
P.O.B. = POINT OF BEGINNING  
R/W = RIGHT-OF-WAY  
U.E. = UTILITY EASEMENT

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| Scale:       | Drawn By: | Date:    | Checked By: | Date:    | File Location:                                       |
| Not To Scale | JSH       | 08-25-20 | F. Guiliano | 08-25-20 | E:\RW\ROW\Parcel Sketches\Gate House Road Parcel.dwg |

**BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION**



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| 1" = 60' | JSH       | 08-25-20 | F. Guiliano | 08-25-20 | E:\RW\ROW\Parcel Sketches\Gate House Road Parcel.dwg |

LEGAL DESCRIPTION:

THAT PORTION OF GATE HOUSE ROAD, A RIGHT-OF-WAY MEASURING 70 FEET WIDE, ACCORDING TO A WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4472, PAGE 511, BROWARD COUNTY RECORDS, FLORIDA, WITHIN SECTION 9, TOWNSHIP 50 SOUTH, RANGE 41 EAST; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT 933 OF JACARANDA AREA 933, AS RECORDED IN PLAT BOOK 97, PAGE 37 OF SAID BROWARD COUNTY RECORDS; THENCE N 17°50'06" E ALONG THE WEST LINE OF SAID GATE HOUSE ROAD ACCORDING TO SAID WARRANTY DEED, FOR A DISTANCE OF 72.98 FEET; THENCE S 88°36'00" E ALONG THE NORTH LINE OF SAID GATE HOUSE ROAD, FOR A DISTANCE OF 160.76 FEET TO A POINT OF CURVATURE AS REFERENCED IN SAID WARRANTY DEED; THENCE S 01°25'55" W, FOR A DISTANCE OF 70.02 FEET TO A POINT OF TANGENCY OF A CURVE ON THE SOUTH LINE OF SAID GATE HOUSE ROAD AS REFERENCED IN SAID WARRANTY DEED; THENCE N 88°36'00" W ALONG SAID SOUTH LINE OF SAID GATE HOUSE ROAD, FOR A DISTANCE OF 181.35 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING, AND BEING IN THE CITY OF PLANTATION, BROWARD COUNTY, FLORIDA, AND CONTAINING 11,984 SQUARE FEET, MORE OR LESS.

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| Not To Scale | JSH       | 08-25-20 | F. Guiliano | 08-25-20 | E:\RW\ROW\Parcel Sketches\Gate House Road Parcel.dwg |