

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

This instrument was prepared by:  
Kenneth R. Florio  
4121 La Playa Blvd.  
Coconut Grove, Florida 33133

All R/W: 04 Exempt  
Grantor's EIN: 84-2856593  
Road: \_\_\_\_\_

**WARRANTY DEED**

**THIS INDENTURE**, made this 13 day of January 2021, between CE Tamarac, LLC, a Florida limited liability company, whose post office address is 2801 SW 31<sup>st</sup> Avenue, Suite 2B, Coconut Grove, Florida 33133 ("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 ("BUYER").

**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.

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

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# EXHIBIT A

EXHIBIT A  
SKETCH OF DESCRIPTION FOR PROPOSED RIGHT OF WAY DEDICATION  
A PORTION OF PARCEL A and B  
COLONY WEST SHOPPING PLAZA, PLAT BOOK 84 PAGE 25 BCR  
FOR MCNAB ROAD RIGHT OF WAY DEDICATION

A portion of Parcel "A" and "B", of the COLONY WEST SHOPPING PLAZA, according to the Plat thereof as recorded in Plat Book 84, Page 25, of the Public Records of Broward County, Florida more particularly described as follows:

Beginning at the Southeast corner of said Parcel "A"; thence North 89° 01' 50" West on the South Line of Parcel "A" a distance of 150.64 feet, said line being South Line of the Colony West Shopping Plaza per Plat Book 84 Page 25, BCR;

Thence along the Northeasterly line of lands described on Official Records Book 28857 page 1683, BCR on a bearing of North 44° 35' 38" West, a distance of 35.00 feet to a point on the west line of said Parcel "A";

Thence North 00° 10' 05" West along the west line of said Parcel "A" a distance of 23.80 feet;

Thence South 44° 36' 08" East a distance of 49.00 feet;

Thence South 89° 01' 50" East a distance of 150.00 feet;

Thence South 75° 31' 42" East a distance of 12.86 feet;

Thence North 89° 02' 04" West a distance of 21.40 feet;

Thence South 00° 58' 10" West a distance of 11.00 feet to the Point of Beginning.

Said lands situate in the City of Tamarac, Broward County, Florida and containing 2,788 Square Feet, more or less.

TOGETHER WITH THE FOLLOWING:

Beginning at the Southeast corner of said Parcel "B";

Thence North 89° 01' 50" West on the South Line of said Parcel "B" said line being the South Line of Colony West Shopping Plaza per Plat Book 84 Page 25, BCR a distance of 545.77 feet;

Thence North 01° 00' 20" East, a distance of 2.00 feet;

Thence South 89° 01' 50" East on a line 2.00 feet North of an parallel with the South Line of said Parcel "B" a distance of 545.77 feet to the East line of said Parcel "B";

Thence South 00° 58' 10" West a distance of 2.00 feet to the Point of Beginning.

Said lands situate in the City of Tamarac, Broward County, Florida and containing 1,090.5 Square Feet more or less.

Bearings are based on Plat Book 84 Page 25 BCR, Colony West Shopping Plaza.. this is not a survey, descriptions provide a closed figure.

DATE: 01/17/2020

FOR THE FIRM, BY:

MICHAEL D. SARVER 6-17-2020

PROFESSIONAL SURVEYOR AND MAPPER

FLORIDA REGISTRATION NO. 4174

SHEET 1 OF 4 SHEETS

PROJECT NO: 1138				
REVISE PER COUNTY COMMENTS	MDS	6-16-20		
REVISE PER COUNTY COMMENTS	MDS	6-4-20		
REVISE PER COUNTY COMMENTS	MDS	6-2-20		
REVISIONS	DWN	DATE	FB/PG	CHKD

**SHAH DROTOS & ASSOCIATES**

ENGINEERING  
SURVEYING  
PLANNING

CERTIFICATE OF AUTHORIZATION NO. LB 6456  
3410 N. Andrews Avenue Ext. • Pompano Beach, Fl. 33064  
PH: 954-943-0433 • FAX: 954-783-4754



SKETCH OF DESCRIPTION FOR PROPOSED RIGHT OF WAY DEDICATION  
A PORTION OF PARCEL A and B  
COLONY WEST SHOPPING PLAZA, PLAT BOOK 84 PAGE 25 BCR



SCALE: 1"=50'

PLAT  
ON PLAT

MATCH SHEET 2 OF 4

MATCH SHEET 4 OF 4

WEST LINE  
PARCEL "B"  
**PARCEL "B"**  
P.B. 84 PG 25 BCR

**PARCEL "B"**  
P.B. 84 PG 25 BCR

SOUTH LINE  
PARCEL "B"  
NORTH RIGHT OF  
WAY LINE  
McNAB ROAD

PROPOSED  
DEDICATION

S75°31'42"E  
12.86'

S89°01'50"E  
545.77'

LESS-OUT ORB 42531 PG 693

N89°02'04"W  
21.39'  
S00°58'10"W  
11.00'

N01°00'20"E  
2.00'

SOUTH LINE  
PARCEL "B"  
SOUTH LINE  
PB.84 PG. 25 BCR

N89°01'50"W  
545.77'

PLAT LIMITS  
SOUTH LINE PARCEL "B"

CENTERLINE

**McNAB ROAD**

LEGEND:  
BCR=BROWARD COUNTY RECORDS  
D = DESCRIPTION  
P = PLAT BEARING  
PB = PLAT BOOK  
PG = PAGE  
ORB = OFFICIAL RECORD BOOK  
RW = RIGHT OF WAY

DATE: 01/17/2020

SHEET 3 OF 4 SHEETS

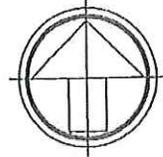
PROJECT NO: 1138				
REVISE PER COUNTY COMMENTS	MDS	6-16-20		
REVISE PER COUNTY COMMENTS	MDS	6-4-20		
REVISE PER COUNTY COMMENTS	MDS	6-2-20		
REVISIONS	DWN	DATE	FB/PG	CHKD

**SIDA SHAH DROTOS**

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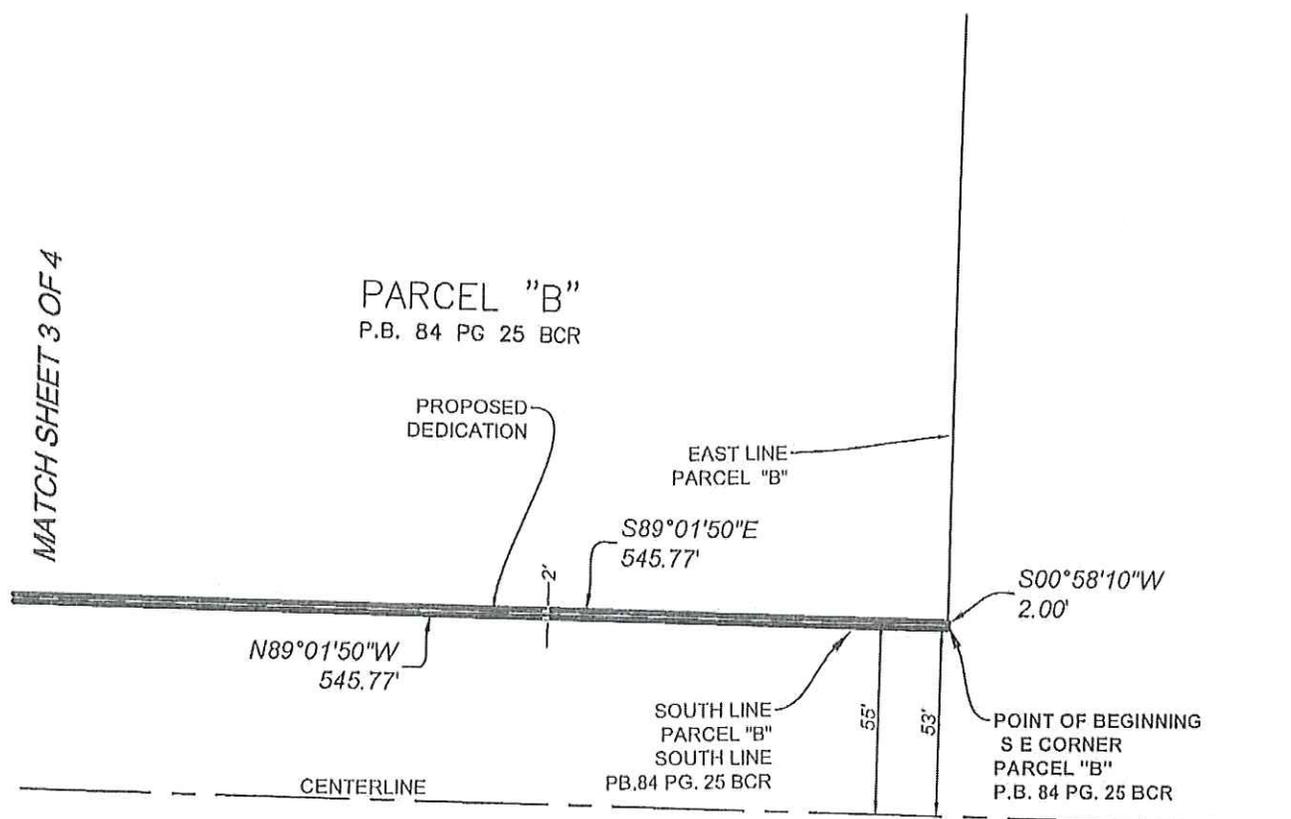
SKETCH OF DESCRIPTION FOR PROPOSED RIGHT OF WAY DEDICATION *NORTH*  
A PORTION OF PARCEL A and B  
COLONY WEST SHOPPING PLAZA, PLAT BOOK 84 PAGE 25 BCR



SCALE: 1"=50'

MATCH SHEET 3 OF 4

PARCEL "B"  
P.B. 84 PG 25 BCR



**McNAB ROAD**  
LEGEND:  
BCR=BROWARD COUNTY RECORDS  
D = DESCRIPTION  
P = PLAT BEARING  
PB = PLAT BOOK  
PG = PAGE  
ORB = OFFICIAL RECORD BOOK  
RW = RIGHT OF WAY

DATE: 01/17/2020

SHEET 4 OF 4 SHEETS

PROJECT NO: 113B				
REVISE PER COUNTY COMMENTS	MDS	6-16-20		
REVISE PER COUNTY COMMENTS	MDS	6-4-20		
REVISE PER COUNTY COMMENTS	MDS	6-2-20		
REVISIONS	DWN	DATE	FB/PG	CHKD

**SIDA SHAH DROTOS & ASSOCIATES**  
ENGINEERING SURVEYING PLANNING  
CERTIFICATE OF AUTHORIZATION NO. LB 6456  
3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064  
PH: 954-043-0433 • FAX: 954-703-4754

X:\CADD\SURV\113B-TAMARAC\113B-COLONY WEST SHOPPING PLAZA\113B-BR-BNDY\_STATE\_PL\_SURV\McNAB.dwg, 6/17/2020 12:03:04 PM