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RESOLUTION NO. 2021-

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

WHEREAS, CE Tamarac, LLC, a Florida limited liability company, is the owner of certain real property located in the City of Tamarac, 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 Attachment 1 (“Warranty Deed”);

WHEREAS, CE Tamarac, LLC, is willing to grant the Warranty Deed to Broward County, Florida (“County”), in accordance with the terms of the Warranty Deed;

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 Attachment 1.

1 Section 3. The Warranty Deed shall be properly recorded in the Official Records
2 of Broward County, Florida.

3 Section 4. Severability.

4 If any portion of this Resolution is determined by any court to be invalid, the invalid
5 portion will be stricken, and such striking will not affect the validity of the remainder of this
6 Resolution. If any court determines that this Resolution, in whole or in part, cannot be
7 legally applied to any individual, group, entity, property, or circumstance, such
8 determination will not affect the applicability of this Resolution to any other individual,
9 group, entity, property, or circumstance.

10 Section 5. Effective Date.

11 This Resolution is effective upon adoption.

12

13 ADOPTED this day of , 2021.

14

15 Approved as to form and legal sufficiency:
16 Andrew J. Meyers, County Attorney

17 By: /s/ Claudia Capdesuner 04/07/2021
18 Claudia Capdesuner (date)
19 Assistant County Attorney

20 By: /s/ Annika E. Ashton 04/07/2021
21 Annika E. Ashton (date)
22 Deputy County Attorney

23 CC/mdw
04/08/2021
Warranty Deed from CE Tamarac, LLC
24 #556385v3

Attachment 1

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 31st 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.

[intentionally blank]

Signed, sealed and delivered in our presence:

CE Tamarac, LLC, a Florida limited liability company


Print Name: Jay Jacobson

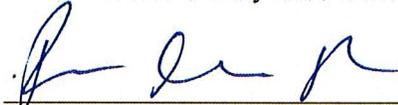
By: 
Jay Massirman, Authorized Signatory


Print Name: Joanna Cabrera

STATE OF FLORIDA)
) ss.
COUNTY OF MIAMI-DADE)

I HEREBY ACKNOWLEDGE that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was sworn to and acknowledged before me in my physical presence and not be online notarization by Jay Massirman, as Authorized Signatory for CE Tamarac, LLC, a Florida limited liability company, on behalf of said company, who is personally known to me.

WITNESS my hand official seal in the County and State last aforesaid this 13 day of January 2021.


Notary
Ana Milena Pareja
Typed, printed or stamped name Notary Public
My Commission Expires

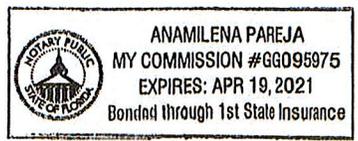


EXHIBIT A

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
MICHAEL D. SARVER 6-17-2020

PROFESSIONAL SURVEYOR AND MAPPER

FLORIDA REGISTRATION NO. 4174

SHEET 1 OF 4 SHEETS

PROJECT NO: 1130				
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

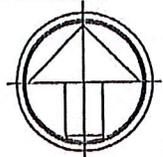
SIDVA SHAH DROTOS & ASSOCIATES

ENGINEERING
SURVEYING
PLANNING

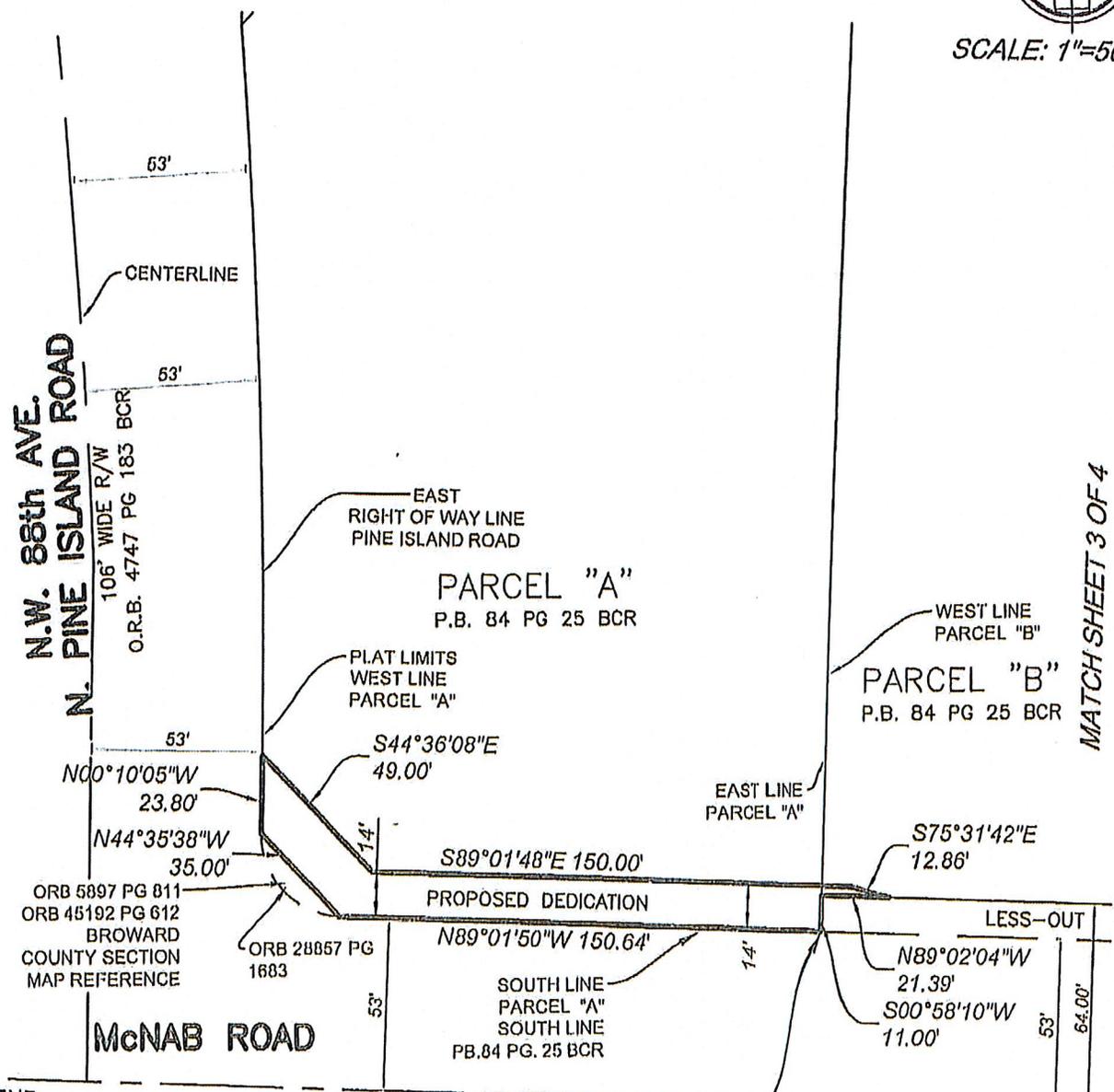
CERTIFICATE OF AUTHORIZATION NO. LB 6486
3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064
PH: 954-943-0433 • FAX: 954-783-4754

X:\Cadd\Survey\11266-TAMARAC APTS-COLONY WEST SHOPPING PLAZA-PLAT BOOK 84-PAGE 25 BCR-VACATE PLAT E84M11266-BNDY STATE PL SURV-MCNAB.dwg: 6/17/2020 12:56:05 PM

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

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

CENTERLINE
POINT OF BEGINNING
SE CORNER
PARCEL "A"
P.B. 84 PG. 25 BCR

DATE: 01/17/2020

SHEET 2 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
& ASSOCIATES ENGINEERING SURVEYING PLANNING
CERTIFICATE OF AUTHORIZATION NO. LB 6456
3410 N. Andros Avonue Ext • Pompano Beach, FL 33004
PH: 954-943-0433 • FAX: 954-703-4764

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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'

PLA
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'

PLAT LIMITS
SOUTH LINE PARCEL "B"

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

N89°01'50"W
545.77'

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	6-1-20		
REVISE PER COUNTY COMMENTS	MDS	6-2-20		
REVISIONS	DWN	DATE	FB/PG	CHKD

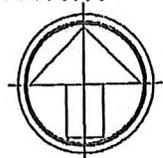
**SHIVA SHAH
DROTOS**

ENGINEERING
SURVEYING
PLANNING

& ASSOCIATES
CERTIFICATE OF AUTHORIZATION NO. LB 0450
3410 N. Andrews Avenue Ext. Pompano Beach, Fl. 33064
PH: 954-043-0433 • FAX: 954-703-4754

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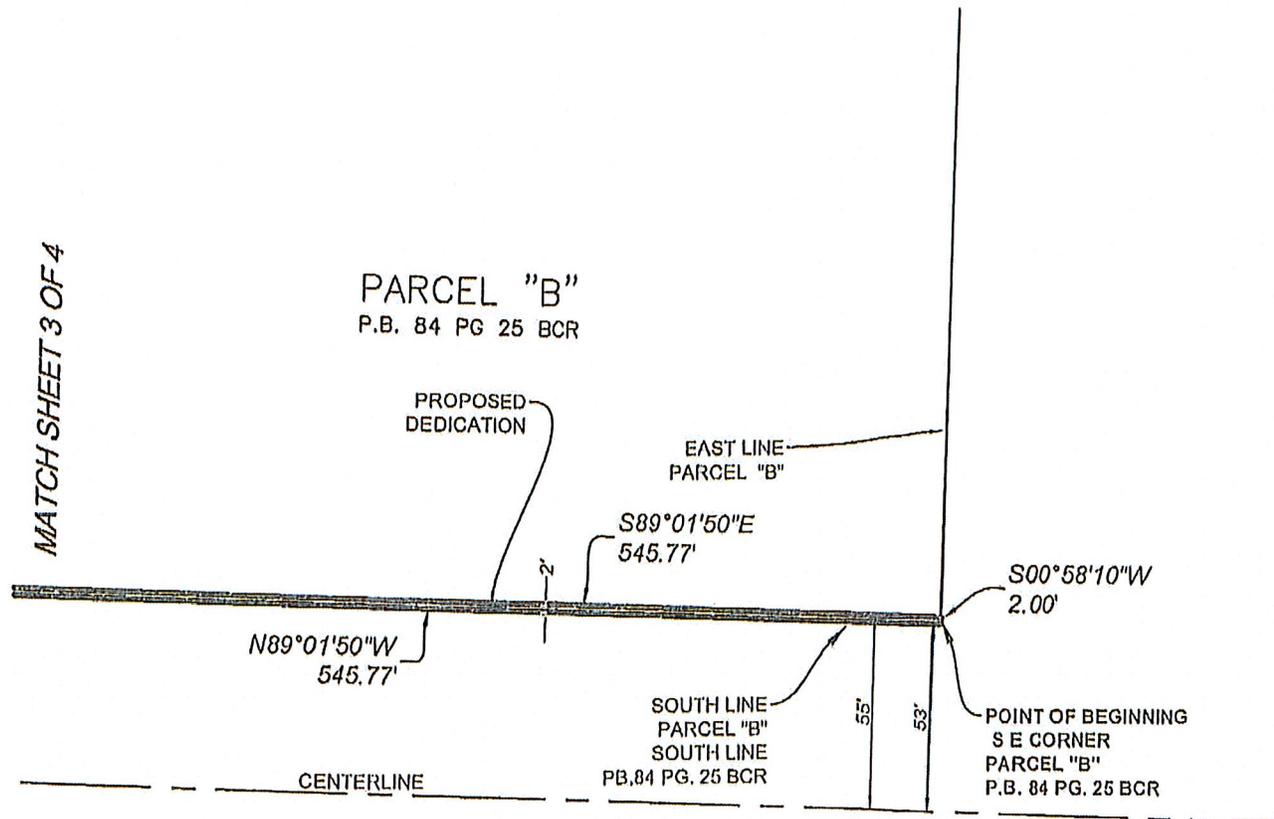
SKETCH OF DESCRIPTION FOR PROPOSED RIGHT OF WAY DEDICATION **NORTH**
A PORTION OF PARCEL A and B
COLONY WEST SHOPPING PLAZA, PLAT BOOK 84 PAGE 25 BCR



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

SHIVA SHAH DROTOS
ENGINEERING SURVEYING PLANNING
& ASSOCIATES
CERTIFICATE OF AUTHORIZATION NO. LB 6456
3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33004
PH: 954-943-0433 • FAX: 954-703-4764

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