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Broward County 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, Assistant County Attorney
115 South Andrews Avenue, Room 423
Fort Lauderdale, FL 33301

Folio: 4842 2901 0102

QUITCLAIM DEED

(Pursuant to Sections 125.411 and 125.38, Florida Statutes)

THIS QUITCLAIM DEED is made this ____ day of _____, 2021, by BROWARD COUNTY, a political subdivision of the State of Florida (“Grantor”), whose address is 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, and City of Coconut Creek, a Florida municipal corporation (“Grantee”), whose address is 4800 West Copans Road, Coconut Creek, Florida 33063.

(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 considerations, 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, to wit:

See Exhibit A, attached hereto and made a part hereof (“Property”).

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 2021 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 _____, 20____

(Official Seal)

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 (Date)
Assistant County Attorney

By: _____
Annika E. Ashton (Date)
Deputy County Attorney

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

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

A parcel of land in the Southwest Quarter (SW¼) of Section 29 and in the Southeast Quarter (SE¼) of Section 30, Township 48 South, Range 42 East, including portions of Tracts 26, 27 and 28, Block 92, according to Palm Beach Farms Company Plat No.3, as recorded in Plat Book 2, Pages 45 through 54 inclusive, of the Public Records of Palm Beach County, Florida. described as follows:

Commencing at the Southwest corner of the Southwest Quarter (SW¼) of Section 29; thence run North 1°19'13" West (on an assumed bearing) 40.48 feet along the West line of said Southwest Quarter (SW¼) to an intersection with the North right of way line of Hammondville Road (S.R.814); thence run North 88°19'31" East 708. 77 feet to a Point of Curvature of a Circular Curve to the left, having a radius of 25.0 feet. also being the Point of Beginning; thence run Easterly and Northerly along the arc of said curve, a distance of 38.54 feet to a Point of Tangency on a line parallel to and 1498.48 feet East of the West boundary of aforesaid Tracts 27 and 28, Block 92; thence run due North 6.92 feet to a Point of Curvature of a Circular Curve to the left, having a radius of 160.0 feet thence run Northwesterly along the arc of said curve a distance of 175.99 feet to a Point of Reverse Curvature of a Circular Curve to the right having a radius of 240.0 feet; thence run Northwesterly along the arc of said curve a distance of 123.42 feet to a Point of Intersection with a line 1320.0 feet East of and parallel to the West boundary of aforesaid Tracts 27 and 28; thence run due North 1043.52 feet to a Point; thence run North 89°59'00" West 1320.0 feet along a line parallel to the North boundary of said Tracts 26 and 27 to an intersection with the West boundary of aforesaid Tract 27; thence run due North 35.0 feet along said West boundary of Tract 27; thence run South 89°59'00" East 1360.0 feet to a Point; thence run due south 945.85 feet to a Point of Curvature of a Circular Curve to the left having a radius of 160.0 feet; thence run Southeasterly along the arc of said curve a distance of 175.99 feet to a Point of Reverse Curvature of a Circular Curve to the right, having a radius of 240.0 feet; thence run Southeasterly along the arc of said curve a distance of 263.98 feet to a Point of Tangency; thence run due south 3.09 feet on a line parallel to and 1578.48 feet East of the West boundary of aforesaid Tracts 27 and 28 to a Point of Curvature of a Circular Curve to the left, having a radius of 25.0 feet; thence run along the arc of said curve a distance of 40.0 feet to a Point of Tangency with the North right of way line of Hammondville Road (S.R. 814); thence run South 88°19'31" West along said line 130.03 feet to the Point of Beginning.

Said lands lying and being in Broward County, Florida.