

Return to: Timothy Gray  
Highway Construction & Engineering Division  
1 N University Drive, Suite 300  
Plantation, FL 33324-2038

This Instrument prepared by:  
Name: Andrea Harper  
Address: 301 E. Atlantic Blvd  
Pompano Beach, FL 33060  
and Approved as to form by:  
Reno V. Pierre  
Assistant County Attorney  
115 S. Andrews Ave, Rm 423  
Fort Lauderdale, FL 33301

All R/W: 04 Exempt  
Road: NW 7<sup>th</sup> Avenue  
Parcel Folio I.D.# 504203011410

**WARRANTY DEED**  
(CORPORATE)

**THIS WARRANTY DEED**, made this 8 day of October, 2024, by and between West Village, LLC, a Florida limited liability company, whose post office address is 901 Ponce De Leon Blvd, Suite 700, Coral Gables, FL 33134, hereinafter called "**Grantor**", and **BROWARD COUNTY, a political subdivision of the State of Florida**, whose address is Broward County Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter called "**Grantee**". Grantor and Grantee are hereinafter referred to collectively as the "Parties," and individually referred to as a "Party."

**WITNESSETH:** That **Grantor**, 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 **Grantee**, its successors and assigns forever, all that certain land situated 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. This conveyance is subject to all matters and limitations of record and taxes for year 2024 and subsequent years.

**TO HAVE AND TO HOLD THE SAME IN FEE SIMPLE FOREVER.**

**AND Grantor** hereby covenants with Grantee that Grantor is lawfully seized of said property in fee simple that Grantor has good right and lawful authority to sell and convey said property, and Grantor hereby fully warrants the title to said property and will defend same against the lawful claims of all persons and parties whomsoever.

**IN WITNESS WHEREOF**, **Grantor** has executed this Instrument as of the date first above written and certifies that **Grantor** has the authority to execute this Instrument.

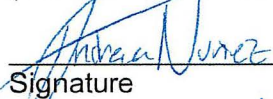
**GRANTOR**

WITNESSES:

  
\_\_\_\_\_  
Signature

Daniel Hernandez  
\_\_\_\_\_  
(Print Name)

901 Ponce de Leon Blvd  
\_\_\_\_\_  
(insert address above)

  
\_\_\_\_\_  
Signature

Andrea Nunez  
\_\_\_\_\_  
(Print Name)

901 Ponce de Leon Blvd  
Coral Gables, FL 33134  
\_\_\_\_\_  
(insert address above)

West Village, LLC , a  
Florida limited liability company

By:   
\_\_\_\_\_  
Alberto J. Suarez

\_\_\_\_\_  
Manager  
8 day of October, 2024

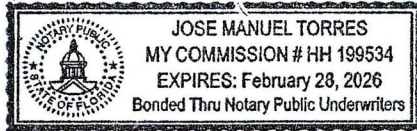
(Acknowledgment on the Next Page)

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or  
[ ] online notarization, this 8 day of October, 2024, by Alberto J. Suarez, the Manager  
on behalf of West Village, LLC a Florida limited liability company, ☒ who is personally known to  
me or [ ] who has produced N/A as identification.

(Notary Seal)



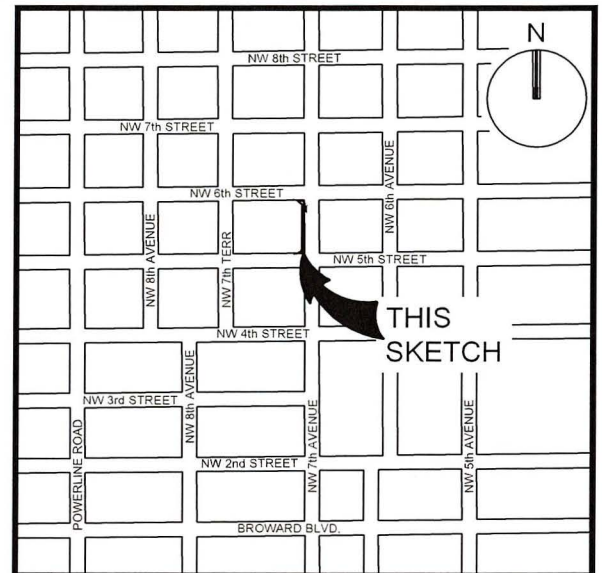
**Notary Public:**

Signature

Print Name

State of Florida  
My Commission Expires: FEB 28 2026  
Commission Number: HH 199534

JOSE MANUEL TORRES



**LOCATION MAP:**  
NOT TO SCALE

### LEGAL DESCRIPTION:

A PORTION OF LOTS 1 THROUGH 26, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 26, BLOCK 14; THENCE NORTH  $87^{\circ}51'26''$  EAST ALONG THE SOUTH LINE OF SAID BLOCK 14, ALSO BEING THE NORTH RIGHT OF WAY LINE OF NORTHWEST 5th STREET, 77.51 FEET TO THE POINT OF BEGINNING; THENCE NORTH  $42^{\circ}51'56''$  EAST, 35.35 FEET TO A POINT ON A LINE LYING 25 FEET WEST OF AND PARALLEL WITH THE ORIGINAL EAST LINE OF SAID BLOCK 14; THENCE NORTH  $02^{\circ}07'34''$  WEST ALONG SAID PARALLEL LINE, 583.71 FEET; THENCE NORTH  $47^{\circ}08'04''$  WEST, 35.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NORTHWEST 6th STREET; THENCE NORTH  $87^{\circ}51'26''$  EAST ALONG SAID SOUTH RIGHT OF WAY LINE, 9.99 FEET TO A POINT OF TANGENCY WITH A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF  $90^{\circ}01'00''$ , AN ARC DISTANCE OF 39.28 FEET TO A POINT ON LINE LYING 15 FEET WEST OF AND PARALLEL WITH THE ORIGINAL EAST LINE OF SAID BLOCK 14, ALSO BEING THE WEST RIGHT OF WAY LINE OF NORTHWEST 7th AVENUE; THENCE SOUTH  $02^{\circ}07'34''$  EAST, 58.70 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 5, BLOCK 14; THENCE NORTH  $87^{\circ}51'26''$  EAST ALONG SAID NORTH LINE 15.00 FEET TO A POINT ON THE EAST LINE OF LOT 5, BLOCK 14, ALSO BEING THE WEST RIGHT OF WAY LINE OF NORTHWEST 7th AVENUE; THENCE SOUTH  $02^{\circ}07'34''$  EAST ALONG SAID EAST LINE LOT 5 AND 6 AND SAID WEST RIGHT OF WAY LINE, 50.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 6, BLOCK 14; THENCE SOUTH  $87^{\circ}51'26''$  WEST ALONG SAID SOUTH LINE, 20.00 FEET TO A POINT ON A LINE LYING 20 FEET WEST OF AND PARALLEL WITH THE ORIGINAL EAST LINE OF SAID BLOCK 14, ALSO BEING THE WEST RIGHT OF WAY LINE OF NORTHWEST 7th AVENUE; THENCE SOUTH  $02^{\circ}07'34''$  EAST ALONG SAID PARALLEL LINE AND SAID WEST RIGHT OF WAY LINE, 150.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 12, BLOCK 14; THENCE NORTH  $87^{\circ}51'26''$  EAST ALONG SAID SOUTH LINE, 5.00 FEET TO A POINT ON A LINE LYING 15.00 FEET WEST OF AND PARALLEL WITH THE ORIGINAL EAST LINE OF SAID BLOCK 14, ALSO BEING THE WEST RIGHT OF WAY LINE OF NORTHWEST 7th AVENUE; THENCE SOUTH  $02^{\circ}07'34''$  EAST, 350.00 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 14, ALSO BEING THE NORTH RIGHT OF WAY LINE OF NORTHWEST 5th STREET; THENCE SOUTH  $87^{\circ}51'26''$  WEST ALONG SAID SOUTH LINE OF BLOCK 14 AND SAID NORTH RIGHT OF WAY LINE, 34.99 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATED IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 6,828 SQUARE FEET (0.157 ACRES) MORE OR LESS.

### SKETCH & DESCRIPTION

A PORTION OF  
LOTS 1 THROUGH 26,  
BLOCK 14  
NORTH LAUDERDALE  
PLAT BOOK 1, PAGE 48, D.C.R.

CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA.



301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500  
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 4

DRAWING NO. 09535.03-SK&D RW DEDICATION COUNTY .DWG

DATE 06/30/23

SCALE N/A

FIELD BK. N/A

DWNG. BY DDB

CHK. BY DAS

DATE	REVISIONS
11/21/23	COMMENTS
01/19/24	CHORDS
07/08/24	RW REV.



**LEGEND:**

B.C.R. BROWARD COUNTY RECORDS  
BK. BOOK  
BLK. BLOCK  
CHK. CHECKED  
D.C.R. DADE COUNTY RECORDS  
DWNG. DRAWING  
LB FLORIDA LICENSED BUSINESS NUMBER  
N/A NOT APPLICABLE  
NO. NUMBER  
NW NORTHWEST  
P.B. PLAT BOOK

**LEGEND:**

PG. PAGE  
PSM PROFESSIONAL SURVEYOR AND MAPPER  
R/W RIGHT OF WAY  
SW SOUTHWEST  
CL CENTERLINE  
L ARC LENGTH (CURVE DATA)  
R RADIUS (CURVE DATA)  
Δ DELTA/CENTRAL ANGLE (CURVE DATA)

**SURVEY NOTES:**

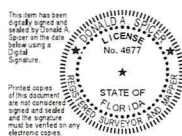
1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS LB #6860.
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 87°51'26" EAST ALONG THE SOUTH LINE OF BLOCK 14, NORTH LAUDERDALE, AS RECORDED IN PLAT BOOK 1, ON PAGE 48, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"= 60' OR SMALLER .

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON JUNE 30, 2023 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

DONALD A. SPICER  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. PSM 4677  
(FOR THE FIRM)



Digitally signed  
by DONALD A  
SPICER  
Date:  
2024.07.15  
10:28:18-04'00'

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SHEET 2 OF 4

DRAWING NO. 09535.03-SK&D RW DEDICATION COUNTY .DWG

DATE 06/30/23

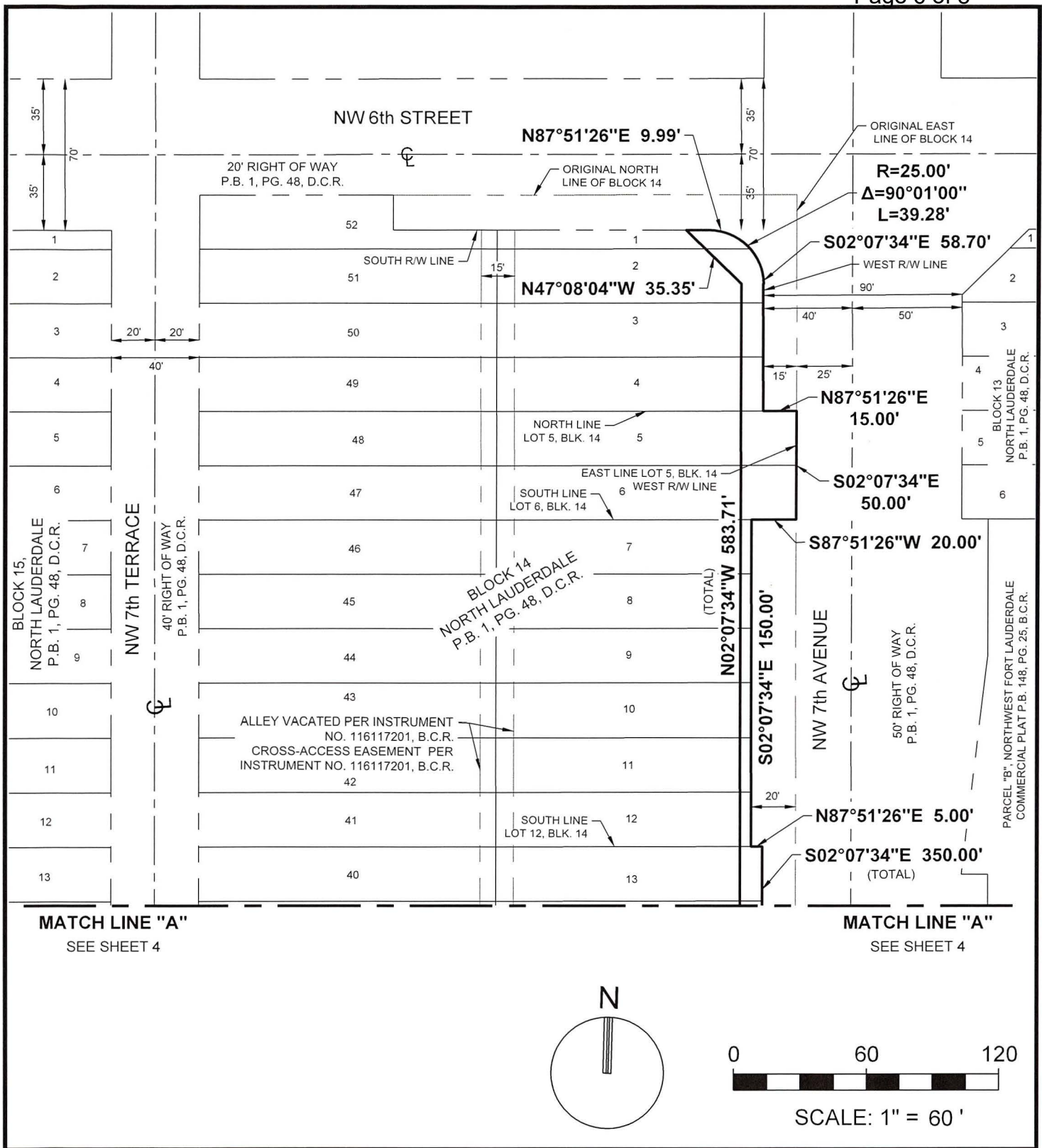
SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY DDB

CHK. BY DAS

DATE	REVISIONS
11/21/23	COMMENTS
01/19/24	CHORDS
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SHEET 3 OF 4

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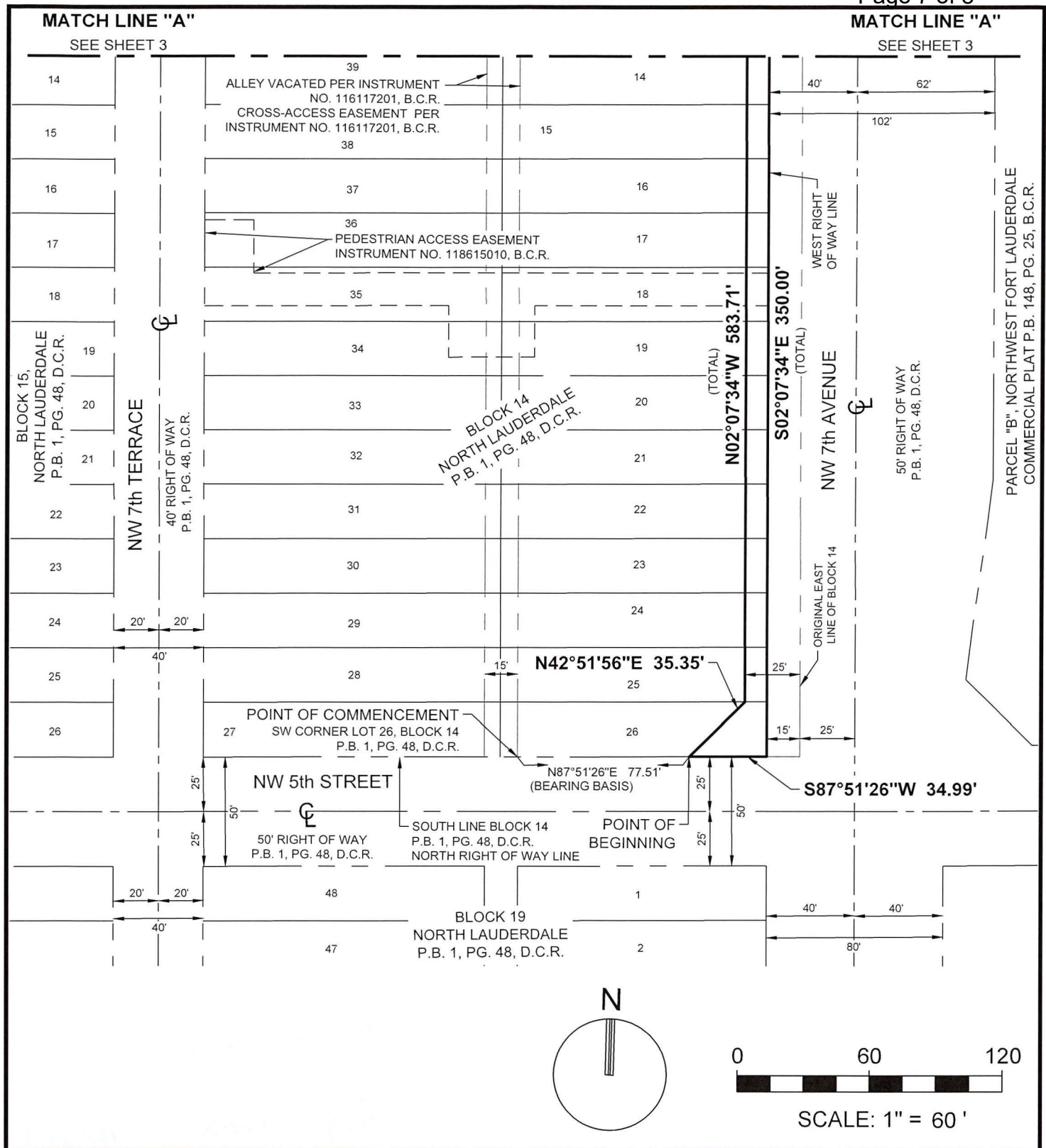
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11/21/23 COMMENTS

01/19/24 CHORDS

07/08/24 RW REV.

Broward County Engineering Division  
Right of Way Section  
1 North University Drive, Suite 300B  
Plantation, Fl. 33324-2038

- ☒ PD-2024-05  
☒ Right of way approved - Public R/W  
☐ Right of way approved - Private Road

By: Jorge Sabeino Date: 10/09/24  
Sanchez