

Return recorded copy to:  
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. Price, Esq.  
Office of the County Attorney  
Broward County, Florida  
115 South Andrews Avenue, Room 423  
Fort Lauderdale, FL 33301

**CORRECTIVE QUITCLAIM DEED**  
(Pursuant to Section 125.411, Florida Statutes)

**\*\*\*\*This document is being recorded to correct a scrivener's error contained in the legal description of that certain Quitclaim Deed recorded on June 28, 2023, as Instrument # 118947179, in the Official Records of Broward County, Florida.**

THIS CORRECTIVE QUITCLAIM DEED is made this 3 day of Nov, 2023, by CITY OF FORT LAUDERDALE, a Florida municipal corporation ("Grantor"), whose address is 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, and BROWARD COUNTY, a political subdivision of the State of Florida ("Grantee"), whose address is 115 South Andrews Avenue, Fort Lauderdale, Florida 33301.

(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.

**RESERVING** unto Grantor current public and franchise infrastructure and utility easements. Grantee shall not place any improvements that will unreasonably interfere with Grantor's easements. Grantor shall have the right of ingress and egress in order to inspect, test, maintain, repair, rehabilitate, or replace the existing utilities. Grantor shall replace or repair, at its expense, any nonstructural repairs such as pavers, sod, and landscaping. Further, Grantor shall not install any new or additional infrastructure or utilities within the Property.

**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 2023 and all subsequent years.

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

GRANTOR

ATTEST:

  
\_\_\_\_\_  
David R. Soloman, City Clerk

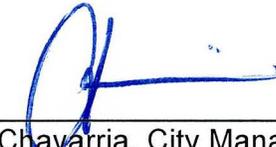
(Official Seal)



CITY OF FORT LAUDERDALE, a Florida municipal corporation

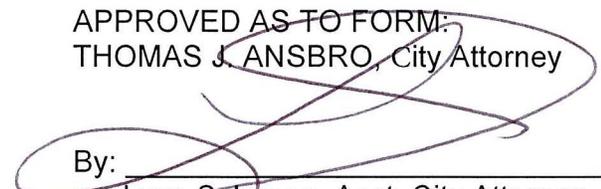
By:   
\_\_\_\_\_  
Dean J. Tractalis, Mayor

3 day of November, 2023

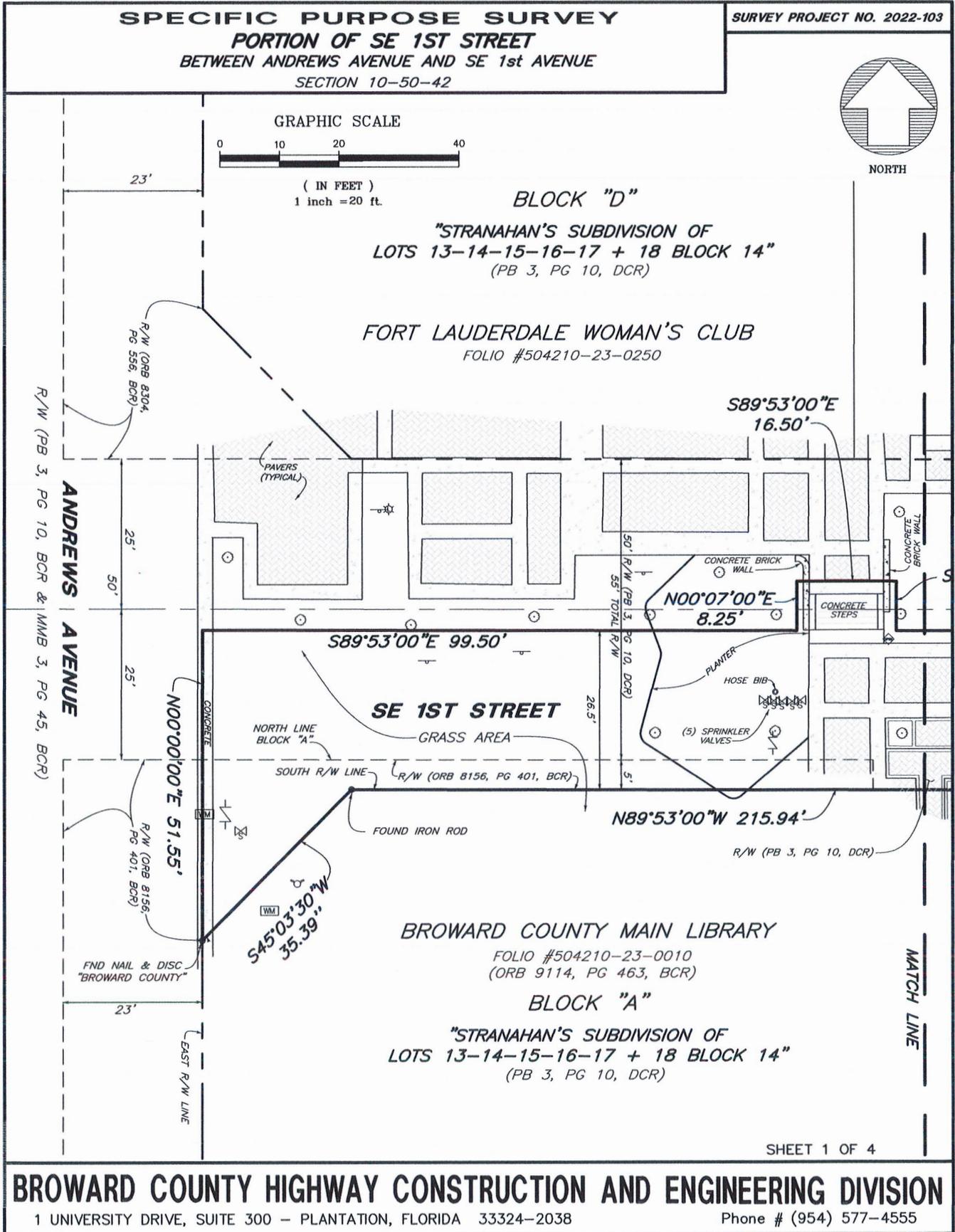
By:   
\_\_\_\_\_  
Greg Chavarria, City Manager

1<sup>ST</sup> day of November, 2023

APPROVED AS TO FORM:  
THOMAS J. ANSBRO, City Attorney

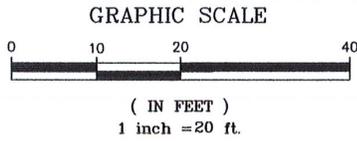
By:   
\_\_\_\_\_  
Lynn Solomon, Asst. City Attorney

30 day of October, 2023



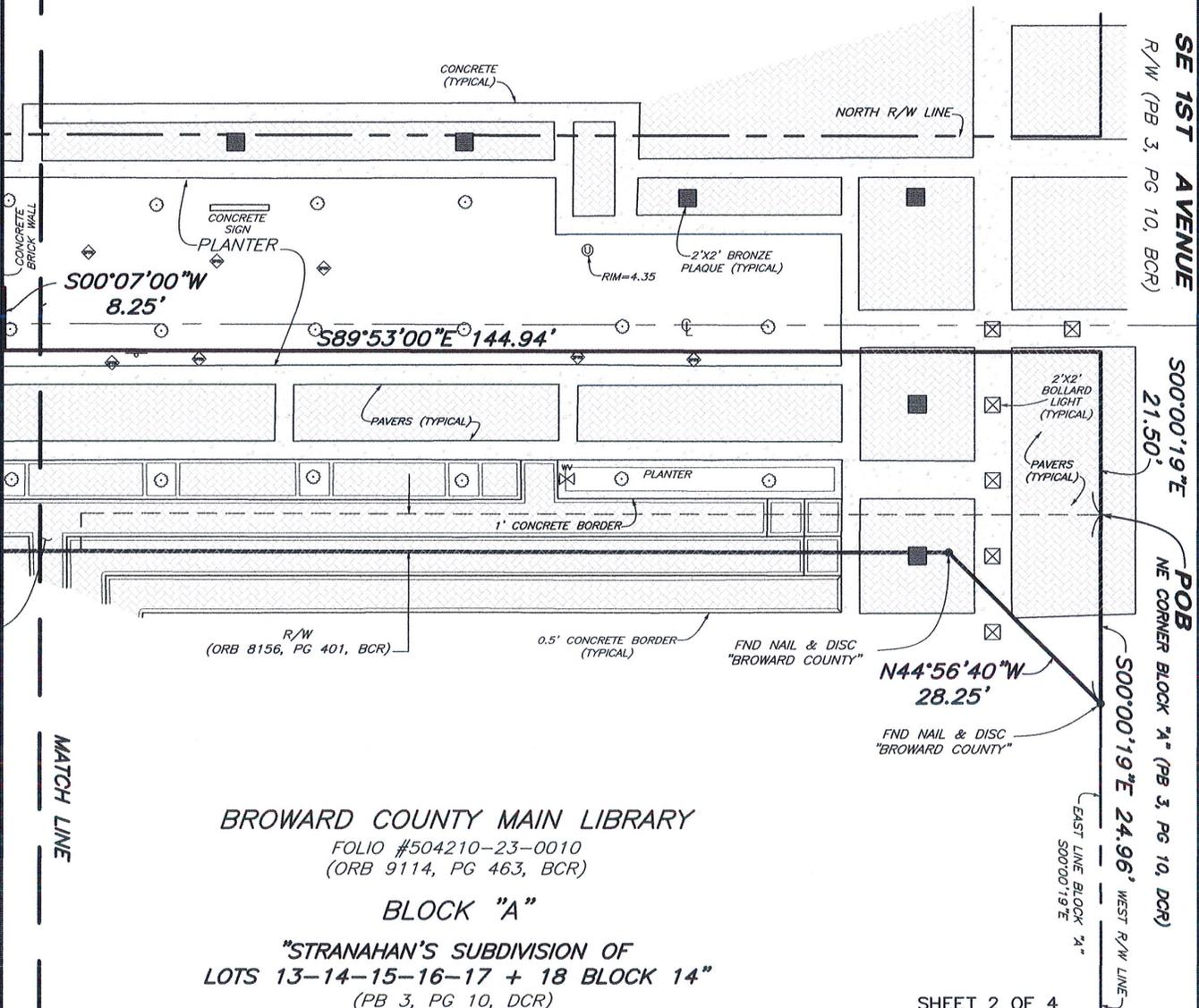
**SPECIFIC PURPOSE SURVEY**  
**PORTION OF SE 1ST STREET**  
BETWEEN ANDREWS AVENUE AND SE 1st AVENUE  
SECTION 10-50-42

SURVEY PROJECT NO. 2022-103



**BLOCK "D"**  
"STRANAHAN'S SUBDIVISION OF  
LOTS 13-14-15-16-17 + 18 BLOCK 14"  
(PB 3, PG 10, DCR)

**STRANAHAN PARK**  
**CITY OF FORT LAUDERDALE**  
FOLIO #504210-23-0240



**BROWARD COUNTY MAIN LIBRARY**  
FOLIO #504210-23-0010  
(ORB 9114, PG 463, BCR)

**BLOCK "A"**  
"STRANAHAN'S SUBDIVISION OF  
LOTS 13-14-15-16-17 + 18 BLOCK 14"  
(PB 3, PG 10, DCR)

SHEET 2 OF 4

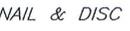
**SPECIFIC PURPOSE SURVEY**  
**PORTION OF SE 1ST STREET**  
**BETWEEN ANDREWS AVENUE AND SE 1st AVENUE**  
**SECTION 10-50-42**

**SURVEY PROJECT NO. 2022-103**

**SYMBOL LEGEND**

**LEGEND**

-  BLACK OLIVE TREE
-  BACKFLOW PREVENTOR
-  BENCHMARK
-  WATER VALVE
-  SPRINKLER
-  SIGN
-  CONCRETE LIGHT POLE
-  FIRE HYDRANT
-  WATER METER
-  SPRINKLER VALVE
-  MANHOLE--UNKNOWN TYPE

-  = CENTERLINE
-  = CONCRETE
-  = PLAT BOOK
-  = OFFICIAL RECORDS BOOK
-  = PAGE
-  = BROWARD COUNTY RECORDS
-  = DADE COUNTY RECORDS
-  = POINT OF BEGINNING
-  = TYPICAL
-  = RIGHT-OF-WAY
-  = ELEVATION
-  = BENCHMARK
-  = PROFESSIONAL SURVEYOR AND MAPPER
-  = "BROWARD COUNTY" DISC

\* SOME OR ALL OF THE ABOVE MAY APPEAR ON THIS DRAWING

**SURVEY NOTES**

- 1) SOURCES OF INFORMATION USED IN THE PREPARATION OF THIS SURVEY ARE AS FOLLOWS:
  - A) THE PLAT OF "STRANAHANS SUBDIVISION LOTS 13, 14, 15, 16, 17 " AS RECORDED IN PLAT BOOK 3, PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
  - B) OFFICIAL RECORDS BOOK 8156, PAGE 401, BROWARD COUNTY RECORDS.
  - C) OFFICIAL RECORDS BOOK 8304, PAGE 556, BROWARD COUNTY RECORDS.
  - D) MISCELLANEOUS MAP BOOK 3, PAGE 45 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 2) NO SUBSURFACE FEATURES WERE LOCATED FOR THE PURPOSES OF THIS SURVEY.
- 3) THE MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
- 4) HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20th OF THE MAP SCALE.
- 5) HORIZONTAL LOCATION OF FEATURES DEPICTED HEREON IS TO THE CENTER OF THE SYMBOL. SYMBOLS MAY BE AT AN ENLARGED SCALE FOR CLARITY.
- 6) HORIZONTAL AND VERTICAL DATA SHOWN HEREON WAS OBTAINED UTILIZING A "LEICA 702R 2" TOTAL STATION AND "TDS RANGER" DATA COLLECTION SYSTEM.
- 7) THERE MAY BE ADDITIONAL EASEMENTS, RIGHTS-OF-WAY, OR OTHER RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY.
- 8) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN. THE EAST LINE OF BLOCK "A", "STRANAHAN'S SUBDIVISION OF LOTS 13-14-15-16-17+18, BLOCK 14", PLAT BOOK 3, PAGE 10, DADE COUNTY PUBLIC RECORDS, IS ASSUMED TO BEAR S 00°00'19" E.
- 9) NOT VALID WITHOUT THE SEAL AND THE SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 3 OF 4

**BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

1 UNIVERSITY DRIVE, SUITE 300 - PLANTATION, FLORIDA 33324-2038

Phone # (954) 577-4555

**SPECIFIC PURPOSE SURVEY**  
**PORTION OF SE 1ST STREET**  
**BETWEEN ANDREWS AVENUE AND SE 1st AVENUE**  
SECTION 10-50-42

SURVEY PROJECT NO. 2022-103

**LEGAL DESCRIPTION**

A PORTION OF BLOCK "A" AND THE ADJACENT RIGHT-OF-WAY, "STRANAHAN'S SUBDIVISION OF LOTS 13-14-15-16-17 + 18, BLOCK 14", PLAT BOOK 3, PAGE 10, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK "A"; THENCE SOUTH 00°00'19" EAST, ALONG THE EAST LINE OF SAID BLOCK "A", A DISTANCE OF 24.96 FEET; THENCE NORTH 44°56'40" WEST, A DISTANCE OF 28.25 FEET; THENCE NORTH 89°53'00" WEST, ALONG A LINE 5 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK "A", A DISTANCE OF 215.94 FEET; THENCE SOUTH 45°03'30" WEST, A DISTANCE OF 35.39 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 51.55 FEET; THENCE SOUTH 89°53'00" EAST, 99.50 FEET; THENCE NORTH 00°07'00" EAST, A DISTANCE OF 8.25 FEET; THENCE SOUTH 89°53'00" EAST, A DISTANCE OF 16.50 FEET; THENCE SOUTH 00°07'00" WEST, A DISTANCE OF 8.25 FEET; THENCE SOUTH 89°53'00" EAST, A DISTANCE OF 144.94 FEET; THENCE SOUTH 00°00'19" EAST, A DISTANCE OF 21.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 7,564 SQUARE FEET OR 0.1736 ACRES, MORE OR LESS.

**NOTE:**

THIS SPECIFIC PURPOSE SURVEY WAS PERFORMED TO DEPICT LOCATION OF IMPROVEMENTS WITHIN THE RIGHT-OF-WAY LIMITS OF SE 1ST STREET BETWEEN ANDREWS AVENUE AND 1ST AVENUE FOR THE PREPARATION OF A TRANSFER AGREEMENT.

**CERTIFICATION**

I HEREBY CERTIFY THAT THIS MAP OF TOPOGRAPHY AND THE FIELD SURVEY UPON WHICH IT IS BASED ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PREPARED UNDER MY DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT THIS MAP OF TOPOGRAPHY AND FIELD SURVEY MEET THE APPLICABLE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYS IN THE STATE OF FLORIDA (CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE) PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

LATEST DATE OF FIELD SURVEY: 7/28/2022

**Eric B Augusto** Digitally signed by Eric B Augusto  
Date: 2023.09.19 10:06:12 -04'00'

ERIC B AUGUSTO, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NUMBER 5695



REVISION: CORRECT TYPO IN LEGAL DESCRIPTION DISTANCE. 9-19-2023 E. AUGUSTO  
SHEET 4 OF 4