

RESOLUTION NO. 2014-

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, ACKNOWLEDGING AND ACCEPTING A SPECIAL WARRANTY DEED FROM MCDONALD'S CORPORATION FOR A PARCEL OF LAND LOCATED IN THE CITY OF CORAL SPRINGS NEAR THE INTERSECTION OF CORAL RIDGE DRIVE AND N.W. 56TH DRIVE; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, McDonald's Corporation ("McDonald's") owns title to the property described in the legal description contained within the Special Warranty Deed, attached hereto as Exhibit "A" and made a part hereof ("Property"); and

WHEREAS, Broward County ("County") desires such Property for a sidewalk improvement project, and to make the sidewalks on the Property compliant with the Americans with Disabilities Act; and

WHEREAS, McDonald's executed a Special Warranty Deed, attached as Exhibit "A," deeding the Property to 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 incorporated by reference herein.

Section 2. The Board of County Commissioners of Broward County, Florida, ("Board") hereby acknowledges and accepts the Special Warranty Deed, attached hereto and made a part hereof as Exhibit "A," and authorizes recordation of same.

Section 3. The Board is of the opinion that acceptance of the Special Warranty Deed is in the best interest of the County.

Section 4. The attached Special Warranty Deed shall be properly recorded in the Public Records of Broward County, Florida.

Section 5. SEVERABILITY.

If any portion of this Resolution is determined by any Court to be invalid, the invalid portion shall be stricken, and such striking shall not affect the validity of the remainder of this Resolution. If any Court determines that this Resolution, or any portion hereof, cannot be legally applied to any individual(s), group(s), entity(ies), property(ies), or circumstance(s), such determination shall not affect the applicability hereof to any other individual group, entity, property, or circumstance.

Section 6. EFFECTIVE DATE.

This Resolution shall become effective upon its adoption.

ADOPTED this _____ day of _____, 20____

Approved as to form and legal sufficiency:
Joni Armstrong Coffey, County Attorney

By: /s/ Carlos Rodriguez-Cabarrocas 3/21/14
Carlos Rodriguez-Cabarrocas (Date)
Assistant County Attorney

CRC:dmv
03/21/14
reso bc- acceptance mcdonalds swd-coral springsdr
14-089.20

EXHIBIT "A"

PREPARED BY AND RETURN TO:
Stephen Tabano, Esq.
Trenam, Kemker, Scharf, Barkin, Frye,
O'Neill & Mullis, P.A.
Post Office Box 1102
Tampa, FL 33601

Space Above Line for Recorder's Use Only

SPECIAL WARRANTY DEED

¹⁴ THIS SPECIAL WARRANTY DEED, effective as of the 17th day of January, 2018, by **MCDONALD'S CORPORATION**, a Delaware Corporation Grantor, to **BROWARD COUNTY**, a political subdivision of the State of Florida, whose post office address is Broward County Government Center, 115 South Andrews Avenue, Ft. Lauderdale, Florida 33301, Grantee. (wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their heirs, legal representatives and assigns of individuals and the successors, and assigns or organizations).

WITNESSETH: That the grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Broward County, Florida, viz:

SEE EXHIBIT A

TOGETHER WITH the all tenements, hereditaments and appurtenances belonging or in anyway appertaining thereto.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor, but against none other; and that said land is subject to all matters of record and taxes for the current year.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

MCDONALD's CORPORATION, a Delaware
Corporation,

Attest:

[Signature]

By:

[Signature]

Its:

Senior Counsel

Its:

Corporate Assistant Secretary

Signed, sealed and delivered in the presence of

[Signature]
Witness

Sallie Lupescu
Print Name

[Signature]
Witness

Marsha A. Clark
Print Name

STATE OF ILLINOIS

COUNTY OF DuPage

The foregoing instrument was acknowledged before me this 17th day of January, 2014, by Laura Molloy of McDonald's Corporation, a Delaware corporation, on behalf of the corporation, who ~~is/is not personally~~ known to me, or ~~has presented~~ as identification.

[Signature]
Notary Public

Print Name: SONIA WIELOSINSKI

My Commission Expires: 12-20-14

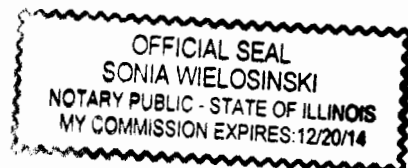
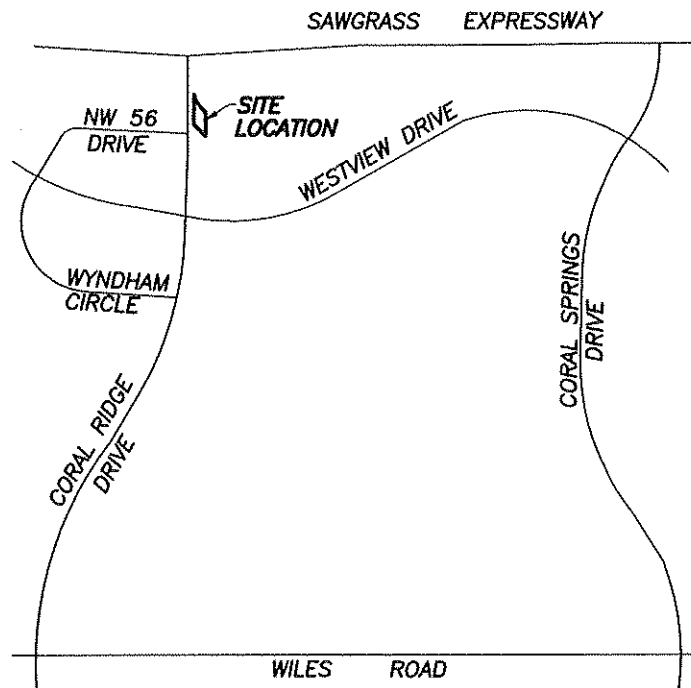


EXHIBIT "A"**SHEET 1 OF 3****SECTION 8 , TOWNSHIP 48 SOUTH, RANGE 41 EAST**

LOCATION SKETCH
BROWARD COUNTY, FLORIDA
NOT TO SCALE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION CONSISTING OF SHEETS ONE THROUGH THREE IS TRUE, CORRECT AND COMPLETED ON 09-17-12 AND IS DONE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Frank J. Guliano
 FRANK J. GULIANO

PROFESSIONAL SURVEYOR & MAPPER NO. 5768
 NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL
 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOTE:

- 1) BEARINGS ARE BASED ON THE WEST LINE OF PARCEL "F", WYNDHAM HEIGHTS, AS RECORDED IN PLAT BOOK 158, PAGE 5 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID BEARING BEARS SOUTH 00°27'09" WEST.
- 2) PROPERTY OWNER AND PARENT PARCEL WAS DERIVED USING THE PROPERTY APPRAISER'S WEB SITE ON AUGUST 14, 2012.
- 3) UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED.
- 4) DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.

THIS IS NOT A SURVEY,

but only a graphic depiction of the description shown hereon or attached hereto. There are no monuments set in connection with the preparation of the information shown hereon. Broward County makes no representation or guarantees as to the information shown hereon pertaining to easements, rights-of-ways, setback lines, reservations agreements, etc., nor is it the intent of this instrument to reflect all such matters. Such information should be obtained and confirmed by others through appropriate title verification.

LEGEND:

P.O.B.=POINT OF BEGINNING
 P.O.C.=POINT OF COMMENCEMENT
 R/W =RIGHT OF WAY

U.E.=UTILITY EASEMENT
 (P) =PLAT
 CL =CENTERLINE

3.		
2.		
1.		
DATE	REVISIONS	BY

Scale: Not to Scale Drawn By: John P. Date: 9-17-12 Checked by: F.J.G. Date: 9-17-12

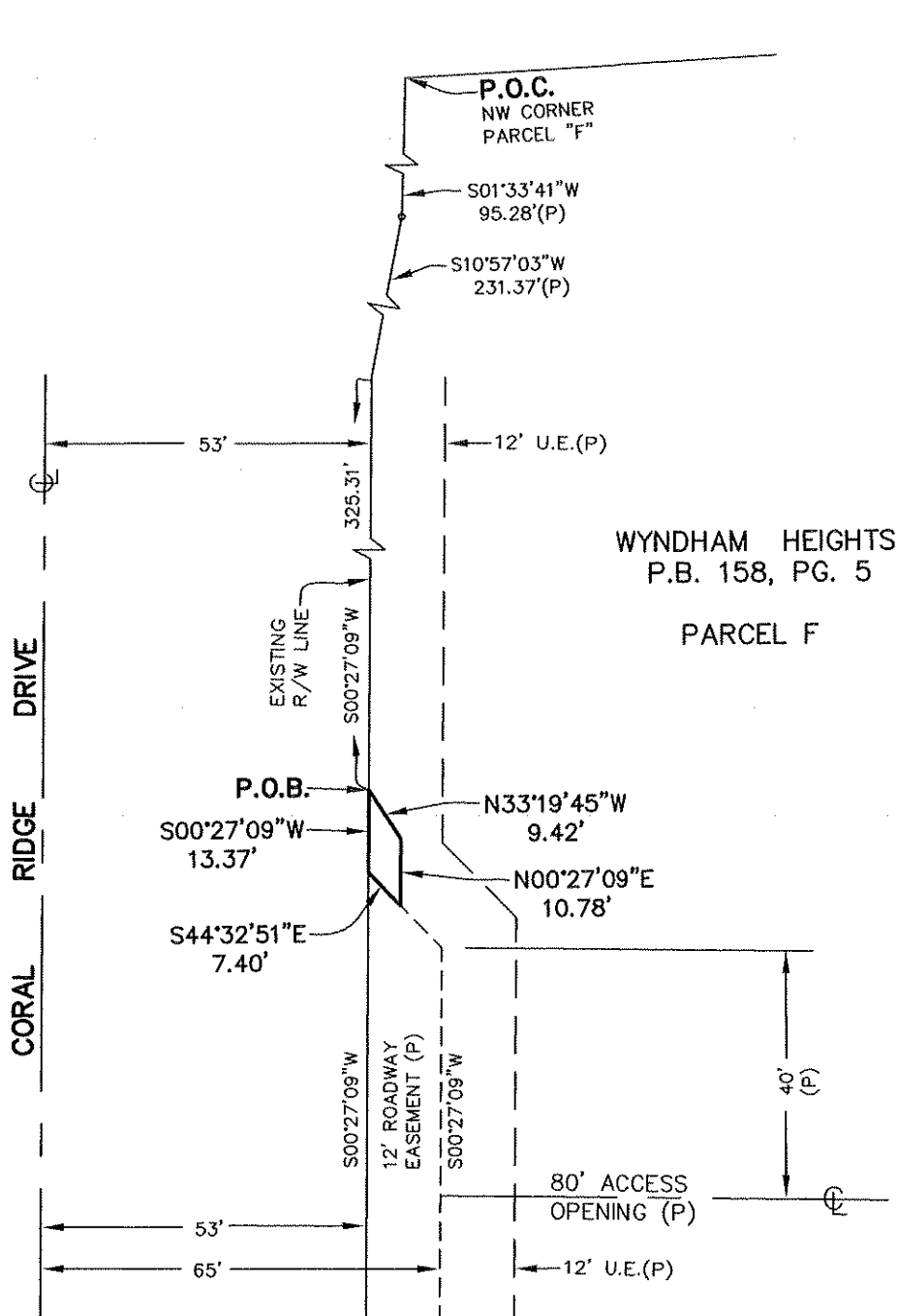
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BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION

EXHIBIT "A"

SHEET 2 OF 3

SECTION 8 , TOWNSHIP 48 SOUTH, RANGE 41 EAST



3.		
2.		
1.		
DATE	REVISIONS	BY

Scale:
1" = 30'Drawn By:
John P.Date:
9-17-12Checked by:
F.J.G.Date:
9-17-12

File location:

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EXHIBIT "A"**SHEET 3 OF 3****SECTION 8 , TOWNSHIP 48 SOUTH, RANGE 41 EAST****LEGAL DESCRIPTION:**

A portion of Parcel "F", WYNDHAM HEIGHTS, as recorded in Plat Book 158, Page 5, of the Public Records of Broward County, Florida, more particularly described as follows:

COMMENCE at the Northwest corner of said Parcel "F";

Thence South 01°33'41" West, along the West line of said Parcel "F", for a distance of 95.28 feet;

Thence South 10°57'03" West, along the West line of said Parcel "F", for a distance of 231.37 feet;

Thence South 00°27'09" West, along the West line of said Parcel "F", for a distance of 325.31 feet to the POINT OF BEGINNING;

Thence continue South 00°27'09" West, along said West line, for a distance of 13.37 feet to the Northwest corner of a 12.00 foot platted road easement;

Thence South 44°32'51" East, along the north line of said easement, for a distance of 7.40 feet;

Thence North 00°27'09" East, for a distance of 10.78 feet;

Thence North 33°19'45" West, for a distance of 9.42 feet to the Point of Beginning.

Said lands situate, lying and being in Broward County, Florida and containing 63 square feet, more or less.

3.		
2.		
1.		
DATE	REVISIONS	BY

Scale: Not to Scale	Drawn By: John P.	Date: 9-17-12	Checked by: F.J.G.	Date: 9-17-12	File location: E:\RW\ROW\Parcel Sketches\coral-springs..\sidewalk-esmt.dwg
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BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION