

COPY

Return to:
Frank J. Gulliano
Highway Construction and
Engineering Division
1 N University Drive, Suite 300
Plantation, FL 33324-2038

This instrument was prepared by:
Name: Cynthia Pasch
Address: 200 East Broward Boulevard
Fort Lauderdale, Florida 33301

All R/W: 04 Exempt
Parcel Folio I.D.# 499026090010
Grantor s FIN/SS# 65-0497296
Road Sunrise Boulevard

WARRANTY DEED
(CORPORATE)

THIS INDENTURE, made this 20th day of August, A.D., 2014, between SAWGRASS PROPERTY INVESTMENTS, a Florida general partnership, whose Post Office address is 19495 Biscayne Boulevard, Suite 702, Aventura, FL 33180, hereinafter called 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, hereinafter called BUYER. (Wherever used herein the terms SELLER and BUYER shall indicate both singular and plural, as the context requires).

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 his hand and seal the date first above written.

Signed, sealed, and delivered
in the presence of

Michel Bess
(Signature) MICHEL BESS

Printed Name Michel Bess

(Signature) Vanessa Gonzalez

SAWGRASS PROPERTY INVESTMENTS, a Florida
general partnership

By: JOBESS, INC., a Florida corporation, Partner

By: Joseph Kavana, President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 20th day of August, 2014, by Joseph Kavana, as President of Jobess, Inc., a Florida corporation, a partner of Sawgrass Property Investments, a Florida general partnership. He is personally known to me or has produced as identification and did/did not take an oath.

(SEAL)

Jeanette Sanchez
(Signature of person taking acknowledgment)

Jeanette Sanchez
(Name of officer taking acknowledgment)
typed, printed or stamped



(Title or rank)

(Serial number, if any)

My commission expires: November 29, 2015



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

4341 S.W. 62nd Avenue
Davie, Florida 33314

Tel. (954) 585-0997
Fax (954) 585-3927

EXHIBIT "A"

**LEGAL DESCRIPTION OF
RIGHT-OF-WAY DEDICATION**

**PORTION OF PARCEL "A"
"METROPICA PLAT" (P.B. 179, PG. 70 THRU 76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA**

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", "METROPICA PLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 179, PAGES 70 THRU 76, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID PARCEL "A";

THENCE N.89°48'19"E., ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 288.00 FEET POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S.86°45'40"E. CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 200.36 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.00°11'41"W.;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00°11'47" AND A RADIUS OF 2,351.83 FEET, FOR AN ARC DISTANCE OF 8.06 FEET, TO A POINT ON A NON-TANGENT LINE;

THENCE N.64°00'20"E., A DISTANCE OF 27.60 FEET, THE LAST MENTIONED TWO COURSES BEING COINCIDENT WITH THE SOUTHERLY LINE OF SAID PARCEL "A";

THENCE S.89°48'19"W., A DISTANCE OF 232.91 FEET, TO THE POINT OF BEGINNING.;

SAID LANDS SITUATE WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, CONTAINING 1,446 SQUARE FEET, MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON N.89°48'19"E., ALONG THE SOUTH LINE OF PARCEL "A", METROPICA PLAT, RECORDED IN PLAT BOOK 179, PAGE 70 THRU 76, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.
6. THERE COULD BE EASEMENTS AND OTHER MATTERS OF RECORDS THAT ARE NOT SHOWN HEREON, FOR MORE INFORMATION SEE THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REVISIONS	DATE	BY
2. Revised R/W N.W. 136th AVE	10/08/14	rgc
1. Revised Sketch & Legal	9/23/14	rgc

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC. COPYRIGHT ©2014

RICHARD G. CRAWFORD Jr.
PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
8/4/14	DRL	JDS	N/A

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 2

SKETCH NO. 05-6769 ARD

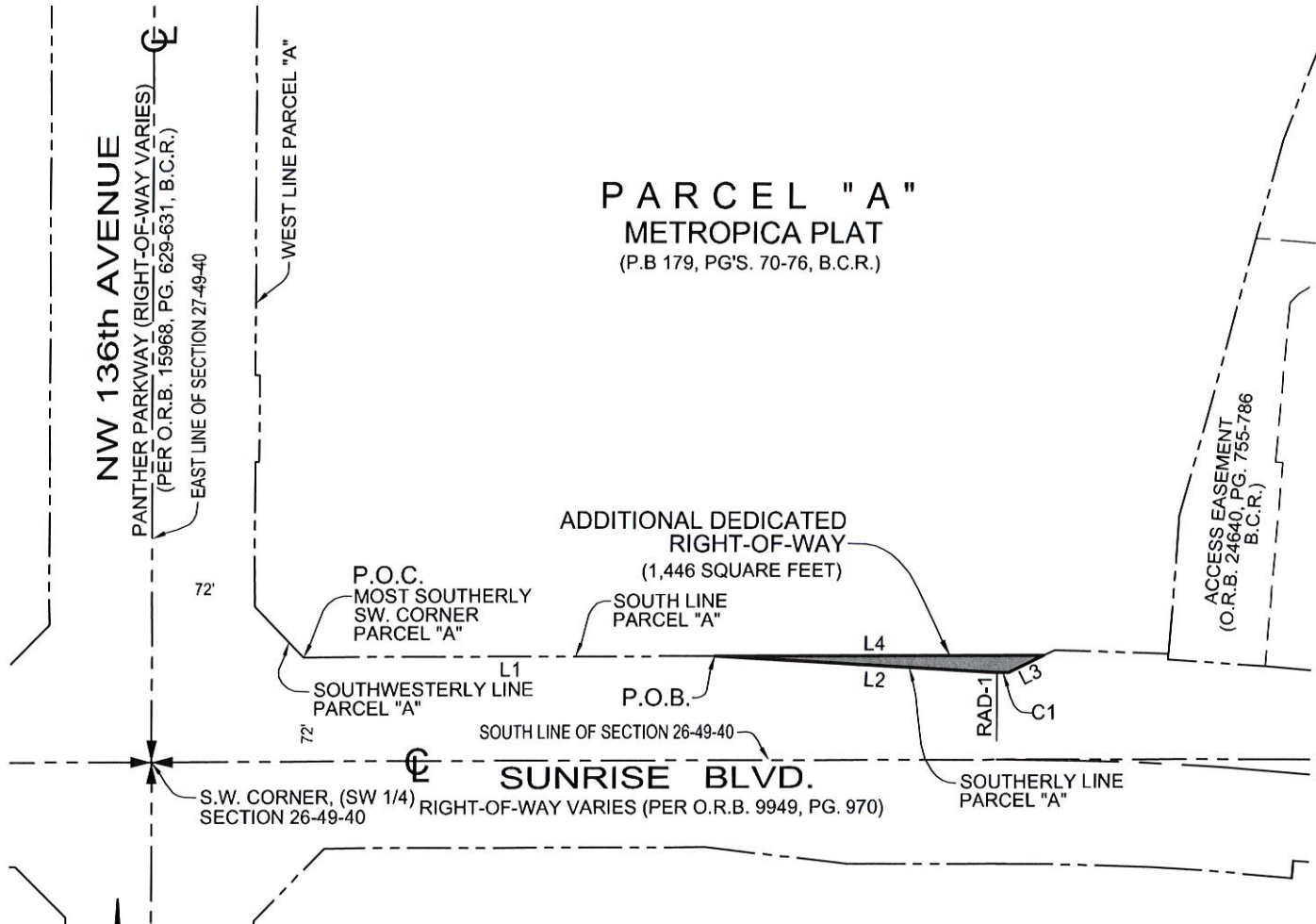


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**SKETCH OF DESCRIPTION
RIGHT-OF-WAY DEDICATION**

PORTION OF PARCEL "A"
"METROPICA PLAT" (P.B. 179, PG. 70 THRU 76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA



SCALE: 1" = 120'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N.89°48'19"E.	288.00'
L2	S.86°45'40"E.	200.36'
L3	N.64°00'20"E.	27.60'
L4	S.89°48'19"W.	232.91'

CURVE TABLE			
CURVE	CENTRAL ANGLE	RADIUS	ARC DISTANCE
C1	00°11'47"	2351.83'	8.06'

RADIAL TABLE		
LINE	BEARING	
RAD-1	N.00°11'41"W.	(RADIAL)

- LEGEND:**
- P.B. PLAT BOOK
 - PG. PAGE
 - B.C.R. BROWARD COUNTY RECORDS
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - ☉ CENTERLINE
 - L1 LINE NUMBER (TYPICAL)
 - C1 CURVE NUMBER (TYPICAL)
 - RAD-1 RADIAL LINE NUMBER (TYPICAL)