

1 RESOLUTION NO. 2017-

2 A RESOLUTION OF THE BOARD OF COUNTY  
3 COMMISSIONERS OF BROWARD COUNTY, FLORIDA  
4 ("COUNTY"), AUTHORIZING THE COUNTY TO CONVEY  
5 CERTAIN COUNTY-OWNED RIGHT-OF-WAY ALONG  
6 PEMBROKE ROAD TO THE CITY OF PEMBROKE PINES  
7 BY QUITCLAIM DEED; AUTHORIZING MAYOR AND  
8 CLERK TO EXECUTE SAME; AND PROVIDING FOR  
9 SEVERABILITY AND AN EFFECTIVE DATE.

10 WHEREAS, Broward County ("County") holds title to the right-of-ways which are  
11 described in the legal description referenced within the Quitclaim Deed attached hereto  
12 and made a part hereof as Exhibit "A" ("Property"); and

13 WHEREAS, Section 335.0415, Florida Statutes, provides that public roads may  
14 be transferred between jurisdictions only by mutual agreement of the affected  
15 governmental entities; and

16 WHEREAS, pursuant to the Agreement between the County, the City of  
17 Pembroke Pines, and the City of Miramar executed on June 3, 2003, as amended on  
18 June 26, 2012, the County agreed to convey the Property to the City of Pembroke Pines  
19 and the City of Pembroke Pines agreed to accept transfer of the Property, NOW,  
20 THEREFORE,

21 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF  
22 BROWARD COUNTY, FLORIDA:

23 Section 1. The recitals set forth in the preamble to this Resolution are  
24 incorporated by reference herein.

1 Section 2. For good and sufficient consideration, the Board authorizes the  
2 conveyance of the Property to the City of Pembroke Pines.

3 Section 3. The Mayor or Vice Mayor is hereby authorized to execute a  
4 Quitclaim Deed to the City of Pembroke Pines in the form attached hereto as  
5 Exhibit "A," and such other related documents, if any, as needed to affect the  
6 conveyance.

7 Section 4. SEVERABILITY.

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

14 Section 5. EFFECTIVE DATE.

15 This Resolution shall become effective upon its adoption.

16  
17 ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2017

18  
19 Approved as to form and legal sufficiency:  
20 Joni Armstrong Coffey, County Attorney

21 By /s/ Annika E. Ashton 08/04/17  
22 Annika E. Ashton (date)  
23 Assistant County Attorney

24 AEA/dnt  
08/04/17  
ROW Transfer to Pembroke Pines  
#17-089.10

**EXHIBIT A**

This instrument prepared by:  
Joseph J. Martin, Real Estate Officer of  
Broward County Real Property Section  
and approved as to form by:  
Broward County Attorney's Office  
115 South Andrews Ave., Rm. 501  
Fort Lauderdale, FL 33301  
954-357-6809

**QUITCLAIM DEED**

(Pursuant to Section 125.411, Florida Statutes)

THIS DEED, made this \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by BROWARD COUNTY, a political subdivision of the State of Florida (the "GRANTOR"), whose address is Governmental Center, Room 423, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, and the CITY OF PEMBROKE PINES, a Florida municipal corporation (the "GRANTEE"), whose address is 601 City Center Way, Pembroke Pines, Florida 33025.

W I T N E S S E T H:

That GRANTOR for and in consideration of the sum of TEN DOLLARS (\$10.00) to it in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to GRANTEE, its heirs, 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 attached Exhibits "1A" and "2A"

SUBJECT TO:

1. All existing public purpose utility and government easements and rights of way.
2. Resolution \_\_\_\_\_, approved by the Board of County Commissioners of Broward County, Florida, on \_\_\_\_\_ (date), approving the conveyance pursuant to Section 335.0415, Florida Statutes, said Resolution recorded simultaneously herewith.
3. All other matters of record and taxes for the year 2017, and 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

(Official Seal)  
ATTEST:

BROWARD COUNTY, FLORIDA  
by 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\_\_\_\_

Approved as to form by  
Joni Armstrong Coffey  
Broward County Attorney  
Governmental Center, Suite 423  
115 South Andrews Avenue  
Fort Lauderdale, Florida 33301  
Telephone: (954) 357-7600  
Telecopier: (954) 357-7641

By: \_\_\_\_\_  
Annika E. Ashton (Date)  
Assistant County Attorney

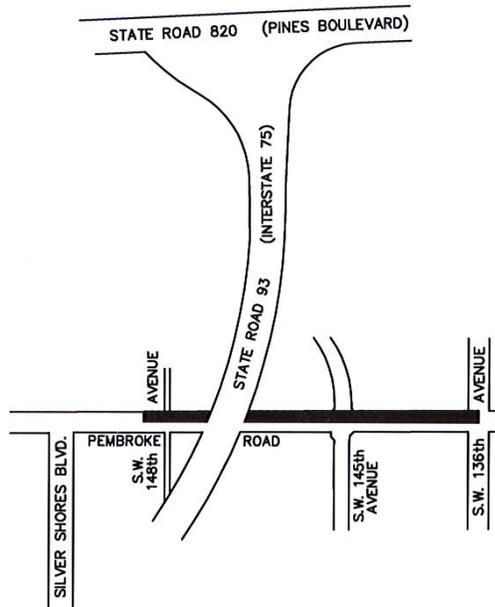
REF: Approved BCC \_\_\_\_\_ Item No: \_\_\_\_\_  
Return to BC Real Property Section

AEA/dnt  
08/04/17  
ROW Transfer to Pembroke Pines  
#17-089-10

EXHIBIT "1A"

SHEET 1 OF 11

"CITY OF PEMBROKE PINES"



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 01-24-12 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. Guiliano*  
FRANK J. GUILIANO  
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 EAST LINE OF SECTION 21, TOWNSHIP 51 SOUTH, RANGE 40 EAST BEARING S01°34'E.
- 2) SOME INFORMATION ON THE ATTACHED SKETCH IS SHOWN ON FDOT RIGHT-OF-WAY MAP, SECTION 86075-2402, SHEETS 1 & 2 OF 9, DATED 1-10-94 AS RECORDD IN R/W MAP BOOK 12, PG. 16, B.C.R.
- 3) DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
- 4) THIS SKETCH REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE REFERENCED RECORDED PLAT(S). THE SUBJECT PARCEL WAS NOT ABSTRACTED FOR OTHER EASEMENTS, ROAD RESERVATIONS OR RIGHTS-OF-WAY OF RECORD.
- 5) P.B. 2, PG. 39, D.C.R. "THE EVERGLADES SUGAR & LAND CO. SUBDIVISION OF SECTION 6, 7, 18, 19, 30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST AND THE EAST HALF TOWNSHIP 51 SOUTH, RANGE 40 EAST.

**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:

B.C.R. =BROWARD COUNTY RECORDS	L.A. =LIMITED ACCESS LINE
C.E. =CANAL EASEMENT	O.R.B. =OFFICIAL RECORDS BOOK
C.M.E. =CANAL MAINTENANCE EASEMENT	(P) =PLAT
D.B. =DEED BOOK	PG. =PAGE
D.C.R. =DADE COUNTY RECORDS	P.O.B. =POINT OF BEGINNING
F.D.O.T. =FLORIDA DEPARTMENT OF TRANSPORTATION	P.O.C. =POINT OF COMMENCEMENT
L.&U.E. =LANDSCAPE & UTILITY EASEMENT	R/W =RIGHT-OF-WAY
	U.E. =UTILITY EASEMENT
	V.B. =VEGETATED BUFFER

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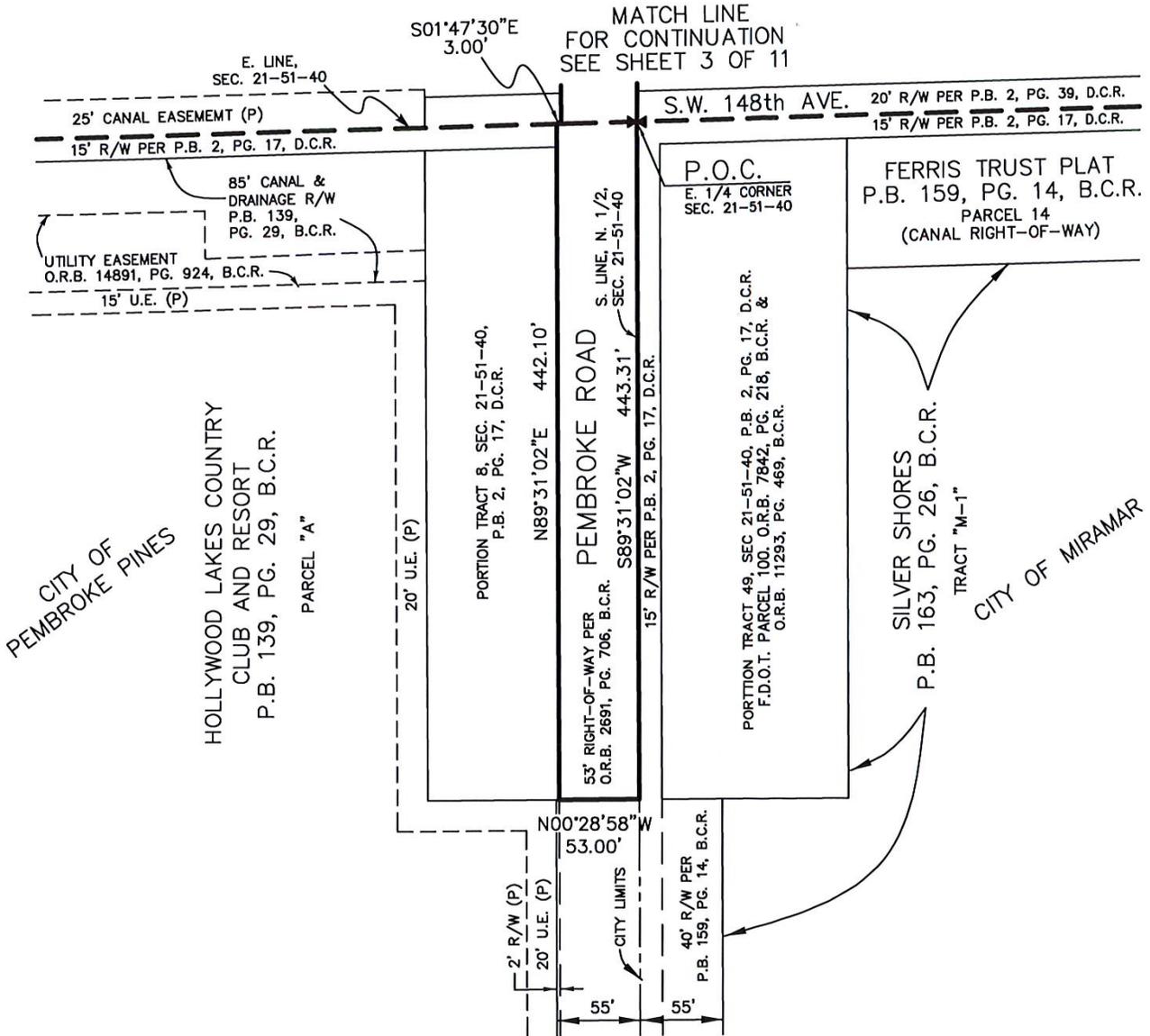
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EXHIBIT "1A"

SHEET 2 OF 11

"CITY OF PEMBROKE PINES"



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Scale: 1" = 100'    Drawn By: MJC    Date: 01-04-12    Checked by: F. Guiliano    Date: 01-24-12    File Location: E:\RW\Capital-Proj\5255-Pembroke Road\Transfer Parcel Sketches\Amended Agreement\Exhibit 1A-North Parcel-County\County Owns Less 1-75.dwg



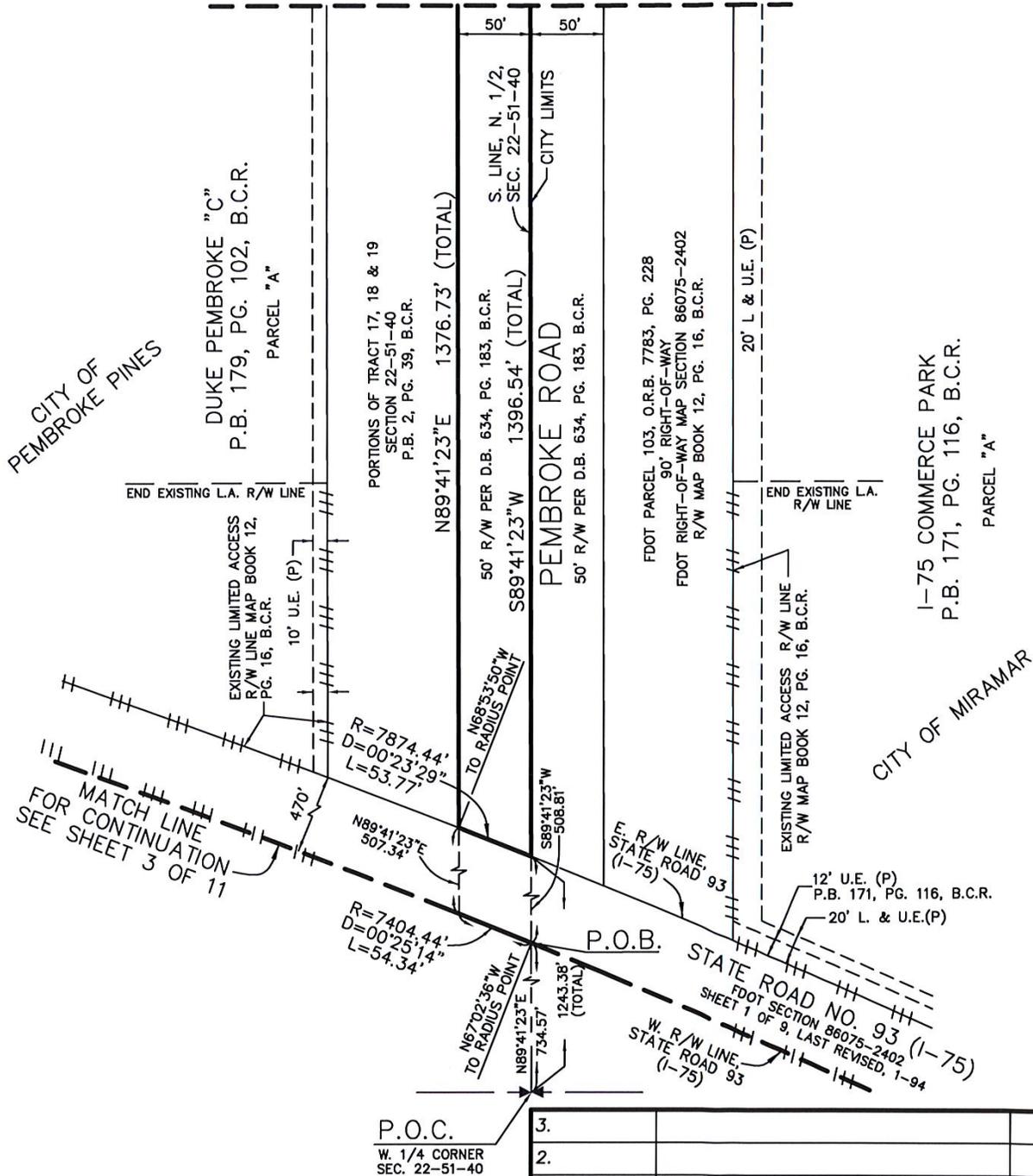
EXHIBIT "1A"

SHEET 4 OF 11

"CITY OF PEMBROKE PINES"



MATCH LINE  
FOR CONTINUATION SEE SHEET 5 OF 11



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 Checked by: F. Guiliano  
 Date: 01-24-12

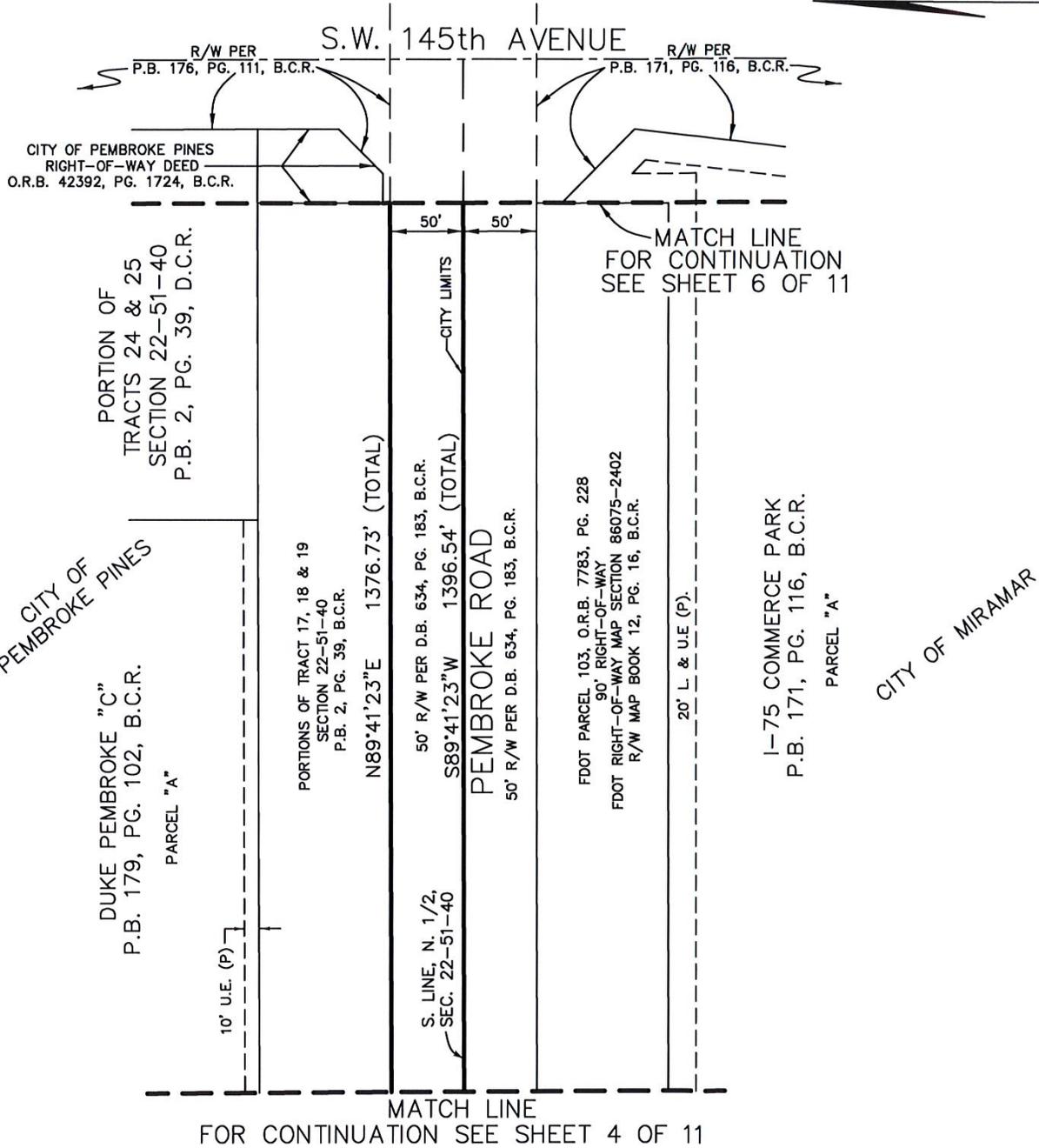
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EXHIBIT "1A"

SHEET 5 OF 11

"CITY OF PEMBROKE PINES"

NORTH



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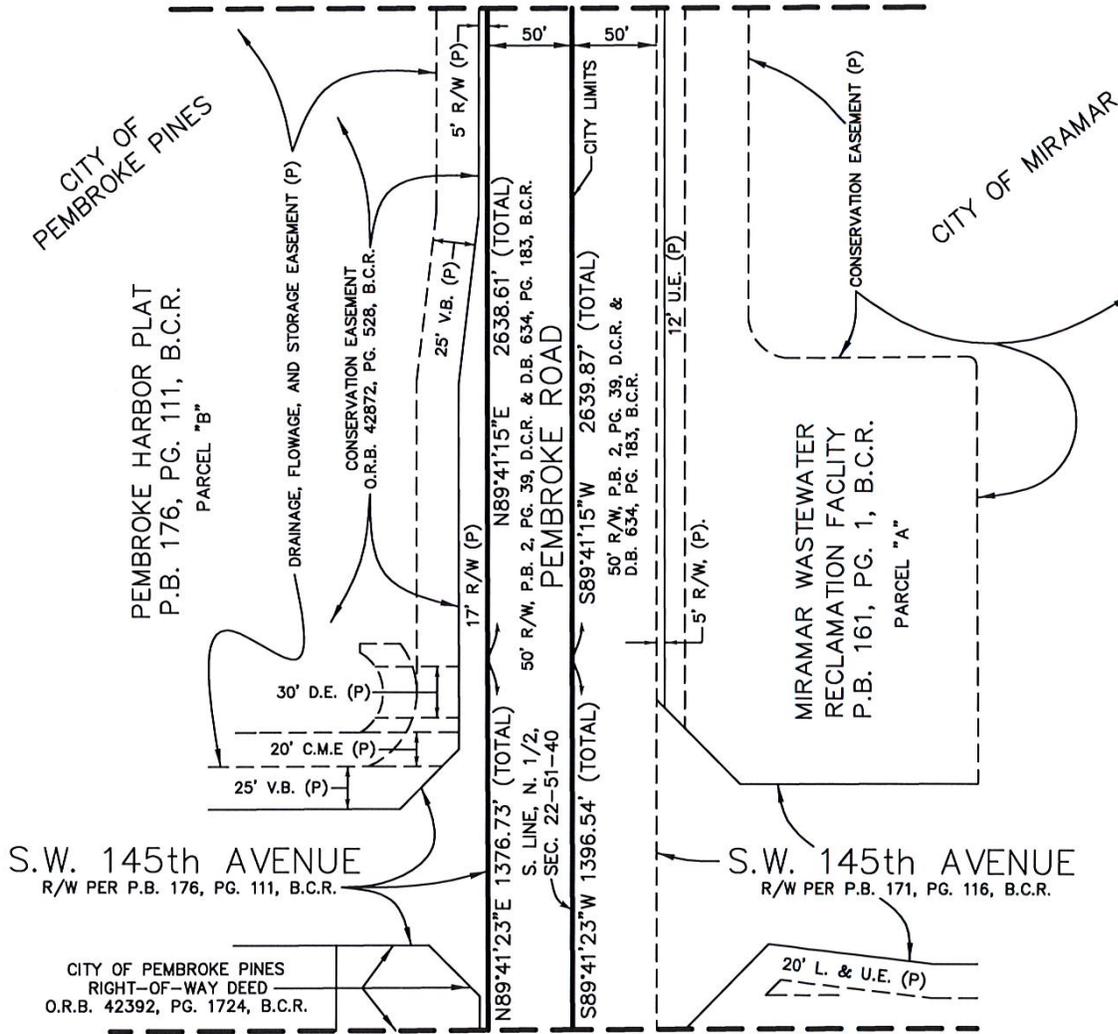
EXHIBIT "1A"

SHEET 6 OF 11

"CITY OF PEMBROKE PINES"



MATCH LINE  
FOR CONTINUATION SEE SHEET 7 OF 11



MATCH LINE  
FOR CONTINUATION SEE SHEET 5 OF 11

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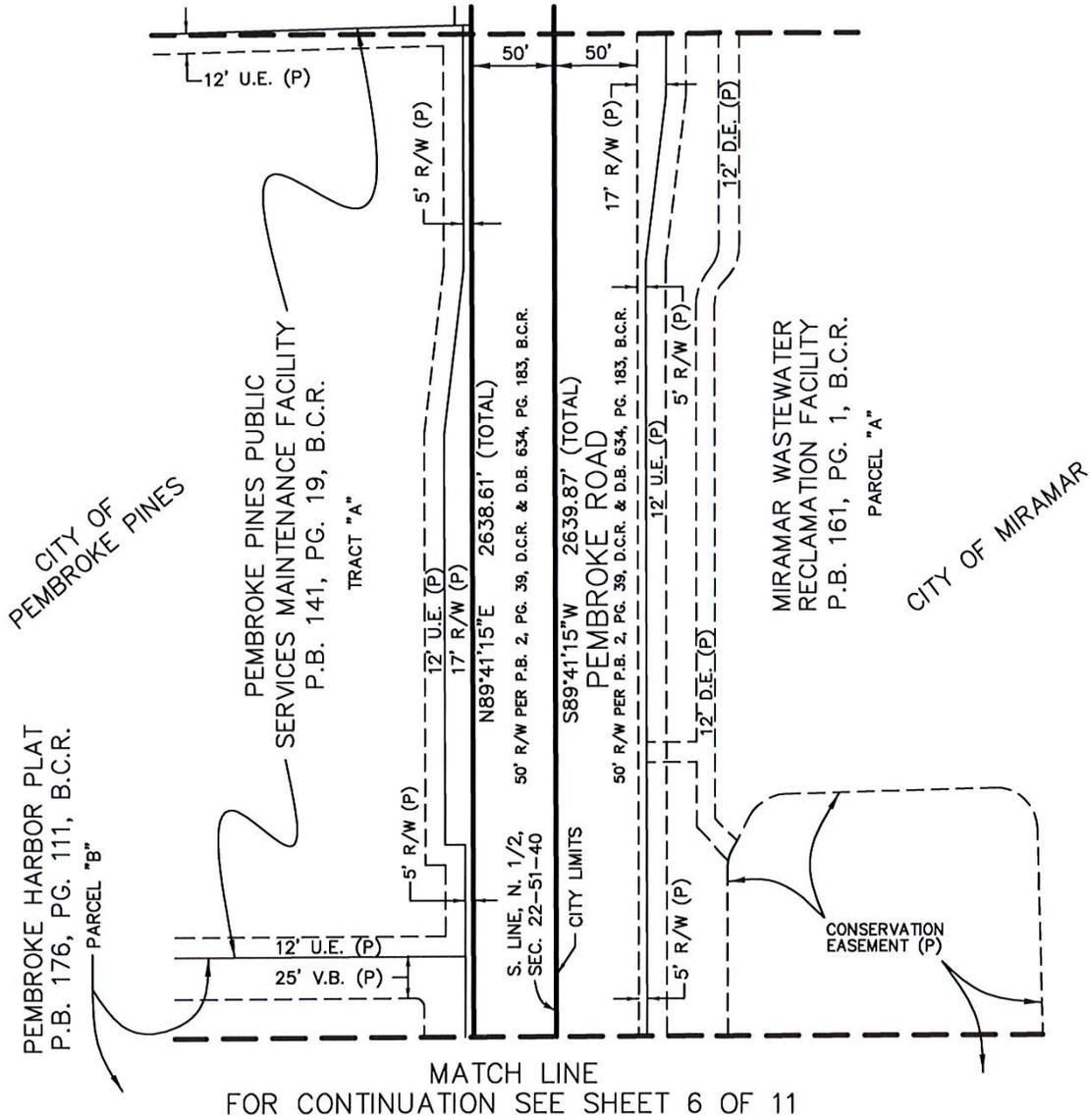
EXHIBIT "1A"

SHEET 7 OF 11

"CITY OF PEMBROKE PINES"



MATCH LINE  
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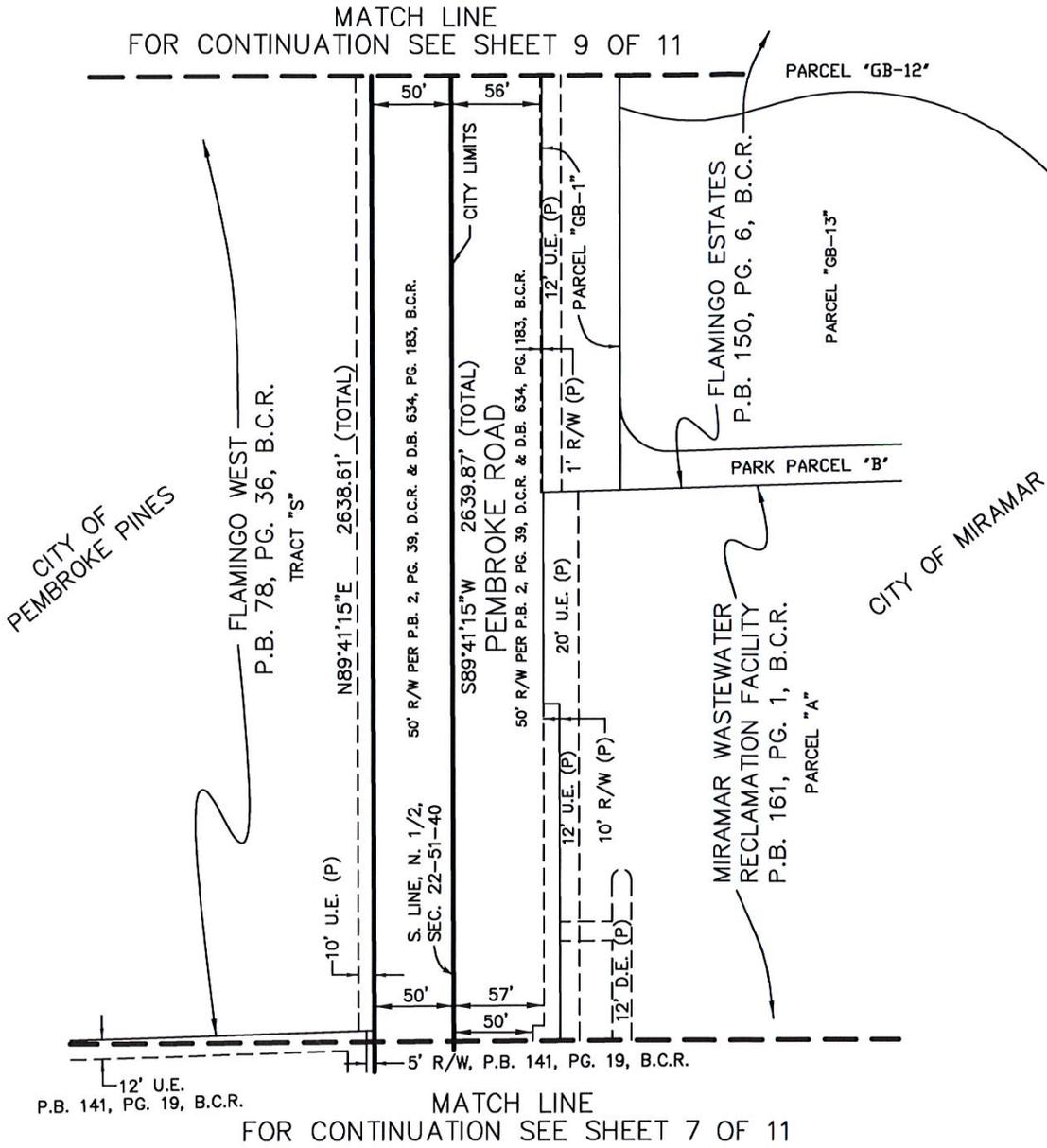
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EXHIBIT "1A"

SHEET 8 OF 11

"CITY OF PEMBROKE PINES"



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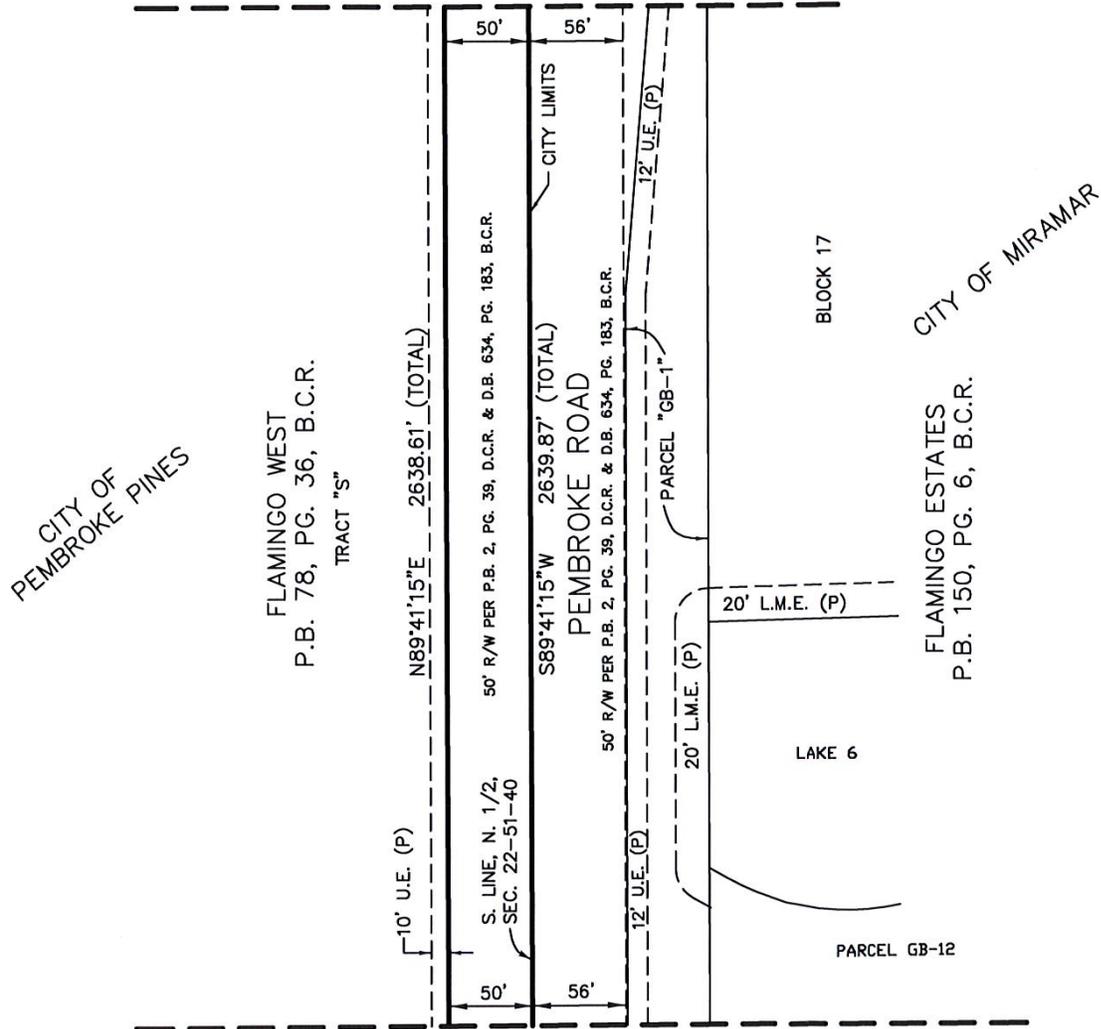
EXHIBIT "1A"

SHEET 9 OF 11

"CITY OF PEMBROKE PINES"



MATCH LINE  
FOR CONTINUATION SEE SHEET 10 OF 11



MATCH LINE  
FOR CONTINUATION SEE SHEET 8 OF 11

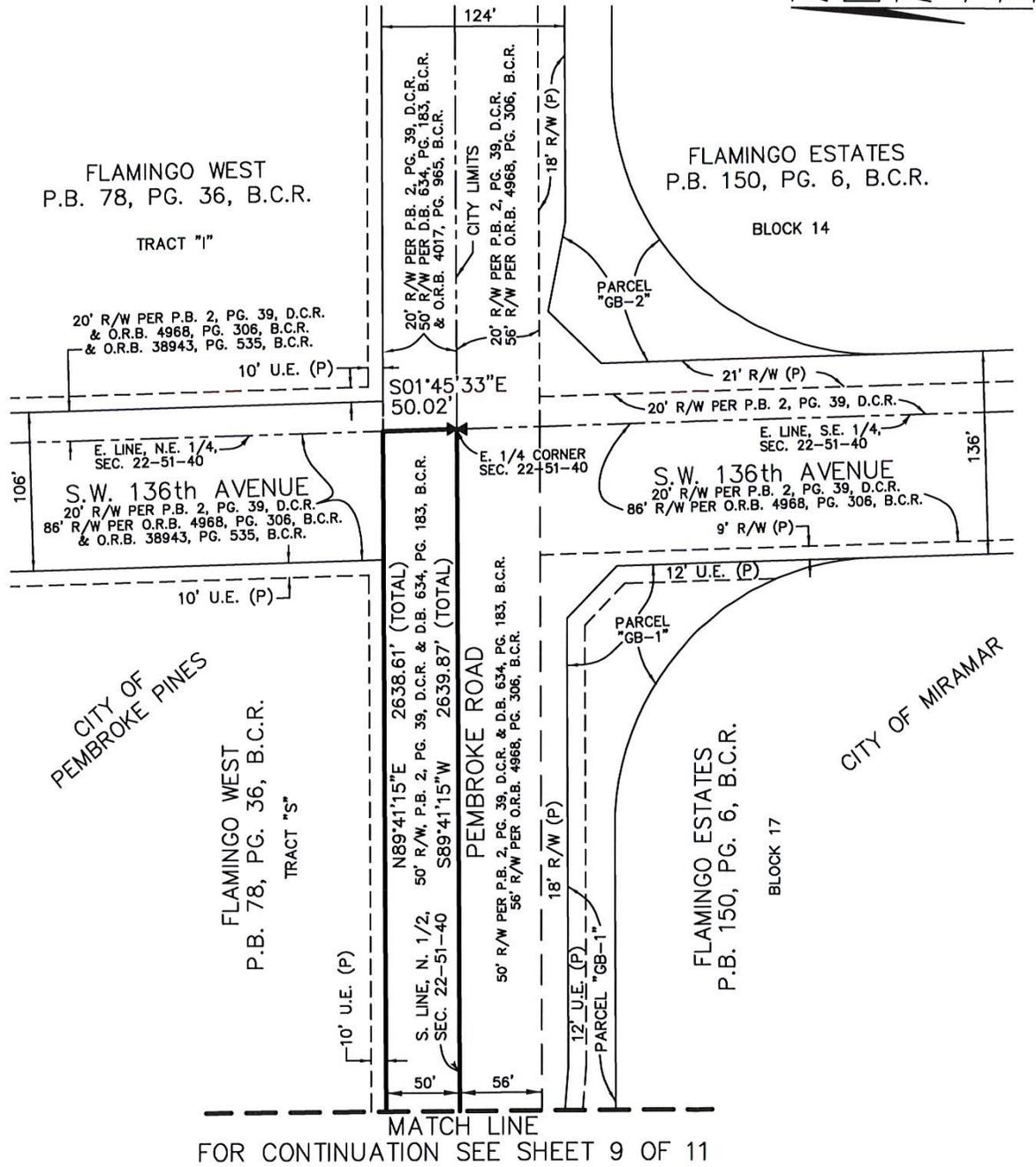
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EXHIBIT "1A"

SHEET 10 OF 11

"CITY OF PEMBROKE PINES" NORTH



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1" = 100'	MJC	01-04-12	F. Guiliano	01-24-12

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EXHIBIT "1A"

SHEET 11 OF 11

"CITY OF PEMBROKE PINES"

LEGAL DESCRIPTION:

The south 53 feet of Tracts 8 and 9 of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1" of Section 21, Township 51 South, Range 40 East, together with the south 50 feet of the North One-Half (N. 1/2) of Section 22, Township 51 South, Range 40 East.

LESS that portion of the south 50 feet of the North One-Half (N. 1/2) of said Section 22 within the right-of-way for State Road No. 93 (I-75), more particularly described as follows:

Commence at the West Quarter-Corner (W. 1/4 Corner) of said Section 22; thence along the South Line of the North One-Half (N 1/2) of said Section 22, N89°41'23"E, 734.57 feet to the Point of Beginning, being a point on a curve having a radius of 7404.44 feet, whose center bears N67°02'36"W from said point; thence northerly along said curve and the west right-of-way line of State Road No. 93 (I-75) through a central angle of 00°25'14", an arc distance of 54.34 feet to a point on a line 50 feet north of and parallel with the South Line of the Northwest One-Quarter (N.W. 1/4) of said Section 22; thence N89°41'23"E, 507.34 feet to a point on a curve having a radius of 7874.44 feet, whose center bears N68°53'50"W from said point; thence southerly along said curve and the east right-of-way line of State Road No. 93 (I-75), through a central angle of 00°23'29", an arc distance of 53.77 feet to a point on the South Line of the North One-Half (N. 1/2) of said Section 22; thence along said line, S89°41'23"W, 508.81 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pembroke Pines, Broward County, Florida and contain 6.02 acres.

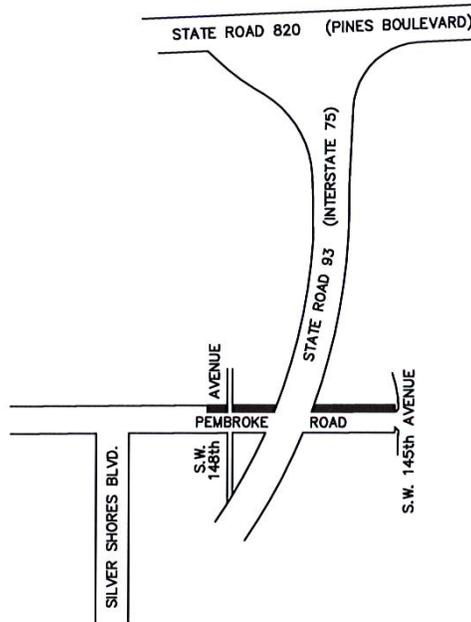
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Not to Scale	MJC	01-04-12	F. Guiliano	01-24-12	

EXHIBIT "2A"

SHEET 1 OF 7

"CITY OF PEMBROKE PINES"



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 01-24-12 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. Guiliano*

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

NOTE:

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- 2) SOME INFORMATION ON THE ATTACHED SKETCH IS SHOWN ON FDOT RIGHT-OF-WAY MAP, SECTION 86075-2402, SHEETS 1 & 2 OF 9, DATED 1-10-94 AS RECORDED IN R/W MAP BOOK 12, PG. 16, B.C.R.
- 3) DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
- 4) THIS SKETCH REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE REFERENCED RECORDED PLAT(S). THE SUBJECT PARCEL WAS NOT ABSTRACTED FOR OTHER EASEMENTS, ROAD RESERVATIONS OR RIGHTS-OF-WAY OF RECORD.
- 5) P.B. 2, PG. 39. D.C.R. "THE EVERGLADES SUGAR & LAND CO. SUBDIVISION OF SECTION 6, 7, 18, 19, 30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AND THE EAST HALF TOWNSHIP 51 SOUTH, RANGE 40 EAST.

**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:

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C.M.E. =CANAL MAINTENANCE EASEMENT	(P) =PLAT
D.B. =DEED BOOK	PG. =PAGE
D.C.R. =DADE COUNTY RECORDS	P.O.B. =POINT OF BEGINNING
F.D.O.T. =FLORIDA DEPARTMENT OF TRANSPORTATION	P.O.C. =POINT OF COMMENCEMENT
L.&U.E. =LANDSCAPE & UTILITY EASEMENT	R/W =RIGHT-OF-WAY
	U.E. =UTILITY EASEMENT
	V.B. =VEGETATED BUFFER

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Not to Scale	MJC	01-04-12	F. Guiliano	01-24-12

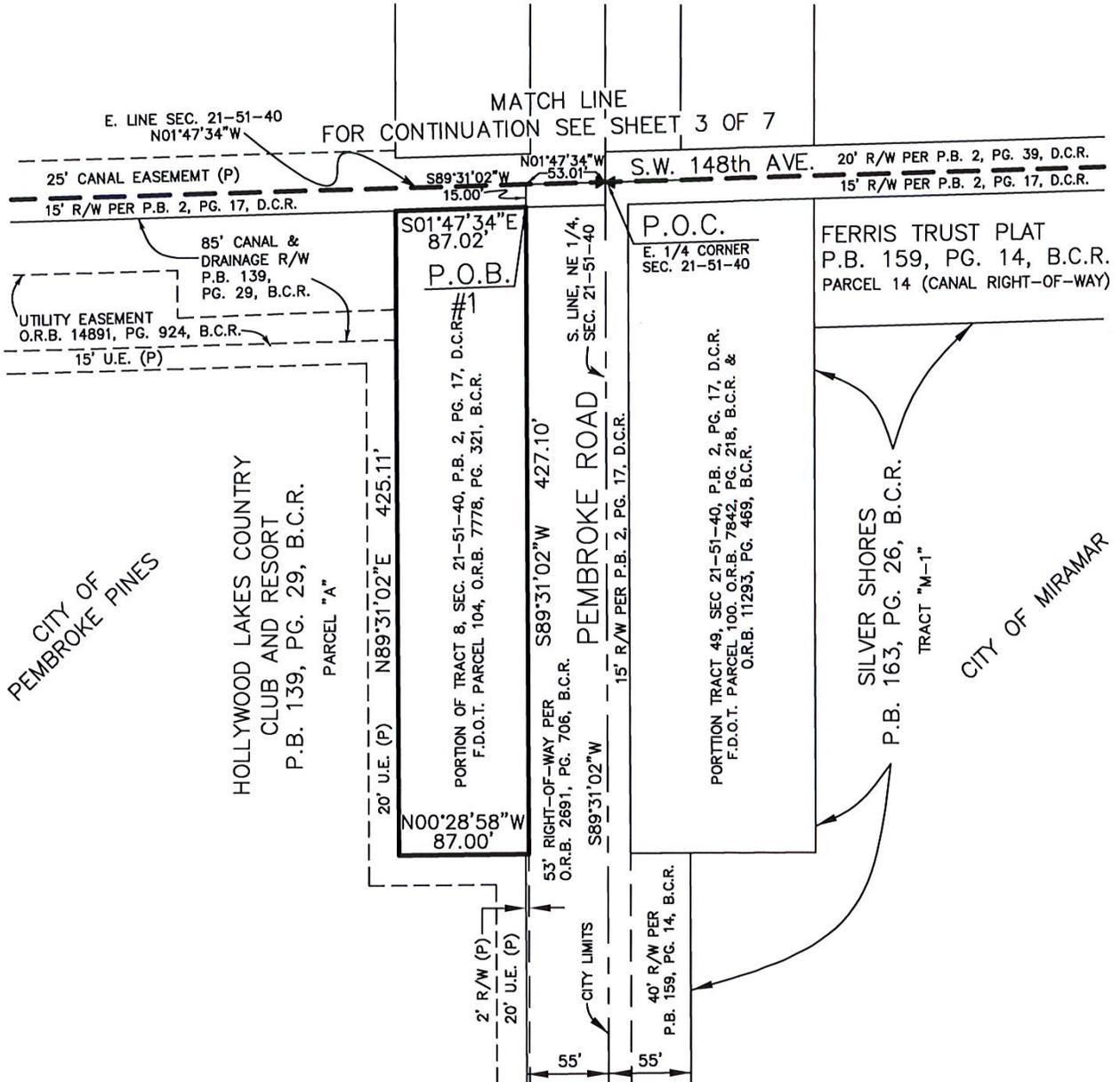
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EXHIBIT "2A"

SHEET 2 OF 7

"CITY OF PEMBROKE PINES"

NORTH



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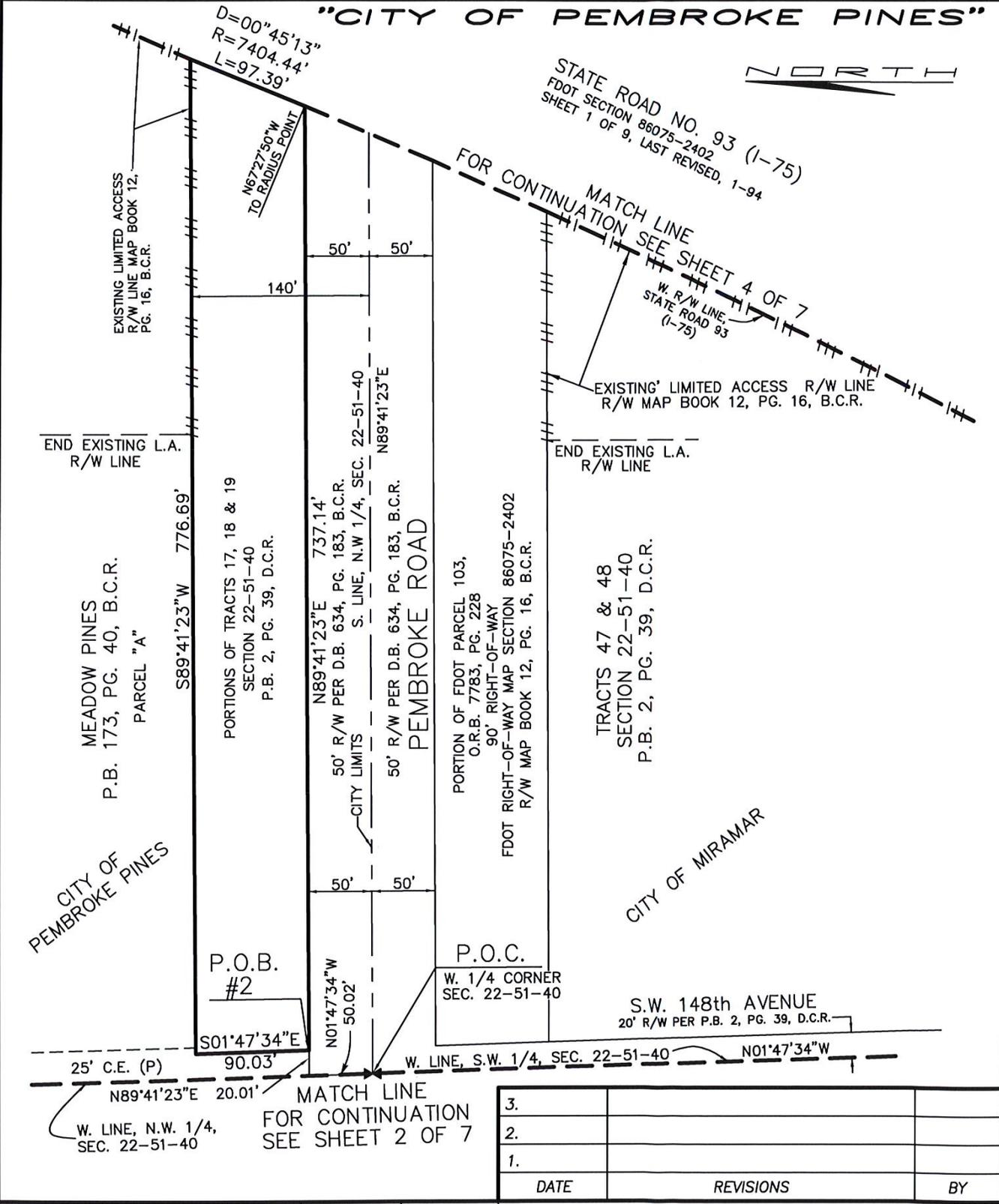
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EXHIBIT "2A"

SHEET 3 OF 7

"CITY OF PEMBROKE PINES"

NORTH



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Scale: 1" = 100'  
 Drawn By: RPL, Jr.  
 Date: 01-04-12  
 Checked By: F. Guiliano  
 Date: 01-24-12

File Location: E:\RW\Capital-Proj\5255-Pembroke Road\Transfer Parcel Sketches\ Amended Agreement\Exhibit 2A-North Parcel-FDOT Surplus\North Parcel.dwg

EXHIBIT "2A"

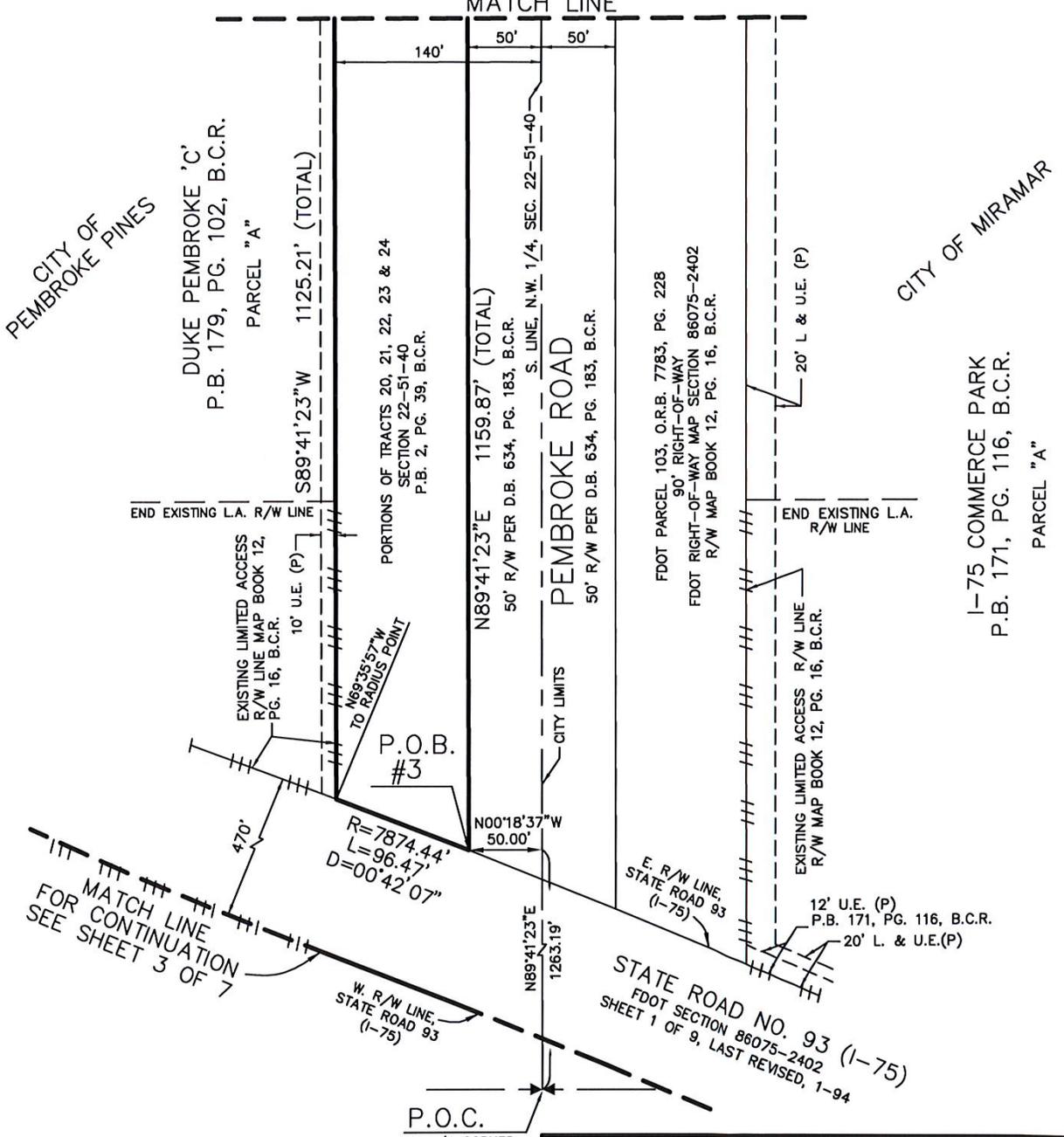
SHEET 4 OF 7

"CITY OF PEMBROKE PINES"



FOR CONTINUATION SEE SHEET 5 OF 7

MATCH LINE



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 Date: 01-04-12  
 Checked By: F. Guillano  
 Date: 01-24-12

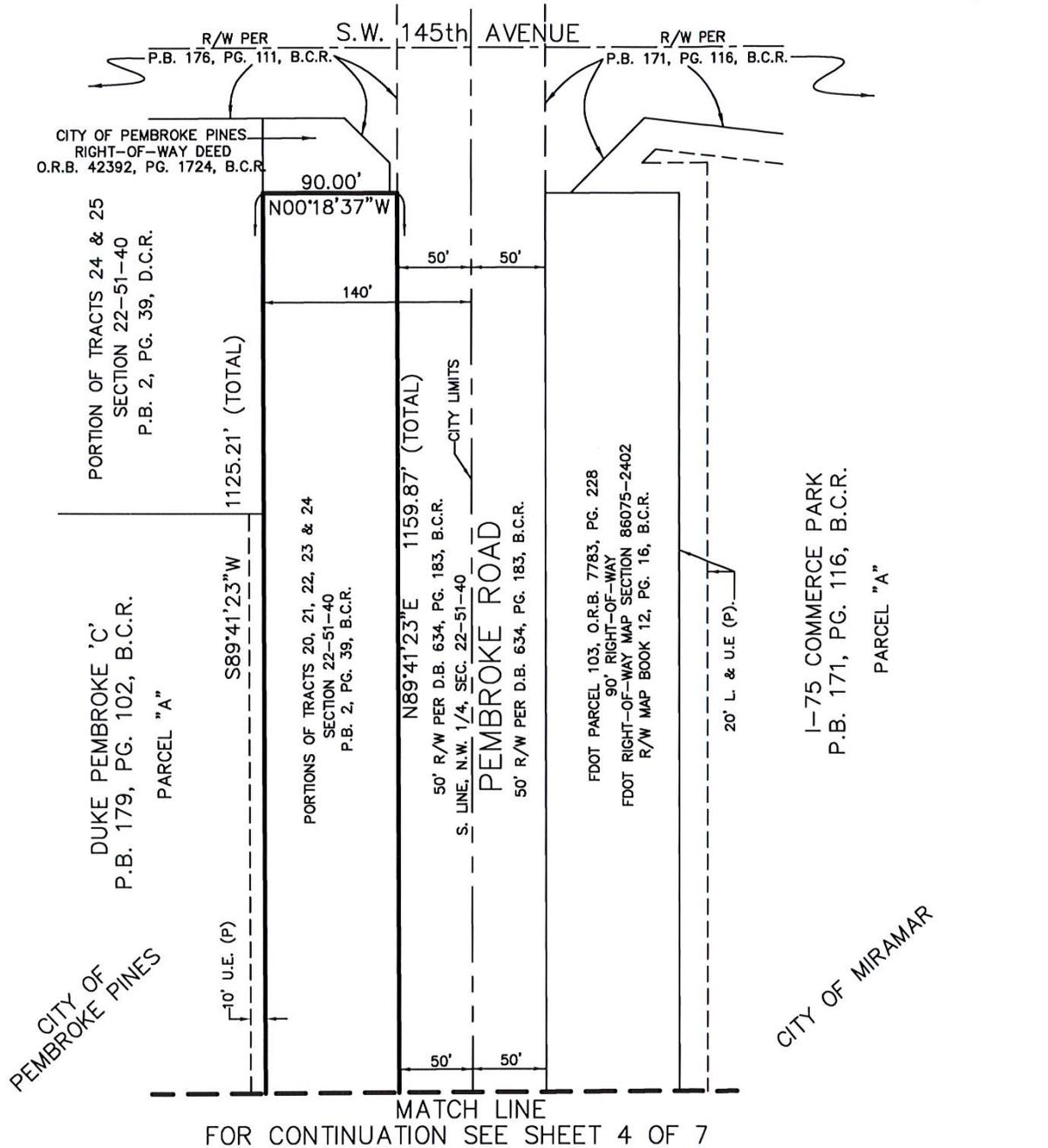
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EXHIBIT "2A"

SHEET 5 OF 7

"CITY OF PEMBROKE PINES"

NORTH



MATCH LINE  
FOR CONTINUATION SEE SHEET 4 OF 7

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Scale:	Drawn By:	Date:	Checked By:	Date:	File Location: E:\RW\Capital-Proj\5255-Pembroke Road\Transfer Parcel Sketches\Amended Agreement\Exhibit 2A-North Parcel-FDOT Surplus\North Parcel.dwg
1" = 100'	MJC	01-04-12	F. Guiliano	01-24-12	

**EXHIBIT "2A"**

SHEET 6 OF 7

**"CITY OF PEMBROKE PINES"**

LEGAL DESCRIPTION:

A portion of Tract 8, Section 21, Township 51 South, Range 40 East of FLORIDA FRUIT LAND COMPANY'S SUBDIVISION NO. 1 as recorded in Plat Book 2, Page 17 of the Public Records of Dade County, Florida, described as follows:

Commence at the East Quarter-Corner (E. 1/4 Corner) of Section 21, Township 51 South, Range 40 East, Broward County, Florida;  
thence N01°47'34"W along the East Line of said Section 21, 53.01 feet;  
thence S89°31'02"W, 15.00 feet to the Point of Beginning #1; thence continue S89°31'02"W along a line that is 53.00 feet north of and parallel to the South Line of the Northeast One-Quarter (N.E. 1/4) of said Section 21, 427.10 feet; thence N00°28'58"W, 87.00 feet; thence N89°31'02"E, 425.11 feet;  
thence S01°47'34"E along a line 15.00 feet west and parallel to the East Line of said Section 21, 87.02 feet to the Point of Beginning #1.

TOGETHER WITH:

Portions of Tracts 17, 18 and 19, Section 22, Township 51 South, Range 40 East, "THE EVERGLADES SUGAR & LAND CO. SUBDIVISION OF SECTIONS 6, 7, 18, 19, 30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST" as recorded in Plat Book 2, Page 39 of the Public Records of Dade County, Florida, described as follows:

Commence at the West Quarter-Corner (W. 1/4 Corner) of said Section 22;  
thence along the West Line of the Northwest One-Quarter (N.W. 1/4) of said Section 22, N01°47'34"W, 50.02 feet to a point on a line 50 feet north of and parallel with the South Line of the Northwest One-Quarter (N.W. 1/4) of said Section 22; thence along said line, N89°41'23"E, 20.01 feet to the Point of Beginning #2; thence continue along said line, N89°41'23"E, 737.14 feet to a point on a curve having a radius of 7404.44 feet, whose center bears N67°27'50"W from said point; thence northerly along said curve, on the west right-of-way line of State Road 93 (I-75), as shown on the State of Florida Department of Transportation Right-of-Way Map, Section 86075-2402 (Sheet 1 of 9, last revised January, 1994) through a central angle of 00°45'13", an arc distance of 97.39 feet to a point on a line 140 feet north of and parallel with the South Line of the Northwest One-Quarter (N.W. 1/4) of said Section 22; thence along said line S89°41'23"W, 776.69 feet to a point on a line 20 feet east of and parallel to the West Line of the N.W. 1/4 of said Section 22; thence along said line S01°47'34"E, 90.03 feet to the Point of Beginning #2.

TOGETHER WITH:

3.		
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1.		
DATE	REVISIONS	BY

Scale:	Drawn By:	Date:	Checked By:	Date:	File Location: E:\RW\Capital-Proj\5255-Pembroke Road\Transfer Parcel Sketches\Amended Agreement\Exhibit 2A-North Parcel-FDOT Surplus\Legal Description.dwg
Not to Scale	RPL, Jr.	01-04-12	F. Guiliano	01-24-12	

**EXHIBIT "2A"**

SHEET 7 OF 7

**"CITY OF PEMBROKE PINES"**

LEGAL DESCRIPTION (continuation):

Portions of Tracts 20, 21, 22, 23 and 24, Section 22, Township 51 South, Range 40 East, "THE EVERGLADES SUGAR & LAND CO. SUBDIVISION OF SECTIONS 6, 7, 18, 19, 30 AND 31, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AND THE EAST HALF OF TOWNSHIP 51 SOUTH, RANGE 40 EAST" as recorded in Plat Book 2, Page 39, of the Public Records of Dade County, Florida, described as follows:

Commence at the West Quarter-Corner (W. 1/4 Corner) of said Section 22; thence along the South Line of the Northwest One-Quarter (N.W. 1/4) of said Section 22, N89°41'23"E, 1263.19 feet; thence N00°18'37"W, 50.00 feet to a point on a line 50 feet north of and parallel to the South Line of the Northwest One-Quarter (N.W. 1/4) of said Section 22 and the Point of Beginning #3; thence along said line, N89°41'23"E, 1159.87 feet; thence N00°18'37"W, 90.00 feet to a point on a line 140 feet north of and parallel to the South Line of the Northwest One-Quarter (N.W. 1/4) of said Section 22; thence along said line, S89°41'23"W, 1125.21 feet to a point on a curve having a radius of 7874.44 feet, said point being on the east right-of-way line of State Road 93 (I-75), whose center bears N69°35'57"W from said point; thence southerly along said curve and the east right-of-way line of State Road 93 (I-75), as shown on State of Florida Department of Transportation Right-of-Way Map, Section 86075-2402 (Sheet 1 of 9, last revised January, 1994), through a central angle of 00°42'07", an arc distance of 96.47 feet to the Point of Beginning #3.

Said land situate and lying and being in the City of Pembroke Pines, Broward County, Florida and contains 3.92 acres, more or less.

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DATE	REVISIONS	BY

Scale:	Drawn By:	Date:	Checked By:	Date:	File Location: E:\RW\Capital-Proj\5255-Pembroke Road\Transfer Parcel Sketches\Amended Agreement\Exhibit 2A-North Parcel-FDOT Surplus\Legal Description.dwg
Not to Scale	JP	01-04-12	F. Guiliano	01-24-12	