

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 MIRAMAR, a Florida municipal corporation (the "GRANTEE"), whose address is 2300 Civic Center Place, Miramar, FL 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 "1B" and "2B"

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

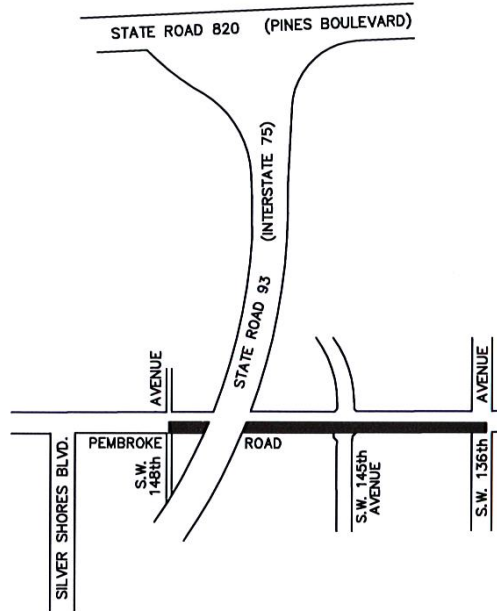
REF: Approved BCC _____ Item No: _____
Return to BC Real Property Section

AEA/dnt
08/04/17
ROW Transfer to Pembroke Pines
#17-089-11

EXHIBIT "1B"

SHEET 1 OF 10

"CITY OF MIRAMAR"



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 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:

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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		BY

Scale:	Drawn by:	Date:	Checked by:	Date:
Not to Scale	MJC	01-04-12	F. Guiliano	01-24-12

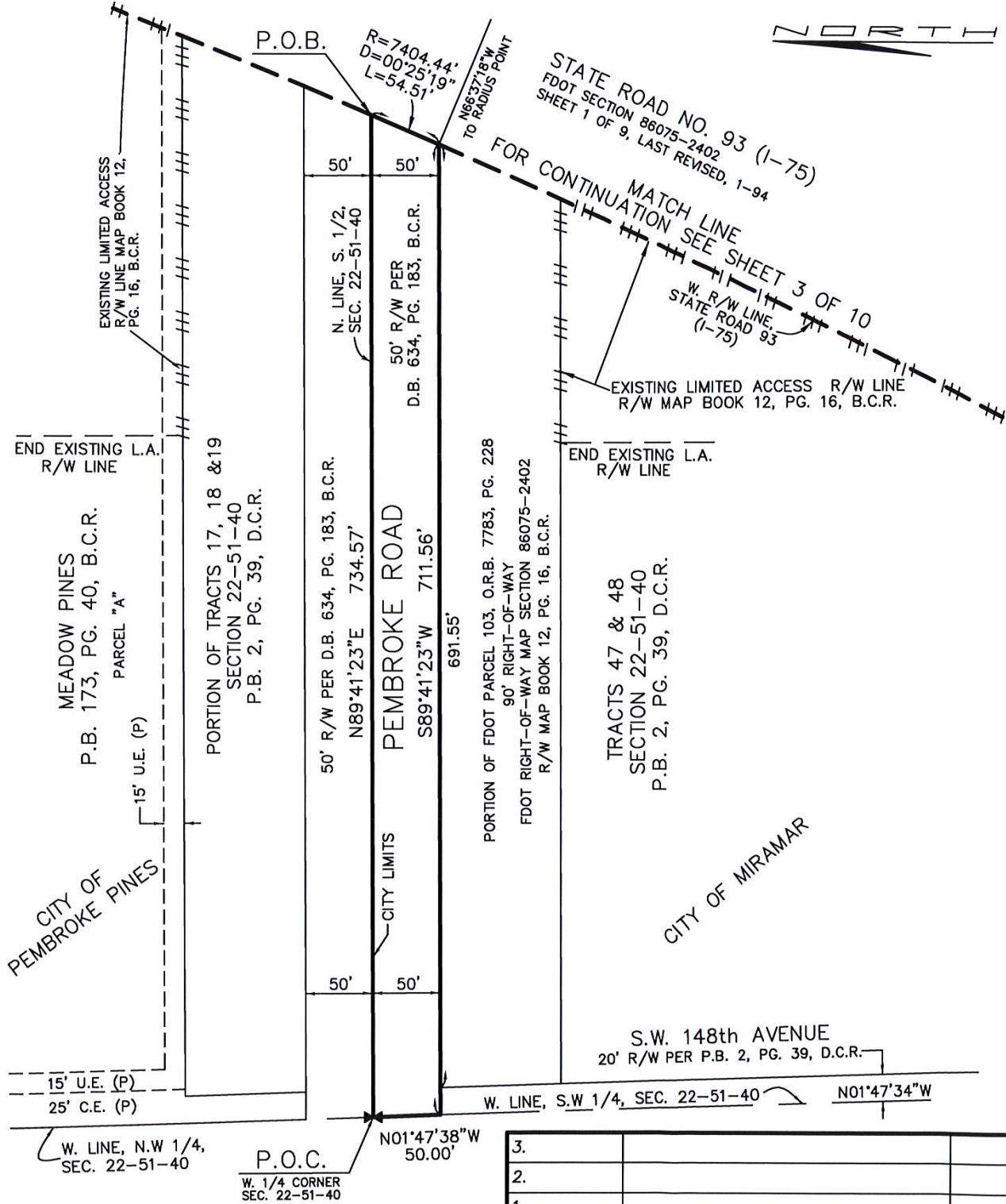
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EXHIBIT "1B"

SHEET 2 OF 10

"CITY OF MIRAMAR"

NORTH



3.		
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1.		
DATE	REVISIONS	BY

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 1B-South Parcel-County\County Owns Less I-75.dwg

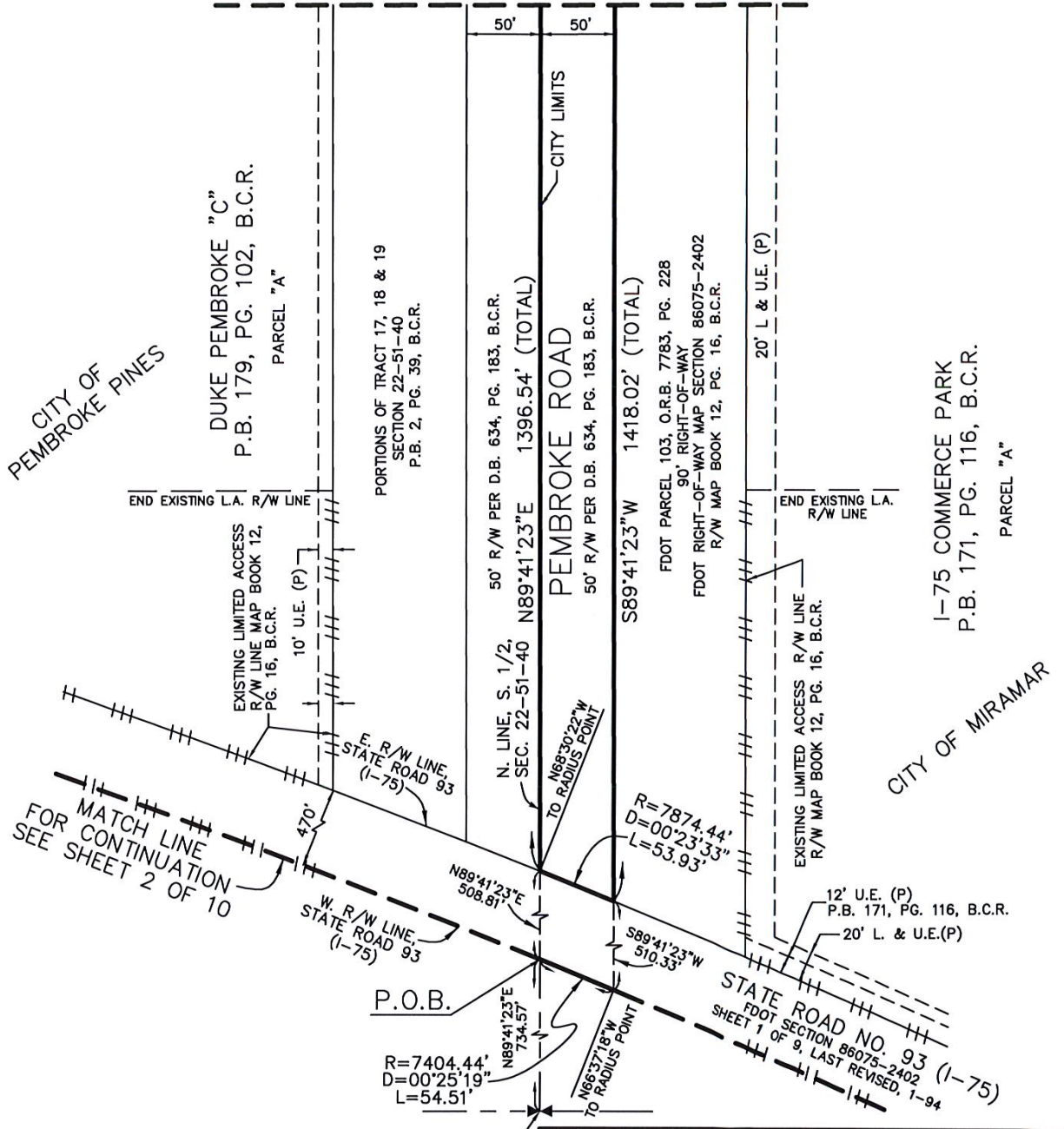
EXHIBIT "1B"

SHEET 3 OF 10

"CITY OF MIRAMAR"



MATCH LINE
FOR CONTINUATION SEE SHEET 4 OF 10



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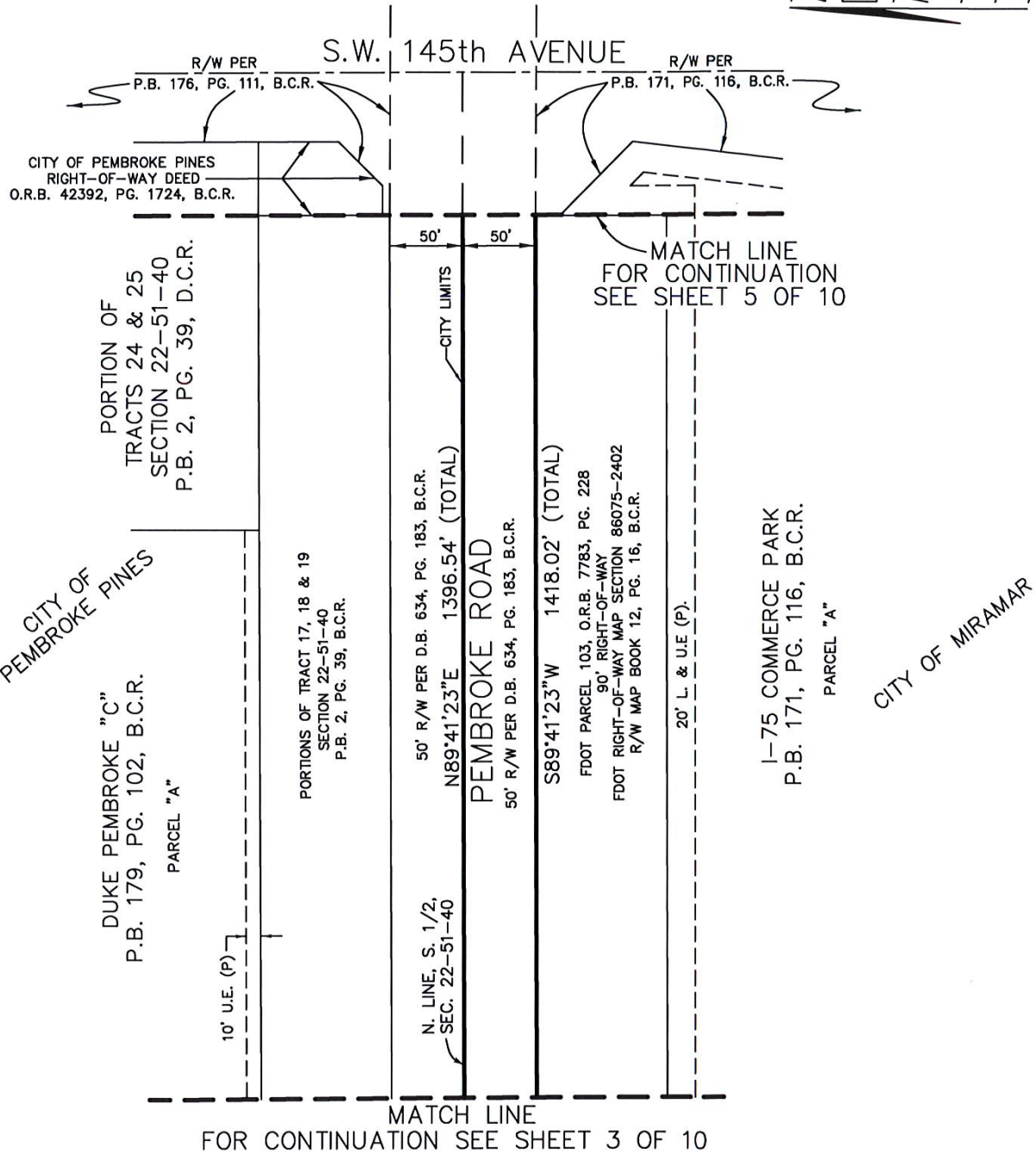
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 Date: 01-04-12
 Checked by: F. Guiliano
 Date: 01-24-12

File Location: E:\RW\Capital-Proj\5255-Pembroke Road\Transfer Parcel Sketches\Amended Agreement\Exhibit 1B-South Parcel-County\County Owns Less I-75.dwg

EXHIBIT "1B"

SHEET 4 OF 10

"CITY OF MIRAMAR"



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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 1B-South Parcel-County\County Owns Less I-75.dwg
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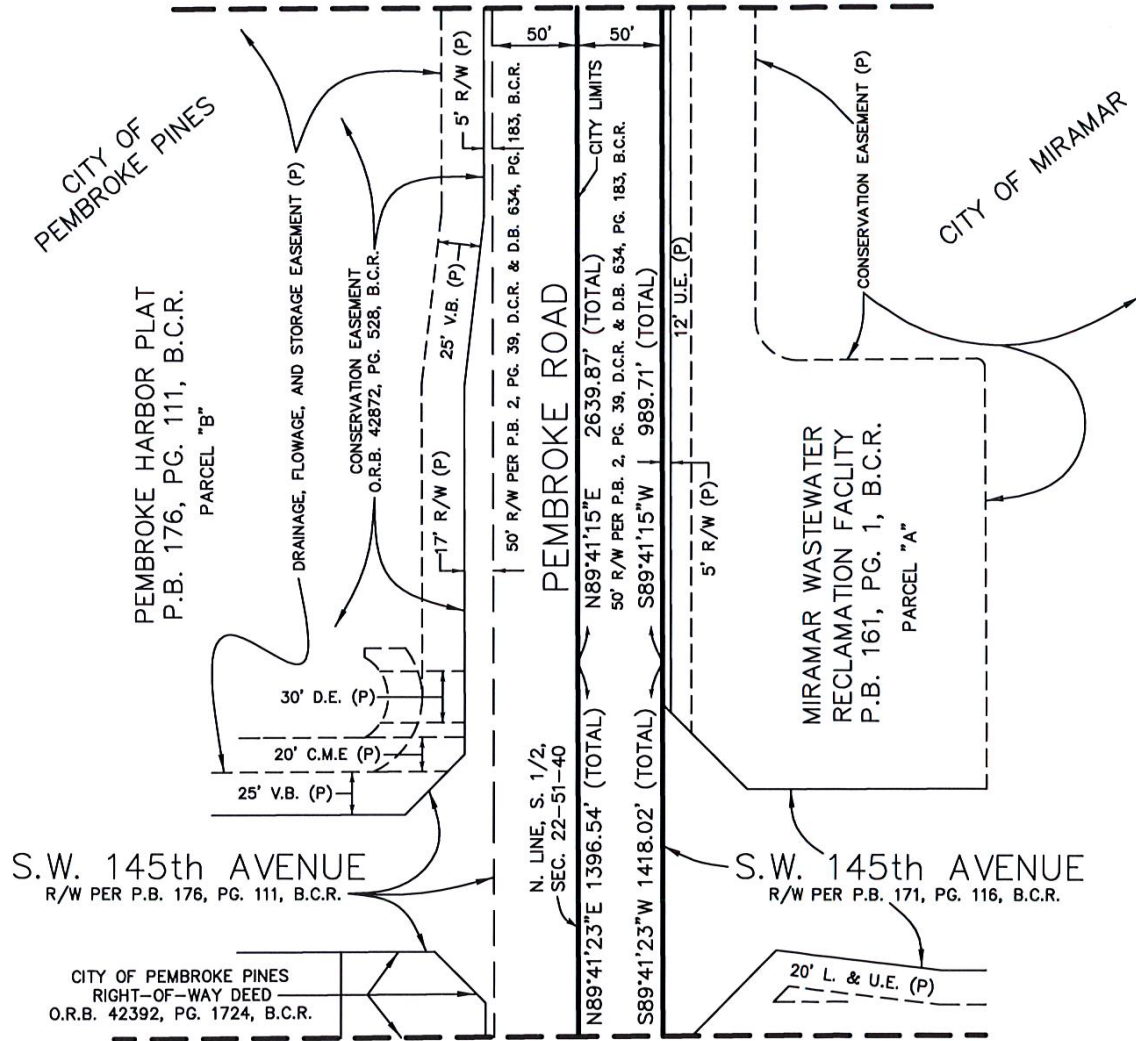
EXHIBIT "1B"

SHEET 5 OF 10

"CITY OF MIRAMAR"



MATCH LINE
FOR CONTINUATION SEE SHEET 6 OF 10



MATCH LINE
FOR CONTINUATION SEE SHEET 4 OF 10

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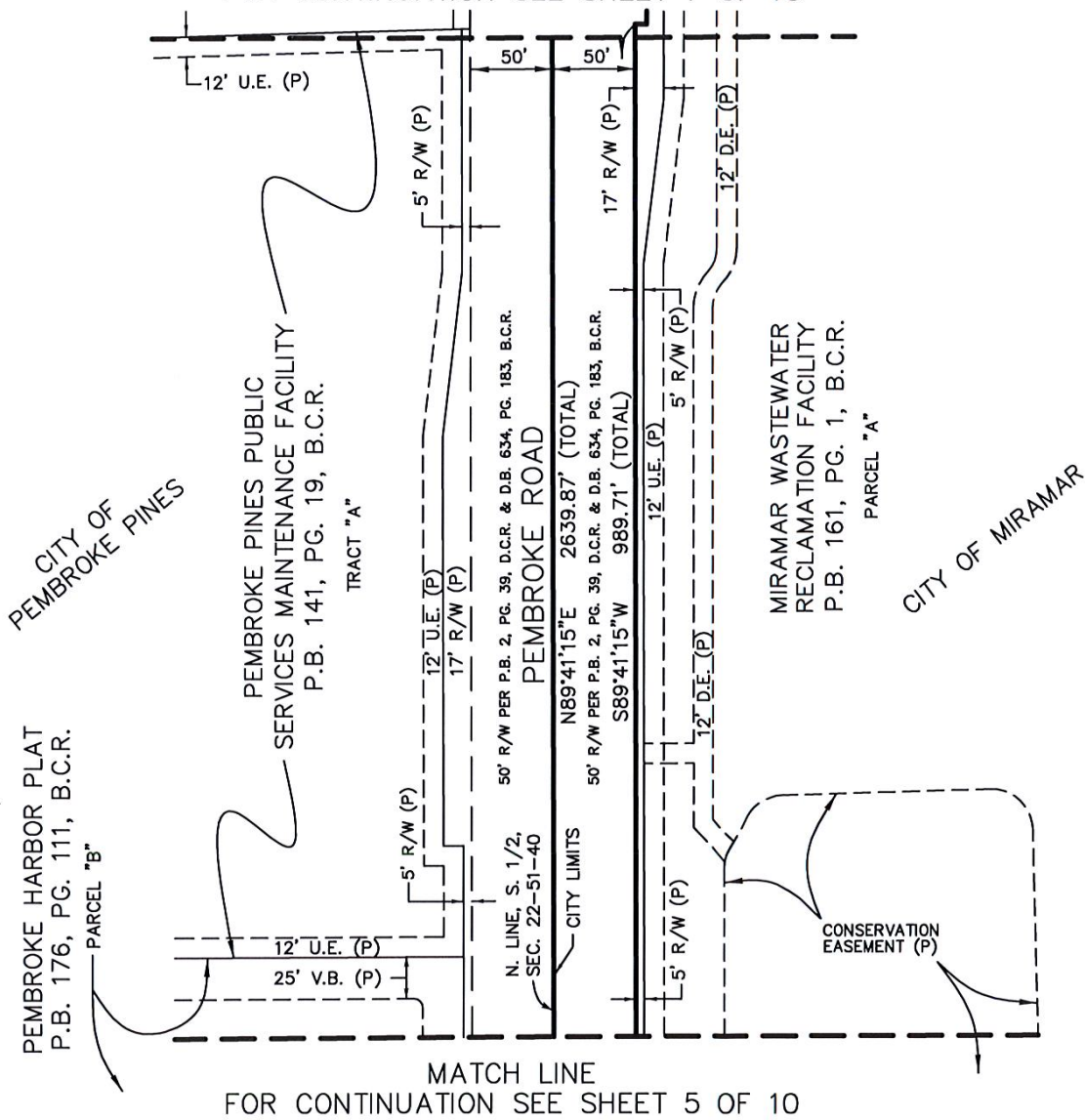
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1" = 100'	MJC	01-04-12	F. Guiliano	01-24-12	

EXHIBIT "1B"
"CITY OF MIRAMAR"

SHEET 6 OF 10



MATCH LINE
FOR CONTINUATION SEE SHEET 7 OF 10



MATCH LINE
FOR CONTINUATION SEE SHEET 5 OF 10

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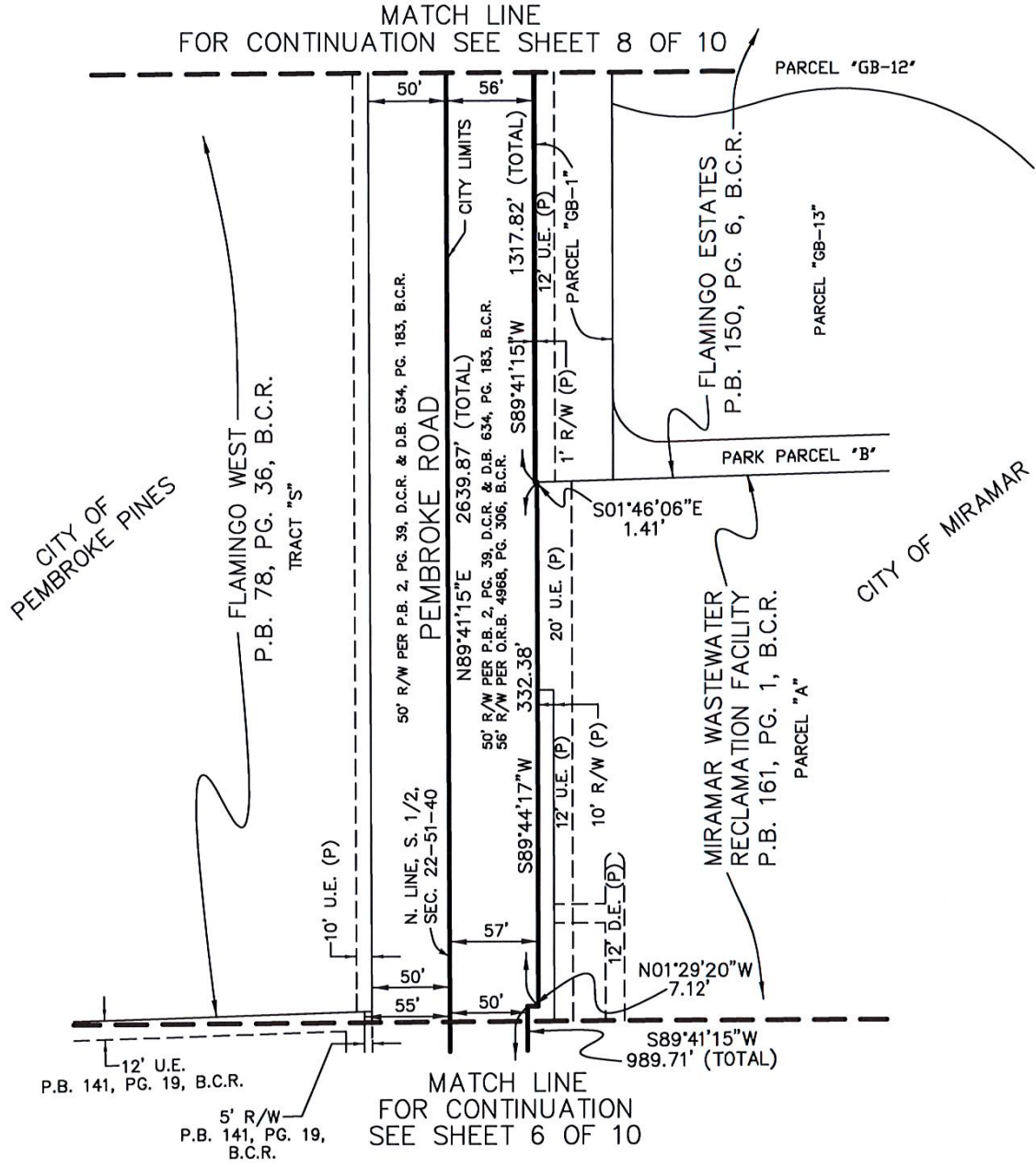
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1" = 100'	MJC	01-04-12	F. Guilliano	01-24-12	

EXHIBIT "1B"

SHEET 7 OF 10

"CITY OF MIRAMAR"

NORTH



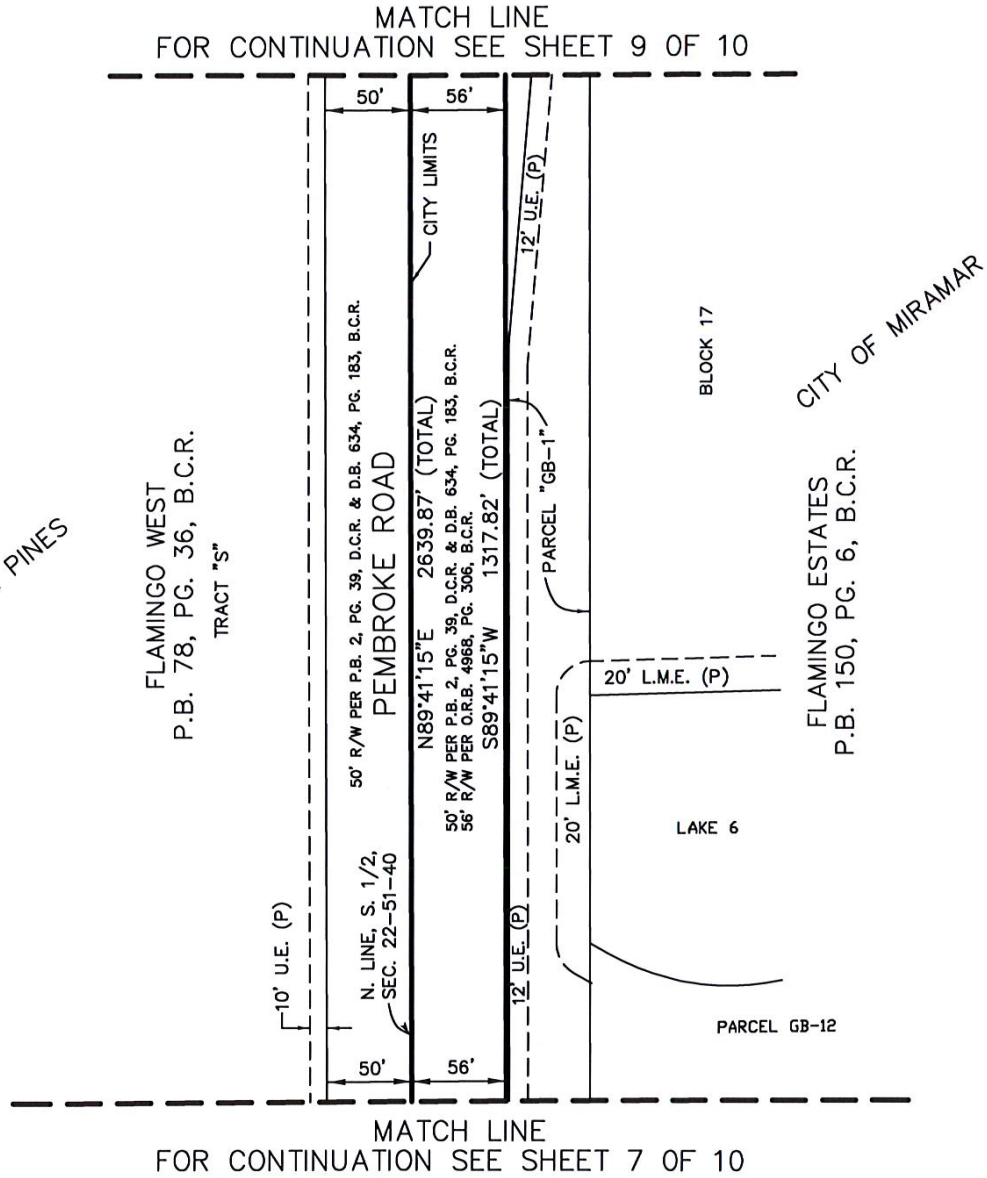
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1" = 100'	MJC	01-04-12	F. Guiliano	01-24-12	

EXHIBIT "1B"

SHEET 8 OF 10

"CITY OF MIRAMAR"



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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 1B-South Parcel-County\County Owns Less 1-75.dwg
1" = 100'	MJC	01-04-12	F. Guilliano	01-24-12	

EXHIBIT "1B"

SHEET 10 OF 10

"CITY OF MIRAMAR"

LEGAL DESCRIPTION:

The north 50 feet of the South One-Half (S. 1/2) of Section 22, Township 51 South, Range 40 East.

TOGETHER with the south 6 feet of the north 56 feet of the east 1317.82 feet of the South One-Half (S. 1/2) of Section 22, Township 51 South, Range 40 East.

TOGETHER with the south 7 feet of the north 57 feet of the west 332.38 feet of the east 1650.20 feet of the South One-Half (S. 1/2) of Section 22, Township 51 South, Range 40 East.

LESS that portion of the north 50 feet of the South One-Half (S. 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 North Line of the South One-Half (S. 1/2) of said Section 22, N89°41'23"E, 734.57 feet to the Point of Beginning, being a point on the west right-of-way line of State Road No. 93 (I-75); thence continue along the North Line of the South One-Half (S. 1/2) of said Section 22, N89°41'23"E, 508.81 feet to a point on a curve having a radius of 7874.44 feet, whose center bears N68°30'22"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°23'33", an arc distance of 53.93 feet to a point on a line 50.00 feet south of and parallel to the North Line of the South One-Half (S. 1/2) of Section 22; thence along said line, S89°41'23"W, 510.33 feet to a point on the west right-of-way line of State Road No. 93 (I-75), being a point on a curve having a radius of 7404.44 feet, whose center bears N66°37'18"W from said point; thence northerly along said right-of-way line, through a central angle of 00°25'19", an arc distance of 54.51 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Miramar, Broward County, Florida, and contain 5.71 acres.

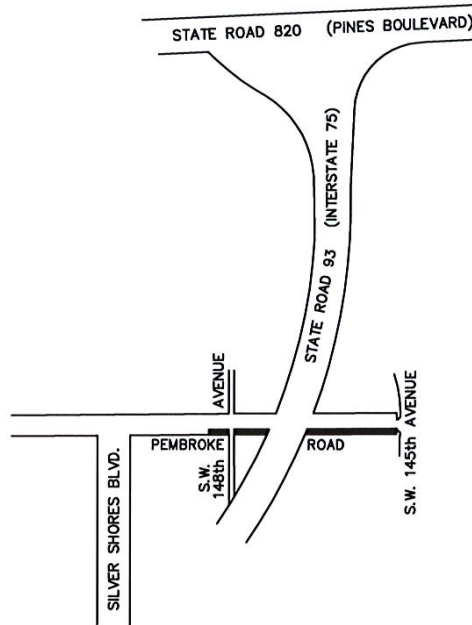
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Not to Scale	RPL Jr	01-04-12	F. Guillano	01-24-12	

EXHIBIT "2B"

SHEET 1 OF 7

"CITY OF MIRAMAR"



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 S 01°47'34" 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 RECORDRD 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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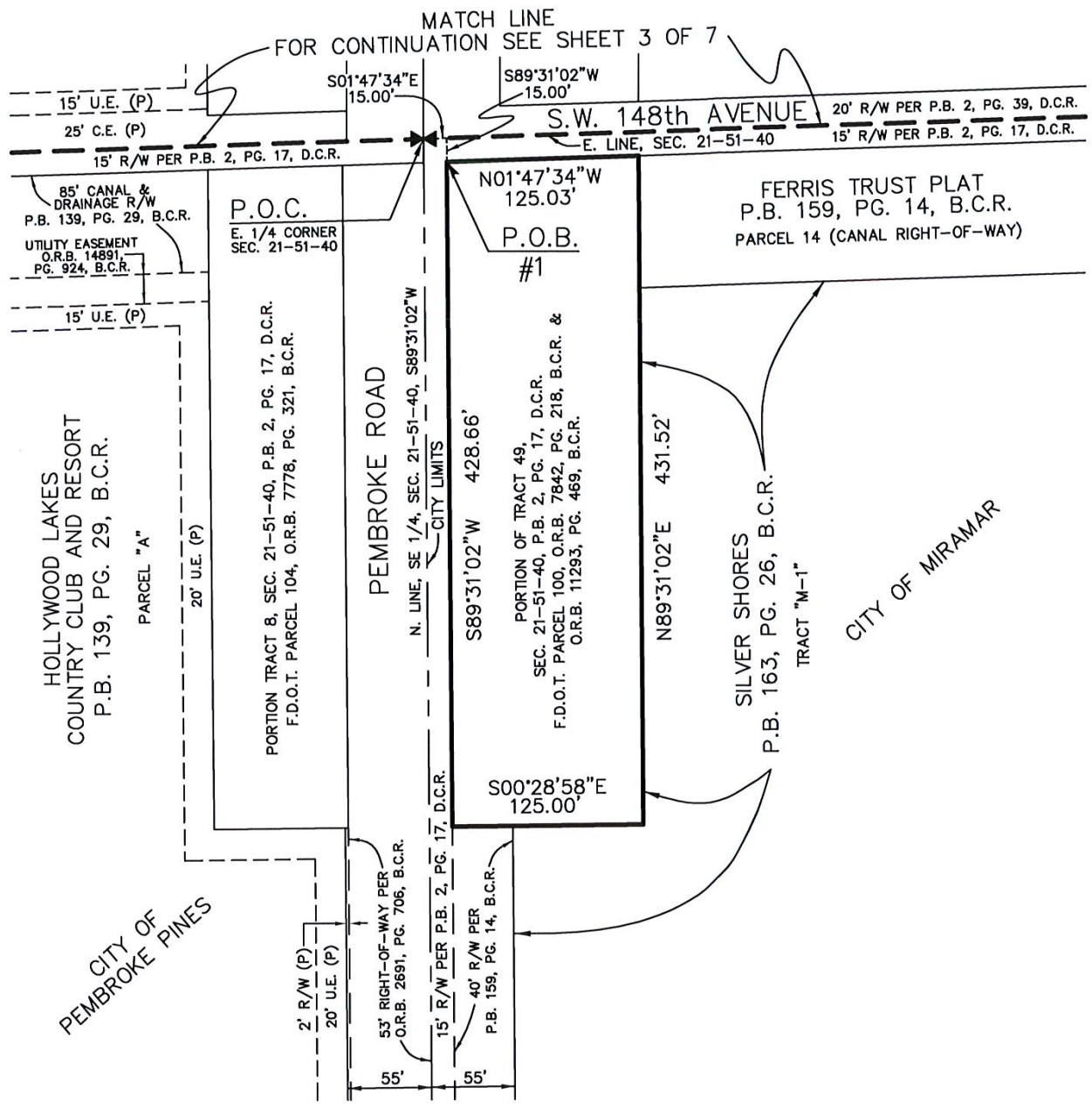
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Not to Scale	MJC	01-04-12	F. Guiliano	01-24-12

File Location: E:\RW\Capital-Proj\5255-Pembroke Road\Transfer Parcel Sketches\ Amended Agreement\Exhibit 2B-South Parcel-FDOT Surplus\Cover Sheet 1.dwg

EXHIBIT "2B"

SHEET 2 OF 7

"CITY OF MIRAMAR"



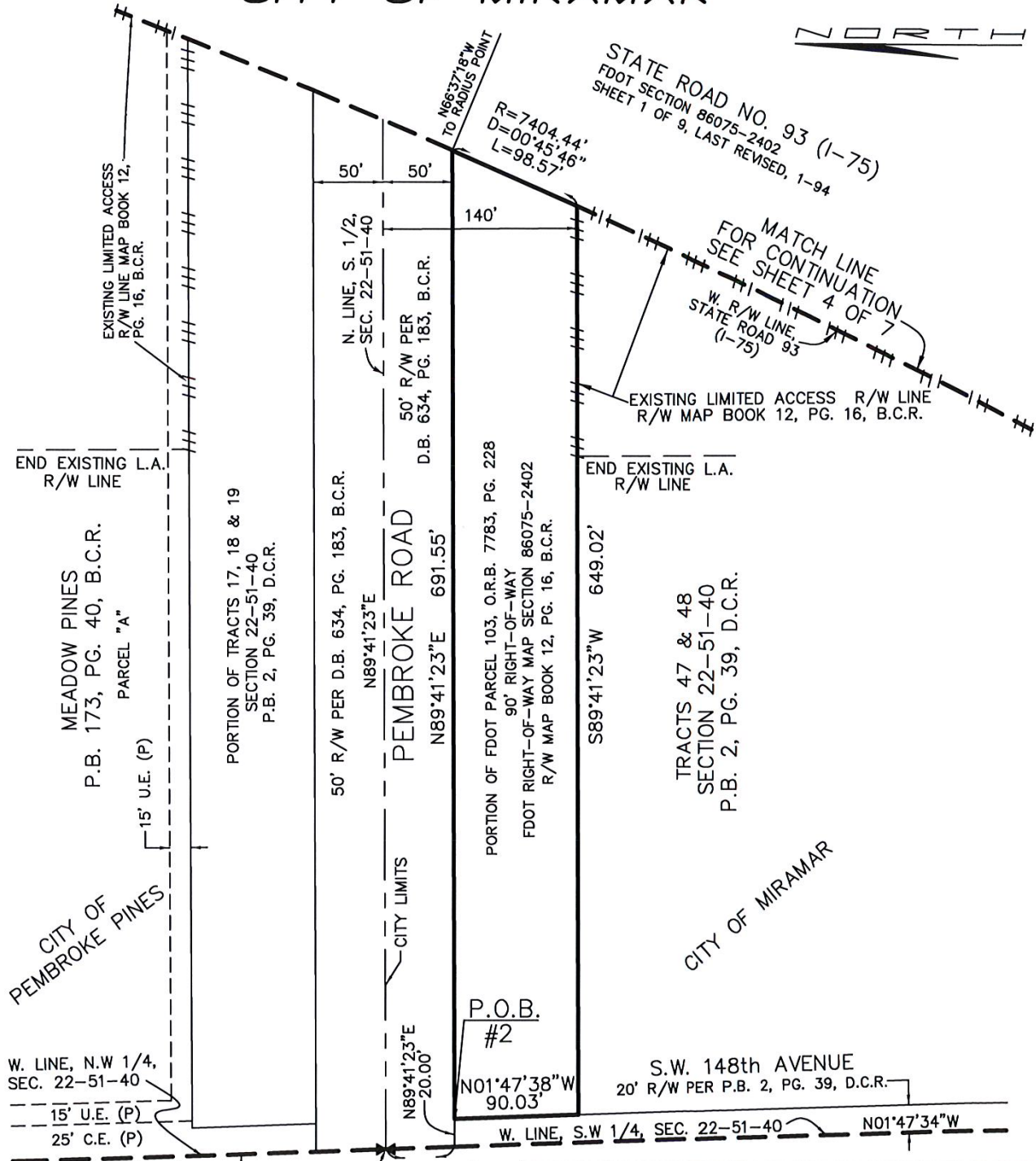
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Scale: 1" = 100' Drawn By: RPL Jr Date: 01-04-12 Checked by: F. Guiliano Date: 01-24-12 File Location: E:\RW\Capital-Proj\5255-Pembroke Road\Transfer Parcel Sketches\Amended Agreement\Exhibit 2B-South Parcel-FDOT Surplus\South Parcel.dwg

EXHIBIT "2B"

SHEET 3 OF 7

"CITY OF MIRAMAR"



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DATE	REVISIONS	BY	

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

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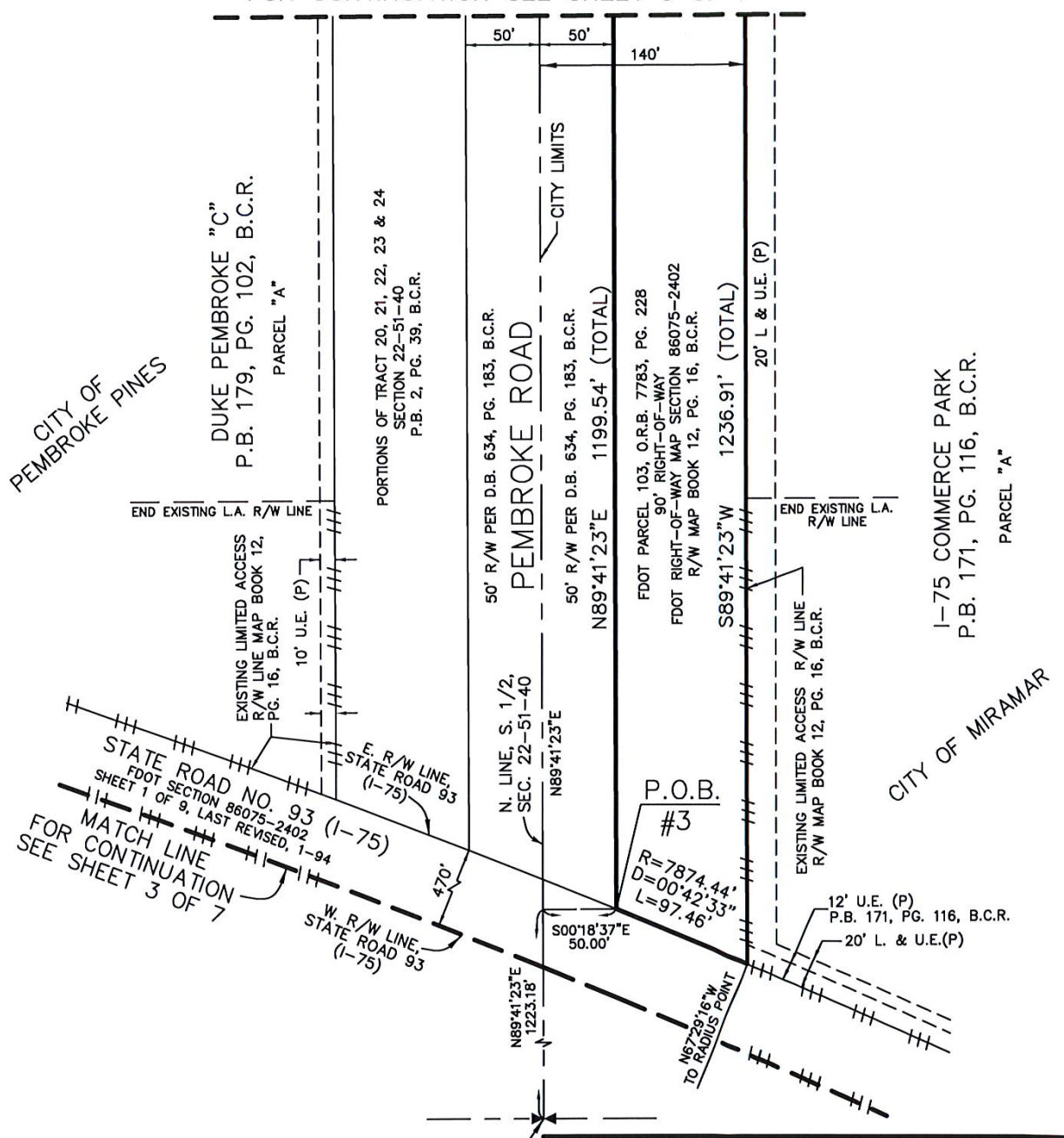
EXHIBIT "2B"

SHEET 4 OF 7

"CITY OF MIRAMAR"



MATCH LINE
FOR CONTINUATION SEE SHEET 5 OF 7



STATE ROAD NO. 93
FDOT SECTION 86075-2402
SHEET 1 OF 9, LAST REVISED, 1-94
FOR MATCH LINE
FOR CONTINUATION
SEE SHEET 3 OF 7

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	DATE	REVISIONS BY

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

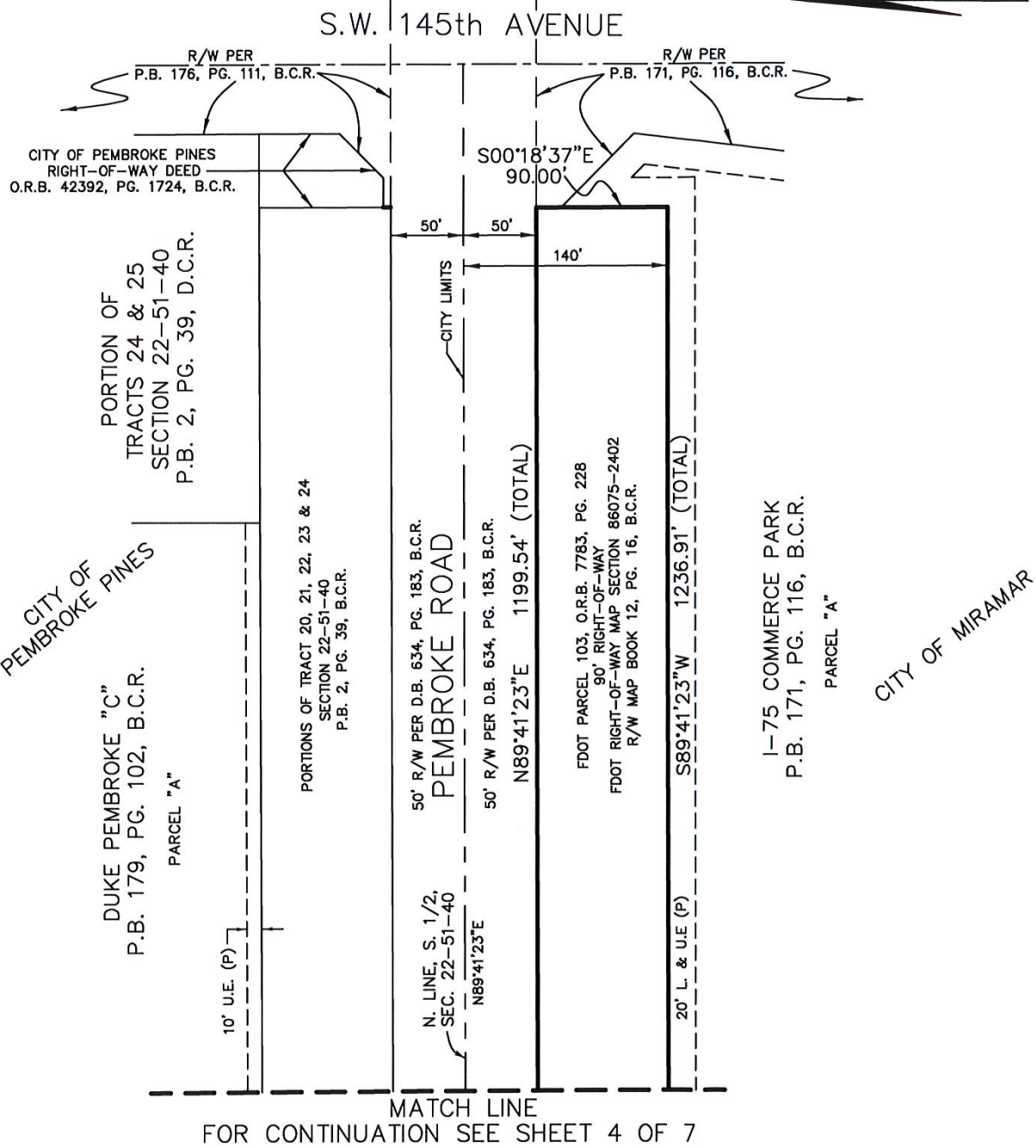
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EXHIBIT "2B"

SHEET 5 OF 7

"CITY OF MIRAMAR"

NORTH



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DATE	REVISIONS	BY

Scale: 1" = 100'	Drawn By: RPL, Jr	Date: 01-04-12	Checked by: F. Guiliano	Date: 01-24-12	File Location: E:\RW\Captial-Proj\5255-Pembroke Road\Transfer Parcel Sketches\Amended Agreement\Exhibit 2B-South Parcel-FDOT Surplus\South Parcel.dwg
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EXHIBIT "2B"

SHEET 6 OF 7

"CITY OF MIRAMAR"

LEGAL DESCRIPTION:

A portion of Tract 49 of 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; thence S01°47'34"E along the East Line of said Section 21, 15.00 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 15.00 feet south and parallel to the North Line of the Southeast One-Quarter (S.E. 1/4) of said Section 21, 428.66 feet; thence S00°28'58"E, 125.00 feet; thence N89°31'02"E, 431.52 feet; thence N01°47'34"W, 125.03 feet to the Point of Beginning #1.

TOGETHER WITH:

Portions of Tracts 46, 47 and 48, 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, S01°47'38"E, 50.00 feet to a point on a line 50 feet south 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, 20.00 feet to the Point of Beginning #2; thence continue along said line, N89°41'23"E, 691.55 feet to a point on a curve having a radius of 7404.44 feet, whose center bears N66°37'18"W from said point; thence southerly along said curve, on the west 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°45'46", an arc distance of 98.57 feet to a point on a line 140 feet south 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, 649.02 feet to a point on a line 20 feet east of and parallel with the West Line of the Southwest One-Quarter (S.W. 1/4) of said Section 22; thence N01°47'38"W, 90.03 feet to the Point of Beginning #2.

TOGETHER WITH:

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DATE	REVISIONS	BY

Scale:	Drawn By:	Date:	Checked by:	Date:
Not to Scale	RPL, Jr	01-04-12	F. Guiliano	01-24-12

File Location: E:\RW\Capital-Proj\5255-Pembroke Road\Transfer Parcel Sketches\Amended Agreement\Exhibit 2B-South Parcel-FDOT Surplus\Legal Description.dwg

EXHIBIT "2B"

SHEET 7 OF 7

"CITY OF MIRAMAR"

LEGAL DESCRIPTION (Continuation):

Portions of Tracts 41, 42, 43, 44 and 45, 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 North Line of the Southwest One-Quarter (S.W. 1/4) of said Section 22, N89°41'23"E, 1223.18 feet; thence S00°18'37"E, 50.00 feet to a point on a line 50 feet south of and parallel with the North Line of the Southwest One-Quarter (S.W. 1/4) of said Section 22 and the Point of Beginning #3; thence along said line, N89°41'23"E, 1199.54 feet; thence S00°18'37"W, 90.00 feet to a point on a line 140 feet south of and parallel with the North Line of the Southwest One-Quarter (S.W. 1/4) of said Section 22; thence along said line, S89°41'23"W, 1236.91 feet to a point on a curve having a radius of 7874.44 feet, whose center bears N67°24'16"W from said point; thence northerly 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°42'33", an arc distance of 97.46 feet to the Point of Beginning #3.

Said land situate and lying and being in the City of Miramar, Broward County, Florida and contains 3.91 acres, more or less.

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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 2B-South Parcel-FDOT Surplus\Legal Description.dwg
Not to Scale	RPL, Jr	01-04-12	F. Guiliano	01-24-12	