

1 RESOLUTION NO. 2017-

2 A RESOLUTION OF THE BOARD OF COUNTY
3 COMMISSIONERS OF BROWARD COUNTY, FLORIDA,
4 ACCEPTING A WARRANTY DEED FOR A PORTION OF REAL
5 PROPERTY OWNED BY CORAL SPRINGS APARTMENTS, LLC,
6 AND LOCATED IN CORAL SPRINGS, FLORIDA; AND
7 PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

8 WHEREAS, Coral Springs Apartments, LLC, a Delaware limited liability
9 company, is the owner of certain real property located in Coral Springs, Florida
10 ("Property"), which Property is more particularly described in the legal description and
11 sketch made subject to the warranty deed, which is attached hereto and made a part
12 hereof as Exhibit 1 ("Warranty Deed"); and

13 WHEREAS, Coral Springs Apartments, LLC, is willing to convey the Property to
14 Broward County, Florida ("County"), via the attached Warranty Deed; and

15 WHEREAS, the Board of County Commissioners of Broward County, Florida
16 ("Board"), has determined that acceptance of the Warranty Deed serves a public
17 purpose and is in the best interest of the County, NOW, THEREFORE,

18 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
19 BROWARD COUNTY, FLORIDA:

20 Section 1. The recitals set forth in the preamble to this Resolution are true,
21 accurate, and incorporated by reference herein as though set forth in full hereunder.

22 Section 2. The Board hereby accepts the Warranty Deed attached as
23 Exhibit 1.

24

1 Section 3. The Warranty Deed shall be properly recorded in the Public
2 Records of Broward County, Florida.

3 Section 4. SEVERABILITY.

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

10 Section 5. EFFECTIVE DATE.

11 This Resolution shall become effective upon adoption.

12
13 ADOPTED this _____ day of _____, 2017.

14
15
16
17 Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

18
19
20 By /s/ Annika E. Ashton 11/02/17
Annika E. Ashton (Date)
21 Assistant County Attorney

22 AEA/dnt
23 11/02/17
Coral Springs Apartments Reso
#17-008
24 #17-089
244375

EXHIBIT

This instrument was prepared by:
Lauren Deutch, Esq.
Broad and Cassel
2 South Biscayne Boulevard
Miami, FL 33131

Property Appraiser's Parcel
I.D. No. 4841 20 01 7860

WARRANTY DEED

THIS WARRANTY DEED, made this _____ day of _____, 2016, between Coral Springs Apartments, LLC, a Delaware limited liability company, whose address is 12765 West Forest Hill Boulevard, Suite 1307, Wellington, Florida 33414, hereinafter called "GRANTOR" 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 "GRANTEE." (Wherever used herein the terms "GRANTOR" and "GRANTEE" shall indicate both singular and plural, as the context requires).

WITNESSETH: That GRANTOR, 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 GRANTEE, its successors and assigns forever, all that certain land situate in Broward County, Florida, described as follows, to-wit:

A Portion of Parcel "D", Coral Springs Country Club Subdivision, according to the Plat thereof, as recorded in Plat Book 60, Page 43, of the Public Records of Broward County, Florida. Begin more particularly described as follows:

Commencing at the Northwest corner of said Parcel "D" said corner being coincident with the Northeast corner of Lot 59, Block S, of said Coral Springs Country Club Subdivision:

- Thence South 89°39'15" East, A distance of 356.00 feet to the point of beginning;
- Thence South 00°20'45" West A distance of 3.00 feet;
- Thence South 89°39'15" East A distance of 44.00 feet;
- Thence North 00°20'45" East A distance of 3.00 feet;
- Thence North 89°39'15" West, A distance of 44.00 feet to the point of Beginning.

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 GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple that GRANTOR has good right and lawful authority to sell and convey said property, and GRANTOR hereby fully warrants the title to said property and will defend same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, GRANTOR has hereunto set his hand and seal the date first above written.

Signed, sealed, and delivered
In the presence of:

GRANTOR:

[Signature]
Witness 1 Signature

CORAL SPRINGS APARTMENTS, LLC,
a Delaware limited liability company

Charles F. Persons
Witness Printed Name

By: **BAINBRIDGE MANAGER, LLC**
a Florida limited liability company, its
Manager

[Signature]
Witness 2 Signature

By: [Signature]
Thomas Keady, Vice President

Justin L. Owen
Witness Printed Name

STATE OF N. Carolina
COUNTY OF Wake

The foregoing instrument was acknowledged before me this 17th day of October, 2016
by Thomas Keady, as Vice President of Bainbridge Manager, LLC, manager of Coral Springs
Apartments, LLC, who is personally known to me or who has produced
NC drivers license as identification.

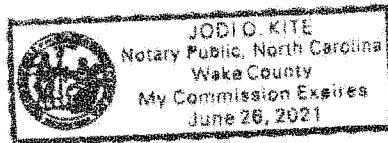
[Signature]
Jodi O. Kite
Notary Public in and for said County and State

Print Name:

Expires: June 26, 2021

My Commission

201618100120



Serial No., if any:

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

SKETCH AND DESCRIPTION

- NOTES:
1. THIS IS NOT A MAP OF BOUNDARY SURVEY.
 2. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF CORAL SPRINGS COUNTRY CLUB SUBDIVISION, (PB. 60, PG. 43 B.C.R.)
 3. EASEMENTS SHOWN HEREON ARE AS PER THE PLAT OF CORAL SPRINGS COUNTRY CLUB SUBDIVISION (PB. 60, PG. 43 B.C.R.) UNLESS NOTED OTHERWISE.

LEGEND:

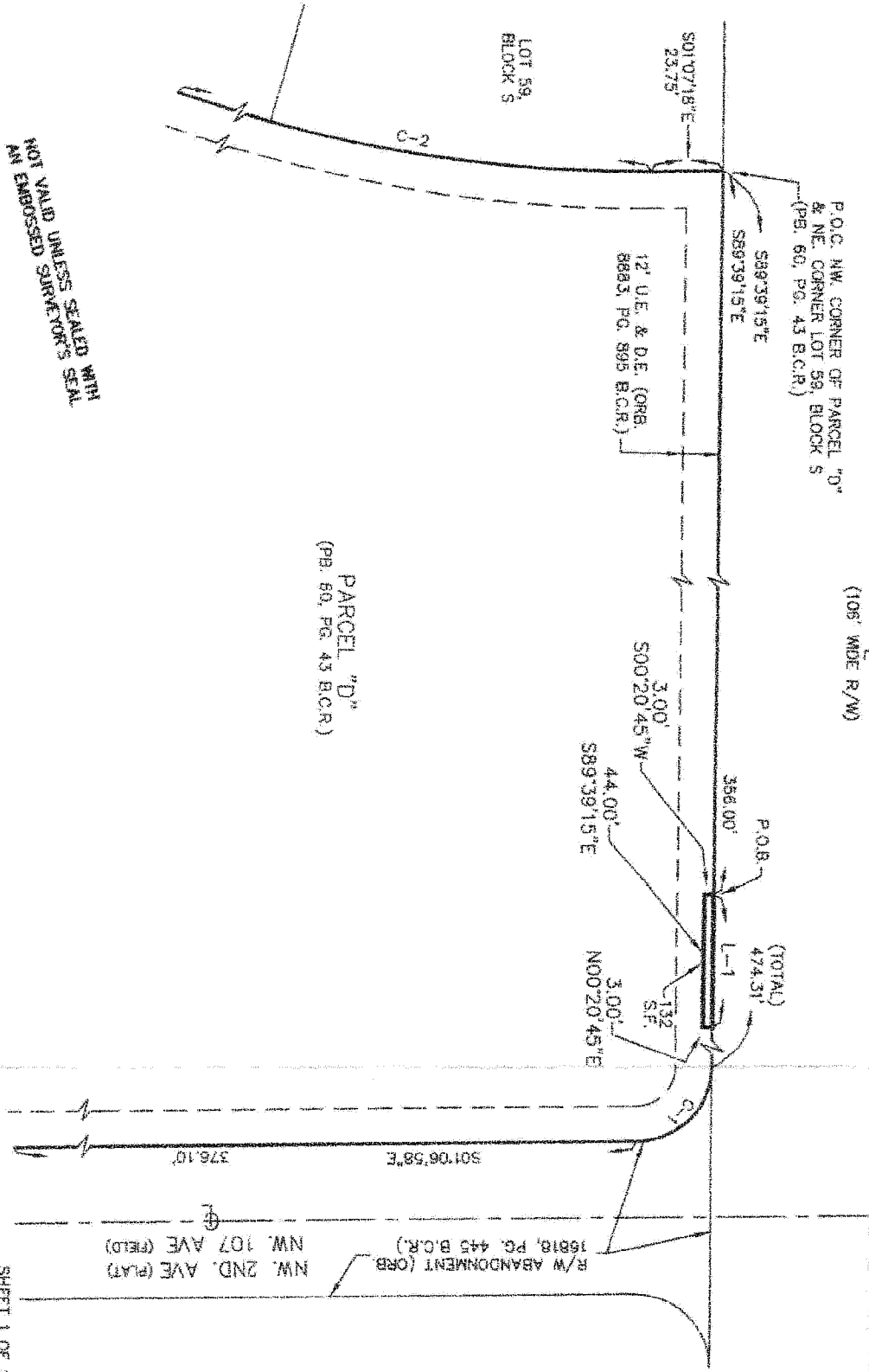
- U.E. = UTILITY EASEMENT
- P.B. = PLAT BOOK
- P.G. = PAGE
- R/W = RIGHT OF WAY
- S.F. = SQUARE FEET
- ORB. = OFFICIAL RECORD BOOK
- B.C.R. = BROWARD COUNTY RECORDS
- D = CENTRAL ANGLE
- R = RADIUS
- L = ARC LENGTH
- ℄ = CENTERLINE
- P.O.B. = POINT OF BEGINNING
- D.E. = DRAINAGE EASEMENT
- P.O.C. = POINT OF COMMENCEMENT

CURVE TABLE

C-1	D=88°32'17"	R=25.00'	L=38.63'
C-2	D=69°26'35"	R=440.00'	L=533.28'



NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL



PAUL E. BREWER & ASSOCIATES, INC.
12821 N.W. 35th Street
Coral Springs, FL 33065
PH: (954) 753-5210
FAX: (954) 753-9813

SCALE: 1" = 50'

FILE: _____

DRAWN BY: W.D.K.

CHECKED BY: A.F.F.

DATE: 13-110-BUS-1

CERTIFICATION:
I HEREBY CERTIFY THAT THE ABOVE SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS ADOPTED BY THE FLORIDA STATE SURVEYING BOARD AND THE PROFESSIONAL REGISTER IN CHAPTER 463, PART 17, F.S., OF THE FLORIDA ADMINISTRATIVE CODE. REFERENCE TO SECTION 463.17(2)(b), F.S., RELATES TO THE AS SHOWN.

DATE: 5/20/15

PAUL E. BREWER
REGISTERED SURVEYOR
FLORIDA REGISTRATION NO. 12130

NOTE:
THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, INC. MAKE NO WARRANTY, REPRESENTATION, OR GUARANTEE AS TO THE INFORMATION CONTAINED HEREIN. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY THAT MAY BE CAUSED BY THE USE OF THIS INFORMATION. THE USER'S AGREEMENT AND OTHER TERMS, CONDITIONS, AND LIMITATIONS OF LIABILITY ARE SET FORTH IN ALL SUCH MATTERS, SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ASSIGNED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD.

REVISIONS	DATE	BY	CHECKED	FILE/PG.
REVISE SIZE & LOCATION BASED ON FIELD LOCATIONS	7/15/18	AFF	W.D.K.	N/A

SKETCH AND DESCRIPTION

DESCRIPTION:

A PORTION OF PARCEL "D", CORAL SPRINGS COUNTRY CLUB SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 60, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "D", SAID CORNER BEING COINCIDENT WITH THE NORTHEAST CORNER OF LOT 59, BLOCK S, OF SAID CORAL SPRINGS COUNTRY CLUB SUBDIVISION;
 THENCE SOUTH 89°39'15" EAST, A DISTANCE OF 356.00 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 00°20'45" WEST, A DISTANCE OF 3.00 FEET;
 THENCE SOUTH 89°39'15" EAST, A DISTANCE OF 44.00 FEET;
 THENCE NORTH 00°20'45" EAST, A DISTANCE OF 3.00 FEET;
 THENCE NORTH 89°39'15" WEST, A DISTANCE OF 44.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 132 SQUARE FEET MORE OR LESS.

SHEET 2 OF 2



**PAUL E. BREWER
& ASSOCIATES, INC.**
 12321 N. W. 35th Street
 Coral Springs, FL 33065
 PH: (954) 753-5210
 FAX: (954) 753-9813

SCALE:	N/A	REVISIONS	DATE	BY	CKD	FB/PG
FB/PG:	N/A					
DRAWN BY:	W.D.K.					
CKD. BY:	AFF					
JOB NO:	13-110-BUS-1	REVISE SIZE & LOCATION BASED ON FIELD LOCATIONS	7/15/16	AFF	W.D.K.	N/A