

This instrument prepared by:
Office of County Attorney
115 South Andrews Avenue, Rm. 423
Fort Lauderdale, FL 33301
954-357-7600

Broward Property Appraiser's Parcel
I.D. No. 484114042760

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this _____ day of _____, 2017, by **Sunshine Water Control District, a special purpose district formed under the laws of the State of Florida ("GRANTOR")**, whose address is 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, and **Broward County**, a political Subdivision of the State of Florida ("GRANTEE"), whose address is Broward County Governmental Center, 115 South Andrews Avenue, Fort Lauderdale Florida 33301.

WITNESSETH:

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 successors and assigns, forever, the following described lands, lying and being in Broward County, Florida:

See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO:

1. All existing public purpose utility and government easements and rights of way.
2. All other matters of record and taxes for the existing year and subsequent years.

IN WITNESS WHEREOF, GRANTOR has caused these presents to be executed in its name on the day and year aforesaid.

Signed, sealed, and delivered
in the presence of:

SUNSHINE WATER CONTROL DISTRICT,
a special purpose district formed under the laws
of the State of Florida

Deborah Tudor
WITNESS 1 SIGNATURE

By: Joe E. Morera
Print name: Jose E. Morera
Title: PRESIDENT

DEBORAH TUDOR
WITNESS PRINT NAME

Cindy Cerbone
WITNESS 2 SIGNATURE

Cindy Cerbone
WITNESS PRINT NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 23rd day of August,
20 11, by Joe Morera, as the President of SUNSHINE WATER
CONTROL DISTRICT, a special purpose district formed under the laws of the State of Florida.
He/she is personally known to me or has produced _____ as identification.



Daphne Gillyard
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF899542
Expires 8/20/2019

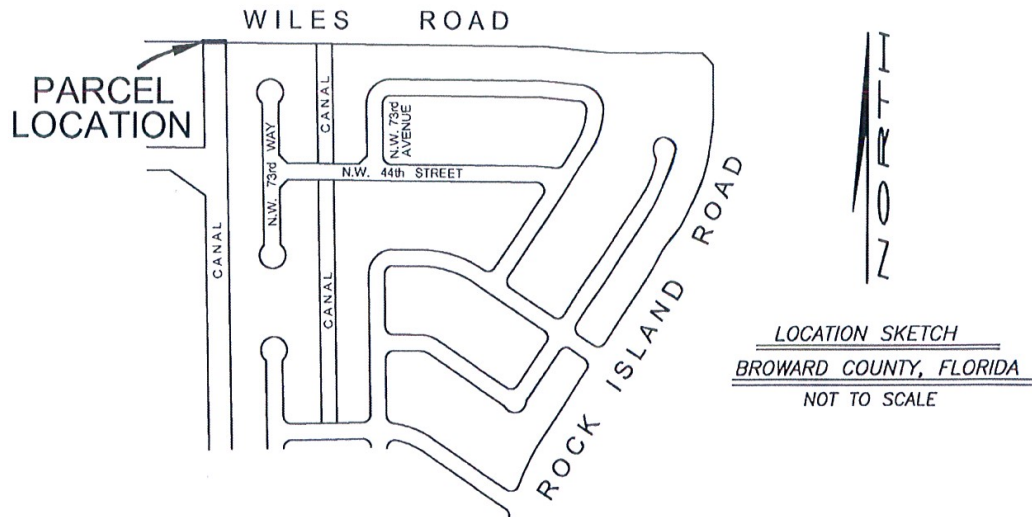
Daphne Gillyard
SIGNATURE OF NOTARY

(NOTARY SEAL)

EXHIBIT "A"

SHEET 1 OF 3

SECTION 14, TOWNSHIP 48 SOUTH, RANGE 41 EAST



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION CONSISTING OF SHEETS ONE THROUGH THREE IS TRUE, CORRECT AND COMPLETED ON 04-21-17 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. Gulliano

FRANK J. GULLIANO
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 NORTH LINE OF "THE CROSSINGS NO. 3" AS RECORDED IN PLAT BOOK 109, PAGE 31, BROWARD COUNTY RECORDS, LYING IN SECTION 14, TOWNSHIP 48 SOUTH, RANGE 41 EAST; HAVING A BEARING OF S 89°25'23" E.
- 2) UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED.
- 3) DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.
- 4) REFERENCED INSTRUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS INDICATED OTHERWISE.

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 PG. = PAGE
D.B. = DEED BOOK P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORDS BOOK R/W = RIGHT-OF-WAY
(P) = PLAT U.E. = UTILITY EASEMENT
P.B. = PLAT BOOK

2.		
1.		
DATE	REVISIONS	BY

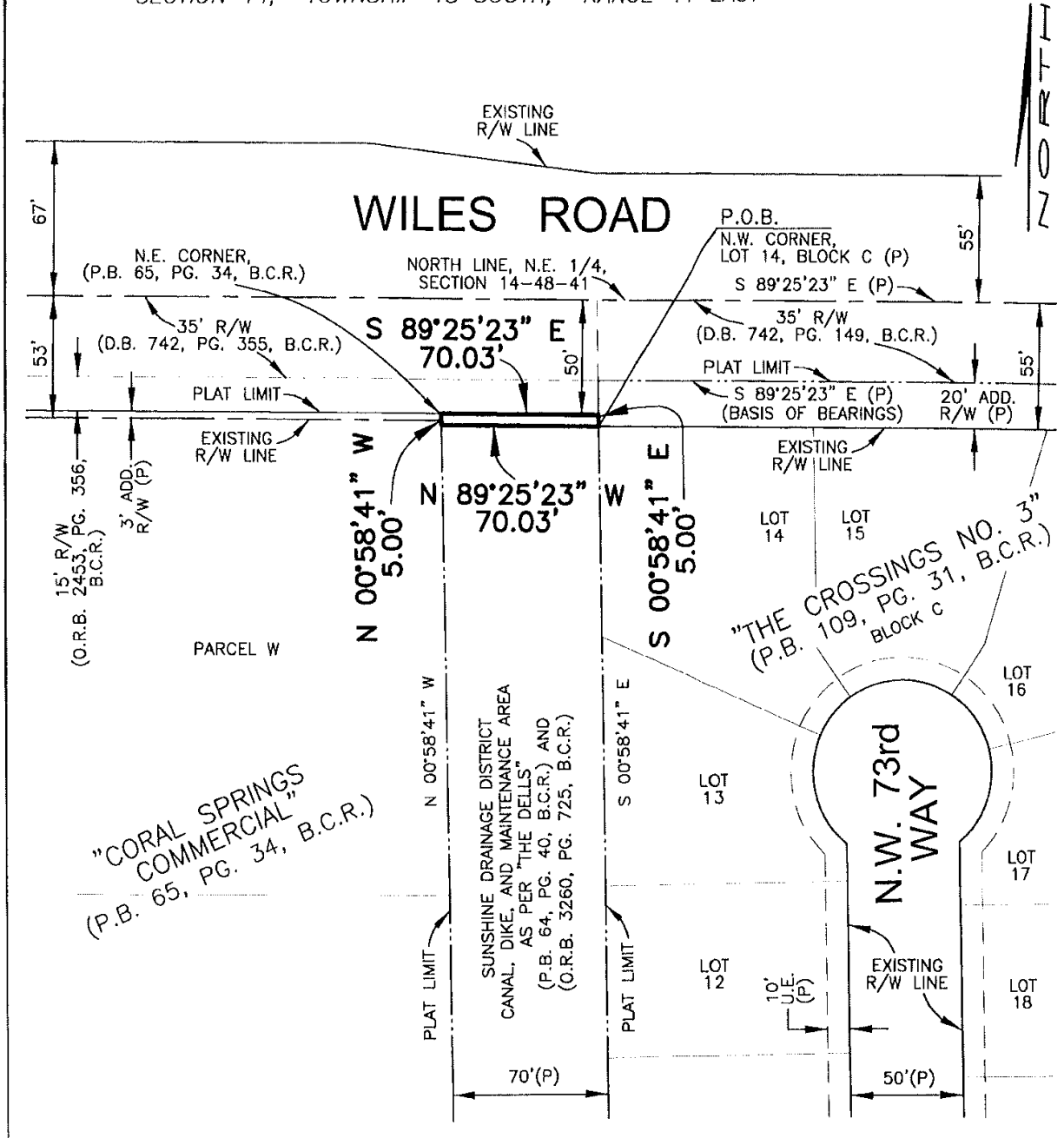
Scale:	Drawn By:	Date:	Checked By:	Date:	File Location:
Not To Scale	JSH	04-21-17	F. Gulliano	04-21-17	E:\RW\Copitol-Proj\5413-Wiles Road: Riverside Dr. to Rock Island Rd.\Sunshine Parcel

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION

EXHIBIT "A"

SHEET 2 OF 3

SECTION 14, TOWNSHIP 48 SOUTH, RANGE 41 EAST



3.		
2.		
1.		
DATE	REVISIONS	BY

Scale:	Drawn By:	Date:	Checked By:	Date:	File Location:
1" = 60'	JSH	04-21-17	F. Guiliano	04-21-17	E:\RW\Capital-Proj\5413-Wiles Road: Riverside Dr. to Rock Island Rd.\Sunshine Parcel

SECTION 14, TOWNSHIP 48 SOUTH, RANGE 41 EAST

SHEET 3 OF 3

LEGAL DESCRIPTION:

A PORTION OF THE SUNSHINE DRAINAGE DISTRICT CANAL, DIKE, AND MAINTENANCE AREA DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3260, PAGE 725, AND SHOWN ON THE PLAT "THE DELLS", AS RECORDED IN PLAT BOOK 64, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 14, TOWNSHIP 48 SOUTH, RANGE 41 EAST; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 14, BLOCK C, OF THE PLAT "THE CROSSINGS NO. 3", AS RECORDED IN PLAT BOOK 109, PAGE 31, BROWARD COUNTY RECORDS; THENCE N 89°25'23" W, 70.03 FEET TO THE EAST BOUNDARY LINE OF THE PLAT "CORAL SPRINGS COMMERCIAL", AS RECORDED IN PLAT BOOK 65, PAGE 34, BROWARD COUNTY RECORDS; THENCE N 00°58'41" W ALONG SAID EAST BOUNDARY LINE, 5.00 FEET TO THE NORTHEAST CORNER OF SAID PLAT "CORAL SPRINGS COMMERCIAL"; THENCE S 89°25'23" E ALONG THE EASTERLY EXTENSION OF THE NORTH BOUNDARY LINE OF SAID PLAT "CORAL SPRINGS COMMERCIAL", 70.03 FEET TO THE WEST BOUNDARY OF SAID PLAT "THE CROSSINGS NO. 3"; THENCE S 00°58'41" E ALONG SAID WEST PLAT BOUNDARY LINE, 5.00 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA, AND CONTAINS 350 SQUARE FEET, MORE OR LESS.

3.		
2.		
DATE	REVISIONS	BY

Scale:	Drawn By:	Date:	Checked By:	Date:	File Location:
Not To Scale	JSH	04-21-17	F. Guillano	04-21-17	E:\RW\Capital-Proj\5413-Wiles Road: Riverside Dr. to Rock Island Rd.\Sunshine Parcel

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION