

1 RESOLUTION NO. 2018-

2 A RESOLUTION OF THE BOARD OF COUNTY  
3 COMMISSIONERS OF BROWARD COUNTY, FLORIDA,  
4 APPROVING AND AUTHORIZING BROWARD COUNTY TO  
5 CONVEY TO THE CITY OF FORT LAUDERDALE,  
6 PURSUANT TO SECTION 335.0415, FLORIDA STATUTES,  
7 TWO (2) TWENTY FOOT (20') RIGHT-OF-WAY CORNER  
8 CHORDS LOCATED IN THE CITY OF FORT LAUDERDALE;  
9 AND PROVIDING FOR SEVERABILITY AND AN  
10 EFFECTIVE DATE.

11 WHEREAS, Broward County ("County") owns title to the property described in  
12 Exhibit 1, attached hereto and made a part hereof ("Property");

13 WHEREAS, County has constructed a new facility ("Facility") on the  
14 Property for the Broward Addiction Recovery Center ("BARC");

15 WHEREAS, the City of Fort Lauderdale ("City"), in order to issue a certificate of  
16 occupancy for the Facility, has requested that the County convey two (2) twenty foot (20')  
17 right-of-way corner chords on the Property to City, as more particularly described in the  
18 quitclaim deed attached hereto and made a part hereof as Exhibit 2 ("Quitclaim Deed");

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

22  
23 WHEREAS, County, pursuant to Section 335.0415, Florida Statutes, and in order  
24 to obtain a certificate of occupancy for the Facility, would like to convey two (2) twenty

1 foot (20') right-of-way corner chords to City as set forth in the Quitclaim Deed, NOW,  
2 THEREFORE,

3  
4 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF  
5 BROWARD COUNTY, FLORIDA:

6  
7 Section 1. The recitals set forth in the preamble to this Resolution are  
8 incorporated by reference herein.

9  
10 Section 2. The Board of County Commissioners hereby authorizes the  
11 conveyance of the two (2) twenty foot (20') right-of-way corner chords to City, as more  
12 particularly described in the Quitclaim Deed.

13  
14 Section 3. The Mayor or Vice-Mayor of the Board of County Commissioners is  
15 hereby authorized to execute the Quitclaim Deed, and any other related documents, in  
16 order to effectuate the conveyance of the two (2) twenty foot (20') corner chords to City.

17  
18 Section 4. Severability.

19 If any portion of this Resolution is determined by any court to be invalid, the invalid  
20 portion will be stricken, and such striking will not affect the validity of the remainder of this  
21 Resolution. If any court determines that this Resolution, in whole or in part, cannot be  
22 legally applied to any individual, group, entity, property, or circumstance, such  
23 determination will not affect the applicability of this Resolution to any other individual,  
24 group, entity, property, or circumstance.



**EXHIBIT 1**

LEGAL DESCRIPTION OF BARC SITE

Lots 1 through 13 and Lots 18 through 25 of Block 12, 2ND ADDITION TO LAUDERDALE, FLORIDA CORRECTED PLAT OF EVERGLADE LAND SALES COMPANY'S SUBDIVISION, Plat Book 1, Page 52 of the Public Records of Dade County Florida,

And Tract "A" of the RESUBDIVISION OF PORTION OF BLOCK 12, OF EVERGLADE LAND SALES COMPANY'S 2ND ADDITION TO LAUDERDALE, CORRECTED, Plat Book 48, Page 4 of the Public Records of Broward County Florida,

And Together With the Vacated Alley per Ordinance C-92-22, recorded in Official Record Book 19751, Page 442 of the Public Records of Broward County Florida.

Return recorded copy to:  
Real Property Section  
115 South Andrews Avenue, Room 501  
Fort Lauderdale, FL 33301

**EXHIBIT 2**

This document prepared by  
and approved as to form by:  
Israel Fajardo  
Broward County Attorney's Office  
115 South Andrews Avenue, Room 423  
Fort Lauderdale, FL 33301

Folio: 5042-22-03-0360

**QUITCLAIM DEED**

(Pursuant to Sections 125.411 and 335.0415, Florida Statutes)

THIS QUITCLAIM DEED, made this \_\_\_ day of \_\_\_\_\_, 2018, by **BROWARD COUNTY, a political subdivision of the State of Florida** (the "Grantor"), whose address is Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, and **CITY OF FORT LAUDERDALE, a municipal corporation existing under the laws of the State of Florida** (the "Grantee"), whose Post Office address is 100 N. Andrews Avenue, Fort Lauderdale, Florida 33301.

(The terms "Grantor" and "Grantee" as used herein shall refer to the respective parties, and the heirs, personal representatives, successors, and assigns of such parties.)

W I T N E S S E T H:

That Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt of which is hereby acknowledged, does hereby remise, release, and quitclaim unto Grantee, its successors and assigns, forever, for public right-of-way purposes and purposes incidental thereto, the following described property lying and being in Broward County, Florida, to wit:

**See Exhibit A and Exhibit B attached hereto and by this reference made a part hereof.**

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behalf of the said Grantee forever. Provided, that if the Grantee shall fail to use and maintain the property for right-of-way purposes and ancillary or incidental uses thereto, then the entire property shall revert to Grantor.

**THIS CONVEYANCE IS SUBJECT TO** all zoning rules, regulations, and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the property conveyed herein; existing public purpose utility and government easements and rights of way and other matters of record; and real estate taxes for this year 2018 and all 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, by and through  
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  
Andrew J. Meyers  
Broward County Attorney  
Governmental Center, Suite 423  
115 South Andrews Avenue  
Fort Lauderdale, Florida 33301  
Telephone: (954) 357-7600  
Telecopier: (954) 357-7641

By: \_\_\_\_\_  
Israel Fajardo (Date)  
Assistant County Attorney

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

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney/ Assistant City Attorney

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

IF  
09/27/18  
381601



**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"**  
**SHEET 1 OF 2**  
**SKETCH AND DESCRIPTION**  
**CORNER CORD**  
**LOT 1, BLOCK 12,**  
**EVERGLADE LAND SALES COMPANY'S 2ND ADDITION**  
**TO LAUDERDALE, FLORIDA, CORRECTED,**  
**PLAT BOOK 1, PAGE 52, D.C.R.**

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF OF LOT 1, BLOCK 12, EVERGLADE LAND SALES COMPANY'S 2ND ADDITION TO LAUDERDALE, FLORIDA, CORRECTED, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 52, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1;

THENCE S.01'44'38"E., ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 19.92 FEET;

THENCE N.46'37'38"W., A DISTANCE OF 28.23 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1;

THENCE N.88'29'22"E., ALONG SAID NORTH LINE, A DISTANCE OF 19.92 FEET TO THE POINT OF BEGINNING;

SAID LAND SITUATE WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 198 SQUARE FEET, MORE OR LESS.

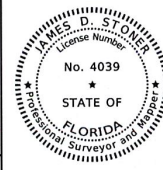
**NOTES:**

1. THE PROPERTY SHOWN HEREON WAS NOT SUBJECTED TO A TITLE SEARCH 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. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N.88'31'17"E., ALONG THE SOUTH LINE OF BLOCK 12, CORRECTED PLAT OF EVERGLADE LAND SALES COMPANY'S SECOND ADDITION TO LAUDERDALE, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 52, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS LEGAL DESCRIPTION WAS PREPARED BY STONER & ASSOCIATES, INC. WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE COULD BE MATTERS OF RECORD THAT ARE NOT SHOWN HEREON.

NOTE:  
SEE SHEETS 2 OF 2 FOR A GRAPHIC DEPICTION 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. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE REQUIREMENTS FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA STATUTES, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.



SKETCH NO. 18-8635  
LOT 1 R/W

REVISIONS	DATE	BY
1. LABEL EXHIBIT	9/6/18	JDS
2. EDIT LEGAL AND TITLE	9/27/18	JDS

**JAMES D. STONER**

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

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DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
8/14/18	JDS	LSG	N/A

SHEET 1 OF 2

**STONER & ASSOCIATES, INC.**  
SURVEYORS - MAPPERS  
Florida Licensed Survey  
and Mapping Business No. 6633

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

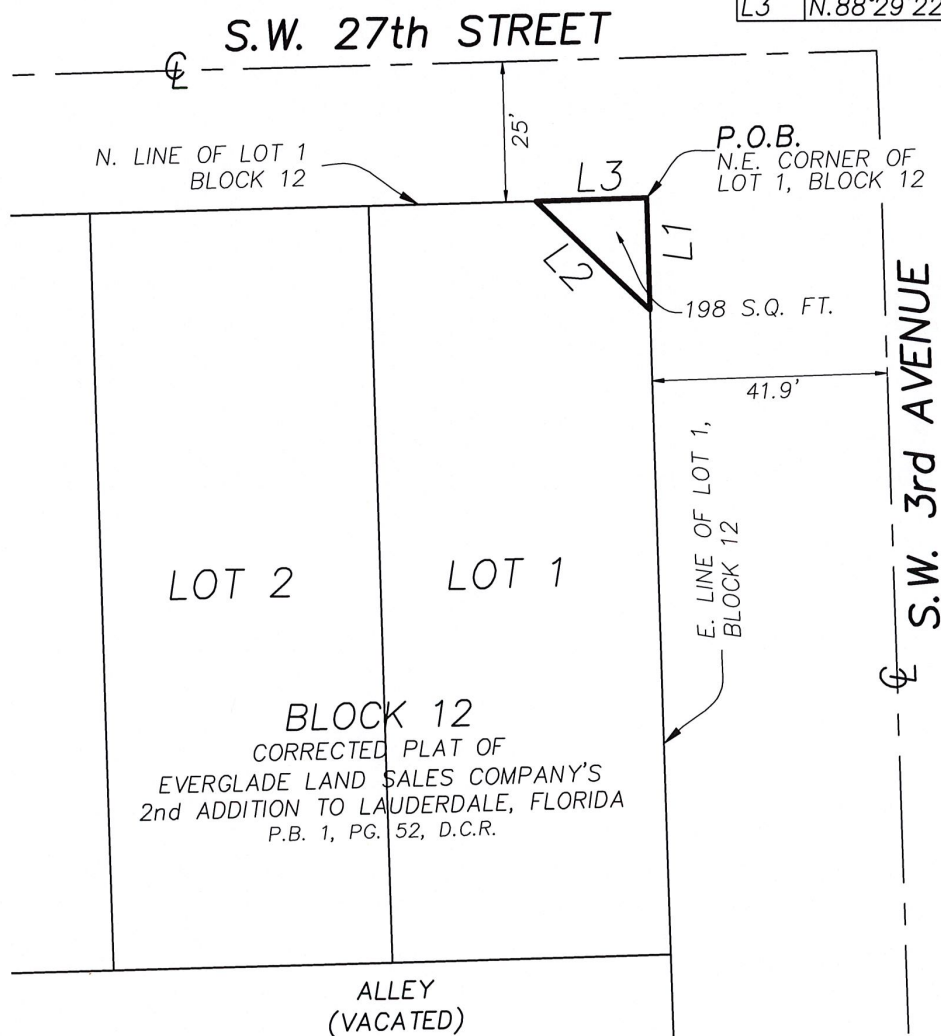
Tel. (954) 585-0997  
Fax (954) 585-3927

**EXHIBIT "A"**  
**SHEET 2 OF 2**  
**SKETCH AND DESCRIPTION**  
**CORNER CORD**  
**LOT 1, BLOCK 12,**  
**EVERGLADE LAND SALES COMPANY'S 2ND ADDITION**  
**TO LAUDERDALE, FLORIDA, CORRECTED,**  
**PLAT BOOK 1, PAGE 52, D.C.R.**

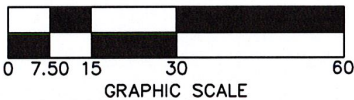
LEGEND:

- B.C.R. .... BROWARD COUNTY RECORDS
- ☉ ..... CENTERLINE
- P.B. .... PLAT BOOK
- PG. .... PAGE
- P.O.B. .... POINT OF BEGINNING
- P.O.C. .... POINT OF COMMENCEMENT
- D.C.R. .... DADE COUNTY RECORDS
- R/W ..... RIGHT-OF-WAY
- (L1) ..... LINE NUMBER

LINE	BEARING	DISTANCE
L1	S.01°44'38"E.	19.92'
L2	N.46°37'38"W.	28.23'
L3	N.88°29'22"E.	19.92'



SCALE: 1" = 30'



NOTE:  
SEE SHEET 1 OF 2 FOR THE LEGAL  
DESCRIPTION OF THE PROPERTY SHOWN  
GRAPHICALLY HEREON.

SHEET 2 OF 2 SKETCH NO. 18-8635  
LOT 1 R/W





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and Mapping Business No. 6633

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Davie, Florida 33314

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**EXHIBIT "B"**  
**SHEET 1 OF 2**  
**SKETCH AND DESCRIPTION**  
**CORNER CORD**  
**LOT 25, BLOCK 12,**  
**EVERGLADE LAND SALES COMPANY'S 2ND ADDITION**  
**TO LAUDERDALE, FLORIDA, CORRECTED,**  
**PLAT BOOK 1, PAGE 52, D.C.R.**

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF LOT 25, BLOCK 12, EVERGLADE LAND SALES COMPANY'S 2ND ADDITION TO LAUDERDALE, FLORIDA, CORRECTED, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 52, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 25;

THENCE N.01°44'38"W., ALONG THE EAST LINE OF SAID LOT 25, A DISTANCE OF 20.09 FEET;

THENCE S.43°23'19"W., A DISTANCE OF 28.35 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 25;

THENCE N.88°31'17"E., ALONG SAID SOUTH LINE, A DISTANCE OF 20.09 FEET TO THE POINT OF BEGINNING;

SAID LAND SITUATE WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 202 SQUARE FEET, MORE OR LESS.

**NOTES:**

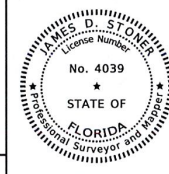
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NOTE:  
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TO THE BEST OF MY KNOWLEDGE AND BELIEF, I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE REQUIREMENTS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, F.S., PURSUANT TO SECTION 472.07, FLORIDA STATUTES.



SKETCH NO. 18-8635  
LOT 25 R/W

REVISIONS	DATE	BY
LABEL EXHIBIT	9/6/18	JDS

**JAMES D. STONER**  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

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DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
8/14/18	JDS	LSG	N/A

SHEET 1 OF 2



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Davie, Florida 33314

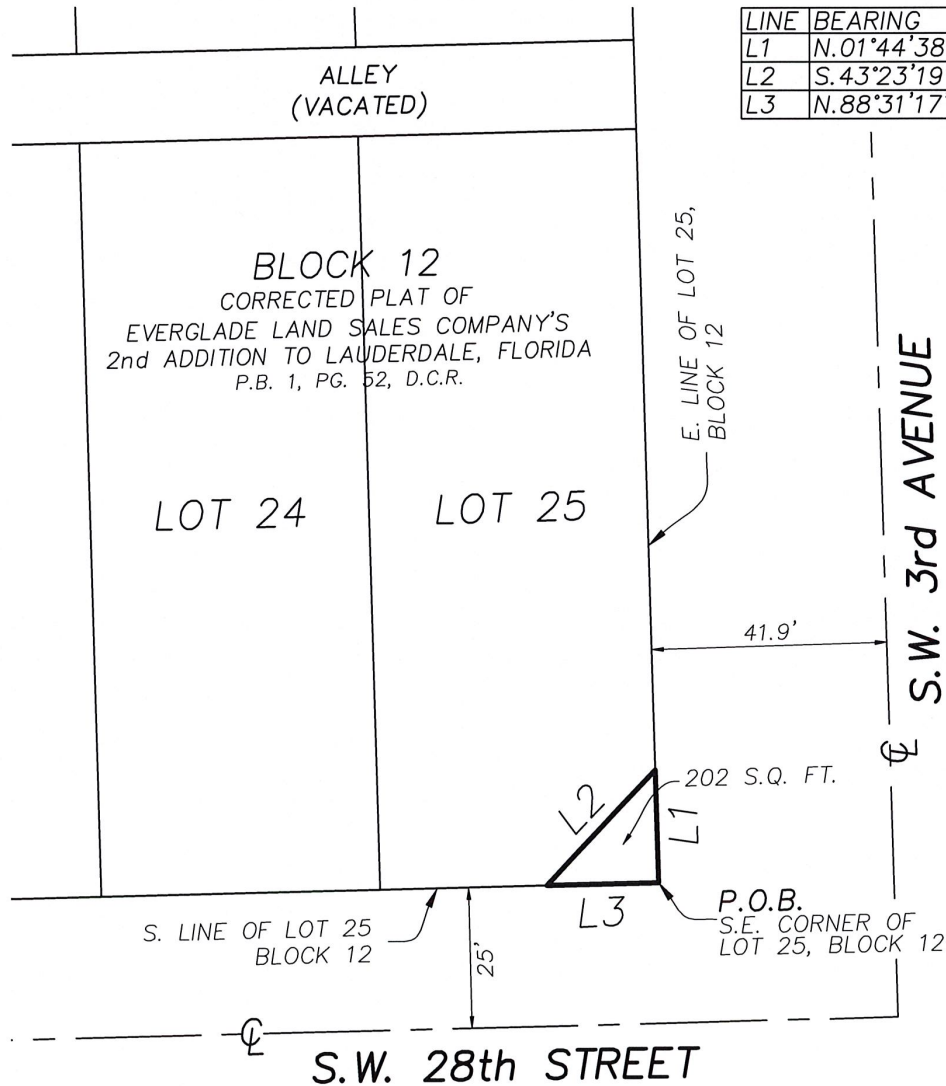
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**EXHIBIT "B"**  
**SHEET 2 OF 2**  
**SKETCH AND DESCRIPTION**  
**CORNER CORD**  
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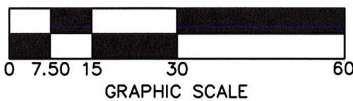
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SCALE: 1" = 30'



NOTE:  
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