

① ✓ QCD
① ✓ Limited Mutual Release 10/30/15
10/30/15
L

DOCUMENT ROUTING FORM

NAME OF DOCUMENT: Boundary Line between Lot 17 and Lot 18 of Colee Hammock Plat and Authorizing the City Manager to Execute an Agreement with Brickell Lot, LLC
Date: October 26, 2015

CAM: 15-0970 ITEM: CR-10 CCM: 08/18/15

Routing Origin: CAO Also attached: copy of CAM Original Documents

City Attorney's Office: Approved as to Form 2 Originals and Delivered to City Manager

Assistant City Attorney: LS

CIP FUNDED YES NO
Capital Investment / Community Improvement Projects

Capital Investment / Community Improvement Projects defined as having a life of at least 10 years and a cost of at least \$50,000 and shall mean improvements to real property (land, buildings, fixtures) that add value and/or extend useful life, including major repairs such as roof replacement, etc. Term "Real Property" include: land, real estate, realty, real.

2) City Manager: Please forward 2 originals to City Clerk's Office.

INSTRUCTIONS TO CLERK'S OFFICE

3) City Clerk: Please return both originals to Shaniece ext. 5036 for recording.

Original Route form to Shaniece Louis Ext. 5036

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INSTR # 113346457
Recorded 11/13/15 03:58:12 PM
Broward County Commission
Doc-D: \$0.70
Deputy Clerk 3265
#2, 4 Pages

THIS INSTRUMENT WAS PREPARED BY:
David G. Murray, Esq.
MOMBACH, BOYLE, HARDIN & SIMMONS, P.A.
100 Northeast Third Avenue, Suite 1000
Fort Lauderdale, Florida 33301

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED executed this 12th day of October, 2015, by **BRICKELL LOT, LLC** a Florida limited liability company, whose mailing address is 1310 Brickell Drive, Fort Lauderdale, Florida 33301, **Grantor**, to **THE CITY OF FORT LAUDERDALE, FLORIDA**, a Florida Municipal corporation existing under the laws of the State of Florida, **Grantee**, whose mailing address is: 100 North Andrews Avenue, 7th Floor, Fort Lauderdale, Florida 33301.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by the Grantee, and other valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, release, convey, transfer, and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described land, situate, lying and being in the County of Broward, State of Florida, to-wit (the "Property"):

The Easterly one half (1/2) of the disputed area, as shown on Survey Exhibit A-2 attached hereto and made a part hereof.

THERE IS NO CONSIDERATION BETWEEN GRANTOR AND GRANTEE AS THE CONVEYANCE IS FOR THE PURPOSE OF ESTABLISHING A BOUNDARY LINE.

SUBJECT TO: comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; restrictions and matters appearing on the Plat or otherwise common to the subdivision; unplatted public utility easements of record; and taxes for the year 2015 and subsequent years.

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 first party, either in law or equity, to the only proper use and benefit of the Grantee forever.

2015 NOV 30 PM 4:37

CITY CLERK

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Signed, sealed and delivered
in the presence of:

Brickell Lot, LLC a Florida limited
liability company

Signature of 1st Witness

M. Angie Martinez

Printed Name of 1st Witness

Signature of 2nd Witness

LINDA WEISKOPF

Printed Name of 2nd Witness

By

James F. Allen, Manager

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 12th day of October, 2015,
by James F. Allen, as Manager, of Brickell Lot, LLC a Florida limited liability company, on
behalf of the Company, who is personally known to me or who has produced his Florida Driver's
License as identification

Signature of the Notary Public

PATRICIA F. CRUCET

Printed Name of the Notary Public

My commission expires:



Signed, sealed and delivered
in the presence of:

M. Angie Martinez
Signature of 1st Witness
M. Angie Martinez
Printed Name of 1st Witness

Linda Weiskopf
Signature of 2nd Witness
LINDA WEISKOPF
Printed Name of 2nd Witness

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 12th day of October, 2015,
by Isabel C. Allen, as Manager, of Brickell Lot, LLC a Florida limited liability company, on
behalf of the Company, who is personally known to me or who has produced her Florida
Driver's License as identification

Brickell Lot, LLC a Florida limited
liability company

By: *Isabel C. Allen*
Isabel C. Allen, Manager

Patricia F. Crucet
Signature of the Notary Public

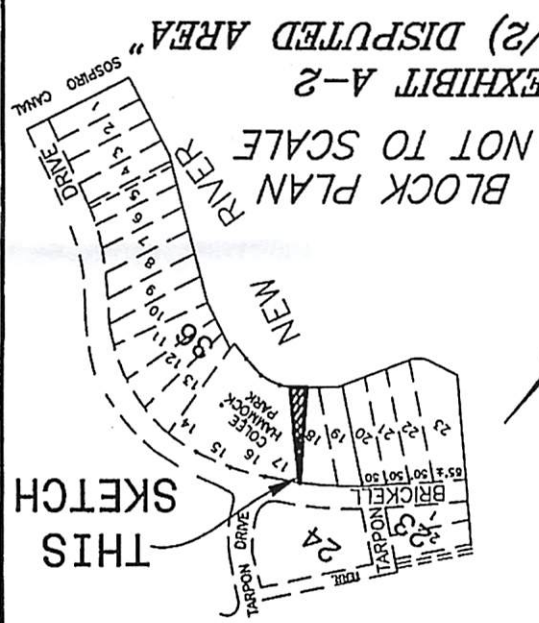
PATRICIA F. CRUCET
Printed Name of the Notary Public
My commission expires:





SCALE 1" = 40'

SKETCH AND DESCRIPTION
 TO ACCOMPANY PROPERTY
 LINE AGREEMENT



"EAST (1/2) DISPUTED AREA"

LEGAL DESCRIPTION:
 A portion of Lot 17 or Lot 18, Block 36, COLEE
 HAMMOCK, according to the plat thereof, as recorded in
 Plat Book 1, Page 17 of the public records of Broward
 County, Florida, more fully described as follows:

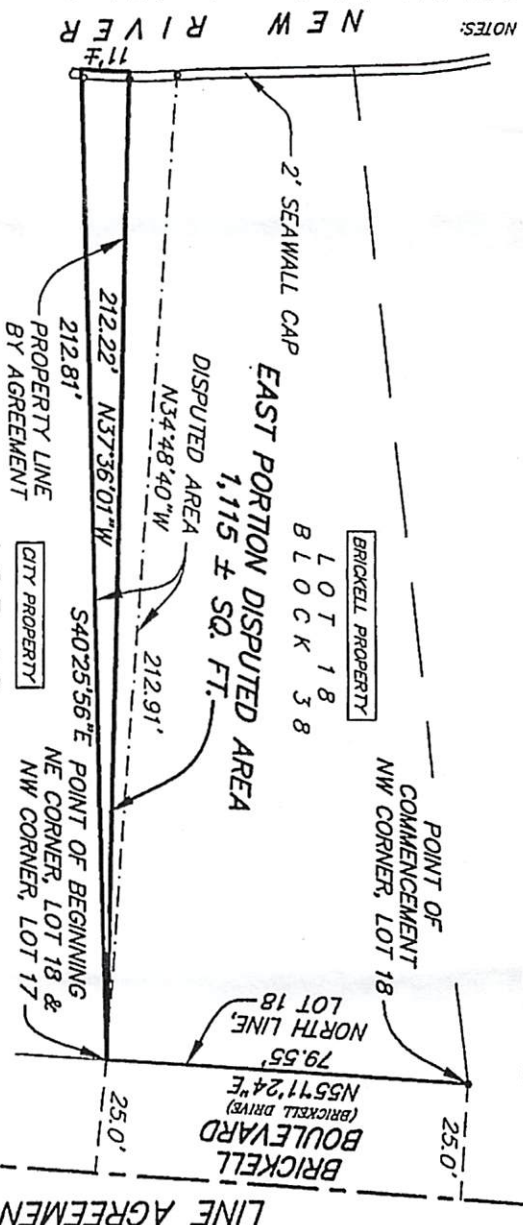
Commencing at the Northwest corner of said Lot 18;
 thence North 55°11'24" East, a distance of 79.55 feet to
 the Northeast corner of said Lot 18, being the Northwest
 corner of said Lot 17 and to the Point of Beginning;
 thence South 40°25'56" East, a distance of 212.81 to a
 point on the wallface of an existing 2.0 foot concrete
 seawall cap, marking the North line of New River; thence
 Westerly on said wallface, a distance of 11 feet more or
 less; thence North 37°36'01" West, a distance of 212.22
 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort
 Lauderdale, Broward County, Florida, and containing 1.115
 square feet or 0.0256 acres more or less.

CERTIFICATION

Certified Correct. Dated at
 Fort Lauderdale, Florida this
 22nd day of October, 2015.

MCLAUGHLIN ENGINEERING COMPANY
 JERALD A. MCLAUGHLIN
 Registered Land Surveyor No. 5269
 State of Florida



NOTES:
 1) This sketch reflects all easements and rights-of-way, as
 shown on above referenced record plat(s). The subject property
 was not obstructed for other easements road reservations or
 rights-of-way of record by McLaughlin Engineering Company.
 2) Legal description prepared by McLaughlin Engineering Co.
 3) This drawing is not valid unless sealed with an embossed
 surveyors seal.
 4) THIS IS NOT A BOUNDARY SURVEY.
 5) Bearings shown assume the North line of said Lot 18, as
 North 55°11'24" East.



City Manager's Office

ITEMS FOR CITY CLERK - FILING

TODAY'S DATE: 11/30/2015

CAM # 15-0970

ITEM #CR-10

CCM: 8/18/15

Assigned to: Wendy Gonyea

Title of Document for Signature: QUIT CLAIM DEED

Date of Doc.: October 12, 2015

Document received from: Shaniece

2015 NOV 30 PM 4: 37
CITY CLERK

RECORDED/ORIGINAL DOCUMENT TO CLERK

Rejection/Questions/Additional Information Request:

Comments/Tracking Information:
