

This instrument prepared under the direction of:
Elizabeth S. Quintana, Esq. ^{DS} *EQ*

District Four Assistant General Counsel

Legal Description prepared by:

James D. Stoner, P.S.M. (09-26-2023)

Stoner Surveyors & Mappers

Document prepared by:

Diana Helmer (12-12-2023)

Florida Department of Transportation

Right of Way Production Services

3400 W. Commercial Boulevard

Fort Lauderdale, Florida 33309

Parcel No. 223.3

Item/Segment No. 4413231

Section: 86050-2505

Managing District: 04

S.R. No. A-1-A (Ocean Blvd.)

County: Broward

**PARTIAL RELEASE OF
DECLARATION OF UNITY OF TITLE**

This PARTIAL RELEASE OF DECLARATION OF UNITY OF TITLE (“Release”) is made this _____ day of _____, 20____, by the **CITY OF FORT LAUDERDALE, FLORIDA** (“City”).

WITNESSETH:

WHEREAS, **PUBLIX SUPER MARKETS, INC., a Florida corporation** is the record owner of that real property located in the **City of Fort Lauderdale**, in **Broward County**, Florida, more particularly described as follow: (the “Property”);

(More particularly described in the sketch and legal description attached hereto as Exhibit “A”)

WHEREAS, **PRESTE CORPORATION, a Florida corporation** executed a Unity of Title, recorded on **04-22-1994** in Official Records **22041**, Page **129**, of the Public Records of **Broward County**, Florida (the “Declaration”), for the purpose of considering the property as one plot and parcel of land therein described; and

WHEREAS, the State of Florida Department of Transportation is acquiring **fee simple title to the property for right of way purposes** and requires the release of the Property from the Declaration; and

WHEREAS, the provisions of the Declaration require that a release of the Declaration shall be executed by the City Council, or their respective designees or successors.

NOW, THEREFORE, in consideration of the foregoing, the City agrees that all benefits, burdens, rights and obligations arising out of the Declaration as to the Property are hereby released and extinguished forever, and that the Property is hereby released from the Declaration, effective as of the date of this Partial Release, with the understanding that this Partial Release shall not affect any rights as to the remainder of the real property described in the Declaration.

IN WITNESS WHEREOF, the City has caused these presents to be executed in its name by its Director of Community Development, and its seal to be hereto affixed, attested by its City Clerk, the date first above written.

**CITY OF FORT LAUDERDALE,
FLORIDA**

Print Name: Dean J. Trantalis
Title: Mayor

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of _____ physical presence or _____ online notarization, this _____ day of _____, 20_____, by Dean J. Trantalis, Mayor of the City of Fort Lauderdale, who is personally known to me or who has produced _____ as identification.

(SEAL)

Notary Public

Printed or stamped name of Notary Public

My Commission Expires: _____

Approved as to form and correctness:
Thomas J. Ansbro, City Attorney

ATTEST: _____

Print Name: David R. Soloman
Its City Clerk _____

Print Name: Greg Chavarria
Title: City Manager

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of _____ physical presence or
_____ online notarization, this _____ day of _____, 20 ____ by
Greg Chavarria, City Manager, who is personally known to me or who has produced _____
_____ as identification.


(SEAL)

Notary Public

Printed or stamped name of Notary Public

My Commission Expires: _____

EXHIBIT "A"

<p>4341 S.W. 62nd Avenue Davie, Florida 33314</p>	 <p>STONER SURVEYORS • MAPPERS Licensed Business No. 6633</p>	<p>TEL (954) 585-0997 www.stonersurveyors.com</p>												
<p>LEGAL DESCRIPTION OF: RIGHT-OF-WAY DEDICATION OCEAN BOULEVARD (STATE ROAD A-1-A) CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA</p>														
<p>LEGAL DESCRIPTION:</p> <p>A PARCEL OF LAND BEING A PORTION OF LOTS 90, 91 AND 92, BLOCK 1, LAUDERDALE BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 90;</p> <p>THENCE ON AN ASSUMED BEARING OF N.08°17'27"E., ALONG THE EAST LINE OF SAID LOTS 90, 91 AND 92, SAID EAST LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF OCEAN BOULEVARD (STATE ROAD A-1-A, RIGHT OF WAY MAP NUMBER 88050-2505, SHEET 7), A DISTANCE OF 123.96 FEET TO THE TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;</p> <p>THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 92°20'00" AND A RADIUS OF 25.00 FEET FOR AN ARC DISTANCE OF 46.29 FEET, TO A POINT OF TANGENCY, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF SAID LOT 92;</p> <p>THENCE N.84°02'33"W., ALONG THE SAID NORTH LINE, A DISTANCE OF 4.80 FEET;</p> <p>THENCE S.37°52'33"E., A DISTANCE OF 38.85 FEET, TO A POINT ON A LINE 10.80 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE OF LOTS 90, 91 AND 92;</p> <p>THENCE S.08°17'27"W., ALONG SAID PARALLEL LINE A DISTANCE OF 129.17 FEET, TO A POINT ON THE SOUTH LINE OF SAID LOT 90;</p> <p>THENCE S.84°02'33"E., ALONG SAID SOUTH LINE A DISTANCE OF 10.01 FEET, TO THE POINT OF BEGINNING.</p> <p>SAID LANDS SITUATE AND BEING WITHIN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 0.036 ACRES (1,569 SQUARE FEET), MORE OR LESS.</p>														
<p>NOTES:</p> <ol style="list-style-type: none"> 1. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 2. THE BEARINGS SHOWN HEREON ARE BASED ON ASSUMED BEARING OF N.08°17'27"E., ALONG THE EAST LINE OF LOTS 90-92, BLOCK 1, LAUDERDALE BEACH, RECORDED IN PLAT BOOK 4, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. 3. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY). 4. THIS LEGAL DESCRIPTION WAS PREPARED BY STONER & ASSOCIATES, INC. AND IS SUBJECT TO THE PROPERTY INFORMATION REPORT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO.: 10980420, AND EFFECTIVE THROUGH AUGUST 25, 2023 AT 11:00PM. 5. NO EASEMENTS WERE FOUND BASED ON THE PLAT OF RECORD, OR THE PROPERTY INFORMATION REPORT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 10980420 AFFECTING THE DONATION PARCEL (IF APPLICABLE). 6. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON. 														
<p>CERTIFICATE:</p> <p>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 WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 2J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 473.027, FLORIDA STATUTES.</p>														
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>REP. PROPERTY INFO REPORT</td> <td>6/13/23</td> <td>JDS</td> </tr> <tr> <td>2.</td> <td>REP. NON PROP. INFO REPORT</td> <td>7/7/23</td> <td>DWS</td> </tr> </tbody> </table>		NO.	DESCRIPTION	DATE	BY	1.	REP. PROPERTY INFO REPORT	6/13/23	JDS	2.	REP. NON PROP. INFO REPORT	7/7/23	DWS	<p>DATE OF SIGNATURE: 6/26/2023</p> <p>JAMES D. STONER</p> <p>PROFESSIONAL SURVEYOR AND MAPPER NO. 4336 - STATE OF FLORIDA</p>
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<p>THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC. COPYRIGHT © 2023</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE OF PREPARE</th> <th>DRAWN BY</th> <th>CHECKED BY</th> <th>FIELD BOOK</th> </tr> </thead> <tbody> <tr> <td>2/08/23</td> <td>JDS</td> <td>JDS</td> <td>N/A</td> </tr> </tbody> </table>	DATE OF PREPARE	DRAWN BY	CHECKED BY	FIELD BOOK	2/08/23	JDS	JDS	N/A				
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<p>SHEET 1 OF 2</p>														

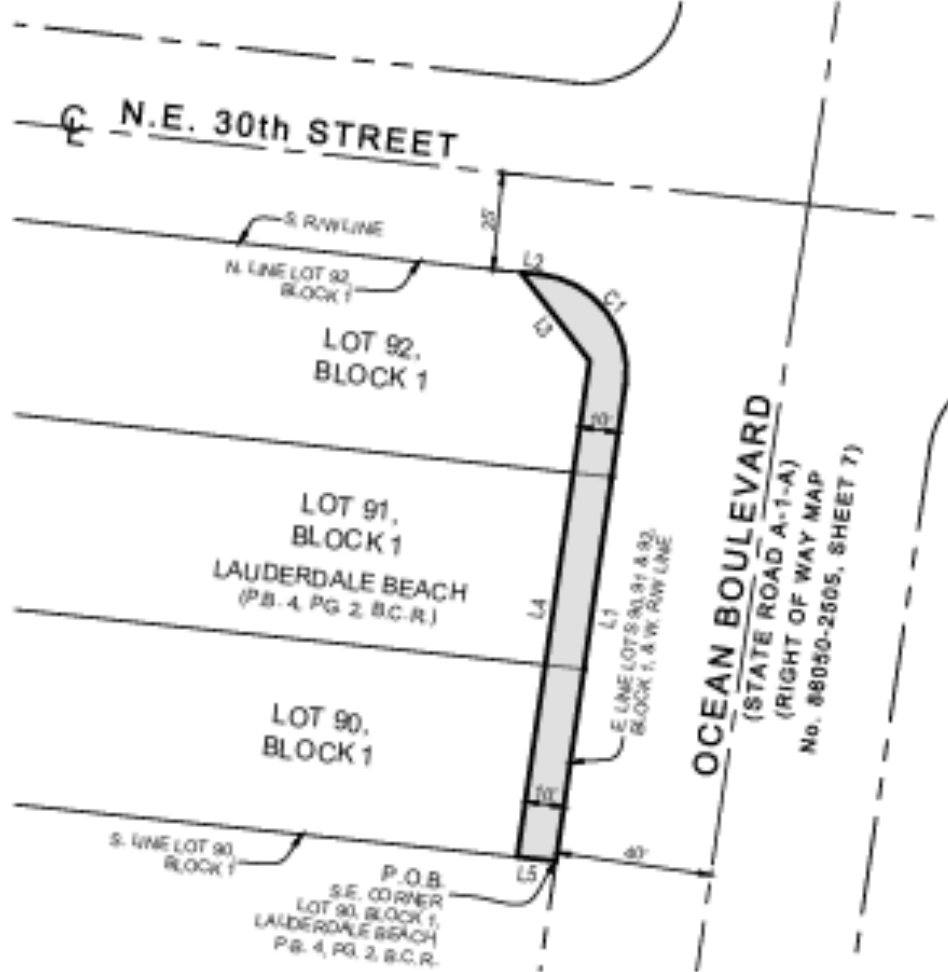


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**SKETCH OF LEGAL DESCRIPTION
 RIGHT-OF-WAY DEDICATION
 OCEAN BOULEVARD (STATE ROAD A-1-A)
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA**



CURVE TABLE			
CURVE	CENTRAL ANGLE	RADIUS	ARC DISTANCE
C1	92° 20' 00"	25.00'	40.29

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N. 08° 17' 27" E.	123.96'
L2	N. 84° 02' 33" W.	4.80'
L3	S. 37° 52' 33" E.	28.65'
L4	S. 08° 17' 27" W.	129.17'
L5	S. 84° 02' 33" E.	10.01'

- LEGEND:**
- B.C.R. BROWARD COUNTY RECORDS
 - P.B. PLAT BOOK
 - P.C. PAGE
 - P.L.S. PROFESSIONAL LAND SURVEYOR
 - L.B. LICENSED BUSINESS
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - L1 LINE NUMBER
 - C1 CURVE NUMBER
 - RAD1 RADIAL LINE NUMBER



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

SHEET 2 OF 2

SHEET NO. 22-9-001, RW