

This instrument prepared
under the direction of:
Elizabeth S. Quintana, Esq.
District Four Senior Attorney
Legal description prepared by:
Jeffrey D. Smith, P.S.M. (7-30-2015)

Department of Transportation
3400 West Commercial Boulevard
Fort Lauderdale, Florida 33309

Parcel No.: 108(Part),108A(Part),210(Part)
Item/Segment No.: 227775-1
Section No.: 86100-2528
Federal Project. No.: 4751-135-P
Managing District: Four
S.R. No.: 7 (U.S. 441)
County: Broward
Excess Parcel No.: 5565

QUITCLAIM DEED

THIS INDENTURE, made this _____ day of _____, 20____, by and between the STATE OF FLORIDA, by and through the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, Grantor, whose address is: 3400 West Commercial Boulevard, Fort Lauderdale, Florida 33309, and **CITY OF HOLLYWOOD, a political subdivision of the State of Florida**, Grantee, whose address is: 2600 Hollywood Boulevard, Hollywood, Florida 33020-4807.

WITNESSETH

WHEREAS, said land hereinafter described was heretofore acquired for state highway purposes; and

WHEREAS, said land is no longer required for such purposes, and the Grantor, by action of the District Four Secretary, Florida Department of Transportation on August 24, 2015, pursuant to the provisions of Section 337.25(4), Florida Statutes, has agreed to quitclaim the land hereinafter described to the Grantee without consideration, to be used solely for public purposes.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the Grantor does hereby remise, release and quitclaim unto the Grantee, and assigns, forever, all the right, title and interest of the State of Florida Department of Transportation to the property herein described to be used solely for public purposes, pursuant to the provisions of Section 337.25(4), Florida Statutes, all that certain land situate in Broward County, Florida, viz:

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

TO HAVE AND TO HOLD the said premises and the appurtenances thereof unto the Grantee, subject, however, to the following conditions:

THAT existing utilities remain in place and/or are relocated at the expense of the Grantee.

Nothing other than storm-water is permitted to be discharged into the areas.

THIS CONVEYANCE IS subject to any unpaid taxes, assessments, liens, or encumbrances.

REVERTER - The property herein described is to be used for the construction of a children's playground and park by the Grantee. If the property ceases to be used for the above described purpose all property rights shall revert back to the said Grantor.

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida Department of Transportation by its District Four Secretary, and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.

Signed, sealed and delivered in the presence
of: (Two witnesses required by Florida Law)

**STATE OF FLORIDA DEPARTMENT OF
TRANSPORTATION**

Witness Signature:

BY: _____
Name: **GERRY O'REILLY, P.E.**
District Four Secretary

Print Witness Name:

ATTEST: _____
Name: **ALIA E. CHANEL**
Executive Secretary

Witness Signature:

Print Witness Name:

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of _____ physical presence or _____ online notarization, this _____ day of _____, 20____, by **GERRY O'REILLY, P.E.**, District Four Secretary and **ALIA E. CHANEL**, Executive Secretary of the State of Florida Department of Transportation, who are personally known by me or who have produced _____ as identification.

(NOTARIAL SEAL)

(Signature of person taking acknowledgment)

(Type, print or stamp name under signature)

My Commission Expires: _____

Serial No., if any: _____

EXHIBIT "A"

TWP. 51 S

LOCATION MAP
N.T.S.

RGE. 41 E

N

PARCEL LOCATION

LEGEND

<p><u>B</u> = BASELINE</p> <p>EXST. = EXISTING</p> <p>F.P. = FINANCIAL PROJECT</p> <p>F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION</p> <p>NO. = NUMBER</p> <p>N/A = NOT APPLICABLE</p> <p>N.T.S. = NOT TO SCALE</p> <p>PG. = PAGE</p>	<p>P.O.B. = POINT OF BEGINNING</p> <p>RGE. = RANGE</p> <p>P.B. = PLAT BOOK</p> <p>R/W = RIGHT OF WAY</p> <p>SEC. = SECTION</p> <p>S.R. = STATE ROAD</p> <p>TWP. = TOWNSHIP</p>
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GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE BASELINE OF STATE ROAD 7 (US 441), PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP ITEM/SEGMENT NO. 22775-1, SECTION 86100-2528, SHEETS 4 AND 5 OF 23.
- THIS SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.
- ALL DIMENSION ARE CALCULATED UNLESS OTHERWISE NOTED.
- HATCHED AREAS TO BE SURPLUS

OWNER: FLORIDA DEPARTMENT OF TRANSPORTATION

SURPLUS PARCEL AREA = 25,622 SQUARE FEET

= 0.588 ACRES

FLORIDA DEPARTMENT OF TRANSPORTATION

PARCEL SKETCH - NOT A SURVEY

REVISION		DATE	BY	DATE	BY

STATE ROAD NO. 7 (US 441)

DATE	BY	DATE	BY
07/21/15	07/21/15	07/21/15	07/21/15
07/21/15	07/21/15	07/21/15	07/21/15
07/21/15	07/21/15	07/21/15	07/21/15
07/21/15	07/21/15	07/21/15	07/21/15

BROWARD COUNTY

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION
DISTRICT 4
SURVEYING & MAPPING OFFICE
3400 W COMMERCIAL BOULEVARD
FORT LAUDERDALE, FL 33309
(954) 777-4551

EXHIBIT "A"

EXHIBIT "A"

Surplus Parcel

All of Lots 16, 17 and 4, Block 7, CORRECTED PLAT HOLLYWOOD BEACH GARDENS, according to the plat thereof, as recorded in Plat Book 10, Page 14 of the Public Records of Broward County, Florida, lying in Section 13, Township 51 South, Range 41 East, as shown on the Florida Department of Transportation Right of Way Map of State Road 7 (U.S. 441), Item/Segment No. 2277751, Section 86100-2528, as identified on said Right of Way Map as Parcel 108A.

Less that portion described as follows:

Begin at the southwest corner of Lot 16; thence N 02°30'15" W, 20.00 feet along the west line of said Lot 16; thence N 88°15'07" E, 30.00 feet; thence S 02°30'15" E, 20.00 feet to the south line of Lot 16; thence S 88°15'07" W, 30.00 feet along the North right of way line of Buchanan Street and the south line of said Lot 16 to the POINT OF BEGINNING.

Containing 18,519 square feet, more or less.

Together with;

All of Lot 7, Block 6 of the CORRECTED PLAT HOLLYWOOD BEACH GARDENS, according to the plat thereof, as recorded in Plat Book 10, Page 14 of the Public Records of Broward County, Florida, lying in Section 13, Township 51 South, Range 41 East, as shown on the Florida Department of Transportation Right of Way Map of State Road 7 (U.S. 441), Item/Segment No. 2277751, Section 86100-2528, as identified on said Right of Way Map as a portion of Parcel 108.

Containing 5,649 square feet, more or less.


Together with;

A portion of Lincoln Street with all of certain 10.00 foot wide alley lying between the east line of Lots 2, 3, 4, 5 and 6, and the west line of Lot 7, Block 6, CORRECTED PLAT HOLLYWOOD BEACH GARDENS, according to the plat thereof, as recorded in Plat Book 10, Page 14 of the Public Records of Broward County, Florida, lying in Section 13, Township 51 South, Range 41 East, as shown on the Florida Department of Transportation Right of Way Map of State Road 7 (U.S. 441), Item/Segment No. 2277751, Section 86100-2528, as identified on said Right of Way Map as a portion of Parcel 210. More particularly described as follows:

Begin at the southwest corner of Lot 7; thence S 02°30'15" E, 25.00 feet; thence S 88°09'38" W, 10.00 feet; thence N 02°30'15" W, 150.57 feet along the east line of said Lots 2, 3, 4, 5 and 6; thence S 46°08'57" E, 14.49 feet along the southeasterly right of way of Glenn Parkway; thence S 02°30'15" E, 115.20 feet along the west line of said Lot 7 to the POINT OF BEGINNING.

Containing 1,454 square feet, more or less.

I hereby certify that the sketch and legal description was prepared under my direction and that said sketch and legal description is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17.050-052 Florida Administrative Code Pursuant to Section 472.027, Florida Statutes.


 Jeffrey D. Smith Date 07/30/15
 Florida Surveyor and Mapper No. 4805
 Florida Department of Transportation

This parcel sketch and legal description and the copies thereof are not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.

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FLORIDA DEPARTMENT OF TRANSPORTATION									
PARCEL SKETCH - NOT A SURVEY									
STATE ROAD NO. 7 (US 441)					BROWARD COUNTY				
DRAWN		BY		DATE		PREPARED BY:		DATA SOURCE:	
OLIVIERI				07/23/15		FDOT DISTRICT 4		N/A	
REVISION		BY		DATE		CHECKED		DIAZ	
						07/23/15		F.P. NO. 2277751 SECTION 86100-2528 SHEET 3 OF 3	