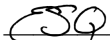


This instrument prepared under the direction of:

Elizabeth S. Quintana, Esq. 

District Four Assistant General Counsel

Legal Description prepared by:

Stephen K. Seeley, P.S.M. (02-07-2020)

Gibbs Land Surveyors

Document prepared by:

Grace K. Abel (12-07-2020)

Florida Department of Transportation

Right of Way Production Services

3400 W. Commercial Boulevard

Fort Lauderdale, Florida 33309

Parcel No.

179.3

Item/Segment No.

4413231

Section:

86030-2503 / 86030-MAINT.(1)

Managing District:

04

S.R. No.

A-1-A (Ocean Drive)

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 HOLLYWOOD, FLORIDA** ("City").

#### **WITNESSETH:**

WHEREAS, **HOLLYWOOD, FLORIDA COMMUNITY REDEVELOPMENT AGENCY** is the record owner of that real property located in Hollywood, 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, **HOLLYWOOD, FLORIDA COMMUNITY REDEVELOPMENT AGENCY** executed a Unity of Title, recorded on 04/01/2019 in Instrument # 115709868, 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 desires to acquire the Property for purposes of a transportation project 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 Commission, 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 Mayor, and its seal to be hereto affixed, attested by its City Clerk, the date first above written.

ATTEST:\_\_\_\_\_

**CITY OF HOLLYWOOD, FLORIDA**

Print Name: \_\_\_\_\_  
Its City Clerk

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Mayor

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 \_\_\_\_\_, Mayor, who is personally known to me or who has produced \_\_\_\_\_ as identification.

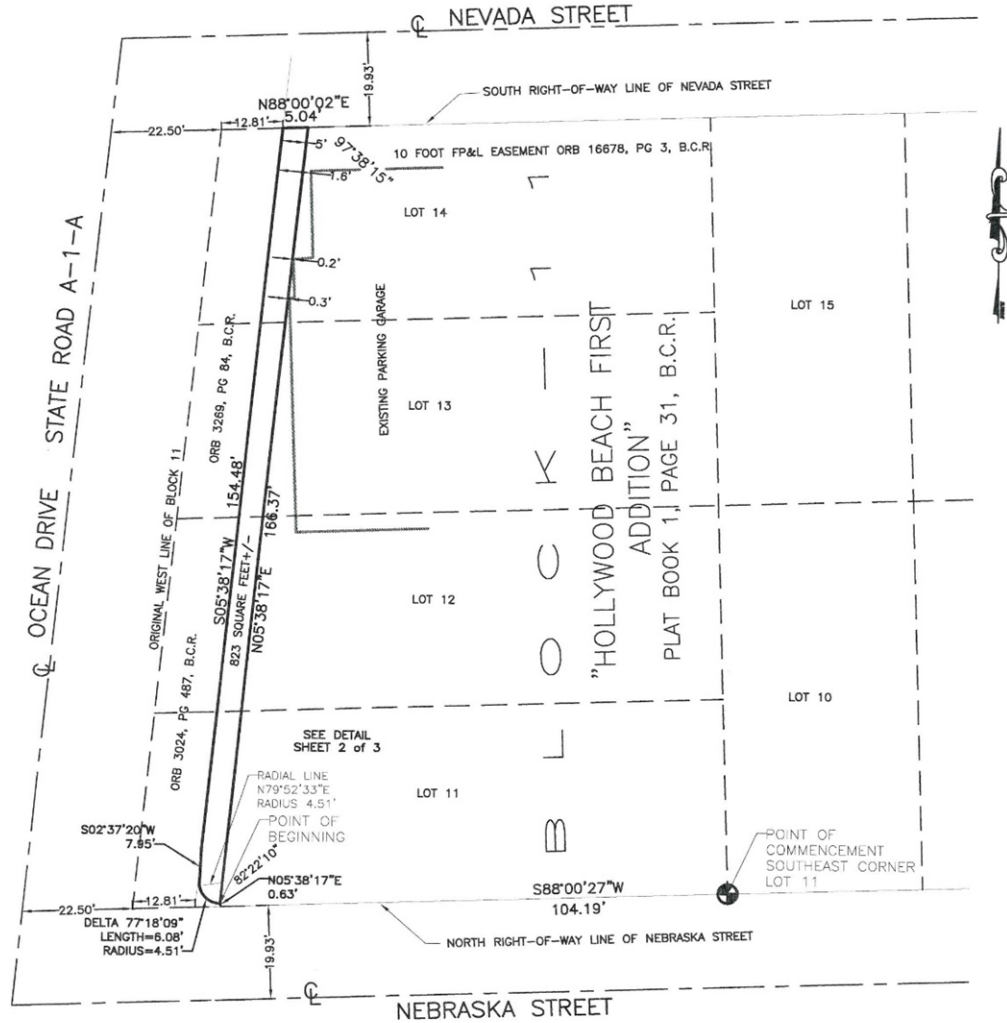
(SEAL)

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed or stamped name of Notary Public

My Commission Expires: \_\_\_\_\_

# EXHIBIT "A"

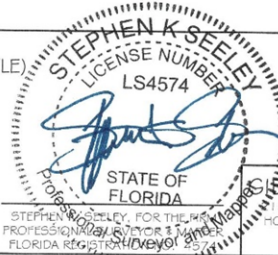


SKETCH TO ACCOMPANY DESCRIPTION

B.C.R. - BROWARD COUNTY RECORDS  
 C - CENTERLINE OF RIGHT-OF-WAY

THIS IS NOT A SURVEY

THIS SKETCH AND DESCRIPTION WAS PREPARED WITH  
 THE USE AND BENEFIT OF TITLE REPORT (OPINION OF TITLE)  
 PREPARED BY: EVELYN BRANAS, EXAMINER  
 PARAMOUNT TITLE SERVICES, INC



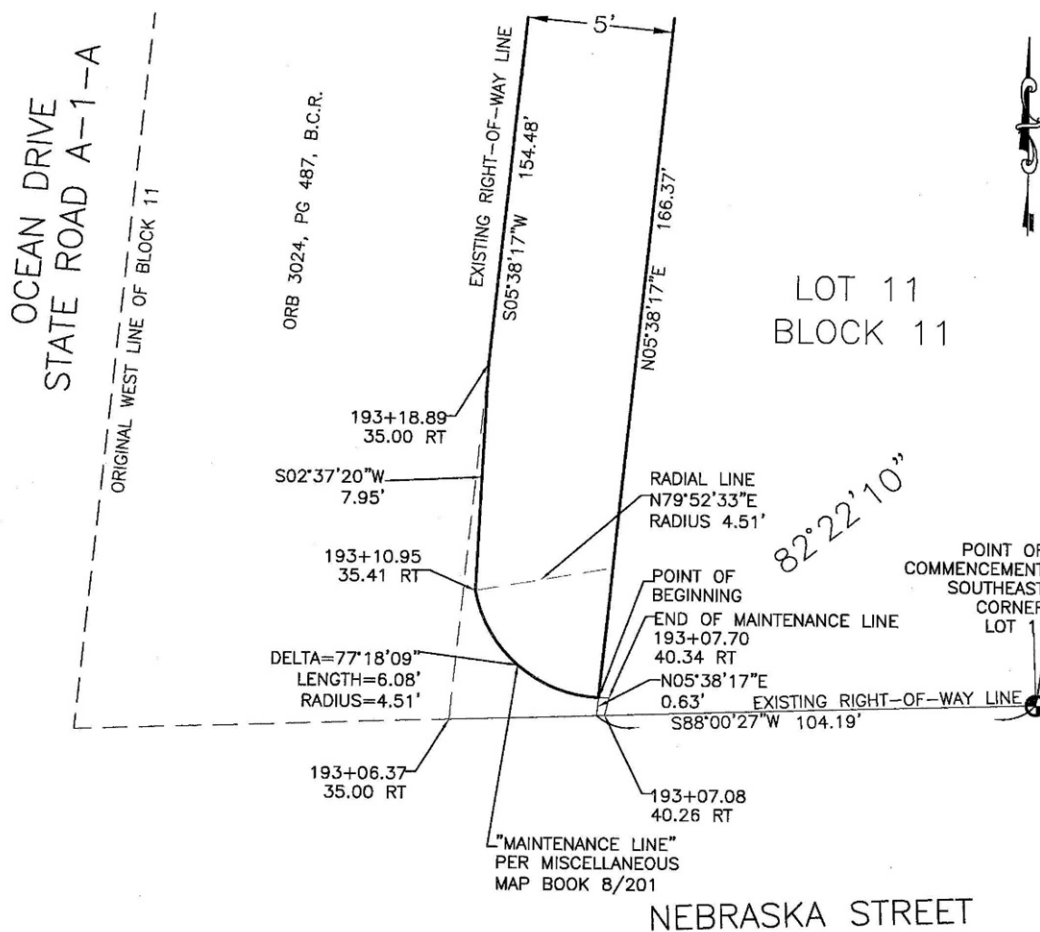
NOT VALID  
 WITHOUT THE  
 SIGNATURE  
 AND  
 ORIGINAL  
 SEAL OF THE  
 FLORIDA  
 LICENSED  
 SURVEYOR  
 AND MAPPER

REVISION	DATE	BY	SKETCH AND DESCRIPTION

STATE OF FLORIDA  
 STEPHEN K. SEELEY, FOR THE  
 PROFESSIONAL SURVEYOR  
 FLORIDA REGISTERED SURVEYOR AND MAPPER  
 31 HOLLYWOOD BOULEVARD, SUITE 204  
 HOLLYWOOD, FL 33020 (954) 923-7666  
 LICENSED BUSINESS NO. 7018

# EXHIBIT "A"

## DETAIL



SKETCH TO ACCOMPANY DESCRIPTION

THIS IS NOT A SURVEY

THIS SKETCH AND DESCRIPTION WAS PREPARED WITH THE USE AND BENEFIT OF TITLE REPORT (OPINION OF TITLE) PREPARED BY; EVELYN BRANAS, EXAMINER  
PARAMOUNT TITLE SERVICES, INC

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

REVISION	DATE	BY	SKETCH AND DESCRIPTION
JOB #	DATE		
NOT TO SCALE	SHEET	2 OF 3	
DRAWN BY: CM	CHECKED BY: SKS		

STEPHEN K. SEELEY, FOR THE FIRM  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 4574

GIBBS LAND SURVEYORS  
2131 HOLLYWOOD BOULEVARD, SUITE 204  
HOLLYWOOD, FL 33020 (954) 923-7666  
LICENSED BUSINESS NO. 7018

## EXHIBIT "A"

### DESCRIPTION:

A PORTION OF BLOCK 11 OF "HOLLYWOOD BEACH FIRST ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 11, BLOCK 11 OF SAID " HOLLYWOOD BEACH FIRST ADDITION" PLAT, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NEBRASKA STREET; THENCE SOUTH 88°00'27" WEST FROM SAID POINT ALONG THE SAID NORTH RIGHT-OF WAY LINE A DISTANCE OF 104.19 FEET, TO A POINT ON A LINE BEING 17.85 FEET EAST OF THE ORIGINAL WEST LINE OF BLOCK 11 OF SAID PLAT (AS MEASURED ALONG THE NORTH RIGHT-OF-WAY LINE OF NEBRASKA STREET); THENCE NORTH 05°38'17" EAST, A DISTANCE OF 0.63 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE NORTH 05°38'17" EAST, A DISTANCE OF 166.37 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF NEVADA STREET; THENCE SOUTH 88°00'02" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 5.04 FEET TO A POINT ON A LINE 12.81 FEET EAST OF THE ORIGINAL WEST LINE OF SAID BLOCK 11, BEING THE EXISTING EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE SOUTH 05°38'17" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 154.48 FEET; THENCE SOUTH 02°37'20" WEST, A DISTANCE OF 7.95 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 4.51 FEET AND A RADIAL BEARING OF NORTH 79°52'33" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 77°18'09", AN ARC DISTANCE OF 6.08 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATED IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

CONTAINING 835 SQUARE FEET, MORE OR LESS.

### NOTES

- 1) NORTH ARROW RELATIVE TO AN ASSUMED BEARING OF N88°00'04"E. ALONG THE CENTER LINE OF NEBRASKA STREET.
- 2) BEARINGS BASED OF AN ASSUMED MERIDIAN OF N88° 00'04" E FOR THE CENTERLINE OF NEBRASKA STREET

B.C.R. - BROWARD COUNTY RECORDS

SKETCH TO ACCOMPANY DESCRIPTION

THIS IS NOT A SURVEY

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THE USE AND BENEFIT OF TITLE REPORT (OPINION OF TITLE)  
PREPARED BY: EVELYN BRANAS, EXAMINER  
PARAMOUNT TITLE SERVICES, INC

NOT VALID  
WITHOUT THE  
SIGNATURE  
AND  
ORIGINAL  
SEAL OF THE  
FLORIDA  
LICENSED  
SURVEYOR  
AND MAPPER

REVISION	DATE	BY	SKETCH AND DESCRIPTION		GIBBS LAND SURVEYORS
			JOB #: R19059 DATE:	STEPHEN K. SEELEY, FOR THE FIRM	2131 HOLLYWOOD BOULEVARD, SUITE 204
			SCALE: NOT TO SCALE SHEET 3 OF 3	PROFESSIONAL SURVEYOR & MAPPER	HOLLYWOOD, FL 33020 (954) 923-7666
			DRAWN BY: GW CHECKED BY: SKS	FLORIDA REGISTRATION NO. 4574	LICENSED BUSINESS NO. 7016