

December 17, 2014

VIA E-MAIL  
ORIGINAL VIA U.S. MAIL

Tom Ansbro, City Attorney  
City of Dania Beach  
City Attorney's Office  
100 W Dania Beach Boulevard  
Dania Beach, FL 33004

**RE: 36<sup>th</sup> Street - Right-of-Way Deed to City of Dania Beach**

Dear Tom:

As you know, this firm represents Bridge Development Partners ("Bridge") in connection with the entitlements for the Bridge Port 95 industrial development on 36<sup>th</sup> Street in the City of Dania Beach ("Project"). The Project has already been approved and construction is complete. During construction, it was discovered that the County Property Appraiser's office shows two (2) small parcels in the middle of the existing 36<sup>th</sup> Street right-of-way as being privately owned (Owner is shown as 36<sup>th</sup> Street Acquisitions). It is believed that these parcels were dedicated as public right-of-way by previously recorded plats, and the parcels are, in fact, currently being used for right-of-way purposes (they are in the middle of an existing roadway that's been used as right-of-way for over 50 years). However, the title company and the Property Appraiser's office concluded that in order to correct this, they need 36<sup>th</sup> Street Acquisitions convey the parcels to the City of Dania Beach. I've attached the print-outs from the Property Appraiser's office showing the remnant parcels in question.

In this regard, 36<sup>th</sup> Street Acquisitions has executed a Right-of-Way Deed conveying the two remnant parcels to the City (a copy of the executed Right-of-Way Deed is enclosed with this letter). We are prepared to record the deed when you provide us with confirmation that is acceptable to do so. Please let me know if there is any other information you need from us in order to process this request.

Should you have any question, please feel free to contact me.

Sincerely,



Nectaria M. Chakas

NMC/sa  
Enclosures

cc: Kevin Carroll, Bridge Development Partners (via e-mail)  
Sue Zabloudil, Esq., Akerman LLP (via e-mail)  
Tim Ryan, Esq., Ryan & Ryan, LLC (via e-mail)

THIS INSTRUMENT PREPARED BY:  
AKERMAN LLP  
ONE SE THIRD AVENUE, 25<sup>TH</sup> STREET  
MIAMI, FLORIDA 33131  
ATTN: SUSANNE ZABLOUDIL

AFTER RECORDING, RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PORTION OF TAX FOLIO#: 5042 29 01 0660 & 5042 29 01 0140

-----Space Above This Line For Recording Data-----

### RIGHT OF WAY DEED

THIS RIGHT OF WAY DEED, made this 30<sup>th</sup> day of November, 2014, by and between 36<sup>TH</sup> STREET ACQUISITION, INC., a Florida corporation, whose principal address is 3001 W. Hallandale Beach Boulevard, Suite 300, Pembroke Park, Florida 33009 ("Grantor"), and the CITY OF DANIA BEACH, a political subdivision of the State of Florida, whose principal address is 100 W. Dania Beach Boulevard, Dania Beach, Florida 33004 ("Grantee").

WITNESSETH, That, Grantor, for and in consideration of TEN DOLLAR (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell and convey unto Grantees, all that tract or parcel of land, situate, lying and being in the County of Broward County, State of Florida, to wit:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

This Right of Way Deed is made and executed upon, and is subject to the following:

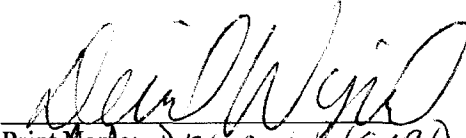
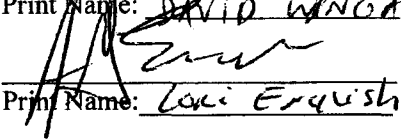
1. Taxes for the year 2015 and all subsequent years not yet due and payable.
2. Conditions, restrictions, limitations and easements of record, if any, without any intent to reimpose same.
3. Laws, zoning laws, regulations or ordinances affecting the Property.

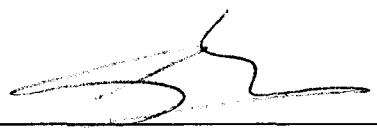
**TO HAVE AND TO HOLD** the said bargained premises, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, forever, in fee simple. Grantor shall warrant and forever defend the right, title and interest in and to said property unto Grantee, its successors and assigns, against the claims of all persons claiming by, through or under the said Grantor. Where the context requires or permits, "Grantor" and "Grantee" shall include their respective heirs, successors and assigns.

IN WITNESS WHEREOF, the undersigned has caused this Right of Way Deed to be executed this \_\_\_ day of November, 2014.

Signed, sealed and delivered in the presence of:

36<sup>TH</sup> STREET ACQUISITIONS, INC.,  
a Florida corporation

  
Print Name: DAVID WENGARD  
  
Print Name: Lori English

By:   
Sam Jazayri, President

STATE OF FLORIDA       )  
COUNTY OF BROWARD    )

The foregoing instrument was acknowledged before me this 8 day of November, 2014 by Sam Jazayri, President of 36<sup>TH</sup> STREET ACQUISITIONS, INC., a Florida corporation, who is personally known to me or produced \_\_\_\_\_ as identification.

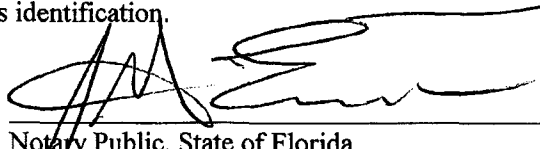
  
Notary Public, State of Florida  
Lori English  
(Print name)



EXHIBIT A  
THE PROPERTY

Exhibit A (1 of 4)



**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA  
33301 PHONE (954) 763-7611 \* FAX (954) 763-7615

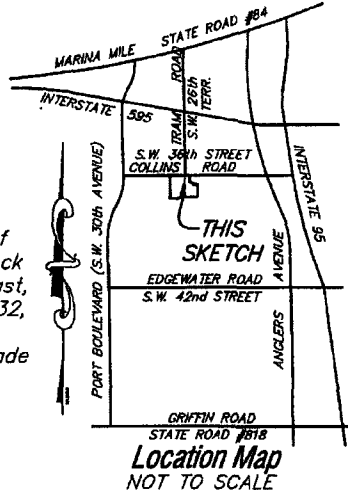
**SKETCH AND DESCRIPTION**  
**20' STRIP IN THE NE 1/4,**  
**SECTION 29-50-42**  
**PAGE 1 OF 2 PAGES**

**LEGAL DESCRIPTION:**

A 20.00 feet strip of land shown as Road North of and adjacent to or being a portion of Tract 4, Block 2, of Section 29, Township 50 South, Range 42 East, according to the plat of Sections 28, 29, 31 and 32, Township 50 South, Range 42 East, as recorded in Plat Book 2, Page 32, of the Public Records of Dade County, Florida bounded as follows:

On the North by the North line of the Northeast one-quarter (NE 1/4) of said Section 29; On the West by the West line of the said Northeast one-quarter (NE 1/4) of Section 29; On the South by a line 20.00 feet South of and parallel with the said North line of the Northwest one-quarter (NW 1/4) of Section 29; On the East by the Northerly extension of the East line of Parcel "G", RAVENSWOOD 26TH AVE. FLL AIRPORT PLAT (PLAT 7), according to the plat thereof, as recorded in Plat Book 162, Page 9, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida and containing 9,803 square feet or 0.2250 acres more or less.



**CERTIFICATION**

Certified Correct. Dated at Fort Lauderdale, Florida this 20th day of October, 2014.

McLAUGHLIN ENGINEERING COMPANY

*Jerald A. McLaughlin*  
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 abstracted 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 refer to record plat (178-64 to 66, B.C.R.) and assume the north line of Parcel "A", as N88°18'55"E.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMF

JOB ORDER NO. 2014 LAKEVIEW

CHECKED BY: \_\_\_\_\_

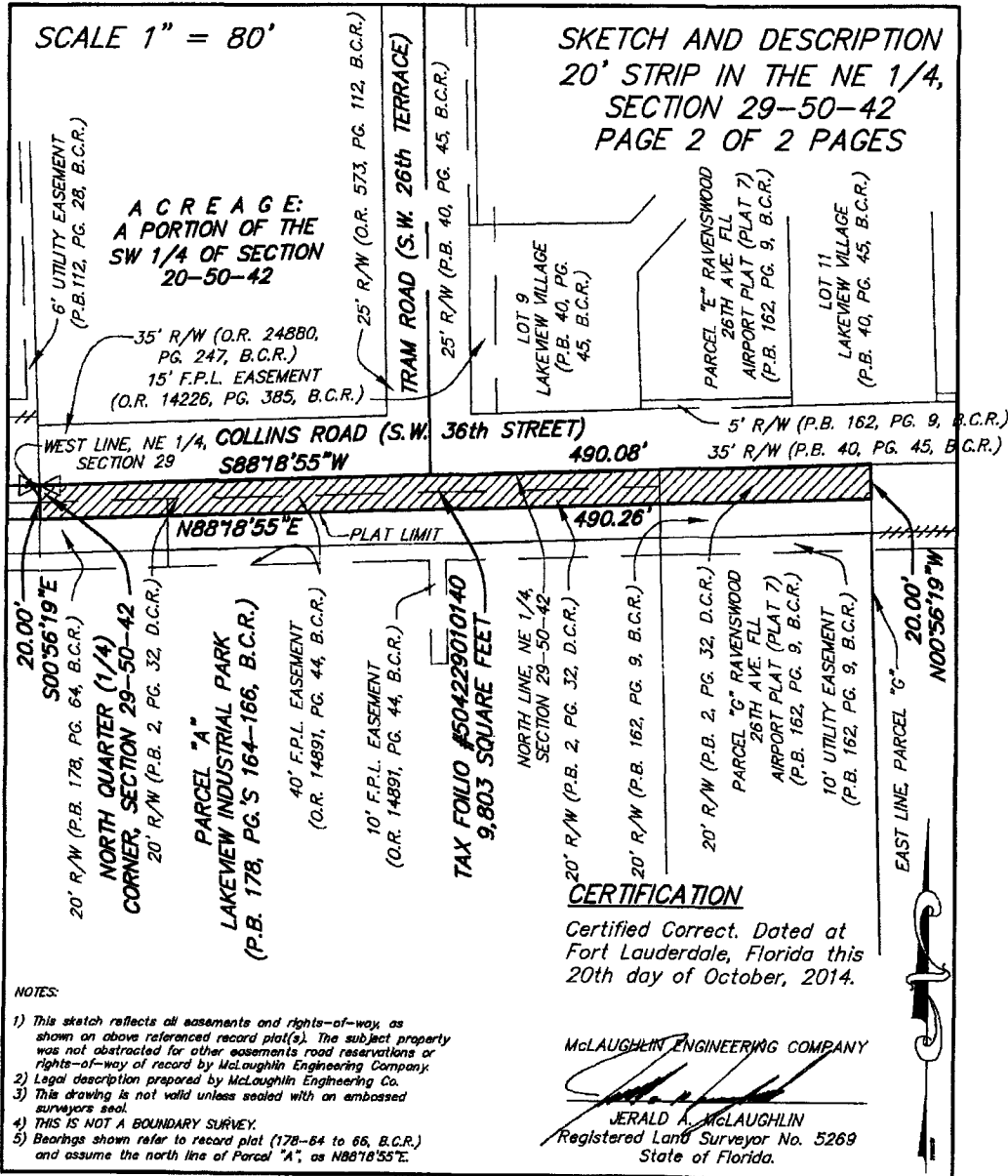
REF. DWG.: 07-3-021

C: \JMMF\2014\LAKEVIEW RW PARCELS



**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA  
 33301 PHONE (954) 763-7611 \* FAX (954) 763-7615



- NOTES:**
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FIELD BOOK NO. \_\_\_\_\_  
 JOB ORDER NO. 2014 LAKEVIEW  
 REF. DWG.: 07-3-021

DRAWN BY: JMMj  
 CHECKED BY: \_\_\_\_\_  
 C: \JMMj\2014\LAKEVIEW RW PARCELS



**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**

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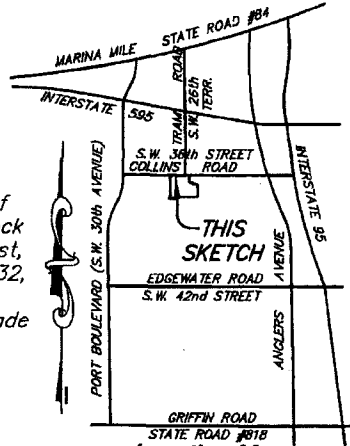
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**20' STRIP IN THE NW 1/4,**  
**SECTION 29-50-42**  
**PAGE 1 OF 2 PAGES**

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On the North by the North line of the Northwest one-quarter (NW 1/4) of said Section 29; On the East by the East line of the said Northwest one-quarter (NW 1/4) of Section 29; On the South by a line 20.00 feet South of and parallel with the said North line of the Northwest one-quarter (NW 1/4) of Section 29; On the West by the East line of the 40 foot Right-of-Way Dedication (change from 40 feet to 20 feet) shown on the Westerly end of the LAKEVIEW INDUSTRIAL PARK, according to the plat thereof, as recorded in Plat Book 178, Pages 164, 165 and 166, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida and containing 3,198 square feet or 0.0734 acres more or less.



**Location Map**  
 NOT TO SCALE

**CERTIFICATION**

Certified Correct. Dated at Fort Lauderdale, Florida this 20th day of October, 2014.

McLAUGHLIN ENGINEERING COMPANY

*[Signature]*  
 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 abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
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FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMf

JOB ORDER NO. 2014 LAKEVIEW

CHECKED BY: \_\_\_\_\_

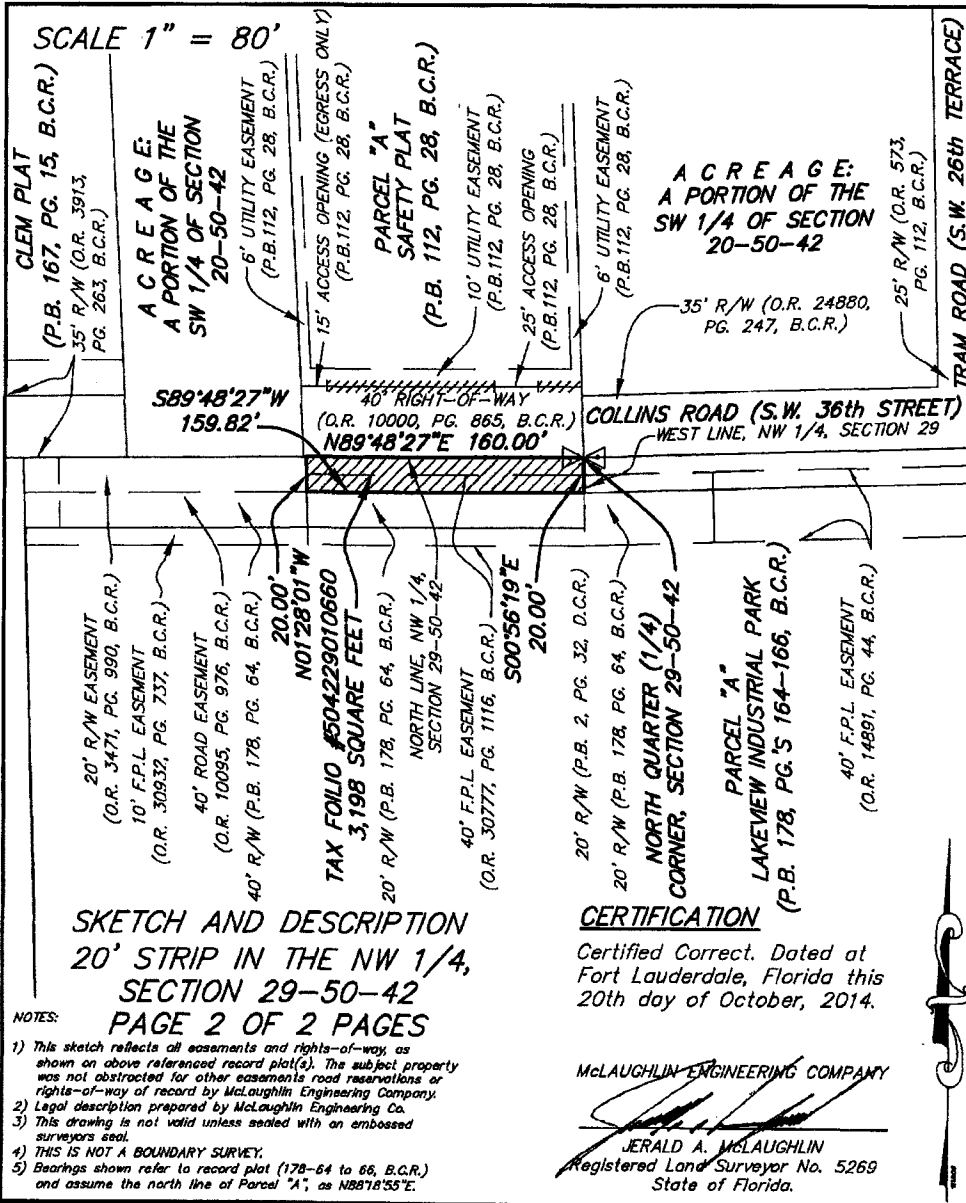
REF. DWG.: 07-3-021

C: \JMMf\2014\LAKEVIEW RW PARCELS



**McLAUGHLIN ENGINEERING COMPANY**  
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ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA  
 33301 PHONE (954) 763-7611 \* FAX (954) 763-7615



**SKETCH AND DESCRIPTION**  
**20' STRIP IN THE NW 1/4,**  
**SECTION 29-50-42**  
**PAGE 2 OF 2 PAGES**

**NOTES:**

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- 2) Legal description prepared by McLaughlin Engineering Co.
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- 5) Bearings shown refer to record plat (178-64 to 66, B.C.R.) and assume the north line of Parcel "A", as N88°18'55"E.

**CERTIFICATION**

Certified Correct. Dated at Fort Lauderdale, Florida this 20th day of October, 2014.

McLAUGHLIN ENGINEERING COMPANY

*[Signature]*  
 JERALD A. McLAUGHLIN  
 Registered Land Surveyor No. 5269  
 State of Florida.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMj

JOB ORDER NO. 2014 LAKEVIEW

CHECKED BY: \_\_\_\_\_

REF. DWG.: 07-3-021

C: \JMMj\2014\LAKEVIEW RW PARCELS



**OPINION OF TITLE**

**TO:** The City of Dania Beach, a municipal corporation

With the understanding that this Opinion of Title is furnished to The City of Dania Beach, Florida, as an inducement for acceptance of a right of way deed covering the real property hereinafter described. It is hereby certified that we have examined First American Title Insurance Company Commitment No. 1062-3257410 dated November 4, 2014, covering the period of time from the beginning to November 4, 2014 @ 8:00 a.m., inclusive, of the following described real property.

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.  
(the "Property")

Basing our opinion on said commitment covering said period, we are of the opinion that on the last mentioned date the fee simple title to the above-described property was vested in:

36th Street Acquisitions Inc., a Florida Corporation

Subject to the following encumbrances, liens and other exceptions:

1. MORTGAGES: NONE
2. GENERAL EXCEPTIONS:
  - (a) All taxes for the year 2013 and subsequent years.
  - (b) Rights of persons other than the above owner, as tenants.
  - (c) Facts that would be disclosed upon accurate survey.
  - (d) Any unrecorded labor, mechanics' or materialmen's liens.
  - (e) Zoning and other restrictions imposed by governmental authority.
3. SPECIAL EXCEPTIONS:
  - a. Provisions of the Plat of Marshall Everglades Land Company, recorded in Plat Book 2, Page 32 (Miami-Dade) of the Public Records of Broward County, Florida. (Parcel 1) (Parcel 2)
  - b. Easement granted to Florida Power & Light Company by instrument recorded in Book 14891, Page 44 . (Parcel 1)
  - c. Easement granted to Florida Power & Light Company by instrument recorded in Book 30777, Page 1116 . (Parcel 2)

Therefore, it is our opinion that the following party(ies) must join in the of the above described right of way deed in order to convey to the CITY OF DANIA, FLORIDA, good and marketable fee simple title to the above described property.

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
36 <sup>th</sup> Street Acquisitions, Inc., a Florida corporation	Fee Simple	N/A

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 19<sup>th</sup> day of November, 2014.

Very truly yours,


**AKERMAN LLP**  
One SE Third Avenue, 25th Floor  
Miami, Florida 33131  
(305) 374-5600

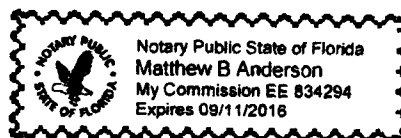


By: \_\_\_\_\_  
Susanne Zabloudil, Esq.  
Florida Bar No.: 559989

STATE OF FLORIDA            )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of November, 2014, by Susanne Zabloudil, Esq., who is personally known to me.

  
\_\_\_\_\_  
Notary Public, State of Florida  
My Name, Commission No. & Expiration:



## EXHIBIT A

### Parcel 1 (Parcel ID 5042 29 01 0140)

A 20.00 feet strip of land shown as Road North of and adjacent to or being a portion of Tract 4, Block 2, of Section 29, Township 50 South, Range 42 East, according to the plat of Sections 28, 29, 31 and 32, Township 50 South, Range 42 East, as recorded in Plat Book 2, Page 32, of the Public Records of Dade County, Florida bounded as follows:

On the North by the North line of the Northeast One-quarter (NE 1/4) of said Section 29; On the West by the West line of the said Northeast One-quarter (NE 1/4) of Section 29; On the South by a line 20.00 feet South of and parallel with the said North line of the Northwest One-quarter (NW 1/4) of Section 29; On the East by the Northerly extension of the East line of Parcel "G": RAVENSWOOD 26TH AVE. FLL AIRPORT PLAT (PLAT 7), according to the plat thereof, as recorded in Plat Book 162, Page 9, of the Public Records of Broward County Florida.

Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida.

### Parcel 2 (Parcel ID 5042 29 01 0660)

A 20.00 feet strip of land shown as Road North of and adjacent to or being a portion of Tract 9, Block 1, of Section 29, Township 50 South, Range 42 East, according to the plat of Sections 28, 29, 31 and 32, Township 50 South, Range 42 East, as recorded in Plat Book 2, Page 32, of the Public Records of Dade County, Florida bounded as follows:

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Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida.

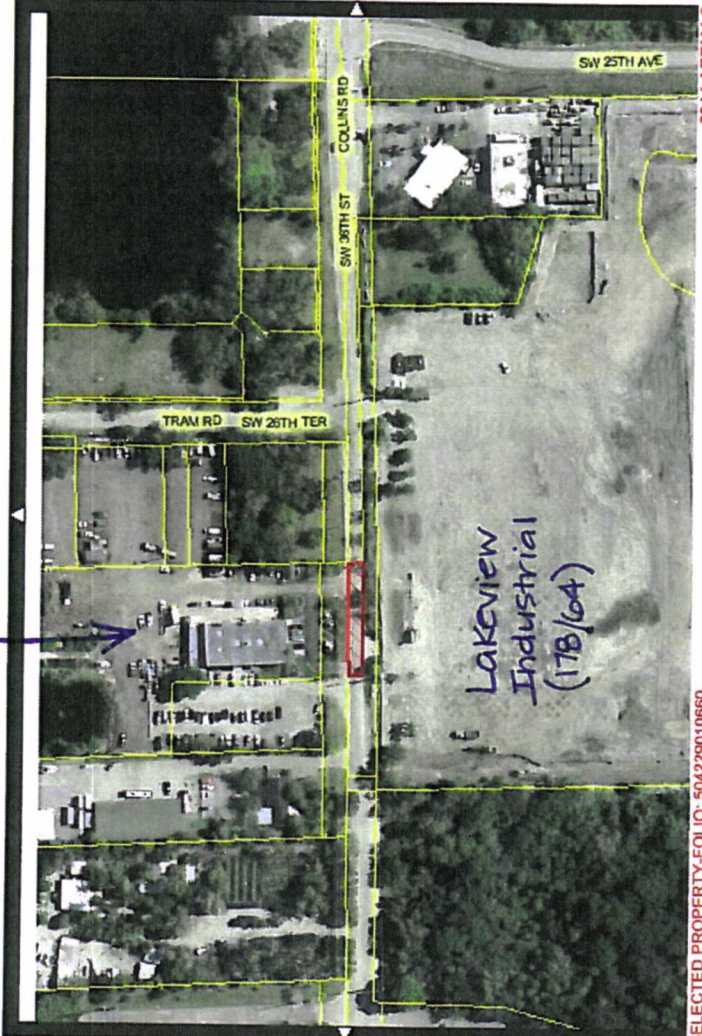


Safety  
Plat (17B/64)

[Click Here to Return to our Homepage](#)  
[Click here to see instructions for use](#)

Home  Search  Layers  Measure  Print  Full Screen  Help  
 OWNER  ADDRESS  FOLIO  ? HELP

**Pictometry**



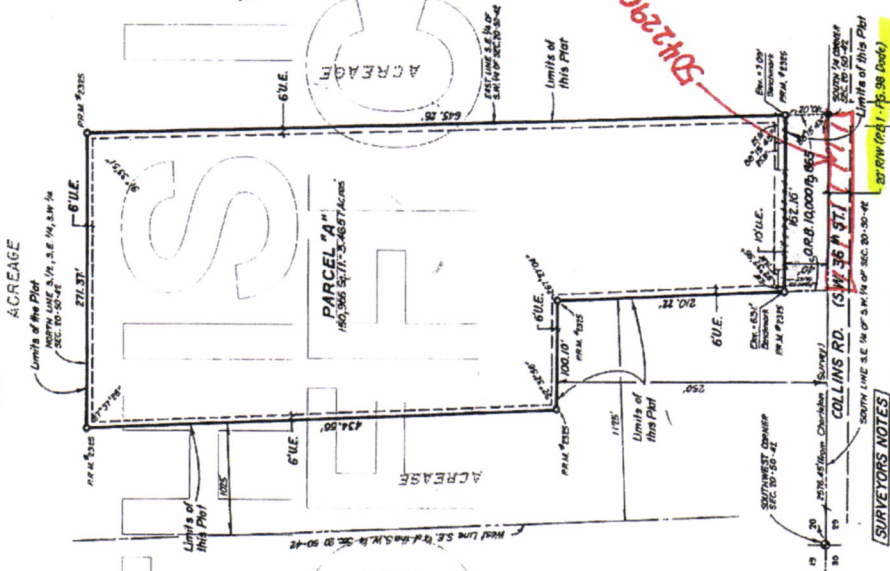
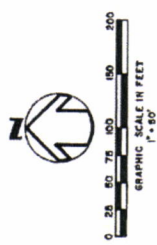
2014 AERIALS  
0 92 ft  
SELECTED PROPERTY-FOLIO: 504229010660  
Source: Broward County Property Appraiser

- Layers
- Highways
  - Major Roads
  - Twn-Rng-Sec
  - Municipalities
  - City Limits
  - Zip Codes
  - CRA Boundaries
  - Census Tracts
  - City Zoning Codes
  - County Land Use
  - Comm Appraisal Districts
  - Resid Appraisal Districts
  - Subdiv. Number
  - Subdiv. Name
  - No Sales
  - Streets
  - Parcels
  - Aerials (2014)
  - County Boundary

FOLIO:	504229010660	
OWNER:	36TH STREET ACQUISITIONS INC	
SITUS ADDRESS:	SW 36 ST DANIA BEACH 33312	
LEGAL:	MARSHALLS EVERGLADE SUB 2-32 D 28-50-42 LOT 4 E 160 LESS OR 3160/519 BLK 2, LESS POR DESC IN LAKEVIEW	
MILLAGE CODE:	0413	
USE CODE:	94	
LAND VALUE:	\$1,610	
BUILDING VALUE:	\$0	
OTHER VALUE:	\$0	
TOTAL VALUE:	\$1,610	
SOH CAPPED VALUE:	\$1,610	
HOMESTEAD EXEMPTION AMOUNT:	\$0	
W/D EXEMPTION AMOUNT:	\$0	
OTHER EXEMPTION AMOUNT:	\$0	
TAXABLE VALUE:	\$1,610	
SALE DATE 1:	5/17/2007	
SALE PRICE 1:	\$100	
DEED TYPE 1:	SW*	
SALE DATE 2:	12/12/2006	
SALE PRICE 2:	\$100	
DEED TYPE 2:	QC*	
LAND CALCULATIONS		
Price	Factor	Type
0.51	3161	SF
ADJ. BLDG. S.F.:	0	

# SAFETY PLAT

BEING IN THE SOUTHEAST QUARTER (S.E. 1/4) OF  
 THE SOUTHWEST QUARTER (S.W. 1/4) OF  
 SECTION 20, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA



**LAND DESCRIPTION**  
 All the South 1/2 of the Southeast Quarter (S.E. 1/4) of the Southwest Quarter (S.W. 1/4) of Section 20, Township 50 South, Range 42 East, Broward County, Florida, also known as the South 1/2 of the Southwest Quarter (S.W. 1/4) of Section 20, Township 50 South, Range 42 East, Broward County, Florida, containing 3.2657 acres, more or less.

**DEDICATION**  
 Know all men by these presents that Eugene Mosigore and Nancy R. Mosigore, his wife, of Broward County, Florida, do hereby dedicate to the public for use as a highway, the above described land, to be known as 'Safety Plat'. Easements shown hereon are dedicated to the public for use as a highway. Right-of-way shown hereon and dedicated to the public in the original plat.

**ACKNOWLEDGEMENT**  
 State of Florida  
 County of Broward  
 I, Eugene Mosigore and Nancy R. Mosigore, his wife, do hereby acknowledge that we have executed the foregoing instrument and acknowledge before me that they executed said instrument for the purposes expressed therein.

In Witness Whereof, the said couple have caused these presents to be executed this 10th day of February, A.D. 1981, at the City of Fort Lauderdale, Florida.

Witness my hand and official seal this 10th day of February, A.D. 1981.

My commission expires: Oct. 12, 1985  
 Notary Public - State of Florida

**MORTGAGEE'S CONSENT**  
 State of Florida  
 I, the undersigned, hereby certify that I am the holder of a mortgage on the above described land and that I have read and understand the contents of the foregoing instrument and agree that it is a mortgage which is recorded in Official Records Book 501 of Page 693 of the Public Records of Broward County, Florida, and that I have no objection to the dedication shown hereon.

In Witness Whereof, the said corporation has caused these presents to be signed by its President and with authority as its Board of Directors has authorized, this 10th day of February, A.D. 1981.

Witness my hand and official seal this 10th day of February, A.D. 1981.

My commission expires: April 23, 1983  
 Notary Public - State of Florida

**ACKNOWLEDGEMENT**  
 State of Florida  
 I, the undersigned, do hereby acknowledge that I have executed the foregoing instrument and agree that it is a mortgage which is recorded in Official Records Book 501 of Page 693 of the Public Records of Broward County, Florida, and that I have no objection to the dedication shown hereon.

In Witness Whereof, the said corporation has caused these presents to be signed by its President and with authority as its Board of Directors has authorized, this 10th day of February, A.D. 1981.

Witness my hand and official seal this 10th day of February, A.D. 1981.

My commission expires: April 23, 1983  
 Notary Public - State of Florida

**ACKNOWLEDGEMENT**  
 State of Florida  
 I, the undersigned, do hereby acknowledge that I have executed the foregoing instrument and agree that it is a mortgage which is recorded in Official Records Book 501 of Page 693 of the Public Records of Broward County, Florida, and that I have no objection to the dedication shown hereon.

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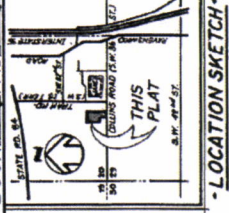
**BROWARD COUNTY PLANNING COUNCIL**  
 This is to certify that the Broward County Planning Council approved this plat for recording in the Official Records of Broward County, Florida, this 23rd day of February, A.D. 1981.

**BROWARD COUNTY CENTRAL SERVICES DEPARTMENT ARCHIVES AND MINUTES DIVISION**  
 This is to certify that this plat is approved and accepted for recording by the Board of County Commissioners of Broward County, Florida, this 23rd day of February, A.D. 1981.

**BROWARD COUNTY FINANCE DEPARTMENT RECORDING DIVISION**  
 This Plat is approved and accepted for recording this 23rd day of Feb. A.D. 1981.

**BROWARD COUNTY OFFICE OF PLANNING**  
 This Plat is approved and accepted for recording this 23rd day of Feb. A.D. 1981.

**BROWARD COUNTY ENGINEERING DIVISION**  
 This Plat is approved and accepted for recording.



**- LOCATION SKETCH -**

**BROWARD COUNTY PLANNING COUNCIL**  
 This is to certify that the Broward County Planning Council approved this plat for recording in the Official Records of Broward County, Florida, this 23rd day of February, A.D. 1981.

**BROWARD COUNTY CENTRAL SERVICES DEPARTMENT ARCHIVES AND MINUTES DIVISION**  
 This is to certify that this plat is approved and accepted for recording by the Board of County Commissioners of Broward County, Florida, this 23rd day of February, A.D. 1981.

**BROWARD COUNTY FINANCE DEPARTMENT RECORDING DIVISION**  
 This Plat is approved and accepted for recording this 23rd day of Feb. A.D. 1981.

**BROWARD COUNTY OFFICE OF PLANNING**  
 This Plat is approved and accepted for recording this 23rd day of Feb. A.D. 1981.

**BROWARD COUNTY ENGINEERING DIVISION**  
 This Plat is approved and accepted for recording.

**SURVEYORS CERTIFICATE**  
 This is to certify that in the best of our knowledge and belief the Plat shown hereon is a true and correct representation of the lands surveyed; that Permanent Reference Monuments (P.R.M.'s) have been set as indicated hereon; that the survey was made under our responsible direction and supervision; that the survey was made in accordance with the provisions of the Surveyors' Statute of Broward County, Florida, Chapter 349, F.S., and meets the minimum technical standards set forth in the F.P.M.R. 6 established by the Florida Board of Land Surveyors, pursuant to Florida Statutes 472.027. Elevations shown hereon are based on N.G.V.D. of 1929, and conform to F.P.M.R. 6 and accuracy standards.

Date: 6/22/81

By: *[Signature]*  
 Registered Land Surveyor  
 No. 2325  
 State of Florida

**SURVEYORS NOTES**

1. The plat is a Permanent Reference Monument.
2. Easements shown hereon are based on National Geodetic Vertical Datum of 1929.
3. (Broward County Engineering Book Mark # 274 - Elev. 5.65)
4. (L.P.M.) is shown. Utility are 8"x8" concrete monument with brass disc.
5. Improvements not shown.
6. Adjacent plat include Non-Owner.

Note: If a future use is contemplated that will produce an industrial discharge, approval of E.C.O.B. must first be obtained.

WRITTEN BY  
**KEITH & SCHNARS PA**  
 ENGINEERS - PLANNERS - SURVEYORS  
 1001 LAURELWOOD AVENUE  
 FORT LAUDERDALE, FLORIDA  
 (305) 782-3448

SEALS:





**LORI PARRISH**  
**BROWARD COUNTY**  
**PROPERTY APPRAISER**

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 Pictometry  Details



SELECTED PROPERTY-FOLIO: 504229010140

Source: Broward County Property Appraiser

<b>FOLIO:</b>	504229010140
<b>OWNER:</b>	36TH STREET ACQUISITIONS INC
<b>SITUS ADDRESS:</b>	2600 COLLINS RD DANIA BEACH 33312
<b>LEGAL:</b>	MARSHALLS EVERGLADE SUB 2-32 D 29-50-42 LOT 9 LESS RD RW & LESS PT DESC IN ORS 3549/582 & 10562/513 &
<b>MILLAGE CODE:</b>	0413
<b>USE CODE:</b>	94
<b>LAND VALUE:</b>	\$5,020
<b>BUILDING VALUE:</b>	\$0
<b>OTHER VALUE:</b>	\$0
<b>TOTAL VALUE:</b>	\$5,020
<b>SOH CAPPED VALUE:</b>	\$5,020
<b>HOMESTEAD EXEMPTION AMOUNT:</b>	\$0
<b>WVD EXEMPTION AMOUNT:</b>	\$0
<b>OTHER EXEMPTION AMOUNT:</b>	\$0
<b>TAXABLE VALUE:</b>	\$5,020
<b>SALE DATE 1:</b>	5/17/2007
<b>SALE PRICE 1:</b>	\$100
<b>DEED TYPE 1:</b>	SW
<b>SALE DATE 2:</b>	12/12/2006
<b>SALE PRICE 2:</b>	\$100
<b>DEED TYPE 2:</b>	QC*
<b>LAND CALCULATIONS</b>	
<b>Price Factor</b>	Type
0.51	9837 SF
<b>ADJ. BLDG. S.F.:</b>	0

- Layers
- Highways
- Major Roads
- Twn-Rng-Sec
- Municipalities
- City Limits
- Zip Codes
- CRA Boundaries
- Census Tracts
- City Zoning Codes
- County Land Use
- Comm Appraisal Districts
- Resid Appraisal Districts
- Subdiv. Number
- Subdiv. Name
- No Sales
- Streets
- Parcels
- Aerials (2014)
- County Boundary





# RAVENSWOOD 26TH AVE. FLL AIRPORT PLAT (PLAT 7)

REPLAT OF A PORTION OF LOT 9, BLOCK 1, SECTION 29, 29.20 AND 32 AS RECORDED IN PLAT BOOK 2, PAGE 32 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND A PORTION OF LOTS 4, 12, 13, 36 AND ALL OF LOTS 1, 6, 7, 8, 10, 36, 37, 38 AND 39 OF LAKEVIEW VILLAGE AS RECORDED IN PLAT BOOK 46 AND A PORTION OF LOTS 16, 17 AND 18 AND ALL OF LOT 15, BLOCK 1 AND LOT 9, BLOCK 3 OF LAKEVIEW VILLAGE ADDITION, AS RECORDED IN PLAT BOOK 47, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF THE RIGHT-OF-WAY FOR S.W. 26TH AVENUE AND A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 20, TOWNSHIP 50 SOUTH, RANGE 42 EAST

CITY OF DANIA, BROWARD COUNTY, FLORIDA  
WILLIAMS, HATFIELD & STONE, INC. - CONSULTING ENGINEERS - PLANNERS - SURVEYORS  
2101 NORTH ANDREWS AVENUE, SUITE 300, FORT LAUDERDALE, FLORIDA 33311

