

EXECUTIVE SUMMARY

Quit Claim Deed to the City of Lauderhill

At the June 12, 2018 School Board Operational Meeting ("SBOM"), The School Board of Broward County, Florida ("SBBC") approved the Grant of a Quit Claim Deed (Agenda Item L-3) to the City of Lauderhill ("City") for a 1.0324-acre portion of land located at Parkway Middle School. The area dedicated consists of a segment of NW 35th Avenue ("Road") which runs through the school grounds. This Road is currently accessible to the public; however, the Road was never previously dedicated for the perpetual use by the public, thus, presenting potential concerns regarding liability surrounding public access and maintenance of the Road. Additionally, dedication of the aforementioned land portion allows the City to control illegal trespassing and appropriately address frequent disturbances by enforcement of City ordinances and state laws.

Following SBBC's approval of Agenda Item L-3, the City received executed copies of the deed for recordation at Broward County's Records, Taxes, and Treasury Division. During the recordation process, the deed is forwarded to Broward County's Property Appraiser to update the property's record. However, during the update of the property records, a typographical error in the land description (Exhibit A) prepared by the City's surveyor was discovered. The correct land description of the area to be dedicated is as follows, and correction to the error is specifically identified in the bolded letter (W) below:

"A parcel of land lying in a portion of Section 6, Township 50 South, Range 42 East, Broward County, Florida, being described as follows:

Commence at the South Quarter (S 1/4) of sold Section 6; thence N02'25'29"W along the west line of the Southeast Quarter (SE 1/4) of said Section 6, a distance of 1330.83 feet to a point on the extension of the north line of Block 9, BROWARD ESTATES SECTION ONE, as recorded in Plat Book 33, Page 3 of the Public Records of Broward County, Florida, also being the Point Of Beginning; thence S87'34'31"**W** along the said extension of the north line of Block 9, a distance of 25.00 feet to the northeast corner of said Block 9; thence N02'25'29"W, 627.77 feet; thence N22'24'55"W, 129.39 feet; thence N29'05'25"W, 313.15 feet to a point on south right-of-way line of N.W. 5th Place; thence N88'11'31"E along the south right-of-way line of N.W. 5th Place, 159.78 feet to the northeast corner of Broward County School Property, also being the northwest corner of the Quit Claim Deed, as recorded in Instrument #113005246, of the Public Records of Broward County, Florida; thence S02'25'29"E, 235.59 feet; thence S22'33'40"E, 145.24 feet; thence S02'25'29"E, 655.54 feet (the previous three calls being along the east line of the Broward County School Property and the west line of sold Quit Claim Deed) to the Point of Beginning.

Sold lands lying ' In the City of Lauderhill, Broward County, Florida and containing 45,051 square feet (1.0342 acres) more or less."

In Agenda Item L-3, the land description (Exhibit A) of the area to be dedicated was as indicated below with the typographical error depicted in the bolded letter (E):

"A parcel of land lying in a portion of Section 6, Township 50 South, Range 42 East, Broward County, Florida, being described as follows:

Commence at the South Quarter (S 1/4) of sold Section 6; thence N02'25'29"W along the west line of the Southeast Quarter (SE 1/4) of said Section 6, a distance of 1330.83 feet to a point on the extension of the north line of Block 9, BROWARD ESTATES SECTION ONE, as recorded in Plat Book 33, Page 3 of the Public Records of Broward County, Florida, also being the Point Of Beginning; thence S87'34'31"E along the said extension of the north line of Block 9, a distance of 25.00 feet to the northeast corner of said Block 9; thence N02'25'29"W, 627.77 feet; thence N22'24'55"W, 129.39 feet; thence N29'05'25"W, 313.15 feet to a point on south right-of-way line of N.W. 5th Place; thence N88'11'31"E along the south right-of-way line of N.W. 5th Place, 159.78 feet to the northeast corner of Broward County School Property, also being the northwest corner of the Quit Claim Deed, as recorded in Instrument #113005246, of the Public Records of Broward County, Florida; thence S02'25'29"E, 235.59 feet; thence S22'33'40"E, 145.24 feet; thence S02'25'29"E, 655.54 feet (the previous three calls being along the east line of the Broward County School Property and the west line of sold Quit Claim Deed) to the Point of Beginning.

Sold lands lying ' In the City of Lauderhill, Broward County, Florida and containing 45,051 square feet (1.0342 acres) more or less."

Agenda Item L-3 Deed was recorded on June 12, 2018 under Official Records Instrument Number 115155232 of the Public Records of Broward County, Florida. A corrective deed, to include the appropriate land description must be recorded by the City, hence this Board Item.

The granting of the Quit Claim Deed by SBBC will result in no financial impact, no maintenance costs, and will not have any future impact to SBBC.