

Instr# 116091980 , Page 1 of 2, Recorded 10/03/2019 at 01:22 PM  
Broward County Commission  
Deed Doc Stamps: \$0.70

Prepared by without warranty  
of title and to be returned to  
Paul J. DiGiulio, Esq.  
3067 E. Commercial Blvd.  
Ft. Lauderdale, Fl. 33308

Folio # 19216-00-00330

WARRANTY DEED

(Statutory Form-Section 689.02 F.S.)

THIS INDENTURE, made this 2nd day of October 2019 BETWEEN  
Robert C. Liess , a single man and William E. Liess, a single man, whose post office addresses are  
4499 NW 18<sup>th</sup> Avenue, Oakland Park, Florida  
33309 grantor \*

and Robert C. Liess a single man and William E. Liess, a single, as joint tenants with right of  
survivorship, and not as tenants in common whose post office addresses are 4499 NW 18<sup>th</sup>  
Avenue, Oakland Park, Florida 33309

grantee\*

WITNESSETH: that said grantor, for and in consideration of the sum of Ten and 00\100 (\$10.00)  
Dollars, and other good and valuable consideration to said grantor in hand paid by said grantee,  
the receipt whereof is hereby acknowledged, has granted, bargained and sold to said grantee and  
grantee's heirs and assigns forever, the following described land, situate, lying and being in  
Broward County, Florida, to-wit:

Lot 29, Block 2, of an unrecorded plat of TAMARAC HILLS, SECOND  
SECTION, being more particularly described as follows:

Commencing at the Southwest corner of Lot 11, Block 2, of TAMARAC  
HILLS, FIRST SECTION, according to the Plat thereof as recorded in  
Plat Book 57, at Page 33, of the Public Records of Broward County,  
Florida; thence South 88° 57' 40" West, a distance of 250 feet to a  
point; thence North 01° 19' 46" West, a distance of 382.50 feet to  
the Point of Beginning of this description; thence continue North 01°  
19' 46" West, along the last described course, a distance of 79.09  
feet to a point; thence Southeasterly along the arc of a circular  
curve to the right, having a radius of 450.0 feet, a central angle of  
10° 02' 47" an arc distance of 78.90 feet to a point; thence continue  
Southeasterly, along the arc of a circular curve to the right, having  
a radius of 25.0 feet, a central angle of 81° 34' 11" an arc distance  
of 35.59 feet to a point; thence South 01° 19' 46" East, 50.18 feet  
to a point; thence South 88° 57' 40" West, 100.0 feet to the Point of  
Beginning.

Subject to land use designation, zoning restrictions, prohibitions  
and other requirements imposed by governmental authority;  
restrictions, easements and matters appearing on the plat or  
otherwise common to the subdivision; public utility easements of  
record;

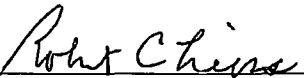
re recording to attach  
Correct LEGAL


Said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.


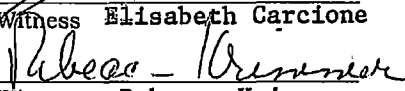
\* "Grantor" and "Grantee" are used for singular or plural as context requires.


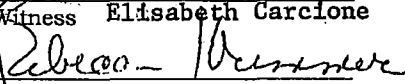
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence.

  
Robert C. Liess

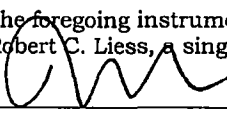
  
William E. Liess

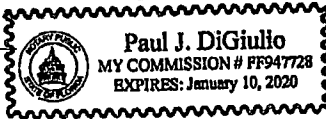
  
Witness Elisabeth Carcione  
  
Witness Rebecca Krimmer

  
Witness Elisabeth Carcione  
  
Witness Rebecca Krimmer

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 2nd day of October 2019 by Robert C. Liess, a single men who is personally known to me and who did not take an oath.

  
Notary Public



The foregoing instrument was acknowledged before me this 2nd day of October 2019 by William E. Liess a single men who is personally known to me and who did not take an oath.

  
Notary Public



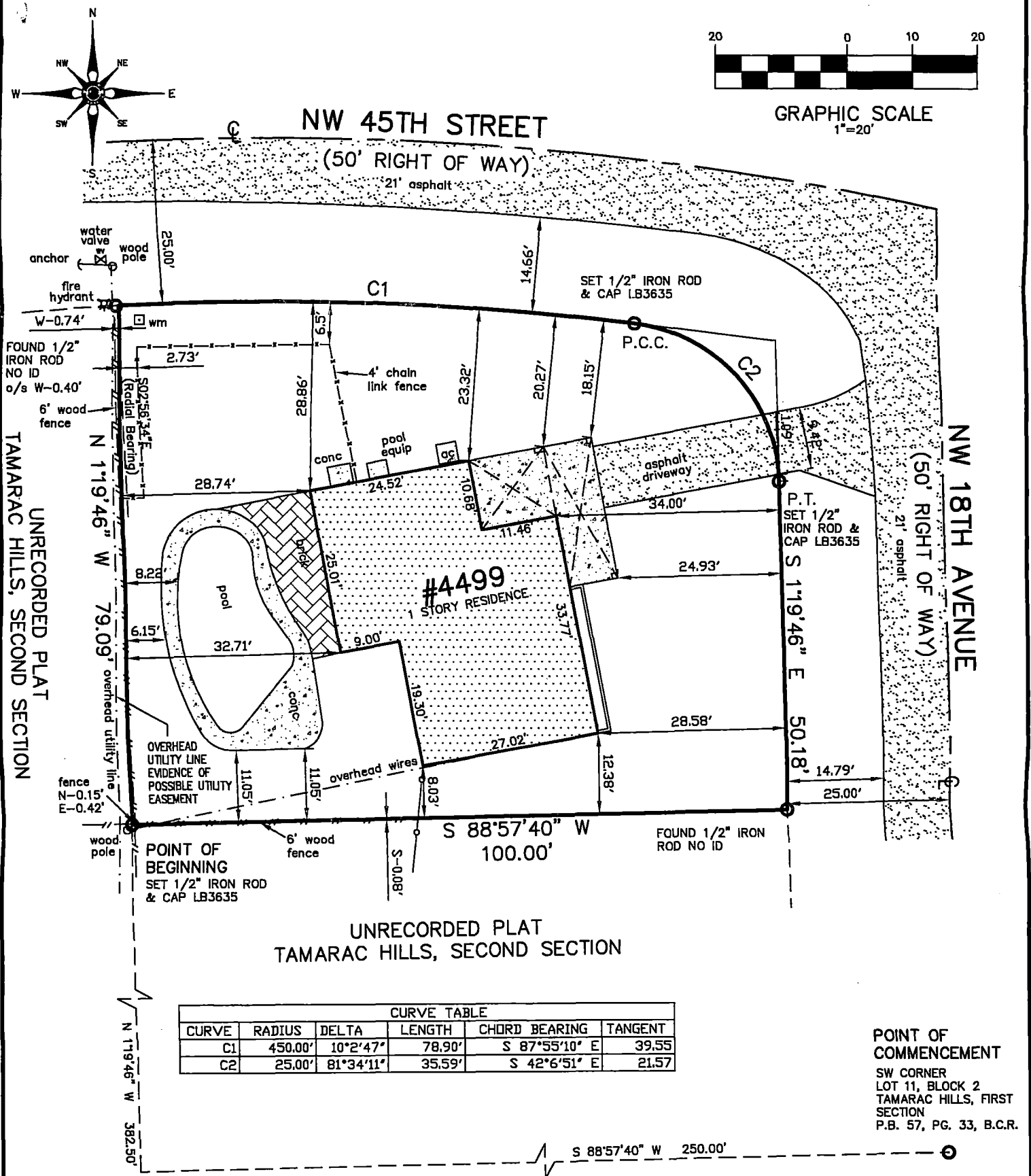
This instrument was prepared by:  
Paul J. DiGiulio, Esq.  
3067 E. Commercial Blvd.  
Ft. Lauderdale, Fl. 33308

## ACCURATE LAND SURVEYORS, INC.

1150 E. ATLANTIC BLVD.  
POMPANO BEACH, FLORIDA 33060

L.B. #3635

SHEET 2 OF 2

TEL. (954) 782-1441  
FAX. (954) 782-1442

THIS SURVEY IS MADE FOR MORTGAGE AND TITLE PURPOSES ONLY AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES.

## NOTES:

1. UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S01°19'46"E ALONG THE EASTERLY AND WESTERLY RIGHT OF WAY LINE OF N.W. 18TH AVENUE O.R.B. 9793, PAGE 499, BROWARD COUNTY RECORDS.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF RECORDS BY ACCURATE LAND SURVEYORS, INC.
4. OWNERSHIP OF FENCES AND WALLS IF ANY NOT DETERMINED.
5. THIS DRAWING IS THE PROPERTY OF ACCURATE LAND SURVEYORS, INC. AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
6. THIS SURVEY CONSISTS OF A MAP AND TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
7. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON, TO BE VALID ONE YEAR FROM THE LAST DATE OF SURVEY AS SHOWN.
8. THE FLOOD ZONE INFORMATION SHOWN HEREON IS FOR THE DWELLABLE STRUCTURE ONLY UNLESS OTHERWISE INDICATED.
9. THE LOCATION OF OVERHEAD UTILITY LINES ARE APPROXIMATE IN NATURE DUE TO THEIR PROXIMITY ABOVE GROUND. SIZE, TYPE & QUANTITY MUST BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.
10. THIS SURVEY MEETS OR EXCEEDS SUBURBAN LINEAR: 1 FOOT IN 7,500 FEET.

## CERTIFICATION:

THIS IS TO CERTIFY THAT THIS ABOVE GROUND SKETCH OF BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH MEETS THE STANDARDS OF PRACTICE, ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO CURRENT SECTION 472.027, FLORIDA STATUTES.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

ROBERT L. THOMPSON (PRESIDENT)  
PROFESSIONAL SURVEYOR AND MAPPER No. 3869 - STATE OF FLORIDA

| REVISIONS      |          | DATE       | BY         |
|----------------|----------|------------|------------|
|                |          |            |            |
|                |          |            |            |
|                |          |            |            |
|                |          |            |            |
| DATE OF SURVEY | DRAWN BY | CHECKED BY | FIELD BOOK |
| 02-21-2020     | ER       | RLT        | 20-0313    |

SCALE 1" = 20'

SKETCH NUMBER SU-20-0313

1150 E. ATLANTIC BLVD.  
POMPANO BEACH  
FLORIDA 33060

ACCURATE LAND SURVEYORS, INC.

L.B. #3635

SHEET 1 OF 2

TEL. (954) 782-1441

FAX. (954) 782-1442

TYPE OF SURVEY: BOUNDARY

JOB NUMBER: SU-20-0313

LEGAL DESCRIPTION:

LOT 29, BLOCK 2 OF AN UNRECORDED PLAT OF TAMARAC HILLS, SECOND SECTION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 11, BLOCK 2 OF TAMARAC HILLS, FIRST SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, AT PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88°57'40" WEST, A DISTANCE OF 250 FEET TO A POINT; THENCE NORTH 01°19'16" WEST, A DISTANCE OF 382.50 FEET TO THE POINT OF BEGINNING OF THIS DESCRPTION; THENCE CONTINUE NORTH 01°19'46" WEST, ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 79.09 FEET TO A POINT OF INTERSECTION OF A CIRCULAR CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIAL BEARING FROM SAID POINT OF INTERSECTION TO THE RADIUS POINT OF SAID CURVE OF SOUTH 02°56'34" EAST, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 10°02'47", AN ARC DISTANCE OF 78.90 FEET, A CHORD BEARING OF SOUTH 87°55'10" EAST TO A POINT OF COMPOUND CURVE; THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF A SAID CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 81°34'11", AN ARC DISTANCE OF 35.59 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°19'46" EAST, 50.18 TO A POINT; THENCE SOUTH 88°57'40" WEST, 100.00 FEET TO THE POINT OF BEGINNING.

ADDRESS: 4499 NW 18TH AVENUE OAKLAND PARK, FL 33309

FLOOD ZONE: X(0.2%)  
BASE FLOOD ELEVATION: N/A  
CONTROL PANEL NUMBER: 120050/12011C0366-H  
EFFECTIVE: 8/18/2014 REVISED:

LOWEST FLOOR ELEVATION: N/A  
GARAGE FLOOR ELEVATION: N/A  
LOWEST ADJACENT GRADE : N/A  
HIGHEST ADJACENT GRADE : N/A

REFERENCE BENCH MARK: N/A

CERTIFY TO:

- 1. ROBERT C. LIESS
- 2. WILLIAM E. LIESS
- 3.
- 4.
- 5.
- 6.

NOTES:

- 1. THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
- 2. OWNERSHIP OF FENCE AND WALLS IF ANY, NOT DETERMINED.
- 3. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON. TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN HEREON.

|        |   |                           |
|--------|---|---------------------------|
| Δ      | = | CENTRAL ANGLE             |
| A      | = | ARC LENGTH                |
| A/C    | = | AIR CONDITIONER           |
| AD     | = | ASSUMED DATUM             |
| A.E.   | = | ANCHOR EASEMENT           |
| AF     | = | ALUMINUM FENCE            |
| B.C.R. | = | BROWARD COUNTY RECORDS    |
| BLVD   | = | BOULEVARD                 |
| B.M.   | = | BENCHMARK                 |
| (C)    | = | CALCULATED                |
| CB     | = | CHORD BEARING             |
| CHATT. | = | CHATTahoochee             |
| CLF    | = | CHAIN LINK FENCE          |
| CL     | = | CENTERLINE                |
| D.B.   | = | DEED BOOK                 |
| D.E.   | = | DRAINAGE EASEMENT         |
| E      | = | EAST                      |
| ELEC.  | = | ELECTRIC                  |
| ELEV.  | = | ELEVATION                 |
| ENCH.  | = | ENCROACH/                 |
| ESMT.  | = | EASEMENT                  |
| FND    | = | FOUND                     |
| FF     | = | FINISHED FLOOR            |
| FH     | = | FIRE HYDRANT              |
| F.P.L. | = | FLORIDA POWER & LIGHT     |
| GAR.   | = | GARAGE                    |
| I.D.   | = | IDENTIFICATION            |
| I.P.   | = | IRON PIPE                 |
| I.P.C. | = | IRON PIPE & CAP           |
| I.R.   | = | IRON ROD                  |
| I.R.C. | = | IRON ROD & CAP            |
| LP     | = | LIGHT POLE                |
| (M)    | = | MEASURED                  |
| M.D.R. | = | MIAMI DADE COUNTY RECORDS |
| MAINT. | = | MAINTENANCE               |
| MF     | = | METAL FENCE               |
| MH     | = | MANHOLE                   |
| N      | = | NORTH                     |
| N/A    | = | NOT APPLICABLE            |
| N&D    | = | NAIL & DISC               |

LEGEND OF ABBREVIATIONS:

|                               |                       |   |                               |
|-------------------------------|-----------------------|---|-------------------------------|
| ELEVATIONS BASED ON NAVD 1988 | N.A.V.D.              | = | NORTH AMERICAN VERTICAL DATUM |
| FOUND                         |                       | = | VERTICAL DATUM                |
| FINISHED FLOOR                | O/S                   | = | OFFSET                        |
| FIRE HYDRANT                  | O.R.B.                | = | OFFICIAL RECORDS BOOK         |
| FLORIDA POWER & LIGHT         | OH                    | = | OVERHANG                      |
| GARAGE                        | (P)                   | = | PLAT                          |
| IDENTIFICATION                | P.B.                  | = | PLAT BOOK                     |
| IRON PIPE                     | P.B.C.R.              | = | PALM BEACH COUNTY RECORDS     |
| IRON PIPE & CAP               |                       | = | RECORDS                       |
| IRON ROD                      | P.C.                  | = | POINT OF CURVATURE            |
| IRON ROD & CAP                | P.C.P.                | = | PERMANENT CONTROL POINT       |
| LIGHT POLE                    |                       | = | CONTROL POINT                 |
| MEASURED                      |                       |   |                               |
| MIAMI DADE COUNTY             | — x — x — x — x —     | = | CHAIN LINK FENCE              |
| RECORDS                       | — // — // — // —      | = | WOOD FENCE                    |
| MAINTENANCE                   | — □ — □ — □ — □ —     | = | METAL FENCE                   |
| METAL FENCE                   | — ○ — ○ — ○ — ○ —     | = | PVC FENCE                     |
| MANHOLE                       | —    —    —    —    — | = | CONCRETE FENCE                |
| NORTH                         | — ■ — ■ — ■ — ■ —     | = | CONCRETE WALL                 |
| NOT APPLICABLE                | — * — * — * — * —     | = | WIRE FENCE                    |

BROWARD COUNTY NAVD1988

|         |   |                              |
|---------|---|------------------------------|
| P.G.    | = | PAGE                         |
| P.O.B.  | = | POINT OF BEGINNING           |
| P.O.C.  | = | POINT OF COMMENCEMENT        |
| P.R.C.  | = | POINT OF REVERSE CURVATURE   |
| P.R.M.  | = | PERMANENT REFERENCE MONUMENT |
| P.T.    | = | POINT OF TANGENCY            |
| PVC     | = | POLYVINYL CHLORIDE           |
| R       | = | RADIUS                       |
| RNG.    | = | RANGE                        |
| R/W     | = | RIGHT OF WAY                 |
| S       | = | SOUTH                        |
| SEC.    | = | SECTION                      |
| SQ. FT. | = | SQUARE FEET                  |
| TWP.    | = | TOWNSHIP                     |
| U.E.    | = | UTILITY EASEMENT             |
| W       | = | WEST                         |
| WF      | = | WOOD FENCE                   |
| WM      | = | WATER METER                  |

