

RESOLUTION NO. 2024 -007

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA TERMINATING AND RELEASING THE MOSES PALMYRA UNITY OF TITLE AGREEMENT, AS RECORDED IN PLAT BOOK 172, PAGE 127 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on October 9, 2003, pursuant to Resolution 2004-04, the Town Council approved the Moses Palmyra Plat; and

WHEREAS, since a structure was located within the plat setbacks, Raymond Moses and Baidwatte Moses recorded a Unity of Title Agreement, which required that the two platted parcels remain unified until the structure has been removed from the property; and

WHEREAS, the Town has confirmed that the structure has been demolished and as such the Unity of Title may be released;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Southwest Ranches, Florida:

Section 1: The above referenced recitals are true and correct and are incorporated herein by reference.

Section 2: The Town Council hereby terminates and releases the Moses Palmyra Plat Unity of Title Agreement, as recorded in Plat Book 173, Page 127 of the Public Records of Broward County, Florida.

Section 3: The Town Council hereby authorizes the appropriate Town official to execute the Termination and Release of Unity of Title Agreement, in substantially the same form as that attached hereto as Exhibit "A," and to make such modifications, additions and/or deletions which they deem necessary to effectuate the intent of this Resolution.

Section 4: This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED by the Town Council of the Town of Southwest

Ranches, Florida, this 16th day of November, 2023, on a motion

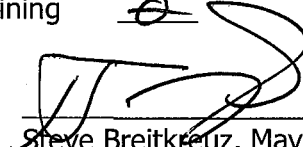
by Mr Kuczenski and seconded by Mr Jablonski.

Breitkreuz
Allbritton
Hartmann
Jablonski
Kuczenski

Yes
~~No~~
~~No~~
~~No~~
~~No~~

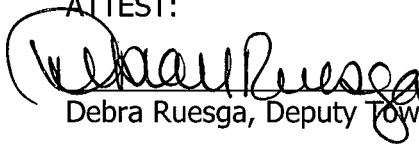
Ayes
Nays
Absent
Abstaining

5
~~0~~
~~0~~
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Steve Breitkreuz, Mayor

ATTEST:



Debra Ruesga, Deputy Town Clerk

Approved as to Form and Correctness:



Keith M. Poliakoff, Town Attorney
1001.2402.01

Prepared by:
M. Scott Kleiman, Esq.
Kalis, Kleiman & Wolfe
7320 Griffin Road, Suite 109
Davie, FL 33314

TERMINATION AND RELEASE OF UNITY OF TITLE AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: That the Town of Southwest Ranches, a Florida municipal corporation, pursuant to a request for the termination and release of that certain Unity of Title Agreement by Raymond Moses and Baidwatte Moses, hereby terminates and releases that certain Unity of Title Agreement heretofore made and declared by Raymond Moses and Baidwatte Moses, and recorded on March 25, 2004, in Official Records Book 37134, Page 488 of the Public Records of Broward County, Florida, relating and pertaining to the following described real property in the Town of Southwest Ranches, Broward County, Florida, to-wit:

All of the Moses Palmyra Plat, as recorded in Plat Book 173, Page 127 of the Public Records of Broward County, Florida,

Formerly described as

A replat of a portion of Tract 30, Section 3, Township 51 South, Range 40 East, Everglades Sugar & Land Co. Subdivision, Plat Book 2, Page 39, Dade County Records, Less the South 40.00 Feet Thereof, Lying in Broward County, Florida

All terms, conditions and provisions contained in the aforementioned Unity of Title Agreement are hereby terminated, released and of no further force or effect.

IN WITNESS WHEREOF, the undersigned has executed this Agreement on this 16th day of November, 2023.

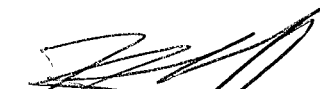
TOWN OF SOUTHWEST RANCHES

APPROVED AS TO FORM AND
SUFFICIENCY



By: Steve Breitkreuz

As: Mayor



By: Keith M. Poliakoff, Esq.
As: Town Attorney