

## OPINION OF TITLE

**TO:** Cooper City Utilities

With the understanding that this Opinion of Title is furnished to Cooper City Utilities as inducement for Public Utility Easement located on the real property hereinafter described, it is hereby certified that I have reviewed the title search report prepared by Attorneys' Title Fund Services, LLC, report number 586064 dated June 26, 2025 and the update prepared by Attorneys' Title Fund Services, LLC, covering the period from the earliest public record to June 13, 2025, A.D., at 11:00 p.m., inclusive, of the following described real property; and I recognize that the County is relying on this opinion with regard to the plat note amendment.

### **See Attached Exhibit "A"**

I am of the opinion that on the last mentioned date the fee simple title to the above described real property was vested in:

The Most Reverend Thomas G. Wenski, Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole.

Subject to the following liens, encumbrances, and other exceptions:

1. RECORDED MORTGAGES:

No Mortgages

2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGEMENTS:

None

3. GENERAL EXCEPTIONS:

Exhibit "B"

4. SPECIAL EXCEPTIONS:

Exhibit "C"

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions.

Therefore, it is my opinion that the following party(ies) must join in the agreement in order to make the agreement a valid and binding covenant on the lands described herein.

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
The Most Reverend Thomas G. Wenski Archbishop of the Archdiocese of Miami, his successors in office, a corporation sole.	100%	21

The following is a description of the aforementioned abstract and its continuations:

<u>Number</u>	<u>Company Certifying</u>	<u>Period Covered</u>
586064	Attorney's Title Fund, Services, LLC	Earliest Public Record to June 13, 2025

No. of Entries  
21

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with m and is the same as, the legal description in the proffered, recordable agreement.

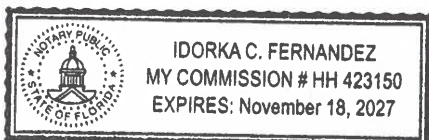
Respectfully submitted this 26<sup>th</sup> day of June 2024.

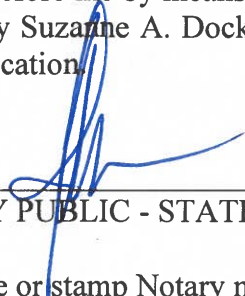


Suzanne A. Dockerty, Esquire  
Florida Bar No. 0569747  
J. Patrick Fitzgerald, P.A.  
110 Merrick Way, Suite 3-B  
Coral Gables, FL 33134  
(305)443-9162

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 26<sup>th</sup> day of June, 2024 by Suzanne A. Dockerty, who [X] is personally known or [ ] has produced a driver's license as identification.



  
NOTARY PUBLIC - STATE OF FLORIDA  
At Large  
Print, type or stamp Notary name:

**Exhibit "A"**  
**Public Utility Easement**

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CL - CENTERLINE  
D.B. - DEED BOOK  
L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT  
O.R.B. - OFFICIAL RECORDS BOOK  
PG. - PAGE  
P.O.B. - POINT OF BEGINNING  
P.O.C. - POINT OF COMMENCEMENT  
P.B.C.R. - PALM BEACH COUNTY PUBLIC RECORDS  
L.B. - LICENSED BUSINESS  
(PLAT) - REFERS TO PLAT

**LEGEND:**

**EXHIBIT "A"**

R/W - RIGHT-OF-WAY  
LAE - LIMITED ACCESS EASEMENT  
UE - UTILITY EASEMENT  
Δ - DELTA (CENTRAL ANGLE)  
L - LENGTH  
R - RADIUS  
RB - RADIAL BEARING  
- UTILITY EASEMENT

**SURVEYOR'S NOTES:**

1. THIS SKETCH OF DESCRIPTION OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF N01°46'28"W ALONG THE WEST LINE OF PARCEL "A", "BROWARD CENTRAL CATHOLIC HIGH SCHOOL".
5. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

**DESCRIPTION:**

A PORTION OF PARCEL "A", "BROWARD CENTRAL CATHOLIC HIGH SCHOOL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 163, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE N01°46'28"W ALONG THE THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 261.25 FEET; THENCE S88°13'32"W, A DISTANCE OF 16.93 FEET TO THE POINT OF BEGINNING; THENCE N01°02'25"W, A DISTANCE OF 15.00 FEET; THENCE N89°05'02"E, A DISTANCE OF 31.51 FEET; THENCE S00°54'58"E, A DISTANCE OF 15.00 FEET; THENCE S89°05'02"W, A DISTANCE OF 31.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 472.35 SQUARE FEET OR 0.0108 ACRES, MORE OR LESS.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON APRIL 22, 2025. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

**THIS IS NOT A SURVEY**

**CAULFIELD & WHEELER, INC.**



CIVIL ENGINEERING - LAND PLANNING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
ROCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

**BROWARD CENTRAL CATHOLIC HIGH SCHOOL  
UTILITY EASEMENT  
SKETCH OF DESCRIPTION**



Digitally signed by  
Jeffrey R. Wagner  
Date: 2025.04.25  
15:32:13 -04'00'  
Adobe Acrobat  
version:  
2025.001.20435

JEFFREY R. WAGNER  
REGISTERED LAND  
SURVEYOR NO. 5302  
STATE OF FLORIDA  
L.B. 3591

**SHEET 1 OF 2**

DATE 4/22/2025

DRAWN BY RFJ

F.B./ PG. N/A

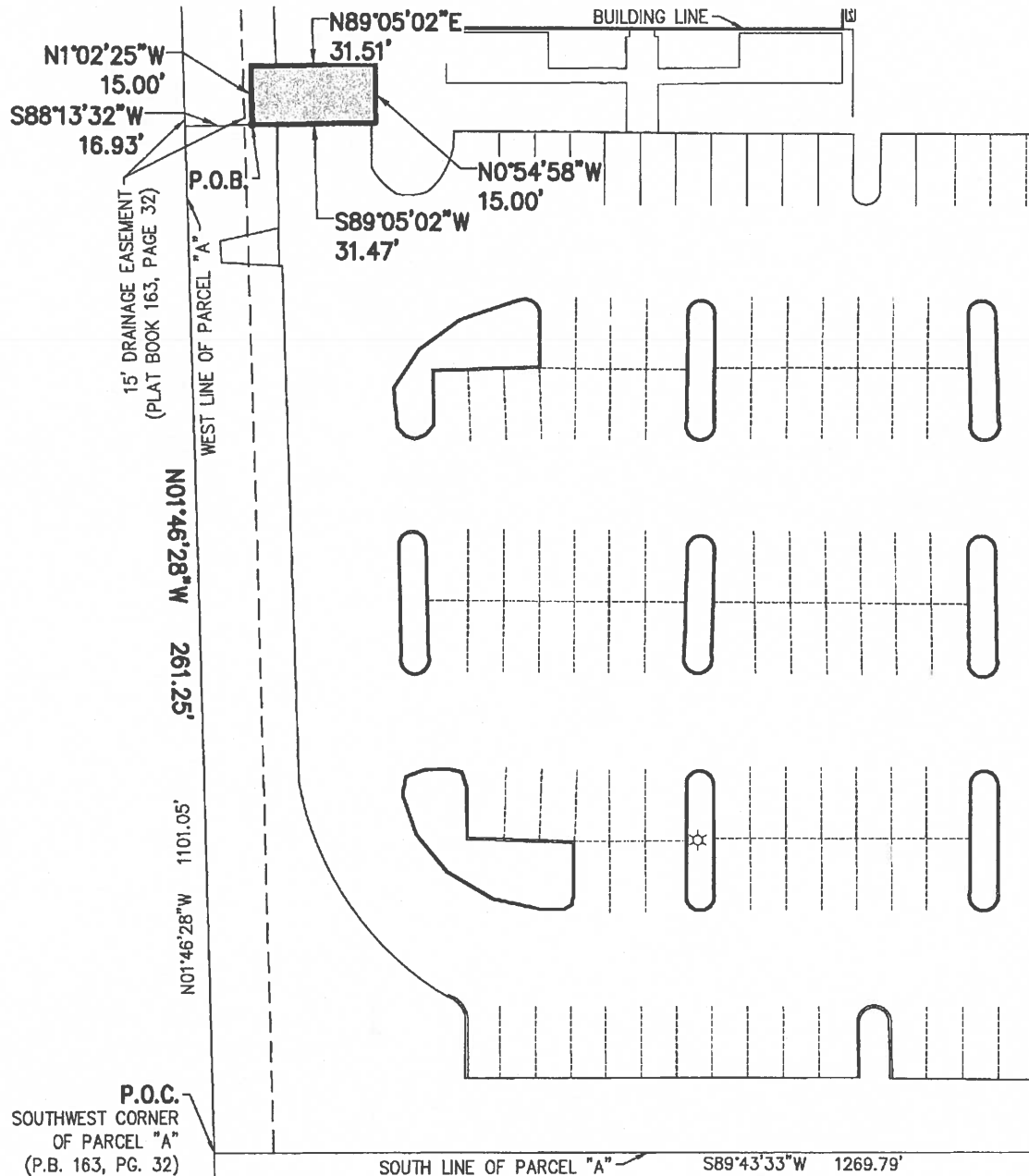
SCALE NONE

JOB NO. 8896-2



0 20' 40'  
1 INCH = 40 FEET

### EXHIBIT "A"



THIS IS NOT A SURVEY

SHEET 2 OF 2



CAULFIELD & WHEELER, INC.

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BROWARD CENTRAL CATHOLIC HIGH SCHOOL  
UTILITY EASEMENT  
SKETCH OF DESCRIPTION

DATE 4/22/2025

DRAWN BY RFJ

F.B./ PG. N/A

SCALE AS NOTED

JOB NO. 8896-2

Exhibit "B"  
General Exceptions

1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the Public Records or attaching subsequent to the effective date hereof.
2. Taxes and assessments for the year 2025 and subsequent years.
3. Easements or claims of easements not shown by the Public Records, boundary line disputes, overlaps, encroachments, and any matters not of record which would be disclosed by an accurate survey and inspection of the premises.
4. Rights of parties in possession other than the record owner.
5. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. Any owner policy issued pursuant hereto will contain under Schedule B the following exceptions. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.
7. Federal liens, if any, filed with the Office of the Secretary of State, pursuant to Sec.713.901, et. seq. F.S., which became effective January 1, 1993, and which designated that Office as the place for filing federal liens against tangible and intangible personal property of partnerships, corporations, trusts and decedents estates. For insuring purposes, personal property includes, but is not limited to mortgages, leaseholds, mortgages on leaseholds, interests in cooperative associations, vendees' interests, and options.
8. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.

Exhibit "C"  
Special Exceptions

1. All matters contained on the Plat of Broward Central Catholic High School, as recorded in Plat Book 163, Page 32, of the Public Records of Broward County, Florida.
2. Unity of Title recorded in O.R. Book 26877, Page 95, of the Public Records of Broward County, Florida.
3. Resolution No. 98-1-2 recorded in O.R. Book 27696, Page 447, of the Public Records of Broward County, Florida.
4. Easement in favor of Florida Power and Light Company recorded in O.R. Book 28171, Page 724, of the Public Records of Broward County, Florida.
5. Utility Easement Deed recorded in O.R. Book 29315, Page 973, of the Public Records of Broward County, Florida.
6. Resolution No. 2000-9-5 recorded in O.R. Book 30909, Page 334, of the Public Records of Broward County, Florida.
7. Resolution No. 2000-06 recorded in O.R. Book 31125, Page 1113, of the Public Records of Broward County, Florida.
8. Declaration of Restrictions recorded in O.R. Book 33073, Page 1756 and O.R. Book 47409, Page 791, of the Public Records of Broward County, Florida.
9. Ordinance No. 2002-61 recorded in O.R. Book 34145, Page 1891, of the Public Records of Broward County, Florida.
10. Public Utility Easement recorded in O.R. Book 36822, Page 1, of the Public Records of Broward County, Florida.
11. House Bill No. 1607 recorded in O.R. Book 38172, Page 770, of the Public Records of Broward County, Florida.
12. Resolution No. VA-001-09 recorded in O.R. Book 47066, Page 682, of the Public Records of Broward County, Florida.
13. Resolution No. VA-001-10 recorded in O.R. Book 47352, Page 1544, of the Public Records of Broward County, Florida.
14. Florida Power and Light Company Easement recorded in Instrument Number 112946414, of the Public Records of Broward County, Florida.
15. Underground Easement recorded in Instrument Number 113302506, of the Public Records of Broward County, Florida.

16. Resolution No. 2016-054 recorded in Instrument Number 113958924, of the Public Records of Broward County, Florida.
17. Declaration of Restrictive Covenants recorded in Instrument Number 117571300, of the Public Records of Broward County, Florida.
18. Notice of Environmental Resource Permit recorded in Instrument Number 119584304, of the Public Records of Broward County, Florida.
19. Notice of Commencement recorded on June 28, 2024 in Instrument Number 119658907, of the Public Records of Broward County, Florida.
20. Resolution No. 25-13 recorded on 3/14/2025 in Instrument Number 120104616, of the Public Records of Broward County, Florida.
21. Public Utility Easement recorded on 5/2/2025 in Instrument Number 120198002, and rerecorded on 5/13/2025 to include the legal description in Instrument Number 120214227, all of the Public Records of Broward County, Florida.