

THIS INSTRUMENT PREPARED BY:
DONALD J. DOODY, ESQUIRE
GOREN, CHEROF, DOODY & EZROL, P.A.
3099 EAST COMMERCIAL BOULEVARD
SUITE 200
FORT LAUDERDALE, FL 33308

CLAIM OF LIEN

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared Geneva Burgess and Andrew Thompson, being duly sworn, deposes and says that they are the Utilities & Billing Services Manager and Financial Services Director respectively of the City of Oakland Park, a Florida municipal corporation (the "City") whose address is 3650 NE 12 Avenue, Oakland Park Florida 33334, the lienor herein; and

THAT PURSUANT to the Code of Ordinances of the City of Oakland Park, Florida (the "Code"), this is a claim of lien for unpaid municipal utility service, stormwater, water and refuse charges, together with interest, all costs and reasonable attorney's fees incurred by the City incident to the collection of the assessments or enforcement of this claim of lien upon the following described real property ("Property") located in Broward County, Florida:

Address: 2829 S Oakland Forest Drive, Oakland Park FL 33309
Legal Description:

That portion of Tract "A", according to the Plat of OAKLAND FOREST, as recorded in Plat Book 76, Page 25, of the Public Records of Broward County, Florida, described as follows:

Commencing at the Northwest corner of said Tract "A"; thence run South 89°57'30" East (on an assumed bearing) 1263.23 feet along the North boundary of said Tract "A"; thence run South 0°02'30" West 386.63 feet; thence run South 87°23'23" West 65.08 feet, to a point of curvature of a curve to the left; thence along the arc of said curve to the left having a radius of 815 feet and a central angle of 14°14'24", run Southwesterly 202.56 feet to the Point of Beginning; thence run South 29°56'20" East 402.97 feet; thence run South 52°39'15" West 15.13 feet; thence run South 51°31'49" West 50.56 feet; thence run South 76°14' West 52.06 feet; thence run South 68°01'51" West 50.49 feet; thence run South 59°29'18" West 50 feet; thence run South 46°41'59" West 54.40 feet; thence run South 20°58'55" East 83.96 feet; thence run South 23°05'45" East 50.36 feet; thence run South 34°30'45" East 50.16 feet; thence run South 37°20'44" East 50.42 feet; thence run South 24°13'41" East 50.25 feet; thence run South 22°31'54" East 50.42 feet; thence run South 39°16'28" East 32.50 feet; thence run South 46°30'10" East 22.69 feet; thence run South 44°17'50" East 51.92 feet; thence run South 62°48'07" East 50.06 feet; thence run South 57°38'56" East 50.04 feet; thence run North 52°31'52" East 41.33 feet; thence run South 67°52'24" East 126.91 feet; thence run North 79°27'46" East 86.94 feet; thence run South 17°12'13" West 231.23 feet; thence run North 72°47'47" West 153.32 feet to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 847.83 feet and a central angle of 20°34'25", run Northwesterly 304.43 feet to a point of tangency; thence run North 52°13'23" West 100 feet along the tangent extended to a point of curvature of a curve to the left; thence along the arc of said curve to the left having a radius of 335 feet and a central angle of 26°55'28", run Northwesterly 157.42 feet to a point of tangency; thence run North 79°08'51" West 124.91 feet along the tangent extend, to a point of curvature of a curve to the right; thence along the arc of said curve to the right having a radius of 270 feet and a central angle

of 115°24'38", run Northwesterly and Northeasterly 543.86 feet to a point of tangency; thence run North 36°15'47" East 100 feet along the tangent extended, to a point of curvature of a curve to the right; thence along the arc of said curve to the right, having a radius of 815 feet and a central angle of 36°53'12", run Northeasterly 524.69 feet to the Point of Beginning.

There is presently due and owing to the City from the owner of the Property the sum of (\$404,840.10), through the period ending, June 15, 2021, plus accruing principal, interest, costs and attorney's fees, which sum remains unpaid and on which amount the City claims a lien on the Property pursuant to the Code.

FURTHER AFFIANT SAYETH NAUGHT.

CITY OF OAKLAND PARK, FLORIDA,
a Florida municipal corporation

BY: Geneva Burgess
Geneva Burgess, Utilities & Billing Services Manager

BY: Andrew Thompson
Andrew Thompson, Financial Services
Director

THE FOREGOING INSTRUMENT was acknowledged before me
this 2 day of July, 2021
by Geneva Burgess and Andrew Thompson of the City of Oakland Park,
who is known to me.

Robin Greco
NOTARY PUBLIC

ROBIN GRECO
Type or Print Name

Commission No. GG 933490

My Commission Expires: 2/19/2024

