

Return to:  
Broward County Real Property Section  
115 South Andrews Avenue, Room 501  
Fort Lauderdale, Florida 33301

Prepared by:  
Margarita Jaramillo, Land Development Coordinator  
Broward County Water and Waste Water Services  
2555 West Copans Road,  
Pompano Beach, Florida 33068  
and approved as to form by  
Broward County Office of the County Attorney

Folio Number: 4842 23 27 0010

### EASEMENT

**THIS EASEMENT** is given this 17<sup>th</sup> day of October, 2019, by Christian Congregation in the United States, Inc., a Florida non-profit corporation, whose address is 1451 NE 161st Street, North Miami Beach, FL 33162 ("Grantor"), to Broward County, a political subdivision of the State of Florida, whose address is 115 South Andrews Avenue, Room 423, Fort Lauderdale, Florida 33301 ("Grantee"):

(Wherever used herein the terms, "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations wherever the context so admits or requires).

### RECITALS

- A. Grantor is the fee simple owner of the Property, as defined in Section 2, located at 3321 NE 3rd Avenue, Pompano Beach, FL 33064.
- B. Grantee desires an unrestricted and perpetual nonexclusive easement in, over, under, through, upon, and across a portion of the Property.
- C. Grantor is willing to grant such Easement, as specifically defined in Section 3, to Grantee.

**NOW, THEREFORE**, for and in consideration of the mutual terms and conditions contained herein, and the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby declare as follows:

1. **Recitals.** The recitals set forth above are true, accurate, and fully incorporated by reference herein.

2. **Description of Property.** Grantor is the fee simple owner of that certain real property, as more particularly described in the \_\_\_\_\_ warranty deed recorded on January 6, 2011 as Instrument No. 109823694 in \_\_\_\_\_  
the Public Records of Broward County, Florida ("Property").

3. **Grant of Easement.** Grantor hereby grants to Grantee an unrestricted and perpetual nonexclusive easement in, over, under, through, upon, and across a portion of the Property, as more particularly described in **Exhibit A** with the accompanying sketch of description attached hereto and made a part hereof ("Easement Area"), to construct, maintain, repair, install, and rebuild thereon water mains, wastewater gravity mains, wastewater force mains, reclaimed water mains, and/or any other water or wastewater facilities (collectively, "Water and Wastewater Facilities") for purposes of providing water supply service for domestic or other uses and collecting domestic or other kinds of wastewater to and from Grantor's Property and other properties which may or may not abut and be contiguous to the Easement Area ("Easement"). Grantee may exercise its rights hereunder by and through Grantee's employees, licensees, agents, independent contractors, successors and assigns.

4. **Grantor's Use of Easement Area.** Grantor has submitted to Grantee plans and drawings of all existing and proposed aboveground structures, improvements, asphalt, pavements, landscaping, walls, fences, underground piping, underground structures, duct banks, transformers, poles, retention areas, pavers, electric facilities, cables, and other utility facilities within the Easement Area, and has obtained Grantee's approval of the same. Except as permitted above, Grantor agrees that no obstructions that would preclude maintenance or improvement of Grantee's Water and Wastewater Facilities may be placed in the Easement Area by Grantor or any other easement holder without Grantee's consent.

[Signatures on Following Pages]

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument  
on 17 day of October, 2019.

Signed, sealed and delivered  
in the presence of:

Maria Silva  
Signature of Witness 1

Maria Silva  
Print Name of Witness 1

Deocleoz Maximin  
Signature of Witness 2

[Signature]  
Print Name of Witness 2

**GRANTOR**

Christian Congregation  
in the United States, Inc., a Florida non-profit corporation

By: [Signature]  
Print Name: Edson Sassi  
Title: \_\_\_\_\_

Approved as to form by the Office of the  
Broward County Attorney

By: [Signature]  
Irma Qureshi Christina A. Blythe  
Assistant County Attorney

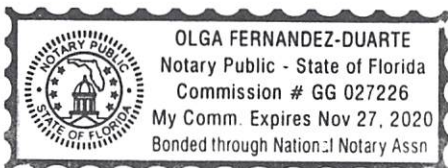
**ACKNOWLEDGMENT**

STATE OF Florida }  
  }  
COUNTY OF Miami Dade }

The foregoing instrument was acknowledged before me this 17 day of October,  
2019, by Edson Sassi as \_\_\_\_\_ of  
Christian Congregation in the United States, Inc., who is personally known to me or who has produced  
\_\_\_\_\_ as identification.

Notary Public: [Signature]  
Signature: [Signature]  
Print Name: Olga Fernandez-Duarte

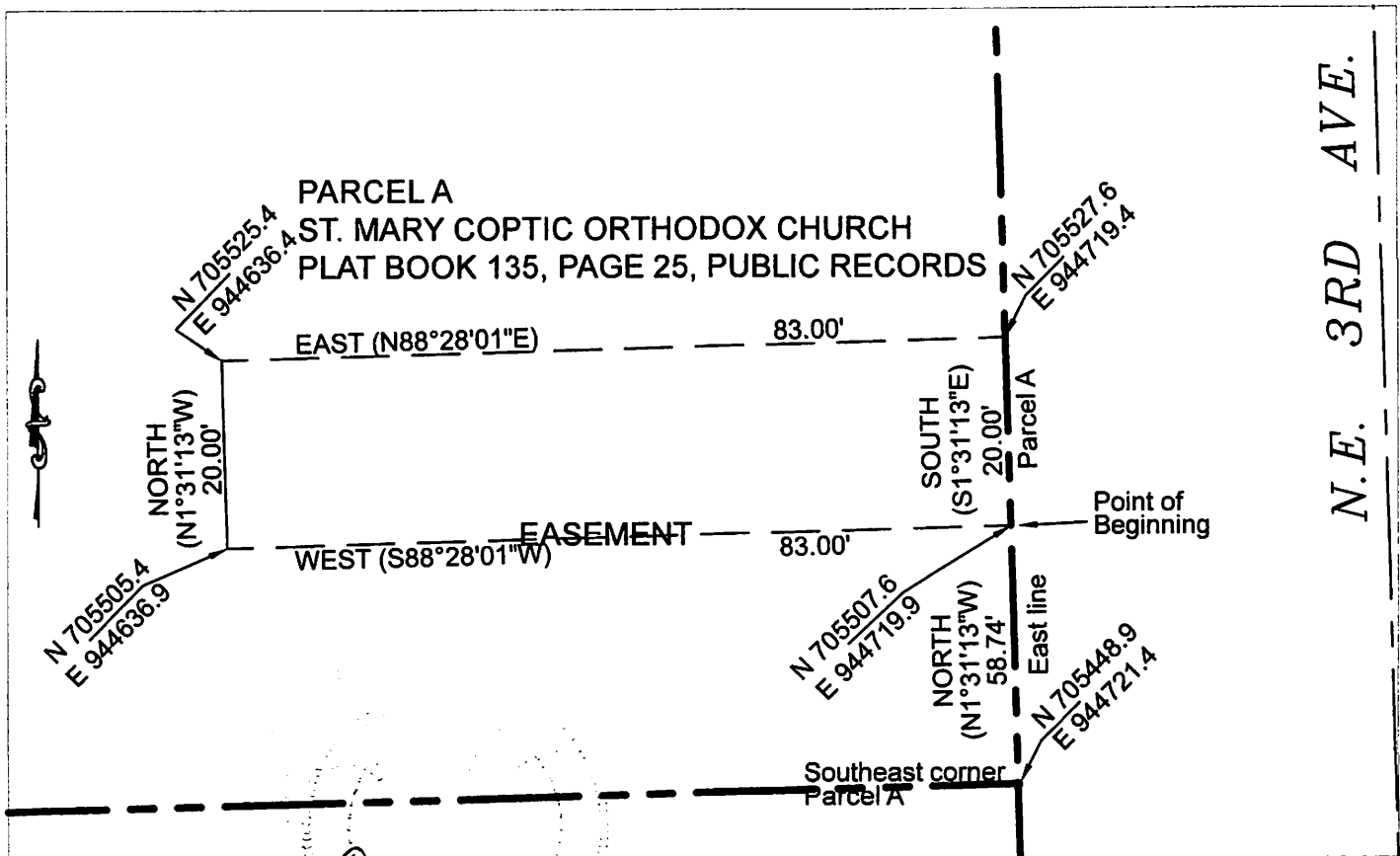
State of Florida  
My Commission Expires: 11/27/2020  
Commission Number: GG 027226  
(Notary Seal)



### EXHIBIT A

A portion of Parcel A, ST. MARY COPTIC ORTHODOX CHURCH, according to the plat thereof as recorded in Plat Book 135, page 25, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Parcel A; thence North (along an assumed meridian of North 01°31'13" West) along the easterly line of said Parcel A, 58.74 feet to the Point of Beginning; Thence West (along an assumed meridian of South 88°28'01" West) 83.00 feet; thence North (along an assumed meridian of North 01°31'13" West) 20.00 Feet; thence East (along an assumed meridian of North 88°28'01" East) 83.00 feet to the easterly line of said Parcel A; Thence South (along an assumed meridian of South 01°31'13" East), along the easterly line of said Parcel A, 20.00 feet to the Point of Beginning.



prepared by:  
**TEAM SURVEYING SOLUTIONS**

1120 Southwest 19th Avenue  
Fort Lauderdale, Florida 33312  
(954) 709-5995

TEAM SURVEYING SOLUTIONS

Gregory Mire  
Professional Surveyor and Mapper No 4437 State of Florida  
Date 10/29/2019

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This instrument prepared by and return to:  
BLAKE M. HARMON, ESQUIRE  
PATTERSON & HARMON, P.A.  
4701 North Federal Highway  
Suite 480, Box A-6  
Pompano Beach, Florida 33064

Property ID No.: 4842 23 27 0010

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**WARRANTY DEED**

**THIS WARRANTY DEED**, made this 6<sup>th</sup> day of January, 2011, by **COPTIC ORTHODOX CHURCH OF SAINT MARY, DIOCESE OF NORTH AMERICA, PARISH OF FLORIDA, INC.**, a Florida not-for-profit corporation, n/k/a **ST. MARY COPTIC ORTHODOX CHURCH, INC.**, a Florida not-for-profit corporation, whose post office address is 15450 Lyons Road, Delray Beach, Florida 33446, Grantor, and **CHRISTIAN CONGREGATION IN THE UNITED STATES, INC.**, a Florida not-for-profit corporation, whose post office address is 3321 N.E. 3<sup>rd</sup> Avenue, Pompano Beach, Florida 33064, Grantee.

**WITNESSETH** that the Grantor, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, release, convey and confirm unto the Grantee, all that certain land situate in Broward County, Florida:

**Parcel "A", ST. MARY COPTIC ORTHODOX CHURCH, according to the Plat thereof, as recorded in Plat Book 135, Page 25, of the Public Records of Broward County, Florida.**

**SUBJECT ALSO TO** zoning and/or restrictions and prohibitions imposed by governmental authority; restrictions, easements and other matters appearing on the plat and/or common to the subdivision; and taxes for the year 2011, and subsequent years.

**TOGETHER** with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**AND** the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

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

Signed, sealed and delivered  
in the presence of:

**COPTIC ORTHODOX CHURCH OF SAINT MARY, DIOCESE OF NORTH AMERICA, PARISH OF FLORIDA, INC., a Florida not-for-profit corporation, n/k/a ST. MARY COPTIC ORTHODOX CHURCH, INC., a Florida not-for-profit corporation**

By: *F. Mikhail*  
Name: **FATHER MIKHAIL A. ABDOU**  
Title: **Vice President**

*[Signature]*  
Signature - Witness #1  
BLAKE M. HARMON  
Printed Name - Witness #1

*Michelle Wagner Bray*  
Signature - Witness #2  
Michelle Wagner BRAY  
Printed Name - Witness #2

STATE OF FLORIDA  
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of January, 2011, by **FATHER MIKHAIL A. ABDOU**, as Vice President of **COPTIC ORTHODOX CHURCH OF SAINT MARY, DIOCESE OF NORTH AMERICA, PARISH OF FLORIDA, INC., a Florida not-for-profit corporation, n/k/a ST. MARY COPTIC ORTHODOX CHURCH, INC., a Florida not-for-profit corporation.**

*[Signature]* (SEAL)  
Notary Public  
My Commission Expires:

Personally known \_\_\_\_\_ OR  
Produced Identification X  
Type of Identification Produced:  
FL DRIVER LICENSE



**OPINION OF TITLE**  
Broward County Land Development Code - Section 5-189(c)(3)  
Florida Statutes Chapter 177

**To: Broward County Board of County Commissioners**

With the understanding that this Opinion of Title is furnished to Broward County Board of County Commissioners, as inducement for acceptance of a proposed plat covering the real property, hereinafter described, it is hereby certified that the following report reflects a comprehensive search of the Public Records affecting the above described property covering the period from the beginning to the 19th day of October, 200 19, at the hour of 11:00 am \_\_\_\_\_, inclusive, of the following described property:

**Legal Description (must match plat legal description)**

Include reference to and copy(ies) of original deeds vesting title to current owner(s) Parcel "A" St. Mary COPTIC ORTHODOX CHURCH, according to the Plat thereof, as recorded in Plat Book 35, Page 25, of the Public Records of Broward County, FL.

(See Exhibit B attached)

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

**Names of all Owner(s) of Record:**

Christian Congregation in the United States, Inc. a Florida not-for-profit corporation

**NOTE:** If any property owner is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.

**Subject to the following:** \_\_\_\_\_

**Mortgage(s) of Record (if none, state none):**

(If any mortgage holder is a partnership or trust, please include the names of all

partner(s) or trustee(s) who are required to execute the plat dedication.

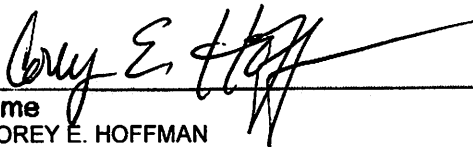
Mortgage with Center State Bank, NA, recorded in Instrument #116038344, 10 pages, recorded 9/9/19 at 10:57am

**List of easements and Rights-of-Way lying within the plat boundaries (if none, state none).** (Attach copies of all recorded document(s) [excluding recorded plats].

See Exhibit A

**I HEREBY CERTIFY** that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. I further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 20th day of November,  
20   19  .

  
Name  
COREY E. HOFFMAN

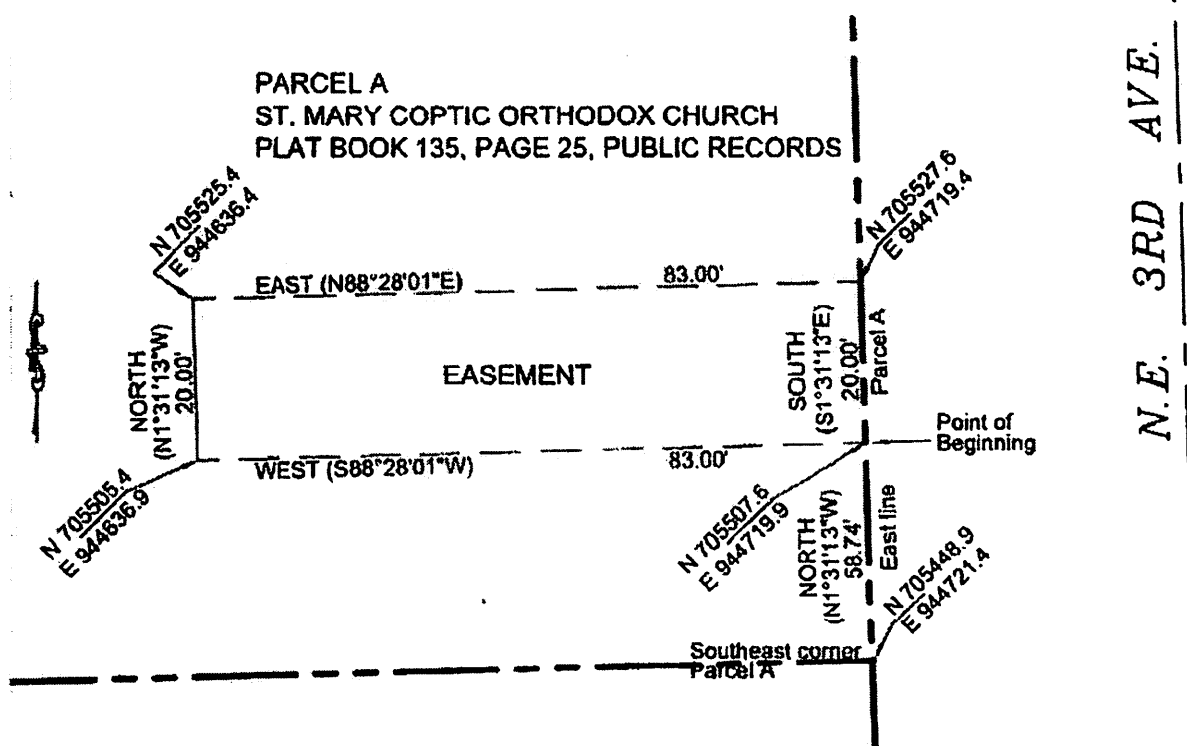
Print Name  
Florida Bar No. 229776



### EXHIBIT A

A portion of Parcel A, ST. MARY COPTIC ORTHODOX CHURCH, according to the plat thereof as recorded in Plat Book 135, page 25, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Parcel A; thence North (along an assumed meridian of North 01°31'13" West) along the easterly line of said Parcel A, 58.74 feet to the Point of Beginning; Thence West (along an assumed meridian of South 88°28'01" West) 83.00 feet; thence North (along an assumed meridian of North 01°31'13" West) 20.00 Feet; thence East (along an assumed meridian of North 88°28'01" East) 83.00 feet to the easterly line of said Parcel A; Thence South (along an assumed meridian of South 01°31'13" East), along the easterly line of said Parcel A, 20.00 feet to the Point of Beginning.



CFN # 109B23694, OR BK 47666 Page 557, Page 1 of 2, Recorded 01/24/2011 at  
08:35 AM, Broward County Commission, Doc. D \$7700.00 Deputy Clerk 3505

2

This instrument prepared by and return to:  
BLAKE M. HARMON, ESQUIRE  
PATTERSON & HARMON, P.A.  
4701 North Federal Highway  
Suite 480, Box A-6  
Pompano Beach, Florida 33064

Property ID No.: 4842 23 27 0010

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**WARRANTY DEED**

THIS WARRANTY DEED, made this 6<sup>th</sup> day of January, 2011, by COPTIC ORTHODOX CHURCH OF SAINT MARY, DIOCESE OF NORTH AMERICA, PARISH OF FLORIDA, INC., a Florida not-for-profit corporation, n/k/a ST. MARY COPTIC ORTHODOX CHURCH, INC., a Florida not-for-profit corporation, whose post office address is 15450 Lyons Road, Delray Beach, Florida 33446, Grantor, and CHRISTIAN CONGREGATION IN THE UNITED STATES, INC, a Florida not-for-profit corporation, whose post office address is 3321 N.E. 3<sup>rd</sup> Avenue, Pompano Beach, Florida 33064, Grantee.

WITNESSETH that the Grantor, for and in consideration of the sum of TEN and No/100 (\$10.00) Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, release, convey and confirm unto the Grantee, all that certain land situate in Broward County, Florida:

**Parcel "A", ST. MARY COPTIC ORTHODOX CHURCH, according to the Plat thereof, as recorded in Plat Book 13S, Page 2S, of the Public Records of Broward County, Florida.**

SUBJECT ALSO TO zoning and/or restrictions and prohibitions imposed by governmental authority; restrictions, easements and other matters appearing on the plat and/or common to the subdivision; and taxes for the year 2011, and subsequent years.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

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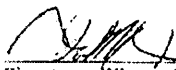
2

EXHIBIT B

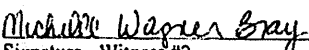
IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first written above.

Signed, sealed and delivered  
in the presence of:

**COPTIC ORTHODOX CHURCH OF SAINT  
MARY, DIOCESE OF NORTH AMERICA,  
PARISH OF FLORIDA, INC., a Florida not-for-  
profit corporation, n/k/a ST. MARY COPTIC  
ORTHODOX CHURCH, INC., a Florida not-  
for-profit corporation**

  
Signature - Witness #1  
BLAKE M. HARMON  
Printed Name - Witness #1

By:   
Name: FATHER MIKHAIL A. ABDOU  
Title: Vice President

  
Signature - Witness #2  
Michelle Wagner Bray  
Printed Name - Witness #2

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of January, 2011, by FATHER MIKHAIL A. ABDOU, as Vice President of COPTIC ORTHODOX CHURCH OF SAINT MARY, DIOCESE OF NORTH AMERICA, PARISH OF FLORIDA, INC., a Florida not-for-profit corporation, n/k/a ST. MARY COPTIC ORTHODOX CHURCH, INC., a Florida not-for-profit corporation.

 (SEAL)  
Notary Public  
My Commission Expires:

Personally known \_\_\_\_\_ OR  
Produced Identification X  
Type of Identification Produced:  
FL DRIVER LICENSE



**RIGHT OF ENTRY**

I/We, Christian Congregation in the United States, Inc., the owner(s) of the property commonly identified as 3321 NE 3rd Avenue, Pompano Beach, FL 33064, do hereby grant and give freely without coercion, the right of access and entry to said property to BROWARD COUNTY, a political subdivision of the State of Florida, and its agencies, contractors, and subcontractors thereof, for the purpose of the construction, maintenance, repair, installation, and replacement of all water and sewer facilities and related facilities as shown within all utility easements described on the approved record drawings.

BCWWS Project No. 2578-104815, said lands being more particularly described as follows:

**See Exhibit "A"**

**A portion of Folio No. 4842 23 27 0010**

This right of access and entry shall end upon execution and recording of the utility easement by the Broward County Board of Commissioners.

For the consideration and purposes set forth herein, I/we set my/our hand(s) this

30 day of October 2019.

**WITNESSES:**

[Signature]  
Witness 1 Signature

Adriana Martins  
Witness 1 Print Name

[Signature]  
Witness 2 Signature

Deodora Martins  
Witness 2 Print Name

**OWNER(S):**

[Signature]  
Owner Signature

Edson Sossai, VP  
Print Owner Name

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Print Owner Name

3321 NE 3rd St, Pompano Beach, FL  
Address and Telephone No. 954-615-8077



<b>Site Address</b>	3321 NE 3 AVENUE, POMPANO BEACH FL 33064-3680	<b>ID #</b>	4842 23 27 0010
<b>Property Owner</b>	CHRISTIAN CONGREGATION IN THE UNITED STATES INC	<b>Millage</b>	1512
<b>Mailing Address</b>	1451 NE 161 ST NORTH MIAMI BEACH FL 33162	<b>Use</b>	71
<b>Abbr Legal Description</b>	ST MARY COPTIC ORTHODOX CHURCH 135-25 B PARCEL "A"		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020	\$567,700	\$679,600	\$1,247,300	\$1,247,300	
2019	\$567,700	\$679,600	\$1,247,300	\$1,247,300	
2018	\$567,700	\$679,600	\$1,247,300	\$1,226,790	

2020 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$1,247,300	\$1,247,300	\$1,247,300	\$1,247,300
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$1,247,300	\$1,247,300	\$1,247,300	\$1,247,300
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type 30</b>	\$1,247,300	\$1,247,300	\$1,247,300	\$1,247,300
<b>Taxable</b>	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
1/6/2011	WD-D	\$1,100,000	47666 / 557

Land Calculations		
Price	Factor	Type
\$7.00	81,100	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		7152
<b>Eff./Act. Year Built: 1991/1990</b>		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15								
Y								
7152								



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

### Detail by Entity Name

Florida Not For Profit Corporation

**CHRISTIAN CONGREGATION IN THE UNITED STATES. INC.**

Filing Information

<b>Document Number</b>	N37583
<b>FEI/EIN Number</b>	65-0192386
<b>Date Filed</b>	04/11/1990
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT
<b>Event Date Filed</b>	03/16/1998
<b>Event Effective Date</b>	NONE

Principal Address

1451 NE 161ST ST  
NORTH MIAMI BEACH, FL 33162

Changed: 11/03/2009

Mailing Address

1451 NE 161ST ST  
NORTH MIAMI BEACH, FL 33162

Changed: 11/03/2009

Registered Agent Name & Address

BARRETO, ROBERT  
2280 NE 203 TERR  
MIAMI, FL 33180

Name Changed: 04/25/2006

Address Changed: 07/28/2002

Officer/Director Detail

**Name & Address**

Title P

PARIS, MARCELO  
13852 NW 10TH COURT  
PEMBROKE PINES, FL 33028

Title VP

**SOSSAI, EDSON**

19223 SW 39TH STREET  
 MIRAMAR, FL 33029

Title D

**BARRETO, ROBERT**

2280 NE 203 TERR  
 MIAMI, FL 33180

Title Secretary

**CORDEIRO, HUGO**

8795 WATERCREST CIR W  
 PARKLAND, FL 33076

Title Treasurer

**LOUREIRO, LUIZ**

1451 NE 161ST ST  
 NORTH MIAMI BEACH, FL 33162

Title Vice Treasurer

**PINTO, CARLOS**

1451 NE 161ST ST  
 NORTH MIAMI BEACH, FL 33162

Title Vice Secretary

**BARRETO, SAVIO**

18021 BISCAYNE BLVD  
 APT # 1202  
 AVENTURA, FL 33160

Annual Reports

Report Year	Filed Date
2017	05/02/2017
2018	03/31/2018
2019	02/18/2019

Document Images

<a href="#">02/18/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">03/07/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/18/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/16/1998 -- Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">03/02/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/11/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/19/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations