

Return to:  
Broward County Water and  
Wastewater Services Engineering Division  
2555 West Copans Road  
Pompano Beach, Florida 33069

Prepared by:  
Margarita Jaramillo, Land Development Coordinator  
Broward County Water and Wastewater Services  
2555 West Copans Road  
Pompano Beach, Florida 33068  
and Approved as to form by:  
Claudia Capdesuner  
Assistant County Attorney

Folio Number: 504230020020

## EASEMENT

This Easement, is made this 27 day of April, 2020, by Drove Spec Homes, a Florida limited liability company, ("Grantor") whose address is 14954 SW 39th Street, Davie, Florida 33331, in favor of Broward County, a political subdivision of the State of Florida ("Grantee"), whose address is Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301. Grantor and Grantee are hereinafter referred to collectively as the "Parties," and individually referred to as a "Party."

(Wherever used herein the terms, "Grantor" and "Grantee" shall include 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 following property located in Broward County, Florida (the "Property"):

See Exhibit A with accompanying sketch of description attached hereto and made a part hereof

B. Grantee desires a nonexclusive and perpetual easement over, across, under, and through the Easement Area, as defined in Section 2, for water mains, wastewater force mains, reclaimed water mains, and/or for any other water and wastewater installations which may be

required for the purpose of providing water supply service for domestic or other use and for the collection of domestic or other kinds of wastewater to and from properties, inclusive of the Property, which may or may not abut and being contiguous to the easement ("Easement").

C. Grantor is willing to grant the Easement to Grantee under the terms herein. NOW, THEREFORE, for and in consideration of the mutual terms and conditions contained herein, and the sum of one dollar (\$1.00), and other good and valuable consideration, the sufficiency of which are hereby acknowledged, Grantor hereby declares as follows:

1. The recitals set forth above are true and accurate, and fully incorporated by reference herein.
2. Grantor hereby grants unto Grantee, its licensees, agents, and independent contractors, the Easement together with any incidental or necessary appurtenances thereto ("Easement Area"), which Easement Area is further described in Exhibit A attached hereto and made a part hereof.
3. Grantor agrees that no obstructions that would interfere with the maintenance or improvement of Grantee's facilities may be placed in the Easement Area without Grantee's prior consent.
4. Grantee shall, at its sole cost and expense, restore the surface of the Easement Area to the same condition which existed prior to the commencement of Grantee's access, maintenance, or repair to the Easement Area.
5. Grantor retains the right to engage in any activities on, over, under, across, or through the Easement Area and shall, for its own purpose, utilize the Property in any manner that does not unreasonably interfere with the Easement.
6. This Easement may be amended, altered, or modified only by written agreement between the Parties, or their heirs, assigns, or successors-in-interest, which shall be recorded in the Official Records of Broward County, Florida.
7. This Easement shall run with the land and shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, executors, administrators, successors, and assigns.
8. This Easement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The Parties agree and accept that jurisdiction of any controversies or legal problems arising out of this Easement, and any action involving the enforcement or interpretation of any rights hereunder, shall be exclusively in the state courts of the Seventeenth Judicial Circuit in Broward County, Florida, and venue for litigation arising out

of this Easement shall be exclusively in such state courts, forsaking any other jurisdiction which either Party may claim by virtue of residency or other jurisdictional device.

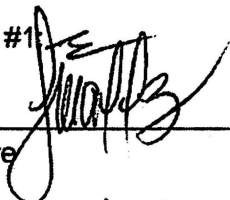
9. Grantee, at its own expense, shall record this fully executed Easement in its entirety in the Official Records of Broward County, Florida.

[The remainder of this page is intentionally left blank]

IN WITNESS WHEREOF, the undersigned has signed and sealed this Instrument on the respective date under its signature and certifies that he/she has the authority to execute this Instrument.

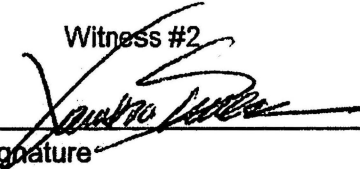
DRORE SPEC HOMES,LLC

Witness #1

  
\_\_\_\_\_  
Signature

Lina M. Martinez  
Print Name of Witness


Witness #2

  
\_\_\_\_\_  
Signature

VANESSA S. [unclear]  
Print Name of Witness

Drore Spec Homes, LLC, a

Florida limited liability company,

By   
\_\_\_\_\_  
Signature (Bari Drore)

Bari Drore  
Print Name

owner  
Title

**Reviewed and approved as to form:  
Andrew J. Meyers, County Attorney**

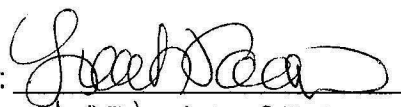
By Christina A. Blythe  
Digitally signed by Christina A. Blythe  
Date: 2020.07.14 14:10:17 -04'00'  
**Christina A. Blythe, Assistant County Attorney**

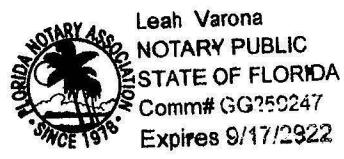
24<sup>th</sup> day of April, 2020

ACKNOWLEDGMENT  
STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this 24<sup>th</sup> day of April, 2020, by Bari Drove, the Owner, on behalf of Drove Spec Homes, a, Florida limited liability company, [] who is personally known to me or [] who has produced \_\_\_\_\_ as identification.

Notary Public:

Signature:   
Print Name: Leah Varona  
State of Florida  
My Commission Expires: 9-17-2022  
Commission Number: GG259247



(Notary Seal)

THIS INSTRUMENT PREPARED BY AND RETURN TO:

U.S. Title & Escrow Inc.  
2715 East Oakland Park Boulevard  
Fort Lauderdale, Florida 33306  
Our File No.: 17-016A  
Property Appraisers Parcel Identification (Folio) Number: 504230020020  
Florida Documentary Stamps in the amount of \$3,430.00 have been paid hereon.

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA

## ***WARRANTY DEED***

**THIS WARRANTY DEED**, made the 24th day of February, 2017 by Bernard Bloechinger a/k/a Bernard A Bloechinger a/k/a Bernard Adolf Bloechinger a married man, and Claudia Bloechinger, his wife, whose post office address is 3260 SW 44 ST , Dania Beach, FL, 33312 herein called the Grantor, to Bari Drove, a married man whose post office address is 3260 SW 44 ST , Dania Beach, FL, 33312, hereinafter called the Grantee;

*(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**W I T N E S S E T H:** That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in BROWARD County, State of Florida, viz.:

Lot 3, 4, and 5, Block 5, Revised Plat of Canal Groves, according to the map or plat thereof, as recorded in Plat Book 23, Page(s) 35, of the Public Records of Broward County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2017 and thereafter.

**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 the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby 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, except taxes accruing subsequent to December 31, 2016.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Fred Senesi

Witness #1 Printed Name

Witness #2 Signature

Laura A. Aprea

Witness #2 Printed Name

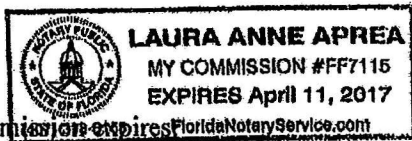
*[Signature]*  
 Bernard Bloechinger a/k/a Bernard A Bloechinger  
 a/k/a Bernard Adolf Bloechinger

*[Signature]*  
 Claudia Bloechinger

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 24th day of February, 2017, by Bernard Bloechinger a/k/a Bernard A Bloechinger, a/k/a Bernard Adolf Bloechinger and Claudia Bloechinger who is personally known to me or has produced *[Signature]* as identification and  did  did not take an oath.

**SEAL**



*[Signature]*  
Notary Public

Printed Notary Name

This instrument prepared by:  
LEONARD E. ZEDECK, Esq.  
8870 W. Oakland Park Blvd., #101  
SUNRISE, FL 33351

FOLIO NO.: 504230-02-0020

(Space Above This Line For Recording Data)

### QUIT CLAIM DEED

**THIS QUIT-CLAIM DEED**, executed this 24th day of July, 2018, by

**BARI DRORE, a married man**

Grantor\*, to **DRORE SPEC HOMES, LLC, a Florida Limited Liability Company**, whose post office address is 14954 SW 39<sup>th</sup> Street, Davie, FL 33331, Grantee,

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN DOLLARS AND NO/XX (\$10.00) in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **Broward**, State of Florida to-wit:

*Lot 3, 4 and 5, Block 5, of REVISED PLAT OF CANAL GROVES, according to the Plat thereof, as recorded in Plat Book 23, Page 35, of the Public Records of Broward County, Florida.*

*The subject property is not the grantor's homestead, nor is it the homestead of his spouse, and the subject property is not contiguous to the homestead of the grantor or his spouse. This property has never been the homestead of the grantor or his spouse.*

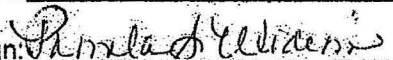
**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

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

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

Signed, sealed and delivered  
in presence of:

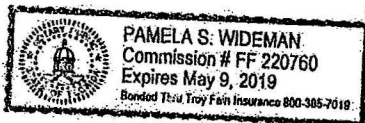
sign:   
print: EDUARDO BARANCO

sign:   
print: Pamela S. Widman

  
**BARI DRORE, a married man**

STATE OF FLORIDA        )  
                                  ) SS:  
COUNTY OF BROWARD    )

The foregoing instrument was acknowledged before me this 24th day of July, 2018, by BARI DRORE, a married man. He is personally known to me and did take an oath.



NOTARY PUBLIC:

Sign: *Pamela S. Wideman*  
Print: Pamela S. Wideman

Notary Public, State of Florida  
My Commission Expires:

(SEAL)



**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 29th day of April, 2020, at the hour of 8:00 a.m. inclusive, of the following described property:

**Lot 3, 4 and 5, Block 5, of REVISED PLAT OF CANAL GROVES, according to the Plat thereof, as recorded in Plat Book 23, Page 35, of the Public Records of Broward County, Florida.**

Include reference to and copy(ies) of original deeds vesting title to current owner(s)

**Quit Claim Deed dated July 24, 2018 between BARI DRORE, a married man, GRANTOR, to DRORE SPEC HOMES, LLC, a Florida Limited Liability Company, GRANTEE, and recorded as Instr #115218624 on July 24, 2018 in the Public Records of Broward County, Florida, copy attached.**

**Warranty Deed dated February 27, 2017 between BERNARD BLOECHINGER a/k/a BERNARD A. BLOECHINGER a/k/a BERNARD ADOLF BLOECHINGER, a married man, and CLAUDIA BLOEHINGER, his wife, GRANTOR, to BARI DRORE, a married man, GRANTEE, and recorded as Inst #114229002 on February 27, 2017 in the Public Records of Broward County, Florida, copy 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:

**DRORE SPEC HOMES, LLC, a Florida Limited Liability Company**

Names of all Owner(s) of Record:

**DRORE SPEC HOMES, LLC, a Florida Limited Liability Company**

**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 AND SECURITY AGREEMENT between DRORE SPEC HOMES, LLC and TRANSCAPITAL BANK, now known as POWER FINANCIAL CREDIT UNION, dated July 24, 2018 and recorded as Instr #115218625 on July 24, 2018 in the Public Records of Broward County, Florida**

**ASSIGNMENT OF LEASES, RENTS and PROFITS between DRORE SPEC HOMES, LLC and TRANSCAPITAL BANK, now known as POWER FINANCIAL CREDIT UNION, dated July 24, 2018 and recorded as Instr #115218626 on July 24, 2018 in the Public Records of Broward County, Florida**

(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.

**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].

**Subject to the easements and restrictions as shown in Revised Plat of Canal Groves together with 10' Florida Power and Light Easement recorded as Inst \$116023598 on August 29, 2019 in the Public Records of Broward County, Florida, copy attached.**

**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 6th day of May, 2020.

**LAW OFFICES OF LEONARD E. ZEDECK, P. A.**

By:   
LEONARD E. ZEDECK, ESQ.

Florida Bar No. 135112

Subject to the following:

**MORTGAGE AND SECURITY AGREEMENT between DRORE SPEC HOMES, LLC and TRANSCAPITAL BANK, now known as POWER FINANCIAL CREDIT UNION, dated July 24, 2018 and recorded as Instr #115218625 on July 24, 2018 in the Public Records of Broward County, Florida**

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Respectfully submitted this 6<sup>th</sup> day of May, 2020.

LAW OFFICES OF LEONARD E. ZEDECK, P. A.

By:   
LEONARD E. ZEDECK, ESQ.

Florida Bar No. 135112



<b>Site Address</b>	3242-3292 SW 44 STREET, DANIA BEACH FL 33312-6929	<b>ID #</b>	5042 30 02 0020
<b>Property Owner</b>	DRORE SPEC HOMES LLC	<b>Millage</b>	0413
<b>Mailing Address</b>	14954 SW 39 ST DAVIE FL 33331-6929	<b>Use</b>	00
<b>Abbr Legal Description</b>	REVISED PLAT OF CANAL GROVES 23-35 B LOTS 3 TO 5 BLK 5		

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)**.

\* 2020 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020*	\$373,490		\$373,490	\$373,490	
2019	\$373,490		\$373,490	\$373,490	\$7,617.22
2018	\$373,490		\$373,490	\$373,490	\$7,505.18

2020* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$373,490	\$373,490	\$373,490	\$373,490
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$373,490	\$373,490	\$373,490	\$373,490
<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</b>	0	0	0	0
<b>Taxable</b>	\$373,490	\$373,490	\$373,490	\$373,490

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/24/2018	QCD-T	\$100	115218624	\$5.99	62,352	SF
2/24/2017	WD-E	\$490,000	114229002			
12/19/2001	WD	\$195,000	32829 / 1432			
9/23/1999	QCD	\$100	29905 / 327			
9/23/1999	QCD	\$100	29905 / 325			
				Adj. Bldg. S.F.		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04	V					DS		
A								
143						1		

## Detail by Entity Name

Florida Limited Liability Company

**DRORE SPEC HOMES LLC**

### Filing Information

**Document Number** L16000202059  
**FEI/EIN Number** 81-4386301  
**Date Filed** 11/02/2016  
**State** FL  
**Status** **ACTIVE**

### Principal Address

14954 SW 39TH STREET  
 DAVIE, FL 33331

### Mailing Address

14954 SW 39TH STREET  
 DAVIE, FL 33331

### Registered Agent Name & Address

DRORE, BARI  
 14954 SW 39TH STREET  
 DAVIE, FL 33331

### Authorized Person(s) Detail

#### **Name & Address**

**Title** MGR

**DRORE, BARI**  
 14954 SW 39TH STREET  
 DAVIE, FL 33331

### Annual Reports

Report Year	Filed Date
2017	02/23/2017
2018	04/17/2018
2019	03/13/2019

### Document Images

<a href="#">03/13/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/17/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/23/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/02/2016 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



SKETCH AND LEGAL DESCRIPTION  
BY  
**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

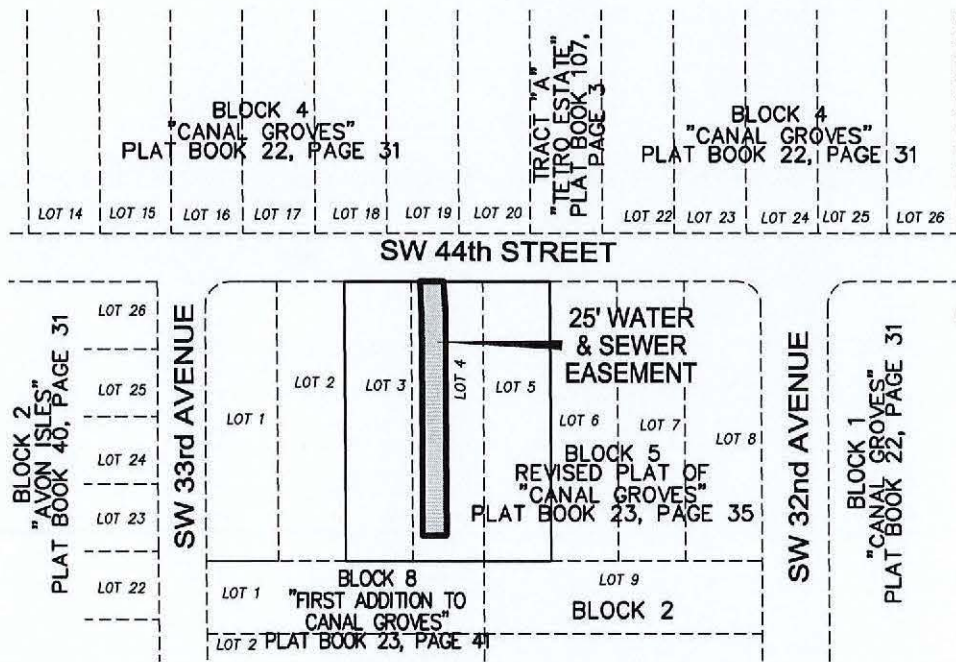


**LEGAL DESCRIPTION: (25' WATER & SEWER EASEMENT)**

A PORTION OF LOT 4, BLOCK 5, "REVISED PLAT OF CANAL GROVES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 3 OF SAID BLOCK 5; THENCE NORTH 90°00'00" EAST ALONG THE NORTH LINE OF SAID BLOCK 5, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF SW 44th STREET 78.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 90°00'00" EAST ALONG SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE 25.04 FEET; THENCE SOUTH 03°25'55" EAST 33.67 FEET; THENCE SOUTH 00°23'14" EAST 229.66 FEET; THENCE SOUTH 89°36'46" WEST 25.00 FEET; THENCE NORTH 00°23'14" WEST 228.99 FEET; THENCE NORTH 03°25'55" WEST 34.50 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 6,585 SQUARE FEET, MORE OR LESS.



**VICINITY MAP**

NOT TO SCALE

FILE: DANIA HOMES, LLC

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 67153

DATE: 5/4/20

**25' WATER & SEWER EASEMENT**

DANIA BEACH, BROWARD COUNTY, FLORIDA

FOR: DANIA HOMES-SW 44th STREET

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
STATE OF FLORIDA

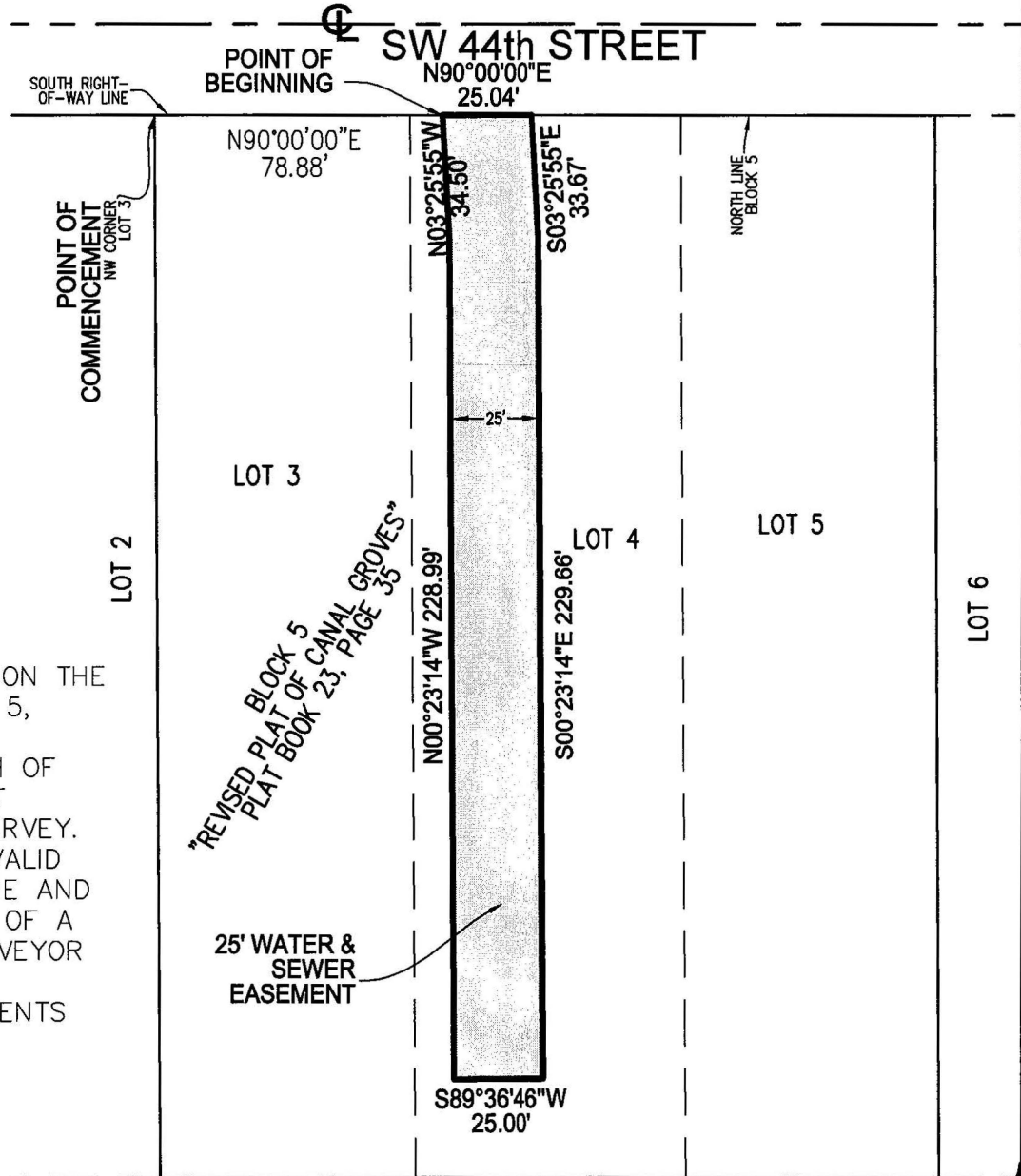
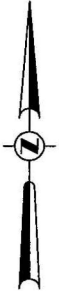


SKETCH AND LEGAL DESCRIPTION  
BY  
**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



**NOTES:**

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF BLOCK 5, BEING N90°00'00"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY.

*"REVISED PLAT OF CANAL GROVES"  
PLAT BOOK 23, PAGE 35*

FILE: DANIA HOMES, LLC

SCALE: 1"=50'

DRAWN: L.S.

ORDER NO.: 67153

DATE: 5/4/20

25' WATER & SEWER EASEMENT

DANIA BEACH, BROWARD COUNTY, FLORIDA

FOR: DANIA HOMES-SW 44th STREET

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND:

⊕ CENTERLINE