

ATTACHMENT A
Application Package

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION



Tel: (954) 921-3471

Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- ☐ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☒ Planning and Development Board

Date of Application: 05/15/2018

Location Address: 5725 WILEY ST

Lot(s): 16 Block(s): 75 Subdivision: WEST CARVER RANCHES

Folio Number(s): 514124121150

Zoning Classification: RS-6 Land Use Classification: SINGLE FAMILY DISTRICT

Existing Property Use: VACANT LAND Sq Ft/Number of Units: 5,192 SQFT

Is the request the result of a violation notice? () Yes (✓) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

- ☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☒ Planning and Development

Explanation of Request: We are requesting a variance to meet the requirements for a single family residence.

The property is 50 ft wide, platted on May 10, 1950, but the O&E report is reflecting a same ownership on 1987 with the folio #514124121160

Number of units/rooms: 1 UNIT 3 BEDROOMS Sq Ft: 2300

Value of Improvement: \$180,000 Estimated Date of Completion: 6 MONTH AFTER APPROVAL

Will Project be Phased? () Yes (✓) No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: WEST PARK HOMES LLC

Address of Property Owner: 5845 SW 21 ST WEST PARK FL 33023

Telephone: 7868387310 Fax: _____ Email Address: wilferzco@gmail.com

Name of Consultant (Representative/ Tenant (circle one)): PABLO J FERNANDEZ

Address: 5845 SW 21 ST WEST PARK FL 33023 Telephone: 7868387310

Fax: _____ Email Address: wilferzco@gmail.com

Date of Purchase: 12/20/2017 Is there an option to purchase the Property? Yes () No (✓)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____ Date: 05/15/2018

PRINT NAME: PABLO J FERNANDEZ - MANAGER Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this _____ day of _____

Signature of Current Owner

Notary Public

Print Name

State of Florida

My Commission Expires: _____ (Check One) ☐ Personally known to me; OR ☐ Produced Identification _____

Planning & Development Board Submittal Package

5725 WILEY ST

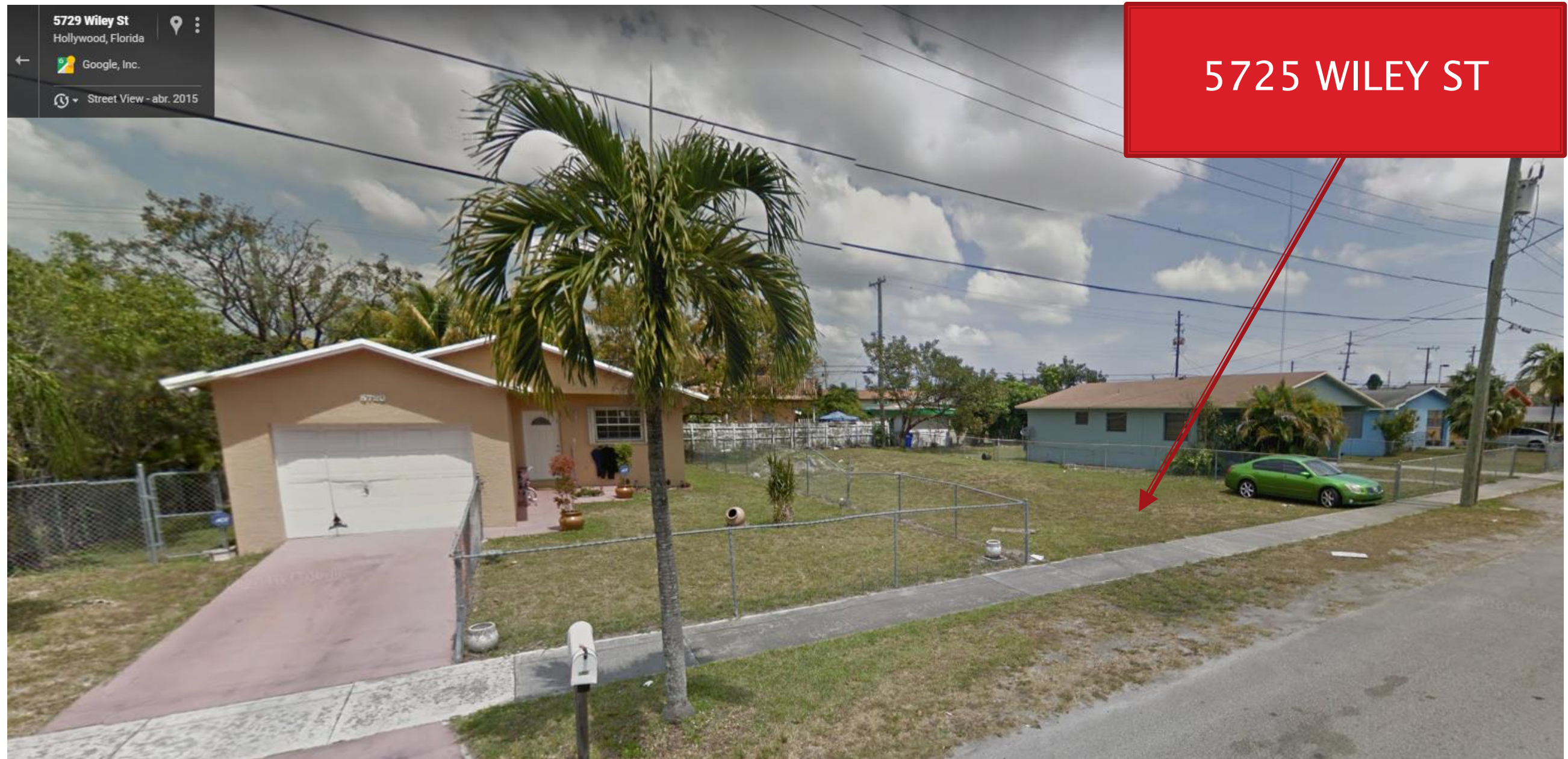


WILFERZ COMPANY, LLC – WILFERZ LEASING, LLC
5845 SW 21st STREET WEST PARK FL 33023
786-838-7310 / 786-838-8159
WILFERZCO@GMAIL.COM WWW.WILFERZ.COM

Legal Description and Project Information

- ▶ **Abbreviated Legal Description:** WEST CARVER RANCHES ADD NO 2 26-36 B LOT 16 BLK 75
- ▶ **Project Information:** The project consists of the construction of a single family home. Approximately 2300 Sq.Ft, 3 bedrooms, 2 bathrooms, 2 car garage. 10 feet high on the roofs. See attached pictures for this model home, located in West Park FL.
- ▶ **Variance Description:** We are requesting a variance to meet the requirements for a single family residence. The property is 50 ft wide, plated on May 10, 1950, but the O&E report is reflecting a same ownership on 1987 with the folio #514124121160 (next property)

Street Profile / Elevation (including adjacent buildings)



Street Profile / Elevation (including adjacent buildings)



Location Map





5725 WILEY ST
SINGLE FAMILY HOME DEVELOPMENT
VARIANCE JUSTIFICATION

This proposal letter is to request and substantiate the grant of a Variance for a residence at 5725 Wiley St in the City of Hollywood. The Variance requested is relatively minor. Further, if granted, this Variance will not bring anything but an improvement to the community where it's located.

Therefore, in this request, WEST PARK HOMES LLC ("Petitioner") is the owner of a 5,192 square foot parcel located at 5725 Wiley St which is located almost at the center of Wiley St between SW 58th Avenue and SW 57th Avenue identified by folio #514124121150 ("Property ") in the City of Hollywood ("City"). The property is designated as a Low Residential ("LRES") on the City's Future Land Use Map and is zoned RS-6. The property is also currently undeveloped and has always been this way been like this.

In this request the Petitioner proposes to redevelop with a 2,192 square foot single family home ("Project"). The property was platted as Lot 16, Block 75 subdivision of Hollywood Plat, as recorded in Plat Book 26, Page 36 of the Public Records of Broward County, Florida ("Plat").

As indicated in the Plat, which dates back to 1952 and has all records regarding the property, identifies the parcel boundaries for the Property as it continues to exist today, with a width of fifty feet (50'). The platted fifty foot (50') wide lots are consistent with how the community has been developed over years and are continued to be developed until this day. Most lots in this community like the ones that stand next to the Property have continued to been developed maintaining this same width.

The parcels mentioned before located on the east and west of the Property have been developed with single family homes while the Property has maintained its vacancy. Lot 17, the parcel to the west of the Property, was developed with a single family home on a similarly sized lot between the years of 1988 and 1989. Similarly, Lot 15, the parcel immediately east of the Property was developed with a single family home as well between the years of 1985 and 1986.

Therefore, at the time these single family homes were constructed, Lots 15, 16, and 17 were all separate parcels, independent one from another, and under

separate ownership. Following the construction of the home on Lot 17, it was purchased by Geraldine Crawford in 1988, which had various buyers afterwards, the last being Carmen Roxana Lezma in 2013.

It is obvious to notice that most of the lots located in this community were subdivided as fifty foot (50') lots and most have been developed as such, like the ones located on the east and west immediate to the property. At this moment the Property has remained as a fifty foot (50') lot with adjacent parcels which have already been developed as single family homes well about thirty (30) years ago. However, the City's Land Development Code ("Code") has been amended over the years and the RS-6 zoning district, which applies to the Property, now requires a minimum lot width of sixty feet (60').

In conclusion, the existing lot is legally non-conforming. Further, Petitioner cannot expand the lot as the parcels on each side are both developed with single family residences, leaving the property undevelopable under today's code standards. As such, in order to develop the Project, Petitioner respectfully requests the following:

Variance from Section 4.1.B.2.a. of the City's Code to allow minimum lot width of fifty feet (50') in lieu of sixty feet (60') required.

In order to collaborate with this variance, the Petitioner will demonstrate the following:

(a) the variance maintains its original purpose of the subject regulations, as it changes the stability and appearance of the City;

(b) the variance is completely compatible with the surrounding residences and land uses and is will not bring any harm to the community

(c) the variance is persistent with the Goals, Objectives and Policies of the adoptive Comprehensive Plan, the applicable Neighborhood Plan and all other similar plans adopted by the city; and

(d) the need for the variance is not economically based or self imposed; or

(e) the variance is fundamental to comply with State or Federal Law and is the minimum variance necessary to comply with the applicable law.

(a) the variance maintains its original purpose of the subject regulations, as it changes the stability and appearance of the City;

The variance maintains the basic intent and purpose of the subject regulations, as it affects the stability and appearance of the City. The purpose of the single family zoning districts is to protect the character of the single family neighborhoods. As noted above, the Property, and surrounding residential community, was platted in 1952. At this time, the parcels were subdivided to provide for separate lots, roadways and alleys within the community in order to ensure consistent and desirable development of the community. The majority of the platted lots within this portion of the City were subdivided as fifty foot (50') lots intended for single family residential development.

Throughout time, the surrounding community has been developed in accordance with this original subdivision. As previously noted both parcels adjacent to the Property were developed as fifty foot (50') lots as well as many more around the area. This leaves the Property as undevelopable at no fault of the Petitioner. Granting the variance will maintain the purpose of the single family zoning regulations and maintain the stability and appearance of the City.

In this request Petitioner is proposing to develop the property with a beautiful single family home, as permitted in the RS-6 zoning district and consistent with the purpose of the subject regulations. Further, as the surrounding community is developed mostly with lots of a similar width, the stability of this area within the City will not only be maintained but improved with the construction of a new beautiful single family home.

(b) the variance is completely compatible with the surrounding residences and land uses and is will not bring any harm to the community

It is crucial to notice that the variance is otherwise compatible with the surrounding land uses. The surrounding land uses include single family homes to the east, west, north and south of the Property. The parcels immediately east, west, and north of the Property are also fifty foot (50') in width like the existing condition of the Property and the original subdivision of this area of the community.

Further, Petitioner is proposing to develop the Property with a single family home, which is consistent with uses existing within the neighborhood. As such the variance is compatible with the surrounding land uses.

Further, the variance is not detrimental to the community. Rather, the variance will allow for development of this vacant parcel with a new single family home. The new development in the area will enhance the appearance of the community and may help increase property values in the area. This will also add to the tax base of the City as the new construction will result in higher assessed

value of the Property than in its current, vacant condition. As such, granting the variance and allowing for the development of this vacant parcel with a new single family home will not be detrimental to the community.

(c) the variance is persistent with the Goals, Objectives and Policies of the adoptive Comprehensive Plan, the applicable Neighborhood Plan and all other similar plans adopted by the city

The variance is consistent with the Comprehensive Plan. Specifically, the variance is consistent with the following goals, objectives and policies:

- Objective 5: Encourage appropriate infill development. The property's adjacent lots are already developed with single family homes. Petitioner is proposing to develop this vacant lot within the existing residential community with a compatible single family home.
- Policy 4.9: Placing a priority on protecting, preserving and enhancing residential neighborhoods while incorporating the unique characteristics of redevelopment areas: Petitioner is proposing to redevelop the vacant Property with a single family home that will continue to protect and enhance the existing residential neighborhood.
- Policy 6.3 Maintaining zoning and development regulations that implement standards for different residential densities as stated in the Land Use Element: The Project complies with the density permitted for the Residential Low land use.

The variance is also consistent with the permitted uses and allowable density listed in the City's Comprehensive Plan for the Residential Low land use designation. As such, the variance is consistent with and in furtherance of the Goals, Objectives and Policies of the City's adopted Comprehensive Plan.

(d) the need for the variance is not economically based or self imposed

The need for the variance is not economically based or self imposed. As previously noted above, the Property, and surrounding residential community, was platted in 1952. At this time, the parcels were subdivided to provide for separate lots, roadways and alleys within the community in order to ensure consistent and desirable development of the community. The majority of the platted lots within this portion of the City were subdivided as fifty foot (50') lots intended for single family residential development.

Over the years, the surrounding community was developed in accordance with this original subdivision. As previously noted both parcels adjacent to the Property were developed as fifty foot (50') lots as well as many more around the area. At the time these single family homes were constructed, Lots 15, 16, and 17 were all separate parcels, independent one from another, and under separate ownership. Following the construction of the home on Lot 17, it was purchased by Geraldine Crawford in 1988, which had various buyers afterwards, the last being Carmen Roxana Lezma in 2013.

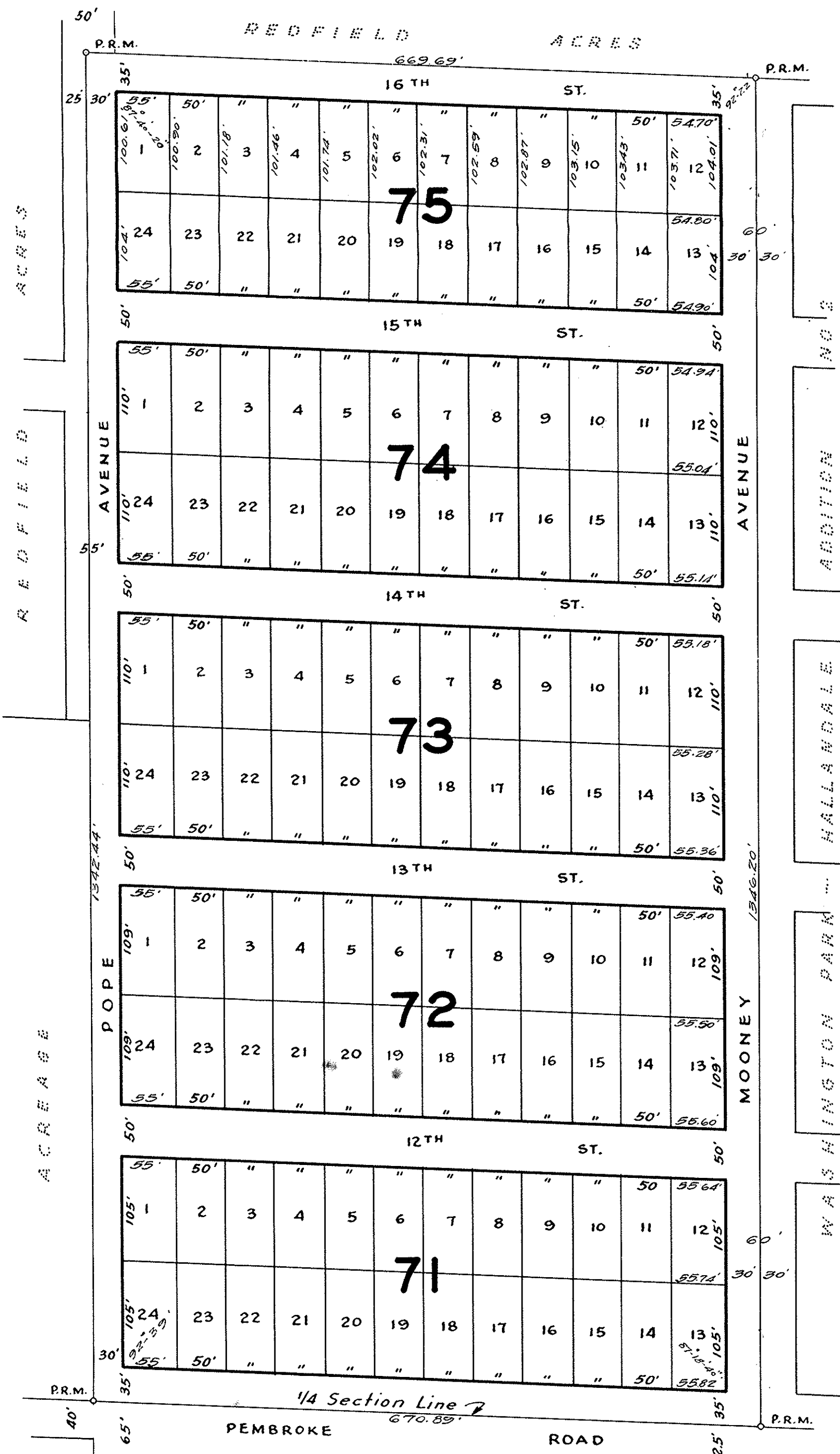
It is important to acknowledge the fact that the Petitioner was not involved in any of these prior transactions and is only seeking to develop the vacant Property with a new single family home that is consistent with much of the development in the surrounding area.

In conclusion, without the variance, the lot is legally non-conforming and Petitioner would not be able to make use of the property for any purpose, despite the original subdivision of the Property almost one hundred (100) years ago and the resulting development pattern within the community. As such, the variance is not economically based or self imposed.

(e) the variance is fundamental to comply with State or Federal Law and is the minimum variance necessary to comply with the applicable law.

DESCRIPTION

A RESUBDIVISION OF ALL OF "HOLLYWOOD PLACE" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10 AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. ALSO DESCRIBED AS THE W 1/2 OF SE 1/4 OF NE 1/4, SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.



STATE OF FLORIDA }
COUNTY OF DADE } ss

KNOW ALL MEN BY THESE PRESENTS, That WEST CARVER RANCHES, INC., a corporation organized under the laws of the STATE OF FLORIDA, owners of the hereon described lands, has caused to be made this plat of WEST CARVER RANCHES ADDITION NO. 2, for the purpose of subdividing the lands in the manner shown hereon. All streets and avenues are dedicated to the perpetual use of the public in fee simple forever.

IN WITNESS WHEREOF: WEST CARVER RANCHES, INC., has caused this instrument to be signed by its duly authorized officers and its corporate seal to be affixed this 10th day of MAY 1950.

WITNESSES

Elmer C. Brooks
G.K. Kemper

WEST CARVER RANCHES, INC.
BY Carlene H. Pope
PRESIDENT
BY Mary Helen Benjamin
SECRETARY

STATE OF FLORIDA }
COUNTY OF DADE } ss

I HEREBY CERTIFY, that on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgements, CARLENE H. POPE and MARY HELEN BENJAMIN, PRESIDENT and SECRETARY respectively of West Carver Ranches, Inc., and they acknowledged before me that they executed the foregoing dedication as officers of said West Carver Ranches, Inc.,

WITNESS my hand and official seal at Miami in the County of Dade, State of Florida, this 10th day of MAY 1950.

Elmer C. Brooks
NOTARY PUBLIC
STATE OF FLORIDA
MY COMMISSION EXPIRES
Oct. 11, 1952

STATE OF FLORIDA }
COUNTY OF BROWARD } ss

I HEREBY CERTIFY that this plat complies with the provisions of "An Act to Regulate the Making of Surveys and Filing for Record of Maps and Plats in the State of Florida", approved by the Governor, June 11, 1925.

CLERK OF THE CIRCUIT COURT
BY Madeline Parkhurst
DEPUTY CLERK

This instrument filed for record this 6 day of June 1950, and recorded in Book 26 Plats at Page 36. RECORD VERIFIED.

CLERK OF THE CIRCUIT COURT
BY Madeline Parkhurst
DEPUTY CLERK

STATE OF FLORIDA }
COUNTY OF BROWARD } ss

I HEREBY CERTIFY that this plat of WEST CARVER RANCHES ADDITION NO. 2 is a true and correct representation of a survey made by me and that permanent reference monuments have been set as indicated.
Dated at Fort Lauderdale, Florida, this 10th day of May 1950.

J. W. McLaughlin
REG. ENGINEER NO. 1718
REG. SURVEYOR NO. 167
STATE OF FLORIDA

Approved for record
Blair Davis
COUNTY ENGINEER

WEST CARVER RANCHES

ADDITION NO. 2

BROWARD COUNTY, FLORIDA

J. W. McLAUGHLIN CIVIL ENGINEER
SCALE: 1"=100' MAY 1950

Ownership History

WILFERZ.



Site Address	WILEY STREET, HOLLYWOOD FL 33023	ID #	5141 24 12 1150
Property Owner	WEST PARK HOMES LLC	Millage	0513
Mailing Address	5845 SW 21 ST WEST PARK FL 33023	Use	00
Abbreviated Legal Description	WEST CARVER RANCHES ADD NO 2 26-36 B LOT 16 BLK 75		

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					
Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$20,770		\$20,770	\$20,770	
2017	\$20,770		\$20,770	\$20,770	\$433.82
2016	\$20,820		\$20,820	\$20,820	\$443.95

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$20,770	\$20,770	\$20,770	\$20,770
Portability	0	0	0	0
Assessed/SOH	\$20,770	\$20,770	\$20,770	\$20,770
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$20,770	\$20,770	\$20,770	\$20,770

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/20/2017	WD-Q	\$50,000	114790164	\$4.00	5,192	SF
11/14/2014	QCD-T	\$100	113316673			
12/9/2002	QCD	\$100	34220 / 1069			
6/11/2002	WD	\$4,500	33327 / 1217			
6/7/1999	WD	\$100	29656 / 245			
				Adj. Bldg. S.F.		

Ownership History

WILFERZ.

5725 WILEY STREET

Date	Grantor / SELLER	Grantee: / BUYER	Instrument #
12/20/2017	JACKSON,GEORGE	WEST PARK HOMES LLC	114790164
10/29/2015	JACKSON,DEWEY	JACKSON,GEORGE	113316673
12/9/2002	JACKSON,GEORGE	JACKSON,DEWEY	102469988
6/24/2002	BEMBRY,ROBERTA HARRIS* IND & TR ROBERTA HARRIS BEMBRY REVOC LIVING TRUST	JACKSON,GEORGE	102006603
7/13/1999	BEMBRY,ROBERTA HARRIS	BEMBRY,ROBERTA HARRIS* IND & TR ROBERTA HARRIS BEMBRY REVOC LIVING TRUST	99404837
10/9/1986	BEMBRY,LEROY & SYLVIA	BEMBRY,JOHN & ROBERTA	86382731

5729 WILEY STREET

Date	Grantor / SELLER	Grantee: / BUYER	Instrument #
4/1/2013	FEDERAL NATIONAL MORTGAGE ASSN FANNIE MAE	LEZMA,CARMEN ROXANA	111430850
9/28/2012	BROWARD COUNTY CIRCUIT COURT SMITH,MARY J	FEDERAL NATIONAL MORTGAGE ASSN	111031545
12/7/2004	BLESSED INVESTMENTS INC	SMITH,MARY J	104548324
12/7/2004	CRAWFORD,GERALDINE CRAWFORD,CHARLIE	BLESSED INVESTMENT CORP	104548323
12/15/1988	LIBERIA ECONOMIC & SOCIAL DEV	CRAWFORD,GERALDINE	88505527
9/21/1987	HOLLYWOOD CITY	LIBERIA ECONOMIC & SOCIAL DEV	87403416
1/15/1987	BEMBRY,LEROY BEMBRY,SYLVIA	HOLLYWOOD CITY	87017966

5721 WILEY STREET

Date	Grantor / SELLER	Grantee: / BUYER	Instrument #
9/2/1988	MORNING,DELORISE MORNING,MICHAEL LAWRENCE	MORNING,DELORISE	88354270
9/3/1985	LIBERIA ECONOMIC & SOCIAL DEV	MORNING,MICHAEL & DELORISE	85294383
1/22/1985	FLORIDA REALTY & MTGE CORP	LIBERIA ECONOMIC & SOCIAL DEV	85022084

Ownership History

Aerials 1998

Search By Folio

Search By Name

Search By Address

Help

About

Marty Kiar

Broward County Property Appraiser Florida

Status: Identify

+

-

Layer List

Highways

Major Roads

Twn-Rng-Sec

City Limits

Zip Codes

CRA Boundaries

FEMA Flood Zones

Census Tracts

City Zoning Codes

County Land Use

Comm Appraisal Districts

Resid Appraisal Districts

Subdiv. Number

Subdiv. Name

Street

Parcels

Map Number

Aerials 1998

No Sales

Select Description

Important Disclaimer

WILEY ST

S 57TH AVE

Parcel Information

Folio Number: 514124121150

Owner: WEST PARK HOMES LLC

Situs Address: WILEY ST HOLLYWOOD FL 33023

Legal: WEST CARVER RANCHES ADD NO 2 26-36 B LOT 16 BLK 75

Millage Code: 0513

Use Code: 00

Land Value: \$ 20,770

Building Value: 0

Other Value: 0

Total Value: \$ 20,770

SOH Capped Value: \$ 20,770

Homestead Exempt Amt: \$ 0

WVD Exempt Amt: \$ 0

Other Exempt Amt: \$ 0

Taxable Value: \$ 20,770

Sale Date 1: 12/20/2017

Sale Price 1: \$ 50,000

Deed Type 1: WD

Sale Date 2: 11/14/2014

Sale Price 2: \$ 100

Ownership History

Aerials 2006

WILFERZ.

Search By Folio Search By Name Search By Address Help About

Marty Kiar Broward County Property Appraiser Florida

Status: Layers

Layer List

- ☒ Major Roads
- ☐ Twin-Rng-Sec
- ☐ City Limits
- ☐ Zip Codes
- ☐ CRA Boundaries
- ☐ FEMA Flood Zones
- ☐ Census Tracts
- ☐ City Zoning Codes
- ☐ County Land Use
- ☐ Comm Appraisal Districts
- ☐ Resid Appraisal Districts
- ☐ Subdiv. Number
- ☐ Subdiv. Name
- ☒ Street
- ☒ Parcels
- ☐ Map Number
- ☐ County Boundary

Aerials 2006
2012 Sales

Select Description

Important Disclaimer

Parcel Information

Folio Number: [514124121150](#)

Owner: WEST PARK HOMES LLC

Situs Address: WILEY ST HOLLYWOOD FL 33023

Legal: WEST CARVER RANCHES ADD NO 2 26-36 B LOT 16 BLK 75

Millage Code: 0513

Use Code: 00

Land Value: \$ 20,770

Building Value: 0

Other Value: 0

Total Value: \$ 20,770

SOH Capped Value: \$ 20,770

Homestead Exempt Amt: \$ 0

WVD Exempt Amt: \$ 0

Other Exempt Amt: \$ 0

Taxable Value: \$ 20,770

Sale Date 1: 12/20/2017

Sale Price 1: \$ 50,000

Deed Type 1: WD

Sale Date 2: 11/14/2014

Sale Price 2: \$ 100

Sale 3: \$ 0.00



86382731

This instrument was prepared by

MARCUS LEVY,
Attorney-at-Law
1250 E. Hallandale Bch. Blvd.
(Suite 500)
Hallandale, Florida 33009

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture. Made this 6th day of October 19 86, Between

LEROY BEMBRY and SYLVIA BEMBRY, his wife
of the County of Broward, State of Florida, grantor*, and

JOHN BEMBRY and ROBERTA BEMBRY, his wife
whose post office address is 5708 Wyle Street, Hollywood, 33023
of the County of Broward, State of Florida, grantee*.

Witnesseth. That said grantor, for and in consideration of the sum of

TEN(\$10.00)

Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

Lot Sixteen (16) in Block Seventy-five (75) of WEST CARVER RANCHES ADDITION
NO. 2, according to the Plat thereof prepared by J. W. McLaughlin and recorded
in Plat Book 26 at page 36 of the Public Records of Broward County, Florida.

SUBJECT TO:

1. Real Estate Taxes for the year 1986 and subsequent years.
2. Any state of facts an accurate survey might show.
3. Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to reimpose same.

RECORDED IN THE OFFICE OF THE CLERK OF THE
BROWARD COUNTY, FLORIDA
E. T. JOHNSON
CLERK OF THE COUNTY

302
I, _____, Clerk of the County of Broward, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears from the records of said County.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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

In Witness Whereof,

Grantor has hereunto set grantor's hand and seal the day and year first above written

Signed, sealed and delivered in our presence.

[Signature]
[Signature]

[Signature]
[Signature]

(Seal)

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

LEROY BEMBRY and SYLVIA BEMBRY, his wife

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of October 1986.

My commission expires:

Notary Public

My Commission Expires 21, 1989

WITNESS TO:

MARCUS LEVY,
Attorney-at-Law
1250 E. Hallandale Bch. Blvd.
(Suite 500)
Hallandale, Florida 33009



INSTR # 99404837
OR BK 29656 PG 0245
RECORDED 07/13/99 05:33 PM
COMMISSION
BROWARD COUNTY
DOC STMP-D 0.70
DEPUTY CLERK 1012

Return to:
Prepared by Amir Hussain
Paralegal Associates
2205 Hollywood Blvd
Hollywood, FL 33020
(954) 922-1816

Folio # 1124-12-084

Warranty Deed

This Indenture, made this 7th day of JUNE 1999

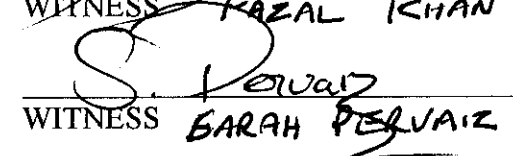
between ROBERTA HARRIS BEMBRY, a single woman, party of the first part, and
ROBERTA HARRIS BEMBRY as the Trustee of THE ROBERTA HARRIS BEMBRY
REVOCABLE LIVING TRUST, whose post office address is 5708 Wiley St.
Hollywood, FL 33023 in the state of Florida, party of the second part.

Witnesseth:

THAT the said party of the first part, for and in good consideration and for the
sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to it in hand
paid by the said party of the second party, the receipt whereof is hereby acknowledged,
has granted, bargained, and sold to the said party of the second part, their successors,
heirs, legal representatives, and assigns forever the following described property, lying and
being in the County of Broward, State of Florida, to wit:

**Lot Sixteen (16) in Block Seventy-Five (75) of WEST CARVER
RANCHES ADDITION No. 2, according to the Plat thereof recorded
in Plat Book 26 at Page 36 of the Public Records of Broward County,
Florida.**

IN WITNESS WHEREOF, said party of the first party has caused these presents to be
signed in its name by its proper Officer, and its corporate seal to be affixed, the day and
year first above written. Signed, sealed and delivered in presence of:

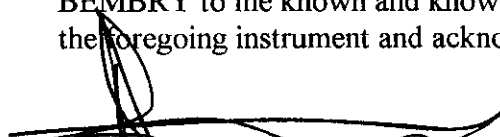

WITNESS FAZAL KHAN

WITNESS SARAH PERVAIZ

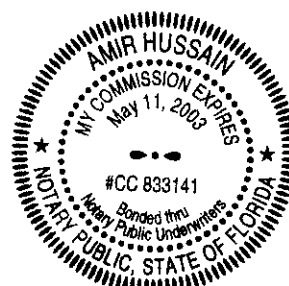

ROBERTA HARRIS BEMBRY

State of FLORIDA
County of BROWARD SS.

6-7-, 1999.

I HEREBY CERTIFY that before me personally appeared ROBERTA HARRIS
BEMBRY to me known and know to me to be the person described in and who executed
the foregoing instrument and acknowledged before me that she executed the same.


NOTARY PUBLIC
My Commission Expires:



RECORD & RETURN TO.

✓ DONALD J. KISSLAN
ATTORNEY AT LAW
4431 S.W. 64TH AVENUE • SUITE 210
DAVIE, FLORIDA 33314

PREPARED BY:
CORINNE R. KORN, ESQUIRE
5950 WEST OAKLAND PARK BLVD., SUITE 210
LAUDERHILL, FL 33313

Parcel ID Number: 1124-12-11500

Grantee #1 TIN:

Grantee #2 TIN:

Warranty Deed

This Indenture, Made this 11Th day of June, 2002 A.D., Between
ROBERTA HARRIS BEMBRY, THE UNREMARIED WIDOW OF JOHN BEMBRY,
INDIVIDUALLY AND AS TRUSTEE OF THE ROBERTA HARRIS BEMBRY REVOCABLE
LIVING TRUST DATED JUNE 7, 1999
of the County of BROWARD, State of Florida, grantor, and
GEORGE JACKSON, a single man

whose address is: 409 N.W. 10TH STREET, HALLANDALE, FL 33009

of the County of BROWARD, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Broward State of Florida to wit:

Lot 16, Block 75, WEST CARVER RANCHES ADDITION NO. 2, according to
the map or plat thereof as recorded in Plat Book 26, Page 36, Public
Records of Broward County, Florida.

Subject to taxes for 2002 and subsequent years; covenants,
conditions, restrictions, easements, reservations and limitations of
record, if any.

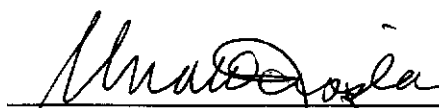
The property herein conveyed is vacant land and DOES NOT constitute
the HOMESTEAD property of the Grantor. The Grantor's HOMESTEAD
address is: 5708 Wiley Street, Hollywood, Fl 33023

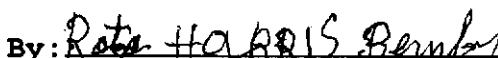
and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

ROBERTA HARRIS BEMBRY


Printed Name: DONALD J. KISSLAN
Witness

By:  (Seal)
ROBERTA HARRIS BEMBRY
P.O. Address: 5708 WILEY STREET, HOLLYWOOD, FL 33023


Printed Name: RUFUS JACKSON,
Witness

STATE OF Florida
COUNTY OF BROWARD

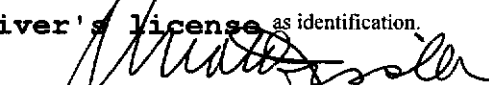
The foregoing instrument was acknowledged before me this 11Th day of JUNE, 2002 by

ROBERTA HARRIS BEMBRY, THE UNREMARIED WIDOW OF JOHN BEMBRY,
INDIVIDUALLY AND AS TRUSTEE OF THE ROBERTA HARRIS BEMBRY REVOCABLE
LIVING TRUST DATED JUNE 7, 1999

she is personally known to me or she has produced her Florida driver's license as identification.



Donald J. Kisslan
Commission # DD 008419
Expires April 26, 2003
Broward County
Atlantic Bonding Co., Inc.


Printed Name: DONALD J. KISSLAN
Notary Public
My Commission Expires:

3*

Prepared by: DONALD J. KISSLAN, ESQ., 4431 SW 64TH AVE. STE 119
DAVIE, FLORIDA 33314
Return to: DONALD J. KISSLAN, ESQ.
4431 SW 64TH AVENUE SUITE 119
DAVIE, FLORIDA 33314
Property Appraiser's Parcel Identification #: 11221-16-02000

This Quit-Claim Deed *executed this 9TH*
day of **DECEMBER** , 2002 , *by* **GEORGE JACKSON, A SINGLE**
MAN
hereinafter called the First Party, whose post office address is **409 NW 10TH**
STREET, HALLANDALE, FLORIDA 33009
to **DEWEY JACKSON**

hereinafter called the Second Party, whose post office address is **495 WEST**
JORDAN BOULEVARD, PAHOKIE, FL 33476
(Wherever used herein the terms "First Party" and "Second Party" 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.)

Witnesseth: That the said First Party , for and in consideration of the sum of \$ **1.00** and other good and valuable consideration, in hand paid by the said Second Party, the receipt whereof is hereby acknowledged, does hereby remise, releases and quit-claim unto the said Second Party forever, all the right, title, interest, claim and demand which the said First Party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **BROWARD** Florida, to wit:

LOT 16, BLOCK 75, WEST CARVER RANCHES ADDITION NO. 2 ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 36 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

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 first party, either in law or equity, to the only proper use, benefit and behoof of the said Second Party forever.

In Witness Whereof, the said First Party has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in the presence of:

Witness Signature (as to first First Party)
DONALD J. KISSLAN
Witness Signature (as to first First Party)
Witness Signature (as to Co-First Party, if applicable)
Witness Signature (as to Co-First Party, if applicable)

Signature of First Party
GEORGE JACKSON, A SINGLE MAN
Signature of Co-First Party (if applicable)

State of **FLORIDA**)
County of **BROWARD**) ss.

I HEREBY CERTIFY that on the day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared **GEORGE JACKSON, A SINGLE MAN**

who is personally known to me or who produced **PERSONALLY KNOWN** as identification and who executed the foregoing instrument and acknowledged before me that he/she executed the same.
WITNESS my hand and official seal in the County and State last aforesaid this **9TH** day of **DECEMBER** , 2002

[NOTARY SEAL]
Donald J. Kisslan
Commission # DD 008419
Expires April 26, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

Notary Public, State of **FLORIDA**
My Commission expires: **4-26-05**
Information Professionals Company, 800-855-2021

This instrument Prepared by:

George Jackson
409 NW 10th St
Hallandale FL 33009

Folio: 514124121150

This Quit Claim Deed, Executed this 14th Day of Nov. ~~2013~~ 2014

Grantor: Dewey Jackson a single man whose address is 409 NW 10th St Hallandale, FL 33009

Grantee; George Jackson a Single Man whose address is 409 NW 10th St Hallandale, FL 33009

(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.)

Witnesseth, That the said party for and in consideration of the sum of \$10.00 in hand paid by the grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto said grantee forever, all the right title, 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,

WEST CARVER RANCHES ADD NO 2 26-36 B LOT 16 BLK 75

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 said grantor, either in law or equity, to the only proper use, benefit and behalf of said grantee forever.

In Witness Whereof, The said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Vernadene Selts

Witness

Colin Divil

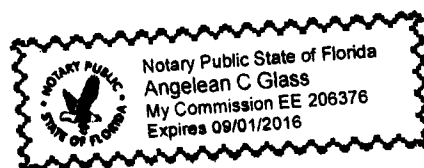
Witness

By Dewey Jackson
Dewey Jackson

County of Broward
State of Florida

I hereby certify that on this day, before me, an officer duly authorized in the state and in the county aforesaid to take acknowledgments Dewey Jackson, who appeared in and produced a Drivers license as I.D and took an oath, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same. Witness my hand and official seal in the county and state last aforesaid this 14 day of Nov. 2013, 2014

Angelean C. Glass
Notary Public



THIS INSTRUMENT PREPARED BY AND RETURN TO:

Julie Bodnar
Title Guaranty of South Florida Inc.
3265 MERIDIAN PARKWAY, SUITE 100
WESTON, FL 33331

Property Appraisers Parcel Identification (Folio) Number: **514124-12-1150**

The actual purchase price or other valuable consideration paid for the real property or interest conveyed by this instrument is \$50,000.00 Florida Documentary Stamps in the amount of **\$350.00** have been paid hereon.

_____. Space above This Line for Recording Data _____

THIS WARRANTY DEED, made the **20th** day of **December 2017** by **GEORGE JACKSON, A SINGLE MAN**, whose post office address is **409 NW 10 ST., HALLANDALE BEACH, FLORIDA 33009** herein called the grantor, to **WEST PARK HOMES LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose post office address is **5845 SW 21 STREET WEST PARK, FLORIDA 33023**, 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 16, Block 75, West Carver Ranches Addition No. 2, according to the Plat thereof, recorded in Plat Book 26, Page 36, 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.

2nd page of Deed

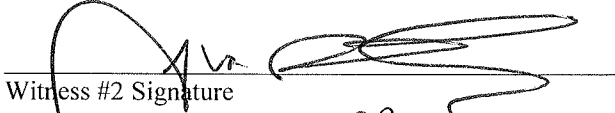
Signed, sealed and delivered in the presence of:



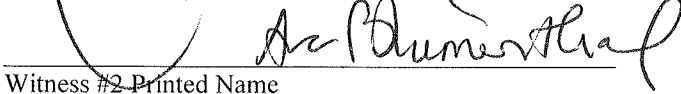
Witness #1 Signature



Witness #1 Printed Name



Witness #2 Signature



Witness #2 Printed Name


GEORGE JACKSON

STATE OF FLORIDA
COUNTY OF BROWARD

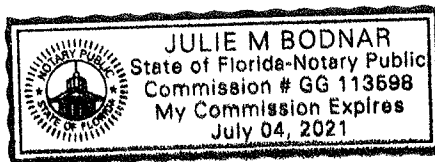
The foregoing instrument was acknowledged before me this 20th day of December 2017 by GEORGE JACKSON who is personally known to me or has produced DRIVERS LICENSE as identification.

SEAL


Notary Public


Printed Notary Name

My Commission Expires:





MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	5729 WILEY STREET, HOLLYWOOD FL 33024	ID #	5141 24 12 1160
Property Owner	LEZMA,CARMEN ROXANA	Millage	0513
Mailing Address	13501 ALE HOUSE CIR APT 336 GERMANTOWN MD 20874-5434	Use	01
Abbr Legal Description	WEST CARVER RANCHES ADD NO 2 26-36 B LOT 17 BLK 75		

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
2018	\$31,150	\$102,150	\$133,300	\$130,790	
2017	\$25,960	\$92,940	\$118,900	\$118,900	\$2,705.53
2016	\$25,960	\$115,560	\$141,520	\$116,010	\$1,802.26

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$133,300	\$133,300	\$133,300	\$133,300
Portability	0	0	0	0
Assessed/SOH	\$130,790	\$133,300	\$130,790	\$130,790
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$130,790	\$133,300	\$130,790	\$130,790

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
3/20/2013	SWD-Q-DS	\$127,000	111430850	\$6.00	5,192	SF
9/11/2012	CET-T		49119 / 217			
10/8/2004	WD	\$172,500	38660 / 1882			
7/21/2004	WD	\$100	38660 / 1880			
12/1/1988	WD	\$57,800	16037 / 900			
				Adj. Bldg. S.F. (Card, Sketch)		1396
				Units		1
				Eff./Act. Year Built: 1989/1988		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
1								

R-87-041
1/7/87

This Warranty Deed Made the 26th day of December A. D. 1986 by
Leroy and Sylvia Bembry
hereinafter called the grantor, to City of Hollywood, a municipal

XX corporation existing under the laws of the State of Florida with its permanent postoffice
address at 2600 Hollywood Boulevard, Hollywood, Florida 33020
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)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-
mises, releases, conveys and confirms unto the grantee, all that certain land situate in
County, Florida, viz:

Lot 17, Block 75 "WEST CARVER RANCHES
ADDITION NO. 2"

\$30.00 has been Paid
in Broward County for Documentary
Stamp Tax as required by law.
James R. [Signature] Deputy

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise 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; that the
grantor 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, except taxes accruing subsequent
to December 31, 19

In Witness Whereof, the said grantors have hereunto set their hand and seal the day and year
first above written.

Signed, sealed and delivered in our presence:

[Signature]
John Bembry

[Signature]
Sylvia J. Bembry

LS
LS

STATE OF FLORIDA,
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an
officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared
Leroy Bembry and Sylvia Bembry
to me known to be the personS described in and who executed the foregoing instrument and acknowledged
before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 26th day of
December, A. D. 1986.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
E. T. JOHNSON
COUNTY ADMINISTRATOR

This Instrument prepared by:

Address

Catherine [Signature]
Notary Public, State of Florida
My Commission Expires Feb. 27, 1987
Bonded They They Insurance, Inc.

JAN 15 9 23 AM '87

OFF 14082 PAGE 807

R 87-67
6/3/87

87403416

This Warranty Deed Made the 3rd day of June A. D. 19 87 by
CITY OF HOLLYWOOD, a municipal corporation of the State of Florida,
hereinafter called the grantor, to LIBERIA ECONOMIC AND SOCIAL DEVELOPMENT, INC.

a corporation existing under the laws of the State of Florida with its permanent postoffice
address at 2405 Sheridan Street, Hollywood, FL 33020
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)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 1.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-
mises, releases, conveys and confirms unto the grantee, all that certain land situate in Broward
County, Florida, viz:

Lot 17, Block 75, "WEST CARVER RANCHES
ADDITION NO. 2" Plat Book 26, Page 36

CITY OF HOLLYWOOD
COMMITTEE
HOLLYWOOD

15.00 has been paid
in Broward County for Documentary
Stamp Tax as required by law.
Julia Phillips Deputy

87 SEP 21 PM 12 53

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise 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; that the
grantor 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, except taxes accruing subsequent
to December 31, 19 87.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

In Witness Whereof, the said grantor has hereunto set its hand and seal the day and year
first above written.
CITY OF HOLLYWOOD, a municipal
corporation

Signed, sealed and delivered in our presence:

Attest *Martha S. Lambos*
CITY CLERK

By: *Mara Giuliani*
MAYOR

LS

LS

STATE OF FLORIDA,
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an

officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared
Mara Giuliani and Martha S. Lambos

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged
before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 3rd day of
June, A. D. 19 87.

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES DEC 13, 1988
BONDED THRU GENERAL INS. CO.

This Instrument prepared by: David L. Kessler
Post Office Box 2207
Address Hollywood, FL 33022

BR 481360490

5.00
TIF 1.00

88505527

This Warranty Deed Made and executed the 8 day of December A.D. 1988 by

LIBERIA ECONOMIC AND SOCIAL DEVELOPMENT, INC.,

a corporation existing under the laws of FLORIDA, and having its principal place of business at 1190 Sheridan Street, Dania, Florida, 33004 hereinafter called the grantor, to

GERALDINE CRAWFORD, a married woman

whose postoffice address is 5729 Wiley Street, Hollywood, Florida, 33023

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)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00----and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in County, Florida, viz:

Lot 17, Block 75, WEST CARVER RANCHES ADDITION NO. 2, according to the Plat thereof, recorded in Plat Book 26, Page 36, of the Public Records of Broward County, Florida.

SUBJECT TO:

1. Conditions, restrictions, limitations, easements and reservations of record.
2. Taxes for the year 1988 and thereafter.
3. Zoning and other governmental regulations.
4. Matters shown on the Plat or otherwise common to the subdivision.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise 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

RECORDED IN THE OFFICIAL RECORDS ROOM
OF BROWARD COUNTY, FLORIDA

L. A. HESTER
COUNTY ADMINISTRATOR

317.90
Stamp Tax as required by law

Marilyn S. Cahill Deputy

(CORPORATE SEAL)

In Witness Whereof

the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST

JEAN COOK

Secretary

Signed, sealed and delivered in the presence of:

Witness
Guthrie Smith
Cynthia Miller

LIBERIA ECONOMIC AND SOCIAL
DEVELOPMENT, INC.

By Sylvester C. Jackson
SYLVESTER C. JACKSON, President

STATE OF FLORIDA
COUNTY OF BROWARD

(A.E.W.): Legibility of writing,
typing or printing unsatisfactory, or
this document when microfilmed.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared

SYLVESTER C. JACKSON and JEAN COOK,
well known to me to be the Vice President and Secretary

respectively of the corporation named as grantor in the foregoing deed and that they verbally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by the corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal the County and State last aforesaid this 8 day of December A.D. 1988

This Instrument prepared by: HOWARD S. MILLER, P.A.
Address 4651 Sheridan Street
Suite 465
Hollywood, Florida 33021

Notary Public, State of Florida

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAR. 20, 1992
BONDED THRU GENERAL INS. UND.

88505527 P3:32

BM 6037 PG 900

File Number: TE04-07-05
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 21ST day of July, 2004 between GERALDINE CRAWFORD and CHARLIE CRAWFORD, wife and husband whose post office address is 5729 WILEY STREET, HOLLYWOOD, FLORIDA 33023, grantor, and BLESSED INVESTMENT CORPORATION whose post office address is P.O.BOX 173672 HIALEAH, FLORIDA 33017, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in BROWARD COUNTY, Florida to-wit:

Lot17, Block 75, WEST CARVER RANCHES NO 2, 26-36B, according to the Plat thereof, of the Public Records of BROWARD COUNTY, FLORIDA.

Parcel Identification Number: 11124-12-11600

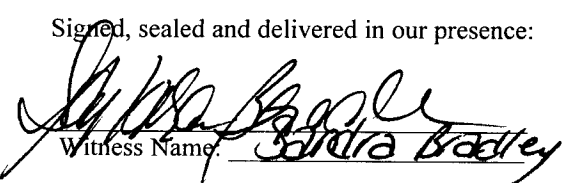
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

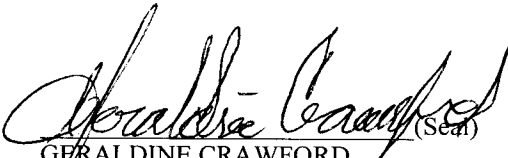
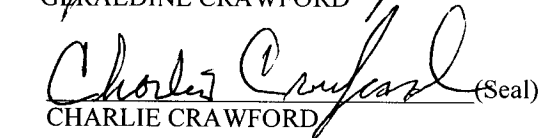
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Sandra Bradley

Witness Name: Aileen Bridges


GERALDINE CRAWFORD (Seal)

CHARLIE CRAWFORD (Seal)

DoubleTime® 

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 21st day of July, 2007 by GERALDINE CRAWFORD and CHARLIE CRAWFORD, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Melvin B. Felton
Notary Public

Printed Name: Melvin B. Felton

My Commission Expires: _____

2 Prepared by and return to:
Melvin Felton
Employee
The Title Experts of South Florida, Inc.
610 N.W. 183 Street Suite 103
Miami, FL 33169
305-917-0541
File Number: 040910
Will Call No.:

Parcel Identification No. 11124-12-11600

[Space Above This Line For Recording Data]

Warranty Deed
(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 8th day of October, 2004 between Blessed Investments, Inc., a Florida for profit corporation whose post office address is PO Box 173672, Hialeah, FL 33017 of the County of Miami-Dade, State of Florida, grantor*, and Mary J Smith, a single woman whose post office address is 9625 N.W. 1st Court, Hollywood, FL 33024 of the County of Broward, State of Florida, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

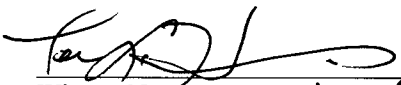
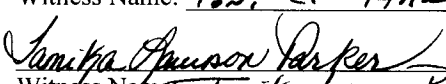
Lot 17, Block 75, WEST CARVER RANCHES ADDITION NO. 2, according to the Plat thereof, recorded in Plat Book 26, Page 36, of the Public Records of Broward County, Florida.

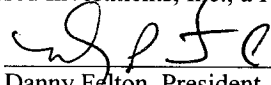
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

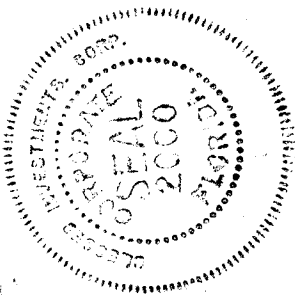
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Toni L. Harris

Witness Name: Tanika Lawson Parker

Blessed Investments, Inc., a Florida for profit corporation
By: 
Danny Felton, President

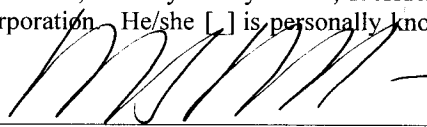
(Corporate Seal)



State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 8th day of October, 2004 by Danny Felton, President of Blessed Investments, Inc., a Florida for profit corporation, on behalf of the corporation. He/she [] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]


Notary Public
Printed Name: Melvin Felton
My Commission Expires: April 28, 2008



20


**In the Circuit Court of the Seventeenth Judicial Circuit
In and for Broward County, Florida**

WELLS FARGO BANK NA
Plaintiff

VS.

SMITH, MARY J
Defendant

CACE-12-003801

Division: 11

Certificate of Title

The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on September 11, 2012, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

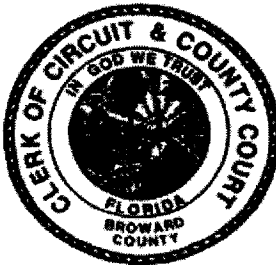
The following property in Broward County, Florida:

**LOT 17, BLOCK 75, WEST CARVER RANCHES ADDITION NO. 2, ACCORDING TO THE
PLAT THEREOF, RECORDED IN PLAT BOOK 26, PAGE 36, OF THE PUBLIC RECORDS
OF BROWARD COUNTY, FLORIDA.**

A/K/A 5729 WILEY STREET HOLLYWOOD, FL 33023-2353

Was sold to: FEDERAL NATIONAL MORTGAGE ASSOCIATION
950 East Paces Ferry Road, Suite 1900 ATLANTA, GA, 30326

Witness my hand and the seal of this court on September 25, 2012.



Howard C. Forman, Clerk of Circuit Courts
Broward County, Florida

Total consideration: \$75,600.00
Doc Stamps: \$529.20

Prepared by and Return to:

Jonathan W. Mesker

New House Title, L.L.C.

4919 Memorial Highway, Suite 200

Tampa, Florida 33634

File Number: **R12031154**

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this 20th day of March, 2013, between **Federal National Mortgage Association A/K/A Fannie Mae** whose post office address is P.O. Box 650043, Dallas, Texas 75265-0043, grantor, and **Carmen Roxana Lezma, a married woman**, whose post office address is **5729 Wiley Street, Hollywood, FL 33023-2353**, grantee:

(Whenever 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, trusts and trustees)

Witneseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida**, to-wit:

LOT 17, IN BLOCK 75, OF WEST CARVER RANCHES ADDITION NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 36, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Parcel Identification Number: 5141 24 12 1160

This deed is being executed by virtue of a power of attorney originally recorded in Hillsborough County, Florida on June 13th, 2012, in Official Records Book 21181, Page 1292-1293, of the Public Records of Hillsborough County, Florida.

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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims

of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year shown in the acknowledgement below.

Signed, sealed and delivered in our presence:

Witness Name: _____

Federal National Mortgage Association A/K/A
Fannie Mae

By Ronald R. Wolfe & Associates, P.L.
as attorney in fact

Witness Name: _____

Amanda Sergi

By: **Melissa J. Nunley**
Its authorized signor

State of Florida

County of Hillsborough

The foregoing instrument was acknowledged before me this 20th day of March, 2013,
by Melissa J. Nunley, as Authorized Signor of **Ronald R. Wolfe & Associates, P.L.** on
behalf of the corporation, who (X) is/are personally known to me or () has/have produced _____
as identification.

(SEAL)

NOTARY PUBLIC-STATE OF FLORIDA
Sara L. Garcia
Commission #DD867548
Expires: APR. 24, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

Notary Public

Printed Name: _____

My Commission Expires: _____

Ronald R. Wolfe & Associates, P.L.

Corporate Resolution

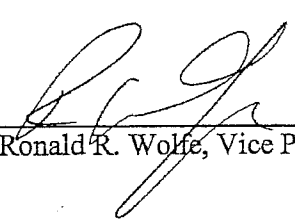
It is hereby resolved this 14th day of June, 2012 that the following individuals are authorized to sign as Attorney-in-Fact for Fannie Mae under the Limited Power of Attorney recorded on June 13, 2012 in Official Records Book 21181, Pages 1292-1293, in the Public Records of Hillsborough County, Florida.

NANCY A. JONES
JUDY KANE
CHRISTIE ROONEY
MELISSA J. NUNLEY
BETTY L. GUEST
COLLEEN E. LEHMANN

REBECCA M. DALY
ANDREA SOMERS
HENRY DINNAN
TINA WORKMAN
JONATHAN W. MESKER

It is further resolved that any signatories in the past that may have varied from this procedure are hereby ratified, nunc pro tunc, and have authority by the firm to execute said documents.

WITNESS MY HAND AND SEAL OF OFFICE THIS 14th DAY OF JUNE, 2012.



Ronald R. Wolfe, Vice President



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	5721 WILEY STREET, HOLLYWOOD FL 33023-2353	ID #	5141 24 12 1140
Property Owner	MORNING,DELORISE	Millage	0513
Mailing Address	5721 WILEY ST HOLLYWOOD FL 33023-2353	Use	01
Abbr Legal Description	WEST CARVER RANCHES ADD NO 2 26-36 B LOT 15 BLK 75		

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
2018	\$31,150	\$89,040	\$120,190	\$68,650	
2017	\$25,960	\$80,770	\$106,730	\$67,240	\$856.94
2016	\$25,960	\$72,890	\$98,850	\$65,860	\$864.65

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$120,190	\$120,190	\$120,190	\$120,190
Portability	0	0	0	0
Assessed/SOH 94	\$68,650	\$68,650	\$68,650	\$68,650
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$18,650	0	\$18,650	\$18,650
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$25,000	\$43,650	\$25,000	\$25,000

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/1/1988	QCD	\$100	15750 / 170	\$6.00	5,192	SF
8/1/1985	WD	\$46,500				
12/1/1984	WD	\$6,000				
				Adj. Bldg. S.F. (Card, Sketch)		1313
				Units/Beds/Baths		1/3/2
				Eff./Act. Year Built: 1986/1985		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
1								

This Warranty Deed Made and executed the 20th day of December, A. D. 1984 by
85 22084 FLORIDA REALTY & MORTGAGE CORP.,

a corporation existing under the laws of Florida, and having its principal place of business at 7760 Taft Street, Hollywood, Florida 33024, hereinafter called the grantor, to LIBERIA ECONOMIC & SOCIAL DEVELOPMENT, INC.,

not for profit, a corporation existing under the laws of the State of Florida, with its permanent postoffice address at 2405 Sheridan Street, Hollywood, Florida 33020, 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)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00***** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Broward County, Florida, viz:

Lot 15, Block 75, of WEST CARVER RANCHES ADDITION NO. 2, according to the Plat thereof, as recorded in Plat Book 26, at Page 36, of the Public Records of Broward County, Florida.

SUBJECT TO:

Real estate taxes for the year 1985 and subsequent years.

A Purchase Money Mortgage between Grantor and Grantee, or as subrogated to Construction Lender as shown upon the fact of said Mortgage.

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.



In Witness Whereof

the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST:

Mae Konigsburg, Secretary

Signed, sealed and delivered in the presence of:

Adrian L. Wolf

FLORIDA REALTY & MORTGAGE CORP., a Florida corporation

By: Sidney Konigsburg, President

STATE OF FLORIDA,
COUNTY OF BROWARD,

SS:

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared SIDNEY KONIGSBURG and MAE KONIGSBURG,

well known to me to be the President and Secretary, respectively of the corporation named in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses free of any duress, fraud, or undue influence, and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of December, 1984.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
F. T. JOHNSON
COUNTY ADMINISTRATOR

Debra Victor, Notary Public, State of Florida

This instrument prepared by: ALAN H. KONIGSBURG, P.A. My Commission
Address 1001 South Andrews Avenue, Suite 205 expires: NOTARY PUBLIC STATE OF FLORIDA AT LARGE
Fort Lauderdale, Florida 33316
Telephone: (305) 467-8008

MY COMMISSION EXPIRES FEB 17 1985
BONDED BY THE STATE OF FLORIDA, UNDERWRITERS

85 JAN 22 AM 11:58

OFF 12277 PAGE

42

Return to (enclose self-addressed stamped envelope)

Name DELORISE MORNING

Address: 5721 Wiley Street
Hollywood, Fla. 33023

This Instrument Prepared by: EVAN H. BARON, ESQ.

Address: 1900 N. University Drive
Suite 103
Pembroke Pines, Fla. 33024

QUIT-CLAIM DEED

RAMCO FORM 8

88354270

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed, Executed this day of June , A. D. 1988, by
DELORISE MORNING, a Single Woman & MICHAEL LAWRENCE MORNING, a Single Man
first party, to DELORISE MORNING, a Single Woman

whose postoffice address is 5721 Wiley Street, Hollywood, Florida 33023

second party:

(Wherever used herein the terms "first party" and "second party" 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.)

Witnesseth, That the said first party, for and in consideration of the sum of \$
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, re-
lease and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which
the said first party 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 15, Block 75, "WEST CARVER RANCHES ADDITION NO. 2",
according to the Plat thereof as recorded in Plat Book
26, Page 36, of the Public Records of Broward County,
Florida.

\$ 55 has been Paid
in Broward County for Documentary
Stamp Tax as required by law.

James R. York Deputy

MEMO: Legibility of writing,
typing or printing unsatisfactory in
this document when microfilmed.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

SEP 2 1988 APR 5 750 PG 170

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 what-
soever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said
second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year
first above written.
Signed, sealed and delivered in presence of:

Carol Ann Messina
STATE OF FLORIDA,
COUNTY OF BROWARD

Delorise Morning L.S.
DELORISE MORNING, a Single Woman
Michael L. Morning L.S.
MICHAEL LAWRENCE MORNING, a Single Man

STATE OF FLORIDA,
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an
officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared
DELORISE MORNING, a Single Woman & MICHAEL LAWRENCE MORNING, a Single Man
to me known to be the persons described in and who executed the foregoing instruments and they acknowledged
before me that they executed the same.

WITNESS my hand and official seal in the County and State aforesaid this
June 20th day of July A. D. 1988
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES OCT 13, 1991
NOTED THRU GENERAL INS. UND.

Carol Ann Messina
NOTARY PUBLIC, State of Florida at Large

85-294383

Warranty Deed

This instrument was prepared by:
84-12071 Morning
INDEPENDENCE TITLE & ABSTRACT, INC.
400 N. State Rd. 7, Suite 350
Margate, Florida 33063

— This Indenture, Made this 30th day of August 19 85, Between
LIBERIA ECONOMIC & SOCIAL DEVELOPMENT, INC., a Florida corporation
of the County of Broward, State of Florida, grantor*, and
MICHAEL MORNING and DELORISE MORNING, his wife
whose post office address is 5721 Wiley Street, Hollywood, Florida 33023
of the County of Broward, State of Florida, grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of TEN (\$10.00) Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following
described land, situate, lying and being in Broward County, Florida, to-wit:

Lot 15, Block 75, "WEST CARVER RANCHES ADDITION NO. 2", according to the
Plat thereof as recorded in Plat Book 26, Page 36, of the Public Records
of Broward County, Florida.

23250
has been paid
in Broward County for Documentary
Stamp Tax as required by law.
Subscribed in presence of

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
F. T. JOHNSON
COUNTY ADMINISTRATOR

SUBJECT to restrictions, reservations and limitation of records, if any, and taxes for the year 1985
and subsequent years.
and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims
of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Witness

Witness

Witness

LIBERIA ECONOMIC & SOCIAL DEVELOPMENT, INC.
a Florida corporation (Seal)

Seller
By: Henry Graham (Seal)

Seller Henry Graham, Executive Director (Seal)

Seller

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally
appeared Henry Graham, Executive Director of LIBERIA ECONOMIC & SOCIAL DEVELOPMENT, INC.
a Florida corporation

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before
me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30th day of August
19 85

My commission expires: 12-18-85

Notary Public

85 SEP 3 PM 2 32

OFF 12792 PAGE 970

LEGEND

- ▣ CABLE JUNCTION BOX
- ▣ CATCH BASIN
- CLEAN OUT
- ⊠ CONTROL VALVE
- ⊠ ELECTRIC SERVICE
- ⊠ FIRE HYDRANT
- ▣ FP&L PAD
- GUY ANCHOR
- ⊙ MANHOLE
- ⊠ POOL EQUIPMENT
- ⊠ POWER/LIGHT POLE
- ⊠ SPRINKLER SYSTEM
- ⊠ WATER METER
- ⊠ WATER VALVE
- ⊠ WELL

- Brick Pavers
- Centerline
- Concrete/Chat
- Concrete Wall
- Elevation
- Metal Fence
- Overhead Wires
- Wood Deck/Dock
- Wood Fence

- ABBREVIATIONS
- BC BUILDING CORNER
 - BW BACK OF WALK
 - C CALCULATED
 - M MEASURED
 - N.T.S. NOT TO SCALE
 - OP OPEN PORCH
 - ORB OFFICIAL RECORDS BOOK
 - PC POINT OF CURVATURE
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - PG PAGE
 - PRC POINT OF REVERSE CURVE
 - PRM PERMANENT REFERENCE MONUMENT
 - PT POINT OF TANGENCY
 - E/F END OF FENCE
 - EW EDGE OF PAVEMENT
 - EW EDGE OF WATER
 - F/C FENCE CORNER
 - F/L FENCE LINE
 - FIP FOUND IRON PIPE
 - FIR FOUND IRON ROD
 - FN FOUND NAIL
 - FN&L FOUND NAIL & DISC
 - R RADIAL
 - FP&L FLORIDA POWER AND LIGHT RECORD
 - SP SET NAIL & DISC # 5495
 - SN&D SCREENED PORCH
 - SP&C SET 1/2" PIN & CAP # 5495

LEGAL DESCRIPTION
LOT 16, BLOCK 75, WEST CARVER RANCHES ADDITION NO.2
ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN
PLAT BOOK 26, AT PAGE 36 OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.

CERTIFIED TO:
GEORGE JACKSON
WILFERZ COMPANY

PROPERTY ADDRESS
WILEY STREET
FOLIO# 514124121150
HOLLYWOOD, FL 33023

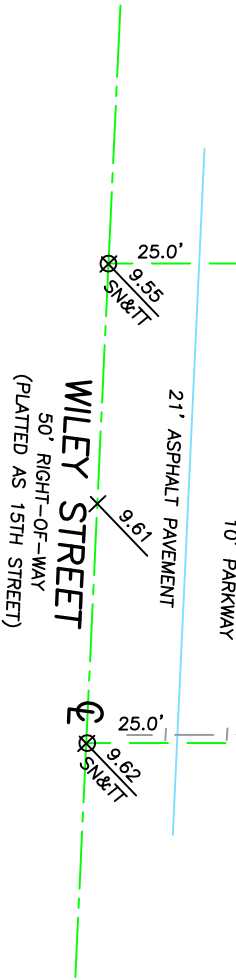
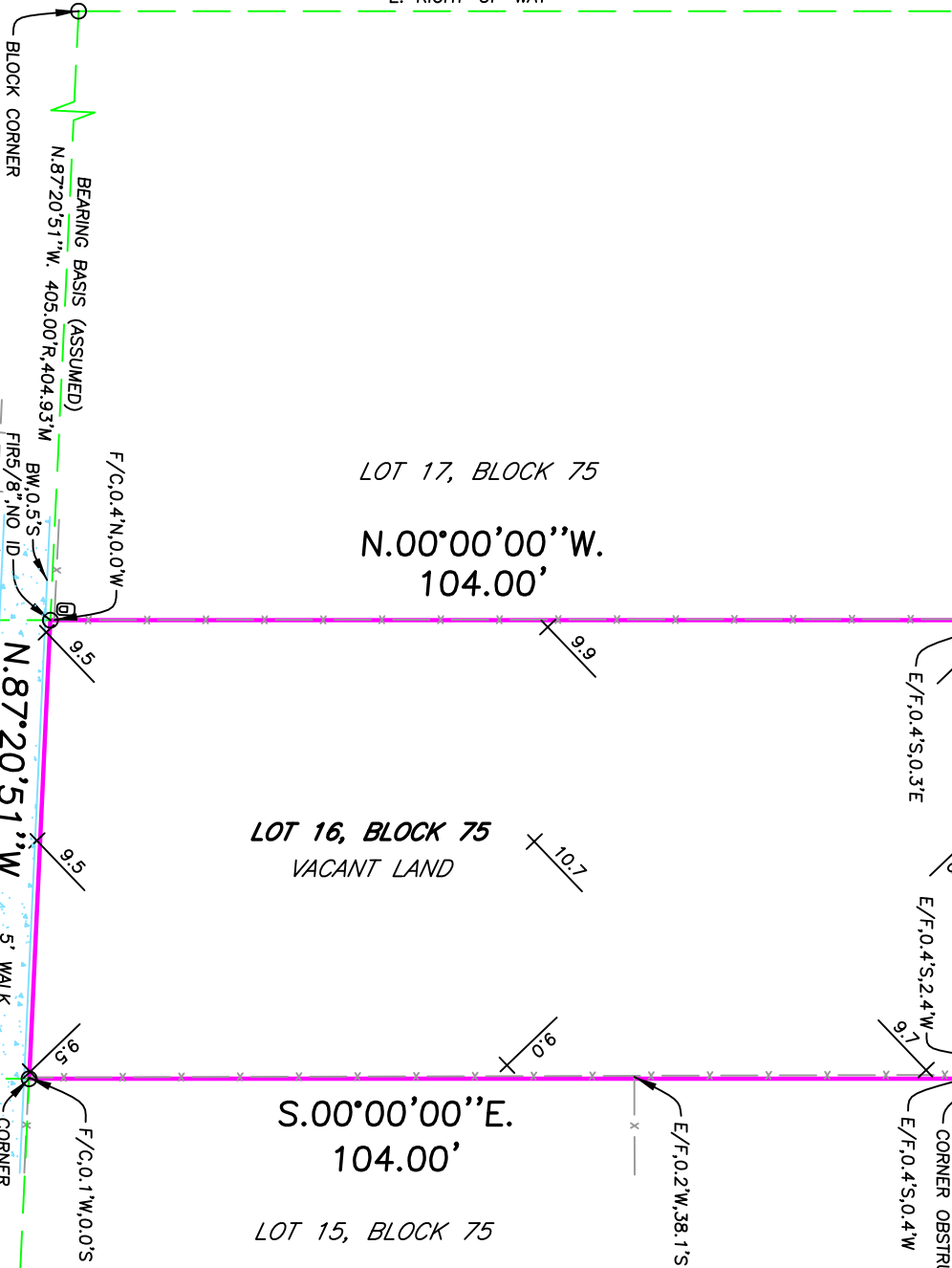
BOUNDARY SURVEY
INVOICE # 40981
SURVEY DATE 12/28/17

FLOOD ZONE X0.2%
MAP DATE 08/18/14
MAP NUMBER 125113 0727H



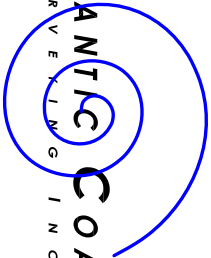
S. 58TH AVENUE
(PLATTED AS POPE AVENUE)

E. RIGHT-OF-WAY



Scale 1" = 20'

ATLANTIC COAST
SURVEYING INC.



PAUL J STOWELL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING, INC.
6129 STIRLING RD SUITE 2 DAVE, FLORIDA 33314
OFFICE: 954.587.2100 FAX:.954.587.5418

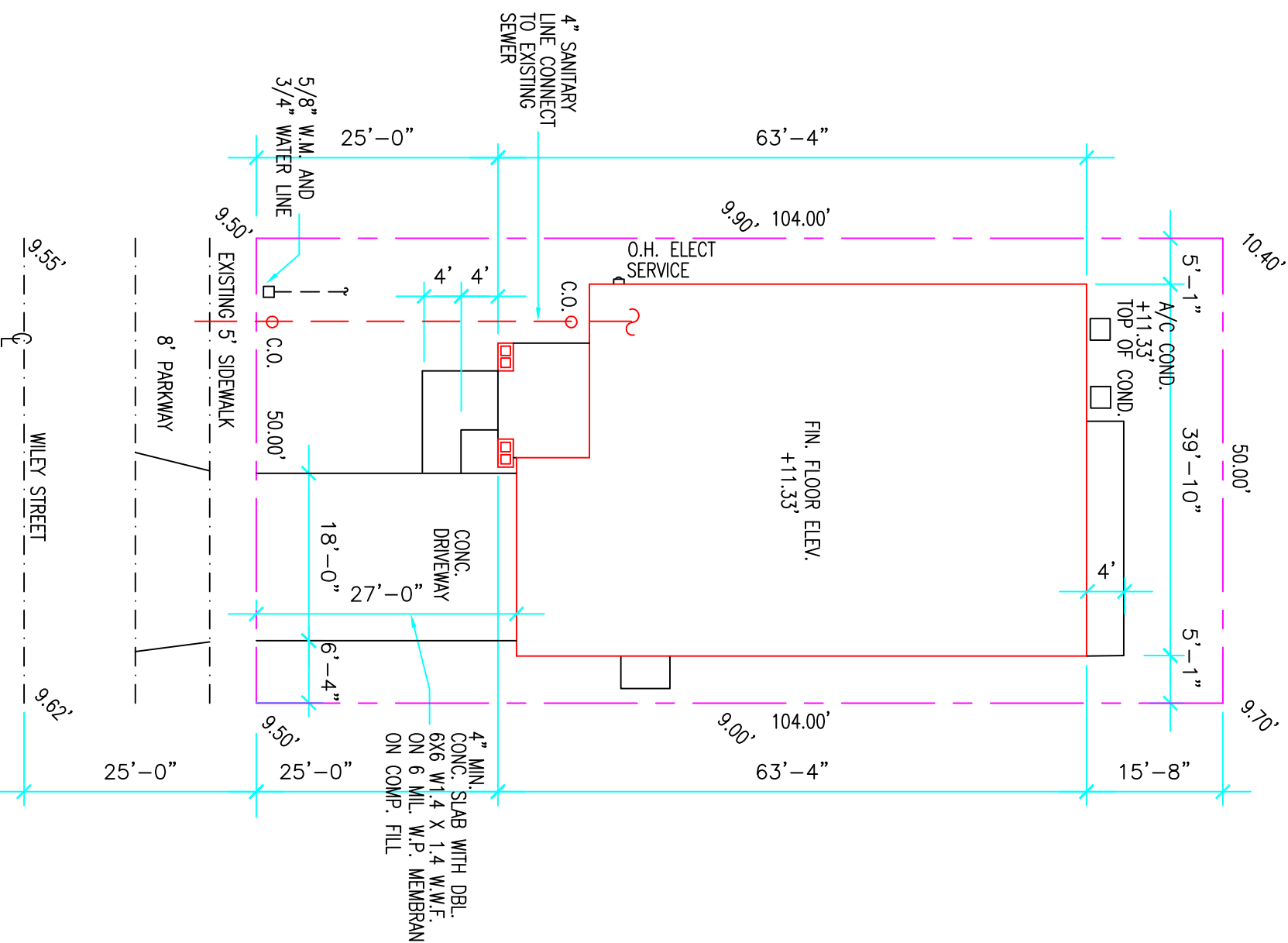
- SURVEYOR'S NOTES
1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
 2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
 3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
 4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
 5. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE SHOWN.
 6. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
 7. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL. THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
 8. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
 9. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
 10. EXISTING CORNERS FOUND OFF WITNESS PROPERTY CORNERS
 11. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
 12. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.

- NOTE:
1. THE CONTRACTOR IS TO COMPLY WITH THE CODES CODE 54.20 AND FOLLOW BMP'S BEST MANAGEMENT PRACTICES USING CONTROL TO PRODUCE EROSION SEDIMENTATION AND STORM WATER POLLUTION RUNOFF PROPERTIES
 2. ALL SITE GRADING TO BE PROVIDED AT THE SAME HEIGHT AS THE ADJACENT PROPERTIES
 3. THE BOTTOM OF THE A/C CONDENSER IS TO LOCATED AT THE SAME HEIGHT AS THE REQUIRED INTERIOR FINISHED FLOOR AT THE LIVING ROOM
 4. CONTRACTOR TO VERIFY INTERIOR FINISHED FLOOR ELEVATION WITH THE BUILDING DEPARTMENT AND OTHER AUTHORITIES PRIOR TO CONSTRUCTION.
 5. CONTRACTOR TO FIELD VERIFY TO REGRADE AS REQUIRED TO INSURE THAT ALL STORM WATER DOES NOT POUR ONTO ADJACENT PROPERTIES. (BE GRADE TO MEET NEW GARAGE AND ENTRY ELEVATION)
 6. CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF ELEC. METER WITH F.P.L.
 7. THE CONTRACTOR IS TO VERIFY THE REQUIRED FIN. FLOOR ELEV. WITH THE BLDG DEPT.

GREEN BUILDING REQUIREMENTS (151.153)

1. ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA
2. PROVIDE PROGRAMMABLE THERMOSTATS
3. PROVIDE DUAL FLUSH TOILETS. VERIFY TO USE LESS THAN ONE GALLON TO FLUSH LIQUIDS AND 1.6 GALLONS OR LESS FOR SOLIDS.
4. PROVIDE MEV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTIMICROBIAL AGENT. MEV OF AT LEAST 8 SHALL BE VERIFIED BY THE MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION.
5. ALL OUTDOORS LIGHTS INCLUDING FLUORESCENT BALLBS AND FIXTURES WITH ELECTRONIC BALLAST LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTAIC SYSTEM, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON DIMMER, ALL ENERGY EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY THE ELECTRICAL INSPECTOR AT FINAL INSPECTION.

NOTE:
PROVIDE AN EMPTY 3/4" CONO. IN EACH GARAGE TO A TWO GANG JUNCTION BOX WITH BLANK PLATE



SITE PLAN

SCALE: 1/16"=1'-0"
FLOOD ZONE "X"
ZONED RS-6

LEGAL DESCRIPTION:

LOT 16 BLOCK 75 WEST CARRER RANGES ADDITION NO. 2
ACROSSING THE PUBLIC HIGHWAY AND BROW
26 AT PAGE 36 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FL.

SITE CALCULATIONS:

SITE 5,200.00 S.F.
RESIDENCE 2,300.00 S.F. 44.23 %
ROOFED ENTRY 122.00 S.F. 2.34 %
DRIVEWAY 486.00 S.F. 9.34 %
CONC. SLABS 214.00 S.F. 4.11 %
LANDSCAPE 2,078.00 S.F. 39.96 %

FRONT YARD CALCULATION:
FRONT YARD 1,600.00 S.F.
DRIVEWAY AND ENTRY 472.00 S.F.
TOTAL SOD 1,128.00 S.F.
SHOODED AREA AT FRONT IS 70.5% OF THE FRONT YARD

EXTERIOR DOOR SCHEDULE

CONTRACTOR TO VERIFY ALL MASONRY OPENINGS WITH THE MANUFACTURER COORDINATE STYLE WITH THE OWNER

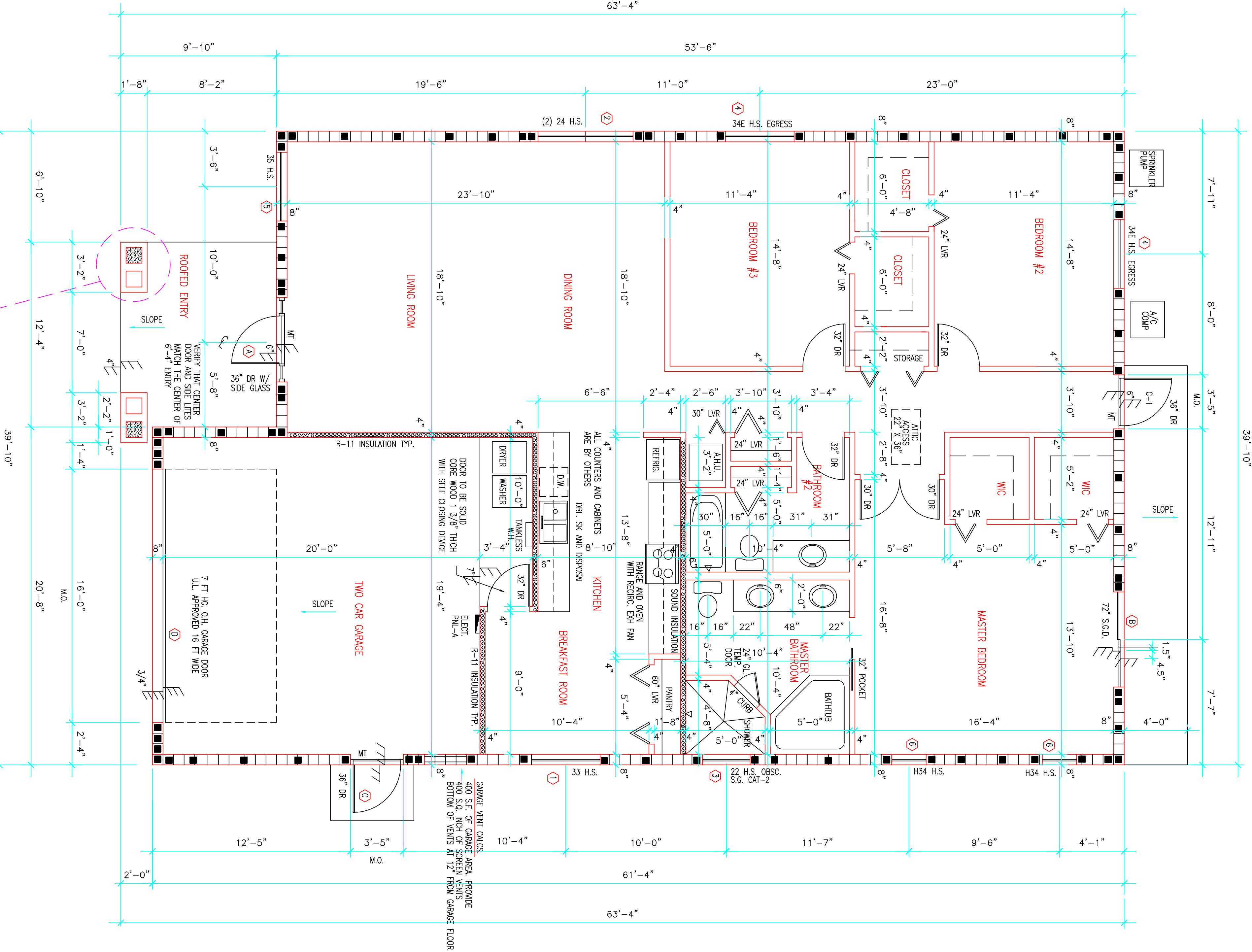
MARK	SIZE WIDTH X HEIGHT	MASONRY OPENING WIDTH X HEIGHT	PRESS. RATING RECO. FOR SPECIFIC OPENING (+) PSF (-) PSF	SHUTTERS REQ. YES OR NO	ZONE	EGRESS REQ.
A	36" DOOR WITH (2) 1/2" SIDE LITES	5'-0" X 8'-0"	5'-4"+ X 8'-10"	+34.39 -37.59	IMPACT	4 YES
B	72" S.G.D. CAT-2	6'-0" X 6'-8"	6'-2" X 6'-10"	+34.39 -37.59	IMPACT	4 NO
C	36" DOOR	3'-0" X 6'-8"	3'-4" X 6'-10"	+36.09 -39.29	IMPACT	4 NO
D	16" W. X 7' H. O.H. DR	16'-0" X 7'-0"	16'-0" X 7'-0"	+31.86 -35.06	IMPACT	4 NO
C-1	36" FRENCH DOOR	3'-0" X 6'-8"	3'-4" X 6'-10"	+36.09 -39.29	IMPACT	4 NO

WINDOW SCHEDULE

CONTRACTOR TO VERIFY ALL MASONRY OPENINGS WITH THE MANUFACTURER COORDINATE STYLE WITH THE OWNER

PROVIDE GLAZ. AND U FACTOR
AS PER ENERGY CALCS. REQUIREMENTS

MARK	SIZE WIDTH X HEIGHT	MASONRY OPENING WIDTH X HEIGHT	SHUTTERS REQ. YES OR NO	EGRESS REQ. YES OR NO	PRESS. RATING RECO. FOR SPECIFIC OPENING (+) PSF (-) PSF	ZONE
1	33 H.S.	53 1/8" X 38 3/8"	54 1/8" X 39 3/8"	NO	+36.98 -40.18	4
2	(2) 24 H.S.	74" X 50 5/8"	74" X 51 5/8"	NO	+37.13 -40.34	4
3	22 H.S. CAT-2, OBSC.	37" X 26"	38" X 27"	NO	+37.80 -41.00	4
4	34E H.S. EGRESS	53 1/8" X 57"	54 1/8" X 51 5/8"	YES	+35.88 -39.18	4
5	35 H.S.	53 1/8" X 63"	54 1/8" X 64"	NO	+35.73 -46.48	5
6	H34 H.S.	26 1/2" X 50 5/8"	27 1/2" X 51 5/8"	NO	+37.13 -40.34	4



FLOOR PLAN

SCALE: 1/4"=1'-0"
GROUP B3
FLOOD ZONE "X"
CODE USED F.B.C. 2014 FIFTH EDITION

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NO.	DATE	REVISION

NEW RESIDENCE
LOT-16 BLOCK-75
WILEY STREET
HOLLYWOOD, FLORIDA

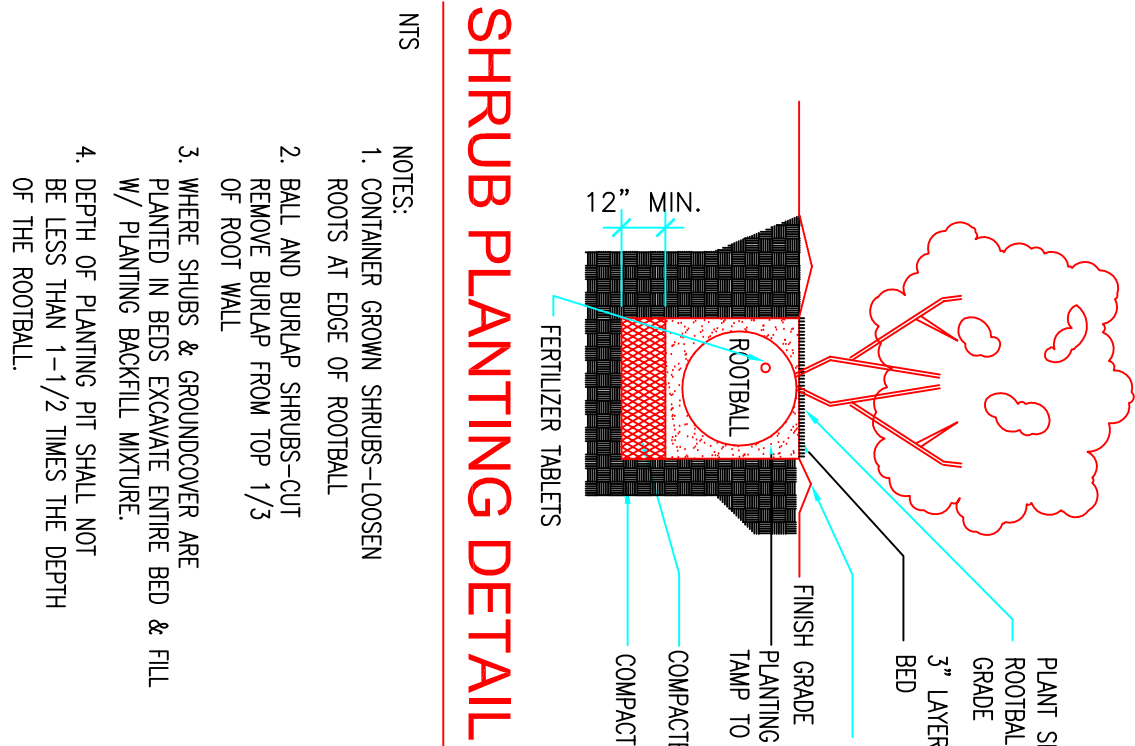
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CHECKED
DRAWN
DATE 1-8-2018
COMA NO. 18-104

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK



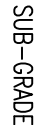
1. CONTAINER GROWN SHRUBS—LOOSEN ROOTS AT EDGE OF ROOTBALL
2. BALL AND BURLAP SHRUBS—CUT REMOVE BURLAP FROM TOP 1/3 OF ROOT WALL
3. WHERE SHRUBS & GROUND COVER ARE PLANTED IN BEDS EXCAVATE ENTIRE BED w/ PLANTING BACKFILL MIXTURE.
4. DEPTH OF PLANTING PIT SHALL NOT BE LESS THAN 1-1/2 TIMES THE DEPTH OF THE ROOTBALL

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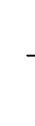
GRADING AND PREPARATION OF SUBGRADE
BASE COURSES SHALL BE APPROVED BY THE
ENGINEERING DEPT. PRIOR TO APPLICATION
PAVEMENT SURFACE MATERIALS

- (A) 12" CLEAN SUBGRADE COMPACTED TO 98% PER ASSHTO FM 1-1180
- (B) ASPHALT AND PAPER DRIVEWAYS
6" MIN. LIME/ROCK BASE COMPACTED TO 98% PER ASSHTO FM 1-1180, METHOD D.
- CONCRETE DRIVEWAYS
6" MIN. THICKNESS, 3000 PSI CONCRETE WITH EITHER FIBER MESH CONCRETE OR 6"X6"X10G
- (C) ASPHALTIC SURFACE COURSE
EDOT TYPE S-111 OR TYPE S-1B-C MODIFIED 1" THICK MIN. (RESIDENTIAL)
1 1/2" THICK MIN. (COMMERCIAL & INDUSTRIAL)



NOTES:

1. SET TREE PLUMB TO FINISH GRADE
2. NO SOIL OR MULCH SHALL BE PLACED OVER THE ROOTBALL
3. ALL STAKING & GUYS SHALL BE REMOVED APPROXIMATELY 6 MONTHS AFTER PLANTING OR AS DIRECTED BY LANDSCAPE ARCHITECT
4. DO NOT CUT CENTRAL LEADER OR TOP OF TREE.



N.I.S.

N.T.S.

N.T.S.

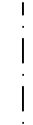
N.T.S.

MARK	QTY	BOTANICAL	COMMON NAME	SIZE
(NATIVE) A	2	ULM. CRASSNE	DIABLO HOLLY	14" HO. X 6" SPM, 2.5" DBH, 4.5' CLEAR TRUNK
(NATIVE) B	1	QUERCUS VIRGINIANA	WHITE OAK	14" HO. X 6" SPM, 2.5" DBH, 4.5' CLEAR TRUNK
(NATIVE) C	25	CHRYSEALANTHIUM	FLORAL CACTUS	24" X 30" HO. X 6" SPM, 24" O.C.
(NATIVE) D	2	CORONILLA SP.	ORANGE CROSER	14" HO. X 6" SPM, 2.5" DBH, 4.5' CLEAR TRUNK
E	248	XEROPHYTE SHRUBS	99% S.F. (MAY)	24" TALL, 24" SPM, 24" O.C.

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E	248	XEROPHYTE SHRUBS	99% S.F. (MAY)	24" TALL, 24" SPM, 24" O.C.

NOTE: THE PROPOSED XERISCAPING SHRUBS WILL BE REVIEWED AND APPROVED AT AND/OR PRIOR TO THE PRE CONSTRUCTION MEETING. ALL SOD TO BE ST AUGUSTINE

1. ALL PLANT MATERIALS INSTALLED SHALL CONFORM TO, OR EXCEED, THE MINIMUM STANDARD FOR FLORIDA NUMBER ONE AS PROVIDED IN THE MOST CURRENT EDITION OF "GRASSES AND STANDARDS FOR NURSERY PLANTS, PART I AND II, PREPARED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
2. ALL GROUND COVER BEDS, SHRUBBED BEDS, AND HEDGES SHALL BE MULCHED WITH A MINIMUM OF 3" DEPTH OF SHEDDED CYPRESS MULCH.
3. ALL LANDSCAPE AREAS, INCLUDING SWALE, NOT PLANTED WITH SHRUBS, HEDGES, GROUND COVERS, ETC., TO BE PLANTED WITH SMART AUGUSTINE FLORAMA SOD. ALL SOD SHALL BE Laid ON SMOOTH PLANNING SLAB WHICH HAS BEEN GRADED TO PROPER SLOPE. SOD SHALL BE PLANTED WITH THE CORNER JOINTS OF THE SODS WITH CLOSELY FITTED JOINTS, AND SHALL BE IN A GREEN AND HEALTHY GROWING CONDITION AT PLANTING. SOD INSTALLED ADJACENT TO CURBS, WALKS OR PAVING SHALL BE AND SUCH THAT THE TOP OF SOD WHEN FRESHLY MOVED IS FLUSH WITH THE PAVEMENT AND DOES NOT IMPEDIE THE FLOW OF DRAINAGE OFF THOSE PAVED SURFACES.
4. ALL TREES OVER 12 FEET HEIGHT SHALL BE GOWN IN ACCORDANCE WITH SOUND NURSERY PRACTICE.
5. THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE THE PLANS AND IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INVESTIGATED AND IS FULLY AWARE OF ALL EXISTING UTILITIES AND CONDITIONS OF THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND MATERIALS TO BE FURNISHED AND AS TO BE REQUIREMENTS OF THE PLANS.
6. ALL CODE REQUIRED TREES SHALL MIN. OF 12'-0" IN HEIGHT AND A WELL SHAPED CANOBY WITH A SPEED INDICATIVE OF THE SPECIES. TREES SHALL HAVE A MIN. OF 6 FEET OF CLEAR TRUNK AND 2" CALIPER MEASURED DIAMETER AT BREAST HEIGHT APPROXIMATELY 4'-6" ABOVE GRADE. TO BE CLASS "C" OR BETTER.
7. ALL CODE REQUIRED SCREEN SHADES SHALL BE A MIN. OF 42" OF HEIGHT AT THE TIME OF PLANTING. ALL CODE REQUIRED SCREEN SHADES SHALL BE SPACED AT 10' MAX. OF 24" O.C. IN ORDER TO DEVELOP A SOLID SCREEN PLANTING WITH IN ONE YEAR OF INSTALLATION.
8. ALL LANDSCAPE AREAS SHALL BE FINISH GRATED SUCH THAT THEY FLUSH AND LEVEL WITH SURROUNDING PAVED SURFACES AS NOT TO IMPEDIE THE FLOW OF DRAINAGE INTO PAVED AREAS AND TO PREVENT THE BACKWASH OF MULCH AND DEBRIS INTO PAVED AREAS.
9. ALL LANDSCAPE AREAS AND SOD AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM INSTALLED. COVERAGE SHOULD BE 100 % TO ALL LANDSCAPE AND SOD AREAS. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED WITH A PRESSURE OF 30 PSI. SHOULD BE MINIMIZED. SODDED AREAS AND SHRUB BEDS SHOULD BE ON SEPARATE IRRIGATION ZONES FOR A MORE EFFICIENT SYSTEM. IRRIGATION SYSTEM SHALL BE INSTALLED WITH A MAIN SENSOR.



SCALE: 1/8"=1'-0"

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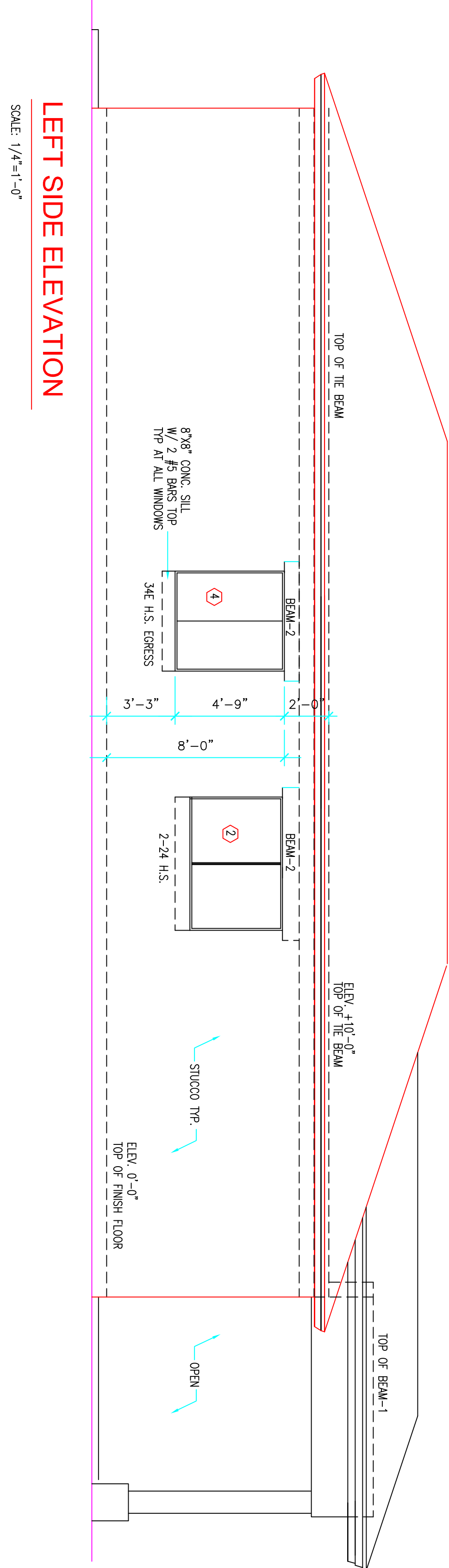
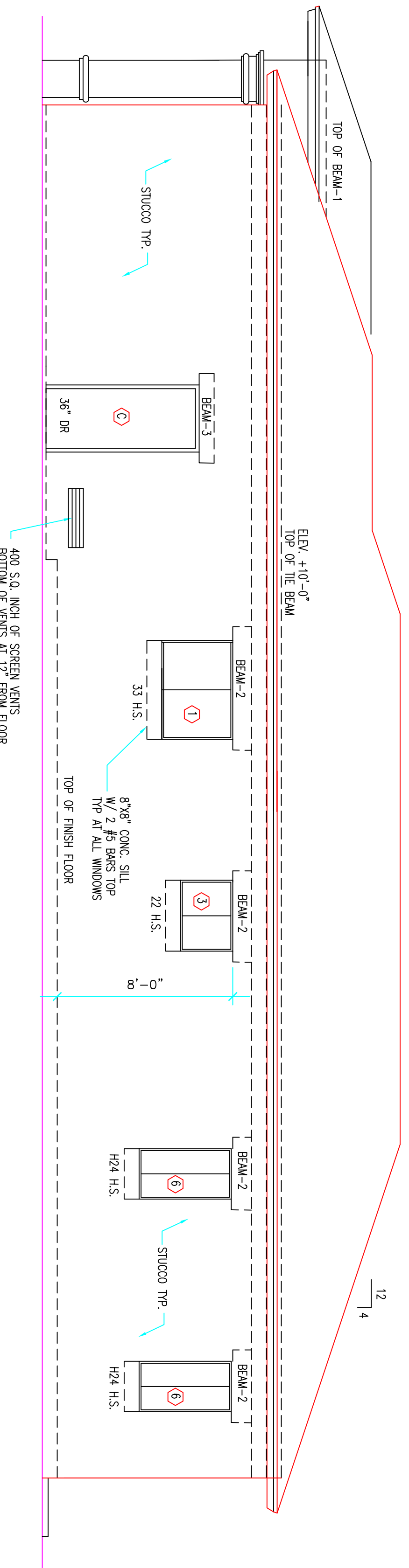
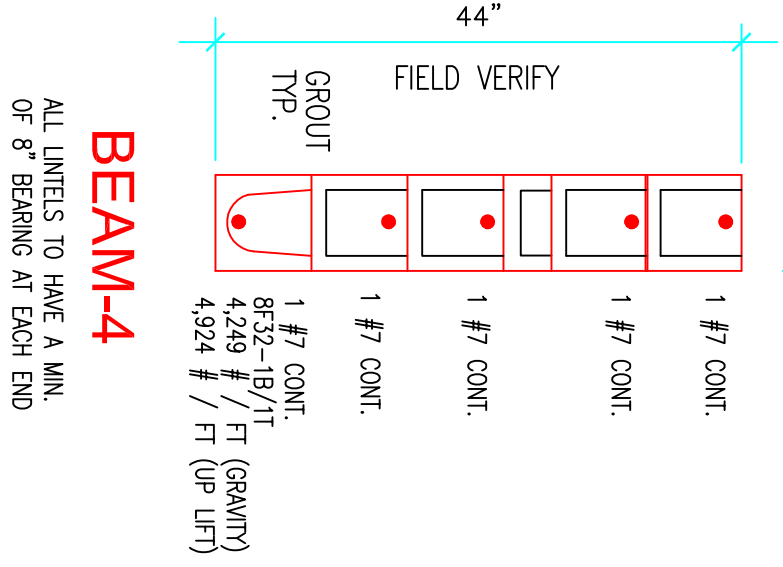
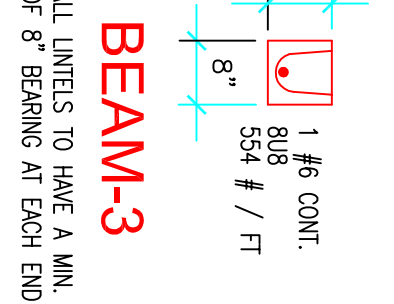
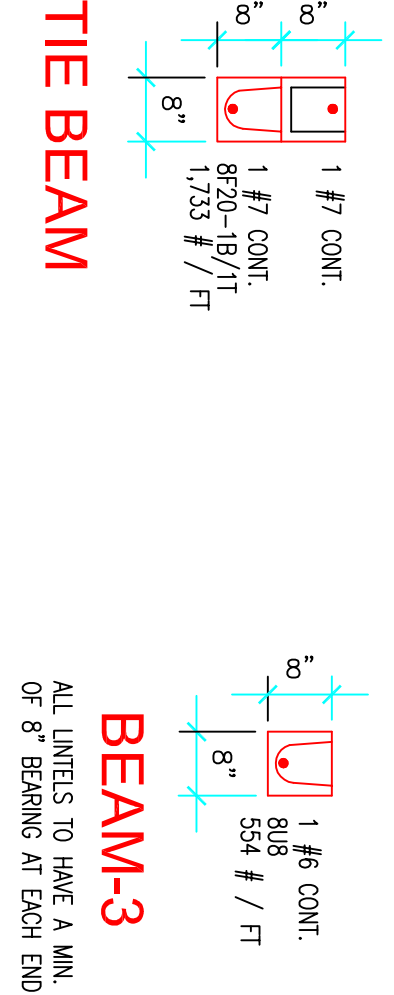
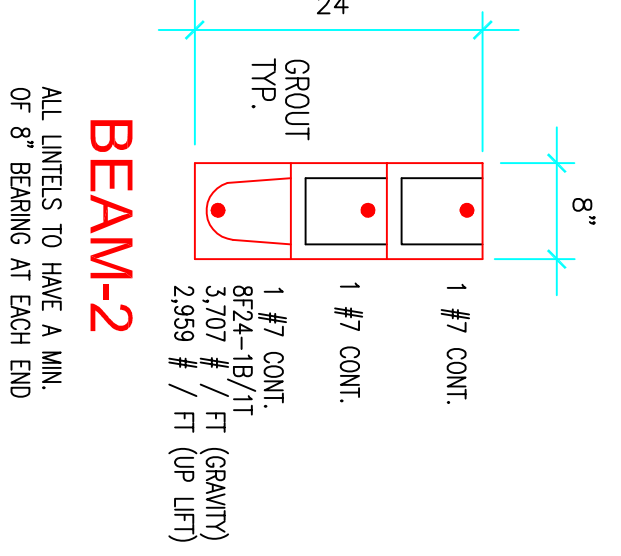
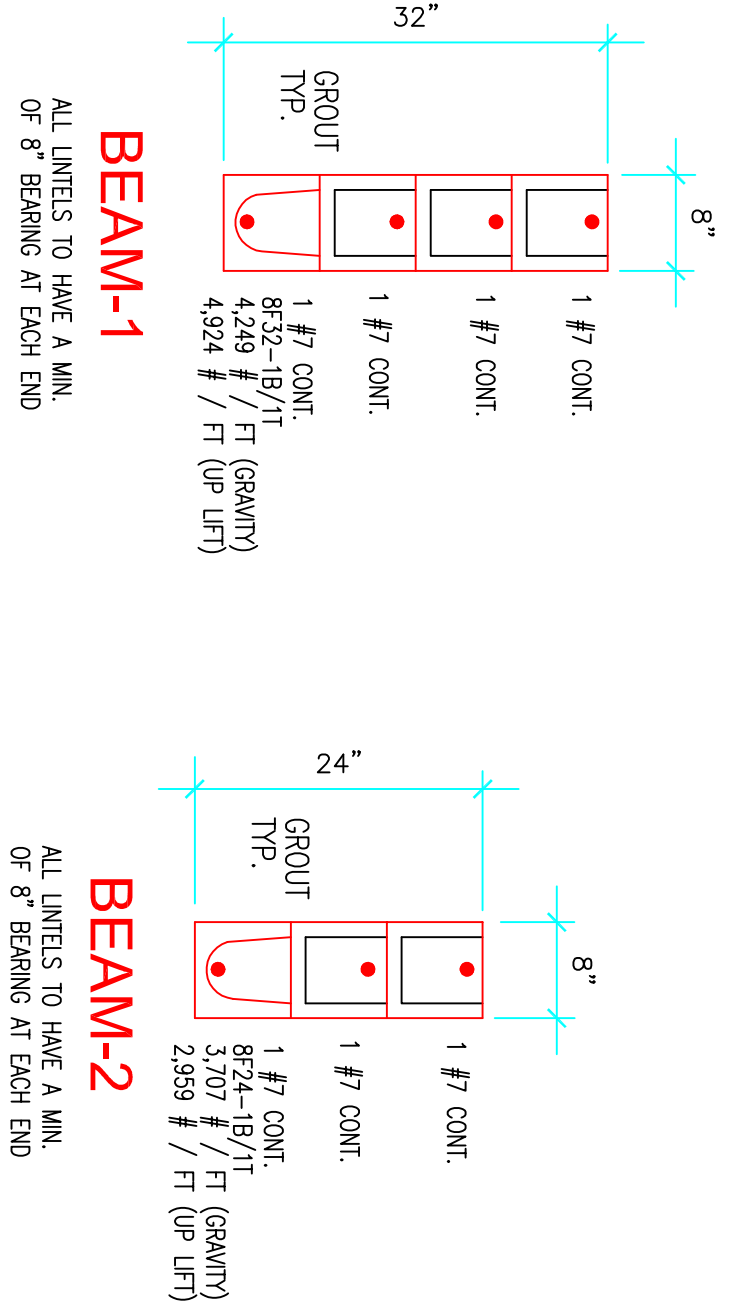
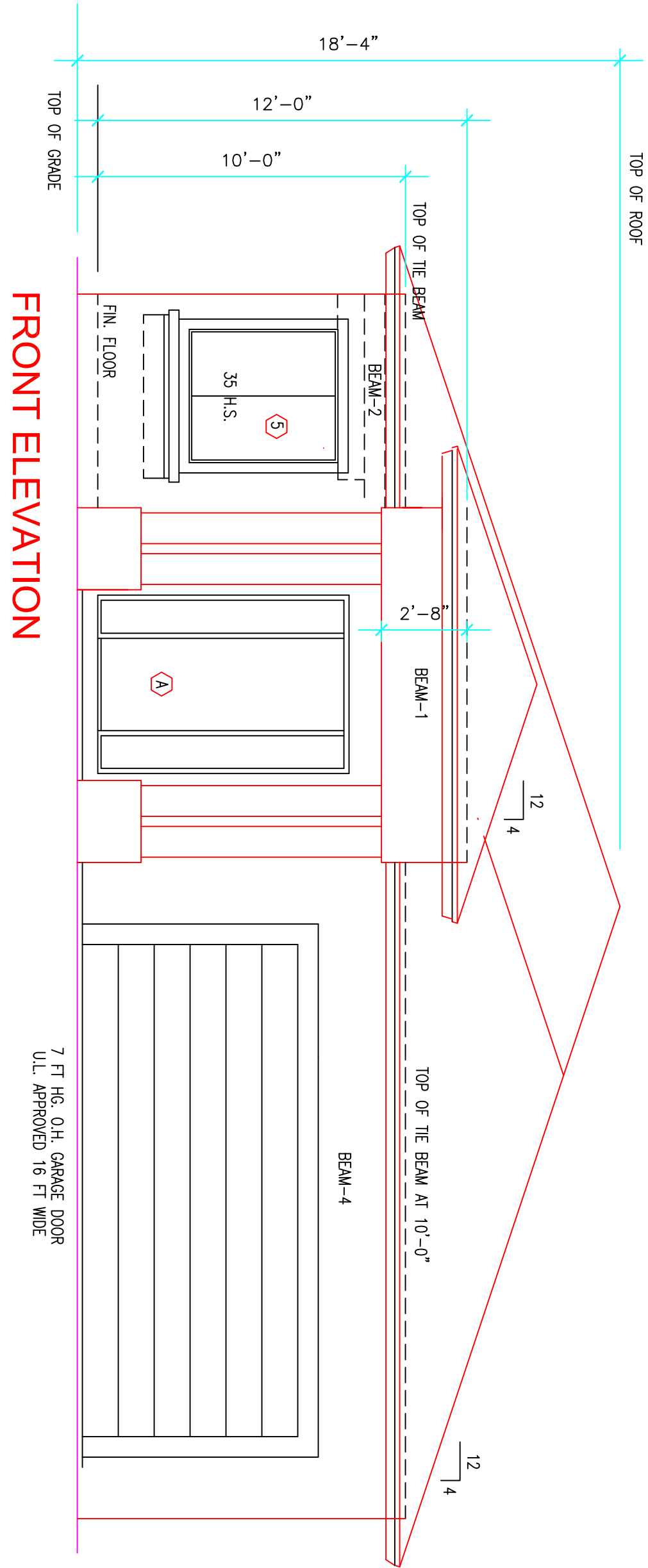
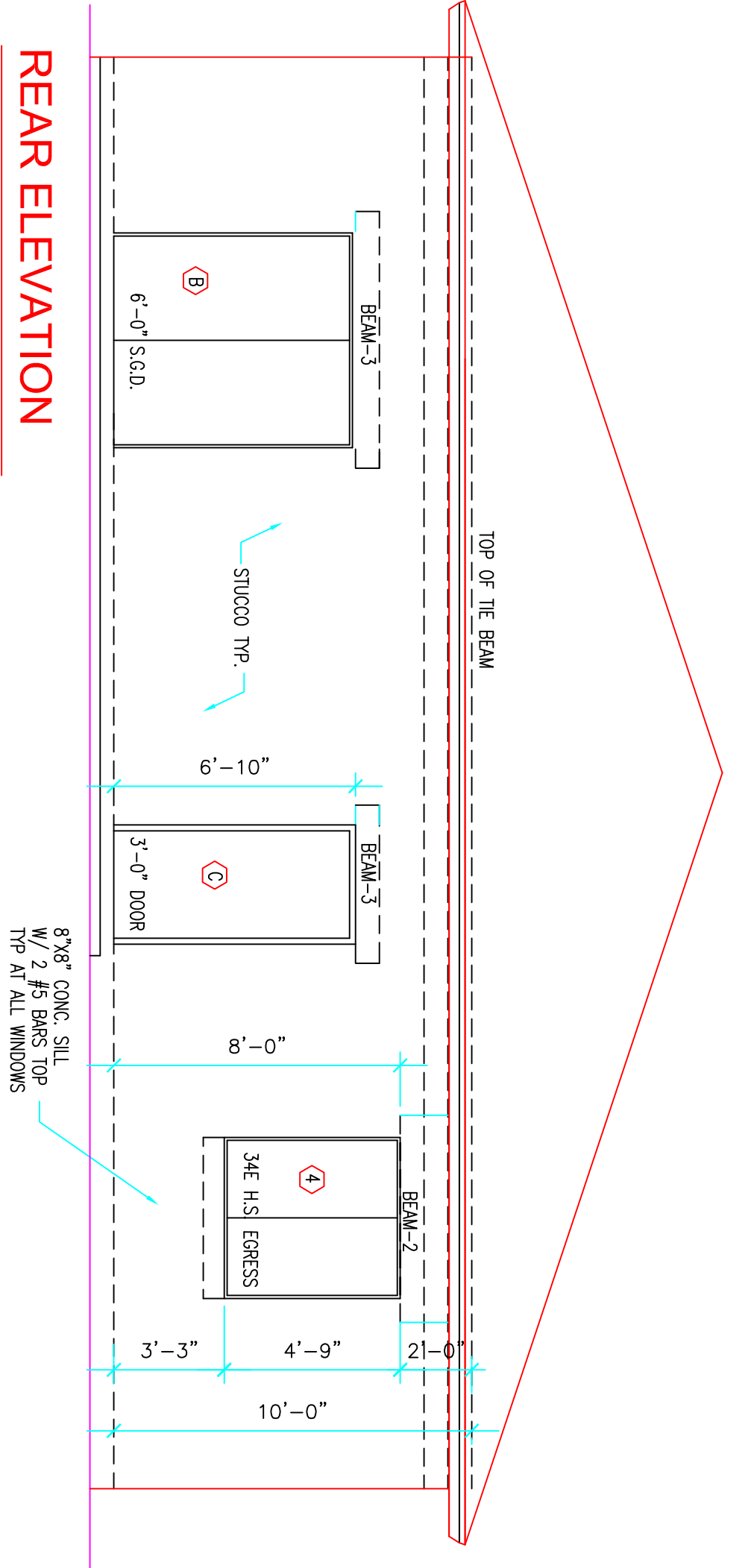
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18-104

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Model Home to Build



Model Home to Build

