

# Exhibit A

## PETITION FOR VOLUNTARY ANNEXATION

**TO:** City of Coconut Creek

The undersigned ALLEY FARMS LLC, a Florida limited liability company, hereby voluntarily petitions the City Commission of the City of Coconut Creek pursuant to Section 171.044 Florida Statutes, to annex its property, presently located in unincorporated Broward County, Florida, as legally described in **Exhibit A**, attached hereto and made a part hereof ("Property"), into the City of Coconut Creek ("City") and in support thereof hereby attests that the following is true and correct:

1. The Property complies with the requirements of Sections 171.044(1) and (5), Florida Statutes in that the Property is reasonably compact, contiguous to the City and its annexation will not result in the creation of an enclave.

2. That the following documents are attached hereto in support of the Petition for Voluntary Annexation:

- a. A survey of the Property showing any easements, public dedications and total square footage of the Property.
- b. Proof of ownership by copy of the recorded Warranty Deed.
- c. Location map showing the Property and the municipal boundaries.

Dated this 27 day of September, 2018.

Submitted by:

Signed, sealed and delivered  
In the presence of:

ALLEY FARMS LLC

Granire DeSena  
(Signature)

Granire DeSena  
Print Name

Kathleen M. Rosendahl  
(Signature)

Kathleen M. Rosendahl  
Print Name

By: Joy Alley  
(Signature)

Print name: Joy W. Alley  
Title: Manager  
Address: 4922 NW 76<sup>th</sup> Place  
Pompano Beach, FL 33074

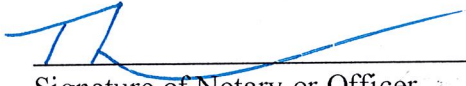
Dated: 9.27.18

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA        )  
  ) SS  
COUNTY OF BROWARD    )

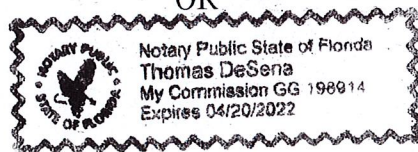
The foregoing instrument was acknowledged before me this 27 day of Sept., 2018,  
by Joy W. Alley, as Manager of Alley Farms LLC, who is personally known to me or produced  
as identification.

---

  
\_\_\_\_\_  
Signature of Notary or Officer

Notarial Seal (stamped in black ink)

OR



\_\_\_\_\_  
Printed Name of Notary Public  
State of Florida Commission Number:





3

This instrument was prepared by:  
Andrew G. Kolondra  
210 University Drive, Suite 500  
Coral Springs, FL 33071

Record and Return To:  
Ferdinand & Sullivan, P.A.  
100 W. Cypress Creek Rd, Suite 910  
Fort Lauderdale, FL 33309  
Folio No. 17232-01-02500 and  
17232-01-02510

**WARRANTY DEED**

THIS INDENTURE, made this 1<sup>st</sup> day of August, 2007, between **Bradley J. Bethurem and Beatriz Bethurem, husband and wife, grantor\***, and **Alley Farms, LLC, a Florida limited liability company, grantee\***, whose post office address is 4922 NW 76<sup>th</sup> Place, Coconut Creek, FL 33073.

WITNESSETH that said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration 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:

See Exhibit "A" attached hereto and made a part hereof

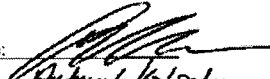
This conveyance is given subject to taxes for the current year, to applicable zoning ordinances, conditions, restrictions, limitations and easements of record, if any.


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

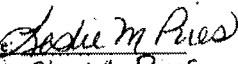
\*"Grantor" and "grantee" are used for singular or plural, as context requires.


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

Signed, sealed and delivered  
in the presence of

1st Witness Sign Here:   
Print Name Below: Andrew G. Kolondra  
As To Both Grantors

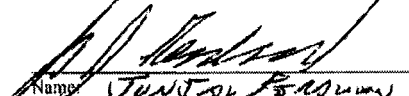
  
Bradley J. Bethurem  
5821 NW 79<sup>th</sup> Way  
Parkland, FL 33067

2nd Witness Sign Here:   
Print Name Below: Leslie M. Pires  
As To Both Grantors

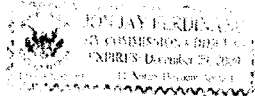
  
Beatriz Bethurem  
5821 NW 79<sup>th</sup> Way  
Parkland, FL 33067

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of August, 2007, by Bradley J. Bethurem and Beatriz Bethurem. They are personally known to me or have produced their drivers license as identification and who did/did not take an oath.

  
Name: JAMES P. BROWN  
Notary Public - State of Florida

My Commission Number:  
My Commission Expires:



**EXHIBIT "A"**

**PARCEL 1**

A portion of the West one-half (W1/2), of Tract 50, Block 83, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, Page 53, of the Public Records of Pam Beach County, Florida, more fully described as follows:

Beginning at the Southeast corner of said West one-half (W1/2), of Tract 50; thence Due North on the East line of said West one half (W1/2), of Tract 50, a distance of 260.00 feet; thence North 89°30'40" West, on a line 259.99 feet North of and parallel with (as measured at right angles) the South line of said Tract 50, a distance of 200.01 feet; thence due South on a line 200.00 feet West of and parallel with (as measured at right angles) the said East line of the West one-half (W1/2), of Tract 50, a distance of 260.00 feet, to a point on the South line of said Tract 50; thence South 89°30'40" East, on said South line, a distance of 200.01 feet to the Point of the beginning.

Said lands situate, lying and being in, Broward County, Florida, and containing 52,000.00 square feet or 1.1938 acres more or less.

**PARCELS 4 AND 5**

A portion of the West one-half (W1/2), of Tract 50, Block 83, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, Page 53, of the Public Records of Palm Beach County, Florida, more fully described as follows:

Commencing at the Southeast corner of said West one-half (W1/2), of Tract 50; thence Due North on the East line of Said West one-half (W1/2), of Tract 50, a distance of 397.95 feet to the Point of Beginning; Thence continuing Due North, on said East line a distance of 262.05 feet, to a point on the North line of said Tract 50; thence North 89° 30'40" West, on the North line of said Tract 50, a distance of 330.00 feet, to the Northwest corner of said Tract 50; thence Due South, on the West line of said Tract 50, a distance of 224.50 feet; thence South 89° 30'40" East, a distance of 207.63 feet; thence South 00° 26'21" East, a distance of 37.56 feet; thence South 89°30'40" East, a distance 122.09 feet, to the Point of Beginning.

Said lands situate, lying and being in, Broward county, Florida, and containing, 78,672 square feet or 1.8061 acres more or less.

This instrument was prepared by:  
**Andrew G. Kolondra**  
210 University Drive, Suite 500  
Coral Springs, FL 33071

Record & Return To:  
Ferdinand & Sullivan, P.A.  
100 W Cypress Creek Rd, Suite 910  
Fort Lauderdale, FL 33309  
File No. 07-172A Bethurem  
Folio No. 17232-01-02600

**WARRANTY DEED**

THIS INDENTURE, made this 1<sup>st</sup> day of August, 2007, between **Bradley J. Bethurem and Beatriz Bethurem, husband and wife, grantor\***, and **Alley Farms, LLC, a Florida limited liability company, grantee\***, whose post office address is 4922 NW 76<sup>th</sup> Place, Coconut Creek, FL 33073.

WITNESSETH that said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration 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:

See Exhibit "A" attached hereto and made a part hereof

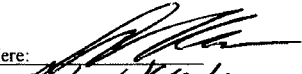
This conveyance is given subject to taxes for the current year, to applicable zoning ordinances, conditions, restrictions, limitations and easements of record, if any.


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

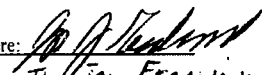
\*"Grantor" and "grantee" are used for singular or plural, as context requires.

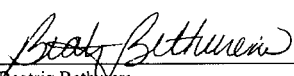
IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of

1st Witness Sign Here:   
Print Name Below: Andrew G. Kolondra  
As To Both Grantors

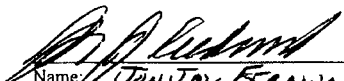
  
Bradley J. Bethurem  
5821 NW 79<sup>th</sup> Way  
Parkland, FL 33067

2nd Witness Sign Here:   
Print Name Below: Jon Jay Ferdinand  
As To Both Grantors

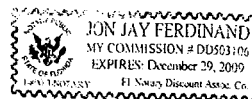
  
Beatriz Bethurem  
5821 NW 79<sup>th</sup> Way  
Parkland, FL 33067

State of Florida  
County of Broward

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of August, 2007, by Bradley J. Bethurem and Beatriz Bethurem. They are personally known to me or have produced their drivers license as identification and who did/did not take an oath.

  
Name: Jon Jay Ferdinand  
Notary Public - State of Florida

My Commission Number:  
My Commission Expires:



**EXHIBIT "A"**

A PORTION OF THE WEST ONE-HALF (W1/2 OF TRACT 50, BLOCK 83, PALM BEACH FARMS COMPANY PLAT NO.3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 53 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST ONE-HALF (W1/2) OF TRACT 50; THENCE DUE NORTH ON THE EAST LINE OF SAID WEST ONE-HALF (W1/2), OF TRACT 50; A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°30'40" WEST, ON A LINE 259.99 FEET NORTH OF PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF SAID TRACT 50, A DISTANCE OF 200.01 FEET; THENCE DUE SOUTH ON A LINE 200.00 FEET WEST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SAID EAST LINE OF THE WEST ONE-HALF (W1/2) OF TRACT 50, A DISTANCE OF 260.00 FEET TO A POINT ON THE SOUTH LINE OF TRACT 50, THENCE NORTH 89°30'40" WEST, ON THE SAID SOUTH LINE OF TRACT 50, A DISTANCE OF 129.99 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 50; THENCE DUE NORTH ON THE SAID WEST LINE A DISTANCE OF 425.50 FEET; THENCE SOUTH 89°30'40" EAST, A DISTANCE OF 207.63 FEET; THENCE SOUTH 00°26'21" EAST, A DISTANCE OF 37.56 FEET; THENCE SOUTH 89°30'40" EAST, A DISTANCE OF 122.09 FEET TO A POINT ON THE SAID EAST LINE OF THE WEST ONE-HALF (W1/2) OF TRACT 50; THENCE DUE SOUTH ON SAID EAST LINE A DISTANCE OF 137.95 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN INGRESS-EGRESS AND UTILITY EASEMENT OVER THE EAST 50.00 FEET OF THE ABOVE DESCRIBED LANDS, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

**PROPERTY ADDRESS:**

4391 NW 71 STREET, POMPANO BEACH, FL. 33073

**LEGAL DESCRIPTION:**

**EXHIBIT 'A'**

A PORTION OF THE WEST ONE-HALF (W 1/2) OF TRACT 50, BLOCK 83 "PALM BEACH FARMS COMPANY PLAT NO. 3" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 53 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID WEST ONE-HALF (W 1/2) OF TRACT 50; THENCE DUE NORTH ON THE EAST LINE OF SAID WEST ONE-HALF (W 1/2), OF TRACT 50, A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°30'40" WEST, ON A LINE 259.99 FEET NORTH OF PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF SAID TRACT 50, A DISTANCE OF 200.01 FEET; THENCE DUE SOUTH ON A LINE 200.00 FEET WEST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SAID EAST LINE OF THE WEST ONE-HALF (W 1/2) OF TRACT 50, A DISTANCE OF 260.00 FEET TO A POINT ON THE SOUTH LINE OF TRACT 50, A DISTANCE OF 129.99 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 50; THENCE DUE NORTH ON THE SAID WEST LINE, A DISTANCE OF 425.90 FEET; THENCE SOUTH 89°30'40" EAST, A DISTANCE OF 207.63 FEET; THENCE SOUTH 00°28'21" EAST, A DISTANCE OF 37.56 FEET; THENCE SOUTH 89°30'40" EAST, A DISTANCE OF 122.09 FEET TO A POINT ON THE SAID EAST LINE OF THE WEST ONE-HALF (W 1/2) OF TRACT 50; THENCE DUE SOUTH ON SAID EAST LINE, A DISTANCE OF 137.95 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN INGRESS-EGRESS AND UTILITY EASEMENT OVER THE EAST 50.00 FEET OF THE ABOVE DESCRIBED LANDS. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA TOGETHER WITH:

**PARCEL 1**

A PORTION OF THE WEST ONE-HALF (W 1/2), OF TRACT 50, BLOCK 83 OF "PALM BEACH FARMS COMPANY PLAT NO. 3" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 53 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST ONE-HALF (W 1/2) OF TRACT 50; THENCE DUE NORTH ON THE EAST LINE OF SAID WEST ONE-HALF (W 1/2), OF TRACT 50, A DISTANCE OF 260.00 FEET; THENCE NORTH 89°30'40" WEST, ON A LINE 259.99 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF SAID TRACT 50, A DISTANCE OF 200.01 FEET; THENCE DUE SOUTH ON A LINE 200.00 FEET WEST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SAID EAST LINE OF THE WEST ONE-HALF (W 1/2), OF TRACT 50, A DISTANCE OF 260.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID TRACT 50; THENCE SOUTH 89°30'40" EAST, ON SAID SOUTH LINE, A DISTANCE OF 200.01 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN, BROWARD COUNTY, FLORIDA, AND CONTAINING 52,000.00 SQUARE FEET OR 1.1938 ACRES MORE OR LESS.

TOGETHER WITH:

**PARCELS 4 AND 5**

A PORTION OF THE WEST ONE-HALF (W 1/2), OF TRACT 50, BLOCK 83 OF "PALM BEACH FARMS COMPANY PLAT NO. 3" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 53 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST ONE-HALF (W 1/2) OF TRACT 50; THENCE DUE NORTH ON THE EAST LINE OF SAID WEST ONE-HALF (W 1/2), OF TRACT 50, A DISTANCE OF 397.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING DUE NORTH, ON SAID EAST LINE A DISTANCE OF 262.05 FEET, TO A POINT ON THE NORTH LINE OF SAID TRACT 50; THENCE NORTH 89°30'40" WEST, ON THE NORTH LINE OF SAID TRACT 50, A DISTANCE OF 330.00 FEET, TO THE NORTHWEST CORNER OF SAID TRACT 50; THENCE DUE SOUTH, ON THE WEST LINE OF SAID TRACT 50, A DISTANCE OF 224.50 FEET; THENCE SOUTH 89°30'40" EAST, A DISTANCE OF 207.63 FEET; THENCE SOUTH 00°26'21" EAST, A DISTANCE OF 37.506 FEET; THENCE SOUTH 89°30'40" EAST, A DISTANCE OF 122.09 FEET, TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, AND CONTAINING 78,672 SQUARE FEET OR 1.8061 ACRES MORE OR LESS.

**CERTIFICATIONS:**

**ALLEY FARMS, LLC**

**FLOOD ZONE INFO:**

**COMMUNITY # CITY OF COCONUT CREEK 120031**

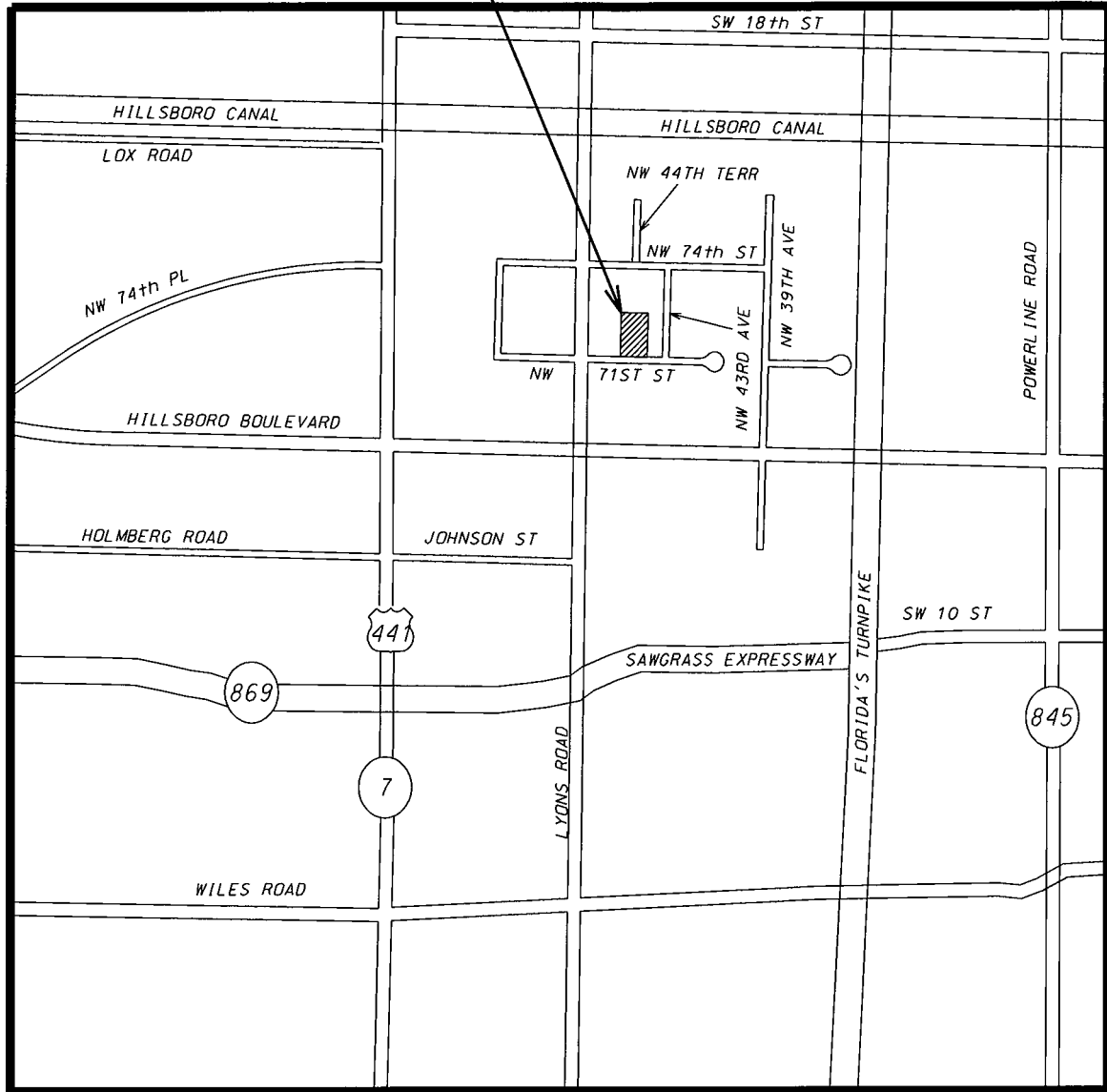
**PANEL & SUFFIX: 0105 F**

**FLOOD ZONE: AH 15**

**DATE OF FIRM: 8/18/92**



SUBJECT SITE



SECTION 5, TOWNSHIP 48S, RANGE 42E

# LOCATION MAP

NOT TO SCALE