

Prepared by:

Name Lawrence Lombard
(Butters Construction & Development, Inc.)
Address: 6820 Lyons Technology Circle, Ste. 100
Coconut Creek, FL 33073

Return to:

Leslie W. May, City Clerk
City of Coconut Creek
4800 West Copans Road
Coconut Creek, Florida 33063

BILL OF SALE

(From a corporation)

(Water Distribution and Sewage Collection system)

KNOW ALL MEN BY THESE PRESENTS, Lambert Holding Company, Inc.
(Name of Owner), whose principal post office address is 2419 E. Commercial Blvd., Ft. Lauderdale, Florida 33308, hereinafter referred to as Seller, for and in consideration of the sum of Ten Dollars (\$10) and good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, convey, sell and transfer to the **CITY OF COCONUT CREEK**, a Florida municipal corporation, whose post office address is 4800 Copans Road, Coconut Creek, FL 33063, hereinafter referred to as Buyer, its successors and assigns:

that certain Water Distribution & Sewage Collection system (consisting of that certain personal property described on Exhibit "A" which is attached hereto and made a part hereof,) located within that certain real property described as in Exhibit "B" which is attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto the Buyer, its successors and assigns forever.

AND SELLER, its successors and assigns, covenants to and with the Buyer that Seller is the lawful owner of the above described personal property, free and clear of all encumbrances, and the it will warrant and defend the sale of said property against the claims and demands of all other persons whatsoever.

IN WITNESS WHEREOF, the Seller hereto has caused this Bill Of Sale to be executed in its name, and its corporate seal to be affixed, by its appropriate officers thereunto duly authorized, this 16 day of March 2016.

(Corp seal)

ATTEST:

[Signature]
- Secretary

Daniel Lambert
(Print/type/stamp name of _____-sec.)

Witness:

[Signature]
Gina M Johns
(Print/type/stamp name of witness)

STATE OF FL

COUNTY OF Broward

THE FOREGOING BILL OF SALE was acknowledged before me this 11 day of March, 2016 by Daniel Lambert, _____ president (name and title), and _____ secretary (name and title) of _____ (name of grantor corporation), a FL (state or place of incorporation) corporation. He/she /they is/are personally known to me or has/have produced _____ (type of ID) and _____ (type of ID), respectively, as identification.

SELLER:

[Signature]
Lambert Holdings Company Inc.
(Name of granting corporation)
a FL corporation
(Here insert state of incorporation)

by: [Signature]
- President

Daniel Lambert
(Print/type/stamp name of _____-pres.)

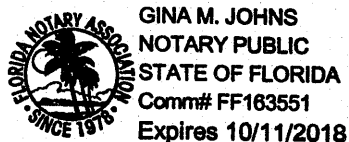
Witness:

[Signature]
Melissa Hansen
(Print/type/stamp name of witness)

[Signature]
Notary Public-State of FL

(Print/type/stamp name of Notary Public)

My commission expires:



(NP Seal)

My commission number is:

JOHN A. GRANT, JR., INC.

3333 NORTH FEDERAL HIGHWAY
PHONE : (561) 395-3333

CONSULTING ENGINEERS & LAND SURVEYORS
LICENSED BUSINESS # LB 50

BOCA RATON, FLORIDA
FAX : (561) 395-

SKETCH OF WATER LINE EASEMENT

A PORTION OF PARCEL "A" PLAT BOOK 178,
PAGE 146 OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA

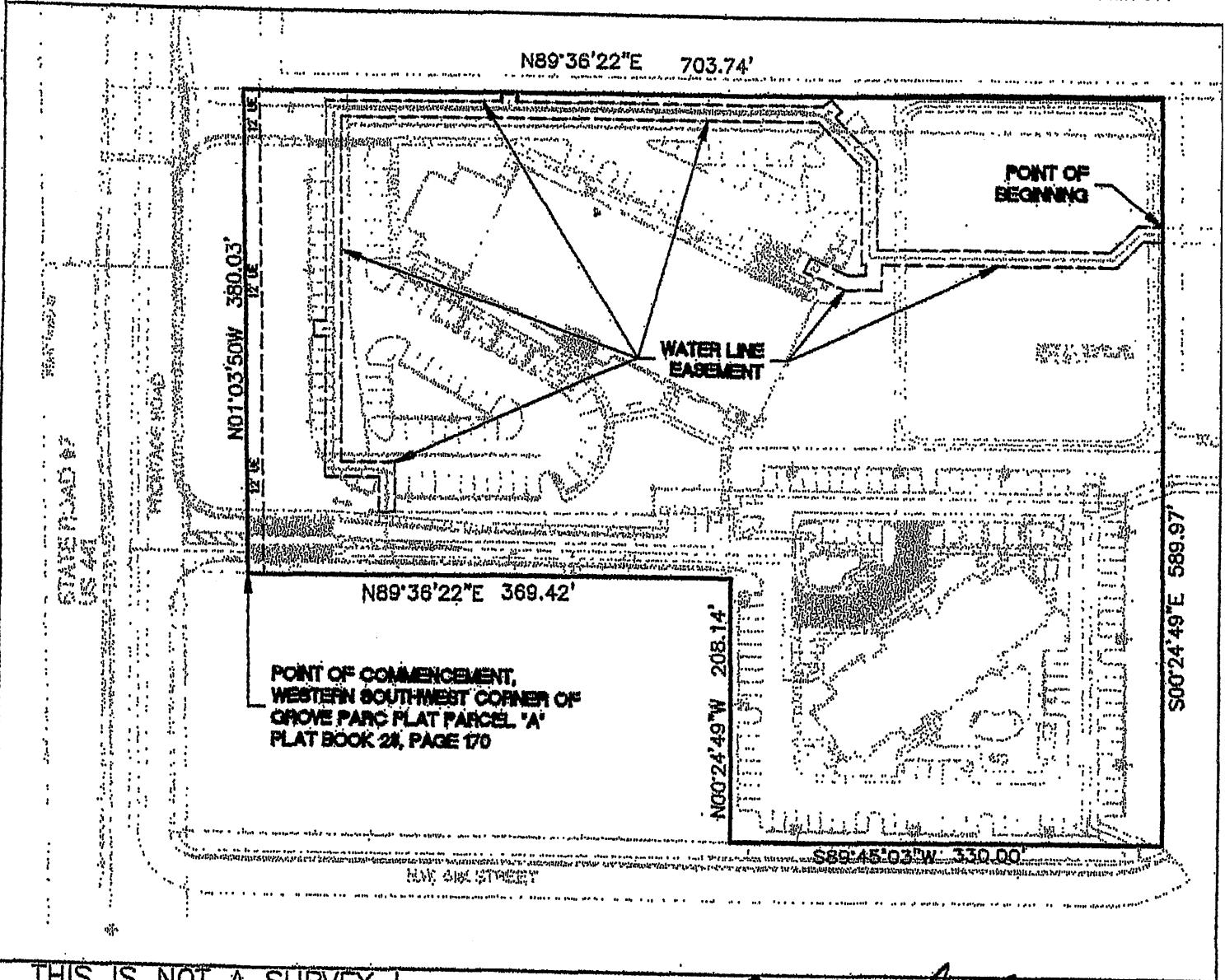
LEGEND

- R/W = RIGHT-OF-WAY
- UE = UTILITY EASEMENT
- FH = FIRE HYDRANT
- UE = UTILITY EASEMENT
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING

Exhibit B

(1 OF 3)

NOTE: SEE SHEETS 2 & 3 FOR
DETAILED EASEMENT SKETCH



THIS IS NOT A SURVEY !

Drawn By <u>TFL</u>	Date <u>01/12/2016</u>
Checked By <u>TFL</u>	F.B. <u>N/A</u> Pg. <u>N/A</u>
Scale <u>N.T.S.</u>	Job No. <u>JG6531</u>
Sheet <u>1</u> of <u>5</u>	

REVIEWED AND APPROVED

Thomas F. Lubanovic

THOMAS F. LUBANOVIC
PROFESSIONAL SURVEYOR & MAPPER NO. LS69
STATE OF FLORIDA

EASEMENT SITE PLAN
(NOT TO SCALE)

JOHN A. GRANT, JR., INC.

3333 NORTH FEDERAL HIGHWAY
PHONE : (561) 395-3333

CONSULTING ENGINEERS & LAND SURVEYORS
LICENSED BUSINESS # LB 50

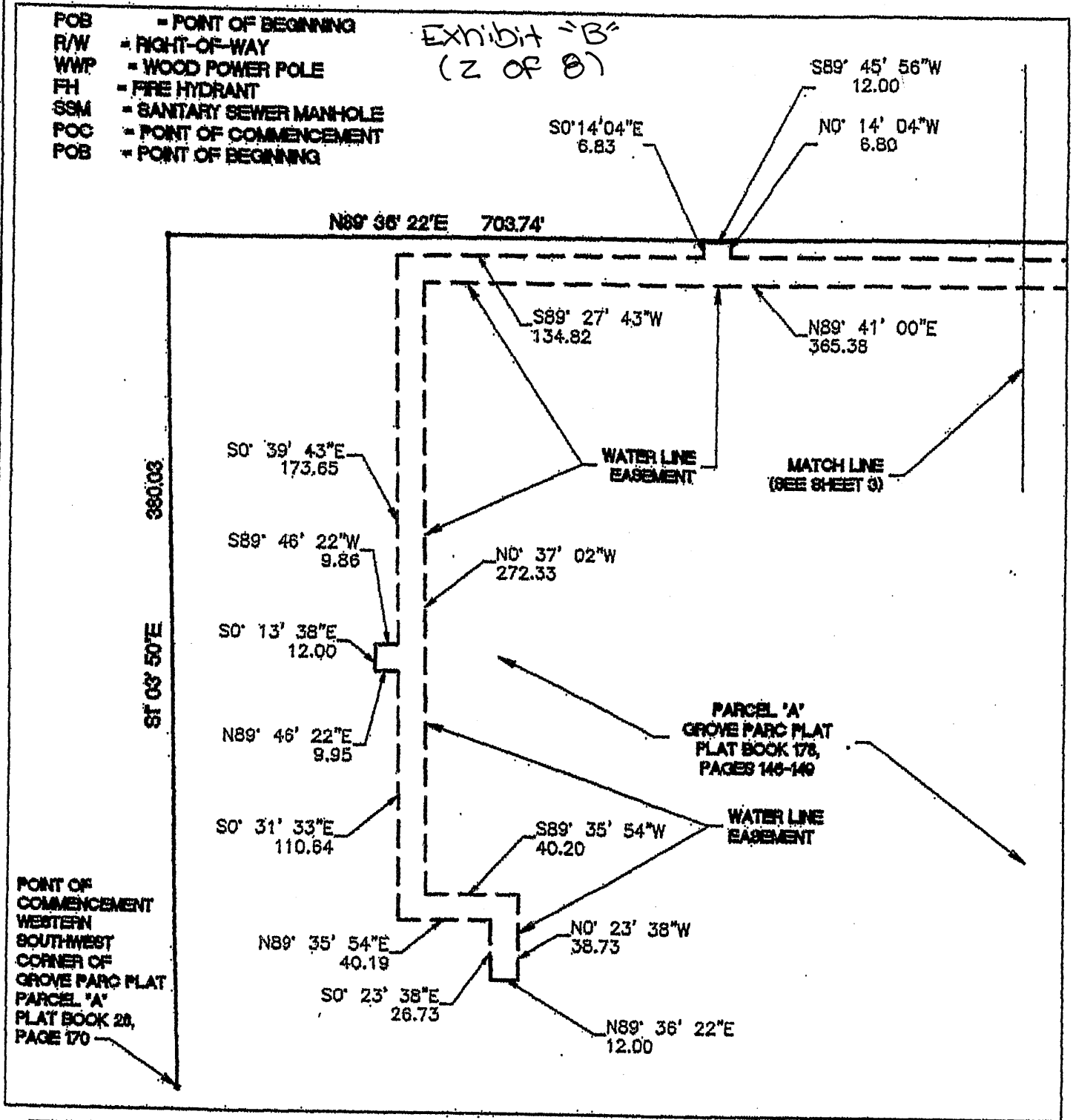
BOCA RATON, FLORIDA 33433
FAX : (561) 395-3333

SKETCH OF DESCRIPTION WATER LINE EASEMENT

LEGEND

- POB = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- W/P = WOOD POWER POLE
- FH = FIRE HYDRANT
- SSM = SANITARY SEWER MANHOLE
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING

Exhibit "B"
(2 OF 8)



Drawn By TFL Date 01/12/2016
 Checked By TFL F.B. N/A Pg. N/A
 Scale N.T.S. Job No. JG6531
 Sheet 2 of 5

EASEMENT DETAIL
(NOT TO SCALE)

NOTE: SEE SHEETS 4 & 5 FOR
EASEMENT DESCRIPTION

JOHN A. GRANT, JR., INC.

3333 NORTH FEDERAL HIGHWAY
PHONE : (561) 395-3333

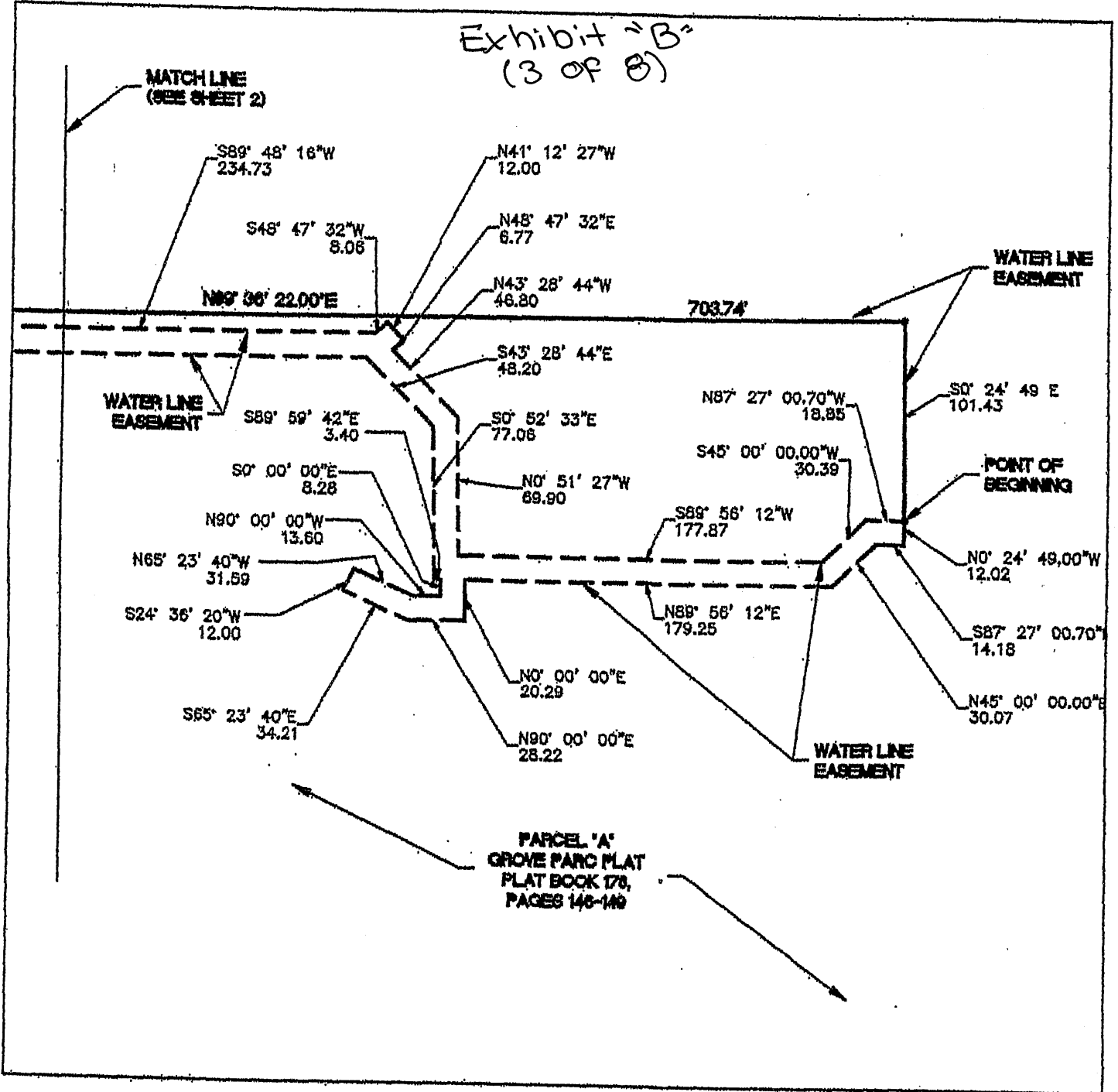
CONSULTING ENGINEERS & LAND SURVEYORS
LICENSED BUSINESS # LB 50

BOCA RATON, FLORIDA 33
FAX : (561) 395-3

SKETCH OF WATER LINE EASEMENT

A PORTION OF PARCEL "A" PLAT BOOK 178,
PAGE 146 OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA

Exhibit "B"
(3 OF 8)



Drawn By TFL Date 01/12/2016
 Checked By TFL F.B. N/A Pg. N/A
 Scale N.T.S. Job No. JG6531
 Sheet 3 of 5

EASEMENT DETAIL
(NOT TO SCALE)

NOTE: SEE SHEETS 4 & 5 FOR
EASEMENT DESCRIPTION

Exhibit
B
(4 of 8)

3333 NORTH FEDERAL HIGHWAY
PHONE : (561) 395-3333

JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS & LAND SURVEYORS
LICENSED BUSINESS # LB 50

BOCA RATON, FLORIDA 334
FAX : (561) 395-3333

**LEGAL DESCRIPTION
WATER LINE EASEMENT**

PARCEL "A" OF LAND LYING IN THE GROVE PARC PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 146 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE THE WESTERLY SOUTHWEST CORNER OF SAID PARCEL "A" OF THE "GROVE PARC PLAT" AS RECORDED IN PLAT BOOK 178, PAGES 146-149;

THENCE RUNNING EASTERLY ALONG THE PROPERTY LINE OF PARCEL "A" WITH A BEARING OF N89°36'22"E, A DISTANCE OF 369.42 FEET TO A POINT, SAID POINT BEING "A" THE POINT OF BEGINNING OF THE HERIN DESCRIBED UTILITY EASEMENT;

THENCE N89°36'22"E, A DISTANCE OF 703.74 FEET ALONG THE NORTHERN LINE OF PARCEL A TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL "A" OF THE "GROVE PARC PLAT".

THENCE S0°24'49"E, A DISTANCE OF 101.43 FEET ALONG THE EASTERN LINE OF PARCEL "A" TO A POINT; SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED UTILITY EASEMENT;

**THENCE WITH A BEARING OF N87°27'01"W, A DISTANCE OF 18.85 FEET TO A POINT;
THENCE WITH A BEARING OF S45°00'00"W, A DISTANCE OF 30.39 FEET TO A POINT;
THENCE WITH A BEARING OF S89°56'12"W, A DISTANCE OF 177.87 FEET TO A POINT;
THENCE WITH A BEARING OF N00°51'27"W, A DISTANCE OF 69.90 FEET TO A POINT;
THENCE WITH A BEARING OF N43°28'44"W, A DISTANCE OF 46.80 FEET TO A POINT;
THENCE WITH A BEARING OF N48°47'32"E, A DISTANCE OF 6.77 FEET TO A POINT;
THENCE WITH A BEARING OF N41°12'27"W, A DISTANCE OF 12.00 FEET TO A POINT;
THENCE WITH A BEARING OF S48°47'32"W, A DISTANCE OF 8.06 FEET TO A POINT;
THENCE WITH A BEARING OF S89°48'16"W, A DISTANCE OF 234.73 FEET TO A POINT;
THENCE WITH A BEARING OF N00°14'04"W, A DISTANCE OF 6.80 FEET TO A POINT;
THENCE WITH A BEARING OF S00°14'04"E, A DISTANCE OF 6.83 FEET TO A POINT;**

(CONTINUED ON SHEET 5 OF 5)

THIS IS NOT A SURVEY !

Drawn By <u>TFL</u>	Date <u>01/12/2016</u>
Checked By <u>TFL</u>	F.B. <u>N/A</u> Pg. <u>N/A</u>
Scale <u>N.T.S.</u>	Job No. <u>JG6531</u>
Sheet <u>4</u> of <u>5</u>	

NOTE:
ALL BEARINGS SHOWN HEREON ARE RELATIVE TO ANY INFORMATION DESCRIBED ON THE GROVE PARC PLAT (BROWARD COUNTY PLAT BOOK 178, PAGES 146-149) HEREIN INCORPORATED BY REFERENCE.

3333 NORTH FEDERAL HIGHWAY
PHONE : (561) 395-3333

JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS & LAND SURVEYORS
LICENSED BUSINESS # LB 50

BOCA RATON, FLORIDA 334
FAX : (561) 395-33

**LEGAL DESCRIPTION
WATER LINE EASEMENT**

Exhibit "B"
(5 of 8)

(CONTINUED FROM SHEET 4 OF 5)

THENCE WITH A BEARING OF S89°27'49"W, A DISTANCE OF 134.82 FEET TO A POINT;
THENCE WITH A BEARING OF S00°39'43"E, A DISTANCE OF 173.65 FEET TO A POINT;
THENCE WITH A BEARING OF S89°46'22"W, A DISTANCE OF 9.86 FEET TO A POINT;
THENCE WITH A BEARING OF S00°13'38"E, A DISTANCE OF 12.00 FEET TO A POINT;
THENCE WITH A BEARING OF N89°46'22"E, A DISTANCE OF 9.95 FEET TO A POINT;
THENCE WITH A BEARING OF S00°31'33"E, A DISTANCE OF 110.64 FEET TO A POINT;
THENCE WITH A BEARING OF N89°35'54"E, A DISTANCE OF 40.19 FEET TO A POINT;
THENCE WITH A BEARING OF S00°23'38"E, A DISTANCE OF 26.73 FEET TO A POINT;
THENCE WITH A BEARING OF N89°36'22"E, A DISTANCE OF 12.00 FEET TO A POINT;
THENCE WITH A BEARING OF N00°23'38"W, A DISTANCE OF 38.73 FEET TO A POINT;
THENCE WITH A BEARING OF S89°35'54"W, A DISTANCE OF 40.20 FEET TO A POINT;
THENCE WITH A BEARING OF N00°37'02"W, A DISTANCE OF 272.33 FEET TO A POINT;
THENCE WITH A BEARING OF N89°41'00"E, A DISTANCE OF 365.38 FEET TO A POINT;
THENCE WITH A BEARING OF S43°28'44"E, A DISTANCE OF 48.20 FEET TO A POINT;
THENCE WITH A BEARING OF S00°52'33"E, A DISTANCE OF 77.06 FEET TO A POINT;
THENCE WITH A BEARING OF S89°59'42"E, A DISTANCE OF 3.40 FEET TO A POINT;
THENCE WITH A BEARING OF S00°00'00"E, A DISTANCE OF 8.28 FEET TO A POINT;
THENCE WITH A BEARING OF N90°00'00"W, A DISTANCE OF 13.60 FEET TO A POINT;
THENCE WITH A BEARING OF N65°23'40"W, A DISTANCE OF 31.59 FEET TO A POINT;
THENCE WITH A BEARING OF S24°36'20"W, A DISTANCE OF 12.00 FEET TO A POINT;
THENCE WITH A BEARING OF S65°23'40"E, A DISTANCE OF 34.21 FEET TO A POINT;
THENCE WITH A BEARING OF N90°00'00"E, A DISTANCE OF 28.22 FEET TO A POINT;
THENCE WITH A BEARING OF N00°00'00"E, A DISTANCE OF 20.29 FEET TO A POINT;
THENCE WITH A BEARING OF N89°56'12"E, A DISTANCE OF 179.25 FEET TO A POINT;
THENCE WITH A BEARING OF N45°00'00"E, A DISTANCE OF 30.07 FEET TO A POINT;
THENCE WITH A BEARING OF S87°27'01"E, A DISTANCE OF 14.18 FEET TO A POINT;

THENCE WITH A BEARING OF N0°24'49"W, A DISTANCE OF 12.02 FEET TO A POINT
ON THE NORTHERN BOUNDARY LINE OF PARCEL "A"; SAID POINT BEING THE POINT
OF BEGINNING.

THIS IS NOT A SURVEY !

Drawn By <u>TFL</u>	Date <u>01/12/2016</u>
Checked By <u>TFL</u>	F.B. <u>N/A</u> Pg. <u>N/A</u>
Scale <u>N.T.S.</u>	Job No. <u>JG6531</u>
Sheet <u>5</u> of <u>5</u>	

NOTE:

ALL BEARINGS SHOWN HEREON ARE
RELATIVE TO ANY INFORMATION
DESCRIBED ON THE GROVE PARK PLAT
(BROWARD COUNTY PLAT BOOK 178,
PAGES 146-149) HEREIN INCORPORATED
BY REFERENCE.

JOHN A. GRANT, JR., INC.

3333 NORTH FEDERAL HIGHWAY
PHONE : (561) 395-3333

CONSULTING ENGINEERS & LAND SURVEYORS
LICENSED BUSINESS # LB 50

BOCA RATON, FLORIDA 334
FAX : (561) 395-3333

SKETCH OF SANITARY SEWER EASEMENT

A PORTION OF PARCEL "A" PLAT BOOK 178,
PAGE 146 OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA

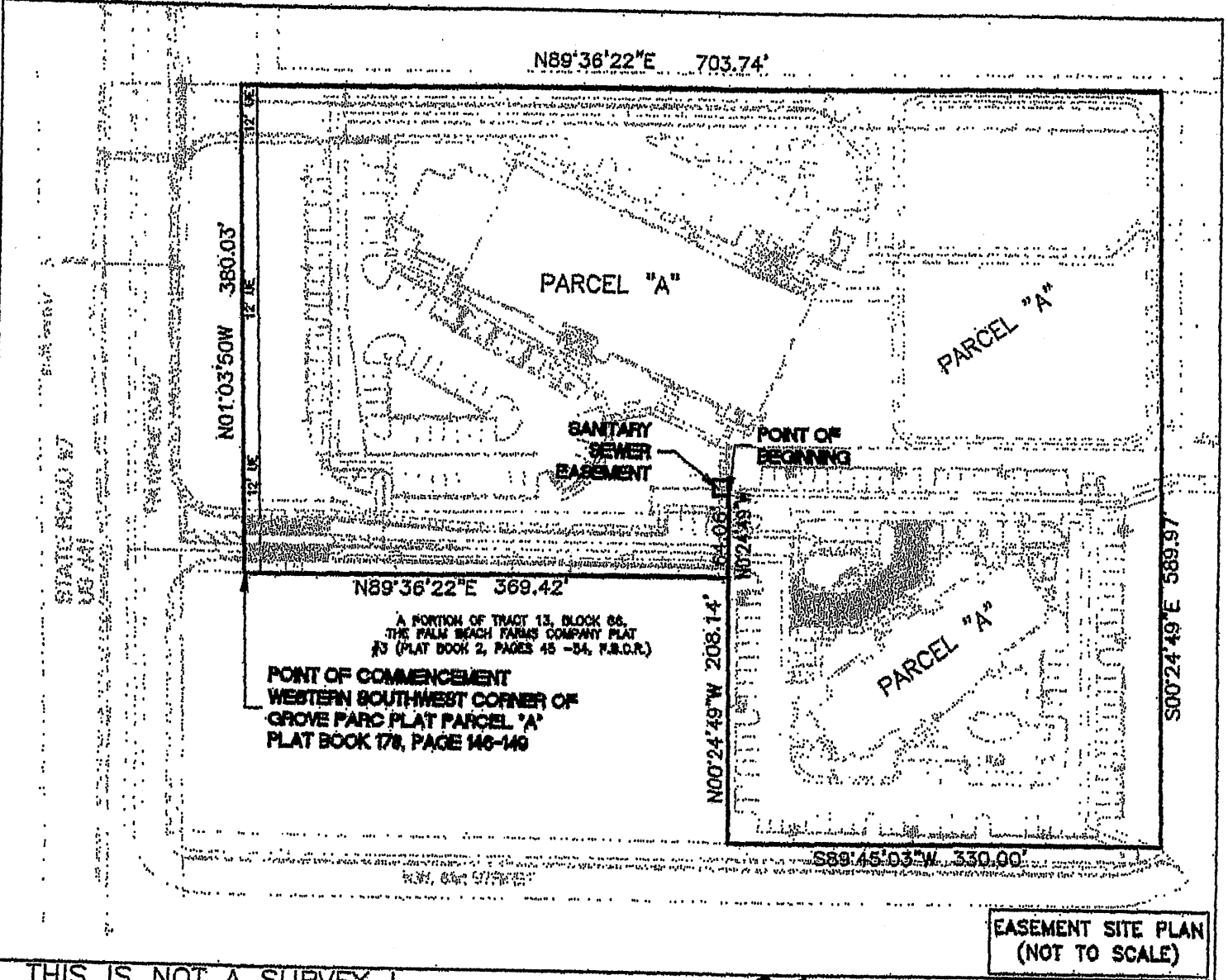
LEGEND

- R/W = RIGHT-OF-WAY
- UE = UTILITY EASEMENT
- FH = FIRE HYDRANT
- SSM = SANITARY SEWER MANHOLE
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING

Exhibit
"B"

(6 of 8)

NOTE: SEE SHEET 2 FOR DETAILED
EASEMENT SKETCH



THIS IS NOT A SURVEY !

Drawn By	TFL	Date	01/14/2016
Checked By	TFL	F.B.	N/A Pg. N/A
Scale	N.T.S.	Job No.	JG6531
Sheet	1	of	3

REVIEWED AND APPROVED

THOMAS F. LUBANOVIC
PROFESSIONAL SURVEYOR & MAPPER NO. LS6939
STATE OF FLORIDA

JOHN A. GRANT, JR., INC.

3333 NORTH FEDERAL HIGHWAY
PHONE : (561) 395-3333

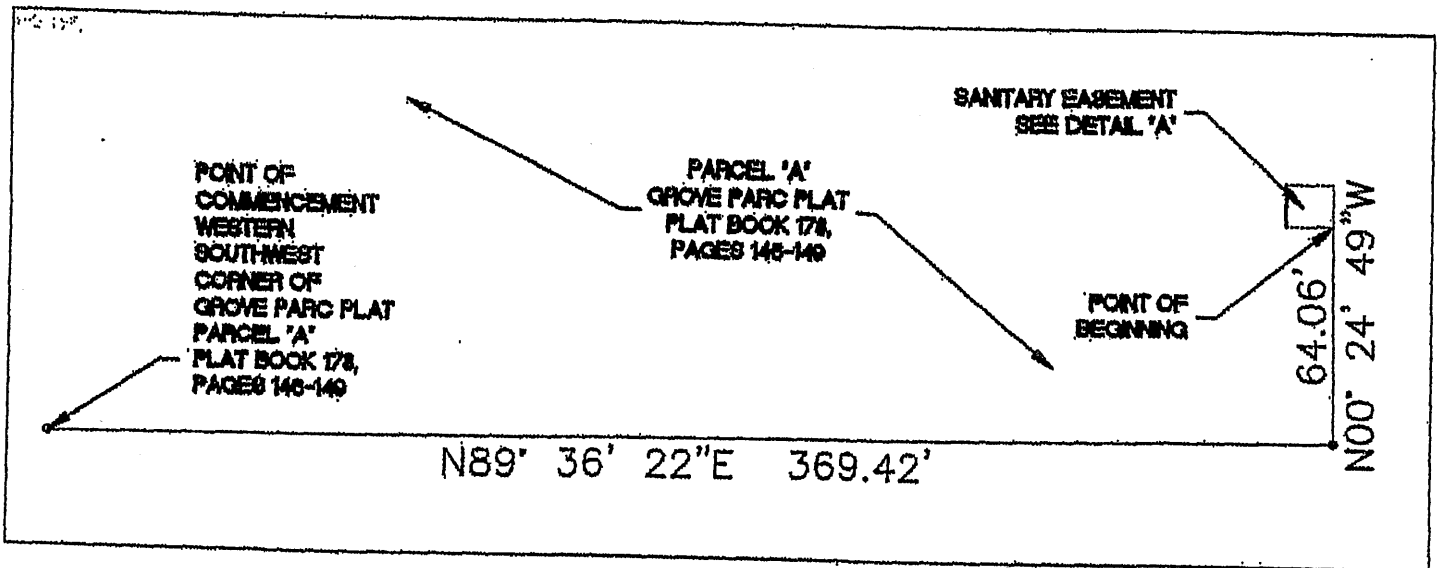
CONSULTING ENGINEERS & LAND SURVEYORS
LICENSED BUSINESS # LB 50

BOCA RATON, FLORIDA 334
FAX : (561) 395-33

SANITARY SEWER EASEMENT SKETCH

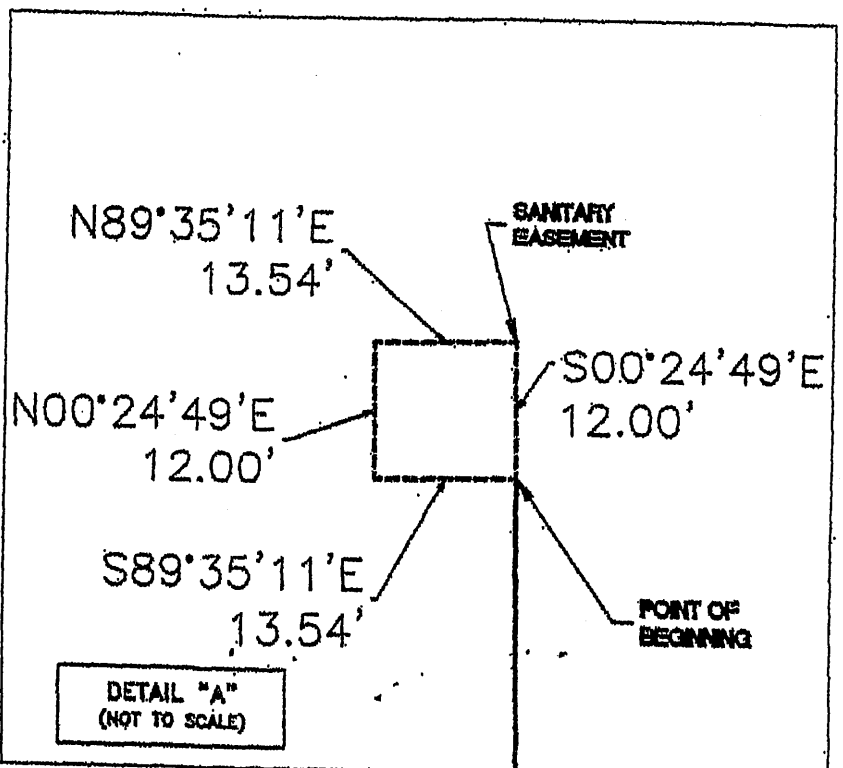
Exhibit "B"
(7 of 8)

NOTE: SEE SHEET 3 FOR
EASEMENT DESCRIPTION



EASEMENT DETAIL
(NOT TO SCALE)

NOTE: SEE SHEET 3 FOR
EASEMENT DESCRIPTION



DETAIL "A"
(NOT TO SCALE)

Drawn By	TFL	Date	01/14/2016
Checked By	TFL	F.B.	N/A Pg. N/A
Scale	N.T.S.	Job No.	JG6531
Sheet	2	of	3

3333 NORTH FEDERAL HIGHWAY
PHONE : (561) 395-3333

JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS & LAND SURVEYORS
LICENSED BUSINESS # LB 50

BOCA RATON, FLORIDA 334
FAX : (561) 395-33

LEGAL DESCRIPTION FOR
SANITARY EASEMENT SKETCH

Exhibit
B
(8 of 8)

PARCEL "A" OF LAND LYING IN THE GROVE PARC PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 146-149 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE RUNNING EASTERLY ALONG THE PROPERTY LINE OF PARCEL "A" WITH A BEARING OF N 89°36' 22" E , A DISTANCE OF 369.42 FEET TO A POINT, SAID POINT BEING A CORNER OF PARCEL "A" OF THE GROVE PARC PLAT;

THENCE N 00° 24' 49" E , A DISTANCE OF 64.06 FEET EASTERLY TO A POINT; SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED UTILITY EASEMENT;

THENCE WITH A BEARING OF, S 89° 35' 11" E, A DISTANCE OF 13.54 FEET ALONG THE PROPERTY LINE OF PARCEL A TO A POINT;

THENCE WITH A BEARING OF N 00° 24' 49" E, A DISTANCE OF 12.00 FEET TO A POINT;

THENCE WITH A BEARING OF N 89° 35' 11" E, A DISTANCE OF 13.54 FEET TO A POINT;

THENCE WITH A BEARING OF S 00° 24' 49" E, A DISTANCE OF 12.00 FEET TO A POINT;

SAID POINT BEING THE AFOREMENTIONED POINT OF BEGINNING.

THIS IS NOT A SURVEY !

Drawn By	TFL	Date	01/14/2016
Checked By	TFL	F.B.	N/A Pg. N/A
Scale	N.T.S.	Job No.	JG6531
Sheet	3	of	3

NOTE:
ALL BEARINGS SHOWN HEREON ARE RELATIVE TO ANY INFORMATION DESCRIBED ON THE GROVE PARC PLAT (BROWARD COUNTY PLAT BOOK 178, PAGES 146-149) HEREIN INCORPORATED BY REFERENCE.

I hereby certify this document to be a true, correct and complete copy of the record

