

# Exhibit 2

Prepared by: Sun-Tech Engineering  
Name: Clifford R. Loutan, P.E.  
Address: 4577 Nob Hill Road, Suite # 102  
Sunrise, Fl. 33351

Return to: City Clerk  
City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, Florida 33063

**Property Appraisers PIN 4842 18 26 0010**

**BILL OF SALE**

**(From a limited liability company)  
(Water Distribution and Sewage Collection system)**

**KNOW ALL MEN BY THESE PRESENTS, FC LAND INVESTMENTS A, LLC, a FLORIDA Limited Liability Company, whose principal post office address is 2199 PONCE DE LEON BLVD, SUITE 201, CORAL GABLES, FL 33134, 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 Water Distribution and Sewage Collection system consisting of that certain personal property owned by Seller more specifically described in the as-built construction drawings attached hereto as Exhibit "A," located within the Utility Easement legally described in Exhibit "B," attached hereto and made a part hereof, located within that certain real property legally described as:

PARCELS "A" AND "B" TOGETHER WITH BUFFER TRACTS B-1, B-2 AND B-3 AND TOGETHER WITH RIGHT-OF-WAY TRACT 2 ACCORDING TO THE PLAT OF BERBER PLAT AS RECORDED IN PLAT BOOK 170 AT PAGE 105 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND TOGETHER WITH THAT PORTION OF THE 50 FOOT ROADWAY ACCORDING TO THE PLAT OF PALM BEACH FARMS CO. PLAT NO. 3 AS RECORDED IN PLAT BOOK 2 AT PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BOUNDED ON THE EAST BY THE SOUTHERLY PROJECTION OF THE EAST BOUNDARY OF SAID PARCEL "A" AND BOUNDED ON THE WEST BY THE SOUTHERLY PROJECTION OF THE WEST BOUNDARY OF SAID PARCEL "A" ACCORDING TO SAID PLAT OF BERBER PLAT. TOGETHER WITH A PORTION OF THAT CERTAIN RIGHT OF WAY AS DEDICATED BY THE PLAT OF SAID BERBER PLAT AND BEING REFERRED TO AS RIGHT OF WAY TRACT 3 BY SAID PLAT MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 18 TOWNSHIP 48 SOUTH RANGE 42 EAST THENCE

RUN SOUTH 89°27'44" EAST (BASIS OF BEARINGS AS SHOWN ON THE PLAT OF SAID BERBER PLAT) ALONG THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER OF SAID SECTION 18 3,000.03 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 18; THENCE RUN NORTH 01°05'43"EAST 100.01 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°27'44"WEST 284.77 FEET; THENCE RUN NORTH 00°24'22"WEST 810.26 FEET; THENCE NORTH 89°38'26"EAST 660.00 FEET; THENCE RUN SOUTH 00°24'34"EAST 827.06 FEET; THENCE RUN NORTH 88°28'34"WEST 375.53 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY FLORIDA AND CONTAINING 539,394.407 SQUARE FEET OR 12.383 ACRES MORE OR LESS.

**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 they will warrant and defend the sale of said property against the claims and demands of all other persons whatsoever.

[REMAINDER OF PAGE LEFT BLANK]

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 on this 15 day of October, 2018.

(Corp seal)

ATTEST:

\_\_\_\_\_  
\_\_\_\_\_- Secretary

SELLER:

FC Land Investment A, LLC,  
a Florida Limited Liability Company

by: \_\_\_\_\_  
Vice-president - Title  
Juan C. Porro - Print Name

Witness 1:

Alejandro Arellano  
Alejandro Arellano  
(Print/type/stamp name of witness)

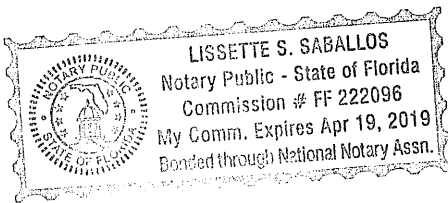
Witness 2:

Michelle Curschellas  
Michelle Curschellas  
(Print/type/stamp name of witness)

STATE OF Florida

COUNTY OF Miami-Dade

THE FOREGOING BILL OF SALE was acknowledged before me this 15<sup>th</sup> day of October, 2018 by Juan C. Porro (name), vice-president (title), and \_\_\_\_\_ (name and title- secretary) of FC Land Investment A, LLC (name of grantor corporation), a Florida Limited Liability Company. He/she /they is/are personally known to me or has/have produced \_\_\_\_\_ (type of ID) and \_\_\_\_\_ (type of ID), respectively, as identification.

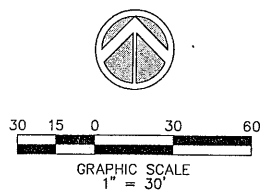


Lissette Saballos  
Notary Public-State of Florida

Lissette Saballos  
(Print/type/stamp name of Notary Public)

(NP Seal)

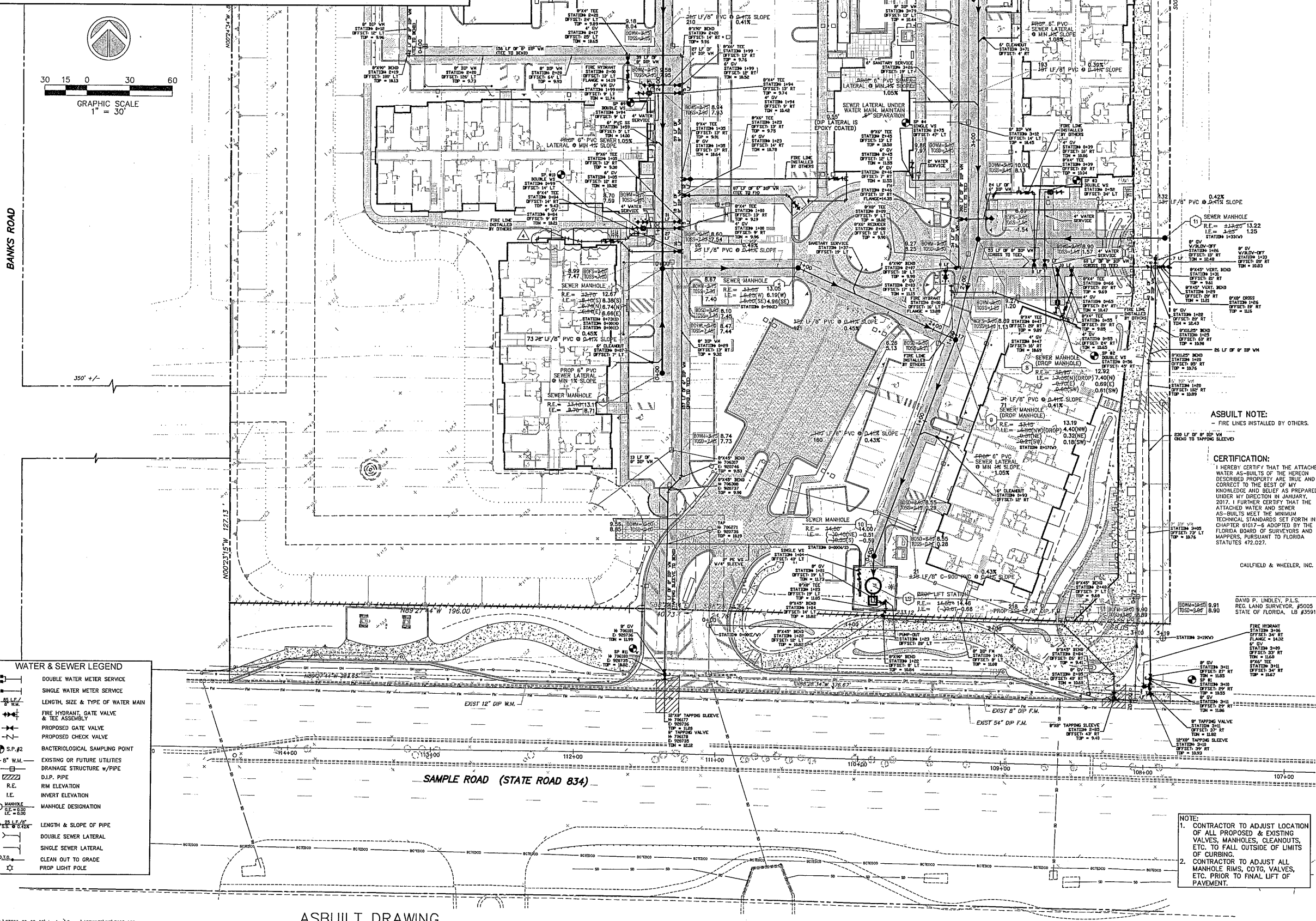
MATCHLINE SEE SHEET C-4.2 FOR CONTINUATION



BANKS ROAD

**WATER & SEWER LEGEND**

- DOUBLE WATER METER SERVICE
- SINGLE WATER METER SERVICE
- LENGTH, SIZE & TYPE OF WATER MAIN
- FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY
- PROPOSED GATE VALVE
- PROPOSED CHECK VALVE
- BACTERIOLOGICAL SAMPLING POINT
- EXISTING OR FUTURE UTILITIES
- DRAINAGE STRUCTURE w/PIPE
- D.I.P. PIPE
- R.E. (RIM ELEVATION)
- I.E. (INVERT ELEVATION)
- MANHOLE DESIGNATION
- LENGTH & SLOPE OF PIPE
- DOUBLE SEWER LATERAL
- SINGLE SEWER LATERAL
- CLEAN OUT TO GRADE
- PROP LIGHT POLE



**ASBUILT NOTE:**  
- FIRE LINES INSTALLED BY OTHERS.

**CERTIFICATION:**  
I HEREBY CERTIFY THAT THE ATTACHED WATER AS-BUILTS OF THE HERON DESCRIBED PROPERTY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN JANUARY, 2017. I FURTHER CERTIFY THAT THE ATTACHED WATER AND SEWER AS-BUILTS MEET THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 6107-6 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

CAULFIELD & WHEELER, INC.  
DAVID P. UNDELY, P.L.S.  
REG. LAND SURVEYOR, #5005  
STATE OF FLORIDA, LS #3591

ASBUILT DRAWING

**Sun-Tech Engineering, Inc.**  
Engineers - Planners - Surveyors  
TECH  
1800 West Oakland Park Boulevard  
FLA. License No. 13331  
www.suntechinc.com

**REVISIONS**

NO.	DATE	DESCRIPTION
1	2/24/16	REV PER CITY COMMENTS
2	3/15/16	REV PER BIDDER
3	4/14/16	REV PER BIDDER
4	7/27/16	REV PER BLDG DEPT COMMENTS

MIDTOWN RESIDENCES  
@ COCONUT CREEK  
FLORIDA  
WATER & SEWER PLAN

**DATE:** Jun. 2017

**SCALE:** 1" = 30'

**DESIGNED BY:** C.R.L.

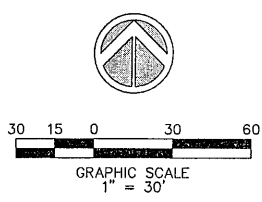
**DRAWN BY:** A.E.V.

**JOB NUMBER:** 15-3715

**SHEET No.:** C-4.1

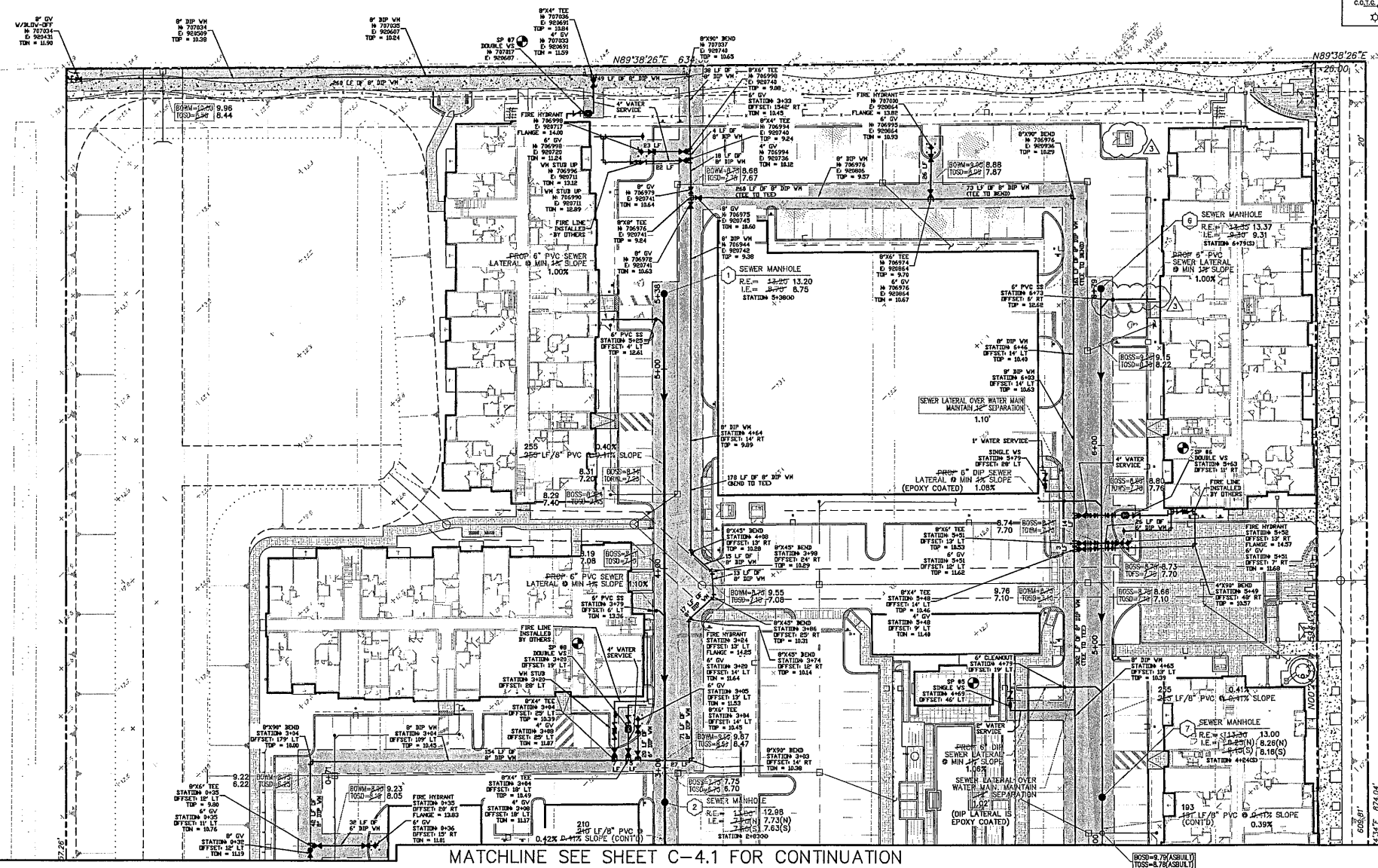
**SEAL:** Jun 15 2017  
CLIFFORD B. LEUTNER, P.E.  
FL. REG. NO. 50890

FILE: P:\07603-00-00-drawings\Survey\ASBUILTS\WS\7603 ASB  
WS.dwg  
PLOT DATE: 6/19/2017 9:30 AM BY: Tommy Pancoast  
LAYOUT: [C-4.1]



**WATER & SEWER LEGEND**

- DOUBLE WATER METER SERVICE
- SINGLE WATER METER SERVICE
- LENGTH, SIZE & TYPE OF WATER MAIN
- FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY
- PROPOSED GATE VALVE
- PROPOSED CHECK VALVE
- BACTERIOLOGICAL SAMPLING POINT
- 8" W.M. — EXISTING OR FUTURE UTILITIES
- DRAINAGE STRUCTURE or PIPE
- D.I.P. PIPE
- RIM ELEVATION
- INVERT ELEVATION
- MANHOLE DESIGNATION
- LENGTH & SLOPE OF PIPE
- DOUBLE SEWER LATERAL
- SINGLE SEWER LATERAL
- CLEAN OUT TO GRADE
- PROP LIGHT POLE



**ASBUILT NOTE:**  
- FIRE LINES INSTALLED BY OTHERS.

**CERTIFICATION:**  
I HEREBY CERTIFY THAT THE ATTACHED WATER AS-BUILTS OF THE HEREON DESCRIBED PROPERTY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN JANUARY, 2017. I FURTHER CERTIFY THAT THE ATTACHED WATER AND SEWER AS-BUILTS MEET THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-6 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

**NOTE:**  
1. CONTRACTOR TO ADJUST LOCATION OF ALL PROPOSED & EXISTING VALVES, MANHOLES, CLEANOUTS, ETC. TO FALL OUTSIDE OF LIMITS OF CURBING.  
2. CONTRACTOR TO ADJUST ALL MANHOLE RIMS, COTG, VALVES, ETC. PRIOR TO FINAL LIFT OF PAVEMENT.

CAULFIELD & WHEELER, INC.

DAVID P. LINDLEY, P.L.S.  
REG. LAND SURVEYOR, #5005  
STATE OF FLORIDA, LB #3591

**Sun-Tech Engineering, Inc.**  
Engineers - Planners - Surveyors  
1600 West Oakland Park Boulevard  
Ft. Lauderdale, FL 33311  
www.suntecheng.com  
Certificate of Auth. # 7097  
Phone (954) 773-2323  
Fax (954) 777-3114

**REVISIONS**

NO.	DATE	DESCRIPTION
1	2/24/16	REV PER CITY COMMENTS
2	3/15/16	REV PER BORO
3	7/27/16	REV PER BLDG DEPT COMMENTS

MIDTOWN RESIDENCES  
@ COCONUT CREEK  
FLORIDA  
WATER & SEWER PLAN

DATE:  
Jun. 2017

SCALE:  
1" = 30'

DESIGNED BY:  
C.R.L.

DRAWN BY:  
A.E.V.

JOB NUMBER  
15-3715

SHEET No.  
C-4.2

SEAL

Jun 15 2017  
CLIFFORD R. LINDLEY, P.E.  
FL. REG. NO. 58990

# EXHIBIT "A"

## (3 of 3)



Engineers • Planners • Surveyors

Sun-Tech Engineering, Inc.  
 1600 West Oakland Park Boulevard  
 Fort Lauderdale, Fl. 33311  
 (954) 777-3123 / Fax (954) 777-3114  
 E-mail: suntech@suntecheng.com  
 Website: www.suntecheng.com

### MIDTOWN RESIDENCES @ COCONUT CREEK STE Project No. 15-3715 Engineer's Opinion of Probable Cost

<b>SANITARY SEWER SYSTEM</b>					
32	8" PVC PIPE (0'-6' Cut)	983	LF	\$20.00	\$19,660.00
33	8" PVC PIPE (6'-8' Cut)	95	LF	\$21.00	\$1,995.00
34	8" PVC PIPE (8'-10' Cut)	122	LF	\$25.00	\$3,050.00
35	8" PVC PIPE (10'-12' Cut)	131	LF	\$50.00	\$6,550.00
36	8" PVC PIPE (12'-14' Cut)	231	LF	\$100.00	\$23,100.00
37	8" PVC PIPE (14'-16' Cut)	15	LF	\$125.00	\$1,875.00
38	SANITARY MANHOLE (0'-6' Depth)	6	E.A	\$3,000.00	\$18,000.00
39	SANITARY MANHOLE (6'-8' Depth)	1	E.A	\$3,500.00	\$3,500.00
40	SANITARY MANHOLE (8'-10' Depth)	1	E.A	\$4,000.00	\$4,000.00
41	SANITARY MANHOLE (10'-12' Depth)	2	E.A	\$5,000.00	\$10,000.00
42	SANITARY MANHOLE (12'-14' Depth)	1	E.A	\$6,500.00	\$6,500.00
43	SANITARY MANHOLE (14'-16' Depth)	1	E.A	\$7,500.00	\$7,500.00
44	SEWER LATERALS	11	E.A	\$700.00	\$7,700.00
45	LIFT STATION	1	L.S	\$350,000.00	\$350,000.00
46	8" DIP FORCEMAIN W/ FITTINGS	212	LF	\$55.00	\$11,660.00
47	CLEANOUT	11	E.A	\$325.00	\$3,575.00
48	PAVEMENT RESTORATION	1	L.S	\$2,500.00	\$2,500.00
<b>TOTAL: SANITARY SEWER SYSTEM</b>					<b>\$481,165.00</b>
<b>WATER DISTRIBUTION SYSTEM</b>					
1	4" D.I.P WATER MAIN W/ APPURTENANCES	637	LF	\$26.00	\$16,562.00
2	6" D.I.P WATER MAIN W/ APPURTENANCES	315	LF	\$28.00	\$8,820.00
3	8" D.I.P WATER MAIN W/ APPURTENANCES	2,735	LF	\$30.00	\$82,050.00
4	FIRE HYDRANT ASSY W/ 6" GASTE VALVE AND BOLLARDS	10	EA	\$3,300.00	\$33,000.00
5	FIRE DEPARTMENT CONNECTION (FDC)	7	EA	\$2,000.00	\$14,000.00
6	10" Gate Valve w/ Box	10	EA	\$1,300.00	\$13,000.00
7	8" Gate Valve w/ Box	9	EA	\$975.00	\$8,775.00
8	6" Gate Valve w/ Box	14	EA	\$850.00	\$11,900.00
9	4" Gate Valve w/ Box	2	EA	\$5,500.00	\$11,000.00
10	12"x8" Tapping sleeve and valve	7	EA	\$3,500.00	\$24,500.00
11	4" D.D.G.V ASSEMBLY	3	EA	\$850.00	\$2,550.00
12	8" Plug w/ blowoff assembly	2		\$3,000.00	\$6,000.00
13	2" WATER SERVICE	1	EA	\$1,200.00	\$1,200.00
14	FILL & FLUSH CONNECTION	11	EA	\$350.00	\$3,850.00
15	SAMPLE POINTS	1	LS	\$5,000.00	\$5,000.00
15	PAVEMENT RESTORATION				
<b>TOTAL: WATER DISTRIBUTION SYSTEM</b>					<b>\$242,207.00</b>

**DESCRIPTION:**

**EXHIBIT "B"**

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, BEING A PORTION OF TRACT A, BERBER PLAT TWO AS RECORDED IN PLAT BOOK 182, PAGES 53 THROUGH 55 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT A; THENCE, ALONG THE NORTH LINE OF SAID TRACT A, NORTH 89°38'26" EAST, A DISTANCE OF 322.45 FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 00°24'34" EAST, A DISTANCE OF 60.11 FEET TO POINT "A"; THENCE NORTH 89°35'26" EAST, A DISTANCE OF 110.24 FEET; THENCE NORTH 00°24'38" WEST, A DISTANCE OF 24.04 FEET; THENCE NORTH 89°35'22" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°24'38" EAST, A DISTANCE OF 24.04 FEET; THENCE NORTH 89°35'26" EAST, A DISTANCE OF 72.73 FEET; THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 46.92 FEET; THENCE NORTH 89°35'26" EAST, A DISTANCE OF 13.50 FEET; THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 114.65 FEET; THENCE NORTH 89°35'27" EAST, A DISTANCE OF 11.32 FEET; THENCE SOUTH 00°24'38" EAST, A DISTANCE OF 24.89 FEET; THENCE SOUTH 89°35'22" WEST, A DISTANCE OF 11.32 FEET; THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 293.81 FEET; THENCE NORTH 89°35'22" EAST, A DISTANCE OF 11.32 FEET; THENCE SOUTH 00°24'38" EAST, A DISTANCE OF 13.72 FEET; THENCE NORTH 89°35'46" EAST, A DISTANCE OF 25.69 FEET; THENCE NORTH 00°24'33" WEST, A DISTANCE OF 28.19 FEET; THENCE NORTH 89°47'43" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°24'33" EAST, A DISTANCE OF 28.16 FEET; THENCE NORTH 89°35'46" EAST, A DISTANCE OF 56.06 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT A; THENCE, ALONG SAID EAST LINE OF TRACT A, SOUTH 00°24'34" EAST, A DISTANCE OF 12.00 FEET; THENCE, DEPARTING SAID EAST LINE, SOUTH 89°35'46" WEST, A DISTANCE OF 56.06 FEET; THENCE SOUTH 00°24'33" EAST, A DISTANCE OF 8.00 FEET; THENCE NORTH 89°35'26" EAST, A DISTANCE OF 56.06 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT A; THENCE, ALONG SAID EAST LINE OF TRACT A, SOUTH 00°24'34" EAST, A DISTANCE OF 12.00 FEET; THENCE, DEPARTING SAID EAST LINE, SOUTH 89°35'26" WEST, A DISTANCE OF 48.05 FEET; THENCE SOUTH 00°23'47" EAST, A DISTANCE OF 19.81 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00°23'47" WEST, A DISTANCE OF 19.74 FEET; THENCE SOUTH 89°35'26" WEST, A DISTANCE OF 50.73 FEET TO POINT "B"; THENCE SOUTH 12°17'14" WEST, A DISTANCE OF 46.41 FEET; THENCE SOUTH 20°30'29" WEST, A DISTANCE OF 61.96 FEET; THENCE SOUTH 69°29'31" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 20°30'29" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 69°29'31" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 20°30'29" WEST, A DISTANCE OF 85.66 FEET; THENCE SOUTH 01°02'53" WEST, A DISTANCE OF 5.64 FEET; THENCE SOUTH 88°57'07" EAST, A DISTANCE OF 10.83 FEET; THENCE SOUTH 01°02'53" WEST, A DISTANCE OF 31.00 FEET; THENCE NORTH 88°57'07" WEST, A DISTANCE OF 31.00 FEET; THENCE NORTH 01°02'53" EAST, A DISTANCE OF 39.43 FEET; THENCE NORTH 00°00'00"W, A DISTANCE OF 124.67 FEET TO POINT D; THENCE SOUTH 00°24'34" EAST 39.38 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT A AND THE NORTH LINE OF SAMPLE ROAD AS RECORDED IN PLAT BOOK 170, PAGE 105 OF SAID PUBLIC RECORDS; THENCE, ALONG SAID SOUTH AND NORTH LINE, NORTH 88°28'34" WEST, A DISTANCE OF 12.01 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 84.51 FEET; THENCE NORTH 44°35'26" EAST, A DISTANCE OF 12.98 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 63.75 FEET; THENCE SOUTH 89°35'26" WEST, A DISTANCE OF 13.50 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 101.17 FEET; THENCE SOUTH 89°35'27" WEST, A DISTANCE OF 17.26 FEET; THENCE NORTH 00°24'38" WEST, A DISTANCE OF 15.35 FEET; THENCE NORTH 89°35'22" EAST, A DISTANCE OF 17.26 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 78.15 FEET TO POINT "C"; THENCE SOUTH 89°20'26" WEST, A DISTANCE OF 10.56 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 25.33 FEET; THENCE SOUTH 89°35'27" WEST, A DISTANCE OF 169.38 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 96.33 FEET; THENCE NORTH 89°35'26" EAST, A DISTANCE OF 162.18 FEET; THENCE NORTH 00°24'33" WEST, A DISTANCE OF 20.22 FEET; THENCE NORTH 89°35'22" EAST, A DISTANCE OF 17.57 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 213.21 FEET; THENCE NORTH 89°35'26" EAST, A DISTANCE OF 13.50 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 59.05 FEET; THENCE SOUTH 89°35'22" WEST, A DISTANCE OF 24.75 FEET; THENCE NORTH 00°24'38" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°35'22" EAST, A DISTANCE OF 24.75 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 25.04 FEET; THENCE SOUTH 89°38'26" WEST, A DISTANCE OF 38.63 FEET; THENCE SOUTH 00°24'33" EAST, A DISTANCE OF 13.92 FEET; THENCE SOUTH 89°35'27" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 00°24'33" WEST, A DISTANCE OF 13.93 FEET; THENCE SOUTH 89°38'26" WEST, A DISTANCE OF 261.83 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID TRACT A; THENCE, ALONG SAID WEST LINE, NORTH 00°24'22" WEST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

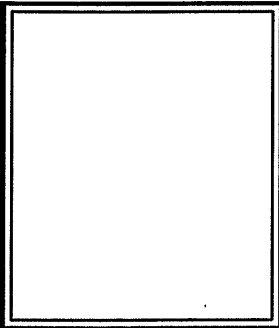
**DESCRIPTION CONTINUED ON SHEET 2 OF 5**

**SHEET 1 OF 5**



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING - LAND SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	01/25/18
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7603-UE3

**LYONS CREEK  
 UTILITY EASEMENT  
 SKETCH OF DESCRIPTION**



**DESCRIPTION: (CONTINUED)**

**EXHIBIT "B"**

LESS:

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, BEING A PORTION OF TRACT A, BERBER PLAT TWO AS RECORDED IN PLAT BOOK 182, PAGES 53 THROUGH 55 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT AFORESAID POINT "A"; THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 12.00 FEET TO POINT OF BEGINNING #2;

THENCE NORTH 89°35'26" EAST, A DISTANCE OF 182.98 FEET; THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 137.27 FEET; THENCE SOUTH 89°35'26" WEST, A DISTANCE OF 10.03 FEET; THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°35'26" EAST, A DISTANCE OF 10.03 FEET; THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 99.74 FEET; THENCE SOUTH 89°35'27" WEST, A DISTANCE OF 28.56 FEET; THENCE SOUTH 00°22'23" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°35'27" EAST, A DISTANCE OF 28.56 FEET; THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 185.15 FEET; THENCE SOUTH 89°35'27" WEST, A DISTANCE OF 28.52 FEET; THENCE SOUTH 00°23'01" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°35'27" EAST, A DISTANCE OF 28.53 FEET; THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 49.84 FEET; THENCE SOUTH 89°35'26" WEST, A DISTANCE OF 6.64 FEET; THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 17.12 FEET; THENCE NORTH 89°35'26" EAST, A DISTANCE OF 12.98 FEET; THENCE SOUTH 12°17'14" WEST, A DISTANCE OF 30.67 FEET; THENCE NORTH 66°05'57" WEST, A DISTANCE OF 115.57 FEET; THENCE SOUTH 89°35'26" WEST, A DISTANCE OF 77.25 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 38.47 FEET; THENCE NORTH 89°35'22" EAST, A DISTANCE OF 65.82 FEET; THENCE SOUTH 38°00'00" EAST, A DISTANCE OF 10.60 FEET; THENCE NORTH 51°35'22" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 38°00'00" WEST, A DISTANCE OF 16.42 FEET; THENCE SOUTH 89°35'22" WEST, A DISTANCE OF 71.73 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 97.24 FEET; THENCE SOUTH 89°35'27" WEST, A DISTANCE OF 13.50 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 72.33 FEET; THENCE NORTH 89°35'26" EAST, A DISTANCE OF 13.50 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 73.74 FEET; THENCE NORTH 44°35'26" EAST, A DISTANCE OF 15.83 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 16.97 FEET; THENCE NORTH 45°24'34" WEST, A DISTANCE OF 15.83 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 168.32 FEET TO THE POINT OF BEGINNING #2.

CONTAINING 93,257 SQUARE FEET OR 2.1409 ACRES, MORE OR LESS.

LESS:

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, BEING A PORTION OF TRACT A, BERBER PLAT TWO AS RECORDED IN PLAT BOOK 182, PAGES 53 THROUGH 55 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT AFORESAID POINT "B"; THENCE NORTH 12°17'14" EAST, A DISTANCE OF 12.30 FEET TO POINT OF BEGINNING #3;

THENCE NORTH 12°17'14" EAST, A DISTANCE OF 8.20 FEET; THENCE NORTH 89°35'46" EAST, A DISTANCE OF 38.22 FEET; THENCE SOUTH 00°24'33" EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 89°35'26" WEST, A DISTANCE OF 40.02 FEET TO POINT OF BEGINNING #3.

CONTAINING 313 SQUARE FEET OR 0.0072 ACRES, MORE OR LESS.

**DESCRIPTION CONTINUED ON SHEET 3 OF 5**

**SHEET 2 OF 5**



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING - LAND SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 01/25/18

DRAWN BY DLS

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 7603-UE3

**LYONS CREEK  
UTILITY EASEMENT  
SKETCH OF DESCRIPTION**

**DESCRIPTION: (CONTINUED)**

**EXHIBIT "B"**

LESS:

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, BEING A PORTION OF TRACT A, BERBER PLAT TWO AS RECORDED IN PLAT BOOK 182, PAGES 53 THROUGH 55 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT AFORESAID POINT "C"; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 37.29 FEET TO POINT OF BEGINNING #4;

THENCE SOUTH 89°35'27" WEST, A DISTANCE OF 167.76 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 30.11 FEET; THENCE NORTH 89°35'22" EAST, A DISTANCE OF 32.99 FEET; THENCE NORTH 00°24'38" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 89°35'22" WEST, A DISTANCE OF 32.99 FEET; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 30.22 FEET; THENCE NORTH 89°35'26" EAST, A DISTANCE OF 167.76 FEET; THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 72.33 FEET TO THE POINT OF BEGINNING #4.

CONTAINING 11,739 SQUARE FEET OR 0.2695 ACRES, MORE OR LESS.

LESS:

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, BEING A PORTION OF TRACT A, BERBER PLAT TWO AS RECORDED IN PLAT BOOK 182, PAGES 53 THROUGH 55 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT AFORESAID POINT "D"; THENCE NORTH 00°24'34" WEST, A DISTANCE OF 12.00 FEET TO POINT OF BEGINNING #5;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 137.73 FEET; THENCE NORTH 20°30'29" EAST, A DISTANCE OF 141.83 FEET; THENCE NORTH 66°05'57" WEST, A DISTANCE OF 114.69 FEET; THENCE SOUTH 89°35'26" WEST, A DISTANCE OF 74.66 FEET; THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 140.97 FEET; THENCE SOUTH 44°35'26" WEST, A DISTANCE OF 12.98 FEET; THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 28.56 FEET TO THE POINT OF BEGINNING #5.

CONTAINING 26,623 SQUARE FEET OR 0.6112 ACRES, MORE OR LESS.

SAID DESCRIBED PARCEL CONTAINING A TOTAL OF 53,351 SQUARE FEET OR 1.2707 ACRES MORE OR LESS. LYING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.


**NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING OF NORTH 89°27'44" WEST ALONG THE SOUTH LINE OF SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 48 SOUTH RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.
3. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.


**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JANUARY 25, 2018. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

**SHEET 3 OF 5**



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 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452



DAVID P. LINDLEY  
 REGISTERED LAND  
 SURVEYOR NO. 5005  
 STATE OF FLORIDA  
 LB# 3591

DATE	01/25/18
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7603-UE3

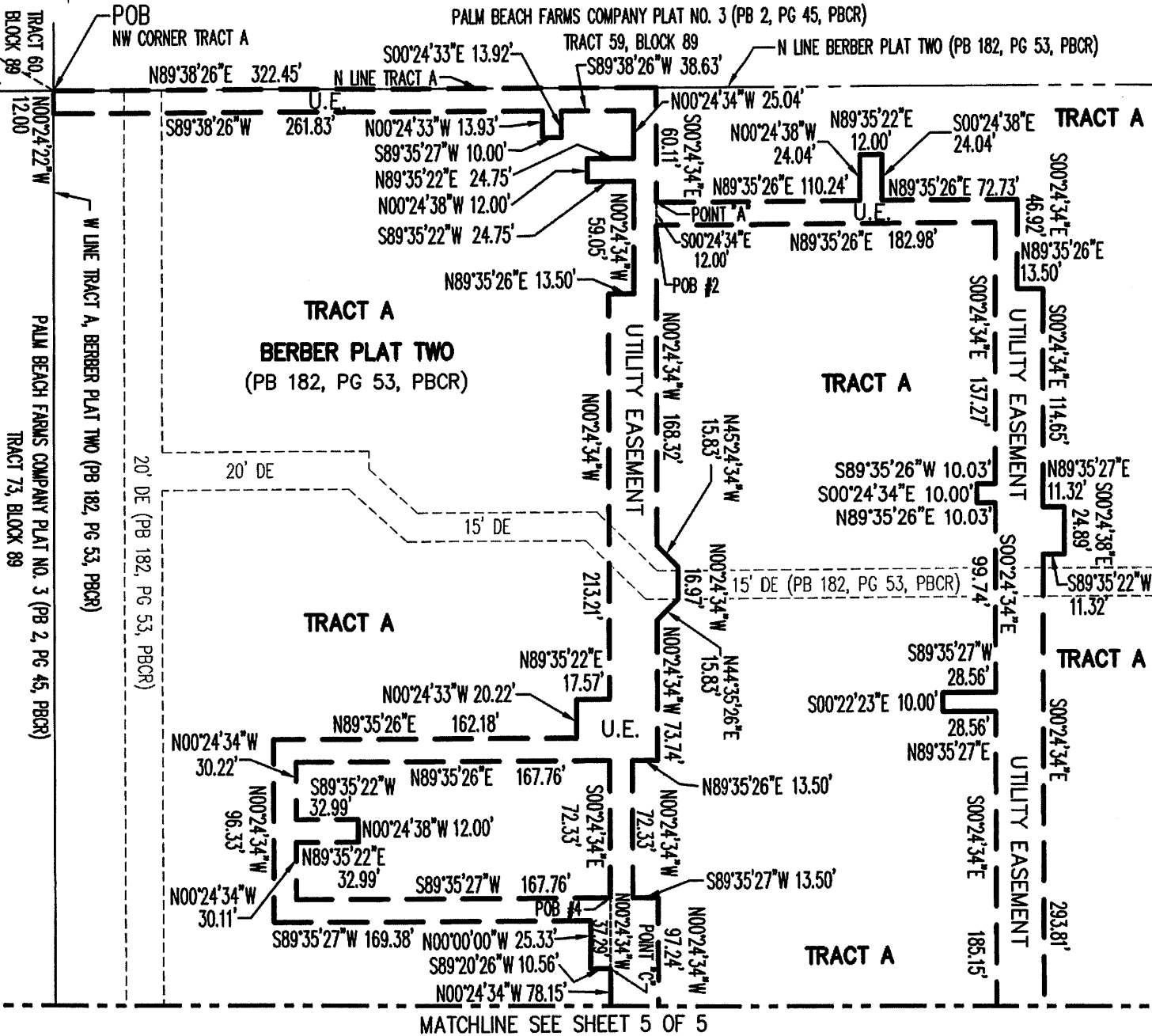
**LYONS CREEK  
 UTILITY EASEMENT  
 SKETCH OF DESCRIPTION**

EXHIBIT "B"

PALM BEACH FARMS COMPANY PLAT NO. 3 (PB 2, PG 45, PBCR)

TRACT 59, BLOCK 89

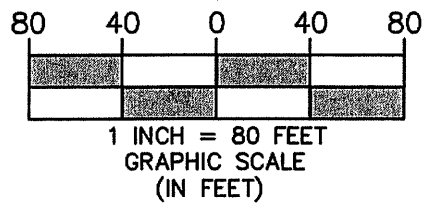
N LINE BERBER PLAT TWO (PB 182, PG 53, PBCR)



MATCHLINE SEE SHEET 5 OF 5

LEGEND/ABBREVIATIONS

- ⊙ - CENTERLINE
- DE - DRAINAGE EASEMENT
- U.E. - UTILITY EASEMENT
- LB - LICENSED BUSINESS
- PB - PLAT BOOK
- PBCR - PALM BEACH COUNTY RECORDS
- PG - PAGE
- POB - POINT OF BEGINNING
- R/W - RIGHT-OF-WAY



SHEET 4 OF 5



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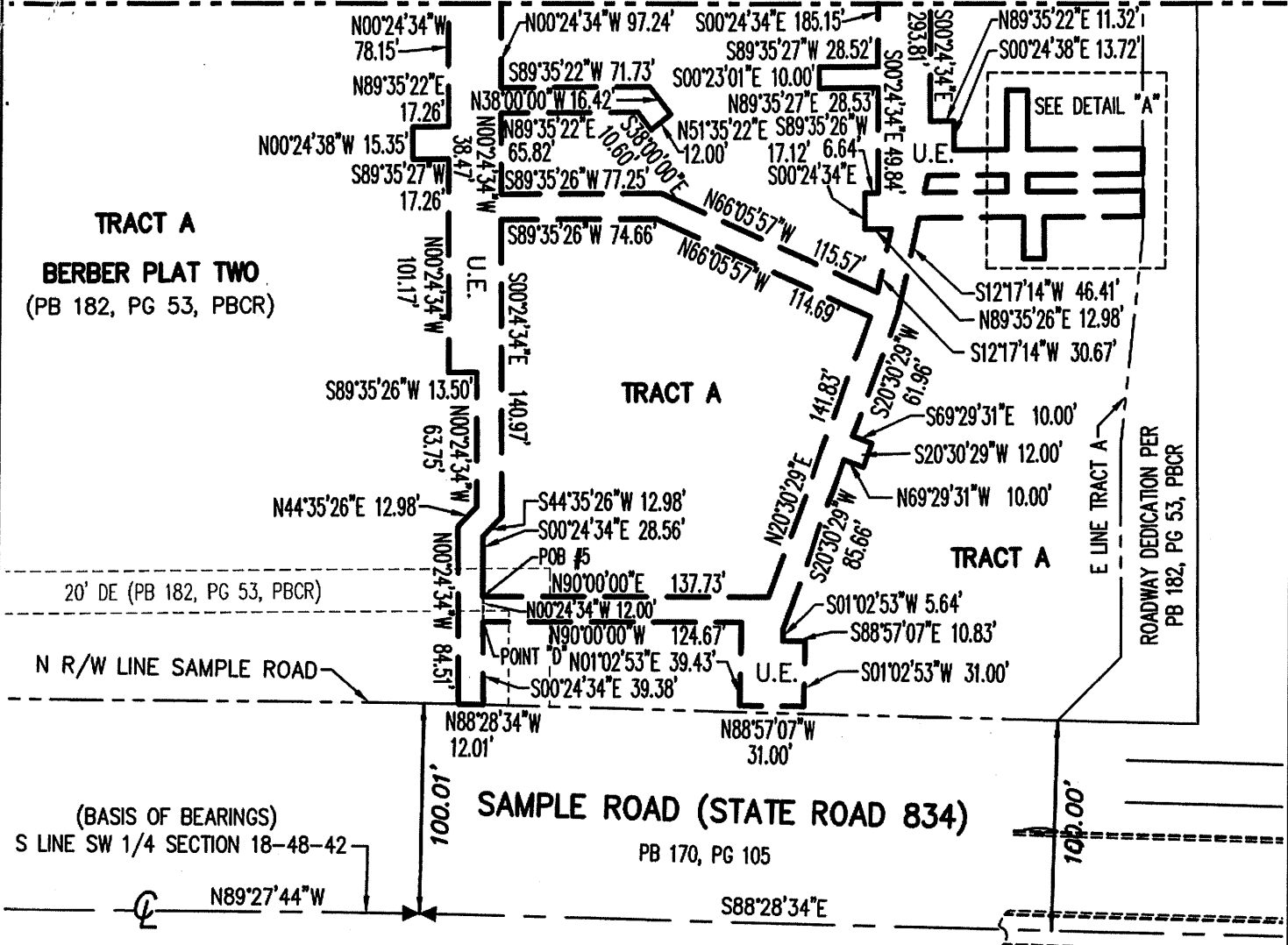
LYONS CREEK  
 UTILITY EASEMENT  
 SKETCH OF DESCRIPTION

DATE	01/25/18
DRAWN BY	DLS
F.B./ PG.	N/A
SCALE	AS SHOWN
JOB NO.	7603-UE3

**TRACT A**  
**BERBER PLAT TWO**  
 (PB 182, PG 53, PBCR)

**TRACT A**

**TRACT A**

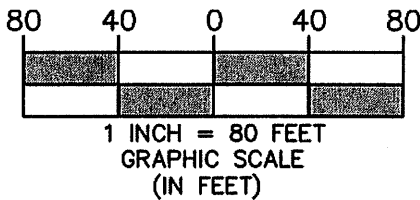


(BASIS OF BEARINGS)  
 S LINE SW 1/4 SECTION 18-48-42

**SAMPLE ROAD (STATE ROAD 834)**

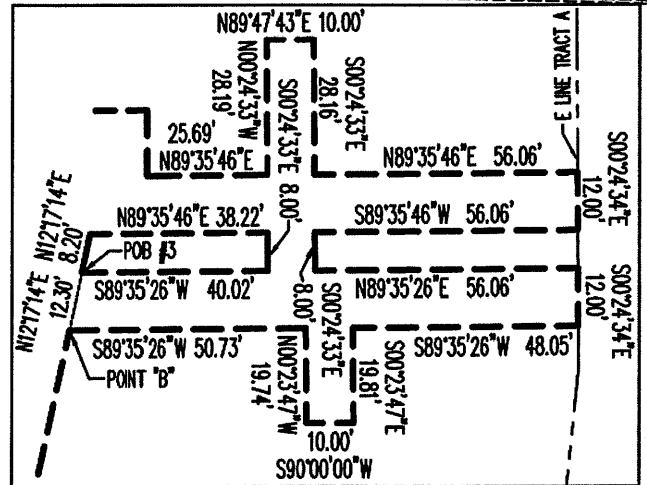
PB 170, PG 105

ROADWAY DEDICATION PER  
 PB 182, PG 53, PBCR



**LEGEND/ABBREVIATIONS**

- Ⓞ - CENTERLINE
- DE - DRAINAGE EASEMENT
- U.E. - UTILITY EASEMENT
- LB - LICENSED BUSINESS
- PB - PLAT BOOK
- PBCR - PLAM BEACH COUNTY RECORDS
- PG - PAGE
- POB - POINT OF BEGINNING
- R/W - RIGHT-OF-WAY



**DETAIL "A"**

GRAPHIC SCALE 1" = 40'



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