

Prepared by:

Name: Howard Jablon, P. E.  
Address: 5932 NW 73<sup>rd</sup> Court  
Parkland, FL 33067

Return to:

City of Coconut Creek  
4800 West Copans Road  
Coconut Creek, Florida 33063  
**Property Appraisers PIN(s)** 484206360020

**BILL OF SALE**

(Water Distribution and Wastewater Collection system)

**KNOW ALL MEN BY THESE PRESENTS,** Klemow at 5100 Hillsboro, LLC,  
a Florida corporation, whose principal post office address is 6950 Griffin Road,  
Davie, FL 33314, 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 W Copans Road, Coconut Creek, FL 33063, hereinafter referred to as Buyer, its  
successors and assigns:

that certain Water Distribution and Wastewater 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

see Exhibit "B", the Legal Description, which is attached hereto

**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.

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 21 day of July, 20 17.

SELLER(S):

Klemow at 5100 Hillsboro, LLC  
(Name of granting corporation)  
a Florida corporation  
(Here insert state of incorporation)

(Corp seal)

ATTEST:

[Signature]  
- Secretary  
JORDAN KLEMOW  
(Print/type/stamp name of \_\_\_\_\_-sec.)

by: [Signature]  
- President  
JORDAN KLEMOW  
(Print/type/stamp name of \_\_\_\_\_-pres.)

Witness:

[Signature]  
Glenn Marks  
(Print/type/stamp name of witness)

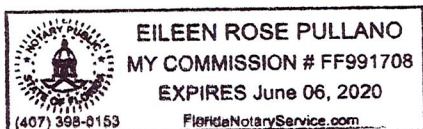
Witness:

[Signature]  
Linda Bart  
(Print/type/stamp name of witness)

STATE OF Florida

COUNTY OF Broward

THE FOREGOING BILL OF SALE was acknowledged before me this 21 day of July, 2017 by Jordan Klemow, \_\_\_\_\_ president (name and title), and Jordan Klemow, \_\_\_\_\_ secretary (name and title) of Klemow at 5100 Hillsboro LLC (name of grantor corporation), a Florida (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.



[Signature]  
Notary Public-State of Florida  
Eileen R Pullano  
(Print/type/stamp name of Notary Public)

(NP Seal)

My commission expires:

June 6, 2020

My commission number is: FF991708

## Exhibit A

Description	Quantity	Unit
<b>SANITARY SEWER SYSTEM</b>		
8" SDR-26 0'-6'	1,040	LF
8" DIP 0'-6'	50	LF
8" SDR-26 6'-8'	60	LF
Manholes 0'-6'	10	EA
Manholes 6'-8'	2	EA
Core Existing Manhole in NW 51st Terrace	1	EA
Single Service	8	EA
Double Service	24	EA
Pavement Restoration NW 51st Terrace	110	SY
Maintenance of Traffic	1	LS
<b>WATER SYSTEM</b>		
8" DIP	1,254	LF
8" GV	8	EA
8" x 6" Reducers	1	EA
Sample Points	4	EA
Fire Hydrant Assem (Inc Tee, 6" GV and 8' 6" DIP)	5	EA
Single Service	16	EA
Double Service	20	EA
Connect to existing water main stub	2	EA



EXHIBIT A

**UTILITY EASEMENT  
IN THE PINES**

**LEGAL DESCRIPTION**

A STRIP OF LAND LYING WITHIN TRACTS A, B, AND LB1, **FIRST BAPTIST CHURCH AT HILLSBORO**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 176 AT PAGE 123 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHEAST CORNER OF TRACT RW OF SAID **FIRST BAPTIST CHURCH AT HILLSBORO**; THENCE SOUTH 89°35'28" WEST, ALONG THE NORTH LINE OF SAID TRACT RW, A DISTANCE OF 639.98 FEET; THENCE SOUTH 00°25'02" EAST, A DISTANCE OF 40.52 FEET TO THE **POINT OF BEGINNING #1**; THENCE CONTINUE SOUTH 00°25'02" EAST, A DISTANCE OF 373.08 FEET; THENCE SOUTH 89°53'37" EAST, A DISTANCE OF 52.88 FEET; THENCE SOUTH 00°06'23" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 89°53'37" EAST, A DISTANCE OF 14.22 FEET; THENCE SOUTH 00°25'02" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°53'37" WEST, A DISTANCE OF 14.32 FEET; THENCE SOUTH 00°06'23" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 89°53'37" WEST, A DISTANCE OF 235.07 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 67.00 FEET AND A CENTRAL ANGLE OF 23°19'53", A DISTANCE OF 27.28 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 13.00 FEET AND A CENTRAL ANGLE OF 39°17'26", A DISTANCE OF 8.91 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 27.00 FEET AND A CENTRAL ANGLE OF 126°47'39", A DISTANCE OF 59.75 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 13.00 FEET AND A CENTRAL ANGLE OF 36°54'53", A DISTANCE OF 8.38 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 62.00 FEET AND A CENTRAL ANGLE OF 15°33'21", A DISTANCE OF 16.83 FEET; THENCE NORTH 00°25'02" WEST, A DISTANCE OF 46.55 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 89°28'35", A DISTANCE OF 15.62 FEET; THENCE NORTH 89°53'37" WEST, A DISTANCE OF 63.09 FEET; THENCE NORTH 00°25'02" WEST, A DISTANCE OF 76.00 FEET; THENCE SOUTH 89°53'37" EAST, A DISTANCE OF 57.87 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 90°31'25", A DISTANCE OF 23.70 FEET; THENCE NORTH 00°25'02" WEST, A DISTANCE OF 84.69 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS NORTH 89°34'58" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 62.00 FEET AND A CENTRAL ANGLE OF 15°42'20", A DISTANCE OF 17.00 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 13.00 FEET AND A CENTRAL ANGLE OF 37°16'16", A DISTANCE OF 8.46 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 27.00 FEET AND A CENTRAL ANGLE OF 78°34'11", A DISTANCE OF 37.03 FEET; THENCE NORTH 16°06'24" EAST, A DISTANCE OF 7.01 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS SOUTH 23°49'05" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 32.00 FEET AND A CENTRAL ANGLE OF 44°58'27", A DISTANCE OF 25.12 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8.00 FEET AND A CENTRAL ANGLE OF 37°16'16", A DISTANCE OF 5.20 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 67.00 FEET AND A CENTRAL ANGLE OF 15°42'20", A DISTANCE OF 18.37 FEET; THENCE NORTH 89°35'26" EAST, A DISTANCE OF 143.34 FEET; THENCE NORTH 00°25'02" WEST, A DISTANCE OF 60.07 FEET; THENCE NORTH 89°34'58" EAST, A DISTANCE OF 20.67 FEET; THENCE SOUTH 00°25'02" EAST, A DISTANCE OF 6.00 FEET; THENCE NORTH 89°34'58" EAST, A DISTANCE OF 26.00 FEET TO THE **POINT OF BEGINNING**.

LESS THEREFROM:

**COMMENCE** AT THE AFORESAID NORTHEAST CORNER OF TRACT RW OF SAID **FIRST BAPTIST CHURCH AT HILLSBORO**; THENCE SOUTH 89°35'28" WEST, ALONG THE NORTH LINE OF SAID TRACT RW, A DISTANCE OF 639.98 FEET; THENCE SOUTH 00°25'02" EAST, A DISTANCE OF 161.59 FEET; THENCE SOUTH 89°34'58" WEST, A DISTANCE OF 49.00 FEET TO THE **POINT OF BEGINNING #2**; THENCE SOUTH 00°25'02" EAST, A



**HSQ GROUP, INC.**  
Engineers • Planners • Surveyors  
1489 West Palmetto Park Rd., Suite 340  
Boca Raton, Florida 33486 • 561.392.0221  
CA26258 • LB7924

PROJECT: **IN THE PINES**

PROJECT NO.: 1401-04

DATE: 4/28/17

SHEET 1 OF 3

DISTANCE OF 233.39 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 18.00 FEET AND A CENTRAL ANGLE OF 90°31'25", A DISTANCE OF 28.44 FEET; THENCE NORTH 89°53'37" WEST, A DISTANCE OF 118.02 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 18.00 FEET AND A CENTRAL ANGLE OF 89°28'35", A DISTANCE OF 28.11 FEET; THENCE NORTH 00°25'02" WEST, A DISTANCE OF 232.33 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 18.00 FEET AND A CENTRAL ANGLE OF 90°00'28", A DISTANCE OF 28.28 FEET; THENCE NORTH 89°35'26" EAST, A DISTANCE OF 118.02 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 18.00 FEET AND A CENTRAL ANGLE OF 89°59'32", A DISTANCE OF 28.27 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

**NOTES:**


1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SUCH INFORMATION SHOULD BE OBTAINED BY OTHERS THROUGH AN APPROPRIATE TITLE SEARCH.
3. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

**ABBREVIATIONS:**

A	= ARC LENGTH	P.B.	= PLAT BOOK
B.C.R.	= BROWARD COUNTY RECORDS	PG.	= PAGE
D	= DELTA (CENTRAL ANGLE)	R	= RADIUS
D.E.	= DRAINAGE EASEMENT	R/W	= RIGHT-OF-WAY
O.R.B.	= OFFICIAL RECORDS BOOK	U.E.	= UTILITY EASEMENT

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

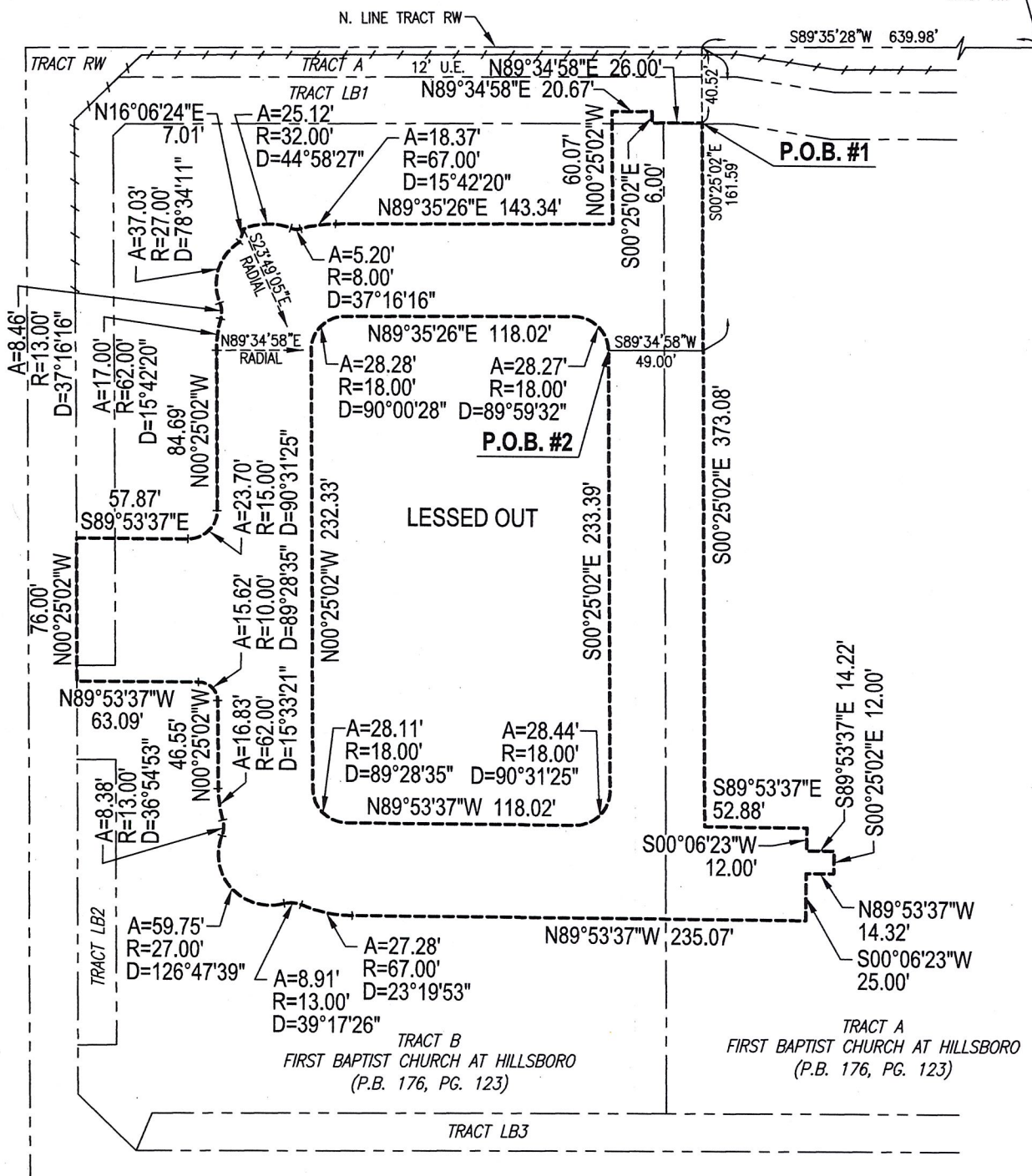
  
\_\_\_\_\_  
DANIEL C. LAAK  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS5118

PROJECT:	<b>IN THE PINES</b>
PROJECT NO.:	1401-04
DATE:	4/28/17
SHEET 2 OF 3	



### HILLSBORO BLVD.

P.O.C.  
NE CORNER  
TRACT RW



**LEGEND:**

- ⊕ CENTERLINE
- - - NON-VEHICULAR ACCESS LINE

UTILITY EASEMENT	4/28/17	JDV	DCL	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT:	<b>IN THE PINES</b>		SCALE: 1" = 80'	
PROJECT NO.:	1401-04		SHEET 3 OF 3	