

Prepared by:

Name: EW Parkland LLC
Address: 2875 NE 191st St., Suite 800
Aventura, FL 33180

Return to:

City of Coconut Creek
4800 West Copans Road
Coconut Creek, Florida 33063
Property Appraisers PIN(s) 474136050012

BILL OF SALE

(Water Distribution and Wastewater Collection system)

KNOW ALL MEN BY THESE PRESENTS, EW Parkland LLC (Name of Corporation), a Delaware Limited Liability (State of Incorporation) corporation, whose principal post office address is 2875 NE 191st St., Suite 800, Aventura, FL 33180, 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 on Exhibit "B" which is attached hereto and made a part of 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 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 15th day of June, 20 17.

SELLER(S):

EW Parkland LLC

(Name of granting corporation)

a Delaware Limited Liability corporation

(Here insert state of incorporation)

(Corp seal)

ATTEST:

_____- Secretary

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

→ by: _____
Authorized Signatory

Juan DeAngulo Salomo Knoudari
(Print/type/stamp name of _____-pres.)

→ Witness:

Jovana Radulovic
(Print/type/stamp name of witness)

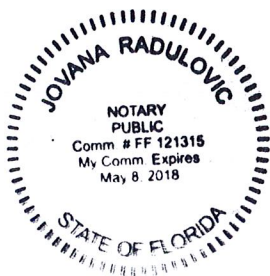
→ Witness:

Lillian Amigo
(Print/type/stamp name of witness)

STATE OF Florida

COUNTY OF Miami Dade

THE FOREGOING BILL OF SALE was acknowledged before me this 15th day of June, 2017 by Salomo Knoudari, Authorized Signatory president (name and title), and _____ secretary (name and title) of EW Parkland, LLC (name of grantor corporation), a _____ (state or place of incorporation) corporation. He/she /they is/are personally known to me or has/have produced Personally Known (type of ID) and _____ (type of ID), respectively, as identification.



(NP Seal)

→ _____
Notary Public-State of

Jovana Radulovic
(Print/type/stamp name of Notary Public)

My commission expires:

May 8, 2018

My commission number is: 121315

EXHIBIT "A"

<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT</u>
6" DIP	170	LF
6" GATE VALVE	4	EA
FIRE HYDRANT ASSEMBLY	2	EA
2" SINGLE SERVICE	1	EA
1" SINGLE SERVICE	2	EA
METER BOX	3	EA



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
 Florida Licensed Surveying
 and Mapping Business No. 6633

4341 S.W. 62nd Avenue
 Davie, Florida 33314

Tel. (954) 585-0997
 Fax (954) 585-3927

LEGAL DESCRIPTION
12-FOOT WIDE UTILITY EASEMENT

WATERWAYS SHOPPES
7595-7599 N. STATE ROAD 7, PARKLAND, BROWARD COUNTY, FLORIDA
SECTION 36, TOWNSHIP 47 SOUTH, RANGE 41 EAST

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", LOUIS COMMERCIAL PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF N.W. 74TH PLACE AND ON A CIRCULAR CURVE HAVING A RADIUS OF 1550.00 FEET AND WHOSE CENTER BEARS SOUTH 04 DEGREES 25'11" WEST FROM SAID POINT OF COMMENCEMENT; THENCE EASTERLY ALONG SAID CURVE, ALONG THE NORTH RIGHT OF WAY LINE OF SAID N.W. 74TH PLACE AND THE SOUTH LINE OF SAID PARCEL "A", AN ARC LENGTH OF 250.16 FEET TO A POINT OF TANGENCY; THENCE SOUTH 76 DEGREES 20'00" EAST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID N.W. 74TH PLACE AND THE SOUTH LINE OF SAID PARCEL "A", 112.45' TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1250.00 FEET, ALONG THE NORTH RIGHT OF WAY LINE OF SAID N.W. RIGHT OF WAY LINE OF SAID N.W. 74TH PLACE AND THE SOUTH LINE OF SAID PARCEL "A", AN ARC LENGTH OF 304.78' TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 41'48" EAST, ALONG THE NORTH LINE OF SAID N.W. 74TH PLACE AND THE SOUTH LINE OF SAID PARCEL "A", 137.15 FEET TO A POINT; THENCE NORTH 44 DEGREES 10'37" EAST, ALONG THE SOUTHEAST LINE OF SAID PARCEL "A", 49.94 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 7; THENCE NORTH 01 DEGREES 20'34" WEST, ALONG THE WEST LINE OF SAID STATE ROAD NO. 7 AND THE EAST LINE OF SAID PARCEL "A", 220.93 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 37633, PAGE 1114, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES 39'26" WEST, ALONG THE NORTH LINE OF SAID DESCRIBED IN OFFICIAL RECORDS BOOK 37663, PAGE 1114, 200.00 FEET TO THE NORTHWEST CORNER OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 37663, PAGE 1114; THENCE NORTH 01 DEGREE 20'34" WEST, 15.50 FEET TO THE POINT OF BEGINNING (1);

THENCE CONTINUE NORTH 01 DEGREES 20'34" WEST, A DISTANCE OF 16.96 FEET TO REFERENCE POINT "A"

THENCE NORTH 43 DEGREES 40'39" EAST, A DISTANCE OF 7.36 FEET;
 THENCE NORTH 88 DEGREES 39'26" EAST, A DISTANCE OF 130.67 FEET;
 THENCE SOUTH 46 DEGREES 20'34" EAST, A DISTANCE OF 18.24 FEET;
 THENCE SOUTH 43 DEGREES 39'26" WEST, A DISTANCE OF 12.00 FEET;
 THENCE NORTH 46 DEGREES 20'34" WEST, A DISTANCE OF 13.27 FEET;
 THENCE SOUTH 88 DEGREES 39'26" WEST, A DISTANCE OF 120.73 FEET;
 THENCE SOUTH 43 DEGREES 40'39" WEST, A DISTANCE OF 14.39 FEET TO THE POINT OF BEGINNING (1).

(CONTINUE)

DATE: Jun 13, 2017 - 1:41pm EST
 FILE: F:\Draw\Keen Engineering\15-8208 Parkland Survey\01-Drawing\15-8208-UE.dwg

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

REVISIONS	DATE	BY

DATE OF SIGNATURE: 6/13/17
WALTER DE LA ROCHA *Walter De La Rocha*
 PROFESSIONAL SURVEYOR AND MAPPER NO. 6081 - STATE OF FLORIDA

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC. COPYRIGHT © 2017

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
06/13/17	WDLR	JDS	N/A

SEAL
 NOT VALID UNLESS
 SEALED HERE WITH
 AN EMBOSSED
 SURVEYOR'S SEAL

SHEET 1 OF 4

SKETCH NO.
15-8208-UE



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**SKETCH OF DESCRIPTION
12-FOOT WIDE UTILITY EASEMENT**

**WATERWAYS SHOPPES
7595-7599 N. STATE ROAD 7, PARKLAND, BROWARD COUNTY, FLORIDA
SECTION 36, TOWNSHIP 47 SOUTH, RANGE 41 EAST**

(CONTINUED)

TOGETHER WITH:

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", LOUIS COMMERCIAL PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 151, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT ABOVE MENTIONED REFERENCE POINT "A";

THENCE NORTH 01 DEGREES 20'34" WEST, A DISTANCE OF 193.37 FEET TO THE POINT OF BEGINNING (2);

THENCE CONTINUE NORTH 01 DEGREES 20'34" WEST, A DISTANCE OF 12.00 FEET;

THENCE NORTH 88 DEGREES 40'39" EAST, A DISTANCE OF 6.00 FEET;

THENCE SOUTH 01 DEGREES 20'34" EAST, A DISTANCE OF 12.00 FEET;

THENCE SOUTH 88 DEGREES 40'39" WEST, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING (2).

SAID LANDS SITUATE WITHIN THE CITY OF PARKLAND, BROWARD COUNTY, FLORIDA, CONTAINING A TOTAL AREA OF 1,900 SQUARE FEET, MORE OR LESS.

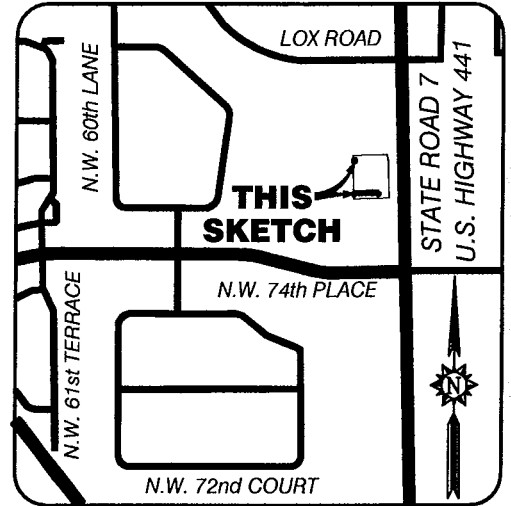
NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
3. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH.
4. THE BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF NORTH 01'20'34" WEST, ALONG THE EAST LINE OF PARCEL "A", AS SHOWN ON THE PLAT OF LOUIS COMMERCIAL PLAZA, RECORDED IN PLAT BOOK 155 AT PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID BEARING IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983.

**SKETCH OF DESCRIPTION
 12-FOOT WIDE UTILITY EASEMENT
 WATERWAYS SHOPPES**

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 SECTION 36, TOWNSHIP 47 SOUTH, RANGE 41 EAST

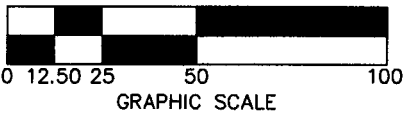
- LEGEND:**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - P.B. PLAT BOOK
 - PG. PAGE
 - LB. LICENSED BUSINESS
 - O.R.B. OFFICIAL RECORDS BOOK
 - ☉ CENTER LINE
 - R/W RIGHT OF WAY
 - L1 LINE # 1 (SEE LINE TABLE)
 - ↯ BREAK-LINE



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 01°20'34" W	16.96'
L3	N 88°39'26" E	130.67'
L4	S 46°20'34" E	18.24'
L5	S 43°39'26" W	12.00'
L6	N 46°20'34" W	13.27'
L7	S 88°39'26" W	120.73'
L8	S 43°40'39" W	14.39'

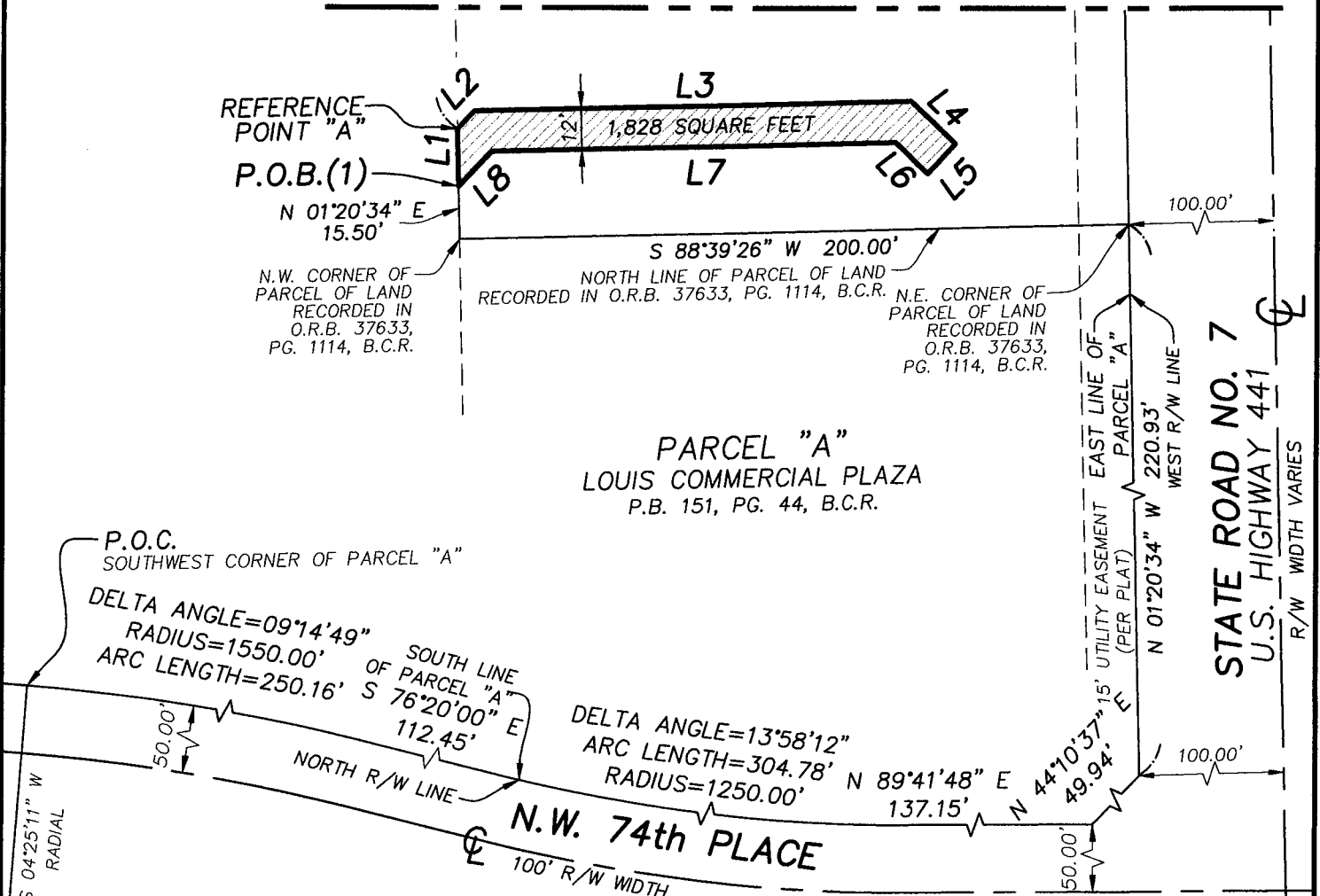
SCALE: 1" = 50'



NOTE:
 SEE SHEET 1 OF 4 FOR
 THE LEGAL DESCRIPTION OF THE
 SKETCH GRAPHICALLY SHOWN HEREON.

MATCH LINE - SEE SHEET 4 OF 4

LOCATION MAP
 NOT TO SCALE





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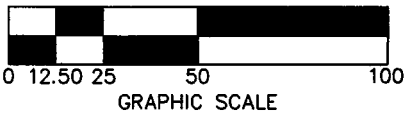
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SCALE: 1" = 50'

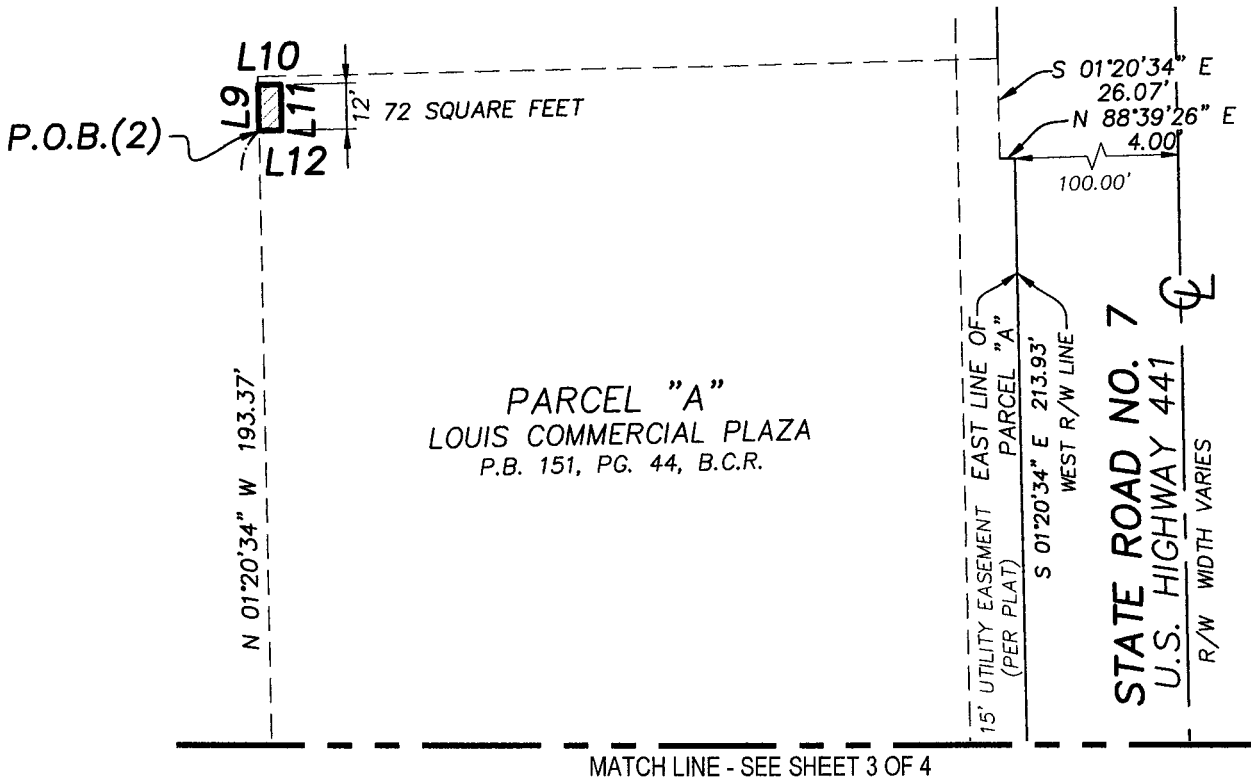


LEGEND:

- P.B. PLAT BOOK
- PG. PAGE
- LB. LICENSED BUSINESS
- CL. CENTER LINE
- R/W. RIGHT OF WAY
- L1. LINE # 1 (SEE LINE TABLE)
- √. BREAK-LINE

LINE TABLE

LINE	BEARING	DISTANCE
L9	N.01°20'34"W.	12.00'
L10	N.88°40'39"E.	6.00'
L11	S.01°20'34"E.	12.00'
L12	S.88°40'39"W.	6.00'



NOTE:
SEE SHEET 2 OF 4 FOR
THE LEGAL DESCRIPTION OF THE
SKETCH GRAPHICALLY SHOWN HEREON.