

**BILL OF SALE ABSOLUTE**

KNOW ALL MEN BY THESE PRESENTS, that Downrite Engineering Corp, with a business address of 14241 SW 143 Ct. Miami FL, 33186, party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to be paid by the CITY OF PEMBROKE PINES, a municipal corporation of the State of Florida, located at 601 City Center Way, Pembroke Pines, Florida, 33025, party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered and by these presents does grant, bargain, sell, transfer and deliver unto the said party of the second part, its successors and assigns, the following goods and chattels:

All of the WATER AND SEWER IMPROVEMENTS; together with all appurtenances attached thereto, which lie within the Public Rights-of-Way or within easements provided for same, in the subdivision of Skyrise Plaza

All of the above further described in "As-Built" Plans which are attached hereto as Exhibit "A" and quantities and costs breakdown which is attached hereto as Exhibit "B".

TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns forever.

The party of the first part does covenant to and with the party of the second part, its successors and assigns, that it is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that it has good right to sell the same aforesaid, and that it will warrant and defend the sale of the said property, goods and chattels hereby made, unto the said party of the second party's successors and assigns against the lawful claims and demands of all persons whomsoever.



# TUSCAN SPRINGS A.K.A. SKYRISE PLAZA

## City of Pembroke Pines, Broward County, FL

### AS-BUILT WATER

**OWNER:**

LENNAR HOMES, LLC  
GREG McPHERSON  
730 NW 107TH AVE. STE 103  
MIAMI, FL. 33172  
(305) 229-6400  
EMAIL: greg.mcperson@lennar.com

**ARCHITECT:**

FRANCISCO SEMSCH  
7521 PAULA DR. UNIT 261214  
TAMPA, FL 33615  
(813) 784-6776  
EMAIL: fsemsch@fsaarchitect.com

**CIVIL ENGINEER:**

SUN-TECH ENGINEERING, INC.  
4577 NOB HILL ROAD SUITE 102  
SUNRISE, FL 33351  
(954) 777-3123  
(954) 777-3114 (FAX)  
EMAIL: mgai@suntecheng.com

**SURVEYOR:**

PULICE LAND SURVEYORS, INC.  
5381 NOB HILL ROAD  
SUNRISE, FL 33351  
(954) 572-1777  
EMAIL: surveys@pulicelandsurveyors.com

**LANDSCAPE ARCHITECT:**

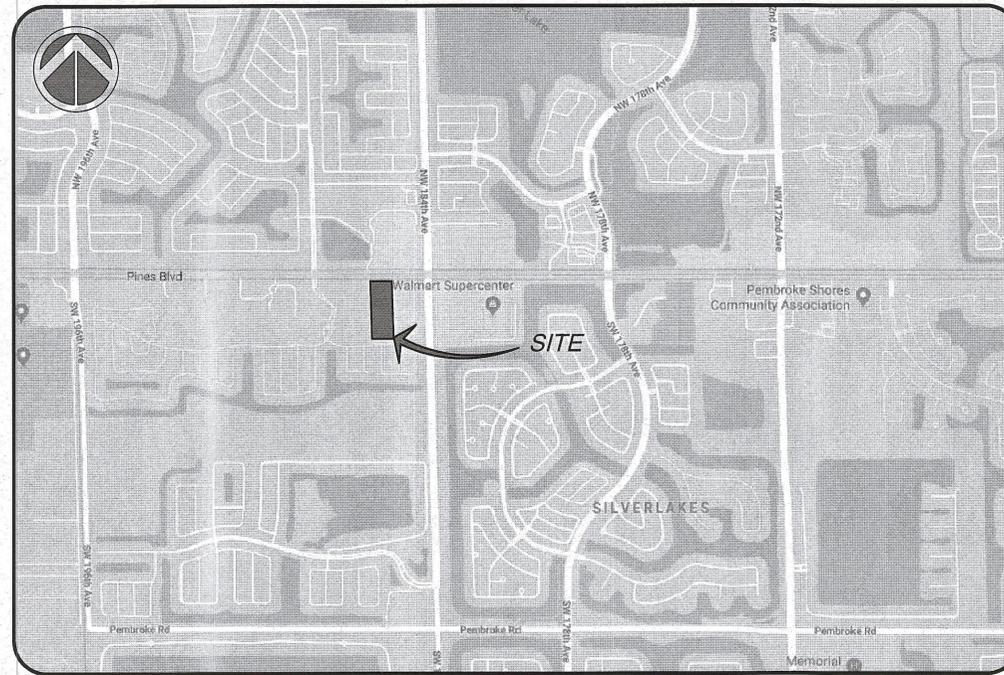
WITKIN HULTS & PARTNERS  
307 SOUTH 21ST AVENUE  
HOLLYWOOD, FL 33020  
(954) 923-9681  
(954) 923-9689 (FAX)  
EMAIL: kellyh@witkindesign.com

**PHOTOMETRICS:**

HSQ GROUP, INC.  
1001 YAMATO ROAD SUITE 105  
BOCA RATON, FL 3343  
(561) 392-0221  
(561) 392-6458 (FAX)  
EMAIL: jay@hsqgroup.net

**BENCHMARK**

VERTICAL BENCHMARK BCED BM 3715  
ELEVATION (NGVD 29): 7.535  
ELEVATION (NAVD 88): 5.995  
LOCATION: IN CONC. BASE OF LIGHT POLE,  
120' EAST OF CENTERLINE OF 186 AVE AND  
23' N. OF N.E.O.P. OF PINES BLVD.  
FOUND 09-20-2000  
FOUND GOOD 12-07-2006



SECTION 13, TOWNSHIP 51 SOUTH, RANGE 39 EAST  
**LOCATION MAP**  
N.T.S.

AS-BUILT BY:	A.G.
CHECKED BY:	O.G.
AS-BUILT TYPE:	WATER
DATE:	09/20/2024

AS-BUILT DRAWINGS	
SHEET #	DESCRIPTION
CS1	COVER SHEET
WS2 - WS3	AS-BUILT PLAN DRAWING

**PANTHER SURVEYING**  
A FULL-SERVICE CONSTRUCTION SURVEYING FIRM  
14241 SW 143<sup>RD</sup> CT, MIAMI, FL 33186  
305.232.2340 ■ INFO@PANTHERSURVEYING.COM

**SURVEYOR'S CERTIFICATION:**

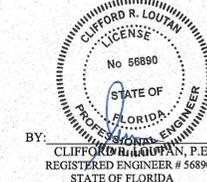
THIS CERTIFIES THAT THIS AS BUILT SURVEY WAS PREPARED UNDER MY SUPERVISION AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

PANTHER SURVEYING LLC LB 8657

**STE Sun-Tech Engineering, Inc.**  
Engineers • Planners • Surveyors  
4577 Nob Hill Road, Suite 102  
Sunrise, FL 33351  
www.suntecheng.com  
Certificate of Auth. #7097/LB 7019  
Phone (954) 777-3123  
Fax (954) 777-3114

**"RECORD DRAWING"**

THE INFORMATION SHOWN ON THIS RECORD DRAWING WAS SUPPLIED BY **PANTHER SURVEYING LLC** PROFESSIONAL SURVEYING & MAPPING BUSINESS # 8657, STATE OF FLORIDA. THE ENGINEER'S SIGNATURE AND SEAL AFFIXED TO THIS DRAWING IS ONLY TO BE INTERPRETED TO CONFIRM THAT THE INFORMATION PROVIDED HAS BEEN REVIEWED FOR CONFORMANCE WITH THE APPLICABLE ENGINEERING DESIGN STANDARDS.



BY: **CLIFFORD R. LOUFAN, P.E.**  
REGISTERED ENGINEER # 56890  
STATE OF FLORIDA

DATE: 02/06/2024

INDEX OF DRAWINGS	
SHEET NO.	TITLE
CS1	COVER SHEET
<del>P1 - P3</del>	<del>PLAT</del>
<del>V-1</del>	<del>BOUNDARY &amp; TOPOGRAPHIC SURVEY ALT/ANSPS LAND TITLE SURVEY</del>
<del>SP1 - SP3</del>	<del>SITE PLAN</del>
<del>SP4, SP5</del>	<del>SITE PLAN DETAILS</del>
<del>SP6</del>	<del>OPEN SPACE PLAN</del>
<del>ST1</del>	<del>SALES TRAILER SITE PLAN</del>
<del>SA4</del>	<del>ENTRY GATE DETAIL</del>
<del>A3.0 - A3.4</del>	<del>5 PLEX MAIN, UPPER FLOOR, ELEVATIONS &amp; ROOF PLAN</del>
<del>A3.0 - A3.4</del>	<del>6 PLEX MAIN, UPPER FLOOR, ELEVATIONS &amp; ROOF PLAN</del>
<del>A3.0 - A3.4</del>	<del>7 PLEX MAIN, UPPER FLOOR, ELEVATIONS &amp; ROOF PLAN</del>
<del>A4.0, A4.2.1</del>	<del>UNIT 1455 FLOOR PLAN &amp; INT. UNIT ELEVATIONS</del>
<del>A5.0, A5.2, A5.2.1</del>	<del>UNIT 1687 FLOOR PLAN, INT. UNIT ELEVATIONS &amp; END UNIT ELEV.</del>
<del>A6.0, A6.2</del>	<del>UNIT 1768 FLOOR PLAN &amp; END UNIT ELEVATIONS</del>
<del>A7.0, A7.2, A7.2.1</del>	<del>UNIT 1789 FLOOR PLAN, INT. UNIT ELEVATIONS &amp; END UNIT ELEV.</del>
<del>A8.0, A.2, A8.2.1</del>	<del>UNIT 1790 FLOOR PLAN, INT. UNIT ELEVATIONS &amp; END UNIT ELEV.</del>
<del>A1, A1.1, A2, A3</del>	<del>SALES TRAILER DETAILS</del>
<del>SA1</del>	<del>CABANA POOL</del>
<del>SA2</del>	<del>CABANA ELEVATIONS</del>
<del>SA3 - SA4</del>	<del>SITE PLAN DETAILS</del>
<del>L1 - L4</del>	<del>INDEX &amp; LANDSCAPE PLAN</del>
<del>L5 - L7</del>	<del>5 UNIT, 6 UNIT, 7 UNIT TOWNHOMES LANDSCAPE PLAN</del>
<del>L8 - L9</del>	<del>MODEL CENTER SCHEMATIC DESIGN &amp; LANDSCAPE PLAN</del>
<del>L10</del>	<del>LANDSCAPE DETAILS</del>
<del>PH1</del>	<del>PHOTOMETRIC PLAN</del>
<del>GN1, GN2</del>	<del>GENERAL NOTES</del>
<del>PD1 - PD3</del>	<del>PAVING, GRADING &amp; DRAINAGE PLAN</del>
<del>PD4 - PD6</del>	<del>PAVING &amp; DRAINAGE DETAILS</del>
<del>WS1 - WS3</del>	<del>WATER AND SEWER PLAN</del>
<del>WS4, WS5</del>	<del>WATER AND SEWER DETAILS</del>
<del>PMS1 - PMS4</del>	<del>PAVEMENT MARKING &amp; SIGNAGE PLAN</del>
<del>FP1 - FP3</del>	<del>FIRE PROTECTION PLAN</del>
<del>FP4 - FP5</del>	<del>FIRE ACCESS PLAN (AUTOTURN)</del>

**LEGAL DESCRIPTION:**

TRACTS "A" AND "B", "SKY RISE PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, PAGES 147, 148 & 149, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**NOTE:**  
ALL ELEVATIONS IN N.A.V.D. 88  
(N.A.V.D.=N.G.V.D. (-)1.54'

PROJECT NO. 20-3996  
DESIGN DATE: JAN. 2022

DATE: 10-23-25 BY: *[Signature]*

BYRON P. MUNIZ  
PROFESSIONAL SURVEYOR  
& MAPPER PSM# 7598  
STATE OF FLORIDA



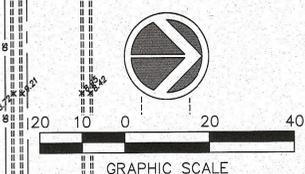


# PANTHER SURVEYING

A FULL-SERVICE CONSTRUCTION SURVEYING FIRM

14241 SW 143<sup>RD</sup> CT, MIAMI, FL 33186

305.232.2340 ■ INFO@PANTHERSURVEYING.COM



**AS-BUILT REVISION:**

#	DATE	DESCRIPTION	BY:
1.	10/04/2024	REVISED PER ENG. COMMENTS	A.G.
2.	10/10/2024	REVISED PER ENG. COMMENTS	A.G.
3.	11/06/2024	REVISED PER ENG. COMMENTS	A.G.
4.	10/14/2025	REVISED PER CITY COMMENTS	A.G.

**BENCHMARK**

VERTICAL BENCHMARK BCED BM 3715

ELEVATION (NGVD 29): 7.535  
ELEVATION (NAVD 88): 5.995  
LOCATION: IN CONC. BASE OF LIGHT POLE,  
120' EAST OF CENTERLINE OF 186 AVE AND  
23' N. OF N.E.O.P. OF PINES BLVD.  
FOUND 09-20-2000  
FOUND GOOD 12-07-2006

**AS-BUILT LEGEND**

STA: 0+50.00(S)	AS-BUILT INFORMATION
OFFSET: 5.00' L	TOP OF PIPE ELEVATION
T.O.P.	TOP OF NUT ELEVATION
47.5'	AS-BUILT PIPE LENGTH

AS-BUILT BY: A.G.  
CHECKED BY: O.G.  
AS-BUILT TYPE: WATER  
DATE: 09/20/2024

- NOTES:**
- FIRE HYDRANTS IN ZONING CLASSIFICATIONS WITH LOWER RESIDENTIAL ZONING THAN R-3 SHALL BE INSTALLED ON A MINIMUM OF A SIX-INCH LOOPED WATER LINE IN CITY RIGHTS-OF-WAY OR EASEMENTS WITHIN 400 FEET OF THE ENTRANCE OF ANY FUTURE BUILDING AS MEASURED ALONG STREETS OR ALLEYS.
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  - FIRE HYDRANTS IN ALL COMMERCIAL AND BUSINESS ZONED AREAS SHALL BE INSTALLED ON A MINIMUM OF AN 8 INCH LOOPED WATER LINE IN CITY RIGHTS-OF-WAY OR EASEMENTS AND SHALL NOT BE SPACED NOT FURTHER THAN 500 FEET APART AS MEASURED ALONG STREETS OR ALLEYS.
  - FIRE HYDRANTS 4 1/2 INCH STREAMER CAP SHALL FACE THE NEAREST ROADWAY, SHALL BE BETWEEN 24 INCHES AND 30 INCHES ABOVE GROUND, AND REQUIRE A BLUE REFLECTOR IN CENTER OF ROADWAY IN FRONT OF THE HYDRANT IN EVERY CASE. AT LEAST TWO FIRE HYDRANTS SHALL BE WITHIN 400 FEET OF THE ENTRANCE OF ANY FUTURE BUILDING, AND BE SPACED 500 FEET APART THROUGHOUT. MEASUREMENTS TAKEN AS THE FIRE TRUCK TRAVELS.
  - ALL SUPPORT SIGN POST SHALL CONFORM TO CURRENT BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (BCTED) STANDARDS FOR SQUARE TUBE SIGN POSTS WITH EITHER A SLIP SQUARE ANCHOR OR TRIANGULAR BASE PER BCTED "GROUND SIGN ASSEMBLY DETAILS".

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BY:   
CLIFFORD R. LOUTIN  
REGISTERED ENGINEER # 56890  
STATE OF FLORIDA

DATE: 10-23-25

**SURVEYOR'S CERTIFICATION:**

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BYRON P. MUNIZ  
PROFESSIONAL SURVEYOR & MAPPER PSM# 7598  
STATE OF FLORIDA

DATE: 10-23-25

**WATER & SEWER LEGEND**

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	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
	RIM ELEVATION
	INVERT ELEVATION
	MANHOLE DESIGNATION
	LENGTH & SLOPE OF PIPE
	DOUBLE SEWER LATERAL
	SINGLE SEWER LATERAL
	CLEAN OUT TO GRADE
	PROP LIGHT POLE

4577 Nob Hill Road, Suite 102  
Sunrise, FL 33351  
www.suntech.com

Certificate of Auth. #7097LB 7019  
Phone (954) 777-3123  
Fax (954) 777-3114



**REVISIONS**

NO.	DATE	DESCRIPTION

TUSCAN SPRINGS  
CITY OF PEMBROKE PINES  
FLORIDA

**WATER AND SEWER PLAN**

AS-BUILT WATER

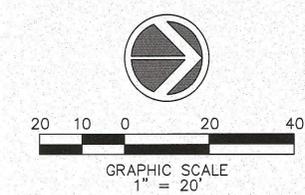
DATE: DEC. 2023  
SCALE: 1"=20'  
DESIGNED BY: M.G.  
DRAWN BY: M.A.S.  
JOB #: 20-3996

SHEET No.  
**WS2**

MATCH LINE FOR CONTINUATION SEE SHEET WS3

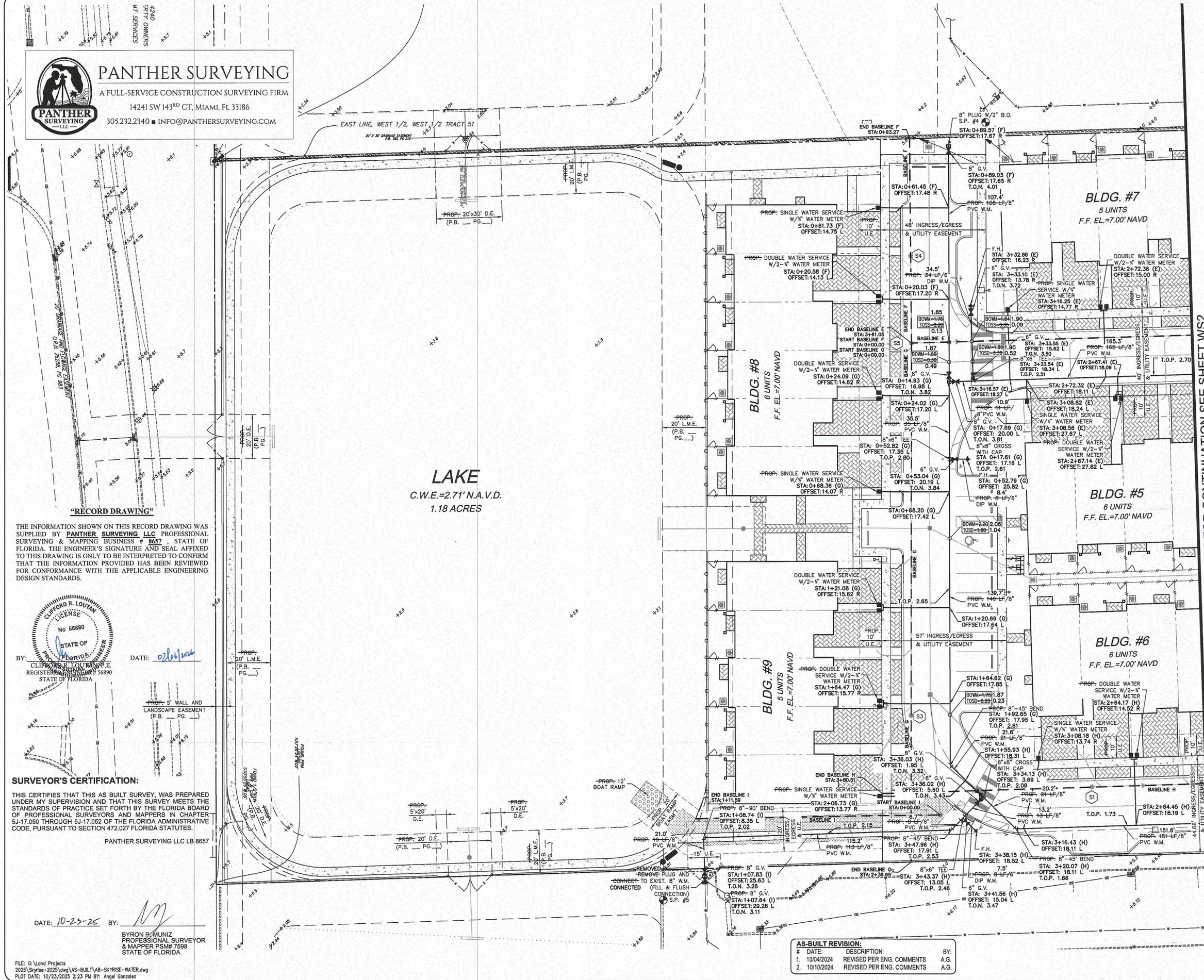
PINES BLVD (S.R. 820)  
(SEE OFF-SITE IMPROVEMENTS PLANS)

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14241 SW 143<sup>RD</sup> CT, MIAMI, FL 33186  
305.232.2340 ■ INFO@PANTHERSURVEYING.COM



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Sunrise, FL 33351  
www.sun-tech.com  
Certificate of Auth. #7097/ALB 7019  
Phone (954) 777-3723  
Fax (954) 777-3714

**STE Sun-Tech**  
Engineering, Inc.  
Engineers - Planners - Surveyors



**LAKE**  
C.W.E.=2.71' N.A.V.D.  
1.18 ACRES

MATCH LINE FOR CONTINUATION SEE SHEET WS2

**BENCHMARK**  
VERTICAL BENCHMARK BCED BM 3715  
ELEVATION (NGVD 29): 7.535  
ELEVATION (NAVD 88): 5.995  
LOCATION: IN CONC. BASE OF LIGHT POLE,  
120' EAST OF CENTERLINE OF 186 AVE AND  
23' N. OF N.E.O.P. OF PINES BLVD.  
FOUND 09-20-2000  
FOUND GOOD 12-07-2006

**AS-BUILT LEGEND**

STA: 0+50.00(S)	AS-BUILT INFORMATION
OFFSET: 5.00' L	TOP OF PIPE ELEVATION
T.O.N.	TOP OF NUT ELEVATION
47.5'	AS-BUILT PIPE LENGTH

AS-BUILT BY:	A.G.
CHECKED BY:	O.G.
AS-BUILT TYPE:	WATER
DATE:	09/20/2024

- NOTES:**
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**WATER & SEWER LEGEND**

—	PROPERTY LINE
—	RIGHT-OF-WAY LINE
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BY: CLIFFORD R. LOUHAN, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
DATE: 09/20/24

**SURVEYOR'S CERTIFICATION:**

THIS CERTIFIES THAT THIS AS BUILT SURVEY WAS PREPARED UNDER MY SUPERVISION AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

PANTHER SURVEYING LLC LB 8657  
DATE: 10-23-25  
BY: BYRON B. MUNIZ  
PROFESSIONAL SURVEYOR & MAPPER PSM# 7598  
STATE OF FLORIDA

**AS-BUILT REVISION:**

#	DATE	DESCRIPTION	BY:
1.	10/04/2024	REVISED PER ENG. COMMENTS	A.G.
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**REVISIONS**

NO.	DATE	DESCRIPTION

FLORIDA  
CITY OF PEMBROKE PINES  
**TUSCAN SPRINGS**  
WATER AND SEWER PLAN  
AS-BUILT WATER

DATE: DEC. 2023  
SCALE: 1"=20'  
DESIGNED BY: M.G.  
DRAWN BY: M.A.S.  
JOB #: 20-3996

SHEET NO.  
WS3

# TUSCAN SPRINGS A.K.A. SKYRISE PLAZA

## City of Pembroke Pines, Broward County, FL

### AS-BUILT SEWER

**OWNER:**

LENNAR HOMES, LLC  
GREG McPHERSON  
730 NW 107TH AVE. STE 103  
MIAMI, FL. 33172  
(305) 229-6400  
EMAIL: greg.mcpherson@lennar.com

**ARCHITECT:**

FRANCISCO SEMSCH  
7521 PAULA DR. UNIT 261214  
TAMPA, FL 33615  
(813) 784-6776  
EMAIL: fsemsch@fsaarchitect.com

**CIVIL ENGINEER:**

SUN-TECH ENGINEERING, INC.  
4577 NOB HILL ROAD SUITE 102  
SUNRISE, FL 33351  
(954) 777-3123  
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EMAIL: mgai@suntecheng.com

**SURVEYOR:**

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5381 NOB HILL ROAD  
SUNRISE, FL 33351  
(954) 572-1777  
EMAIL: surveys@pulicelandsurveyors.com

**LANDSCAPE ARCHITECT:**

WITKIN HULTS & PARTNERS  
307 SOUTH 21ST AVENUE  
HOLLYWOOD, FL 33020  
(954) 923-9681  
(954) 923-9689 (FAX)  
EMAIL: kellyh@witkindesign.com

**PHOTOMETRICS:**

HSQ GROUP, INC.  
1001 YAMATO ROAD SUITE 105  
BOCA RATON, FL 3343  
(561) 392-0221  
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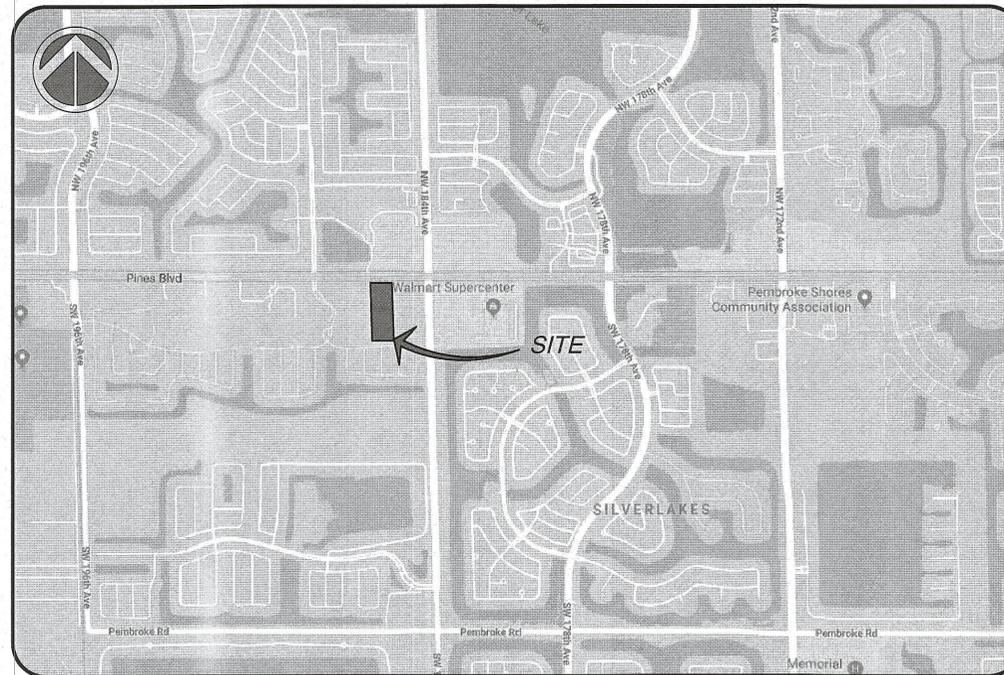


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PANTHER SURVEYING LLC LB 8657



SECTION 13, TOWNSHIP 51 SOUTH, RANGE 39 EAST  
**LOCATION MAP**  
N.T.S.

AS-BUILT BY:	A.G.
CHECKED BY:	O.G.
AS-BUILT TYPE:	SEWER
DATE:	09/20/2024

AS-BUILT DRAWINGS	
SHEET #	DESCRIPTION
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WS2 - WS3	AS-BUILT PLAN DRAWING
SSP-1 - SSP-2	AS-BUILT PROFILE DRAWING



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Engineers • Planners • Surveyors  
4577 Nob Hill Road, Suite 102  
Sunrise, FL 33351  
www.suntecheng.com  
Certificate of Auth. #7097/LB 7019  
Phone (954) 777-3123  
Fax (954) 777-3114

**"RECORD DRAWING"**

THE INFORMATION SHOWN ON THIS RECORD DRAWING WAS SUPPLIED BY PANTHER SURVEYING LLC PROFESSIONAL SURVEYING & MAPPING BUSINESS # 8657, STATE OF FLORIDA. THE ENGINEER'S SIGNATURE AND SEAL AFFIXED TO THIS DRAWING IS ONLY TO BE INTERPRETED TO CONFIRM THAT THE INFORMATION PROVIDED HAS BEEN REVIEWED FOR CONFORMANCE WITH THE APPLICABLE ENGINEERING DESIGN STANDARDS.



DATE: 08/01/2024

INDEX OF DRAWINGS	
SHEET NO.	TITLE
CS1	COVER SHEET
P1 - P3	PLAT
V-1	BOUNDARY & TOPOGRAPHIC SURVEY ALTAVNSPS LAND-TITLE SURVEY
SP1 - SP3	SITE PLAN
SP4, SP5	SITE PLAN DETAILS
SP6	OPEN SPACE PLAN
ST1	SALES TRAILER SITE PLAN
SA4	ENTRY-GATE DETAIL
A3.0 - A3.4	5 PLEX MAIN, UPPER FLOOR, ELEVATIONS & ROOF PLAN
A3.0 - A3.4	6 PLEX MAIN, UPPER FLOOR, ELEVATIONS & ROOF PLAN
A3.0 - A3.4	7 PLEX MAIN, UPPER FLOOR, ELEVATIONS & ROOF PLAN
A4.0, A4.2.1	UNIT 1455 FLOOR PLAN & INT. UNIT ELEVATIONS
A5.0, A5.2, A5.2.1	UNIT 1687 FLOOR PLAN, INT. UNIT ELEVATIONS & END UNIT ELEV.
A6.0, A6.2	UNIT 1768 FLOOR PLAN & END UNIT ELEVATIONS
A7.0, A7.2, A7.2.1	UNIT 1789 FLOOR PLAN, INT. UNIT ELEVATIONS & END UNIT ELEV.
A8.0, A.2, A8.2.1	UNIT 1790 FLOOR PLAN, INT. UNIT ELEVATIONS & END UNIT ELEV.
A1, A1.1, A2, A3	SALES TRAILER DETAILS
SA1	CABANA POOL
SA2	CABANA ELEVATIONS
SA3 - SA4	SITE PLAN DETAILS
L-1 - L-4	INDEX & LANDSCAPE PLAN
L-5 - L-7	5 UNIT, 6 UNIT, 7 UNIT TOWNHOMES LANDSCAPE PLAN
L-8 - L-9	MODEL CENTER SCHEMATIC DESIGN & LANDSCAPE PLAN
L-10	LANDSCAPE DETAILS
PH-1	PHOTOMETRIC PLAN
GN1, GN2	GENERAL NOTES
PD1 - PD3	PAVING, GRADING & DRAINAGE PLAN
PD4 - PD6	PAVING & DRAINAGE DETAILS
WS1 - WS3	WATER AND SEWER PLAN
WS4, WS5	WATER AND SEWER DETAILS
PMS1 - PMS4	PAVEMENT MARKING & SIGNAGE PLAN
FP1 - FP3	FIRE PROTECTION PLAN
FP4 - FP5	FIRE ACCESS PLAN (AUTOTURN)

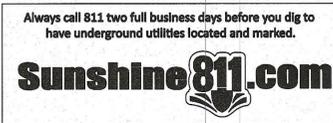
**LEGAL DESCRIPTION:**

TRACTS "A" AND "B", "SKY RISE PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, PAGES 147, 148 & 149, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**NOTE:**  
ALL ELEVATIONS IN N.A.V.D. 88  
(N.A.V.D.=N.G.V.D. (-)1.54'

PROJECT NO. 20-3996  
DESIGN DATE: JAN. 2022

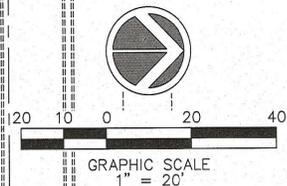
DATE: 6/19/25 BY: B.M.  
BYRON P. MUNIZ  
PROFESSIONAL SURVEYOR  
& MAPPER PSM# 7598  
STATE OF FLORIDA





# PANTHER SURVEYING

A FULL-SERVICE CONSTRUCTION SURVEYING FIRM  
14241 SW 143<sup>RD</sup> CT, MIAMI, FL 33186  
305.232.2340 | INFO@PANTHERSURVEYING.COM



**BENCHMARK**  
VERTICAL BENCHMARK BCED BM 3715  
ELEVATION (NGVD 29): 7.535  
ELEVATION (NAVD 88): 5.995  
LOCATION: IN CONC. BASE OF LIGHT POLE,  
20' EAST OF CENTERLINE OF 186 AVE AND  
23' N. OF N.E.O.P. OF PINES BLVD,  
FOUND 09-20-2000  
FOUND GOOD 12-07-2006

**AS-BUILT LEGEND**

STA: 0+50.00(S)	AS-BUILT INFORMATION
OFFSET: 8.00' L	AS-BUILT RM ELEVATION
R.E. = 5.90	AS-BUILT INVERT ELEVATION
I.E. = 10.00	AS-BUILT PIPE LENGTH/SLOPE
47.5' @ 0.41%	AS-BUILT PIPE LENGTH/SLOPE

AS-BUILT BY: A.G.  
CHECKED BY: O.G.  
AS-BUILT TYPE: SEWER  
DATE: 09/20/2024

- NOTES:**
- FIRE HYDRANTS IN ZONING CLASSIFICATIONS WITH LOWER RESIDENTIAL ZONING THAN R-3 SHALL BE INSTALLED ON A MINIMUM OF A SIX-INCH LOOPED WATER LINE IN CITY RIGHTS-OF-WAY OR EASEMENTS WITHIN 400 FEET OF THE ENTRANCE OF ANY FUTURE BUILDING AS MEASURED ALONG STREETS OR ALLEYS.
  - FIRE HYDRANTS IN ZONING CLASSIFICATIONS R-3 AND ALL RESIDENTIAL CLASSIFICATIONS WITH GREATER DENSITY THAN R-3 SHALL BE INSTALLED ON A MINIMUM OF AN 8 INCH LOOPED WATER LINE IN CITY RIGHTS-OF-WAY OR EASEMENTS AND WITHIN 300 FEET OF THE ENTRANCE OF ANY FUTURE BUILDING AS MEASURED ALONG STREETS OR ALLEYS.
  - FIRE HYDRANTS IN ALL COMMERCIAL AND BUSINESS ZONED AREAS SHALL BE INSTALLED ON A MINIMUM OF AN 8 INCH LOOPED WATER LINE IN CITY RIGHTS-OF-WAY OR EASEMENTS AND SHALL NOT BE SPACED FURTHER THAN 500 FEET APART AS MEASURED ALONG STREET OR ALLEYS.
  - FIRE HYDRANTS 4 1/2 INCH STREAMER CAP SHALL FACE THE NEAREST ROADWAY. SHALL BE BETWEEN 24 INCHES AND 30 INCHES ABOVE GROUND, AND REQUIRE A BLUE REFLECTOR IN CENTER OF ROADWAY IN FRONT OF THE HYDRANT IN EVERY CASE, AT LEAST TWO FIRE HYDRANTS SHALL BE WITHIN 400 FEET OF THE ENTRANCE OF ANY FUTURE BUILDING, AND BE SPACED 500 FEET APART THROUGHOUT. MEASUREMENTS TAKEN AS THE FIRE TRUCK TRAVELS.
  - ALL SUPPORT SIGN POST SHALL CONFORM TO CURRENT BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (BCTED) STANDARDS FOR SQUARE TUBE SIGN POSTS WITH EITHER A SLIP SQUARE ANCHOR OR TRIANGULAR BASE PER BCTED "GROUND SIGN ASSEMBLY DETAILS".

THE INFORMATION SHOWN ON THIS RECORD DRAWING WAS SUPPLIED BY PANTHER SURVEYING LLC PROFESSIONAL SURVEYING & MAPPING BUSINESS # 8657, STATE OF FLORIDA. THE ENGINEER'S SIGNATURE AND SEAL AFFIXED TO THIS DRAWING IS ONLY TO BE INTERPRETED TO CONFIRM THAT THE INFORMATION PROVIDED HAS BEEN REVIEWED FOR CONFORMANCE WITH THE APPLICABLE ENGINEERING DESIGN STANDARDS.



BY: CLIFFORD R. LOUM, P.E.  
REGISTERED ENGINEER # 66890  
STATE OF FLORIDA  
DATE: 09/20/24

**SURVEYOR'S CERTIFICATION:**  
THIS CERTIFIES THAT THIS AS BUILT SURVEY, WAS PREPARED UNDER MY SUPERVISION AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

PANTHER SURVEYING LLC LB 8657  
BYRON P. MUNIZ  
PROFESSIONAL SURVEYOR  
& MAPPER FSN# 7598  
STATE OF FLORIDA  
DATE: 6/19/25 BY: Bill

**WATER & SEWER LEGEND**

---	PROPERTY LINE
- - -	RIGHT-OF-WAY LINE
	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
S.P.#2	BACTERIOLOGICAL SAMPLING POINT
+	EXISTING OR FUTURE UTILITIES
---	DRAINAGE STRUCTURE w/PIPE
---	D.I.P. PIPE
---	RIM ELEVATION
---	INVERT ELEVATION
MANHOLE	MANHOLE DESIGNATION
I.E. = 0.00	
24" L.F./8" @ 0.42%	LENGTH & SLOPE OF PIPE
---	DOUBLE SEWER LATERAL
---	SINGLE SEWER LATERAL
---	CLEAN OUT TO GRADE
+	PROP LIGHT POLE

**AS-BUILT REVISION:**

#	DATE	DESCRIPTION	BY:
1.	10/02/2024	REVISED PER ENG. COMMENTS	A.G.

MATCH LINE FOR CONTINUATION SEE SHEET WS3

PINES BLVD (S.R. 820)  
(SEE OFF-SITE IMPROVEMENTS PLANS)

4577 Nobb Hill Road, Suite 102  
Sunrise, FL 33351  
www.suntecheng.com  
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Fax (954) 777-3114

**STE Sun-Tech Engineering, Inc.**  
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**REVISIONS**

NO.	DATE	DESCRIPTION

TUSCAN SPRINGS  
CITY OF PEMBROKE PINES  
FLORIDA  
WATER AND SEWER PLAN  
AS-BUILT SEWER

DATE: DEC. 2023  
SCALE: 1"=20'  
DESIGNED BY: M.G.  
DRAWN BY: M.A.S.  
JOB #: 20-3996

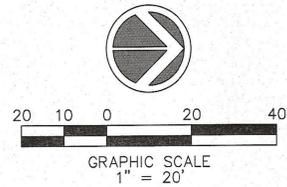
SHEET No.  
WS2



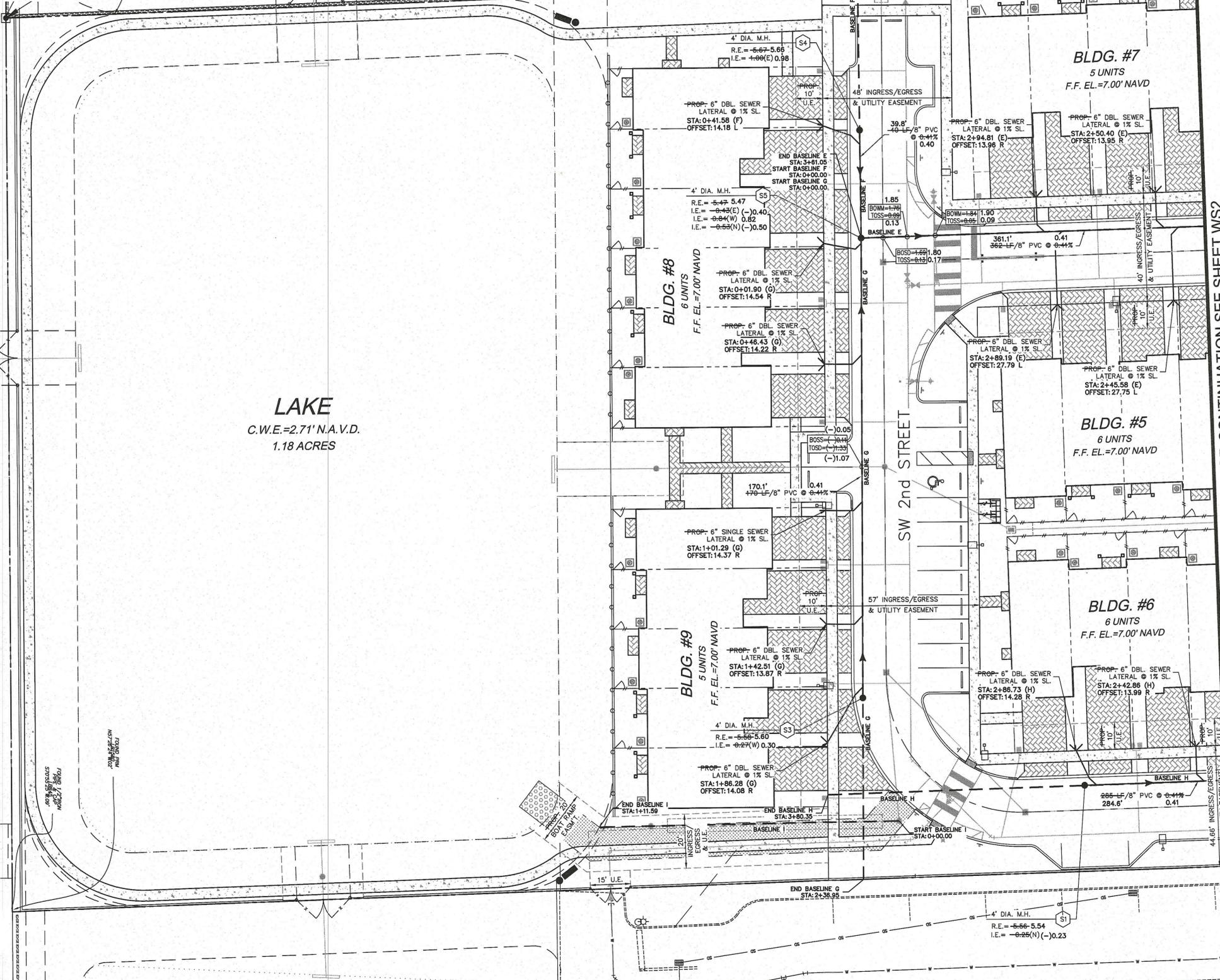
# PANTHER SURVEYING

A FULL-SERVICE CONSTRUCTION SURVEYING FIRM  
14241 SW 143<sup>RD</sup> CT, MIAMI, FL 33186  
305.232.2340 ■ INFO@PANTHERSURVEYING.COM

4240  
ERRY OWNERS  
UT SERVICES



EAST LINE, WEST 1/2, WEST 1/2 TRACT 51



**LAKE**  
C.W.E.=2.71' N.A.V.D.  
1.18 ACRES

**BENCHMARK**  
VERTICAL BENCHMARK BCED BM 3715  
ELEVATION (NGVD 29): 7.535  
ELEVATION (NAVD 88): 5.995  
LOCATION: IN CONC. BASE OF LIGHT POLE,  
120' EAST OF CENTERLINE OF 186 AVE AND  
23' N. OF N.E.O.P. OF PINES BLVD.  
FOUND 09-20-2000  
FOUND GOOD 12-07-2006

**AS-BUILT LEGEND**

STA. 0+50.00(S)	AS-BUILT INFORMATION
OFFSET: 8.00' L	AS-BUILT RM ELEVATION
R.E. = 5.90	AS-BUILT INVERT ELEVATION
I.E. = 0.00	AS-BUILT PIPE LENGTH/SLOPE
47.5' 0.41%	
48.5' 0.41%	

AS-BUILT BY: A.G.  
CHECKED BY: O.G.  
AS-BUILT TYPE: SEWER  
DATE: 09/20/2024

- NOTES:**
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**WATER & SEWER LEGEND**

PROPERTY LINE	RIGHT-OF-WAY LINE
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
S.P.#2	BACTERIOLOGICAL SAMPLING POINT
EXISTING OR FUTURE UTILITIES	DRAINAGE STRUCTURE w/PIPE
D.I.P. PIPE	RIM ELEVATION
I.E.	INVERT ELEVATION
MANHOLE I.E. = 0.00 I.E. = 0.00	MANHOLE DESIGNATION
28 L.F./8" @ 0.41%	LENGTH & SLOPE OF PIPE
DOUBLE SEWER LATERAL	SINGLE SEWER LATERAL
C.O.T.G.	CLEAN OUT TO GRADE
PROP LIGHT POLE	

**AS-BUILT REVISION:**

#	DATE	DESCRIPTION	BY
1.	10/02/2024	REVISED PER ENG. COMMENTS	A.G.

THE INFORMATION SHOWN ON THIS RECORD DRAWING WAS SUPPLIED BY PANTHER SURVEYING LLC PROFESSIONAL SURVEYING & MAPPING BUSINESS # 8657 - STATE OF FLORIDA. THE ENGINEER'S SIGNATURE AND SEAL AFFIXED TO THIS DRAWING IS ONLY TO BE INTERPRETED TO CONFIRM THAT THE INFORMATION PROVIDED HAS BEEN REVIEWED FOR CONFORMANCE WITH THE APPLICABLE ENGINEERING DESIGN STANDARDS.



BY: CLIFFORD R. LOUVAN, P.E.  
REGISTERED ENGINEER # 56890  
STATE OF FLORIDA  
DATE: 09/20/2024

### SURVEYOR'S CERTIFICATION:

THIS CERTIFIES THAT THIS AS BUILT SURVEY, WAS PREPARED UNDER MY SUPERVISION AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

PANTHER SURVEYING LLC LB 8657

DATE: 6/19/25

BY: BYRON P. MUNIZ  
PROFESSIONAL SURVEYOR  
& MAPPER PSM# 7598  
STATE OF FLORIDA

FILE: G:\Land Projects  
2025\Skyrise-2025\dwg\AS-BUILT\AB-SKYRISE-SEWER.dwg  
PLOT DATE: 6/19/2025 9:45 AM BY: Angel Gonzalez  
LAYOUT: [WS3]

4577 N. Hill Road, Suite 102  
Sunrise, FL 33351  
www.suntecheng.com  
Certificate of Auth. #7097/LB 7019  
Phone (954) 777-3223  
Fax (954) 777-3214

**Sun-Tech**  
Engineering, Inc.  
Engineers - Planners - Surveyors

**STE**

REVISIONS

NO.	DATE	DESCRIPTION

TUSCAN SPRINGS  
FLORIDA  
CITY OF PEMBROKE PINES

**WATER AND SEWER PLAN**  
AS-BUILT SEWER

DATE: DEC. 2023  
SCALE: 1"=20'  
DESIGNED BY: M.G.  
DRAWN BY: M.A.S.  
JOB #: 20-3996

SHEET No.  
**WS3**

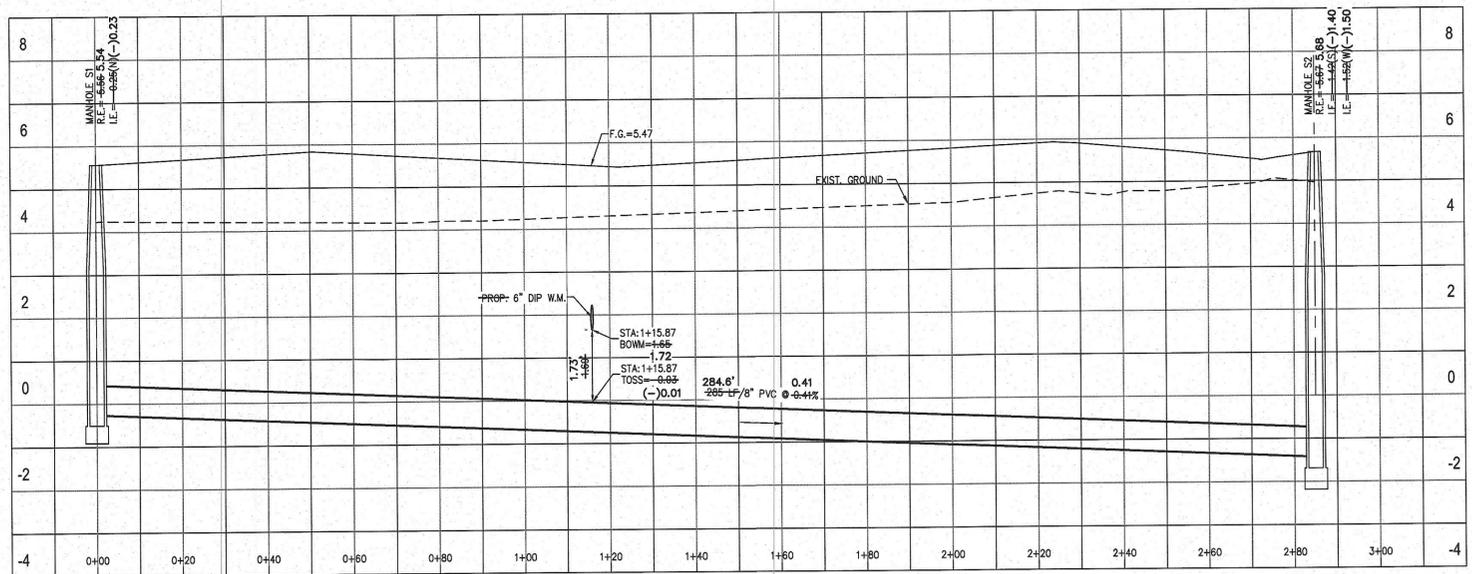
NO.	DATE	DESCRIPTION

FLORIDA  
 TUSCAN SPRINGS  
 CITY OF PEMBROKE PINES  
**SEWER PROFILE**

DATE: DEC. 2023  
 SCALE: 1"=20'  
 DESIGNED BY: M.G.  
 DRAWN BY: M.A.S.  
 JOB #: 20-3996

DATE: 6/19/25 BY: *BM*  
 BYRON P. MUNIZ  
 PROFESSIONAL SURVEYOR  
 & MAPPER PSM# 7598  
 STATE OF FLORIDA

SHEET No.  
**SSP-1**

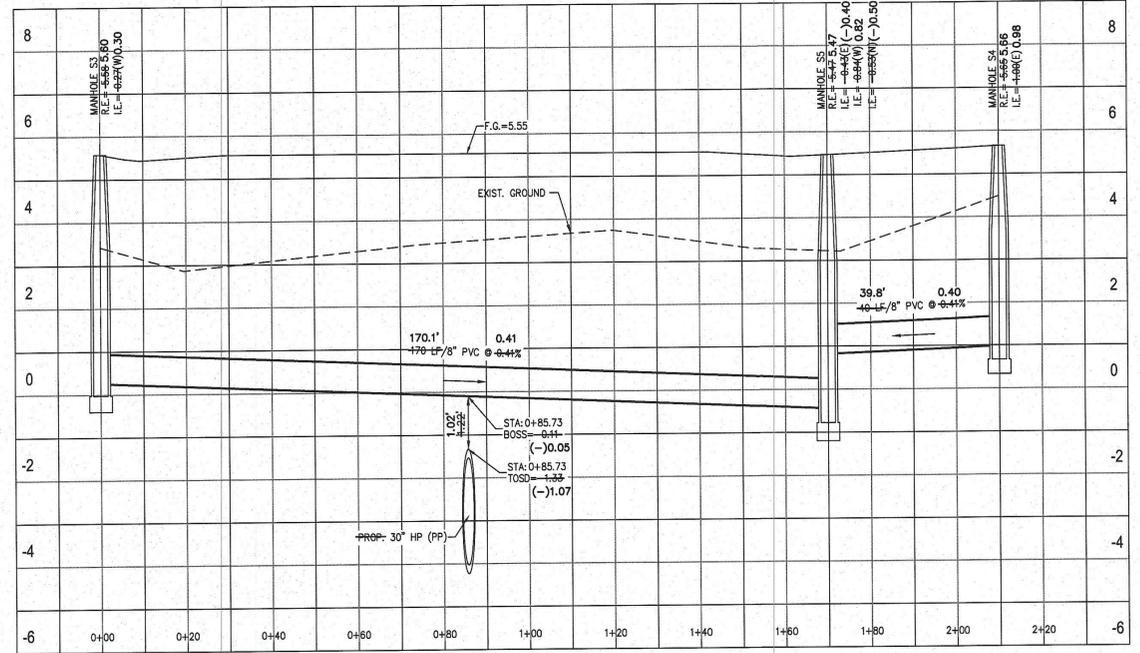


**SEWER PROFILE FROM M.H. S1 TO M.H. S2**  
 SCALE: H: 1"=20'; V: 1"=2'

**BENCHMARK**  
 VERTICAL BENCHMARK BCED BM 3715  
 ELEVATION (NGVD 29): 7.535  
 ELEVATION (NAVD 88): 5.995  
 LOCATION: IN CONC. BASE OF LIGHT POLE,  
 120' EAST OF CENTERLINE OF 186 AVE AND  
 23' N. OF N.E.O.P. OF PINES BLVD.  
 FOUND 09-20-2000  
 FOUND GOOD 12-07-2006

**AS-BUILT LEGEND**  
 STA. 0+50.00(S) — AS-BUILT INFORMATION  
 OFFSET: 5.00' — AS-BUILT RIM ELEVATION  
 I.E. = 5.00' — AS-BUILT INVERT ELEVATION  
 47.5' 0.41% — AS-BUILT PIPE LENGTH/SLOPE

AS-BUILT BY: A.G.  
 CHECKED BY: O.G.  
 AS-BUILT TYPE: SEWER  
 DATE: 09/20/2024



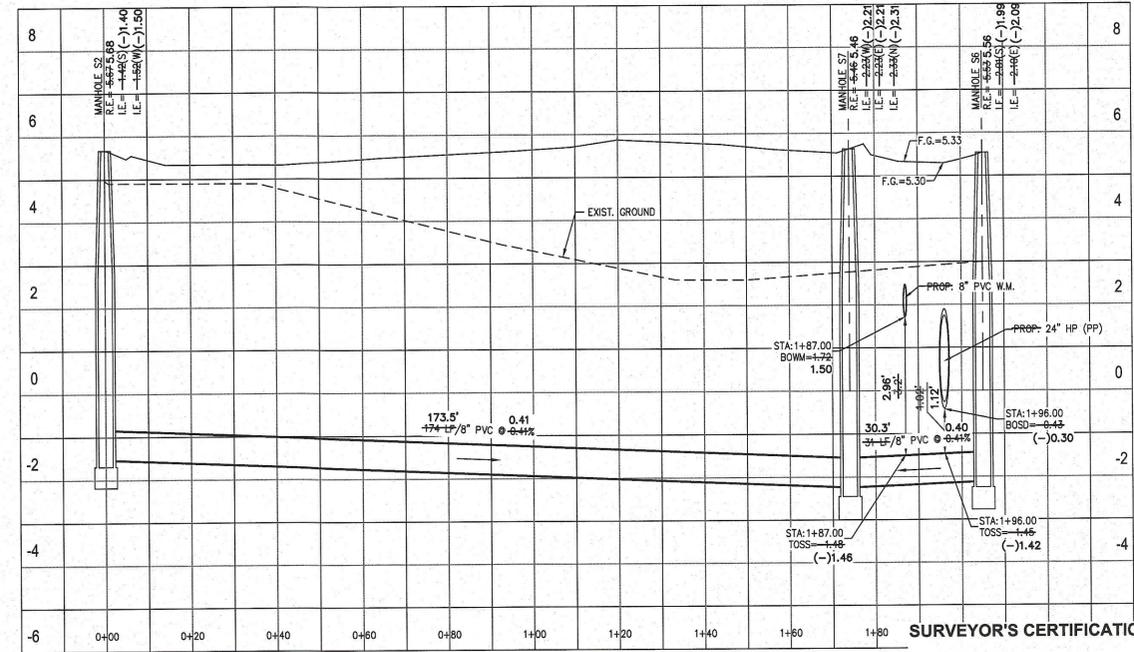
**SEWER PROFILE FROM M.H. S3 TO M.H. S4**  
 SCALE: H: 1"=20'; V: 1"=2'

**LEGEND**  
 [Hatched Box] 8" DUCTILE IRON PIPE  
 [White Box] 8" PVC PIPE  
 [Grey Box] 8" PVC PIPE (SDR-26)

NOTE:  
 ALL SANITARY SEWER SHALL BE 8" P.V.C.  
 SDR 35 (UNLESS NOTED OTHERWISE)

**AS-BUILT REVISION:**

#	DATE	DESCRIPTION	BY
1.	10/02/2024	REVISED PER ENG. COMMENTS	A.G.



**SEWER PROFILE FROM M.H. S2 TO M.H. S6**  
 SCALE: H: 1"=20'; V: 1"=2'

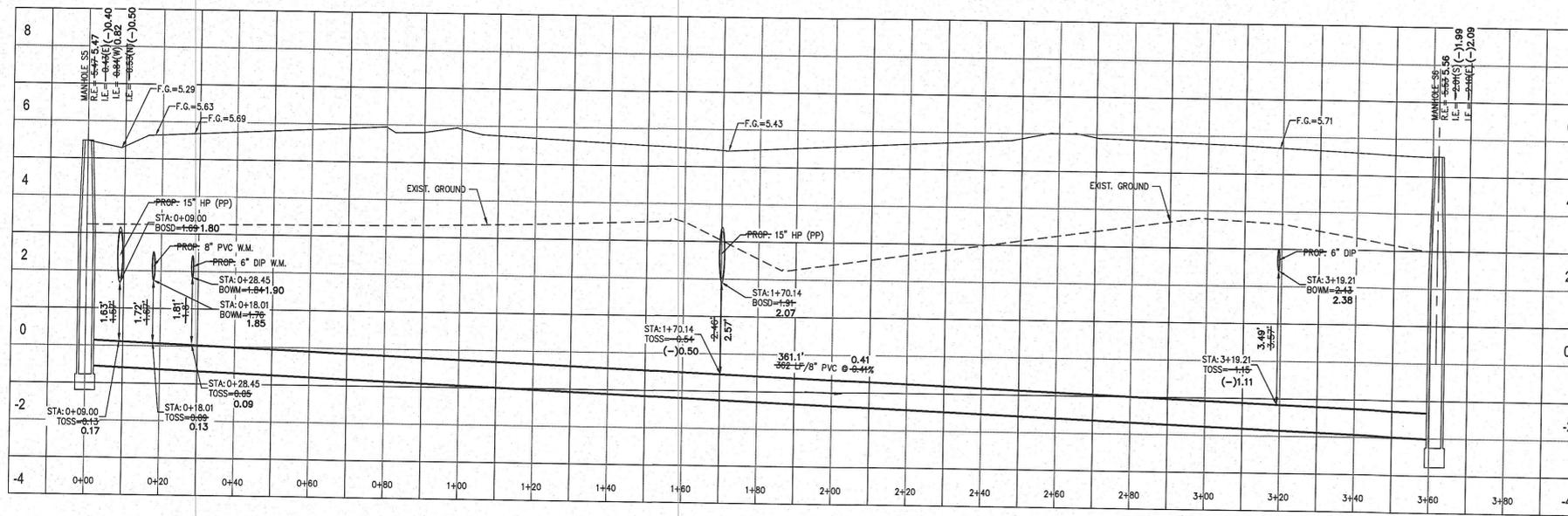
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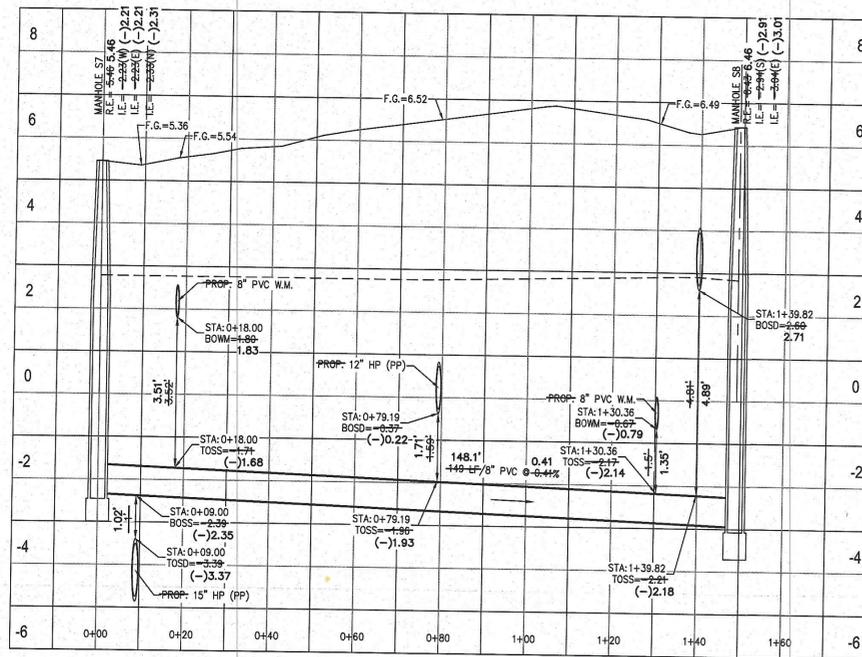
**PANTHER SURVEYING**  
 A FULL-SERVICE CONSTRUCTION SURVEYING FIRM  
 14241 SW 143<sup>RD</sup> CT, MIAMI, FL 33186  
 305.232.2340 ■ INFO@PANTHERSURVEYING.COM

**SURVEYOR'S CERTIFICATION:**  
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 PANTHER SURVEYING LLC LB 8657

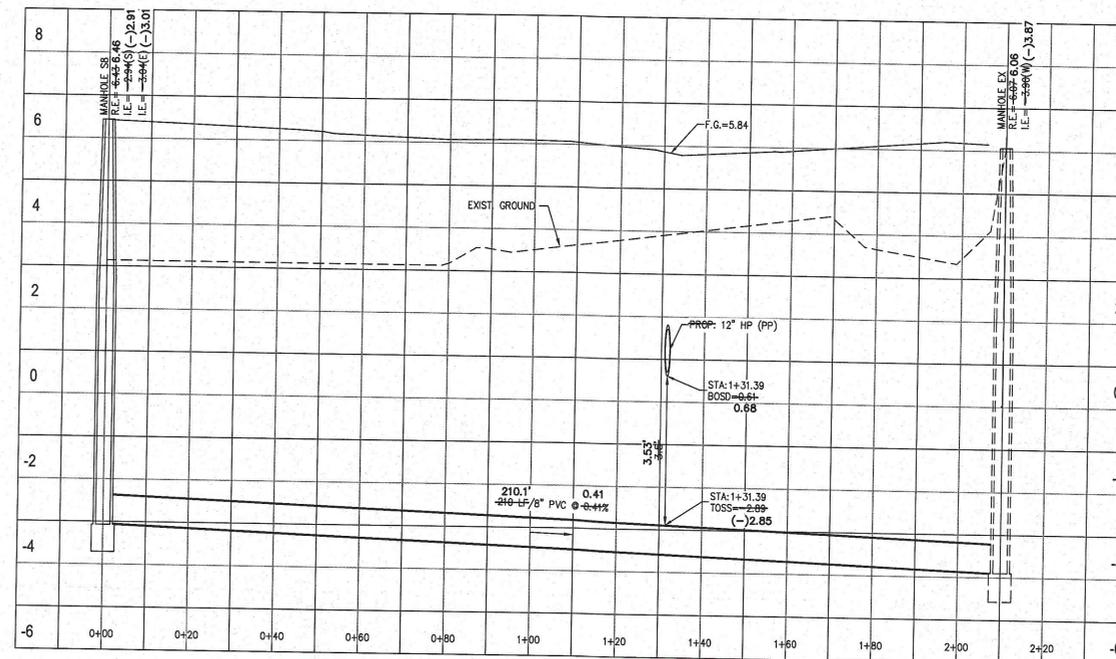
AS-BUILT SEWER



SEWER PROFILE FROM M.H. S5 TO M.H. S6  
SCALE: H: 1"=20'; V: 1"=2'



SEWER PROFILE FROM M.H. S7 TO M.H. S8  
SCALE: H: 1"=20'; V: 1"=2'



SEWER PROFILE FROM M.H. S8 TO EXIST M.H.  
SCALE: H: 1"=20'; V: 1"=2'

- LEGEND**
- 8" DUCTILE IRON PIPE
  - 8" PVC PIPE
  - 8" PVC PIPE (SDR-26)

NOTE:  
ALL SANITARY SEWER SHALL BE 8" P.V.C.  
SDR 35 (UNLESS NOTED OTHERWISE)

AS-BUILT REVISION:		
#	DATE	DESCRIPTION
1.	10/02/2024	REVISED PER ENG. COMMENTS



BY: *[Signature]* DATE: 02/05/2024  
CLIFFORD R. LOUTIN  
REGISTERED ENGINEER # 86890  
STATE OF FLORIDA

**PANTHER SURVEYING**  
A FULL-SERVICE CONSTRUCTION SURVEYING FIRM  
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**BENCHMARK**  
VERTICAL BENCHMARK BCED BM 3715  
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LOCATION: IN CONC. BASE OF LIGHT POLE,  
120' EAST OF CENTERLINE OF 186 AVE AND  
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FOUND 09-20-2000  
FOUND GOOD 12-07-2006

AS-BUILT LEGEND	
STA: 0+50.00(S)	AS-BUILT INFORMATION
OFFSET: 9.00' L	AS-BUILT RIM ELEVATION
R.E. = 5.90	AS-BUILT INVERT ELEVATION
I.E. = 0.00	AS-BUILT PIPE LENGTH/SLOPE
47.5' 0.41%	

AS-BUILT BY:	A.G.
CHECKED BY:	O.G.
AS-BUILT TYPE:	SEWER
DATE:	09/20/2024

**SURVEYOR'S CERTIFICATION:**  
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PANTHER SURVEYING LLC LB 8657

DATE: 6/19/25 BY: *[Signature]*

BYRON P. MUNIZ  
PROFESSIONAL SURVEYOR  
& MAPPER PSM# 7598  
STATE OF FLORIDA

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Certificate of Auth. #7097/LB 7019  
Pines Blvd. 7123  
Pinesville, FL 33424  
Fax (954) 777-3114



REVISIONS	
NO.	DESCRIPTION

AS-BUILT SEWER

TUSCAN SPRINGS  
CITY OF PEMBROKE PINES  
FLORIDA  
SEWER PROFILE

DATE: DEC. 2023  
SCALE: 1"=20'  
DESIGNED BY: M.G.  
DRAWN BY: M.A.S.  
JOB #: 20-3996

SHEET No.  
SSP-2



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 Website: www.suntecheng.com

EXHIBIT "B"

**TUSCAN SPRINGS AKA SKYRISE PLAZA**

WATER SYSTEM BEING DEDICATED  
 TO PEMBROKE PINES

WATER MAIN & APPURTENANCES	MATERIAL	DIAMETER	UNIT	UNIT PRICE (INCLUDING LABOR)	QUANTITY / LENGTH	EXTENDED PRICE
WATER LINE	PVC C-900	8"	LF	\$66.00	2,050	\$135,300.00
WATER LINE	DIP	6"	LF	\$55.00	120	\$6,600.00
TAPPING SLEEVE & VALVE	DIP	8"x8"	EA	\$12,850.00	1	\$12,850.00
GATE VALVE	DIP	8"	EA	\$2,650.00	16	\$42,400.00
GATE VALVE	DIP	6"	EA	\$2,100.00	10	\$21,000.00
CROSS	DIP	8"x8"	EA	\$1,450.00	2	\$2,900.00
TEE	DIP	8"x6"	EA	\$1,250.00	7	\$8,750.00
TEE	DIP	8"x8"	EA	\$1,450.00	4	\$5,800.00
SADDLE	DIP	8"	EA	\$550.00	33	\$18,150.00
90° BEND	DIP	8"	EA	\$890.00	6	\$5,340.00
45° BEND	DIP	8"	EA	\$890.00	4	\$3,560.00
DBL WATER SERVICE	DIP	1"	EA	\$1,450.00	18	\$26,100.00
SGL WATER SERVICE	DIP	1"	EA	\$1,450.00	15	\$21,750.00
FILL & FLUSH CONNECTION	DIP	1"	EA	\$1,850.00	3	\$5,550.00
CAP TAP W/ 2" B.O.	DIP	8"	EA	\$450.00	1	\$450.00
FVO ASS'Y	DIP	2"	EA	\$1,250.00	1	\$1,250.00
PIPE JOIN RESTRAINT	DIP	8"	EA	\$280.00	38	\$10,640.00
FIRE HYDRANT W/ MEGA LUG	DIP	6"	EA	\$3,350.00	7	\$23,450.00

**TOTAL = \$351,840.00**

Unit prices shall include all material and labor as installed.



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EXHIBIT "B"

**TUSCAN SPRINGS AKA SKYRISE PLAZA**

SEWER BEING DEDICATED  
 TO PEMBROKE PINES

GRAVITY MAIN	MATERIAL	DIAMETER	UNIT	UNIT PRICE (INCLUDING LABOR)	QUANTITY	EXTENDED PRICE
SEWER PIPE	PVC-SDR 26	6"	LF	\$27.50	820	\$22,550.00
SEWER PIPE	PVC-SDR 26 0/6	8"	LF	\$47.00	248	\$11,656.00
SEWER PIPE	PVC-SDR 26 6/8	8"	LF	\$47.00	816	\$38,352.00
SEWER PIPE	PVC-SDR 26 8/10	8"	LF	\$50.00	356	\$17,800.00
PIPE BENDING FOR LAT		8"	TN	\$33.00	175	\$5,775.00
MANHOLE 0/6			EA	\$3,300.00	4	\$13,200.00
MANHOLE 6/8			EA	\$3,600.00	3	\$10,800.00
MANHOLE 8/10			EA	\$3,900.00	1	\$3,900.00
COUPLING	PVC-SDR 26	8"	EA	\$240.00	16	\$3,840.00
WYE	PVC-SDR 26	8"x6"	EA	\$280.00	28	\$7,840.00
DBL WYE	PVC-SDR 26	6"x6"	EA	\$400.00	23	\$9,200.00
45° BEND	PVC-SDR 26	6"	EA	\$100.00	70	\$7,000.00
CAP	PVC-SDR 26	6"	EA	\$54.00	74	\$3,996.00
CLEANOUT ASS'Y	PVC-SDR 26	6"	EA	\$510.00	51	\$26,010.00
BY-PASS PUMPING			LS	\$3,000.00	1	\$3,000.00

**TOTAL = \$184,919.00**

Unit prices shall include all material and labor as installed.

**GRAND TOTAL (Water & Sewer) = \$536,759.00**

Bound Amount = \$536,759 x 20% = \$107,351.80

