

## BILL OF SALE ABSOLUTE

KNOW ALL MEN BY THESE PRESENTS, that ARUBA PEMBROKE INVESTMENT N.Y., INC with a business address of 96 CROWN COMMERCE BOULEVARD MIAMI PALM BEACH, 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 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

PEMBROKE LAKES Public Village Square

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".

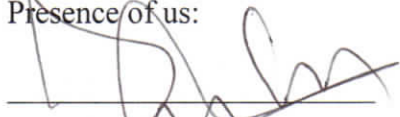
TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns forever.

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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26 day of

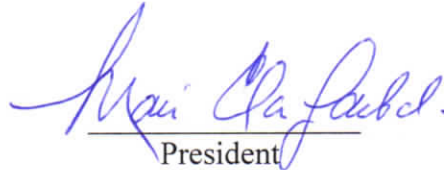
September 20 19.

Signed, sealed and delivered in  
Presence of us:



JESUS A LAURIA

(print name)



President

Secretary

(print name)

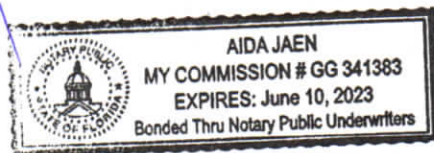
STATE OF FLORIDA )  
 ) SS:  
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Maria Clara Guebati, to me known and known to me to be the person who executed the foregoing instrument, and acknowledged before me that executed the same.

WITNESS my hand and official seal in the State and County last aforesaid, this 26 day of September 20 19.

NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:





# MASTER EXCAVATORS, INC.

9950 S.W. 168th Terrace Miami, FL 33157

Tel: (305) 238 0119 Fax: (305) 251 8301

[info@masterexcavators.com](mailto:info@masterexcavators.com)

## AS-BUILT COST Water and Sewer

PROJECT: Publix at Village Square

LOCATION: 1657 N Hiatus Road, Pembroke Pines

HAWKINS CONSTRUCTION, INC.

| DESCRIPTION                          | UNIT | QUANT. | UNIT PRICE  | TOTAL              |
|--------------------------------------|------|--------|-------------|--------------------|
| <b>Sanitary Sewer</b>                |      |        |             |                    |
| - Sanitary manhole                   | e.a  | 1.00   | \$3,335.00  | \$3,335.00         |
| - 8" DIP                             | L.F  | 25.00  | \$98.00     | \$2,450.00         |
| - 6" PVC lateral                     | L.F  | 220.00 | \$32.00     | \$7,040.00         |
| - 4" PVC lateral                     | L.F  | 30.00  | \$29.10     | \$873.00           |
| - 6"x6" wye                          | e.a  | 3.00   | \$58.20     | \$174.60           |
| - 6"x4" wye                          | e.a  | 1.00   | \$53.35     | \$53.35            |
| - 6"-45 bend                         | e.a  | 4.00   | \$29.10     | \$116.40           |
| - 4"-45 bend                         | e.a  | 1.00   | \$19.40     | \$19.40            |
| - Cleanout                           | e.a  | 4.00   | \$465.00    | \$1,860.00         |
| <b>Sanitary Sewer</b>                |      |        |             | <b>\$15,921.75</b> |
| <b>Lift Station</b>                  |      |        |             |                    |
| - Lift Stations                      | L.S  | 1.00   | \$62,000.00 | \$62,000.00        |
| <b>Lift Station</b>                  |      |        |             | <b>\$62,000.00</b> |
| <b>Force Main</b>                    |      |        |             |                    |
| - 12"x2" tapping sleeve, valve & box | e.a  | 1.00   | \$2,185.00  | \$2,185.00         |
| - 2" FM                              | L.F  | 411.00 | \$19.40     | \$7,973.40         |
| - 2"x1.5" reducer                    | e.a  | 1.00   | \$29.10     | \$29.10            |
| - 2" Gate valve & box                | e.a  | 1.00   | \$750.00    | \$750.00           |
| <b>Force Main</b>                    |      |        |             | <b>\$10,937.50</b> |
| <b>Water Distribution</b>            |      |        |             |                    |
| - 8"x8" tapping sleeve, valve & box  | e.a  | 1.00   | \$5,280.00  | \$5,280.00         |
| - 8"x6" tapping sleeve, valve & box  | e.a  | 1.00   | \$4,810.00  | \$4,810.00         |
| - 8"x8" tee                          | e.a  | 3.00   | \$3,950.00  | \$11,850.00        |
| - 8" DIP                             | L.F  | 576.00 | \$45.60     | \$26,265.60        |
| - 6" DIP                             | L.F  | 75.00  | \$47.40     | \$3,555.00         |
| - 8"-45 bend                         | e.a  | 13.00  | \$310.00    | \$4,030.00         |
| - 8"-90 bend                         | e.a  | 5.00   | \$320.00    | \$1,600.00         |
| - 8"x6" reducer                      | e.a  | 1.00   | \$310.00    | \$310.00           |
| - 4"-90 bend                         | e.a  | 4.00   | \$165.00    | \$660.00           |
| - 8"x6" tee                          | e.a  | 1.00   | \$400.00    | \$400.00           |
| - 8" plug                            | e.a  | 1.00   | \$380.00    | \$380.00           |
| - 8" Gate valve & box                | e.a  | 3.00   | \$1,745.00  | \$5,235.00         |
| - 8" Butterfly Valve                 | e.a  | 1.00   | \$2,045.00  | \$2,045.00         |
| - 6" Gate valve & box                | e.a  | 3.00   | \$1,160.00  | \$3,480.00         |
| - Fire Hydrant assy.                 | e.a  | 2.00   | \$4,950.00  | \$9,900.00         |
| - 2" Domestic Service.               | e.a  | 1.00   | \$1,370.00  | \$1,370.00         |
| - 2" HDPE pipe                       | L.F  | 120.00 | \$12.00     | \$1,440.00         |
| - 2" RPZ.                            | e.a  | 1.00   | \$3,180.00  | \$3,180.00         |
| - 8" DDCV                            | e.a  | 1.00   | \$10,670.00 | \$10,670.00        |
| - 8" PIV                             | e.a  | 1.00   | \$3,295.00  | \$3,295.00         |
| - 4" Fire Department Connection      | e.a  | 1.00   | \$1,095.00  | \$1,095.00         |
| - 8" DIP Fire Line                   | L.F  | 127.00 | \$45.50     | \$5,778.50         |
| - 4" DIP Fire Line                   | L.F  | 100.00 | \$42.50     | \$4,250.00         |



|                                     |     |       |            |                     |
|-------------------------------------|-----|-------|------------|---------------------|
| - 3" stub-out                       | e.a | 1.0   | \$1,420.00 | \$1,420.00          |
| - 4" stub-out                       | e.a | 1.00  | \$835.00   | \$835.00            |
| - 1" water service for lift station | e.a | 1.00  | \$690.00   | \$690.00            |
| - 3/4" RPBP                         | e.a | 1.00  | \$1,480.00 | \$1,480.00          |
| - 3/4" tubing                       | L.F | 85.00 | \$13.60    | \$1,156.00          |
| - 1 1/2" water service              | e.a | 1.00  | \$1,150.00 | \$1,150.00          |
| - 2 1/2" RPZ                        | e.a | 1.00  | \$3,780.00 | \$3,780.00          |
| <b>Water Distribution</b>           |     |       |            | <b>\$121,390.10</b> |

(One hundred & twenty one thousand, three hundred ninety dollars, ten cents)

**SITE CONTRACTOR**  
**MASTER EXCAVATORS, INC.**  
Bernard Feely  
President

DATE: 06/10/2019

**ENGINEER OF RECORD**

 6/13/19  
Elser Oizn



## SKETCH AND LEGAL DESCRIPTION

BY

**PULICE LAND SURVEYORS, INC.**5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

**LEGAL DESCRIPTION: (15' WATER EASEMENT)**

A PORTION OF TRACT "A", "PEMBROKE LAKES SECTION FIVE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

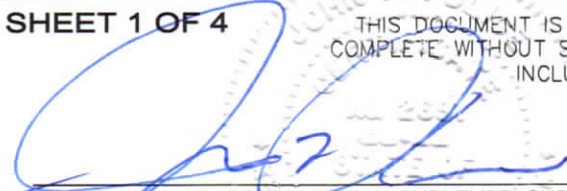
COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE NORTH 64°30'00" WEST ALONG THE NORTHERLY LINE OF SAID TRACT "A", ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF TAFT STREET (NW 17th STREET) 24.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 25°33'43" WEST 243.34 FEET; THENCE SOUTH 64°26'17" EAST 14.81 FEET; THENCE SOUTH 25°33'43" WEST 15.00 FEET; THENCE NORTH 64°26'17" WEST 14.81 FEET; THENCE SOUTH 25°33'43" WEST 104.72 FEET; THENCE SOUTH 64°26'17" EAST 6.27 FEET; THENCE SOUTH 25°33'43" WEST 15.00 FEET; THENCE NORTH 64°26'17" WEST 6.27 FEET; THENCE SOUTH 25°33'43" WEST 59.66 FEET; THENCE SOUTH 49°40'55" WEST 27.83 FEET; THENCE SOUTH 40°19'05" EAST 15.94 FEET; THENCE SOUTH 49°40'55" WEST 15.00 FEET; THENCE NORTH 40°19'05" WEST 15.94 FEET; THENCE SOUTH 49°40'55" WEST 217.32 FEET; THENCE SOUTH 80°55'01" WEST 261.05 FEET; THENCE SOUTH 32°17'49" WEST 26.11 FEET; THENCE SOUTH 76°51'33" WEST ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE 12.60 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "A", ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF NORTH HIATUS ROAD (SW 112th AVENUE), BEING A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE EASTERLY; THENCE NORTHERLY ALONG SAID WESTERLY LINE AND SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1097.00 FEET, A CENTRAL ANGLE OF 00°47'00", FOR AN ARC DISTANCE OF 15.00 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 76°51'33" EAST 6.35 FEET; THENCE NORTH 32°17'49" EAST 26.74 FEET; THENCE NORTH 80°55'01" EAST 29.71 FEET; THENCE NORTH 09°04'59" WEST 126.79 FEET; THENCE NORTH 80°20'25" EAST 100.74 FEET; THENCE SOUTH 09°39'35" EAST 11.56 FEET; THENCE NORTH 80°20'25" EAST 4.15 FEET; THENCE NORTH 25°30'00" EAST 421.64 FEET; THENCE NORTH 64°30'00" WEST 13.00 FEET; THENCE NORTH 25°30'00" EAST 15.00 FEET; THENCE SOUTH 64°30'00" EAST 13.00 FEET; THENCE NORTH 25°30'00" EAST 85.84 FEET; THENCE NORTH 64°30'00" WEST 21.18 FEET; THENCE NORTH 25°30'00" EAST 15.00 FEET; THENCE SOUTH 64°30'00" EAST 220.56 FEET; THENCE NORTH 59°49'41" EAST 12.77 FEET; THENCE SOUTH 64°30'00" EAST 69.47 FEET TO A REFERENCE POINT; THENCE NORTH 25°33'43" EAST 94.50 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY LINE OF TRACT "A" AND SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 64°30'00" EAST ALONG SAID NORTHERLY LINE AND SAID SOUTHERLY RIGHT-OF-WAY LINE 15.00 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT; THENCE SOUTH 25°33'43" WEST 15.00 FEET TO THE POINT OF BEGINNING OF THE LESS-OUT; THENCE CONTINUE SOUTH 25°33'43" WEST 101.86 FEET; THENCE NORTH 64°30'53" WEST 148.40 FEET; THENCE SOUTH 25°29'07" WEST 15.00 FEET; THENCE SOUTH 64°30'53" EAST 148.38 FEET; THENCE SOUTH 25°33'43" WEST 208.15 FEET; THENCE SOUTH 49°40'55" WEST 252.75 FEET; THENCE SOUTH 80°55'01" WEST 218.93 FEET; THENCE NORTH 09°04'59" WEST 111.94 FEET; THENCE NORTH 80°20'25" EAST 55.02 FEET; THENCE SOUTH 09°39'35" EAST 11.56 FEET; THENCE NORTH 80°20'25" EAST 42.80 FEET; THENCE NORTH 25°30'00" EAST 530.26 FEET; THENCE SOUTH 64°30'00" EAST 192.30 FEET; THENCE NORTH 59°49'41" EAST 12.77 FEET; THENCE SOUTH 64°30'00" EAST 61.53 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT SITUATE, LYING, AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, AND CONTAINING 33,944 SQUARE FEET, MORE OR LESS.

**FILE: HAWKINS CONSTRUCTION****SCALE: N/A****DRAWN: L.S.****ORDER NO.: 66128****DATE: 6/20/19****15' WATER EASEMENT****PEMBROKE PINES, BROWARD COUNTY, FLORIDA****FOR: PUBLIX AT VILLAGE SQUARE****SHEET 1 OF 4**THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 THROUGH 4,  
INCLUSIVE

- 
- ☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
  - ☒ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
  - ☒ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- STATE OF FLORIDA





SKETCH AND LEGAL DESCRIPTION

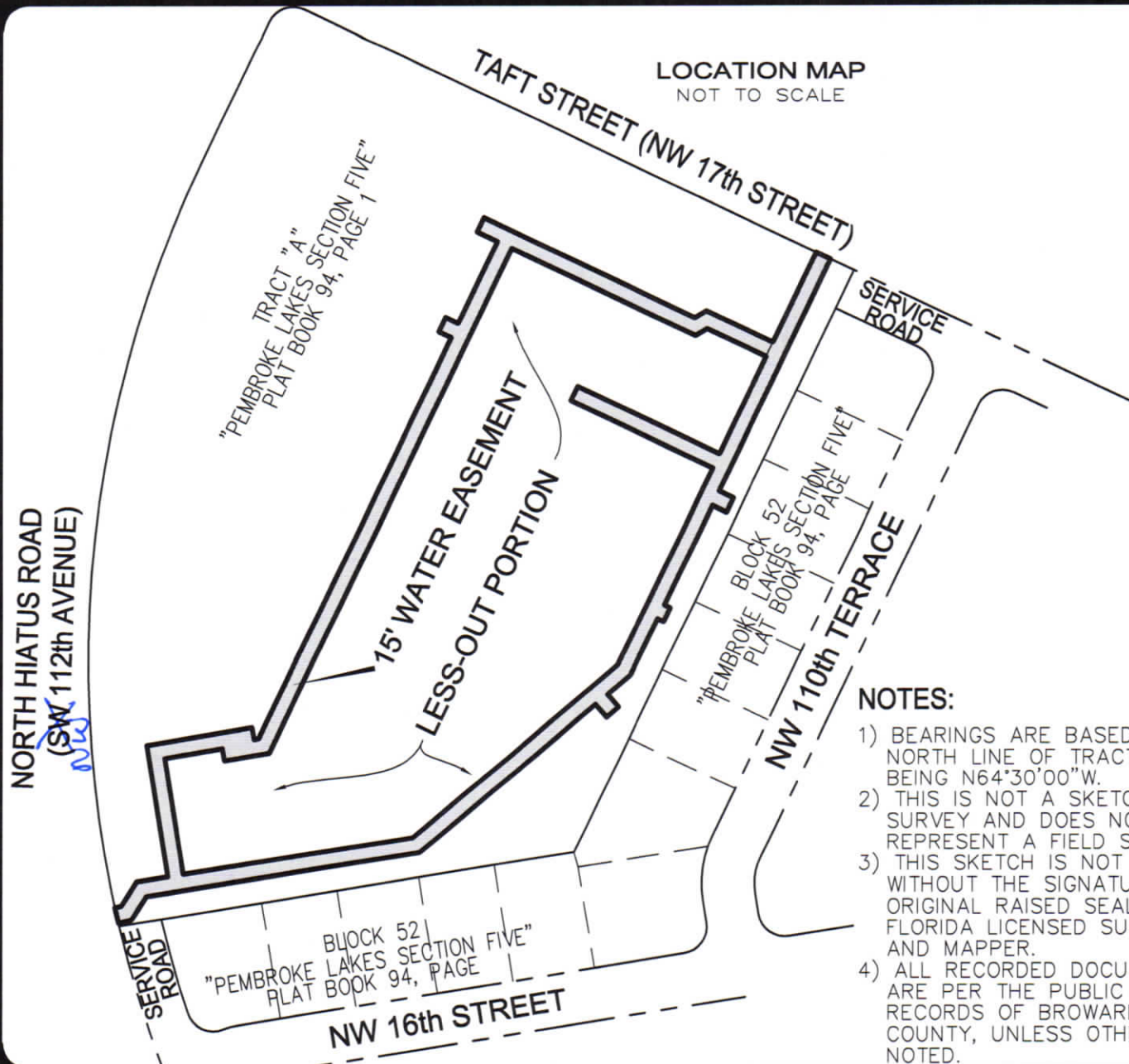
BY

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**NOTES:**

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF TRACT "A", BEING N64°30'00"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, UNLESS OTHERWISE NOTED.

FILE: HAWKINS CONSTRUCTION

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 66128

DATE: 6/20/19

15' WATER EASEMENT

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: PUBLIX AT VILLAGE SQUARE

SHEET 2 OF 4

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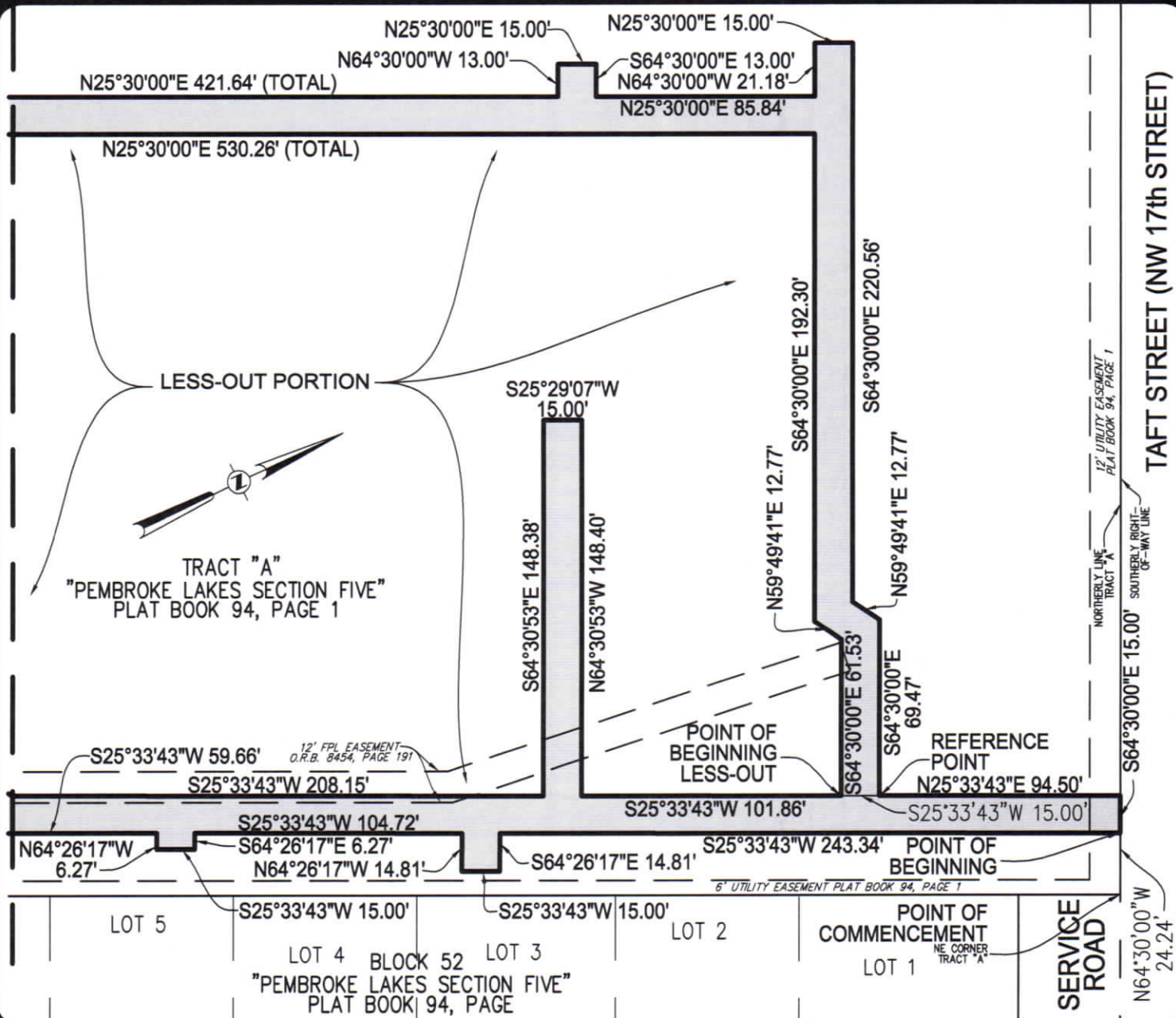
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FILE: HAWKINS CONSTRUCTION

SCALE: 1"=60'

DRAWN: L.S.

ORDER NO.: 66128

DATE: 6/20/19

15' WATER EASEMENT

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: PUBLIX AT VILLAGE SQUARE

SHEET 3 OF 4

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## LEGEND:

FPL FLORIDA POWER &amp; LIGHT COMPANY

O.R.B. OFFICIAL RECORDS BOOK





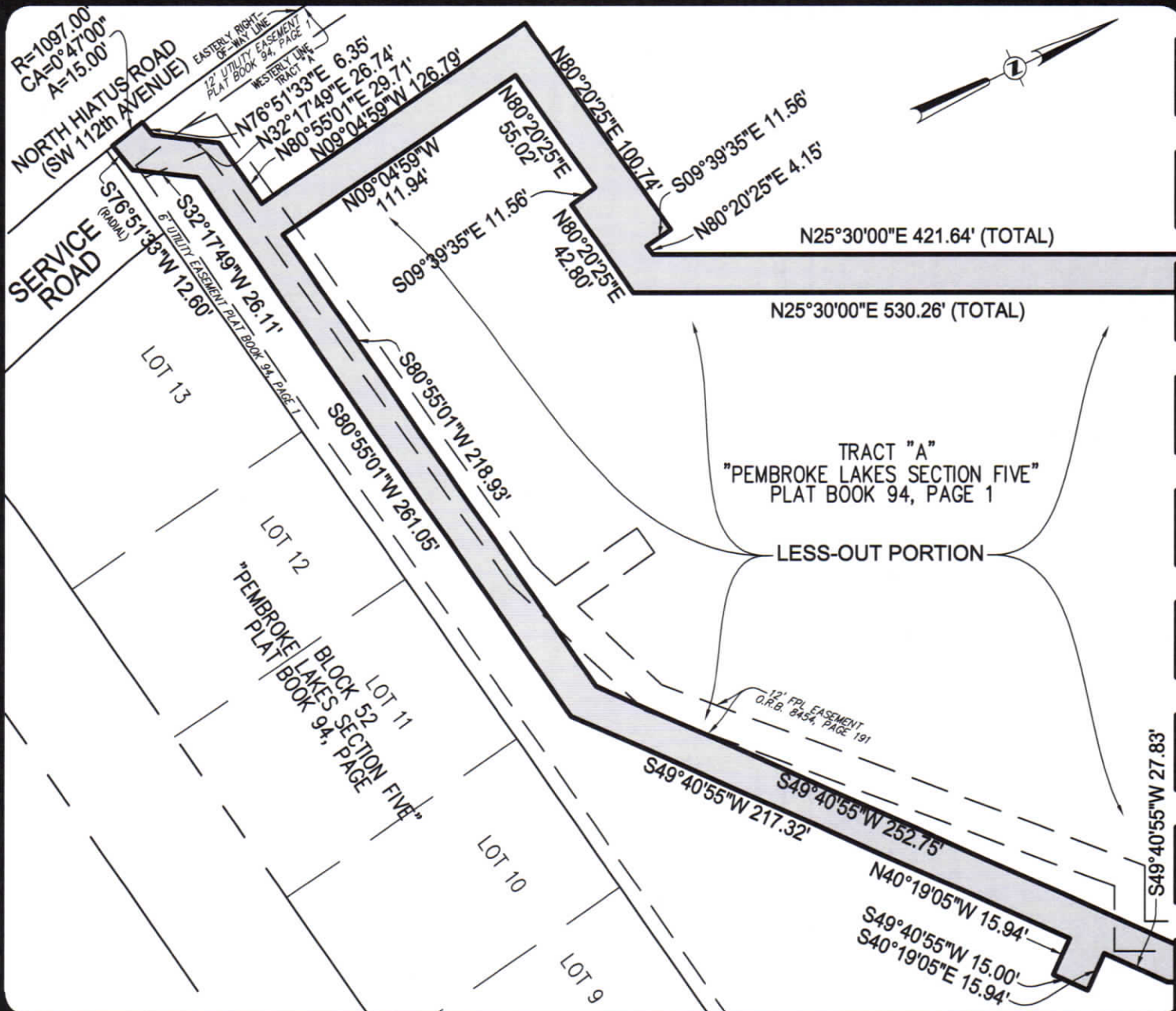
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SCALE: 1"=60'

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15' WATER EASEMENT

PEMBROKE PINES, BROWARD COUNTY, FLORIDA

FOR: PUBLIX AT VILLAGE SQUARE

SHEET 4 OF 4

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## LEGEND:

|        |                               |
|--------|-------------------------------|
| FPL    | FLORIDA POWER & LIGHT COMPANY |
| O.R.B. | OFFICIAL RECORDS BOOK         |
| R      | RADIUS                        |
| CA     | CENTRAL ANGLE                 |
| A      | ARC LENGTH                    |