

**BILL OF SALE ABSOLUTE**

KNOW ALL MEN BY THESE PRESENTS, That PP Omni Ventures LLC

Of the STATE of FLORIDA,

in the County of BROWARD and State of Florida, Party of the first part, for and in consideration of the sum of Ten Dollars, lawful money of the United States, to be paid by the CITY OF PEMBROKE PINES, a municipal corporation of the State of Florida, 10100 Pines Boulevard, Pembroke Pines, Florida, 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  
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 See attached legal description

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 15<sup>TH</sup> day of August 20 19 to

Signed, sealed and delivered in  
Presence of us:

[Signature]  
[Signature]

(Seal) \_\_\_\_\_

(Seal) \_\_\_\_\_

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 SACK FLECHNER, 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 15<sup>TH</sup> day of AUGUST 20 19

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:



Allison Kallman  
Comm. #GG330435  
Expires: July 29, 2023  
Bonded Thru Aaron Notary



ONLT NO.	FINISHED GRADE	BOTTOM OF PIPE EL	TOP OF PIPE EL	CLEARANCE
1	+5.18	2.57(8" WATER)	+2.07 (36" STM)	0.50'
2	+5.75	2.30 (+6.0" WATER)	+1.024 (8" SEWER)	2.54 (+2.54)
3	+5.82	N/A	+1.20 (8" SEWER)	0.88'
4	+5.84	2.30 (+6.0" WATER)	+1.018 (8" SEWER)	2.48 (+2.48)
5	+5.33	1.70 (+6.0" WATER)	+0.48 (8" SEWER)	1.24 (+5.59)
6	2.5	+1.013(8" WATER)	(-1.30) (-3.24" STM)	1.17 (+0.22)
7	5.54	2.10 (+6.0" WATER)	+1.30 (+6.0" WATER)	3.40 (+3.40)
8	6.38	(-10.09) (-36" STM)	+1.09(90" SEWER)	0.81 (+0.87)
9	6.26	(-10.09) (-36" STM)	+1.254 (+3.24" WATER)	1.16 (+0.60)
10	7.00	3.48 (+6.3"DIP WTR	2.96 (+4.6" SEWER)	0.52 (+0.50)
11	6.68	3.08 (+6.0" WATER)	2.28 (+6.0" SEWER)	0.80 (+0.56)
12	6.35	2.58 (+6.0" WATER)	2.03 (+6.0" SEWER)	0.55 (+0.56)
13	6.63	3.14 (+6.0" WATER)	2.69 (+6.0" WATER)	0.45 (+0.56)
14	6.55	2.97 (+6.0" WATER)	2.32 (+6.0" SEWER)	0.65 (+0.57)
15	6.81	2.41 (+5.6" SEWER)	1.67 (+5.6" SEWER)	0.74 (+0.40)
16	6.86	2.63 (+5.6" SEWER)	1.68 (+5.8" WATER)	0.95 (+0.87)
17	6.85	3.23 (+4.4" WATER)	1.69 (+5.8" WATER)	1.54 (+0.56)
18	6.55	3.72 (+4.4" WATER)	1.69 (+5.6" WATER)	2.03 (+0.56)
19	6.68	3.61 (+5.6" SEWER)	1.87 (+5.6" WATER)	1.74 (+0.56)
20	5.75	N/A (+6.0" WATER)	N/A (+3.24" 16" STM)	N/A (+2.50)
21	7.37	N/A (+7.6" SEWER)	N/A (+3.12" STM)	N/A (+0.67)
22	7.85	N/A (+6.0" WATER)	N/A (+3.12" STM)	N/A (+0.67)
23	7.85	N/A (+6.0" WATER)	N/A (+3.12" STM)	N/A (+0.67)
24A	7.31	3.94 (+4" WATER)	2.96 (+6" SEWER)	0.98
25	7.30	N/A (+6.0" WATER)	N/A (+3.12" STM)	N/A (+0.67)
26	7.07	N/A (+6.0" SEWER)	N/A (+3.12" STM)	N/A (+0.67)
27	6.44	N/A (+4.8" WATER)	N/A (+3.12" STM)	N/A (+0.67)
28	7.35	N/A (+5.0" STM)	N/A (+6.0" WATER)	N/A (+0.83)
29	7.90	N/A (+4.8" WATER)	N/A (+4.0" STM)	N/A (+0.49)
30	7.31	N/A (+5.6" SEWER)	N/A (+3.24" 10" STM)	N/A (+0.56)
31A	7.35	2.91 (6" SEWER)	1.95 (+4" WATER)	0.96
32A	7.31	2.89 (6" SEWER)	1.93 (6" WATER)	0.96
33A	7.35	0.08 (6" WATER)	2.69 (6" WATER)	0.39
34	7.85	N/A (+10" STM)	N/A (+6.0" WATER)	N/A (+0.56)
35	7.85	N/A (+10" STM)	N/A (+6.0" WATER)	N/A (+0.56)
36	7.30	N/A (+6.0" SEWER)	N/A (+10" STM)	N/A (+0.56)
37	6.70	N/A (+6.0" SEWER)	N/A (+6.0" WATER)	N/A (+0.56)

ONLT NO.	FINISHED GRADE	BOTTOM OF PIPE EL	TOP OF PIPE EL	CLEARANCE
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3	+5.82	N/A	+1.20 (8" SEWER)	0.88'
4	+5.84	2.30 (+6.0" WATER)	+1.018 (8" SEWER)	2.48 (+2.48)
5	+5.33	1.70 (+6.0" WATER)	+0.48 (8" SEWER)	1.24 (+5.59)
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14	6.55	2.97 (+6.0" WATER)	2.32 (+6.0" SEWER)	0.65 (+0.57)
15	6.81	2.41 (+5.6" SEWER)	1.67 (+5.6" SEWER)	0.74 (+0.40)
16	6.86	2.63 (+5.6" SEWER)	1.68 (+5.8" WATER)	0.95 (+0.87)
17	6.85	3.23 (+4.4" WATER)	1.69 (+5.8" WATER)	1.54 (+0.56)
18	6.55	3.72 (+4.4" WATER)	1.69 (+5.6" WATER)	2.03 (+0.56)
19	6.68	3.61 (+5.6" SEWER)	1.87 (+5.6" WATER)	1.74 (+0.56)
20	5.75	N/A (+6.0" WATER)	N/A (+3.24" 16" STM)	N/A (+2.50)
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30	7.31	N/A (+5.6" SEWER)	N/A (+3.24" 10" STM)	N/A (+0.56)
31A	7.35	2.91 (6" SEWER)	1.95 (+4" WATER)	0.96
32A	7.31	2.89 (6" SEWER)	1.93 (6" WATER)	0.96
33A	7.35	0.08 (6" WATER)	2.69 (6" WATER)	0.39
34	7.85	N/A (+10" STM)	N/A (+6.0" WATER)	N/A (+0.56)
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37	6.70	N/A (+6.0" SEWER)	N/A (+6.0" WATER)	N/A (+0.56)

**SURVEYOR'S LEGEND**  
 2-46 2.30 = ASBULT  
 ASBI = ASBULT  
 ORLT = CONFLICT  
 MW = WATER MAIN  
 TOP = TOP OF PIPE  
 DDV = DOUBLE DETECTOR CHECK VALVE  
 VRT = VERTICAL  
 BND = BEND  
 FDC = FIRE DEPARTMENT CONNECTION  
 (POL) = POINT ON PIPE ALIGNMENT  
 (\*\*\*\*) = INDICATES DATA PROVIDED BY ENGINEER

[illegible]

RECORD AS-BUILT

**Paramount Engineering Group, Inc.**  
Engineers – Planners – Surveyors

307 East Monroe Rd., Suite 218, Brentwood, TN 37027  
Telephone: (561) 989-2280 Cell: (561) 989-2284  
E-mail: [address:paramountengineeringgroup@aol.com](mailto:address:paramountengineeringgroup@aol.com)

**PARADE PROJECT NO. 3682**

WATER AND SANITARY SURVEY AS-BUILTS

1. AS-BUILT WATER 11/29/16  
2. AS-BUILT WATER 12/07/16  
3. AS-BUILT WATER 01/24/17  
4. REV PER OWNER - E-MAIL 02/17/17

5. REV PER OWNER 02/21/17  
6. REV ADD DOW SW OF RES-1 04/17/17  
7. REV CONSTRUCTION TABLE 05/08/17  
8. REV CONTACTS TO 11.05/25/17

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE AS-BUILT SURVEY AS SHOWN HEREON IS TRUE AND CORRECT  
TO THE BEST OF MY KNOWLEDGE AND BELIEF SUBJECT TO NOTES AND NOTATIONS SHOWN  
HEREON AND WAS FIELD SCALED WITH AN ENLARGED SURVEYOR'S SEAL

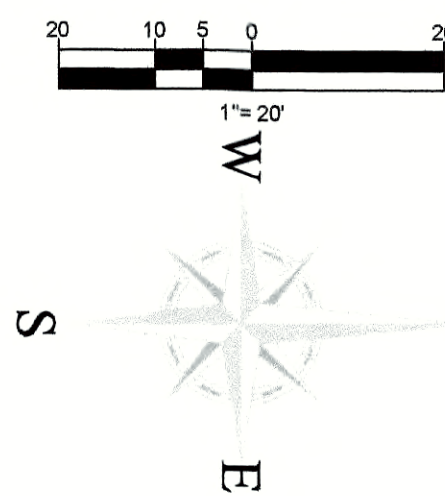
*Michael J. Speer*  
MICHAEL J. SPEER  
PROFESSIONAL LAND SURVEYOR  
Tennessee Commission No. 2260

DATE: 06/14/17

07/01/16  
11/06/16

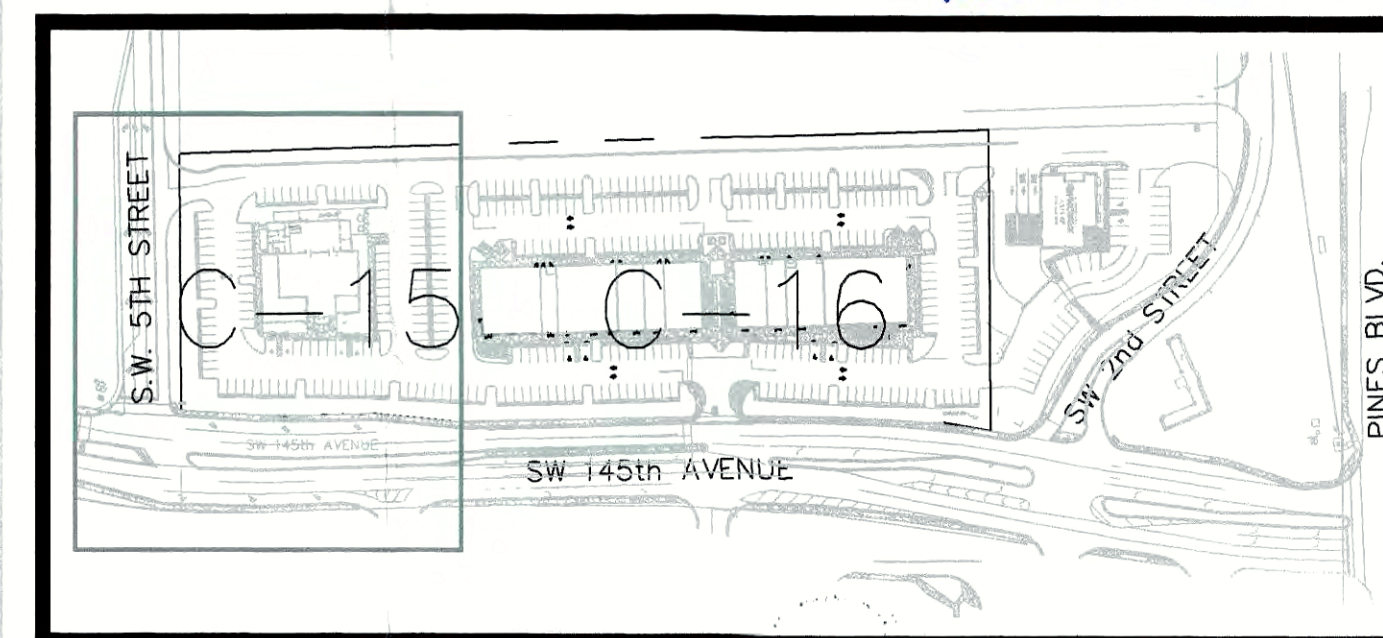
DATE: 06/14/17

Printed on Wednesday, June 14, 2017, 2:08 PM by peg



I hereby certify that these as-built drawings for the facility have been reviewed by me or by individual(s) under my direct supervision for completeness and adequacy, and are true and correct to the best of my knowledge and belief. The field work for the as-built drawings has been done by Paramount Engineering Group, Inc.

Professional Engineer Seal for the State of Florida, No. 53897, signed by WA 3/13/19.



KEY MAP  
N.T.S.

UTILITY LEGEND		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	SANITARY SEWER LATERAL	
	UNDERGROUND WATER LINE	
	UNDERGROUND ELECTRIC LINE	
	UNDERGROUND GAS LINE	
	OVERHEAD WIRE	
	UNDERGROUND TELEPHONE LINE	
	UNDERGROUND CABLE LINE	
	STORM SEWER	
	SANITARY SEWER MAIN	
	HYDRANT	
	SANITARY MANHOLE	
	WATER METER	
	WATER VALVE	
	FIRE DEPARTMENT CONNECTION	
	DOUBLE WATER SERVICE	
	DOUBLE DETECTOR CHECK VALVE	
	CLEAN OUT	
	BACTERIOLOGICAL SAMPLING POINT	
	UTILITY CONFLICT	

DATUM NOTE:

ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988); TO CONVERT ELEVATIONS TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929), A MODEL VALUE OF 1.57 SHOULD BE ADDED TO THE NAVD 1988 HEIGHT.

**NOTE:**  
A FLORIDA CERTIFIED SPRINKLER CONTRACTOR SHALL PULL PERMITS AND BEGIN WORK FROM THE POINT OF SERVICE. FAC89A-48.040(2)


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CIVIL ENGINEERS -- PROJECT MANAGERS -- LAND PLANNING -- LANDSCAPE ARCHITECTS

**OFFICES:**

 **1000 CORPORATE DR.**  
**SUITE 250**  
**FT. LAUDERDALE, FLORIDA 33334**

 **4950 W. KENNEDY BLVD.**  
**SUITE 600**  
**TAMPA, FLORIDA 33609**

THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED AND IS IN THE PUBLIC DOMAIN. IT IS RELEASED UNDER E.O. 13526, WHICH AUTHORIZES RELEASE OF INFORMATION CONTAINED HEREIN.

REVISIONS				
REV.	DATE	COMMENT	BY	
1	08/27/15	PER HEALTH DEPT. COMMENTS	ME	
2	08/03/15	PER HEALTH DEPT. COMMENTS	ME	
3	11/24/15	PER BUILDING COMMENTS	ME	
4	12/7/15	PER ENGINEERING COMMENTS	ME	
5	12/7/15	PER UTILITY COMMENTS	ME	
6	12/7/15	COORD. FOR FUTURE SIGNAGE	ME	
7	01/04/16	PER ENGINEERING COMMENTS	ME	
8	05/10/16	UPDATE SANITARY LATERALS	ME	
9	05/26/16	UPDATED ELECTRICAL PER EPL	ME	
10	06/24/16	VARIOUS SITE UTILITY REVISIONS	KM	
11	08/30/16	VARIOUS SITE UTILITY REVISIONS	KM	
12	10/7/16	PER CITY PRECON COSTS	FY	



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PERMIT SET

PROJECT No.:	F140018
DRAWN BY:	JFV
CHECKED BY:	ROT
DATE:	04-03-2014
CAD I.D.:	\$(GETVAR

PROJECT  
FOR  
PEMBROKE CENTRE  
HART LYMAN  
COMPANIES  
CITY OF PEMBROKE PINES  
FLORIDA



**RADICE III**  
1000 CORPORATE DRIVE, SUITE 250  
FORT LAUDERDALE, FL 33334  
PH: (954) 202-7000  
FX: (954) 202-7070  
[www.ThomasEngineeringGroup.com](http://www.ThomasEngineeringGroup.com)

ANDREA R. VIRGIN

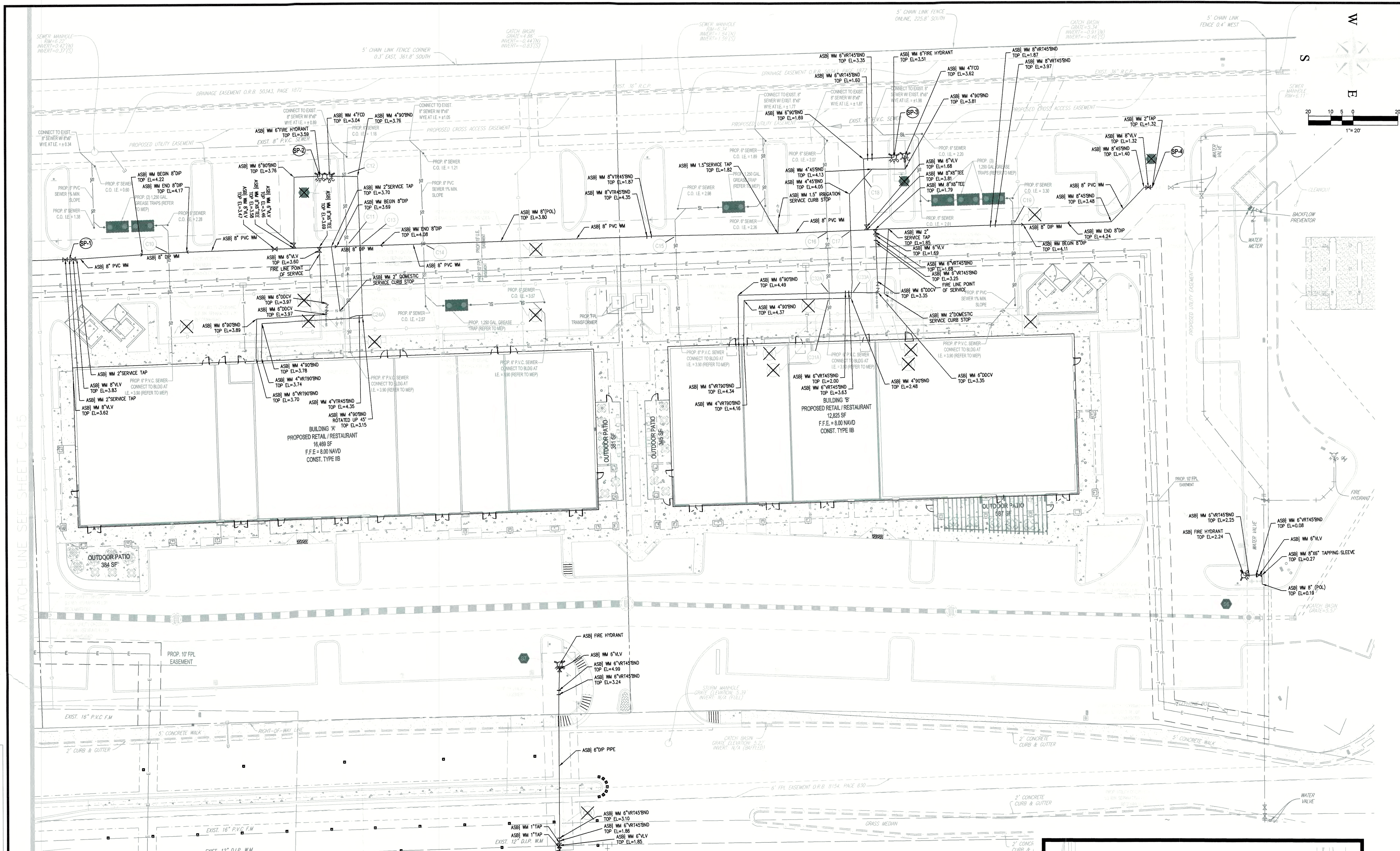
**PROFESSIONAL ENGINEER**  
June 14, 2017  
FLORIDA LICENSE No. 74777  
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE	
<b>UTILITIES PLAN</b>	
SHEET NUMBER	

## UTILITIES PLAN

## C-15





**NOTE:**  
A FLORIDA CERTIFIED SPRINKLER CONTRACTOR SHALL PULL PERMITS AND BEGIN WORK FROM THE POINT OF SERVICE. FAC#99A-46.0402

**DATUM NOTE:**  
ELEVATIONS SHOWN HEREON ARE IN FEET AND BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). TO CONVERT ELEVATIONS TO NATIONAL GEODETTIC VERTICAL DATUM OF 1929 (NGVD 1929), A MODEL VALUE OF 1.57 SHOULD BE ADDED TO THE NAVD 1988 HEIGHT.

**SURVEYOR'S LEGEND:**  
ASB = AS-BUILT  
CONFL = CONFLICT  
WM = WATER MAIN  
V.V. = VALVE  
TOP = TOP OF PIPE  
DOCV = DOUBLE DETECTOR CHECK VALVE  
BND = BEND  
FDC = FIRE DEPARTMENT CONNECTION  
POL = POINT ON PIPE ALIGNMENT  
\*\*\*\*\* = INDICATES DATA PROVIDED BY ENGINEER

**SURVEYOR'S NOTES:**  
1. THIS IS AN AS-BUILT SURVEY OF THE VERTICAL AND HORIZONTAL LOCATION FOR THE NEWLY CONSTRUCTED SITE WATER AND SEWER SYSTEMS.  
2. PARAMOUNT ENGINEERING GROUP HAS RELIED UPON A BOUNDARY, TOPOGRAPHIC AND ALTA/ACSM LAND TITLE SURVEY PREPARED BY PULICE LAND SURVEYORS, INC. FOR PP OWN VENTURES LLC UNDER ORDER NO. 56378 DATED 07/17/15 FOR HORIZONTAL AND VERTICAL CONTROL FOR THIS PROJECT.  
3. ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). COUNTY BENCH MARK NO. 3700 ELEVATION 35.88. SITE ELEVATIONS BASED UPON PULICE LAND SURVEYORS, INC. BENCH MARK ESTABLISHED ON THE SOUTHWEST PROPERTY CORNER ELEVATION 8.00 NAVD88. ELEVATIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

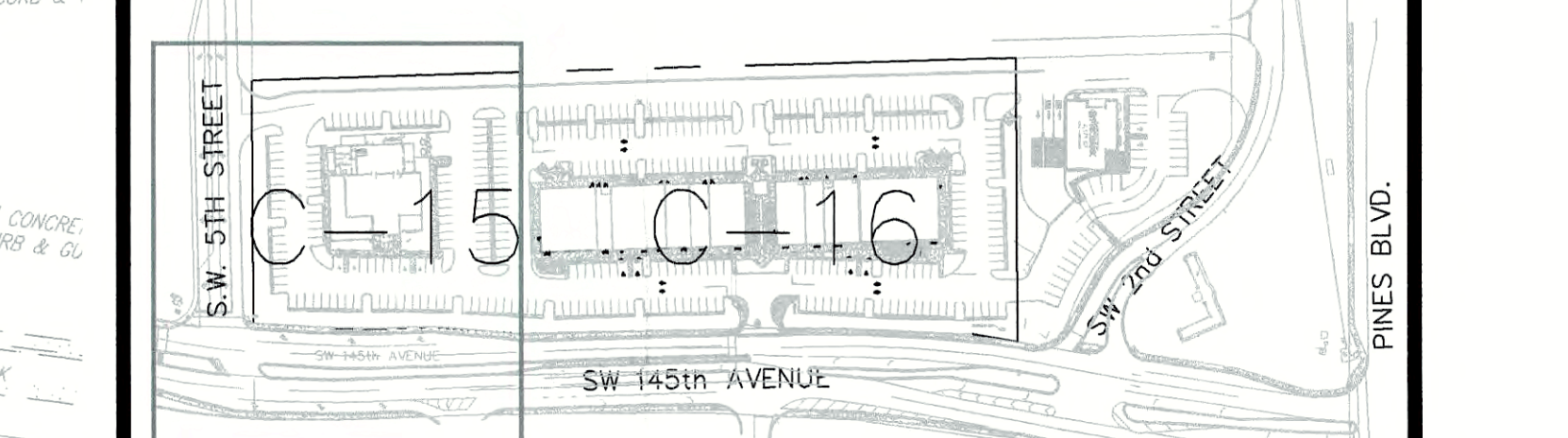
**Paramount Engineering Group, Inc.**  
Engineers - Planners - Surveyors  
State of Florida Certificate of Authorization No. 3353  
902 Clint Moore Rd., Suite 218, Boca Raton, FL 33487  
Telephone: (561) 989-2280 Fax: (561) 989-2284  
E-mail Address: paramountengineeringgroup@aol.com

**PEMBROKE CENTRE**  
PEG PROJECT NO. 3682  
WATER AND SANITARY SEWER AS-BUILTS  
1. AS-BUILT WATER 11/29/16 5. REV CONFLICT DATA 05/05/17  
2. AS-BUILT WATER 12/01/16 6. REV PER ENGINEER'S 05/10/17 E-MAIL  
3. AS-BUILT WATER 01/24/17 7. ADD SAMPLE POINT DESIGNATIONS PER ENGR. 05/15/17  
4. MISC REV 05/05/17 8. ADD DOMESTIC & IRRIGATION SERV CURB STOPS 05/15/17

I hereby certify that these as-built drawings for the facility have been reviewed by me (by my duly qualified staff) under my direct supervision and that they are true and correct to the best of my knowledge and belief. The field notes and original drawings have been retained by Paramount Engineering Group, Inc.

**Michael E. Sperry**  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 3680

DATE: 06/14/17



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**RECORD AS-BUILT**

**SURVEYOR'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THE AS-BUILT SURVEY AS SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON, NOT VALUING UNLESS DEALING WITH AN EMBOSSED SURVEYOR'S SEAL.

**KEY MAP**  
N.T.S.

**THOMAS ENGINEERING GROUP**  
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
OFFICES:  
1000 CORPORATE DR.  
SUITE 250  
FORT LAUDERDALE, FLORIDA 33304  
1660 W. KENNEDY BLVD.  
SUITE 200  
TAMPA, FLORIDA 33609

REV.	DATE	REVISION	BY
1	08/27/15	PER HEALTH DEPT. COMMENTS	MEC
2	09/03/15	PER HEALTH DEPT. COMMENTS	MEC
3	11/24/15	PER BUILDING COMMENTS	MEC
4	12/7/15	PER ENGINEERING COMMENTS	MEC
5	12/7/15	PER UTILITY COMMENTS	MEC
6	01/04/16	PER ENGINEERING COMMENTS	MEC
7	05/09/16	UPDATE SANITARY LATERALS	MEC
8	05/25/16	UPDATED ELECTRICAL PER FPL	MEC
9	06/01/16	GREASE TRAP REMOVAL	KMA
10	06/24/16	VARIOUS SITE UTILITY REVISIONS	KMA
11	08/30/16	VARIOUS SITE UTILITY REVISIONS	KMA

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**PERMIT SET**

PROJECT NO. F160019  
DRAWN BY JPV  
CHECKED BY JPV  
DATE 04-03-2014  
DAD L.D. NGETVAR

**PEMBROKE CENTRE**  
FOR  
**HART LYMAN COMPANIES**  
CITY OF PEMBROKE PINES  
FLORIDA

**THOMAS ENGINEERING GROUP**  
RADIO III  
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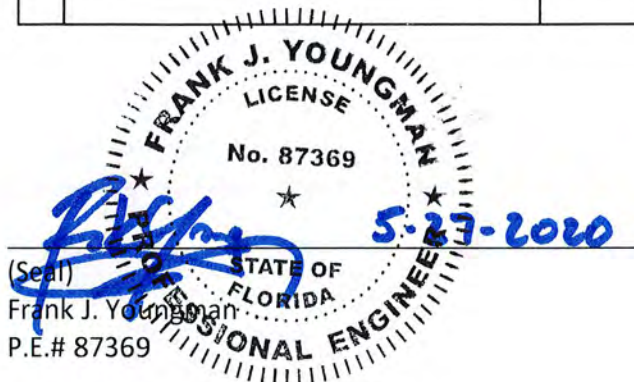
**ANDREA R. VIRGIN**  
PROFESSIONAL ENGINEER  
June 14, 2017  
FLORIDA LICENSE NO. 74777  
FLORIDA BUSINESS CERT. OF AUTH. NO. 27528

**UTILITIES PLAN**  
SHEET NUMBER  
**C-16**



AS-BUILT COST QUANTITY BREAKDOWN  
FOR  
PEMBROKE CENTRE: WATER & SEWER

	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TTL AMOUNT
<b>A.</b>	<b>WATER</b>				
	12"X6" TS & TV (SW 145TH AVE)	1	EA	\$ 12,000.00	\$ 12,000.00
	8"X6" TS & TV (PNC BANK)	1	LS	\$ 8,000.00	\$ 8,000.00
	REMOVE, PLUG & CONNECT TO EXISTING	1	EA	\$ 2,500.00	\$ 2,500.00
	8"X6" TS & TV (SW 5TH STREET)	2	EA	\$ 10,000.00	\$ 20,000.00
	8"X8" TS & TV (SW 5TH STREET)	1	EA	\$ 12,000.00	\$ 12,000.00
	MOT & ASPHALT REPAIR	1	LS	\$ 15,000.00	\$ 15,000.00
	8" DIP	1210	LF	\$ 35.00	\$ 42,350.00
	8" FITTINGS	12	EA	\$ 800.00	\$ 9,600.00
	8" GV	9	EA	\$ 1,600.00	\$ 14,400.00
	6" DIP	260	LF	\$ 50.00	\$ 13,000.00
	6" FITTINGS	19	EA	\$ 700.00	\$ 13,300.00
	6" GV	8	EA	\$ 1,400.00	\$ 11,200.00
	<b>SUBTOTAL</b>				<b>\$ 173,350.00</b>
<b>B.</b>	<b>SANITARY</b>				
	CONNECT TO EXISTING 8" SANITARY	8	EA	\$ 3,300.00	\$ 26,400.00
	6" SDR-26	92	LF	\$ 25.00	\$ 2,300.00
	MOT & ASPHALT REPAIR	6	EA	\$ 3,000.00	\$ 18,000.00
	<b>SUBTOTAL</b>				<b>\$ 46,700.00</b>
				<b>TOTAL</b>	<b>\$ 220,050.00</b>

  
 (Seal)  
 Frank J. Youngman  
 P.E.# 87369

**THOMAS ENGINEERING GROUP, LLC**  
Florida Business Cert. of Auth. 27528