

**WATER SYSTEMS
BILL OF SALE**

KNOW ALL MEN BY THESE PRESENTS that 1417 Avenue Associates, LLC, located at 2775 Burris Road, Davie, Florida 33314 ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it paid by the CITY OF MARGATE, FLORIDA, a municipal corporation ("Grantee"), the receipt of which is hereby acknowledged, has granted, bargained, sold, transferred, set over and delivered, and by these presents does grant, bargain, sell, transfer, set over, and deliver unto Grantee, its successors and assigns, all those certain goods and chattels described as follows:

Water systems, owned by Grantor, being the potable water lines water mains, hydrants, valves, fire lines and related facilities constructed within the right-of-way and/or property of Grantor _____, which system is more completely described in Exhibit "A" and as shown on the water main as-built drawing provided in Exhibit "B." Nothing herein shall vacate easements previously conveyed on this property.

And the Grantor, for itself and its successors, hereby covenants to and with the Grantee, its successors and assigns, that it is the lawful owner of the said goods and chattels, that they are free from all liens and encumbrances, that it has good right to sell the same as aforesaid, and that it will warrant and defend the same against the lawful claims and demands of all persons whomsoever.

Signed in the presence of:

Witness

Print Name of Witness

Address of Witness

By: Steven Brause Manager

Grantor: 1417 Avenue Associates LLC

2775 Burris Road Davie FL 33314

Address of Grantor

By: _____

Grantee: _____, Mayor

By: _____

Grantee: _____, City Manager

State of Florida,

County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of Sept, 2024 (year), by STEVEN BRAUSE (name of person acknowledging), and is personally known to me or has produced identification.

My Commission Expires:

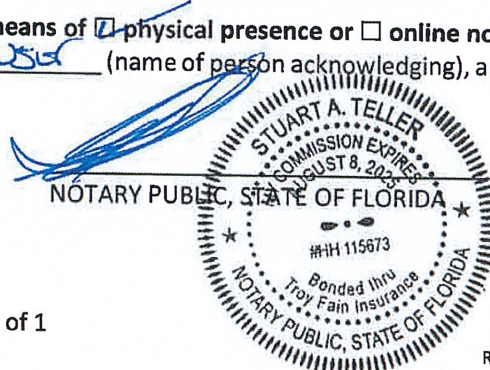
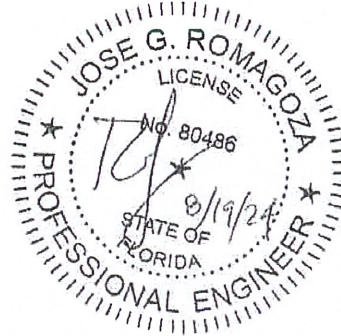


Exhibit A

Elite Engineering & Construction Bill of Sale for Water Scope

- 10' (+/-) of 4" DIP water service
\$852.50
 - Meter Yoke
 - 1" Curbstop; 1-1/2" Curbstop
 - 2 Meter Spuds
\$5,740.31
- Total: \$6,592.81



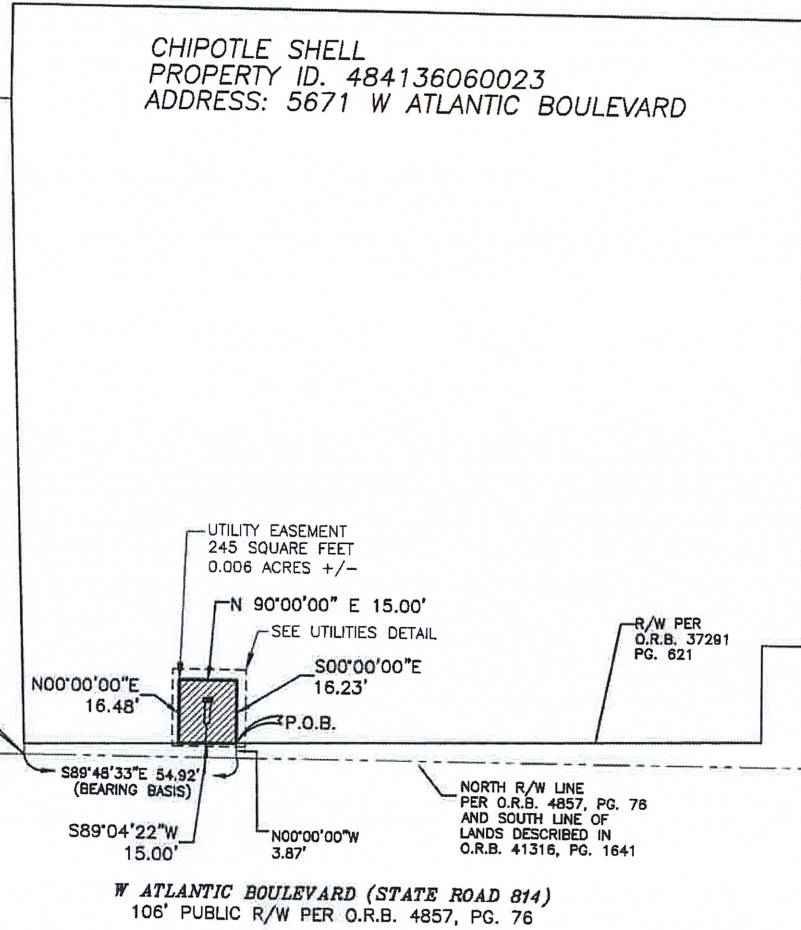
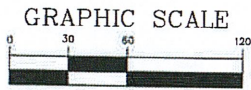
SKETCH OF DESCRIPTION EXHIBIT "B"

CHIPOTLE SHELL
PROPERTY ID. 484136060023
ADDRESS: 5671 W ATLANTIC BOULEVARD

LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.G. PAGE
- S.F. SQUARE FEET
- ESMT. EASEMENT
- ID. IDENTIFICATION

P.O.C.
SW CORNER OF
LANDS DESCRIBED
IN CORRECTIVE
WARRANTY DEED
FOR WALMART
RECORDED IN
O.R.B. 41316,
PG. 1641



W ATLANTIC BOULEVARD (STATE ROAD 814)
106' PUBLIC R/W PER O.R.B. 4857, PG. 76

THIS IS NOT A BOUNDARY SURVEY

DESCRIPTION OF SKETCH:

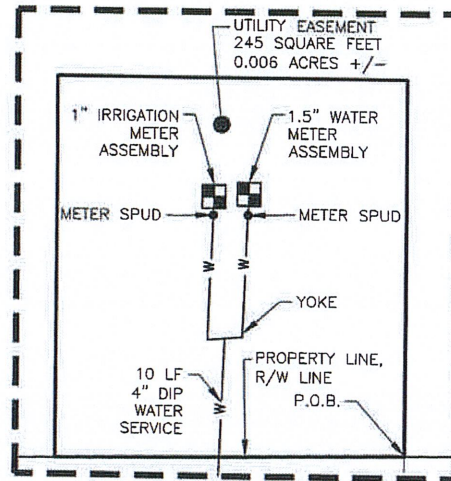
PERMANENT UTILITY EASEMENT

COMMENCE AT THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN CORRECTIVE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 41316, PAGE 1641 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°48'33" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND THE NORTH RIGHT OF WAY LINE OF W ATLANTIC BOULEVARD PER OFFICIAL RECORDS BOOK 4857, PAGE 76; PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 54.92 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 3.87 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF SAID W ATLANTIC BOULEVARD PER OFFICIAL RECORDS BOOK 37291, PAGE 621, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 89°04'22" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 16.48 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 16.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 245 SQUARE FEET, OR 0.006 ACRES, MORE OR LESS.

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE 902 (FLORIDA EAST).
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE MONUMENTED NORTH RIGHT-OF-WAY OF W ATLANTIC BOULEVARD, HAVING A BEARING OF NORTH 89°48'33" EAST (ASSUMED).
5. EVIDENCE OF ANY COVENANTS AND/OR DEED RESTRICTIONS HAVE NOT BEEN FOUND OR SUPPLIED.
6. PROPERTY SUBJECT TO CHANGES ACCORDING TO THE FACTS AND DOCUMENTS OF RECORD A CURRENT TITLE REPORT MAY DISCLOSE.



UTILITIES DETAIL (SCALE 1"=5')

AMERICAN LAYOUT
LAND SURVEYING
CONSTRUCTION SURVEYING
www.americanlayout.com
CERTIFICATE OF AUTHORIZATION #LB8131

I HEREBY AFFIRM THAT THIS MAP OR PLAN PREPARED ON 12/22/2023 REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472, FLORIDA STATUTE, UNLESS THIS SKETCH OF DESCRIPTION BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

ANTHONY MALTESE
P.E., P.L.S., P.S.M., P.P., C.M.E.
PROFESSIONAL LAND SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
FL LICENSE # LS7020

REV: 9/6/24	REVISED PER CITY COMMENTS
REV: 8/5/24	PAGE SIZE & DETAIL
REV: 7/8/24	ADDED UTILITIES
DATE:	12/26/2023
SCALE:	1"=60'
DRAWN BY:	YB
PROJECT NO.	3605
SHEET NO.	1 OF 1
FILE:	3605 SOD water rev1.dwg