

**BILL OF SALE**

KNOW ALL MEN BY THESE PRESENTS that Lennar Homes LLC., located at 730 NW 107th Avenue, Miami, FL ("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 and sanitary sewer systems, owned by Grantor, being the potable water lines and/or sewage collection lines, water mains, hydrants, valves, fire lines and related facilities constructed within the right-of-way and/or property of Celebration Pointe South, which system is more completely described in Exhibit "A" and shown on the survey attached as 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:

[Signature]  
Witness

Ileana Rios  
Print Name of Witness

730 NW 107th Ave #300  
Address of Witness  
Miami FL 33172

By: \_\_\_\_\_  
Grantor Greg McPherson

730 NW 107th Ave Suite 300  
Address of Grantor Miami FL 33172

By: \_\_\_\_\_  
Grantee: \_\_\_\_\_, Mayor

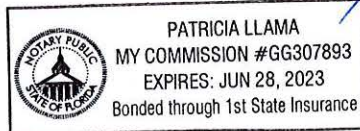
By: \_\_\_\_\_  
Grantee: \_\_\_\_\_, City Manager

State of Florida  
County of Miami Dade

On the 11th day of October, 2019, before me, the undersigned, personally appeared Greg McPherson, of Lennar Homes LLC, on behalf of the company, who acknowledged that he executed the foregoing instrument, and is personally known to me or has produced identification.

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires:



# DOWNRITE ENGINEERING CORP.

## Exhibit A

### CELEBRATION POINTE SOUTH

#### WATER MAIN

MATERIAL	VALUE
8" DIP - 2880'	\$ 97,920.00
6" DIP - 125'	\$ 3,250.00
FIRE HYDRANTS - 6	\$ 17,100.00
8"X8 TAPPING SLEEVE VALVE -2	\$ 23,100.00
8" GATE VALVE - 11	\$ 14,300.00
6" GATE VALVE - 6	\$ 5,403.00
WATER MAIN FITTINGS LS	\$ 10,912.00
1" DOUBLE SERVICE - 75	\$ 82,500.00
1" SINGLE SERVICE - 10	\$ 11,000.00
<b>TOTAL</b>	<b>\$ 265,485.00</b>

#### SANITARY SEWER

MATERIAL	VALUE
8" PVC SDR 35 SEWER - 4725'	\$ 118,516.00
4' DIA MANHOLE - 15	\$ 41,000.00
RAINSTOPPERS-15	\$ 825.00
SEWER FITTINGS LS	\$ 17,783.00
<b>TOTAL</b>	<b>\$ 178,124.00</b>



Sam LoBue  
President



## PARCEL "A-2"

### (CELEBRATION POINTE SOUTH)

#### Exhibit B

#### LEGAL DESCRIPTION

A PORTION OF TRACT "A", **CELEBRATION POINTE**, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 67 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 00°24'15" EAST, ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 658.13 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 89°32'44" WEST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 676.57 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 66.00 FEET AND A CENTRAL ANGLE OF 138°59'49", A DISTANCE OF 160.11 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 29.00 FEET AND A CENTRAL ANGLE OF 19°51'24", A DISTANCE OF 10.05 FEET; THENCE SOUTH 89°32'44" WEST, A DISTANCE OF 160.89 FEET; THENCE SOUTH 00°27'16" EAST, A DISTANCE OF 13.00 FEET; THENCE ALONG THE BOUNDARY OF SAID TRACT "A" THE FOLLOWING THREE (3) COURSES: SOUTH 01°14'17" EAST, A DISTANCE OF 611.59 FEET; THENCE NORTH 89°37'36" EAST A DISTANCE OF 952.09 FEET; THENCE NORTH 00°24'15" WEST, A DISTANCE OF 662.88 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, AND CONTAIN 14.257 ACRES, MORE OR LESS.

#### NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SUCH INFORMATION SHOULD BE OBTAINED BY OTHERS THROUGH AN APPROPRIATE TITLE SEARCH.
4. RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
5. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

#### ABBREVIATIONS:

A	= ARC LENGTH	P.O.B.	= POINT OF BEGINNING
B.C.R.	= BROWARD COUNTY RECORDS	P.O.C.	= POINT OF COMMENCEMENT
D	= DELTA (CENTRAL ANGLE)	PG.	= PAGE
O.R.B.	= OFFICIAL RECORDS BOOK	R	= RADIUS
P.B.	= PLAT BOOK	R/W	= RIGHT-OF-WAY
P.B.C.R.	= PALM BEACH COUNTY RECORDS	U.E.	= UTILITY EASEMENT

#### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.



DONNA C. WEST  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS4290



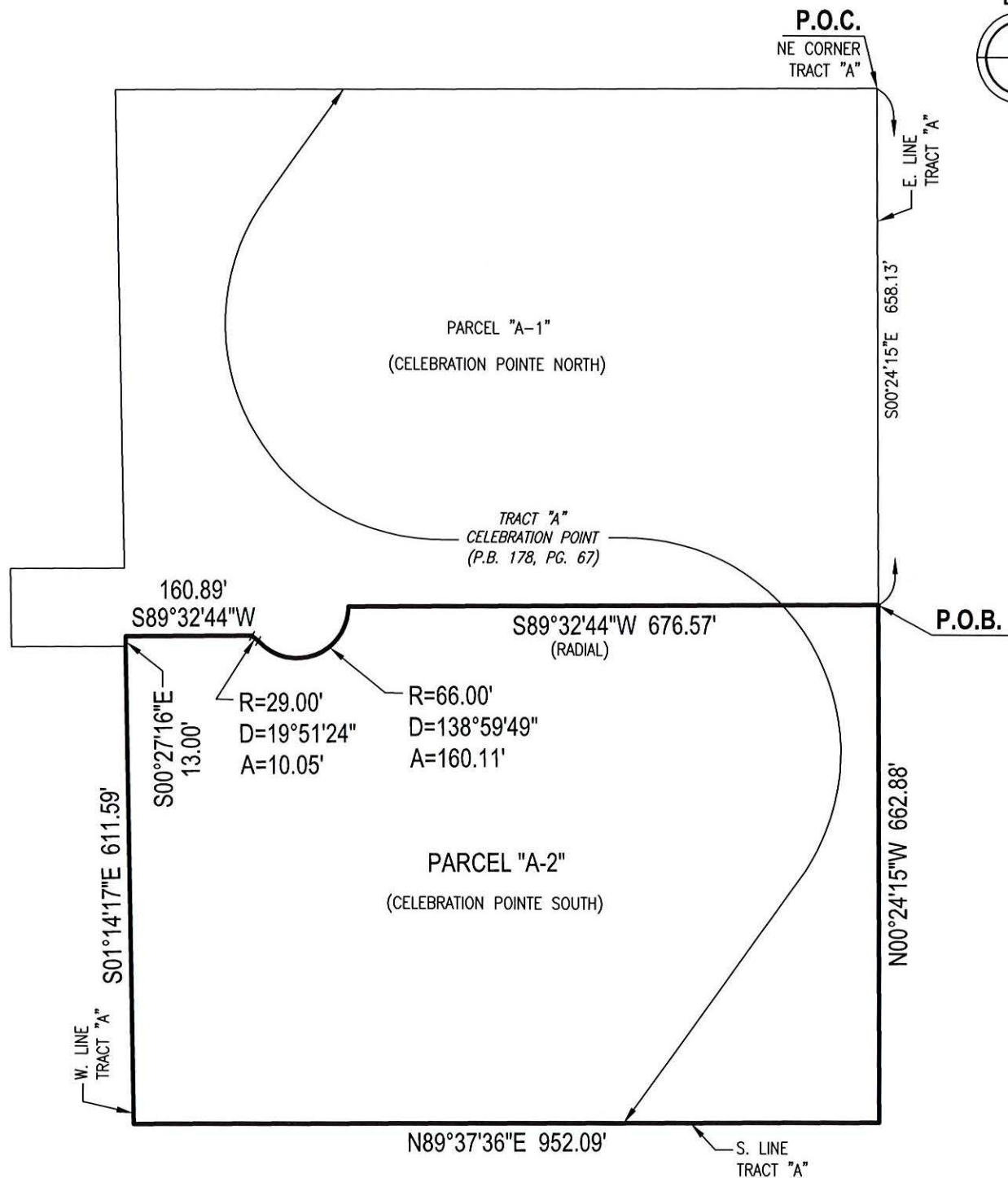
**HSQ GROUP, INC.**  
Engineers • Planners • Surveyors  
1489 West Palmetto Park Rd., Suite 340  
Boca Raton, Florida 33486 • 561.392.0221  
CA26258 • LB7924

PROJECT: **CELEBRATION POINTE**

PROJECT NO.: 1305-26

DATE: 4/7/17

SHEET 1 OF 2



LEGEND:

CL CENTERLINE

CORRECT POB LABEL	10/10/19	DCW	DCW	N/A
PARCEL "A-2" (CELEBRATION POINTE SOUTH)	4/7/17	JDV	DCW	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT:	CELEBRATION POINTE		SCALE: 1" = 200'	
PROJECT NO.:	1305-26		SHEET 2 OF 2	