

## COMPOSITE EXHIBIT C

### BILL OF SALE

KNOWN ALL MEN BY THESE PRESENTS that Coffman Clark Construction, Inc. Florida limited liability company (hereinafter referred to as the "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations to it paid by the CITY OF COOPER CITY, FLORIDA, a municipal corporation, (hereinafter referred to as "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, sanitary and sewer systems now or hereafter owned by Grantor, which systems include potable water lines and/or sanitary sewage lines, water mains, service laterals, hydrants, valves and related facilities constructed within the waterline and sewer line easement of the property of 5451 S Flamingo Road, SW Ranches a Florida limited liability company, which items are more completely described in Composite Exhibit "A".

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.

Coffman Clark Construction, Inc.  
A Florida Limited Liability Company

By: [Signature]

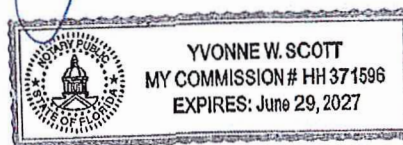
As: President

State of Florida  
County of Broward

On the 28 day of March, 2025, before me, the undersigned, personally appeared D.E. Coffman, a Florida limited liability company, on behalf of the company, who acknowledged that he or she executed the foregoing instrument. He or she is personally known to me or has produced as identification.

My Commission Expires:

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA



PUBLIC UTILITY EASEMENT

THIS PUBLIC UTILITY EASEMENT, made this 1st day of April, 2025 by and between Archbishop McCarthy High School/ADOM whose mailing address is 5451 S. Flamingo Road Cooper City, Florida (hereinafter referred to as "GRANTOR"), and the City of Cooper City, a municipal corporation organized and existing under the laws of the State of Florida, whose mailing address is P.O. Box 290910, Cooper City, Florida 33329-0910, which is a municipality located within the boundaries of Broward County, Florida (hereinafter referred to as "GRANTEE").

WITNESSETH:

WHEREAS, Grantor is the owner of that certain real property located in Broward County, Florida, more particularly described in EXHIBIT "A" attached hereto, (hereinafter referred to as "Servient Estate"); and

WHEREAS, Grantor desires to grant unto Grantee a perpetual non-exclusive easement to use a portion of the servient estate for the installation and maintenance of drainage and public utility lines;

NOW, THEREFORE, in consideration of the sum of Ten (\$10.00) dollars and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor hereby grants as follows:

1. Grantor hereby grants and conveys to Grantee, its successors and assigns, a perpetual non-exclusive easement over and upon the servient estate, a legal description of which is attached hereto as EXHIBIT "A", for the installation and maintenance of drainage and public utility lines.
2. Grantor reserves all rights not herein granted pursuant to this easement, including but not limited to, the right of free ingress and egress under, over and upon the servient estate and to grant further easements under, over and upon the servient estate; provided that, in no event, shall any of the rights herein reserved to Grantor impede the easement herein granted or the exercise of the rights of use thereunder.
3. Grantee shall have the right to remove any natural or man-made obstructions placed on the easement which impede the easement herein granted or the exercise of the rights thereunder.
4. The provisions of this easements shall be binding on the parties hereto and the respective successors and assigns as a covenant running with and binding upon the servient estate.

5. This easement shall not be released or amended without consent of the Grantee as evidenced by a document signed with the same formalities as this document.
6. Grantee shall record this document in the Public Records of Broward County, Florida.

IN WITNESS WHEREOF, Grantor has hereunto set their hand and seal on the day and year first above written.

GRANTOR:

Sign: *Sister Elizabeth Worley* 04/07/2025  
Print: SISTER ELIZABETH WORLEY S.S.J.

WITNESSES:

Sign: *David Prada* 04/07/2025  
Print: DAVID PRADA

9401 Biscayne Blvd. Miami Shores, FL 33138

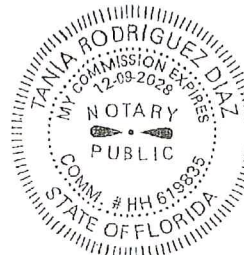
Sign: *Dennis DuVernois* 04/07/2025  
Print: Dennis DuVernois  
10291 NW 46 Street, Sunrise, FL 33351

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of \_\_\_ physical presence or \_\_\_ on line notarization this 1 day of April, 2025 by SISTER ELIZABETH WORLEY S.S.J., who executed the foregoing instrument on behalf of said company for the purposes herein expressed, and is personally known to me or has produced \_\_\_ as identification and who did/did not take an oath.

*Tania Rodriguez Diaz*  
Print Name: TANIA RODRIGUEZ DIAZ  
Notary Public – State of Florida  
Commission Number: HH-619835  
Commission Expires: 12/09/2028





**LEGEND:**

CL - CENTERLINE  
 D.B. - DEED BOOK  
 L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT  
 O.R.B. - OFFICIAL RECORDS BOOK  
 PG. - PAGE  
 P.O.B. - POINT OF BEGINNING  
 P.O.C. - POINT OF COMMENCEMENT  
 P.B.C.R. - PALM BEACH COUNTY PUBLIC RECORDS  
 L.B. - LICENSED BUSINESS  
 (PLAT) - REFERS TO PLAT

**EXHIBIT "A"**

R/W - RIGHT-OF-WAY  
 LAE - LIMITED ACCESS EASEMENT  
 UE - UTILITY EASEMENT  
 Δ - DELTA (CENTRAL ANGLE)  
 L - LENGTH  
 R - RADIUS  
 RB - RADIAL BEARING  
 - UTILITY EASEMENT

**SURVEYOR'S NOTES:**

1. THIS SKETCH OF DESCRIPTION OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF N01°46'28"W ALONG THE WEST LINE OF PARCEL "A", "BROWARD CENTRAL CATHOLIC HIGH SCHOOL".
5. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

**DESCRIPTION:**

A PORTION OF PARCEL "A", "BROWARD CENTRAL CATHOLIC HIGH SCHOOL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 163, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE N01°46'28"W ALONG THE THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 261.25 FEET; THENCE S88°13'32"W, A DISTANCE OF 16.93 FEET TO THE POINT OF BEGINNING; THENCE N01°02'25"W, A DISTANCE OF 15.00 FEET; THENCE N89°05'02"E, A DISTANCE OF 31.51 FEET; THENCE S00°54'58"E, A DISTANCE OF 15.00 FEET; THENCE S89°05'02"W, A DISTANCE OF 31.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 472.35 SQUARE FEET OR 0.0108 ACRES, MORE OR LESS.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON APRIL 22, 2025. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

**THIS IS NOT A SURVEY****SHEET 1 OF 2**

**CAULFIELD & WHEELER, INC.**

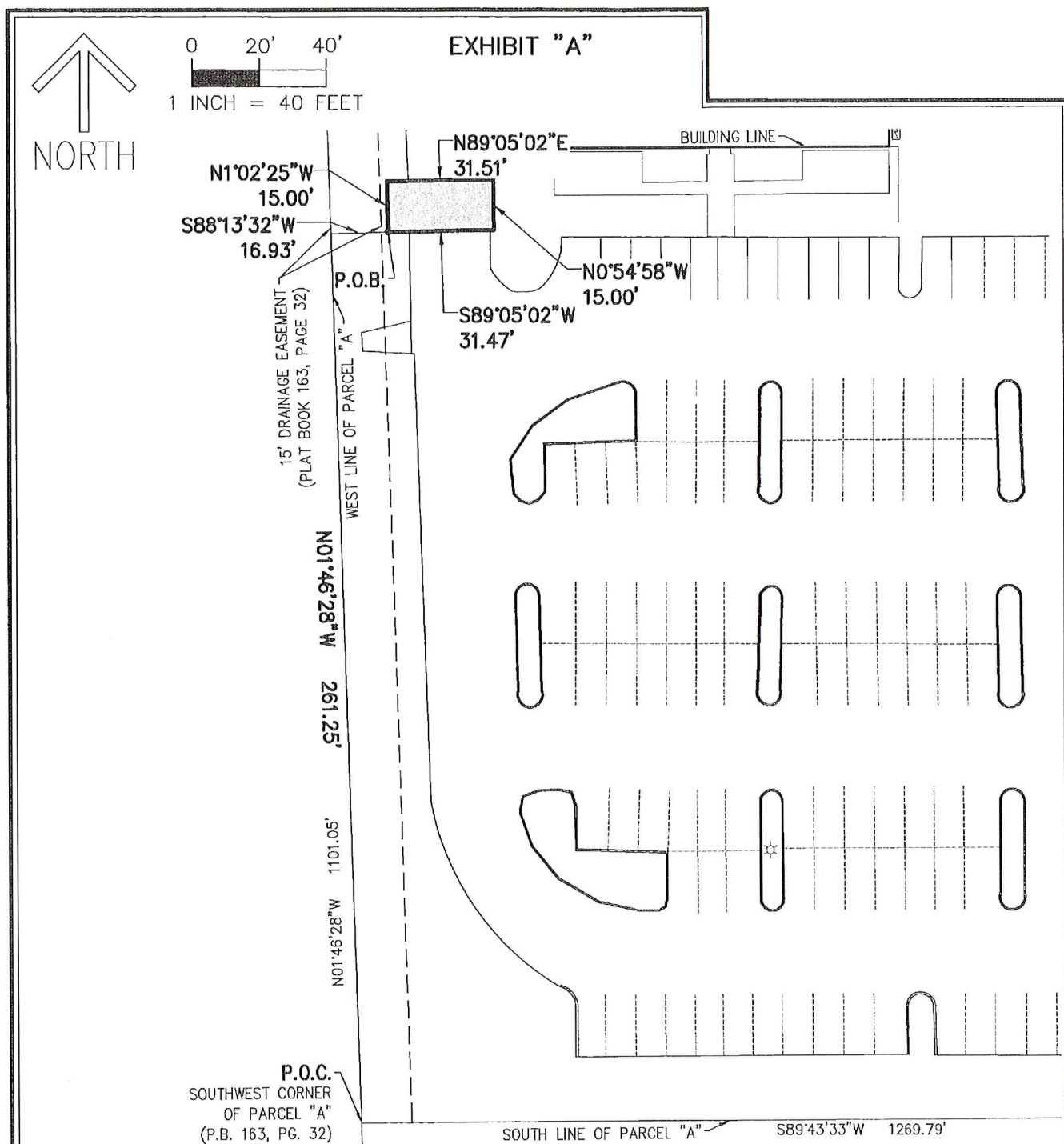
CIVIL ENGINEERING - LAND PLANNING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

Digitally signed by  
 Jeffrey R. Wagner  
 Date: 2025.04.25  
 15:32:13 -04'00'  
 Adobe Acrobat  
 version:  
 2025.001.20435

JEFFREY R. WAGNER  
 REGISTERED LAND  
 SURVEYOR NO. 5302  
 STATE OF FLORIDA  
 L.B. 3591

DATE	4/22/2025
DRAWN BY	RFJ
F.B. / PG.	N/A
SCALE	NONE
JOB NO.	8896-2

**BROWARD CENTRAL CATHOLIC HIGH SCHOOL  
 UTILITY EASEMENT  
 SKETCH OF DESCRIPTION**

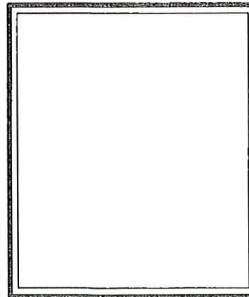


THIS IS NOT A SURVEY

SHEET 2 OF 2

**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING - LAND PLANNING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

**BROWARD CENTRAL CATHOLIC HIGH SCHOOL  
 UTILITY EASEMENT  
 SKETCH OF DESCRIPTION**



DATE	4/22/2025
DRAWN BY	RFJ
F.B./ PG.	N/A
SCALE	AS NOTED
JOB NO.	8896-2



May 21, 2025

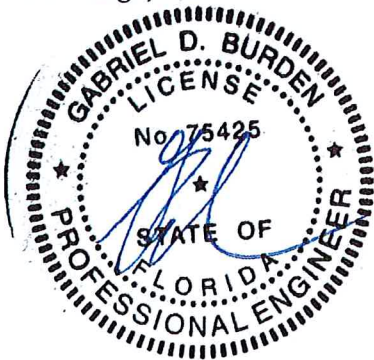
Cooper City Utilities  
Joseph Kalinowski, Eng. Inspector  
11791 S.W. 49<sup>th</sup> Street  
Cooper City, Florida 33330

Re: Archbishop McCarthy Field House  
5451 S. Flamingo Road  
Southwest Ranches, Florida 33330

#### ENGINEER'S CERTIFICATION

As a registered engineer in the State of Florida, to the best of my knowledge, information, and belief, it is my professional opinion that the Civil Engineering portion for the subject project, based on field reviews under my responsible charge, have been constructed in substantial accordance with the approved plans and design standards.

Sincerely,  
Civil Design, Inc.



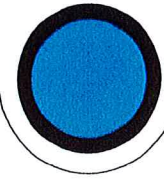
Gabriel Burden, Florida P.E. No. 75425  
President

Date: May 21, 2025



# Coffman Clark Construction, Inc.

PIPELINE CONTRACTORS



## Bill of Materials

April 17, 2025

Page 1

Submitted To

Project Name

Mark Hoffman  
CSR Heavy Const., Inc.  
90 SE 3rd Court  
Deerfield Beach, FL 33442

Archbishop McCarthy Indoor Facility  
5451 S Flamingo Road  
Southwest Ranches, FL

*We hereby submit the following were installed at the above listed site:*

Item	Description	Qty	Unit	Price	Extended	Sub-Total
1.	6" Ductile Iron Pipe	40	lf	125.00	5,000.00	
2.	8"x6" Tapping Sleeve & Valve	2	ea	8,500.00	17,000.00	
3.	6" Gate Valve	1	ea	3,200.00	3,200.00	
4.	Fire Hydrant	1		6,100.00	6,100.00	
<b>Water Distribution Sub-Total</b>						<b>\$31,300.00</b>

*Based on plans prepared by :* Civil Design Inc.

*Dated :* Oct 5, 23

*Revised :* Preliminary-Cooper City

**For the sum of : \$31,300.00**

1217 N.E. Sago Drive • Jensen Beach, Florida 34957  
Martin County 772-225-PIPE(7473) • Broward 954-772-7200 • Fax 772-232-1900

FINAL WAIVER AND RELEASE OF LIEN – CONTRACTOR

State of Florida  
County of Broward

I, O.E.Coffman, Jr., having duly sworn, deposes, and says as follows, to wit:

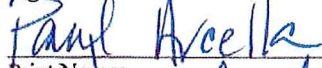
1. I am President of Coffman Clark Construction, Inc., a Florida Corporation (hereinafter called "the Contractor"), with the right to execute this final waiver and release of lien.
2. For the consideration of amount of ten dollars (\$10.00), the Contractor has agreed to hereby waive, release, and quit claim all liens, lien rights, claims or demands of every kind whatsoever which the Contractor now has or may hereinafter have against or as a result of the construction of certain donated Improvements, situated in Broward County, Florida, described as:

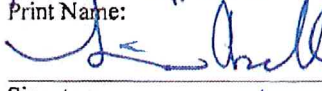
All water and sewer facilities built, constructed, and installed to serve Archbishop McCarthy High School located at 5451 S. Flamingo Road, Cooper City, Florida situated in Broward County, Florida as shown on Exhibit "A" attached hereto and made a part hereof as more particularly described on Exhibit "B" attached hereto and made a part hereof.


3. It being the understanding of the Contractor that this is a waiver and release of lien which the Contractor has against the facilities described herein. Contractor acknowledges that it has been paid in full for all work related to the water and sewer facilities described above.
4. Payments in full have heretofore been paid by the Contractor to all persons, firms and corporations supplying labor, materials, equipment and supplies, used directly or indirectly by the Contractor, or any subcontractor in the prosecution of the work provided on water and sewer facilities described herein.
5. There are no claims, demands or liens of any kind attributable to any action taken by the Contractor in connection with the work described above which would cause, create or constitute a charge or lien against said Broward County or the Members of the Board of County Commissioners.
6. The undersigned warrants that no assignment of liens or claims, nor the right to perfect a lien, such as the Notice to Owner provision under Section 713.06 (2) (a) of the Florida Statutes, against Improvements described or listed herein, has been or will be made, and that no claims are outstanding by subcontractors and/or vendors to the Contractor.
7. The Contractor hereby agrees to indemnify and hold harmless Broward County and its officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorney's fees and costs of defense, which the Broward County or its officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the performance or work by the Contractor hereby agrees to pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of Broward County, where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorney's fees which may issue thereon.
8. Contractor hereby waives and releases all claims of any sort as it may have against Broward County, at law or equity, arising out of the construction of the above water and sewer improvements.

WITNESSETH:

  
Signature

  
Print Name:

  
Signature

  
Print Name

Coffman Clark Construction, Inc., a Florida Corporation

By: 

Print Name: O.E. Coffman, Jr.



STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 28 day of March, 2025, by D.E. Coltham  
He/She is personally known to me or, has produced \_\_\_\_\_ as identification and did/did not take an oath.

Yvonne W. Scott  
Notary Public

Yvonne W Scott  
Print Name



My Commission Expires: \_\_\_\_\_