



PARCEL "5"
HI-RISER REALTY PLAT #8 67 PG 58

VACANT LOT
IMPROVEMENT AS SHOWN
Average Ground El. 15.13

LEGAL DESCRIPTION
A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 48 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 00 46' 54" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32 FOR 57.95 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COCONUT CREEK PARKWAY (STATE ROAD NO. 814); THENCE SOUTH 89 56' 40" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 326.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 56' 40" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 550.40 FEET TO THE NORTHWEST CORNER OF TRACT A, COCONUT CREEK ALL STATE SITE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 86 AT PAGE 4 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 00 03' 20" WEST ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT A FOR 247.70 FEET; THENCE CONTINUE ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT A SOUTH 30 11' 56" WEST FOR 359.53 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A; THENCE NORTH 60 41' 51" WEST ALONG THE NORTHERLY BOUNDARY LINE OF BLOCK 17, COCONUT CREEK 4TH SECTION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 56 AT PAGE 36 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR 423.25 FEET; THENCE NORTH 00 02' 02" WEST ALONG THE EASTERLY BOUNDARY LINE OF PARCEL 8, HI-RISE REALTY PLAT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 87 AT PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR 331.85 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL:
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 32; THENCE SOUTH 00 46' 54" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32 FOR 57.95 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COCONUT CREEK PARKWAY (STATE ROAD NO. 814) FOR 351.34 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 03' 20" WEST FOR 180.00 FEET; THENCE SOUTH 89 56' 40" EAST FOR 120.00 FEET; THENCE NORTH 00 03' 20" EAST FOR 180.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COCONUT CREEK PARKWAY (STATE ROAD NO. 814); THENCE NORTH 89 56' 40" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF 120.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL ALSO KNOWN AS FLAGLER FEDERAL, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 105 AT PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA AND CONTAINING 5.03 ACRES (219107 SQUARE FEET) MORE OR LESS.

SURVEY NOTES:

- 1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RESERVATIONS OR RIGHTS-OF-WAY OF RECORD.
- 2. THE RECORD PLAT IS THE SOURCE OF INFORMATION FOR SURVEY.
- 3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE RECORD PLAT.
- 4. ELEVATIONS SHOWN HEREON ARE RELATIVE TO N.G.V. DATUM AND ARE BASED ON INFORMATION DERIVED FROM BROWARD COUNTY ENGINEERING DEPT.

APR 10 1985
Ralph D. DeWuzio & Associates, Inc.
REGISTERED PROFESSIONAL LAND SURVEYOR
COMMUNITY DEVELOPMENT

CERTIFICATE:
WE HEREBY CERTIFY THAT THE ATTACHED "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER OUR DIRECTION IN APRIL, 1985. WE FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ADOPTED BY CHAPTER 21 28-4 OF THE FLORIDA ADMINISTRATIVE CODE. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

RALPH D. DEWUZIO & ASSOCIATES, INC.
L. SHANE COFFELL
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 4138

REVISIONS
DATE
BY
REASON
DRAWN BY: J.P.D.
CHECKED BY: L.S.C.
APPROVED BY: R.D.D.
SCALE: 1" = 40'
JOB NO. 85-025
DATE: APRIL 85

PROJECT:
KEYES COCONUT CREEK INVESTORS PLAN

TITLE:
BOUNDARY and TOPO

SHEET NUMBER
/ OF /

Ralph D. DeWuzio & Associates, Inc.
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Sunrise, Florida 33321
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