

COCONUT, CREEK PARKWAY

(S.R. 814)
1:0' R/W
ASPHALT

12' SHOULDER PAVEMENT

(PER PB 83, PG 7)

N.W. COR. NE 1/4 SEC. 32-48-42

NORTH LINE NE 1/4 SEC. 32-48-42

15 09' 50" 4" E
300.34'
10' UTIL. ESMT
PER PB 87, PG 50 B
ORB 5113, PG 911

10' UTIL. EASEMENT
PROPOSED 3' DEDICATED R/W
PER PB 105, PG 33 B
ORB 5113, PG 911

10' UTIL. ESMT (PER PB 86, PG 4 & ORB 5113, PG 911)

14' 31" 25" 6" 7" E
NGRESS EGRESS ESMT

PARCEL "B"
RISER BEAT 1 PLAT 1047 810

LAND DESCRIPTION

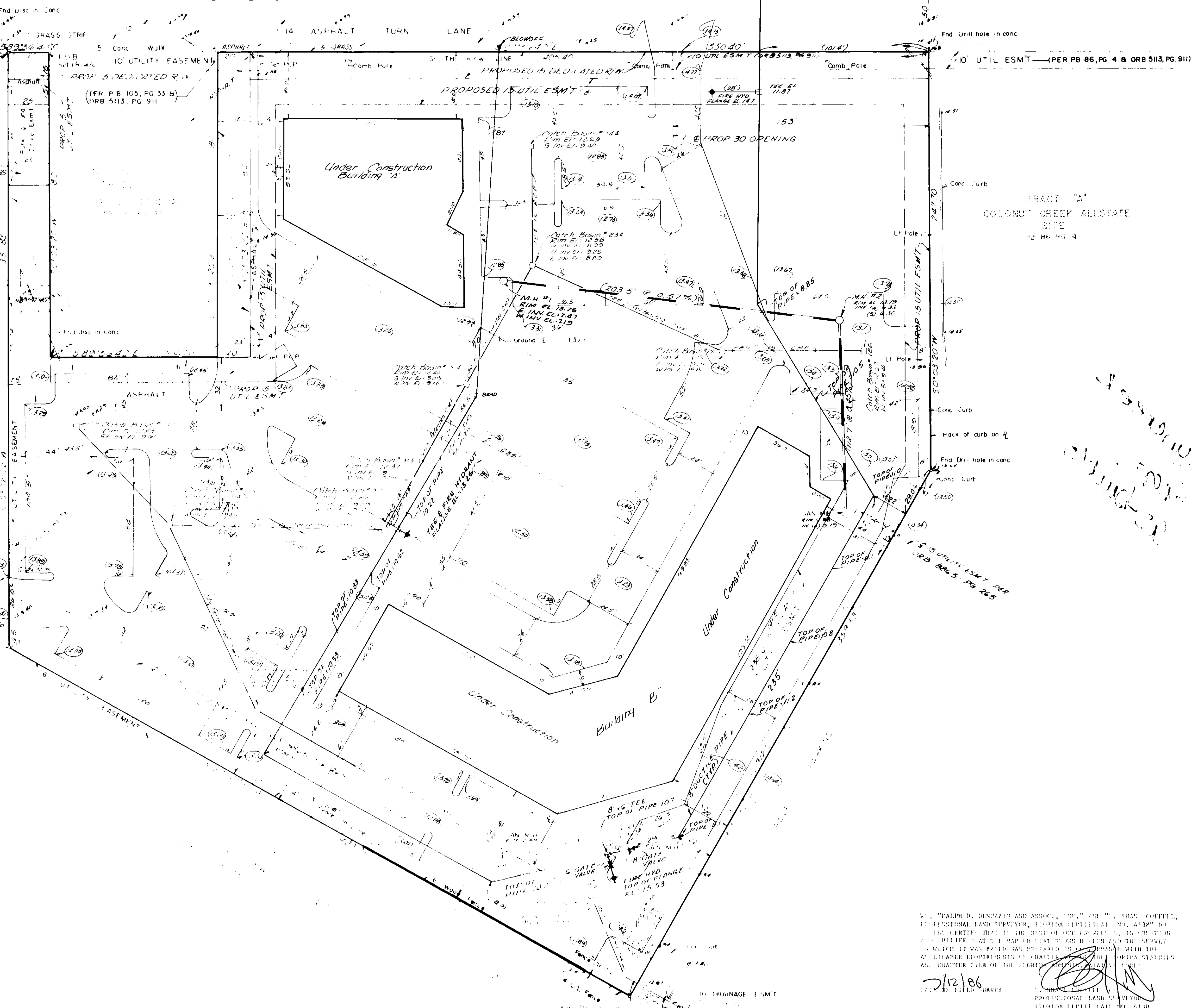
A portion of the Northeast 1/4 of Section 32, Township 48 South, Range 42 East, being more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of said Section 32 and run South 00° 46' 58" West, along the West line of said Northeast 1/4 for 57.95 feet to the South Right-of-Way line of Atlantic Boulevard Extension (State Road No. 814); thence South 89° 56' 40" East, along said South Right-of-Way line for 326.34 feet to the Point of Beginning of the parcel of land hereinafter described; thence continue South 89° 56' 40" East, along the last-described course for 550.40 feet; thence South 0° 03' 20" West at right angles to the last mentioned course for 247.70 feet; thence South 30° 11' 56" West, for 374.75 feet; (said last mentioned two courses being coincident with the westerly boundary of "COCONUT CREEK ALLSTATE SITE", as recorded in Plat Book No. 6, Page 4, Public Records of Broward County, Florida) thence North 60° 41' 51" West, along the Northerly boundary line of "COCONUT CREEK 4TH PHASE", as recorded in Plat Book No. 56, Page 36, Public Records of Broward County, Florida, for 401.00 feet; thence North 0° 02' 02" West for 351.80 feet to the Point of Beginning, lying and being in Broward County, Florida, and inclusive of the East 24 feet of "Hickler Federal", according to the Plat thereof, as recorded in Plat Book No. 44, Page 44, Public Records of Broward County, Florida.

LESS commencing at the Northwest corner of the Northeast 1/4 of Section 32, Township 48 South, Range 42 East, proceed South 0° 46' 58" West, 57.95 feet to a point; thence proceed South 89° 56' 40" East, a distance of 511.34 feet to the Point of Beginning; thence proceed South 0° 03' 20" West, 140 feet to a point; thence proceed South 89° 56' 40" East, 100 feet to a point; thence proceed North 0° 03' 20" East, for a distance of 100 feet to a point; thence proceed North 60° 41' 51" West for a distance of 100 feet to the Point of Beginning, according to the Public Records of Broward County, Florida.

SURVEY NOTES

1. LAND SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RESERVATIONS, OR EMBODIED IN ANY RECORD.
2. THE RECORD PLAT IS THE SOURCE OF INFORMATION FOR SURVEY.
3. SHADINGS 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.



DATE	REVISIONS	DESCRIPTION
12/12/86	1	ISSUED FOR PERMITS
12/12/86	2	REVISED PER COMMENTS
12/12/86	3	REVISED PER COMMENTS
12/12/86	4	REVISED PER COMMENTS
12/12/86	5	REVISED PER COMMENTS

Ralph B. Benuzzio & Associates, Inc.
Consulting Engineers, Planners, Surveyors
9525 West Oakland Park Blvd.
Sunrise, Florida 33321
(305) 748-3865

KEYES COCONUT CREEK

WATER, SEWER, DRAINAGE AND ROCK AS-BUILTS

DATE: DEC 85
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]
SCALE: AS SHOWN
JOB NO: 85-035-1
7/2/86

SHEET NUMBER
1 OF 1

BY: RALPH B. BENUZZIO AND ASSOC., INC. AND JOHN BRUCE COFFEE, PROFESSIONAL LAND SURVEYOR, FLORIDA CERTIFICATE NO. 4387. THIS PLAN SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS, BROWARD COUNTY, FLORIDA, FOR REVIEW AND APPROVAL. THE BOARD OF COUNTY COMMISSIONERS HAS REVIEWED THIS PLAN AND IT WAS BASED ON THE PREPARED INFORMATION AND THE AVAILABLE INFORMATION OF CHARTERED SURVEYING AND ENGINEERING AS CHAPTER 718 OF THE FLORIDA STATUTES, CHAPTER 409 OF THE FLORIDA ADMINISTRATIVE CODE.

7/2/86
JOHN BRUCE COFFEE
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4387