



PARCEL "B"
HI-RISER REALTY PLAT FB 87 PG 50

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' 54" 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 359.53 feet; (said last mentioned courses being coincident with the westerly boundary of "COCONUT CREEK ALLSTATE SITE", as recorded in Plat Book 86, Page 4, Public Records of Broward County, Florida) thence North 60° 41' 51" West, along the northerly boundary line of "COCONUT CREEK 4TH SECTION", as recorded in Plat Book 56, Page 36, Public Records of Broward County, Florida, for 423.25 feet; thence North 0° 02' 02" West for 351.85 feet to the Point of Beginning, lying and being in Broward County, Florida, and inclusive of the East 20 feet of "Flagler Federal", according to the Plat thereof, as recorded in Plat Book 105, Page 33, 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' 54" West, 57.95 feet to a point; thence proceed South 89° 56' 40" East, a distance of 351.34 feet to the Point of Beginning; thence proceed South 0° 03' 20" West, 180 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 180 feet to a point; thence proceed North 89° 56' 40" West for a distance of 100 feet to the Point of Beginning, according to the Public Records of Broward County, Florida.

- 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.

NOTE: (13.00) INDICATES ASPHALT ELEVATION

NO.	DATE	DESCRIPTION
1	12/1/85	PRELIMINARY SURVEY
2	1/15/86	FINAL SURVEY

Ralph B. Denuzio & Associates, Inc.
Consulting Engineers, Planners, Surveyors
9525 West Oakland Park Blvd.
Sunrise, Florida 33321
(305) 748-3885

PROJECT: **KEYES COCONUT CREEK**

TITLE: **FINAL SURVEY**

DATE: DEC 85
DRAWN BY: J.E.C.
CHECKED BY: J.D.D.
APPROVED BY: D.P.
SCALE: 1" = 50'
JOB NO: 85-075-A
SHEET NO: 1 OF 1

SHEET NUMBER: 1 OF 1

WE, "RALPH B. DENUZZIO AND ASSOC., INC." AND DONALD P. PROUD, PROFESSIONAL LAND SURVEYOR, FLORIDA CERTIFICATE NO. 4037 DO HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF THAT THE MAP OR PLAN SHOWN HEREON AND THE SURVEY ON WHICH IT WAS BASED WAS PREPARED IN CONFORMANCE WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 472 OF THE FLORIDA STATUTES AND CHAPTER 21RM OF THE FLORIDA ADMINISTRATIVE CODE.

DATE OF FIELD SURVEY: 10/1/86

Donald P. Proud
DONALD P. PROUD, P.L.S.
FLA. CERTIFICATE NO. 4037