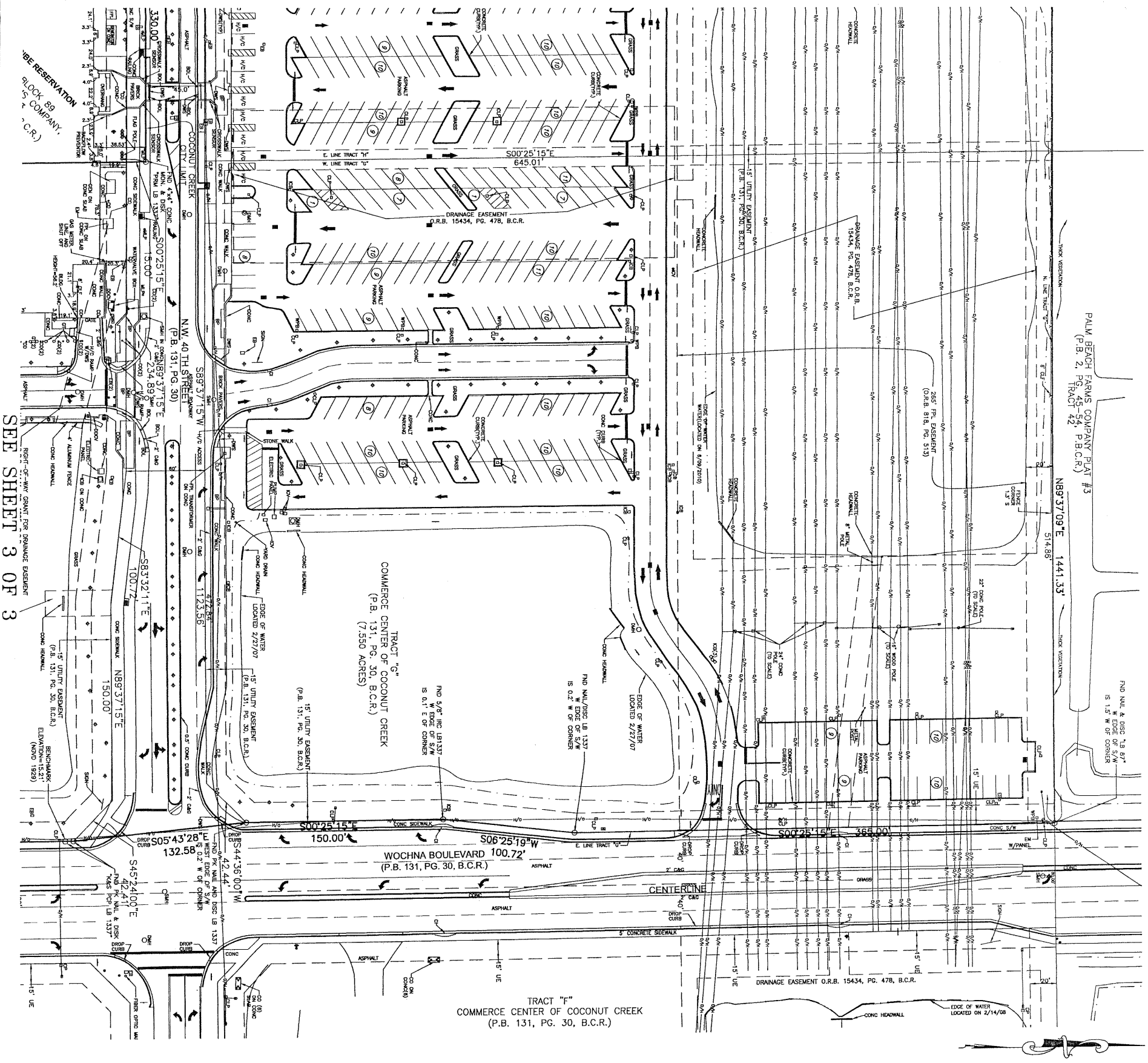
Z:\PROJECTS\17796 STOF SERVICES CONTRACT\42 TOPO COCONUT CREEK CASINO\CADD_FILES\SITEPLAN FILES\17796-SITEPLAN-1B.DWG; Scale: 1:2.22; Layout Tab: S-1; Pen Table: MONOCHROME.CTB; Plot Created by: JAMES VASQUEZ; 2/8/2011 9:09 AM

SEE SHEET 2 OF 3

SEE SHEET 3 OF 3

SEE SHEET 2 OF 4 FOR LEGEND



GRAPHIC SCALE
40 0 40
(IN FEET)
1 inch = 40 ft.

LEGAL DESCRIPTION:

ALL OF TRACTS "D" AND "G", PORTIONS OF TRACTS "C", "H", AND A PORTION OF N.W. 40TH STREET, ALL PER "COMMERCE CENTER OF COCONUT CREEK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THE EAST HALF (E ½) OF THE NORTH 122.00 FEET OF TRACT 66, BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45-54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "D"; THENCE SOUTH 89°37'19" WEST, ALONG THE SOUTH LINE OF SAID TRACT "D", A DISTANCE OF 514.86 FEET; THENCE NORTH 00°25'15" WEST, ALONG THE WEST LINE OF SAID TRACT "D" AND THE NORTHERLY PROJECTION THEREOF, A DISTANCE OF 660.02 FEET; THENCE SOUTH 89°37'15" WEST ALONG THE SOUTH RIGHT OF WAY LINE OF N.W. 40TH STREET, AS SHOWN ON THE PLAT OF SAID "COMMERCE CENTER OF COCONUT CREEK", A DISTANCE OF 330.00 FEET; THENCE SOUTH 00°25'15" EAST ALONG THE EAST LINE OF TRACT 66 OF SAID "PALM BEACH FARMS COMPANY PLAT NO. 3", A DISTANCE OF 122.00 FEET; THENCE SOUTH 89°37'15" WEST ALONG THE SOUTHERLYMOST NORTH LINE OF SAID TRACT "C", A DISTANCE OF 319.49 FEET; THENCE NORTH 00°50'43" WEST, A DISTANCE OF 92.01 FEET; THENCE SOUTH 89°37'15" WEST ALONG A LINE 30.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT OF WAY LINE OF SAID N.W. 40TH STREET, A DISTANCE OF 212.71 FEET; THENCE SOUTH 41°55'32" WEST, A DISTANCE OF 38.50 FEET; THENCE NORTHERLY, ALONG THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 4228.28 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 84°09'13" WEST; THENCE NORTH 00°25'15" EAST, A DISTANCE OF 660.02 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "D"; THENCE NORTH 89°37'19" EAST, ALONG THE SOUTH LINE OF SAID TRACT "D", A DISTANCE OF 514.86 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING 5.77 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF TRACT "B", "COMMERCE CENTER OF COCONUT CREEK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT "C" OF SAID PLAT; THENCE SOUTH 89°37'19" WEST, ALONG THE SOUTHERLY LINE OF SAID TRACT "C", 81.51 FEET; THENCE SOUTH 00°25'15" EAST, 229.40 FEET; THENCE SOUTH 89°34'45" WEST, 41.00 FEET; THENCE SOUTH 00°25'15" EAST, 316.57 FEET; THENCE SOUTH 89°28'23" EAST, 133.45 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 354.00 FEET; THENCE 146.07 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 60.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 254°07'" AND AN ARC DISTANCE OF 17083 FEET; THENCE SOUTH 00°25'15" EAST, 131.86 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "B"; THENCE NORTH 89°28'23" EAST, 60.00 FEET TO A POINT ON AND PARALLEL WITH THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, SAID LINE ALSO BEING A NON-VEHICULAR ACCESS LINE AS SHOWN ON SAID PLAT; A DISTANCE OF 88.46 FEET; THENCE NORTH 85°39'32" WEST, ALONG SAID NON-VEHICULAR ACCESS LINE, A DISTANCE OF 180.40 FEET; THENCE NORTH 89°28'23" WEST, ALONG SAID NON-VEHICULAR ACCESS LINE, A DISTANCE OF 313.77 FEET; THENCE NORTH 00°31'37" EAST, ALONG SAID NON-VEHICULAR ACCESS LINE, A DISTANCE OF 90.37 FEET, TO A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 235.00 FEET (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 35°30'35" WEST); THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID NON-VEHICULAR ACCESS LINE, THROUGH A CENTRAL ANGLE OF 53°28'56" AND AN ARC DISTANCE OF 219.36 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°02'29" WEST, ALONG SAID NON-VEHICULAR ACCESS LINE, A DISTANCE OF 205.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 4402.28 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND SAID NON-VEHICULAR ACCESS LINE, THROUGH A CENTRAL ANGLE OF 01°49'23" AND AN ARC DISTANCE OF 140.06 FEET; THENCE NORTH 89°34'45" EAST, 411.31 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING 31.07 ACRES, MORE OR LESS.

SURVEY NOTES:

1. THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF COMMERCE CENTER OF COCONUT CREEK, PLAT BOOK 131, PAGE 30, BROWARD COUNTY RECORDS. REFERENCE BEARING OF S89°37'19"W ALONG THE SOUTH LINE OF TRACT "D".
3. UNDERGROUND FOUNDATIONS OR ENCROACHMENTS ARE NOT SHOWN OR LOCATED.
4. THIS PROPERTY LIES WITHIN A FLOOD HAZARD ZONE DESIGNATE ZONE X, AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP OF BROWARD COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12011 C 0115 F, DATED AUGUST 18, 1992.
5. LEGAL DESCRIPTION WAS PREPARED BY THE SURVEYOR.
6. UNDERGROUND UTILITIES AND IMPROVEMENTS ARE NOT SHOWN OR LOCATED.
7. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY, THE SYMBOLS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. MEASURED DIRECTIONS AGREE WITH RECORDED DIRECTIONS UNLESS NOTED OTHERWISE.
9. MEASURED DISTANCES AND DIRECTIONS ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND SAID DIMENSIONS ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
10. THIS SKETCH DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL BOUNDARIES.
11. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND SAID ELEVATIONS ARE BASED ON A BENCHMARK PUBLISHED BY BROWARD COUNTY, ENGINEERING DEPARTMENT, BM #33A, BRASS DISC IN CONCRETE (HEADWALL AT SAMPLE ROAD STATION 1092+28.5, ELEVATION=14.56 FEET.

CERTIFICATE:

I HEREBY CERTIFY, THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS SURVEYED UNDER MY DIRECTION ON AUGUST 25, 2010. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH AND SCHNARS, P.A.
ENGINEERS-PLANNERS-SURVEYORS

BY: ROBERT K. KRISAK, P.S.M.
FLORIDA REGISTRATION NO. 4641

2/8/11

	Date	Description
Δ		

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TEL: 954 524 2030
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KEITH and SCHNARS, P.A.
ENGINEERS, PLANNERS, SURVEYORS

State of Florida
Professional Surveyor and Mapper
License No. 4641
STATE
Robert K. Krisak, P.S.M.

PROJECT NAME
PHASE I TRANSPORTATION CENTER

SEMINOLE COCONUT CREEK CASINO
SEMINOLE TRIBE OF FLORIDA
5600 NW 40TH STREET
COCONUT CREEK, FLORIDA 33073

DRAWN BY	KEITH AND SCHNARS, P.A.
CHECKED BY	Robert K. Krisak
ISSUE DATE	08/25/10
JOB NUMBER	17796.42
SHEET NAME	BOUNDARY SURVEY TRACTS "D", "G" AND A PORTION OF TRACTS "C", "H" AND A PORTION OF N.W. 40TH STREET P.B. 131, PG. 30, B.C.R.)AND A PORTION OF TRACT 66, BLOCK 89 P.B. 2, PAGES 45-54, P.B.C.R.)
SHEET NUMBER	S-1