

COMMERCE CENTER OF COCONUT CREEK

BEING A REPLAT OF PORTIONS OF "PALM BEACH FARMS COMPANY PLAT NO 3" IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 48 S., RANGE 42 E. (P.B. 2, PGS. 45-54, PALM BEACH COUNTY, FLORIDA) LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

SHEET 1 OF 4 SHEETS

THIS HAS BEEN AMENDED:

SEE R. BOOK 23697 PG 25

PREPARED BY:

SCHWEBKE-SHISKIN & ASSOCIATES, INC.

LAND SURVEYORS ENGINEERS ARCHITECTS LAND PLANNERS SOILS
18800 NORTHWEST SECOND AVENUE MIAMI, FLORIDA 33169
ORDER NO. 154276 FEBRUARY 1987

LEGAL DESCRIPTION:

BEING A REPLAT OF TRACTS 45, 46, 47, G1, G2, G3, G4, G8, G9, 70, 71 AND 72; PORTIONS OF TRACTS 44, 66 AND 67 IN BLOCK 89 AND PORTIONS OF TRACTS 5, 6, 7, 8, 9, AND 10 IN BLOCK 90; AND A PORTION OF THE FIFTEEN (50) FOOT ROAD, DIKE, AND DITCH RESERVATION LYING BETWEEN SAID BLOCKS 89 AND 90, "PALM BEACH FARMS COMPANY PLAT NO 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 47, BLOCK 89; THENCE RUN S.0°25'15"E., ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT 47, FOR 600.04 FEET TO A POINT TO BE HEREIN AFTER REFERRED TO, AS POINT "A"; THENCE S.89°37'15"W., ALONG THE SOUTHERLY BOUNDARY LINE OF THE AFOREMENTIONED TRACTS 47, 46, 45 AND 44, BLOCK 89, FOR 1001.31 FEET TO A POINT ON A CURVE (SAID POINT BEARS S.85°22'34"W., FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE); THENCE NORTHWESTERLY AND NORTHERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 4228.28 FEET AND A CENTRAL ANGLE OF 3°37'09" FOR AN ARC DISTANCE OF 207.09 FEET TO A POINT OF TANGENCY; THENCE N.1°00'17"W., FOR 393.22 FEET (LAST MENTIONED TWO COURSES BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7, U.S. 441, AS SHOWN ON THAT CERTAIN STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86100-2531); THENCE N.89°37'09"E., ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACTS 44, 45, 46, AND 47, BLOCK 89, FOR 1216.47 FEET TO THE POINT OF BEGINNING, CONTAINING 28.968 ACRES, MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:
COMMENCE AT THE AFOREMENTIONED POINT "A"; THENCE RUN S.0°25'15"E., FOR 30.00 FEET TO THE POINT OF BEGINNING (SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF THE AFOREMENTIONED TRACT G1, BLOCK 89); THENCE N.89°37'15"E., ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT G1, FOR 330.00 FEET; THENCE S.0°25'15"E., ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACTS G1 AND 72, BLOCK 89 AND ITS SOUTHERLY PROLONGATION, FOR 1345.09 FEET; THENCE S.0°23'55"E., ALONG THE EASTERLY BOUNDARY LINE OF THE AFOREMENTIONED TRACTS 5, BLOCK 90 AND ITS NORTHERLY PROLONGATION, FOR 106.56 FEET; THENCE N.89°28'23"W., ALONG A LINE PARALLEL WITH AND 53.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 83A (SAMPLE ROAD), FOR 2060.16 FEET; THENCE N.0°31'37"E., FOR 108.94 FEET; THENCE N.89°37'24"E., ALONG THE NORTHERLY BOUNDARY LINE OF THE AFOREMENTIONED TRACT 10, BLOCK 90, FOR 27.18 FEET TO A POINT ON A CURVE (SAID POINT BEARS S.95°30'35"W., FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE); THENCE NORTHWESTERLY AND NORTHERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 2295.00 FEET AND A CENTRAL ANGLE OF 53°28'51" FOR AN ARC DISTANCE OF 219.86 FEET TO A POINT OF TANGENCY; THENCE N.1°00'29"W., ALONG A LINE PARALLEL WITH AND 22.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18, FOR 205.01 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY AND NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 4402.28 FEET AND A CENTRAL ANGLE OF 0°40'00" FOR AN ARC DISTANCE OF 512.23 FEET TO A POINT OF TANGENCY; THENCE N.7°40'20"W., FOR 274.72 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 4228.28 FEET AND A CENTRAL ANGLE OF 0°58'56" FOR AN ARC DISTANCE OF 72.49 FEET (LAST MENTIONED FIVE COURSES BEING COINCIDENT WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7, U.S. 441, AS SHOWN ON THAT CERTAIN STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86100-2531); THENCE S.89°37'15"W., ALONG THE SOUTH LINE OF THE NORTH 122.00 FEET OF THE AFOREMENTIONED TRACT G6, BLOCK 89, FOR 71.60 FEET; THENCE N.1°10'11"W., ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT G6, FOR 122.01 FEET; THENCE N.89°37'15"E., ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT G6, FOR 320.93 FEET; THENCE S.0°50'43"E., ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT G6, FOR 122.00 FEET; THENCE N.89°37'15"E., ALONG THE SOUTH LINE OF THE NORTH 122.00 FEET OF SAID TRACT G6, FOR 319.49 FEET; THENCE S.0°25'15"E., ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT G6, FOR 534.01 FEET; THENCE N.89°37'09"E., ALONG THE NORTHERLY BOUNDARY LINE OF THE AFOREMENTIONED TRACT G8, BLOCK 89, FOR 330.00 FEET; THENCE N.0°25'15"W., ALONG THE WESTERLY BOUNDARY LINE OF THE AFOREMENTIONED TRACT G4, BLOCK 89, FOR 620.02 FEET; THENCE N.89°37'15"E., ALONG THE NORTHERLY BOUNDARY LINE OF THE AFOREMENTIONED TRACTS G4, G3, AND G2, BLOCK 89, FOR 990.00 FEET TO THE POINT OF BEGINNING, CONTAINING 68.195 ACRES, MORE OR LESS.

ALL OF THE FOREGOING LYING AND BEING IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA AND CONTAINING 97.163 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT WPK ASSOCIATES LIMITED, A FLORIDA LIMITED PARTNERSHIP UNDER THE UNIFORM PARTNERSHIP LAWS OF THE STATE OF FLORIDA, AND GERALD M. WOCHNA, AS TRUSTEE, HAVE CAUSED TO BE MADE THE ATTACHED PLAT OF "COMMERCE CENTER OF COCONUT CREEK", A REPLAT, THAT THE THOROUGHFARES, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, RESERVING TO THE DEDICATORS, THEIR SUCCESSORS OR ASSIGNS, THE REVERSION OR REVERSIONS THEREOF, WHENEVER DISCONTINUED BY LAW. THAT THE EASEMENTS, AS SHOWN AND IDENTIFIED HEREON, AS UTILITY EASEMENTS ARE HEREBY RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND SHALL BE KEPT FREE OF PERMANENT OBSTRUCTIONS. ALL TRACTS ABUTTING PUBLIC RIGHTS-OF-WAY SHALL DEDICATE ADDITIONAL RIGHT-OF-WAY FOR TURNING LANES AT APPROVED OPENINGS AS REQUIRED BY THE CITY OF COCONUT CREEK.

IN WITNESS WHEREOF: WPK ASSOCIATES LIMITED, HAS CAUSED THESE PRESENTS TO BE SIGNED AND SEALED BY ITS GENERAL PARTNER, THIS 11TH DAY OF MARCH, A.D. 1987.

BY: BOCA R. ASSOCIATES LIMITED, A FLORIDA LIMITED PARTNERSHIP, GENERAL PARTNER OF WPK ASSOCIATES LIMITED.

BY: BOCA/WPK CORP., A FLORIDA CORPORATION, GENERAL PARTNER OF BOCA R. ASSOCIATES LIMITED

WITNESS: [Signature] BY: [Signature] PRESIDENT.
WITNESS: [Signature] GERALD M. WOCHNA
BOCA/WPK CORP.

ACKNOWLEDGMENT:

STATE OF FLORIDA S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED COUNTY OF Broward BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, GERALD M. WOCHNA, PRESIDENT OF BOCA/WPK CORP., A FLORIDA CORPORATION AS GENERAL PARTNER OF BOCA R. ASSOCIATES LIMITED, A FLORIDA LIMITED PARTNERSHIP UNDER THE UNIFORM PARTNERSHIP LAWS OF THE STATE OF FLORIDA AND GENERAL PARTNER OF WPK

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(CONTINUED)

ASSOCIATES LIMITED, A FLORIDA LIMITED PARTNERSHIP, UNDER THE UNIFORM PARTNERSHIP LAWS OF THE STATE OF FLORIDA, TO ME WELL KNOWN TO BE THE PERSON HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AS SUCH OFFICER FOR THE USES AND PURPOSES THEREIN MENTIONED AND THAT HE AFFIXED THERETO THE OFFICIAL SEAL OF SAID CORPORATION ALSO THAT THE SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 11TH DAY OF MARCH, A.D. 1987.
MY COMMISSION EXPIRES: MAY 3, 1988

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND SEAL, THIS 11TH DAY OF MARCH, A.D. 1987.

WITNESS: [Signature]

WITNESS: [Signature]

ACKNOWLEDGMENT:

STATE OF FLORIDA S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY COUNTY OF Broward APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, GERALD M. WOCHNA, AS TRUSTEE, TO ME WELL KNOWN TO BE THE PERSON HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 11TH DAY OF MARCH, A.D. 1987.
MY COMMISSION EXPIRES: MAY 3, 1988

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT ULLRICH D. SCHULZE, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED DECEMBER 4, 1986 IN OFFICIAL RECORDS BOOK 13956 AT PAGE 558 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND SEAL, THIS 11TH DAY OF MARCH, A.D. 1987.

WITNESS: _____

WITNESS: _____ JOHN D. GOODRIDGE, ATTORNEY IN FACT.

ACKNOWLEDGMENT:

STATE OF FLORIDA S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY COUNTY OF Broward APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, JOHN D. GOODRIDGE, ATTORNEY IN FACT FOR ULLRICH D. SCHULZE, PER POWER OF ATTORNEY RECORDED IN OFFICIAL RECORDS BOOK 13956 AT PAGE 558 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TO ME WELL KNOWN TO BE THE PERSON HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 11TH DAY OF MARCH, A.D. 1987.
MY COMMISSION EXPIRES: _____

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT CLARA LEE, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED NOVEMBER 14, 1986 IN OFFICIAL RECORDS BOOK 13904 AT PAGE 782 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND AND SEAL, THIS 30TH DAY OF MARCH, A.D. 1987.

WITNESS: [Signature]

WITNESS: [Signature]

ACKNOWLEDGMENT:

STATE OF FLORIDA S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED COUNTY OF Broward BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, CLARA LEE, TO ME WELL KNOWN TO BE THE PERSON HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 30TH DAY OF MARCH, A.D. 1987.
MY COMMISSION EXPIRES: MARCH 29, 1990

WITNESS: [Signature] NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT WINFRED B. BROWN AND DELORES EMMA BROWN, HIS WIFE, THE OWNERS AND HOLDERS OF THAT CERTAIN MORTGAGE RECORDED JULY 21, 1986 IN OFFICIAL RECORDS BOOK 13576 AT PAGE 504 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DO HEREBY CONSENT TO THIS PLAT AND JOIN IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: WE HAVE HEREUNTO SET OUR HANDS AND SEALS, THIS 19TH DAY OF MARCH, A.D. 1987.

WITNESS: [Signature]

(AS TO BOTH)

WITNESS: [Signature]

(AS TO BOTH)

ACKNOWLEDGMENT:

STATE OF FLORIDA S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED COUNTY OF Sarasota BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, WINFRED B. BROWN AND DELORES EMMA BROWN, HIS WIFE, TO ME WELL KNOWN TO BE THE PERSONS HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 19TH DAY OF MARCH, A.D. 1987.

WITNESS: [Signature] NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

MORTGAGE:

KNOW ALL MEN BY THESE PRESENTS: THAT JACK CORREIA AND IDILIA CORREIA, HIS WIFE, THE OWNERS AND HOLDERS OF THAT CERTAIN MORTGAGE RECORDED NOVEMBER 22, 1985 IN OFFICIAL RECORDS BOOK 12088 AT PAGE 181 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DO HEREBY CONSENT TO THIS PLAT AND JOIN IN THE ABOVE DEDICATIONS.

IN WITNESS WHEREOF: WE HAVE HEREUNTO SET OUR HANDS AND SEALS, THIS 17TH DAY OF MARCH, A.D. 1987.

WITNESS: [Signature]

(AS TO BOTH)

WITNESS: [Signature]

(AS TO BOTH)

ACKNOWLEDGMENT:

STATE OF FLORIDA S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED COUNTY OF Broward BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, JACK CORREIA AND IDILIA CORREIA, HIS WIFE, TO ME WELL KNOWN TO BE THE PERSONS HEREIN DESCRIBED AND WHO SIGNED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN DESCRIBED.

WITNESS: MY SIGNATURE AND OFFICIAL SEAL, THIS 17TH DAY OF MARCH, A.D. 1987.

WITNESS: [Signature] NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

Date Description

STATE OF FLORIDA
NOTARY PUBLIC
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE.

EDSA
FRIEDMUTTER GROUP
MICHAEL SINGER, INC.
KEITH AND SCHNARS, P.A.
ENGINEERS, PLANNERS, SURVEYORS

State of Florida
Professional Surveyor
and Mapper
License No. 4641

PHASE I TRANSPORTATION CENTER
SEMINOLE COCONUT CREEK CASINO
SEMINOLE TRIBE OF INDIANS
5600 NW 40TH STREET
COCONUT CREEK, FLORIDA 33073

DRAWN BY
KEITH AND SCHNARS, P.A.: XX
CHECKED BY
Robert K. Krsak
ISSUE DATE
N/A
JOB NUMBER
17796.00
SHEET NAME
COMMERCE CENTER
OF COCONUT CREEK
P.B. 131, PG. 30, B.C.R.
SHEET NUMBER

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