

COCONUT CREEK PLAZA

A REPLAT OF A PORTION OF PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PG. 45-54, P.B.C.R.)
LYING AND BEING IN SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF COCONUT CREEK COUNTY OF BROWARD STATE OF FLORIDA
SEPTEMBER, 1981

CITY OF COCONUT CREEK

PLANNING AND ZONING BOARD:

This is to certify that this plat has been approved by the PLANNING and ZONING BOARD of the CITY of COCONUT CREEK, FLORIDA This 15th day of December, A.D. 1981.

[Signature]
Chairman

CITY COUNCIL:

This is to certify that this plat has been approved for record by the CITY COUNCIL of the CITY of COCONUT CREEK by Ordinance No. 126-81 adopted this 10th day of December A.D. 1981, pursuant to Ordinance No. 900.00.

[Signature]
City Clerk

CITY ENGINEER:

This plat is hereby approved for record this 4th day of January A.D. 1982.

[Signature]
City Engineer
Florida P.E. Reg. No. 14084

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that BATEMAN & CO., a Florida corporation owner of the lands described hereon, has caused said lands to be surveyed and platted and to be known as "COCONUT CREEK PLAZA", a replat. The easements and road rights of way shown are hereby dedicated to the perpetual use of the public for proper purposes. IN WITNESS WHEREOF BATEMAN & CO., a Florida Corporation has caused said presents to be signed by [Signature] and its corporate seal to be affixed this 25th day of September 1981.

WITNESS [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA ss I hereby certify: that on this day personally COUNTY OF BROWARD appeared before me, an officer duly authorized to administer oaths and take acknowledgements. P. RICHARD ZUTTERLING, PRESIDENT to me well known to be an officer of BATEMAN & CO., a Florida Corporation, and he acknowledged to me the execution of the foregoing dedication for purposes therein expressed. IN WITNESS WHEREOF: I hereby set my hand and seal this 25th day of September 1981.

My commission expires Dec 26, 1982
[Signature]
NOTARY PUBLIC STATE OF FLORIDA

LEGAL DESCRIPTION

A parcel of land in the Southeast quarter (SE 1/4) and the Southwest quarter (S.W. 1/4) of Section 30, Township 48 South, Range 42 East, said parcel including all of Tracts 46, 47, and 48 in Block 93 and portions of Tracts 2 & 3 in Block 94, together with all that portion of the vacated right-of-way lying North of the North line of said Tracts 2 & 3, according to the Palm Beach Farms Plat No. 3, as recorded in Plat Book 2 at Page 45 through 54 inclusive of the Public Records of Palm Beach County, Florida and being more particularly described as follows.

Beginning at the Northwest corner of Tract 46 in Block 93; thence N 89°35'06" E along the North line of Tracts 46, 47, and 48 in Block 93 a distance of 1980.00 feet to the Northeast corner of Tract 48; thence S 00°22'24" E along the East line of Tract 48, and the East line of Tract 48 projected to the South, a distance of 714.79 feet to a point of intersection with the North right-of-way line of Coconut Creek Parkway; thence S 88°52'21" W along said North right-of-way line of Coconut Creek Parkway, a distance of 1850.57 feet to an angle point; thence S 88°46'12" W, along the North right-of-way line of said Coconut Creek Parkway, a distance of 129.61 feet to a point of intersection with the West line of Tract 46 projected to the South; thence N 00°22'24" W, along the West line of Tract 46, in Block 93, projected to the South, and along the West line of Tract 46 in Block 93, a distance of 739.64 feet to the POINT OF BEGINNING.

Said land lying and being in the City of Coconut Creek, County of Broward, State of Florida, and containing 33.05 acres, more or less.

SURVEYORS CERTIFICATION

STATE OF FLORIDA ss I hereby certify that the attached plat is a true and correct representation of the lands recently surveyed and platted under my responsible supervision and direction; that the survey data complies with the applicable requirements of Chapter 177, Florida Statutes, 1971

and further that Permanent Reference Monuments were set in accordance with Section 177.091, on this 17th day of SEPTEMBER, 1979. The Benchmarks shown are referenced to N.G.V.D. 1929 and conform to standards for third order work. This plat dated at Fort Lauderdale, Florida this 17th day of SEPTEMBER, 1981.

[Signature]
Arnold Ramos - Registered Land Surveyor No. 1975
State of Florida

MID SOUTH ENGINEERING COMPANY

CONSULTING ENGINEERS & SURVEYORS
233 COMMERCIAL BLVD. LAUDERDALE - BY THE SEA, FT. LAUDERDALE, FLORIDA 33308

BROWARD COUNTY ENGINEERING DEPARTMENT

This plat is approved for record.

By [Signature] this 4 day of JUNE, 1982
Henry P. Cook P.E. Fla. Reg. No. 12506 Director

By [Signature] this 21 day of MAY, 1982
Bruce S. Staskiewski - County Surveyor
Fla. P.L.S. Reg. No. 2942

BROWARD COUNTY PLANNING COUNCIL

This is to certify that the BROWARD COUNTY PLANNING COUNCIL approved this plat with regard to dedication of rights-of-way for traffic ways by Resolution adopted this 29 day of Oct, 1981.

[Signature]
1-27-81

BROWARD COUNTY CENTRAL SERVICES DEPARTMENT ARCHIVES AND MINUTES DIVISION

I hereby certify that this plat complies with the provisions of Chapter 177, Florida Statutes, and was accepted for record by the BOARD OF COUNTY COMMISSIONERS of Broward County, Florida this 2 day of MARCH, 1982
Graham W. Watt, County Administrator

By [Signature], Deputy
By [Signature], Chairman of Broward County Commission

BROWARD COUNTY FINANCE DEPARTMENT - RECORDING DIVISION

STATE OF FLORIDA ss This instrument was filed for record this 4th day of JUNE, 1982 and recorded in Plat Book 113 at Page 12. Record Verified. Graham W. Watt - County Administrator

[Signature]
Deputy

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that FLORIDA COAST BANK OF BROWARD COUNTY, AS TRUSTEE, owner of the lands described hereon, has caused said lands to be surveyed and platted and to be known as "Coconut Creek Plaza", a replat. The easements and road rights of way shown are hereby dedicated to the perpetual use of the public for proper purposes. IN WITNESS WHEREOF: FLORIDA COAST BANK OF BROWARD COUNTY, AS TRUSTEE, has caused said presents to be signed by [Signature] and its corporate seal to be affixed this 1 day of OCTOBER 1981.

WITNESS [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA ss I hereby certify: that on this day personally appeared COUNTY OF BROWARD before me, an officer duly authorized to administer oaths and take acknowledgements. FREDERICKA F. ACHIN, VICE PRESIDENT & TRUST OFFICER to me well known to be an officer of FLORIDA COAST BANK OF BROWARD COUNTY, AS TRUSTEE, and she acknowledged to me the execution of the foregoing dedication for purposes therein expressed. IN WITNESS WHEREOF: I hereby set my hand and seal this 2^d day of OCTOBER 1981.

My commission expires April 25, 1985
[Signature]
NOTARY PUBLIC STATE OF FLORIDA

