

# SAWGRASS EXCHANGE PLAT

A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 4, 5, 6, 7, 21, 22, 23, 24, 28, 29, 30 & 31 AND ALL OF TRACTS 18, 19 & 20, BLOCK 86, AND A PORTION OF VACATED RIGHT-OF-WAY BETWEEN SAID TRACTS 18 THROUGH 21 AND SAID TRACTS 28 THROUGH 31, PALM BEACH FARMS COMPANY PLAT NO.3 (PB 2, PGS 45-54, PBCR), AND THE VACATED RIGHT-OF-WAY BETWEEN SAID TRACTS 6 AND 7, BLOCK 86 AND REGENCY LAKES AT COCONUT CREEK (PB 157, PG 23, BCR), TOGETHER WITH A PORTION OF TRACTS 102 AND 103, BLOCK 85, PALM BEACH FARMS COMPANY PLAT NO.3 (PB 2, PGS 45-54, PBCR), SECTIONS 6 AND 7, TOWNSHIP 48 SOUTH, RANGE 42 EAST, COCONUT CREEK, BROWARD COUNTY, FLORIDA.

## DESCRIPTION:

A PORTION OF TRACTS 1, 2, 3, 4, 5, 6, 7, 21, 22, 23, 24, 28, 29, 30 & 31 AND ALL OF TRACTS 18, 19 & 20, BLOCK 86, AND A PORTION OF THE VACATED ROAD RIGHT-OF-WAY BETWEEN TRACTS 18 THROUGH 21 AND TRACTS 28 THROUGH 31, BLOCK 86, OF "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, AT PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF THE VACATED ROAD RIGHT-OF-WAY BETWEEN SAID TRACTS 6 AND 7, BLOCK 86 AND "REGENCY LAKES AT COCONUT CREEK", AS RECORDED IN PLAT BOOK 157, AT PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 1;

THENCE SOUTH 00°24'21" EAST, ALONG THE EAST LINE OF SAID TRACT 1, A DISTANCE OF 80.03 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°24'21" EAST, ALONG THE EAST LINE OF SAID TRACT 1, A DISTANCE OF 191.02 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 3258.64 FEET, A CENTRAL ANGLE OF 08°45'23", AN ARC DISTANCE OF 384.27 FEET;

THENCE SOUTH 09°14'18" WEST, 210.17 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 85°38'00" WEST);

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3362.64 FEET, A CENTRAL ANGLE OF 01°32'58", AN ARC DISTANCE OF 90.94 FEET;

THENCE SOUTH 54°06'05" WEST, 130.03 FEET;

THENCE SOUTH 67°26'38" WEST, 428.74 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 3759.72 FEET, A CENTRAL ANGLE OF 17°58'38", AN ARC DISTANCE OF 1180.75 FEET;

THENCE SOUTH 89°37'08" WEST, 507.72 FEET TO A POINT ON THE EAST LINE OF SAID "REGENCY LAKES AT COCONUT CREEK";

THENCE NORTH 89°34'34" WEST ALONG SAID EAST LINE, 1482.84 FEET TO THE SOUTHERLY LINE OF SAID "REGENCY LAKES AT COCONUT CREEK", SAME BEING THE CENTERLINE OF A 50 FEET WIDE ROAD RIGHT-OF-WAY, AS SHOWN ON SAID PLAT OF "PALM BEACH FARMS COMPANY PLAT NO. 3";

THENCE NORTH 89°37'08" EAST, ALONG SAID SOUTHERLY PLAT LINE AND ALONG SAID CENTERLINE, 588.08 FEET TO THE WEST RIGHT-OF-WAY LINE OF REGENCY LAKES BOULEVARD, SAID RIGHT-OF-WAY LINE LYING 125.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID "REGENCY LAKES AT COCONUT CREEK";

THENCE SOUTH 00°24'54" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE EXTENDED SOUTHERLY, 40.00 FEET TO A LINE 15.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 1, 2, 3, 4, 5, 6 AND 7;

THENCE NORTH 89°37'08" EAST, ALONG SAID LINE, 1,730.00 FEET;

THENCE SOUTH 45°25'03" EAST, 63.72 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF TRACTS 102 AND 103 OF BLOCK 85, OF "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 103;

THENCE SOUTH 00°24'54" EAST, ALONG THE EAST LINE OF SAID TRACT 103 AND THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD, 611.97 FEET;

THENCE SOUTH 89°35'06" WEST, 12.00 FEET;

THENCE SOUTH 44°36'06" WEST, 46.69 FEET;

THENCE SOUTH 89°37'08" WEST, 614.97 FEET;

THENCE NORTH 00°24'54" WEST, ALONG THE WEST LINE OF SAID TRACT 102, A DISTANCE OF 645.00 FEET;

THENCE NORTH 89°37'08" EAST, ALONG THE NORTH LINE OF SAID TRACTS 102 AND 103, A DISTANCE OF 600.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING 3,377,387.06 SQUARE FEET (77.534 ACRES), MORE OR LESS.

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