

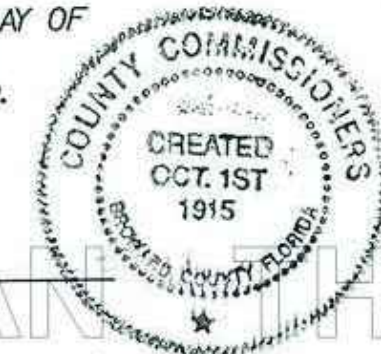
# SAWGRASS RANCH

A RESUBDIVISION OF PORTION OF TRACT 43, BLOCK 89  
OF PALM BEACH FARMS COMPANY PLAT NO.3, PLAT BOOK 2, PAGES 45-54, PALM BEACH COUNTY RECORDS  
LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

THIS PLAT IS APPROVED BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK BY ORDINANCE NO. 132-93 ADOPTED THIS 21<sup>ST</sup> DAY OF SEPTEMBER, AD.1993, PURSUANT TO SECTION 13-166, COCONUT CREEK CODE OF ORDINANCES.

### BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT. COUNTY RECORDS DIVISION-RECORDING SECTION:

THIS INSTRUMENT WAS FILED FOR RECORD THIS 15<sup>TH</sup> DAY OF MAY AD.1995, AND RECORDED IN PLAT BOOK 158 AT PAGE 24 RECORD VERIFIED.



ATTEST: B. JACK OSTERHOLT COUNTY ADMINISTRATOR BY: *[Signature]* DEPUTY

### BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT. COUNTY RECORDS DIVISION-MINUTES SECTION:

THIS IS TO 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 23<sup>RD</sup> DAY OF AUGUST AD.1994.



ATTEST: B. JACK OSTERHOLT COUNTY ADMINISTRATOR BY: *[Signature]* CHAIRMAN BOARD OF COUNTY COMMISSIONERS DEPUTY

### BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHT-OF-WAY FOR TRAFFICWAYS THIS 24<sup>TH</sup> DAY OF AUGUST AD.1993.

BY: *[Signature]* CHAIRPERSON 10/29/93

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE, AND IS APPROVED AND ACCEPTED FOR RECORD THIS 11 DAY OF April AD.1995

BY: *[Signature]* ADMINISTRATOR OR DESIGNEE

### BROWARD COUNTY ENGINEERING DIVISION:

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

BY: *[Signature]* HENRY P. COOK DATE 5-5-95 DIRECTOR OF ENGINEERING FLORIDA P.E. NO. 12506

BY: *[Signature]* EMILIO V. LLUFRIO DATE 4-11-95 COUNTY SURVEYOR FLORIDA REGISTRATION NO. 4429

### BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT:

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

BY: *[Signature]* DIRECTOR DATE 4-10-95

### 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 11<sup>TH</sup> DAY OF August AD.1993.

BY: *[Signature]* CHAIRMAN

### DESCRIPTION:

ALL THAT PART OF TRACT 43, LESS THE NORTH 20.00 FEET THEREOF, BLOCK 89 OF THE PALM BEACH FARMS COMPANY PLAT NO.3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT OF WAY LINE OF STATE ROAD 7 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86100-2531, LYING AND BEING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 41 EAST; THENCE SOUTH 07°07'17" EAST, ALONG THE EAST LINE OF SAID SECTION 13 AND THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2776.13 FEET; THENCE NORTH 88°59'43" EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 80.37 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 43; THENCE NORTH 89°37'39" EAST, A DISTANCE OF 53.38 FEET TO SAID EAST RIGHT OF WAY LINE OF STATE ROAD 7 AND THE POINT OF BEGINNING; THENCE NORTH 01°07'17" WEST, A DISTANCE OF 364.42 FEET; THENCE SOUTH 88°59'43" WEST, A DISTANCE OF 4.95 FEET; THENCE NORTH 07°07'17" WEST, A DISTANCE OF 90.00 FEET; THENCE NORTH 88°59'43" EAST, A DISTANCE OF 4.95 FEET; THENCE NORTH 07°07'17" WEST, A DISTANCE OF 185.50 FEET; THE LAST FIVE COURSES BEING ALONG SAID EAST RIGHT OF WAY LINE OF STATE ROAD 7; THENCE NORTH 89°37'39" EAST, ALONG A LINE PARALLEL WITH AND 20.00 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID TRACT 43, A DISTANCE OF 934.17 FEET TO THE EAST LINE OF SAID TRACT 43; THENCE SOUTH 00°21'18" EAST, ALONG SAID EAST LINE OF TRACT 43, A DISTANCE OF 639.89 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 43; THENCE SOUTH 89°37'39" WEST, ALONG SAID SOUTH LINE OF TRACT 43, A DISTANCE OF 926.91 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING 13.680 ACRES, MORE OR LESS.

### DEDICATION:

STATE OF FLORIDA SS COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS THAT 14.478 ACRES ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON AND TO BE KNOWN AS SAWGRASS RANCH, A RESUBDIVISION, ALL EASEMENTS AND ROAD RIGHTS OF WAY SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF: DAVID R. GOLDBERG, GENERAL PARTNER OF 14.478 ACRES ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS HERETO SET HIS HAND THIS 11 DAY OF AUGUST AD.1993.

WITNESS: *[Signature]* *[Signature]* DAVID R. GOLDBERG, GENERAL PARTNER

### ACKNOWLEDGEMENT:

STATE OF FLORIDA SS COUNTY OF BROWARD

I HEREBY CERTIFY THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, DAVID R. GOLDBERG, GENERAL PARTNER ON BEHALF OF 14.478 ACRES ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 12<sup>TH</sup> DAY OF August AD.1993.

NOTARY PUBLIC *[Signature]* Patricia D. Joyce  
Printed Name of Acknowledger: Patricia D. Joyce  
Notary Public, State of Florida  
Serial Number: (if any) 753181  
My Commission Expires March 23, 1994

### CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK BY ORDINANCE NO. 132-93 ADOPTED THIS 21<sup>ST</sup> DAY OF SEPTEMBER, AD.1993, PURSUANT TO SECTION 13-166, COCONUT CREEK CODE OF ORDINANCES.

BY: *[Signature]* CITY CLERK

### CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10<sup>TH</sup> DAY OF APRIL AD.1995.

BY: *[Signature]* CITY ENGINEER  
FLORIDA P.E. REG. NO. 43982

### MORTGAGE HOLDER:

KNOW ALL MEN BY THESE PRESENTS THAT R. JAY KRAEER AND LORRAINE W. KRAEER, HIS WIFE OWNERS AND HOLDERS OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 11964, PAGE 243 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DO HEREBY CONSENT TO THIS PLAT AND JOIN IN THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS AND SEALS, THIS 10<sup>TH</sup> DAY OF APRIL AD.1995.

VOID  
WITNESS AS TO BOTH R. JAY KRAEER  
LORRAINE W. KRAEER

### ACKNOWLEDGEMENT:

STATE OF FLORIDA SS COUNTY OF BROWARD

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, R. JAY KRAEER AND LORRAINE W. KRAEER, HIS WIFE, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 10<sup>TH</sup> DAY OF APRIL AD.1995.

NOTARY PUBLIC  
Printed Name of Acknowledger:  
Notary Public, State of  
Serial Number: (if any)  
My Commission Expires

### SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA SS I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND

PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH APPLICABLE SECTIONS OF CHAPTER 21H-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS FIFTEENTH DAY OF APRIL 1993, THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THE THIRD ORDER CONTROL STANDARDS.

BY: *[Signature]* WILSON E. WAY REGISTERED LAND SURVEYOR NO. 2885 STATE OF FLORIDA

PREPARED BY: CRWEN THOMPSON & ASSOCIATES INC.  
SURVEYORS ENGINEERS PLANNERS  
3563 N.W. 53RD STREET FORT LAUDERDALE FLORIDA 33309  
DATED: DRAWN BY:

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