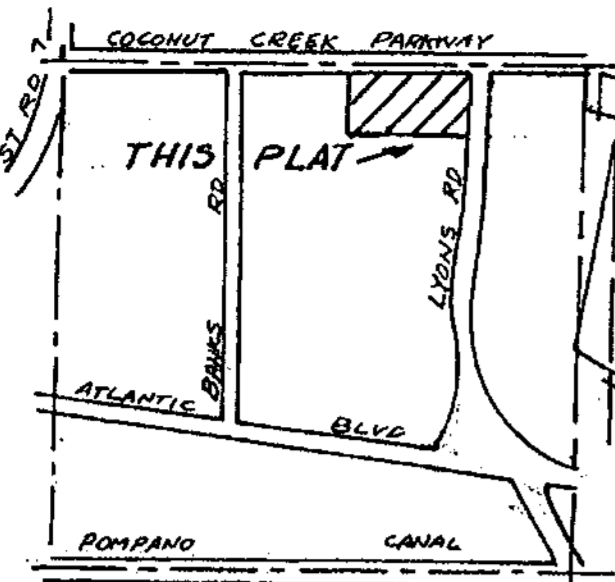


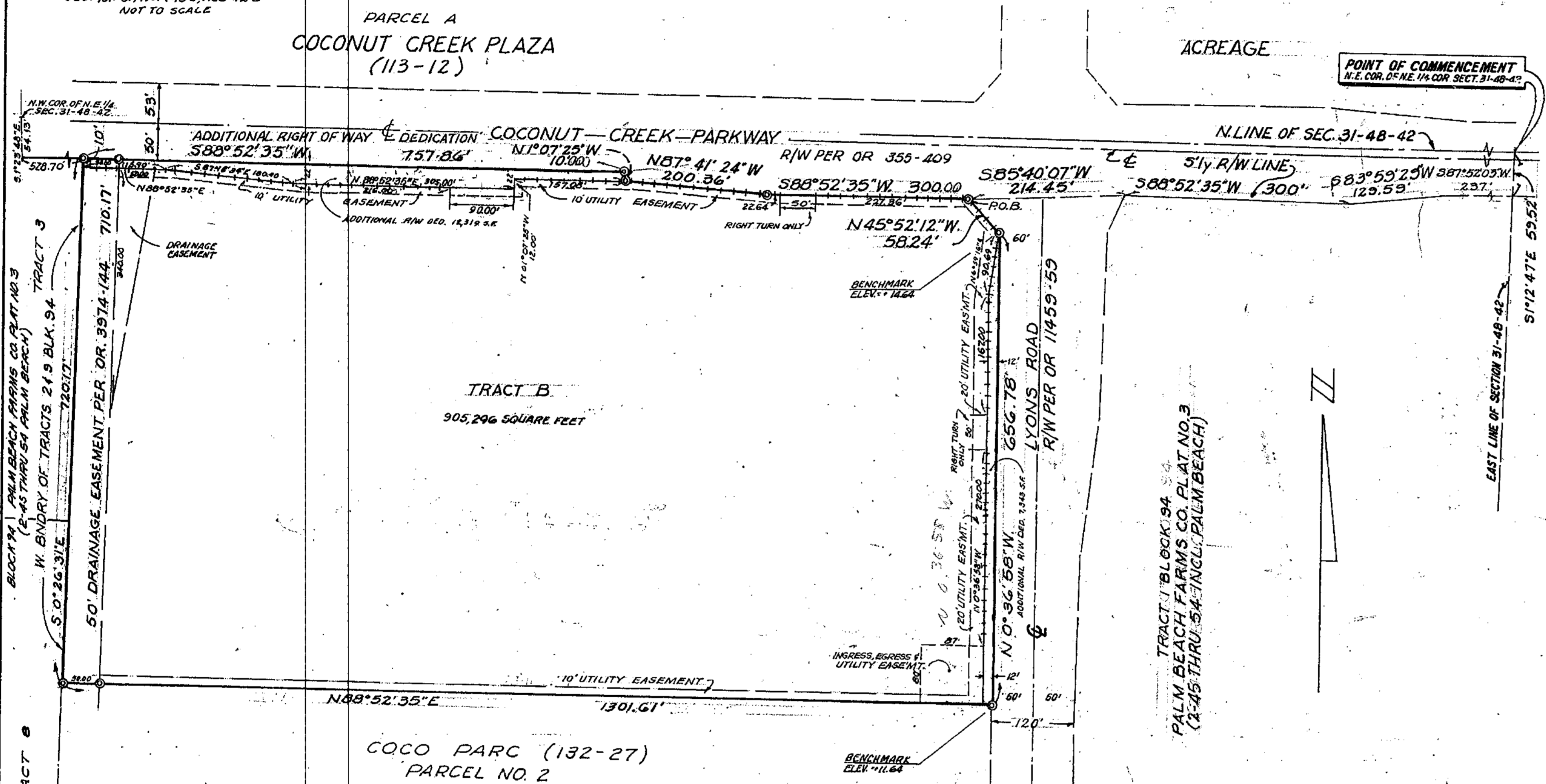
# THE HALE PLAT

A RESUBDIVISION IN SECTION 31, TOWNSHIP 48 SOUTH RANGE 42 EAST  
CITY OF COCONUT CREEK-BROWARD COUNTY, FLORIDA  
WINNINGHAM & LIVELY INC. SURVEYORS-ENGINEERS FORT LAUDERDALE, FLORIDA

SCALE 1"=100  FEBRUARY, 1984  
GRAPHIC SCALE



LOCATION MAP  
SECTION 31, TWP. 48S, RGE 42E  
NOT TO SCALE



**DESCRIPTION**

A PARCEL OF LAND IN THE NE 1/4 OF SECTION 31, TOWNSHIP 48, SOUTH, RANGE 42 EAST, SAID PARCEL INCLUDING PORTIONS OF TRACTS 2, 3 AND 9 IN BLOCK 94, ACCORDING TO THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2 AT PAGES 45 THRU 54 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NE 1/4 SECTION 31; THENCE RUN SOUTH 1° 12' 47" EAST (ON AN ASSUMED BEARING) 59.52 FEET ALONG THE EAST LINE OF SAID NE 1/4, TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF COCONUT CREEK PARKWAY; THENCE RUN SOUTH 87° 52' 03" WEST 237 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE, TO A POINT OF INTERSECTION; THENCE RUN SOUTH 83° 59' 29" WEST 129.59 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE, TO A POINT OF INTERSECTION; THENCE RUN SOUTH 88° 52' 35" WEST 300 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE, TO A POINT OF INTERSECTION; THENCE RUN SOUTH 85° 40' 07" WEST 214.45 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 88° 52' 35" WEST 300 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF COCONUT CREEK PARKWAY TO A POINT OF INTERSECTION; THENCE RUN NORTH 87° 41' 24" WEST 200.36 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE, TO A POINT OF INTERSECTION; THENCE RUN NORTH 1° 07' 25" WEST 10 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE, TO A POINT OF INTERSECTION; THENCE RUN NORTH 1° 07' 25" WEST 10 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE, TO A POINT OF INTERSECTION; THENCE RUN SOUTH 88° 52' 35" WEST 757.86 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE, TO AN INTERSECTION WITH THE WEST BOUNDARY OF SAID TRACT 2 IN BLOCK 94; THENCE RUN SOUTH 0° 26' 31" EAST 720.17 FEET ALONG SAID WEST BOUNDARY, AND THE WEST BOUNDARY OF SAID TRACT 9 IN BLOCK 94; THENCE RUN NORTH 88° 52' 35" EAST 1301.61 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF LYONS ROAD, AS DESCRIBED ON THE INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 114-59 AT PAGE 59 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN NORTH 0° 36' 58" WEST 656.78 FEET ALONG SAID

**DESCRIPTION CONT'D**

WESTERLY RIGHT OF WAY LINE, TO A POINT OF INTERSECTION; THENCE RUN NORTH 45° 52' 12" WEST 58.24 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE, TO THE POINT OF BEGINNING, SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 21.2341 ACRES, MORE OR LESS.

**CITY ENGINEER**

THIS REPLAT OF "THE HALE PLAT" IS APPROVED FOR RECORD

*Stephen P. Sugg*  
STEPHEN P. SUGG, P.E. REG. NO. 33904

**NOTES**

1. (P.M.) INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.)
2. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.
3. BENCHMARK ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM (1929)
4. BENCHMARK OF ORIGIN IS STANDARD BRASS DISK (D.O.T.) IN S.W. CORNER OF HEAD-WALL 200 FEET W. OF N.W. 45<sup>TH</sup> AVE. AND COCONUT CREEK PARKWAY. ELEV. +19.89
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. THIS PLAT IS RESTRICTED TO SINGLE STORY COMMERCIAL USE ONLY.
7. --- INDICATES NON-VEHICULAR ACCESS LINE
8. ADDITIONAL R/W DEDICATION IS 19,662 SQUARE FEET (TOTAL)

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT BETTINA H. BARNINI AND DOROTHY H. HOEKSTRA, AS TRUSTEES OF THE LANDS DESCRIBED AND SHOWN HEREON HAVE CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED AND REPLATTED AS SHOWN HEREON AND TO BE KNOWN AS THE HALE PLAT, A RESUBDIVISION. THE THOROUGHFARES AS SHOWN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES, TOGETHER WITH THE USE OF EASEMENTS FOR DRAINAGE, INGRESS, EGRESS AND UTILITIES.

IN WITNESS WHEREOF SAID HOEKSTRA, TRUSTEES BETTINA H. BARNINI AND DOROTHY H. HOEKSTRA, TRUSTEES HAVE HEREUNTO SET THEIR HAND AND SEAL THIS 28<sup>TH</sup> DAY OF June, 1984.

WITNESS: *Michael Woolley*  
AS TO ALL

WITNESS: *Manuel T. Palko*  
AS TO ALL

*Bettina Barnini*  
BETTINA BARNINI, TRUSTEE

*Dorothy Hoekstra*  
DOROTHY HOEKSTRA, TRUSTEE

**ACKNOWLEDGEMENT**

STATE OF FLORIDA ) I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEAR COUNTY OF BROWARD ) 35 ED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS BETTINA H. BARNINI, AND DOROTHY H. HOEKSTRA TO ME KNOWN AND THEY ACKNOWLEDGED TO ME THE EXECUTION OF THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS 28<sup>TH</sup> DAY OF June, 1984.

*Jan O'Connell*  
NOTARY PUBLIC - STATE OF FLORIDA

**SURVEYOR'S CERTIFICATE**

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 THE APPLICABLE SECTIONS OF CHAPTER 21 HH-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 21<sup>ST</sup> DAY OF FEBRUARY 1984. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

WINNINGHAM & LIVELY, INC.  
*Charlie C. Winningham II*  
CHARLIE C. WINNINGHAM II, REG. NO. 1560 - STATE OF FLORIDA

**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 ORD. NO. 139-84, ADOPTED THIS 12<sup>TH</sup> DAY OF July, 1984, PURSUANT TO ORD. NO. 900-00.

*Angela A. Barber*  
CITY CLERK

**CITY 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 July, 1984.

*Tom Barnstein*  
CHAIRMAN

**BROWARD COUNTY ENGINEERING DIVISION**

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD

BY: *Henry P. Cook*  
DIRECTOR, HENRY P. COOK, P.L.A. REG. NO. 12506 DATE: 12/16/88

**BROWARD COUNTY PLANNING COUNCIL**

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHT OF WAYS FOR TRAFFIC WAYS BY RESOLUTION ADOPTED THIS 25<sup>TH</sup> DAY OF June, 1984.

*John Stone*  
12/1/86

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-RECORDING SECTION**

THIS INSTRUMENT WAS FILED FOR RECORD THIS 22<sup>ND</sup> DAY OF DEC 1988 AND RECORDED IN PLAT BOOK 137 PAGE 16, RECORD VERIFIED.

ATTEST: L.A. HESTER - COUNTY ADMINISTRATOR

**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 COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 16<sup>TH</sup> DAY OF December, 1988.

ATTEST: L.A. HESTER - COUNTY ADMINISTRATOR

BY: *Theresa A. Martens*  
DEPUTY

**BROWARD COUNTY OFFICE OF PLANNING**

THIS PLAT HEREBY IS APPROVED AND ACCEPTED FOR RECORD

BY: *Drew D. Howell*  
DIRECTOR DATE: 12/16/88



OR BR 16055 PG 638