

**VOTING DISTRICT “E”
CITY OF COCONUT CREEK**

Revised Legal 09/21/2018

BEGINNING at the intersection of the centerline of Hillsboro Boulevard and the West edge line of the Westerly most Southbound through lane of State Road 7 (U.S. 441);

THENCE North 03°33’21” West, a distance of 35 feet, more or less to a point of curvature of a tangent curve concave to the East having a radius of 21,064.02 feet;

THENCE Northerly on the arc of said curve through a central angle of 02°10’34”, an arc distance of 800.02 feet to a point of tangency;

THENCE North 01°22’47” West, a distance of 2,787.74 feet to the intersection with the South Right-of-Way line of the Hillsboro Canal in Section 31, Township 47 South, Range 42 East;

THENCE continue North to the Centerline of said Hillsboro Canal;

THENCE Easterly along the Centerline of said Hillsboro Canal Right-of-Way to the East Right-of-Way of State Road No. 7;

THENCE Southerly, along said Easterly Right-of-Way line to an intersection with the South line of HILLSBORO PINES SECTION “A”, according to the plat thereof, as recorded in Plat Book 42, Page 22 of the Public records of Broward County, Florida;

THENCE Easterly, along said South line, to the Northwest corner of “HILLSBORO PINES SECTION D”, according to the plat thereof, as recorded in Plat Book 87, Page 18 of the Public Records of Broward County, Florida;

THENCE Southerly, along the West line of said “HILLSBORO PINES SECTION D”, to the Southwest corner of said “HILLSBORO PINES SECTION D”, said Southwest corner being on the North line of Tract 59, Block 82, PALM BEACH FARMS CO. PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, Page 45 of the Public records of Palm Beach County, Florida;

THENCE Easterly, along said North line, the North lines of Tracts 60 and 61, said Block 82, the North line of COUNTRY WOODS, according to the plat thereof, as recorded in Plat Book 168, Page 5 of the Public Records of Broward County, Florida, the North line of Tract 63, said Block 82, and the North line of Lot 7, BILL BLACK’S PLAT, according to the plat thereof, as recorded in Plat Book 134, Page 39 of the Public Records of Broward County, Florida, to the Northeast corner of said Lot 7;

THENCE Southerly, along the East line of said Lot 7 to the intersection with the Northerly line of NW 75th Court, a private roadway, as shown on said BILL BLACK’S PLAT;

THENCE Westerly, Northwesterly, Northerly, Northwesterly, Westerly, Southwesterly, Southerly, Southeasterly, and Easterly, along the Right of Way line of said NW 75th Court to the intersection with the East line of Lot 8, said BILL BLACK’S PLAT;

THENCE Southerly, along said East line of Lot 8, to the Southeast corner of said Lot 8;

THENCE Westerly, along the South line of said Lot 8 to the Northeast corner of Lot 1, said BILL BLACK'S PLAT;

THENCE Southerly, along the East line of Lot 1, to the Southeast corner of said Lot 1;

THENCE Westerly, along the South line of Lot 1, to the Southwest corner of said Lot 1;

THENCE Northerly, along the West line of said BILL BLACK'S PLAT, to the Southeast corner of that certain parcel described in Official Records Book 25544, Page 580 of the Public Records of Broward County, Florida, said lands being more particularly described as the North 132 feet of Tract 63, said Block 82, said PALM BEACH FARMS COMPANY PLAT NO. 3;

THENCE Westerly, along the South line of said North 132 feet of said Tract 63, to the intersection with the East line of NW 51st Terrace;

THENCE Southerly, along said East line NW 51st Terrace, to the Westerly extension of the North line of Lot 4, Block 1, EMERALD PINES ESTATE, according to the plat thereof, as recorded in Plat Book 165, Page 45 of the Public Records of Broward County, Florida,

THENCE Easterly, along the North line of said Lot 4 to the Northeast corner of said Lot 4;

THENCE Southerly, along the East line of said Lot 4 to the Southeast corner of said Lot 4;

THENCE Westerly, along the South line of said Lot 4 to the intersection with the East line of NW 51st Terrace;

THENCE Southerly, along said East line NW 51st Terrace, to the South line of Tract 78, said Block 82, said PALM BEACH FARMS COMPANY PLAT NO. 3;

THENCE Easterly, along the South line of Tracts 78, 77, 76, 75, and 74 to the Southwest corner of that certain parcel described in Official Records Book 36103, Page 8 of the Public Records of Broward County, Florida, said lands being more particularly described as the South 260 feet and the East 20 feet of Tract 73, said Block 82, said PALM BEACH FARMS COMPANY PLAT NO. 3;

THENCE Northerly, along the West line of said parcel to the North line of the South 260 feet of said Tract 73;

THENCE Easterly, along said North line, to the West line of the East 20 feet of said Tract 73;

THENCE Northerly, along said West line, to the North line of said Tract 73;

THENCE Westerly, along said North line, to the Northeast corner of Lot 1, FOUR ACRE PLAT, according to the plat thereof, as recorded in Plat Book 163, Page 13 of the Public Records of Broward County, Florida;

THENCE Southerly, along the East line of said Lot 1, to the Southeast corner of said Lot 1;

THENCE Westerly, along the South line of said Lot 1, to the Southwest corner of said Lot 1;

THENCE Northerly, along the West line of said Lot 1, to the Northwest corner of said Lot 1;

THENCE Easterly, along the North line, to the intersection with the Southerly extension of the West line of ESTATES OF LYONS GATE, according to the plat thereof, as recorded in Plat Book 148, Page 30 of the Public Records of Broward County, Florida;

THENCE Northerly, along the West line and Southerly extension thereof of said ESTATES OF LYONS GATE, to the Southwest corner of "RENFREW OF FLORIDA SUBDIVISION", according to the plat thereof, as recorded in Plat Book 141, Page 15 of the Public Records of Broward County, Florida;

THENCE Northerly, along the West line and Northerly extension thereof of said "RENFREW OF FLORIDA SUBDIVISION" to the intersection with the centerline of the Hillsboro Canal;

THENCE Easterly, along said centerline, to the intersection with the Westerly Right-of-Way line of Florida's Turnpike;

THENCE Southerly, along said Westerly Right-of-Way line of Florida's Turnpike to the intersection with the centerline of the Sawgrass Expressway;

THENCE Westerly, along said centerline of the Sawgrass Expressway to the intersection with the East line of the Southwest quarter (SW ¼) of Section 5, Township 48 South, Range 42 East;

THENCE Southerly, along said East line, to the Northwest corner of the Northeast quarter (NE ¼) of Section 8, Township 48 South, Range 42 East;

THENCE continue Southerly, along the West line of said Section 8, Township 48 South, Range 42 East to the centerline of NW 40th Avenue, as shown on WINSTON PARK SECTION TWO-A, according to the plat thereof, as recorded in Plat Book 138, Page 40, of the Public Records of Broward County, Florida;

THENCE Southwesterly, along said centerline of NW 40th Avenue, to the intersection with the centerline of North Winston Park Boulevard, as shown on said plat of WINSTON PARK SECTION TWO-A;

THENCE Northwesterly, Westerly, Southwesterly, and Southerly along said centerline, to the intersection with the centerline of Winston Park Boulevard as shown on said plat.

THENCE Westerly along said centerline to the intersection with the centerline of Lyons Road;

THENCE Northerly, along said centerline to the intersection with the centerline of Johnson Road;

THENCE Westerly, along said centerline of Johnson Road and Westerly prolongation to the intersection with the West edge line of the Westerlymost Southbound through lane of State Road 7 (US 441);

THENCE North 03°05'23" West along said West edge line;

THENCE North 02°07'50" West along said West edge line a distance of 226.10 feet;

THENCE North 03°33'21" West along said West edge line a distance of 560 feet, more or less to the intersection with the centerline of Hillsboro Boulevard (State Road No. 810) and POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PARCELS:

- 1.) That certain parcel described in Official Records Book 43826, Page 115 of the Public Records of Broward County, Florida, said lands being more particularly described as the North 300.50 feet of the East 290.0 feet of the West 310.0 feet of Tract 72, Block 82, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, Page 53, of the Public Records of Palm Beach County, FL, said lands situate, lying and being in Broward County, Florida.
- 2.) A portion of Tracts 33 and 34, Block 83, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, at Page 53, of the Public Records of Palm Beach County, FL, more particularly described as follows:

Beginning at the Northwest corner of said Tract 33, said point lying on the East Right-of-Way line of Lyons Road (80 feet wide), thence Southerly, along said East Right-of-Way line to the South line of that certain parcel described in Official Records Book 14968, Page 604 of the Public Records of Broward County, Florida; thence Easterly, along said South line to the East line of said Tract 34; thence Northerly, along said East line, to the North line of that certain parcel described in Official Records Book 33118, Page 801 of the Public Records of Broward County, Florida; thence Westerly, along said North line to the East line of said Tract 33; thence Northerly, along said East line, to the North line of said Tract 33; thence Westerly to the POINT OF BEGINNING, excepting there from any dedicated Rights-of-Way.

- 3.) Tract 46, Tract 50, and the North 528 feet of the West 165 feet of Tract 45, Block 83, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, at page 53, of the public records of Palm Beach County, FL, less that certain parcel described in Official Records Book 45083, Page 1384 of the Public Records of Broward County, Florida, said lands situate, lying and being in Broward County, Florida.
- 4.) That certain parcel described in Official Records Book 31102, Page 415 of the Public Records of Broward County, Florida, said lands being more particularly described as Tract 44, Block 83, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, Page 53, of the Public Records of Palm Beach County, FL, said lands situate, lying and being in Broward County, Florida.
- 5.) That certain parcel described in Official Records Book 48262, Page 1072 of the Public Records of Broward County, Florida, said lands being more particularly described as the East 198 feet of the South 220 feet of Tract 51, Block 83, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, Page 53, of the Public Records of Palm Beach County, FL, said lands situate, lying and being in Broward County, Florida.
- 6.) That certain parcel described in Official Records Book 38733, Page 66 of the Public Records of Broward County, Florida, said lands being more particularly described as Tract 42, Block 83, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, Page 53, of the Public Records of Palm Beach County, FL, said lands situate, lying and being in Broward County, Florida.
- 7.) That certain parcel described in Official Records Book 40910, Page 613 of the Public Records of Broward County, Florida, said lands being more particularly described as Tract 39, Block 83, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, as recorded in

Plat Book 2, Page 53, of the Public Records of Palm Beach County, FL, said lands situate, lying and being in Broward County, Florida.

- 8.) A portion of Tract 41, Block 83, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, Page 53, of the Public Records of Palm Beach County, Florida, more particularly described as follows:

Commencing at the Southwest corner of said Tract 41, thence Easterly, along the South line of said Tract 41 to the Southwest corner of that certain parcel described in Official Records Book 45688, Page 981, of the Public Records of Broward County, Florida, said Southwest corner being the POINT OF BEGINNING; thence, along the West line of that said certain parcel the following three (3) courses: (1) Northerly, 220 feet; thence (2) Northeasterly 137.91 feet; thence (3) Northerly 345.82 feet to a point on the North line of said Tract 41; thence Easterly, along said North line of said Tract 41 to the Northeast corner of "CASA PINNELL", according to the plat thereof, as recorded in Plat Book 178, Page 9, of the Public Records of Broward County, Florida; thence along the East line of said "CASA PINNELL" and the East line of said Tract 41 to the South line of said Tract 41; thence Westerly, along said South line of Tract 41 to the POINT OF BEGINNING.

TOGETHER WITH any future annexations that lie between the South limits of this District "E" and the Palm Beach County line which occur prior to the next Redistricting Committee formation and recommendation.