RESOLUTION NO. 2025-041

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, APPROVING THE SITE PLAN REQUEST OF DAVID AULD OF JOHNS FAMILY PARTNERS, LLLP FOR THE DEVELOPMENT OF PUBLIC AND PRIVATE PARKS, OPEN SPACES, AND OTHER HARDSCAPE ELEMENTS ON THE PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF, GENERALLY LOCATED WITHIN THE MAINSTREET AT COCONUT CREEK DEVELOPMENT; PROVIDING FOR FINDINGS; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the applicant, Scott Backman of Miskel Backman, LLP, on behalf of the property owner, David Auld of Johns Family Partners, LLLP ("Applicant"), is requesting Site Plan approval for property legally described in Exhibit "A," attached hereto and made a part hereof; and

WHEREAS, the Applicant is seeking Site Plan approval for the development of public and private parks, open spaces, and other hardscape elements within the existing MainStreet at Coconut Creek Planned MainStreet Development District (MainStreet PMDD); and

WHEREAS, the proposed improvements are consistent with the MainStreet PMDD, Land Development Code, and Comprehensive Plan of the City of Coconut Creek; and

WHEREAS, at its public hearing held on February 12, 2025, the Planning and Zoning Board heard, reviewed, and duly considered the reports, findings, and recommendations of the City staff, together with the opinions and testimony stated at the public hearing, and has recommended approval of this item to the City Commission subject to conditions of approval; and

WHEREAS, the City Commission finds and determines that this Site Plan is in the best interest of the City and based upon the evidence presented at the public hearing, and all the Development Review Committee comments and minutes, Planning and Zoning Board minutes, City staff reports, and findings of fact pertaining to this project located within the official City Development/Project file, is consistent with the requirements of the MainStreet at Coconut Creek PMDD, Article III, "Zoning Regulations," of Chapter 13, "Land Development Code," of the City of Coconut Creek Code of Ordinances, and the City of Coconut Creek Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA:

Section 1: Ratification. That the foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this resolution.

Section 2: Finding. That the City Commission finds and determines that the above described Site Plan complies with the MainStreet PMDD zoning regulations, the requirements of Article III, "Zoning Regulations," of Chapter 13, "Land Development Code," of the City of Coconut Creek Code of Ordinances, and the City of Coconut Creek Comprehensive Plan.

Section 3: Approval. That this Site Plan application for public and private parks, open spaces, and other hardscape elements within the existing MainStreet PMDD, as depicted in Exhibit "B," attached hereto and incorporated herein, is hereby approved subject to the following conditions:

1. Outstanding DRC comments remain effective throughout the development review process and must be addressed prior to building permit issuance or as otherwise stated therein.
2. All parks shall be completed pursuant to the phasing plan in the MainStreet PMDD, or as otherwise stated in a MainStreet development block site plan resolution or the Development Agreement as most applicable.
3. The parks identified in this site plan shall be open to the public subject to any restrictions in the Development Agreement or by separate agreement between the developer and the City. A public access easement shall be provided by the Developer to the City, which shall be reviewed and approved by the City Attorney's Office and recorded in the public records of Broward County at the applicant's expense. A recorded copy shall be returned to the City.
4. Provide, at a minimum, ten (10) native category 3 trees on the west side of 48th Street, outside of the ROW, to balance the park landscape design with the cluster of trees on the east side, subject to FPL approval.

5. Provide, at a minimum, five (5) native category 3 trees planted parallel to the west side of Banks Road, outside of the ROW, subject to FPL approval.
6. In Lieu of the solar flower public art installation in the Main Plaza park, the Applicant commits to installing a public art installation in the Main Plaza park with a minimum value of $32,000.00 at a scale and size appropriate to the location in the park.
7. This approval is contingent on the applicant's sale of the property closing and shall not be effective until the effective date of the MainStreet at Coconut Creek Development Agreement.

Section 4: Violation of Conditions. That failure to adhere to the terms and conditions of the approval above shall be considered a violation of the City Code and persons found violating the conditions shall be subject to the penalties prescribed by the City Code, including but not limited to, the revocation of the approvals granted by this resolution. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the City before it may commence construction or operation, and the City Commission may revoke this resolution at any time upon a determination that the Applicant is not in compliance with the City Code or this resolution.

Section 5: Compliance with Applicable Codes and Development Agreement. That the final Site Plan and building plans shall comply with all applicable zoning regulations, building codes, and the terms and conditions of the MainStreet at Coconut Creek Development Agreement.

Section 6: Other Approvals. That this approval does not in any way create a right on the part of the Applicant to obtain a permit from a county, state, or federal agency, and does not create liability on the part of the City for issuance of the approval if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a county, state or federal agency or undertakes action that result in a violation of county, state or federal law.

Section 7: Direction to City Clerk. That the City Clerk, or designee, is hereby directed to incorporate the appropriate plat references contained in the legal description included as Exhibit "A," attached hereto, upon recordation of the MainStreet at Coconut Creek Plat.

Section 8: Severability. That should any section or provision of this resolution, or any portion thereof, any paragraph, sentence, clause or word be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder hereof as a whole or part hereof other than the part declared invalid.

Section 9: Conflicts. That all ordinances or parts of ordinances, all City Code sections or parts of City Code sections, and all resolutions or parts of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 10: Effective Date. That this resolution shall be in full force and effect upon its adoption provided that the site plan approved herein shall not be effective until the applicant's sale of the property has closed and the MainStreet at Coconut Creek Development Agreement has become effective.

Adopted this _____ day of _____, 2025.

_____
Jacqueline Railey, Mayor

Attest:

_____
Joseph J. Kavanagh, City Clerk

Railey	_____
Wasserman	_____
Welch	_____
Rydell	_____
Brodie	_____

EXHIBIT “A”

LEGAL DESCRIPTION: PARKS

LEGAL DESCRIPTION: VILLAGE GREEN PARK A

TRACT 2, VILLAGE GREEN PARK, MAINSTREET AT COCONUT CREEK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO DESCRIBED AS THE FOLLOWING:

BEGIN AT THE SOUTHERNMOST SOUTHWEST CORNER OF SAID TRACT 2,

THENCE NORTH 45°16'52" WEST, A DISTANCE OF 36.17 FEET;

THENCE NORTH 00°24'20" WEST, A DISTANCE OF 224.46 FEET;

THENCE NORTH 44°36'39" EAST, A DISTANCE OF 35.37 FEET;

THENCE NORTH 89°37'38" EAST, A DISTANCE OF 287.79 FEET;

THENCE SOUTH 45°23'44" EAST, A DISTANCE OF 35.34 FEET;

THENCE SOUTH 00°25'05" EAST, A DISTANCE OF 225.08 FEET;

THENCE SOUTH 44°36'14" WEST, A DISTANCE OF 35.37 FEET;

THENCE SOUTH 89°37'33" WEST, A DISTANCE OF 287.31 FEET TO THE POINT OF BEGINNING, THE PREVIOUS EIGHT COURSES BEING COINCIDENT WITH THE BOUNDARY OF SAID TRACT 2.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 91,662.78 SQUARE FEET, (2.1043 ACRES), MORE OR LESS.

LEGAL DESCRIPTION: PARK B (MAIN PLAZA)

A PARCEL OF LAND BEING A PORTION OF TRACT 5, MAINSTREET AT COCONUT CREEK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERNMOST SOUTHWEST CORNER OF SAID TRACT 5;

THENCE NORTH 89°39'30" EAST, A DISTANCE OF 34.07 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 15°20'30" AND A RADIUS OF 400.18 FEET FOR AN ARC DISTANCE OF 107.15 FEET TO A POINT OF TANGENCY;

THENCE ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, SOUTH 75°00'00" EAST, A DISTANCE OF 190.97 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 15°22'26" AND A RADIUS OF 320.00 FEET FOR AN ARC DISTANCE OF 85.86 FEET TO A POINT OF TANGENCY;

THENCE ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, NORTH 89°37'34" EAST, A DISTANCE OF 397.24 FEET TO THE POINT OF BEGINNING, THE PREVIOUS FIVE COURSES BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE FOR N.W. 40TH STREET (R/W PARCEL 7), AN 80-FOOT RIGHT-OF-WAY PER SAID MAINSTREET AT COCONUT CREEK PLAT;

THENCE NORTH 00°22'26" WEST, A DISTANCE OF 57.30 FEET;

THENCE NORTH 89°37'34" EAST, A DISTANCE OF 116.00 FEET;

THENCE NORTH 00°22'26" WEST, A DISTANCE OF 152.70 FEET;

THENCE NORTH 89°37'34" EAST, A DISTANCE OF 120.00 FEET;

THENCE SOUTH 00°22'26" EAST, A DISTANCE OF 152.70 FEET;

THENCE NORTH 89°36'04" EAST, A DISTANCE OF 116.00 FEET;

THENCE SOUTH 00°22'26" EAST, A DISTANCE OF 57.35 FEET TO A POINT ON THE SAID NORTH RIGHT-OF-WAY LINE;

THENCE SOUTH 89°37'34" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 352.00 FEET TO THE POINT OF BEGINNING;

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 38,496.54 SQUARE FEET, (0.8838 ACRES), MORE OR LESS.

LEGAL DESCRIPTION: PARK C1A

A PARCEL OF LAND BEING A PORTION OF TRACT 6, MAINSTREET AT COCONUT CREEK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERNMOST SOUTHWEST CORNER OF SAID TRACT 6;

THENCE ALONG THE WEST LINE OF SAID TRACT 6, NORTH 00°29'53" WEST, A DISTANCE OF 167.36 FEET;

THENCE NORTH 89°30'07" EAST, A DISTANCE OF 202.00 FEET;

THENCE SOUTH 00°29'53" EAST, A DISTANCE OF 152.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 6;

THENCE CONTINUE ALONG SAID SOUTH LINE, SOUTH 89°37'32" WEST, A DISTANCE OF 25.10 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE CONTINUE ALONG SAID SOUTH LINE, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 20°57'21" AND A RADIUS OF 380.00 FEET FOR AN ARC DISTANCE OF 138.98 FEET TO A POINT OF TANGENCY;

THENCE CONTINUE ALONG SAID SOUTH LINE, SOUTH 68°40'12" WEST, A DISTANCE OF 18.80 FEET;

THENCE NORTH 55°54'51" WEST, A DISTANCE OF 28.38 FEET TO THE POINT OF BEGINNING, THE PREVIOUS FOUR COURSES ALSO BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE FOR N.W. 40TH STREET (R/W PARCEL 7), AN 80-FOOT RIGHT-OF-WAY PER SAID MAINSTREET AT COCONUT CREEK PLAT;

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 32,841.20 SQUARE FEET, (0.7539 ACRES), MORE OR LESS.

LEGAL DESCRIPTION: PARK C1.B

A PARCEL OF LAND BEING A PORTION OF TRACT 5, MAINSTREET AT COCONUT CREEK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERNMOST SOUTHWEST CORNER OF SAID TRACT 5;

THENCE NORTH 89°39'30" EAST, A DISTANCE OF 34.07 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 15°20'30" AND A RADIUS OF 400.18 FEET FOR AN ARC DISTANCE OF 107.15 FEET TO A POINT OF TANGENCY;

THENCE ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, SOUTH 75°00'00" EAST, A DISTANCE OF 190.97 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 15°22'26" AND A RADIUS OF 320.00 FEET FOR AN ARC DISTANCE OF 85.86 FEET TO A POINT OF TANGENCY;

THENCE ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, NORTH 89°37'34" EAST, A DISTANCE OF 1,495.13 FEET TO THE POINT OF BEGINNING. THE PREVIOUS FIVE COURSES BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE FOR N.W. 40TH STREET (R/W PARCEL 7), AN 80-FOOT RIGHT-OF-WAY PER SAID MAINSTREET AT COCONUT CREEK PLAT;

THENCE NORTH 00°22'26" WEST, A DISTANCE OF 56.03 FEET;

THENCE NORTH 89°30'07" EAST, A DISTANCE OF 113.64 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 5;

THENCE ALONG SAID EAST LINE, SOUTH 00°29'53" EAST, A DISTANCE OF 7.94 FEET;

THENCE SOUTH 34°05'09" WEST, A DISTANCE OF 41.16 FEET;

THENCE SOUTH 68°40'12" WEST, A DISTANCE OF 29.15 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 20°57'24" AND A RADIUS OF 60.00 FEET FOR AN ARC DISTANCE OF 21.94 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89°37'34" WEST, A DISTANCE OF 41.68 FEET TO THE POINT OF BEGINNING. THE PREVIOUS FOUR COURSES BEING COINCIDENT WITH THE SAID NORTH RIGHT-OF-WAY LINE;

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 5,373.08 SQUARE FEET, (0.1233 ACRES), MORE OR LESS.

LEGAL DESCRIPTION: PARK C1.C

A PARCEL OF LAND BEING A PORTION OF TRACT 5, MAINSTREET AT COCONUT CREEK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERNMOST SOUTHWEST CORNER OF SAID TRACT 5;

THENCE NORTH 89°39'30" EAST, A DISTANCE OF 34.07 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 15°20'30" AND A RADIUS OF 400.18 FEET FOR AN ARC DISTANCE OF 107.15 FEET TO A POINT OF TANGENCY;

THENCE ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, SOUTH 75°00'00" EAST, A DISTANCE OF 190.97 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 15°22'26" AND A RADIUS OF 320.00 FEET FOR AN ARC DISTANCE OF 85.86 FEET TO A POINT OF TANGENCY;

THENCE ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, NORTH 89°37'34" EAST, A DISTANCE OF 1,127.46 FEET TO THE POINT OF BEGINNING, THE PREVIOUS FIVE COURSES BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE FOR N.W. 40TH STREET (R/W PARCEL 7), AN 80-FOOT RIGHT-OF-WAY PER SAID MAINSTREET AT COCONUT CREEK PLAT;

THENCE NORTH 00°22'26" WEST, A DISTANCE OF 94.00 FEET;

THENCE NORTH 89°37'34" EAST, A DISTANCE OF 40.00 FEET;

THENCE SOUTH 00°22'26" EAST, A DISTANCE OF 94.00 FEET TO A POINT ON THE SAID NORTH RIGHT-OF-WAY LINE;

THENCE ALONG THE SAID RIGHT-OF-LINE, SOUTH 89°37'34" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 3,760.00 SQUARE FEET, (0.0863 ACRES), MORE OR LESS.

LEGAL DESCRIPTION: PARK C1.D

A PARCEL OF LAND BEING A PORTION OF TRACT 5, MAINSTREET AT COCONUT CREEK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERNMOST SOUTHWEST CORNER OF SAID TRACT 5;

THENCE NORTH 89°39'30" EAST, A DISTANCE OF 34.07 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 15°20'30" AND A RADIUS OF 400.18 FEET FOR AN ARC DISTANCE OF 107.15 FEET TO A POINT OF TANGENCY;

THENCE ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, SOUTH 75°00'00" EAST, A DISTANCE OF 190.97 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°06'44" AND A RADIUS OF 320.00 FEET FOR AN ARC DISTANCE OF 22.97 FEET TO A POINT ON A NON-TANGENT LINE. THE PREVIOUS FOUR COURSES BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE FOR N.W. 40TH STREET (R/W PARCEL 7), AN 80-FOOT RIGHT-OF-WAY PER SAID MAINSTREET AT COCONUT CREEK PLAT;

THENCE NORTH 15°00'00" EAST, A DISTANCE OF 93.42 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST; A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 11°06'47" WEST;

THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 11°29'13" AND A RADIUS OF 111.66 FEET FOR AN ARC DISTANCE OF 22.39 FEET TO A POINT OF TANGENCY;

THENCE ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, NORTH 89°37'34" EAST, A DISTANCE OF 36.39 FEET;

THENCE SOUTH 00°22'26" EAST, A DISTANCE OF 94.00 FEET TO A POINT ON THE SAID NORTH RIGHT-OF-WAY LINE;

THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 89°37'34" WEST, A DISTANCE OF 20.90 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;
THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 11°15'42" AND A RADIUS OF 320.00 FEET FOR AN ARC DISTANCE OF 62.90 FEET TO THE POINT OF BEGINNING

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 6,667.73 SQUARE FEET, (0.1531 ACRES), MORE OR LESS.

LEGAL DESCRIPTION: PARK C1.E

A PARCEL OF LAND BEING A PORTION OF TRACT 5, MAINSTREET AT COCONUT CREEK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERNMOST SOUTHWEST CORNER OF SAID TRACT 5;

THENCE NORTH 00°25'06" WEST ALONG THE WEST LINE OF SAID TRACT 5, A DISTANCE OF 43.95 FEET;

THENCE NORTH 89°39'30" EAST, A DISTANCE OF 116.01 FEET;

THENCE SOUTH 15°00'00" WEST, A DISTANCE OF 73.36 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE FOR N.W. 40TH STREET (R/W PARCEL 7), AN 80-FOOT RIGHT-OF-WAY PER SAID MAINSTREET AT COCONUT CREEK PLAT, SAID POINT ALSO BEING A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST; A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 05°00'41" EAST;

THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 05°21'10" AND A RADIUS OF 400.22 FEET FOR AN ARC DISTANCE OF 37.39 FEET TO A POINT OF TANGENCY;

THENCE ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE SOUTH 89°39'30" WEST, A DISTANCE OF 34.07 FEET;

THENCE NORTH 45°26'35" WEST, A DISTANCE OF 35.49 FEET. THE PREVIOUS THREE COURSES BEING COINCIDENT WITH THE SAID NORTH RIGHT-OF-WAY LINE, SAID POINT IS TO THE POINT OF BEGINNING;

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 7,056.42 SQUARE FEET, (0.1620 ACRES), MORE OR LESS.

LEGAL DESCRIPTION: PARK C1.F

A PARCEL OF LAND BEING A PORTION OF TRACT 5, MAINSTREET AT COCONUT CREEK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERNMOST SOUTHWEST CORNER OF SAID TRACT 5;

THENCE NORTH 00°25'06" WEST ALONG THE WEST LINE OF SAID TRACT 5, A DISTANCE OF 271.40 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE ALONG SAID WEST LINE NORTH 00°25'06" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 89°34'51" EAST, A DISTANCE OF 60.00 FEET;

THENCE NORTH 00°25'06" WEST, A DISTANCE OF 43.61 FEET;

THENCE NORTH 89°37'50" EAST, A DISTANCE OF 85.00 FEET;

THENCE SOUTH 00°25'06" EAST, A DISTANCE OF 78.86;

THENCE NORTH 75°00'00" WEST, A DISTANCE OF 73.58 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 15°25’08” AND A RADIUS OF 160.00 FEET FOR AN ARC DISTANCE OF 43.06 FEET TO THE POINT OF TANGENCY;

THENCE ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE SOUTH 89°34'51" WEST, A DISTANCE OF 31.52 FEET TO THE POINT OF BEGINNING;

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 6,337.17 SQUARE FEET,(0.1455 ACRES), MORE OR LESS.

LEGAL DESCRIPTION: PARK C2.A

A PARCEL OF LAND BEING A PORTION OF TRACT 7, MAINSTREET AT COCONUT CREEK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERNMOST NORTHEAST CORNER OF SAID TRACT 7;

THENCE ALONG THE NORTHWEST RIGHT-OF-WAY LINE FOR CITY MARKET AVENUE (R/W PARCEL 7), AN 80-FOOT RIGHT-OF-WAY OF SAID MAINSTREET AT COCONUT CREEK PLAT AND THE NORTHWEST LINE OF SAID TRACT 7, SOUTH 45°23'39" EAST A DISTANCE OF 35.28 FEET;

THENCE CONTINUE ALONG THE SAID WEST RIGHT-OF-WAY LINE AND WEST LINE TRACT LINE, SOUTH 00°24'34" EAST, A DISTANCE OF 30.01 FEET;

THENCE SOUTH 89°38'09" WEST, A DISTANCE OF 135.20 FEET;

THENCE NORTH 00°50'00" WEST, A DISTANCE OF 54.93 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE FOR N.W. 40TH STREET (R/W PARCEL 7), AN 80-FOOT RIGHT-OF-WAY OF SAID MAINSTREET AT COCONUT CREEK PLAT AND THE NORTH LINE OF SAID TRACT 7;

THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE AND NORTH TRACT LINE, NORTH 89°37'34" EAST, A DISTANCE OF 110.67 FEET TO THE POINT OF BEGINNING;

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 7,128.19 SQUARE FEET, 0.1636 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: PARK C2.B

A PARCEL OF LAND BEING A PORTION OF TRACT 7, MAINSTREET AT COCONUT CREEK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHERNMOST NORTHWEST CORNER OF SAID TRACT 7;

THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 7, NORTH 44°36'13" EAST, A DISTANCE OF 35.34 FEET;

THENCE CONTINUE ALONG SAID NORTHERLY LINE, NORTH 89°39'30" EAST, A DISTANCE OF 34.07 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE CONTINUE ALONG SAID NORTHERLY LINE AND EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 15°20'30" AND A RADIUS OF 320.18 FEET FOR AN ARC DISTANCE OF 85.73 FEET TO A POINT OF TANGENCY;

THENCE CONTINUE ALONG THE SAID NORTHERLY LINE AND ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, SOUTH 75°00'00" EAST, A DISTANCE OF 190.97 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE CONTINUE ALONG THE NORTHERLY LINE OF SAID TRACT 7 AND SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 15°22'26" AND A RADIUS OF 400.00 FEET FOR AN ARC DISTANCE OF 107.33 FEET TO AN POINT ON A NON-TANGENT LINE. THE PREVIOUS FIVE COURSES BEING COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE FOR N.W. 40TH STREET (R/W PARCEL 7), AN 80-FOOT RIGHT-OF-WAY PER SAID MAINSTREET AT COCONUT CREEK PLAT;

THENCE SOUTH 89°37'34" WEST, A DISTANCE OF 433.91 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 7;

THENCE ALONG THE WEST LINE OF SAID TRACT 7, NORTH 00°25'06" WEST, A DISTANCE OF 51.42 FEET TO THE POINT OF BEGINNING;

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 18,148.66 SQUARE FEET, 0.4166 ACRES

LEGAL DESCRIPTION: LAKE PARK C.3

A PARCEL OF LAND BEING A PORTION OF TRACT 5, MAINSTREET AT COCONUT CREEK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE THE NORTHWEST CORNER OF TRACT 40 BLOCK 89, OF THE PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE ALONG THE NORTH LINE OF SAID TRACT 40 NORTH 89°37'35" EAST, A DISTANCE OF 50.07 FEET TO THE NORTHERNMOST NORTHWEST CORNER OF SAID TRACT 5 AND TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG THE NORTH LINE OF SAID TRACT 5 AND THE SOUTH RIGHT-OF-WAY LINE FOR CULLUM ROAD NORTH 89°37'35" EAST, A DISTANCE OF 355.52 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST; A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 00°22'25" WEST;

THENCE WESTERLY, SOUTHWESTERLY, AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°01'04" AND A RADIUS OF 49.66 FEET FOR AN ARC DISTANCE OF 78.02 FEET TO A POINT OF TANGENCY;

THENCE ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, SOUTH 00°23'29" EAST, A DISTANCE OF 47.63 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 53°06'48" AND A RADIUS OF 49.49 FEET FOR AN ARC DISTANCE OF 45.88 FEET TO THE POINT OF CURVATURE OF REVERSE CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY, SOUTHERLY, AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 64°16'01" AND A RADIUS OF 100.51 FEET FOR AN ARC DISTANCE OF 112.74 FEET TO THE POINT OF CURVATURE OF REVERSE CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHWESTERLY, SOUTHERLY, AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 73°56'07" AND A RADIUS OF 149.49 FEET FOR AN ARC DISTANCE OF 192.90 FEET TO THE POINT OF CURVATURE OF REVERSE CURVE CONCAVE TO THE WEST;

THENCE SOUTHEASTERLY, SOUTHERLY, AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 75°38'18" AND

A RADIUS OF 90.51 FEET FOR AN ARC DISTANCE OF 119.49 FEET TO THE POINT OF CURVATURE OF COMPOUND CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 31°07'12" AND A RADIUS OF 65.51 FEET FOR AN ARC DISTANCE OF 35.58 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE TO THE EAST;

THENCE SOUTHWESTERLY, SOUTHERLY, AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 79°59'36" AND A RADIUS OF 59.49 FEET FOR AN ARC DISTANCE OF 83.06 FEET TO THE POINT OF CURVATURE OF COMPOUND CURVE CONCAVE TO THE NORTHEAST;
THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 29°37'07" AND A RADIUS OF 228.90 FEET FOR AN ARC DISTANCE OF 118.33 FEET TO A POINT ON A NON-TANGENT LINE. SAID LINE ALSO BEING THE NORTH LINE OF A 265-FOOT FLORIDA, POWER, AND LIGHT EASEMENT ACCORDING TO THE OFFICIAL RECORDS BOOK 1004, PAGE 379 OF THE PUBLIC RECORDS OF SAID BROWARD COUNTY;

THENCE ALONG NORTH LINE OF SAID EASEMENT, SOUTH 89°37'34" WEST, A DISTANCE OF 198.28 FEET;
THENCE NORTH 00°25'56" WEST, A DISTANCE OF 177.50 FEET;

THENCE NORTH 25°00'00" WEST, A DISTANCE OF 213.45 FEET;

THENCE NORTH 00°25'06" WEST, A DISTANCE OF 258.61 FEET;

THENCE SOUTH 89°37'34" WEST, A DISTANCE OF 295.35 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 5;

THENCE NORTH 00°25'06" WEST, A DISTANCE OF 25.04 FEET;

THENCE NORTH 44°36'15" EAST, A DISTANCE OF 35.44 FEET TO THE POINT OF BEGINNING. THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE WEST AND NORTHWEST LINE OF SAID TRACT 5.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 81,411.72 SQUARE FEET, (1.8690 ACRES), MORE OR LESS.

LEGAL DESCRIPTION: LAKE TRAIL PARK C.4

A STRIP OF LAND BEING A PORTION OF TRACT 1, MAINSTREET AT COCONUT CREEK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 1;

THENCE ALONG THE WEST LINE OF SAID TRACT 1 SOUTH 00°19'53" EAST, A DISTANCE OF 175.00 FEET;

THENCE NORTH 89°38'15" EAST, A DISTANCE OF 235.58 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°38'15" EAST, A DISTANCE OF 755.00 FEET;

THENCE SOUTH 00°25'07" EAST, A DISTANCE OF 408.90 FEET;

THENCE SOUTH 89°37'38" WEST, A DISTANCE OF 210.39 FEET;

THENCE SOUTH 44°36'03" WEST, A DISTANCE OF 58.41 FEET;

THENCE SOUTH 00°25'03" EAST, A DISTANCE OF 187.68 FEET;

THENCE SOUTH 89°37'38" WEST, A DISTANCE OF 260.00 FEET;

THENCE NORTH 00°25'03" WEST, A DISTANCE OF 120.09 FEET;

THENCE NORTH 45°23'44" WEST, A DISTANCE OF 70.74 FEET;

THENCE SOUTH 89°37'32" WEST, A DISTANCE OF 209.33 FEET;

THENCE NORTH 00°24'52" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 89°37'35" EAST, A DISTANCE OF 221.77 FEET;

THENCE SOUTH 45°23'44" EAST, A DISTANCE OF 95.58 FEET;

THENCE SOUTH 00°25'05" EAST, A DISTANCE OF 102.53 FEET;

THENCE NORTH 89°37'32" EAST, A DISTANCE OF 200.00 FEET;

THENCE NORTH 00°25'04" WEST, A DISTANCE OF 170.09 FEET;

THENCE NORTH 44°36'03" EAST, A DISTANCE OF 83.28 FEET;

THENCE NORTH 89°37'38" EAST, A DISTANCE OF 192.80 FEET;

THENCE NORTH 00°25'08" WEST, A DISTANCE OF 366.91 FEET;

THENCE SOUTH 89°38'15" WEST, A DISTANCE OF 725.00 FEET TO THE POINT OF BEGINNING;

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 53,256.51 SQUARE FEET, (1.2226 ACRES), MORE OR LESS.

LEGAL DESCRIPTION: GREENWAY G1 LINEAR PARK

A PARCEL OF LAND BEING A PORTION OF TRACT 6, MAINSTREET AT COCONUT CREEK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK ___, PAGE ___ OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA. SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERNMOST NORTHEAST CORNER OF SAID TRACT 6;

THENCE SOUTH 45°29'41" EAST, A DISTANCE OF 2.66 FEET;

THENCE SOUTH 00°36'48" EAST, A DISTANCE OF 63.13 FEET, THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE NORTHEASTERLY AND EAST LINE OF SAID TRACT 6;

THENCE SOUTH 89°37'35" WEST, A DISTANCE OF 50.00 FEET;

THENCE NORTH 00°36'48" WEST, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 89°37'35" WEST, A DISTANCE OF 470.24 FEET;

THENCE SOUTH 00°22'31" EAST, A DISTANCE OF 120.42 FEET;

THENCE SOUTH 89°37'29" WEST, A DISTANCE OF 44.50 FEET;

THENCE SOUTH 00°24'54" WEST, A DISTANCE OF 109.07 FEET;

THENCE SOUTH 89°37'40" WEST, A DISTANCE OF 62.74 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 6;

THENCE NORTH 00°24'08" WEST, A DISTANCE OF 12.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 53°05'12" AND A RADIUS OF 100.01 FEET FOR AN ARC DISTANCE OF 92.66 FEET TO POINT OF CURVATURE OF A REVERSE CURVE CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 53°03'23" AND A RADIUS OF 160.01 FEET FOR AN ARC DISTANCE OF 148.17 FEET TO A POINT OF TANGENCY;

THENCE NORTH 00°22'25" WEST ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 19.62 FEET;

THENCE NORTH 44°37'35" EAST, A DISTANCE OF 35.36 FEET, THE PREVIOUS FIVE COURSE BEING COINCIDENT WITH THE WEST AND NORTHWEST LINES OF SAID TRACT 6. SAID POINT ALSO BEING ON THE NORTH LINE OF SAID TRACT 6;

THENCE SOUTH 85°08'12" EAST ALONG THE SAID NORTH LINE, A DISTANCE OF 219.12 FEET;

THENCE CONTINUE ALONG THE SAID NORTH LINE, NORTH 89°37'35" EAST, A DISTANCE OF 280.10 FEET BACK TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 20,000.24 SQUARE FEET, (0.4591 ACRES), MORE OR LESS.

LEGAL DESCRIPTION: GREENWAY G4 (15-FOOT LINEAR PARK)

A PARCEL OF LAND BEING A PORTION OF TRACT 8, MAINSTREET AT COCONUT CREEK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK ___, PAGE ___ OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA. SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 8;

THENCE NORTH 89°38'26" EAST ALONG THE SOUTH LINE OF SAID TRACT 8, A DISTANCE OF 973.92 FEET;

THENCE NORTH 00°24'34" WEST, A DISTANCE OF 568.68 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST; A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 13°10'23" EAST;

THENCE SOUTHWESTERLY AND WESTERLY ALONG THE NORTH LINE OF SAID TRACT 8 AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12°16'05" AND A RADIUS OF 399.98 FEET FOR AN ARC DISTANCE OF 85.64 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE SOUTH, A DISTANCE OF 60.83 FEET; should be: SOUTH 00°24'34" EAST, A DISTANCE OF 60.83 FEET

THENCE NORTH 89°56'06" EAST, A DISTANCE OF 70.34 FEET;

THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 482.55 FEET TO A POINT 15 FEET NORTH OF AND MEASURED AT RIGHT ANGLES TO THE SAID SOUTH LINE;

THENCE SOUTH 89°38'26" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 958.92 FEET THE WEST LINE OF SAID TRACT 8;

THENCE SOUTH 00°24'34" EAST, A DISTANCE OF 15.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 8 AND BACK TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 27,334.60 SQUARE FEET, (0.6275 ACRES), MORE OR LESS.

LEGAL DESCRIPTION: GREENWAY G8 (SOUTH LINEAR PARK)

A PARCEL OF LAND BEING A PORTION OF TRACT 7, MAINSTREET AT COCONUT CREEK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK ___, PAGE ___ OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA. SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 7;

THENCE NORTH 00°25'06" WEST ALONG THE WEST LINE OF SAID TRACT 7, A DISTANCE OF 675.00 FEET;

THENCE NORTH 89°38'27" EAST, A DISTANCE OF 886.17 FEET;

THENCE NORTH 00°21'34" WEST, A DISTANCE OF 35.76 FEET;

THENCE NORTH 89°35'22" EAST, A DISTANCE OF 93.97 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 7;

THENCE SOUTH 00°24'34" EAST ALONG THE SAID EAST LINE, A DISTANCE OF 50.53 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 7;

THENCE SOUTH 89°38'26" WEST ALONG THE SOUTH LINE OF SAID TRACT 7, A DISTANCE OF 2.00 FEET NORTHWEST CORNER OF PARCEL B, LYONS CREEK PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 169, PAGE 41 OF THE SAID PUBLIC RECORDS;

THENCE SOUTH 00°24'34" EAST ALONG THE WEST LINE OD SIAD PARCEL B, A DISTANCE OF 0.30 FEET TO THE NORTHEAST CORNER BERBER PLAT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 182, PAGE 53 OF THE SAID PUBLIC RECORDS;

THENCE SOUTH 89°38'26" WEST ALONG THE NORTH LINE OF SAID BERBER PLAT TWO AND THE NORTH LINE OF TRACT A OF SAID BERBER PLAT TWO, A DISTANCE OF 660.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT A;

THENCE SOUTH 00°24'34" EAST ALONG THE WEST LINE OF SAID TRACT A, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 89°38'27" WEST, A DISTANCE OF 303.17 FEET TO A POINT ON A LINE 15.00 FEET EAST OF AND MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT 7;

THENCE SOUTH 00°25'06" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 645.00 FEET TO A POINT OF THE SOUTH LINE OF SAID TRACT 7;

THENCE SOUTH 89°38'26" WEST, A DISTANCE OF 15.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 7 AND BACK TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 32,512.09 SQUARE FEET, (0.7464 ACRES), MORE OR LESS.

LEGAL DESCRIPTION: PARK G9.2

A PARCEL OF LAND BEING A PORTION OF TRACT 3, MAINSTREET AT COCONUT CREEK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 3, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF TRACT “G”, COMMERCE CENTER OF COCONUT CREEK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGE 30 OF THE SAID PUBLIC RECORDS;

THENCE SOUTH 89°37'52" WEST ALONG THE SOUTH LINE OF SAID TRACT 3 AND THE NORTH LINE OF SAID TRACT “G”, A DISTANCE OF 119.07 FEET;

THENCE NORTH 00°22'10" WEST, A DISTANCE OF 75.00 FEET;

THENCE NORTH 89°37'50" EAST, A DISTANCE OF 119.02 FEET TO THE EAST LINE OF SAID TRACT 3;

THENCE SOUTH 00°24'31" EAST ALONG SAID EAST LINE, A DISTANCE OF 75.01 FEET TO THE POINT OF BEGINNING;

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 8,929.17 SQUARE FEET, (0.2050 ACRES), MORE OR LESS.

LEGAL DESCRIPTION: G15A.1 PARK

A PARCEL OF LAND BEING A PORTION OF TRACT 1, MAINSTREET AT COCONUT CREEK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHERNMOST NORTHEAST CORNER OF SAID TRACT 1;

THENCE SOUTH 00°25'05" EAST, A DISTANCE OF 78.00 FEET. THE TWO PREVIOUS COURSES BEING COINCIDENT WITH THE WEST LINE OF SAID TRACT 1;

THENCE SOUTH 89°37'10" WEST, A DISTANCE OF 65.00 FEET;

THENCE NORTH 00°25'05" WEST, A DISTANCE OF 80.01 FEET;

THENCE NORTH 89°37'35" EAST, A DISTANCE OF 63.00 FEET;

THENCE SOUTH 45°23'45" EAST, A DISTANCE OF 2.83 FEET BACK TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 5,198.25 SQUARE FEET, (0.1193 ACRES), MORE OR LESS.