

97-408773 T#002
08-06-97 11:12AM

Prepared by:
R. Bowen Gillespie, Esquire
Gillespie & Allison, P.A.
1515 South Federal Hwy., Suite 300
Boca Raton, Florida 33432

\$ 0.70
DOCU. STAMPS-DEED

RECUV. BROWARD CNTY
B. JACK OSTERHOLT

Return to:
Ronald T. Duggan, Esquire
Stuart & Walker, P.A.
600 Northeast Third Avenue
Fort Lauderdale, Florida 33304

COUNTY ADMIN.

Will Call: Broward County

WARRANTY DEED

Parcel I.D. Number - 8206-01-0010

THIS INDENTURE, Made this 12th day of June, 1997, between REGENCY LAKES, a Florida Joint Venture u/a/d December 31, 1993, comprised of Regency Development II, Inc., a Florida corporation and Oriole Joint Venture Ltd., a Florida limited partnership, having a mailing address of 2826 University Drive, Coral Springs, Florida 33065, of the County of Broward, State of Florida, Grantor AND the CITY OF COCONUT CREEK, a Florida municipal corporation whose address is 4800 West Copans Road, Coconut Creek, Florida 33063, of the County of Broward, State of Florida, Grantees.

WITNESSETH that the Grantor, for and in consideration of the sum of -----TEN & NO/100 (\$10.00)-----to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of Broward, State of Florida to wit:


See Exhibit "A" attached hereto and made a part hereof.

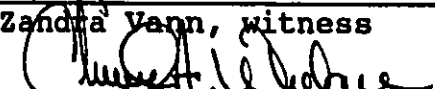
Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to the date of acceptance of this deed by the City.

And the Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

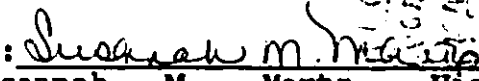
Signed sealed and delivered in our presence:



Zandra Vann, witness


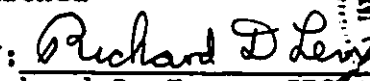
Cheryl A. Whelan, witness

REGENCY LAKES, a Florida joint venture
By:
Regency Development II, Inc.
a Florida corporation.

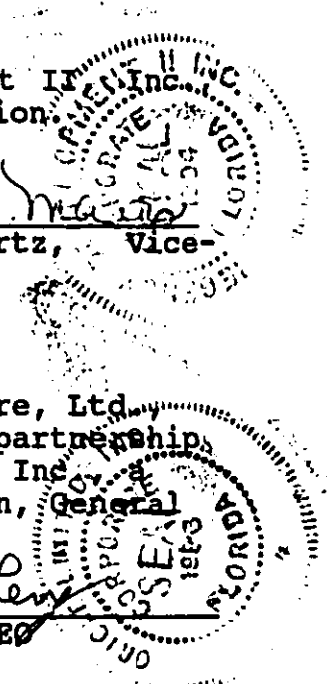
BY: 
Susannah M. Martz, Vice-President

and By:

Oriole Joint Venture, Ltd.,
a Florida limited partnership
by Oriole Limited, Inc., a
Florida corporation, General
Partner

BY: 
Richard D. Levy, CEO

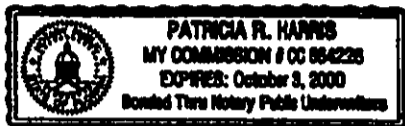
BK26814PG0426





STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this ^{12th} day of June, 1997 by Susannah M. Martz, as Vice-President of Regency Development II, Inc., a Florida Corporation, named as grantor in the foregoing instrument. She is personally known to me.




Patricia R. Harris
Notary Public, State of Florida

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ^{12th} day of June, 1997 by Richard D. Levy, as CEO of Oriole Limited, Inc. a Florida corporation as general partner of Oriole Joint Venture, Ltd., a Florida limited partnership, named as grantor in the foregoing instrument. He is personally known to me.


Patricia R. Harris
Notary Public, State of Florida

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BK26814PG0427

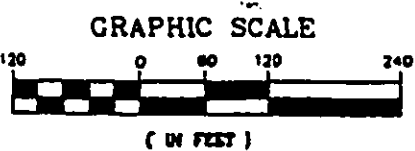
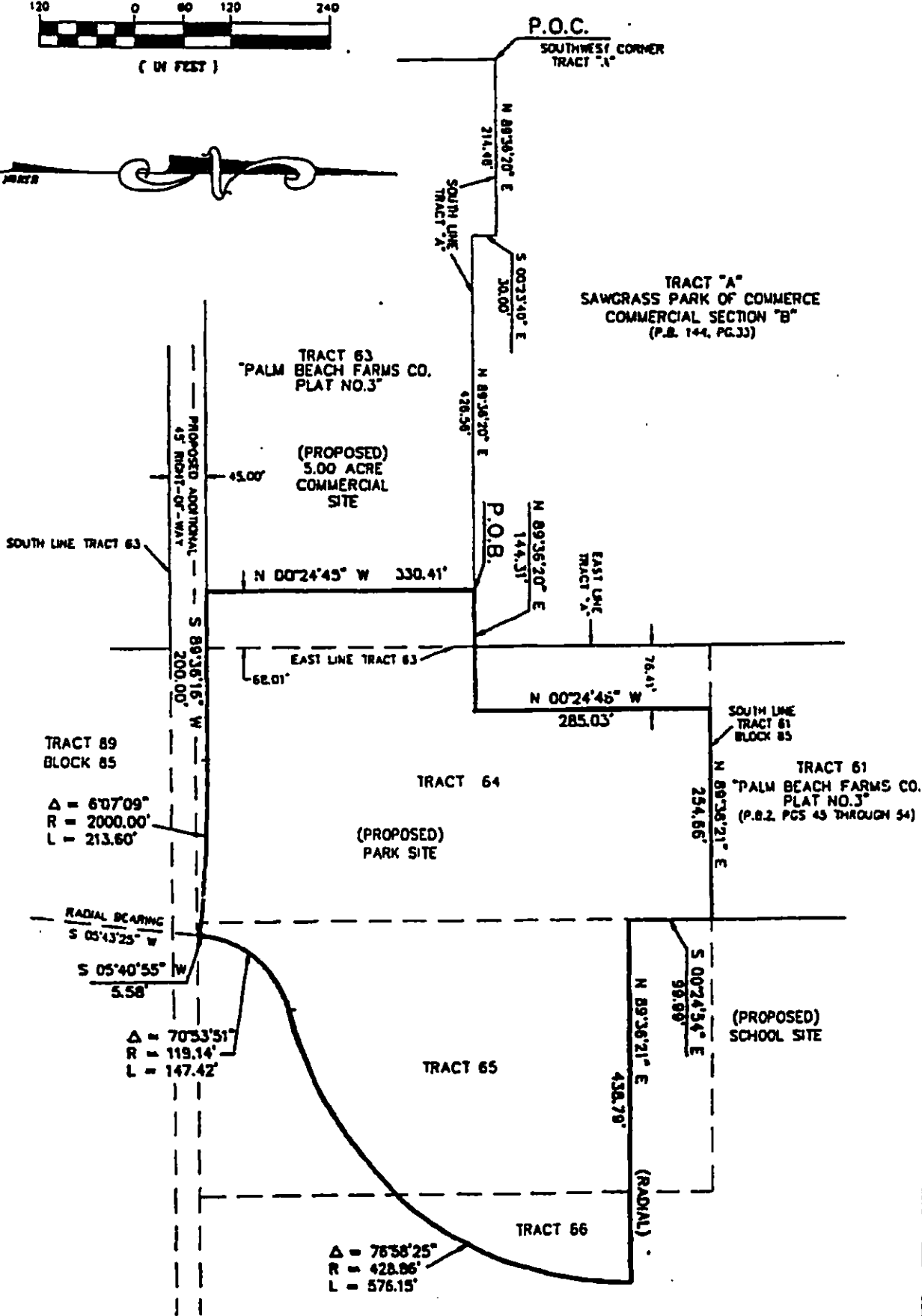


EXHIBIT "A"



BK 26814PG0428

SHEET 1 OF 2

CAULFIELD & WHEELER, INC.
 Consulting Engineers • Planners • Surveyors
 1701 A West Palmetto Park Road • Suite 100A
 South Bay, Florida 33422
 407 • 282 1891

REVISIONS

DATE 8-25-82
 SCALE AS SHOWN
 DRN. BY T.M.M.
 CKD. BY D.P.J.
 P.L.D. BY
 PAGE
 JOB NO 7228

REGENCY LAKES AT COCONUT CREEK
 PARK PARCEL SKETCH OF DESCRIPTION

LAND DESCRIPTION: (PARK SITE)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23 of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Southwest corner of Tract "A", "SAWGRASS PARK OF COMMERCE COMMERCIAL SECTION "B", according to the plat thereof, as recorded in Plat Book 144, Page 33 of the Public Records of Broward County, Florida; thence N 89°36'20" E along the South line of said Tract "A" and along a boundary line of said Parcel "A", a distance of 214.48 feet; thence S 00°23'40" E continuing along said South line and said boundary line of Parcel "A", a distance of 30.00 feet; thence N 89°36'20" E continuing along said South line and said boundary line of Parcel "A", a distance of 426.56 feet to the POINT OF BEGINNING; thence continuing N 89°36'20" E along said South line of Tract "A" and the Easterly projection thereof, and along said boundary line of Parcel "A", a distance of 144.31 feet to a point of intersection with a line 76.41 feet East of and parallel with the East line of said Tract "A"; thence N 00°24'45" W along said parallel line and along said boundary line of Parcel "A", a distance of 285.03 feet to a point of intersection with the South line of Tract 61, Block 85, "THE PALM BEACH FARMS CO. PLAT NO. 3"; thence N 89°36'21" E along said South line and along said boundary line of Parcel "A", a distance of 254.66 feet; thence S 00°24'54" E, a distance of 99.99 feet; thence N 89°36'21" E, a distance of 438.79 feet to a point of intersection with a curve to the right whose radius point bears S 89°36'21" W; thence Southerly and Westerly along the arc of said curve having a radius of 428.86 feet, a central angle of 76°58'25", an arc distance of 576.15 feet to a point of reverse curvature; thence Westerly and Southerly along the arc of a curve to the left having a radius of 119.14 feet, a central angle of 70°53'51", an arc distance of 147.42 feet to a point of tangency; thence S 05°40'55" W, a distance of 5.58 feet to a point on a curve; thence Westerly along the arc of a curve to the left whose radius point bears S 05°43'25" W, having a radius of 2000.0 feet, a central angle of 06°07'09", an arc distance of 213.60 feet; thence S 89°36'16" W, a distance of 200.00 feet; thence N 00°24'45" W along said parallel line, a distance of 330.41 feet to the POINT OF BEGINNING.

Said lands situate in the City of Coconut Creek, Broward County, Florida.

Containing 357,192 Square Feet / 8.20 Acres, more or less.

Subject to Easements, Restrictions, Reservations, Covenants, and Rights-of-Way of Record.

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RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

SHEET 2 OF 2

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