

# ATTACHMENT A

## PROJECT SITE

### SABAL PINES PARK BOUNDARY SURVEY

#### LEGAL DESCRIPTION:

ALL OF TRACT "B" AND THAT CERTAIN 100 FOOT CANAL RIGHT OF WAY AS SHOWN ON WINSTON PARK SECTION TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 136, PAGE 1 OF PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL OF PARCELS "D" AND "E" AND A PORTION OF PARCEL "C" AS SHOWN ON BANYAN TRAILS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 154, PAGE 3 OR SAID PUBLIC RECORDS, TOGETHER WITH ALL OF PARCEL "B" COCO LAKES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 155, BOOK 25 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF THAT CERTAIN 15 FOOT ROAD RESERVATION AS VACATED BY OFFICIAL RECORDS BOOK 15870, PAGE 4 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF THAT CERTAIN ROAD RESERVATION AS SHOWN ON THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54 (INCLUSIVE) OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "B", ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL "E"; THENCE SOUTH 00°50'22" EAST, A DISTANCE OF 1078.85 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 845.00 FEET AND CENTRAL ANGLE OF 25°44'49", A DISTANCE OF 289.84 FEET; THENCE NORTH 70°24'00" WEST, NON-RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 239.41 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 491.00 FEET AND A CENTRAL ANGLE OF 37°00'06", A DISTANCE OF 317.09 FEET; THENCE NORTH 67°39'30" WEST, NON-RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 744.70 FEET; THENCE NORTH 82°29'16" WEST, A DISTANCE OF 94.84 FEET; THENCE NORTH 81°03'06" WEST, A DISTANCE OF 202.30 FEET; THENCE SOUTH 42°05'10" WEST, A DISTANCE OF 31.84 FEET; THENCE NORTH 81°38'40" WEST, A DISTANCE OF 145.88 FEET; THENCE SOUTH 25°13'25" WEST, A DISTANCE OF 126.88 FEET; THENCE SOUTH 52°59'35" WEST, A DISTANCE OF 226.06 FEET; THENCE SOUTH 39°30'04" WEST, A DISTANCE OF 119.84 FEET; THENCE NORTH 57°20'06" WEST, ALONG THE SOUTHWEST BOUNDARY OF SAID PARCEL "E" AND THE SOUTHEASTERLY PROJECTION THEREOF, A DISTANCE OF 403.56 FEET TO THE SOUTHEAST CORNER OF LOT 54 OF SAID WINSTON PARK SECTION TWO; THENCE NORTH 00°24'54" WEST, ALONG THE EAST BOUNDARY OF SAID LOT 54 AND THE NORTHERLY PROJECTION THEREOF, ALSO BEING ALONG THE WEST BOUNDARY OF SAID PARCEL "E", A DISTANCE OF 874.88 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "E"; THENCE NORTH 89°37'08" EAST, ALONG THE NORTH BOUND OF SAID PARCEL "E" AND CONTINUING ALONG THE NORTH BOUNDARY OF SAID PARCEL "D", A DISTANCE OF 1,815.69 FEET TO THE INTERSECTION WITH THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE WEST BOUNDARY OF SAID TRACT "B"; THENCE NORTH 00°50'22" WEST, ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 13.00 FEET TO THE SOUTH WEST CORNER OF SAID TRACT "B"; THENCE CONTINUE NORTH 00°50'22" WEST, ALONG SAID WEST BOUNDARY OF TRACT "B", A DISTANCE OF 872.34 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY OF WINSTON PARK BOULEVARD AS SHOWN ON SAID WINSTON PARK SECTION TWO, THE RADIUS POINT OF THE NEXT DESCRIBED CURVE BEARS NORTH 43°47'21" WEST FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING ALONG SAID WINSTON PARK BOULEVARD RIGHT-OF-WAY, HAVING A RADIUS OF 630.00 FEET AND A CENTRAL ANGLE OF 00°13'39", A DISTANCE OF 2.50 FEET; THENCE NORTH 60°02'27" EAST, NON-TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 84.27 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 58°10'28", A DISTANCE OF 25.82 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF 72°52'31", A DISTANCE OF 114.47 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 38°18'07", A DISTANCE OF 16.71 FEET TO THE POINT OF TANGENCY; THENCE NORTH 84°38'31" EAST, A DISTANCE OF 119.16 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "B", THE RADIUS POINT OF THE NEXT DESCRIBED CURVE BEARS SOUTH 09°33'01" WEST FROM SAID CORNER; THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 80°36'37", A DISTANCE OF 379.87 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°50'22" EAST, A DISTANCE OF 339.95 FEET TO THE POINT OF BEGINNING, THE LAST TWO (2) DESCRIBED COURSE BEING ALONG THE WESTERLY BOUNDARY OF N.W. 30TH AVENUE AS SHOWN ON SAID COCO LAKES PLAT, SAID LANDS CONTAINING 2,359,122.48 SQUARE FEET (54.158 ACRES) MORE OR LESS.

#### LESS OUT 1

LESS OUT A PORTION OF PARCELS "E" & "D" OF THE "BANYAN TRAILS" PLAT (P.B. 154, PB. 3, B.C.R.), DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "E"; THENCE SOUTH 00°50'22" EAST, A DISTANCE OF 597.59 FEET; THENCE SOUTH 89°09'38" WEST, A DISTANCE OF 723.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 11°03'08" WEST, A DISTANCE OF 68.49 FEET; THENCE NORTH 29°01'52" WEST, A DISTANCE OF 59.87 FEET; THENCE NORTH 11°12'37" EAST, A DISTANCE OF 68.56 FEET; THENCE SOUTH 78°57'49" EAST, A DISTANCE OF 59.88 FEET BACK TO THE POINT OF BEGINNING, SAID LANDS CONTAINING 4,095.89 SQUARE FEET (0.094 ACRES) MORE OR LESS.

#### LESS OUT 2

ALSO LESS OUT A PORTION OF PARCEL "E" OF THE "BANYAN TRAILS" PLAT (P.B. 154, PB. 3, B.C.R.), AND A PORTION OF THE VACATED 25 FOOT RIGHT OF WAY (P.B. 2, PG. 45-54, B.C.R.), AND A PORTION OF A 100' CANAL RIGHT OF WAY, LESS OUT AREA BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "E"; THENCE SOUTH 00°55'22" EAST, A DISTANCE OF 415.87 FEET; THENCE SOUTH 89°09'38" WEST, A DISTANCE OF 62.33 FEET; THENCE NORTH 89°18'03" WEST, A DISTANCE OF 33.11 FEET; THENCE SOUTH 14°04'39" EAST, A DISTANCE OF 1.69 FEET; THENCE NORTH 89°42'02" WEST, A DISTANCE OF 81.93 FEET; THENCE NORTH 03°51'50" EAST, A DISTANCE OF 1.91 FEET; THENCE NORTH 89°05'24" WEST, A DISTANCE OF 72.66 FEET; THENCE NORTH 00°34'43" WEST, A DISTANCE OF 140.32 FEET; THENCE NORTH 55°52'22" WEST, A DISTANCE OF 13.70 FEET; THENCE NORTH 00°34'28" WEST, A DISTANCE OF 10.17 FEET; THENCE NORTH 54°15'09" EAST, A DISTANCE OF 13.58 FEET; THENCE NORTH 01°26'31" EAST, A DISTANCE OF 65.89 FEET; THENCE NORTH 00°15'13" EAST, A DISTANCE OF 37.04 FEET; THENCE NORTH 89°38'46" EAST, A DISTANCE OF 19.59 FEET; THENCE NORTH 00°03'22" EAST, A DISTANCE OF 6.13 FEET; THENCE NORTH 89°33'41" EAST, A DISTANCE OF 17.76 FEET; THENCE SOUTH 00°29'49" WEST, A DISTANCE OF 6.23 FEET; THENCE SOUTH 89°54'36" WEST, A DISTANCE OF 80.10 FEET; THENCE SOUTH 00°19'02" EAST, A DISTANCE OF 36.48 FEET; THENCE NORTH 89°58'45" WEST, A DISTANCE OF 38.30 FEET; THENCE SOUTH 45°38'37" EAST, A DISTANCE OF 43.49 FEET; THENCE SOUTH 00°51'07" EAST, A DISTANCE OF 52.05 FEET; THENCE SOUTH 45°08'05" EAST, A DISTANCE OF 20.16 FEET; THENCE SOUTH 44°40'08" WEST, A DISTANCE OF 18.95 FEET; THENCE SOUTH 44°23'48" EAST, A DISTANCE OF 19.79 FEET; THENCE SOUTH 44°27'54" WEST, A DISTANCE OF 19.76 FEET; THENCE SOUTH 45°06'55" EAST, A DISTANCE OF 20.02 FEET; THENCE SOUTH 44°33'42" WEST, A DISTANCE OF 19.78 FEET; THENCE SOUTH 02°47'51" WEST, A DISTANCE OF 67.53 FEET BACK TO THE POINT OF BEGINNING, SAID LANDS CONTAINING 48,972.56 SQUARE FEET (1.124 ACRES) MORE OR LESS.

NET TOTAL AREA: 2,306,066.40 SQUARE FEET (52.94 ACRES) MORE OR LESS.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

#### REFERENCES:

1. WINSTON PARK SECTION TWO, PLAT BOOK 136, PAGE 1
2. BANYAN TRAILS, PLAT BOOK 154, PAGE 3
3. COCO LAKES, PLAT BOOK 155, PAGE 25
4. BOUNDARY SURVEY PREPARED BY SHAM DROTOS & ASSOCIATES, DATED DEC. 24 1997, JOB NO. 97-0392
5. MAP & DESCRIPTION OF SABAL PINES PARK PREPARED BY THE CITY OF COCONUT CREEK, DATED MAY 22, 1998, JOB NO. 98-1014
6. SKETCH OF DESCRIPTION PREPARED BY KEITH AND SCHWARTZ, DATED 10-04-94, DRAWING NO. 14899L
7. "SABAL PINES PARK" BOUNDARY SURVEY BY CRAVEN, THOMPSON & ASSOCIATES, INC., DATED 04-21-01.



For the Firm:

Scott A. Douglas  
Professional Surveyor & Mapper  
Florida Registration No. 4822