

VOTING DISTRICT "A"
CITY OF COCONUT CREEK

Revised Legal Description 10/30/2013

BEGINNING at the intersection of the Westerly Right-of-Way line of Florida's Turnpike and the South Right-of-Way line of the C-14 Canal (aka the Pompano Canal) in Section 5, Township 49 South, Range 42 East:

THENCE Southerly and Southwesterly, along said West Right-of-Way line, to the West line of the East one-quarter (E 1/4) of Section 6, Township 49 South, Range 42 East;

THENCE Northerly, along said West line, to the North line of Section 6;

THENCE Easterly, along said North line, to the Southerly extension of the West line of the East 50.00 feet of Tract 31, Block 94, PALM BEACH FARMS CO. PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, Pages 45 through 54, inclusive, of the Public Records of Palm Beach County, Florida;

THENCE Northerly, along said Southerly extension and said West line, to an intersection with the Northerly Right-of-Way line of State Road No. 814 (West Atlantic Boulevard);

THENCE Northwesterly, along said Northerly Right-of-Way line, to the West line of the East one-half (E 1/2) of Tract 26, said Block 94 of said PALM BEACH FARMS CO. PLAT NO. 3;

THENCE Northerly, along said West line, to the South line of Tract 21, said Block 94 of said PALM BEACH FARMS CO. PLAT NO. 3;

THENCE Westerly, along said South line, to the centerline of Banks Road;

THENCE Northerly, along the centerline of Banks Road, to the South line of a 110 foot Right-of-Way known as State Road No, 912 (Coconut Creek Parkway);

THENCE South 89°49'20"West along said South Right-of-Way, a distance of 97.85 feet;

THENCE North 00°10'40"West, a distance of 110.00 feet to a point on the South line of Parcel "A", CENTRAL PARK OF COMMERCE, as recorded in Plat Book 119, Page 27, of the Public Records of Broward County, Florida;

THENCE North 45°15'02"East, along said South line, a distance of 49.13 feet;

THENCE North 89°18'51"East, a distance of 118.03 feet to the South line of Parcel "B", said CENTRAL PARK OF COMMERCE;

THENCE South $44^{\circ}44'58''$ East, along said South line, a distance of 49.86 feet to the North Right-of-Way of said State Road No.912 (Coconut Creek Parkway);

THENCE Easterly along said North Right-of-Way to the Southwest corner of Tract 46, Block 93, said PALM BEACH FARMS CO. PLAT NO. 3;

THENCE Northerly along the West line of Tracts 46, 39, 34, 27, 22, 15, 10, and 3, Block 93 and their extensions and Tracts 98, 82, 71, 54, 43, 26, 18, and 3, Block 90, and their extension of said PALM BEACH FARMS CO. PLAT NO. 3 to the Southern edge of the Southernmost Eastbound through lane of Sample Road (State Road No.834);

THENCE Easterly, along said Southern edge of the Southernmost Eastbound through lane of Sample Road, to the Northerly extension of the East line of Parcel "A", FISHERMANS LANDING OF COCONUT CREEK, according to the plat thereof, as recorded in Plat Book 121, Page 35 of the Public Records of Broward County, Florida;

THENCE along said Northerly extension and said East line, the following three (3) described courses; (1) Southerly 357 feet, more or less; (2) Westerly 660 feet; (3) Southerly 661.80 feet to the Southwest corner of Tract 39, TARTAN COCONUT CREEK PHASE III, according to the plat thereof, as recorded in Plat Book 116, Page 48 of the Public Records of Broward County, Florida;

THENCE along the Southerly boundary and Easterly extension thereof of said Tract 39, the following three (3) described courses; (1) Southeasterly 297.2 feet; (2) Northeasterly 170.58 feet; (3) Southeasterly 218.11 feet to the centerline of Cocoplum Circle, as shown on said TARTAN COCONUT CREEK PHASE III

THENCE Northerly, Northeasterly and Easterly, along said centerline of Cocoplum Circle, to the centerline of Lyons Road.

THENCE Southerly, along the centerline of Lyons Road, to an intersection with the centerline of a 110 foot Right-of-Way known as State Road No, 912 (Coconut Creek Parkway);

THENCE Easterly along said centerline of State Road No. 912, to the West Right-of-Way line of Florida's Turnpike;

THENCE Southerly and Southwesterly, along the West Right-of-Way line of Florida's Turnpike, to the POINT OF BEGINNING.