

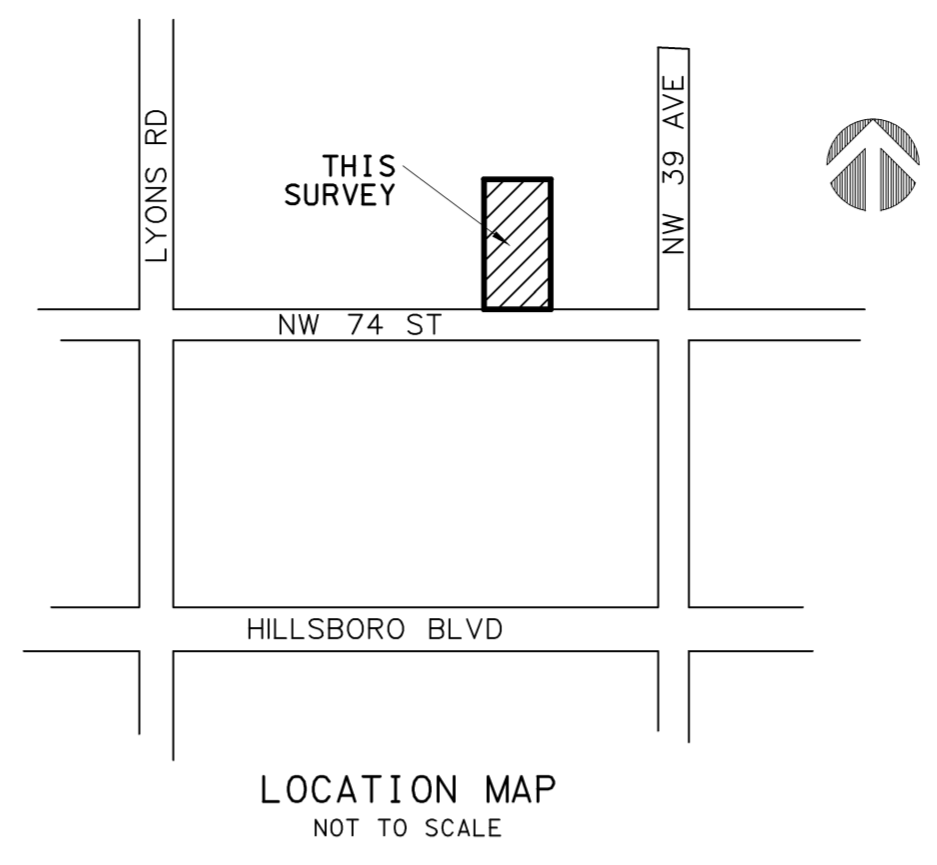
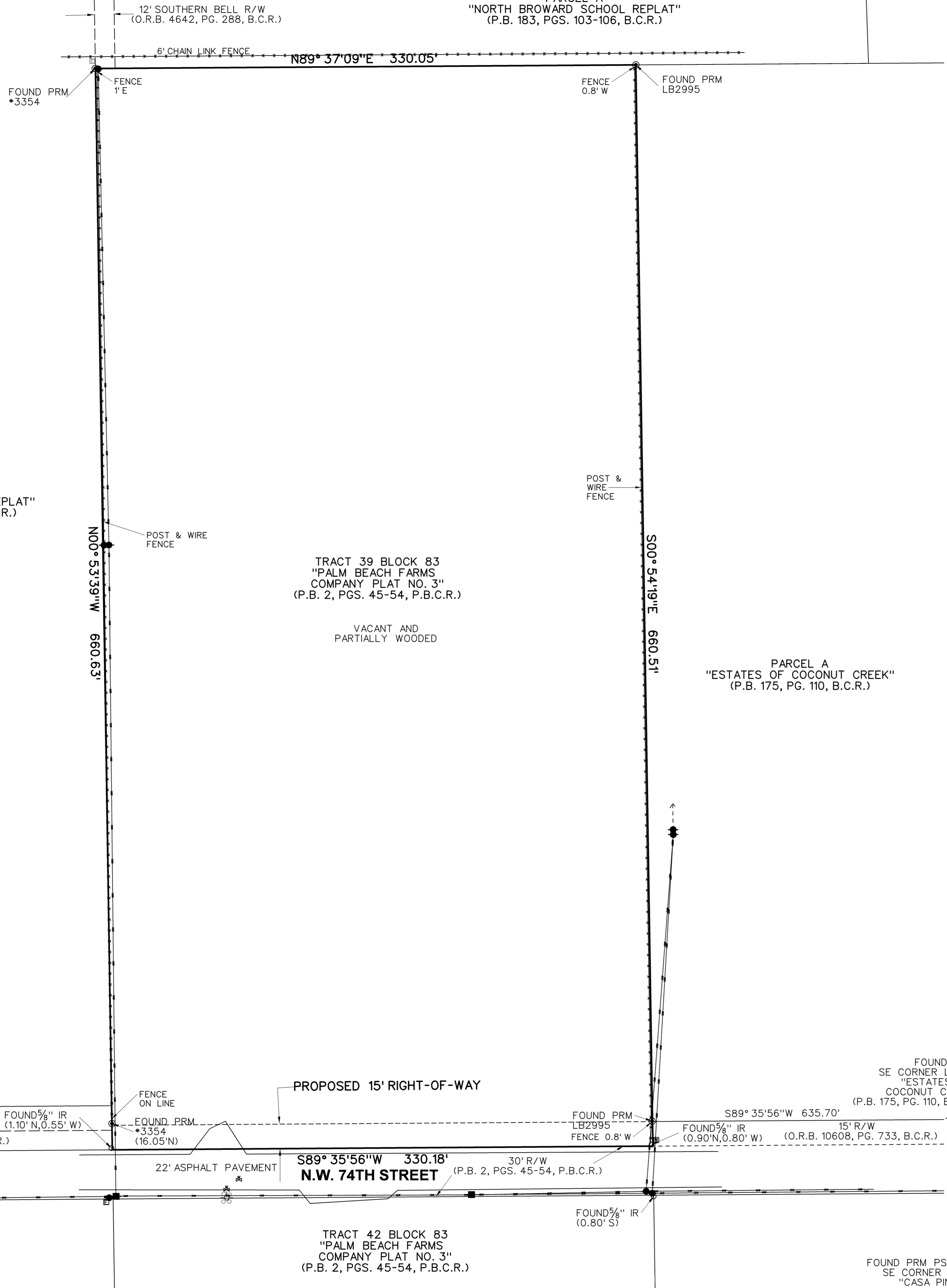
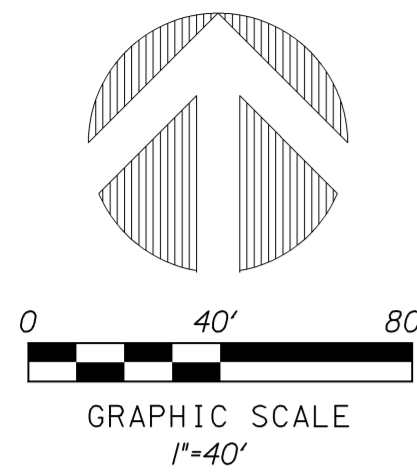
In accordance with Section 13-36.1 "Procedures for acceptance or conveyance/vacation/abandonment of streets, alleyways, roads, or public rights-of-way" of the City's Land Development Code, the applicant submits this application for the dedication of 15 feet of right of way at 4211 NW 74<sup>th</sup> Street.

The Broward County Engineering Division, based upon the Broward County Land Development Code, is requiring the 15 feet of right of way dedication.

The property with folio number 474232010150, is located within the Palm Beach Farms plat (Plat Book 2, Page 53). Broward County Staff has determined that replatting would not be required by Policy 2.13.1 of the Broward County Land Use Plan (BCLUP). The property is specifically delineated and recorded.

Coconut Creek staff has determined that in absence of platting or a plat amendment, the best course to take regarding the dedication is by deed transferring title to the City of Coconut Creek.

The owner, 4211 SP, LLC has plans to build ten single family homes on the site. The rezoning to PDD and allocation of flex units was approved earlier this year by the Broward County Commission. The Master Development Plan was subsequently approved and now the owner is in the site plan review process.



**LEGAL DESCRIPTION**

ALL OF TRACT 39 BLOCK 83, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
 SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA AND CONTAIN 5.006 ACRES, MORE OR LESS.

**NOTES**

- REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- TITLE INFORMATION IS SHOWN ON THIS PAGE.
- THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NORTH BROWARD SCHOOL REPLAT (P.B. 183, PGS 103-106, B.C.R.) HAVING A BEARING OF SOUTH 89°35'56" WEST.
- ADDRESS IS 4211 NW 74 STREET, UNINCORPORATED BROWARD COUNTY, FL 33073.
- FLOOD INFORMATION
  - A. COMMUNITY NUMBER : 125093
  - B. PANEL NUMBER : 120110158H
  - C. DATE : 08/18/2014
  - D. ZONE : X(0.2X), AH
  - E. BASE FLOOD ELEVATION 16.0' FOR AH
- THIS SURVEY IS CERTIFIED TO:
  - A.

**TITLE INFORMATION**

OWNER'S POLICY OF TITLE INSURANCE  
 #5011412-097921E  
 PREPARED BY FIRST AMERICAN TITLE  
 INSURANCE COMPANY  
 DATED: 12/02/2021 AT 10:22 AM

NO.	BOOK /PAGE	DESCRIPTION	APPLIES?	SHOWN?
8	PB 2/53	PLAT	YES	YES

**ABBREVIATIONS**

- L - ARCLNGTH
- ASPH - ASPHALT
- B.M. - BENCHMARK
- C. - CALCULATED
- CB - CATCH BASIN
- C.B.S. - CONCRETE BLOCK AND STUCCO
- C.L.F. - CHAIN LINK FENCE
- CONC. - CONCRETE
- COR. - CORNER
- D. - DELTA (CENTRAL ANGLE)
- DEED - DEED
- D.E. - DRAINAGE EASEMENT
- I.R. - IRON ROD
- I.R.C. - IRON ROD AND CAP
- INV. - INVERT
- L.A.E. - LIMITED ACCESS EASEMENT
- L.M.E. - LAKE MAINTENANCE EASEMENT
- L.M.A.E. - LAKE MAINTENANCE ACCESS EASEMENT
- L.B. - LICENSED BUSINESS
- L.S. - LICENSED SURVEYOR
- MON. - MONUMENT
- N&D - NAIL AND DISK
- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- B.C.R. - BROWARD COUNTY RECORDS
- P.B.C.R. - PALM BEACH COUNTY RECORDS
- PG. - PAGE
- P.S.M. - PROFESSIONAL SURVEYOR & MAPPER
- R.P.B. - ROAD PLAT BOOK
- SAN. MH - SANITARY MANHOLE
- U.E. - UTILITY EASEMENT
- WM - WATER METER
- WPP - WOOD POWER POLE
- FO - FIBEROPTIC
- CL - CENTERLINE

**LEGEND**

- CONC. UTILITY POLE
- WOOD UTILITY POLE
- ELECTRIC SERVICE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACK FLOW PREVENTOR
- LIGHT POLE
- STORM MANHOLE
- CATCH BASIN
- FPL MANHOLE
- LIGHT POLE
- SANITARY MANHOLE
- SIGN
- CLEAN OUT
- MONITORING WELL
- SANITARY VALVE
- ATT BOX
- OVERHEAD UTILITY LINE
- FENCE
- ANCHOR
- FPL TRANSFORMER

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.

JEFF S. HODAPP  
 SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. LS5111  
 LAST DATE OF FIELD WORK : JUNE 9, 2022

**PERIMETER**  
 SURVEYING & MAPPING  
 947 Clint Moore Road  
 Boca Raton, Florida, 33487  
 Certificate of Authorization No. LB7264  
 Tel: (561) 241-9988  
 Fax: (561) 241-6182

**4211 NW 74 ST**  
**BOUNDARY SURVEY**

NO.	DATE	BY	CK'D	REVISIONS:	FB/PG
1	6/9/22	JSH		BOUNDARY SURVEY	
2	5/9/23	JSH		DEPICT PROPOSED R/W	
3					
4					
5					
6					

JOB NO. 22146  
 SCALE 1"=40'  
 DRAWN JSH  
 CHECKED AJR  
 SHEET 1 OF 1