

RESOLUTION NO. 2024-103

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, AUTHORIZING THE CITY MANAGER TO REQUEST THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) TO CONVEY SURPLUS PROPERTIES AND EASEMENTS TO THE CITY OF COCONUT CREEK (CITY) TO BE UTILIZED FOR THE PUBLIC PURPOSE OF PROVIDING ADEQUATE DRAINAGE FACILITIES AND ROAD RIGHT-OF-WAY, SUCH PROPERTIES GENERALLY LOCATED WITHIN THE MAINSTREET PROJECT AREA AND BEING IDENTIFIED IN THE LEGAL DESCRIPTIONS AND SKETCHES ATTACHED HERETO AS EXHIBIT "A;" PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the FDOT acquires properties for transportation facilities for the citizens of the State of Florida; and

WHEREAS, the FDOT is permitted by law to convey real property that FDOT no longer needs and determines to be surplus to other public entities to further the public needs of the State of Florida; and

WHEREAS, the City can utilize FDOT's surplus properties, described in the attached Exhibit "A," for existing and proposed roadway and drainage improvement projects in connection with the development of infrastructure in the MainStreet Project Area; and

WHEREAS, it is in the best interest of the citizens of the State of Florida to gain the most benefit from properties and easements acquired with public funds; and

WHEREAS, the City is requesting, in connection with the development of the Mainstreet Project Area, that FDOT convey to the City the surplus properties and easements described in the attached Exhibit "A;" and

WHEREAS, the surplus properties are sought for the development of public infrastructure within the Mainstreet Project Area and are proposed to be conveyed to the

City for the public purpose of providing necessary drainage and roadway facilities pursuant to the City's Mainstreet Project Area.

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

Section 1: 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. All exhibits attached hereto are incorporated herein and made a specific part of this resolution.

Section 2: That the City Commission requests the Florida Department of Transportation (FDOT) to convey title to the surplus properties and easements described in the attached Exhibit "A" to the City pursuant to Section 337.25(4)(b), Florida Statutes.

Section 3: That the surplus property to be conveyed to the City by FDOT will be used for the public purpose of providing necessary infrastructure, described in the table below, which will be in the best interests of the general public of the City of Coconut Creek.

Identification of Public Purpose		
Parcel	Public Purpose	Property Interest to be Acquired
100	Roadway, drainage, utilities	Deed
101	Roadway, drainage, utilities	Deed
102 (Part)	Roadway, drainage, utilities	Deed
801	Roadway, drainage, utilities	Easement
802	Utilities	Easement
803	Drainage	Easement
804	Roadway, drainage, utilities	Easement
805 (Part)	Drainage	Easement

Section 4: That upon adoption of this resolution, the City shall forward an executed copy of this resolution to the Florida Department of Transportation, 3400 W. Commercial Boulevard, Ft. Lauderdale, Florida 33309-3421, for further handling.

Section 5: That if any clause, section, other part or application of this resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or in application, it shall not affect the validity of the remaining portion or applications of this resolution.

Section 6: That this resolution shall be in full force and effect immediately upon its adoption.

Adopted this 11th day of July, 2024.

Sandra L. Welch
Sandra L. Welch, Mayor

Attest:

Joseph J. Kavanagh, City Clerk

Welch Aye
Railey Aye
Rydell Aye
Brodie Aye
Wasserman Aye

Exhibit "A"

Easement and Property Legal Descriptions

Exhibit "A" Contents	
Parcel #	Property Interest to be Acquired
100	Deed
101	Deed
102 (Part)	Deed
801	Easement
802	Easement
803	Easement
804	Easement
805 (Part)	Easement

PARCEL NO. 100

A parcel of land in Tracts 22 and 23, Block 89, PALM BEACH FARMS CO. PLAT NO. 3, as recorded in Plat Book 2, Pages 45 thru 54 of the Public Records of Palm Beach county, Florida (now Broward County, Florida), lying in Section 18, Township 48 South, Range 42 East being more particularly described as follows:

Commence at the East $\frac{1}{4}$ corner of Section 13, Township 48 South, Range 41 East; thence North $1^{\circ}00'11''$ West along the East line of said Section 13, also being the Baseline of survey for state Road 7, a distance of 1,135.61 feet to a point on the Baseline of Survey for Cullum Road; thence North $89^{\circ}37'43''$ East along said Baseline of Survey for Cullum Road, a distance of 133.56 feet; then North $00^{\circ}22'11''$ West, a distance of 17.83 feet to the POINT OF BEGINNING; thence North $01^{\circ}00'11''$ West, a distance of 52.18 feet; thence North $89^{\circ}37'43''$ East, a distance of 1,264.87 feet; thence South $00^{\circ}24'52''$ East along the Easterly line of said Trace 23 a distance of 52.11 feet to a point on the Northerly Existing Right of Way line for Cullum Road; thence South $89^{\circ}37'33''$ West, along said Right of Way line, a distance of 1,264.33 feet to the POINT OF BEGINNING.

Containing 1.514 acres, more or less.

PARCEL NO. 101

A parcel of land in Tract 24, Block 89, PALM BEACH FARMS CO. PLAT NO.

3, as recorded in Plat Book 2, Pages 45 thru 54 of the Public Records of Palm Beach County, Florida (now Broward County, Florida), lying in Section 18, Township 48 South, Range 42 East and being more particularly described as follows:

Commence at the East $\frac{1}{4}$ corner of Section 13, Township 48 South, Range 41 East, Broward County, Florida; thence North $01^{\circ}00'17''$ West along the East line of said Section 13, also being the Baseline of Survey for State Road 7, a distance of 1,135.61 feet to a point on the Baseline of Survey for Cullum Road; thence North $89^{\circ}37'43''$ East, along said Baseline of Survey, a distance of 1,677.54 feet; thence North $00^{\circ}22'17''$ West, a distance of 17.90 feet to the POINT OF BEGINNING; thence North $00^{\circ}24'20''$ West, a distance of 67.10 feet; thence South $89^{\circ}37'43''$ West, a distance of 142.91 feet; thence South $44^{\circ}37'43''$ West, a distance of 21.21 feet; thence South $89^{\circ}37'43''$ West, a distance of 121.74 feet to a point on the Westerly line of said Tract 24; thence South $00^{\circ}24'52''$ East, along said Westerly tract line, a distance of 52.11 feet to a point on the Northerly Existing Right of Way line for said Cullum Road; thence North $89^{\circ}37'33''$ East, along said Northerly Existing Right of way line, a distance of 279.65 feet to the POINT OF BEGINNING.

Containing 16,828 square feet, more or less.

FOR: GCR RE PARTNERS, LLC.

PARCEL NO. 102

DESCRIPTION OF:
80-FOOT RIGHT-OF-WAY
N.W. 54TH AVENUE
(WOCHNA BOULEVARD)

LEGAL DESCRIPTION: 80-FOOT RIGHT-OF-WAY

A PARCEL OF LAND 80-FEET IN WIDTH BEING A PORTION OF TRACT 42, BLOCK 89, PALM BEACH FARMS CO. 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 (NOW BROWARD COUNTY, FLORIDA) LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST. SAID PARCEL OF LAND BEING A PORTION OF PARCEL 102, A FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PARCEL PER RIGHT-OF-WAY MAP SECTION 86100-2512 (2501) CULLUM ROAD, AND IN THAT CERTAIN WARRANTY DEED ACCORDING TO THE OFFICIAL RECORDS BOOK 21899, PAGE 845 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT 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 PUBLIC RECORD OF BROWARD COUNTY, FLORIDA;

THENCE NORTH 00°24'31" WEST, A DISTANCE OF 615.41 FEET;

THENCE NORTH 45°23'23" WEST, A DISTANCE OF 34.65 FEET TO THE EXISTING SOUTH RIGHT-OF-WAY LINE FOR CULLUM ROAD;

THENCE ALONG THE SAID RIGHT-OF-WAY LINE, NORTH 89°37'33" EAST, A DISTANCE OF 110.00 FEET;

THENCE SOUTH 44°36'44" WEST, A DISTANCE OF 7.78 FEET;

THENCE SOUTH 00°24'31" EAST, A DISTANCE OF 634.40 FEET TO THE NORTHWEST CORNER OF TRACT "F" OF SAID COMMERCE CENTER OF COCONUT CREEK;

THENCE SOUTH 89°37'49" WEST ALONG THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID TRACT "F", A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING;

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 51,507.15 SQUARE FEET, 1.1824 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE SOUTH RIGHT OF WAY LINE FOR CULLUM ROAD, WHICH IS ASSUMED TO BEAR NORTH 89°37'33" EAST.
2. THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.
3. THIS SKETCH AND DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

LEGEND

B.C.R. BROWARD COUNTY RECORDS
B BASELINE
C CENTERLINE
F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
N.T.P. NOT TO SCALE
(P) PER PLAT
P.B. PLAT BOOK
PG. PAGE
P..C.R. PALM BEACH COUNTY RECORDS
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
O.R.B. OFFICIAL RECORDS BOOK
R/W RIGHT-OF-WAY
SEC. SECTION

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

RICHARD G. CRAWFORD JR.
PROFESSIONAL SURVEYOR AND MAPPER NO 5371
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

\\CTAFLE02\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-05 MAIN ST FDOT SURPLUS ROW\DRAWINGS\08-0049-SD 102 80-FOOT RW PARCEL.DWG

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D



CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (c) 2024

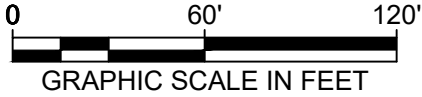
JOB NO.: 08-0049-005	SHEET 1 OF 3 SHEETS
DRAWN BY: RGC	F.B. N/A PG. N/A
CHECKED BY: R.G.C.	DATED: 03-04-2024

DESCRIPTION OF:
80-FOOT RIGHT-OF-WAY
N.W. 54TH AVENUE
(WOCHNA BOULEVARD)

MATCH-LINE SEE SHEET 3 OF 3



SCALE: 1"=60'



TRACT 42 BLOCK 89
PALM BEACH FARMS CO.
PLAT NO. 3
P.B. 2, PG. 45-54 P.B.C.R.

51,507 SQUARE FEET
1.182 ACRES

N 00°24'31" W 615.41'

N.W. 54TH AVENUE

(R/W VARIES)

CONVEYED TO F.D.O.T.
O.R.B. 21899 P.G. 845 B.C.R.
R/W SEC. MAP 86100-2512

S 00°24'31" E 634.40'

TRACT 42 BLOCK 89
PALM BEACH FARMS CO.
PLAT NO. 3
P.B. 2, PG. 45-54 P.B.C.R.

TRACT 41 BLOCK 89
PALM BEACH FARMS CO.
PLAT NO. 3
P.B. 2, PG. 45-54 P.B.C.R.

P.O.B.
N.E. CORNER OF
TRACT "G"

N. BOUNDARY
TRACT "G"
NORTH LINE OF
FP&L EASEMENT

TRACT "G"
COMMERCE CENTER OF
COCONUT CREEK
P.B. 131, PG. 30 B.C.R.

265' F.P. & L. CO
TRANSMISSION LINE EASEMENT
O.R.B. 1004, PG. 379

15' UTILITY EASEMENT

S89°37'49"W
80.00'

N.W. CORNER OF
TRACT "F"

15' DRAINAGE, UTILITY &
ROAD EASEMENT
O.R.B. 21898 PG. 729

N. BOUNDARY
TRACT "F"
NORTH LINE OF
FP&L EASEMENT

TRACT "F"
COMMERCE CENTER OF
COCONUT CREEK
P.B. 131, PG. 30 B.C.R.

265' F.P. & L. CO
TRANSMISSION LINE EASEMENT
O.R.B. 1004, PG. 379

15' UTILITY EASEMENT

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-05 MAIN ST FDOT SURPLUS ROW\DRAWINGS\08-0049-SD 102 80-FOOT RW PARCEL.DWG



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JOB NO.: 08-0049-005

SHEET 2 OF 3 SHEETS

DRAWN BY: RGC

F.B. N/A PG. N/A

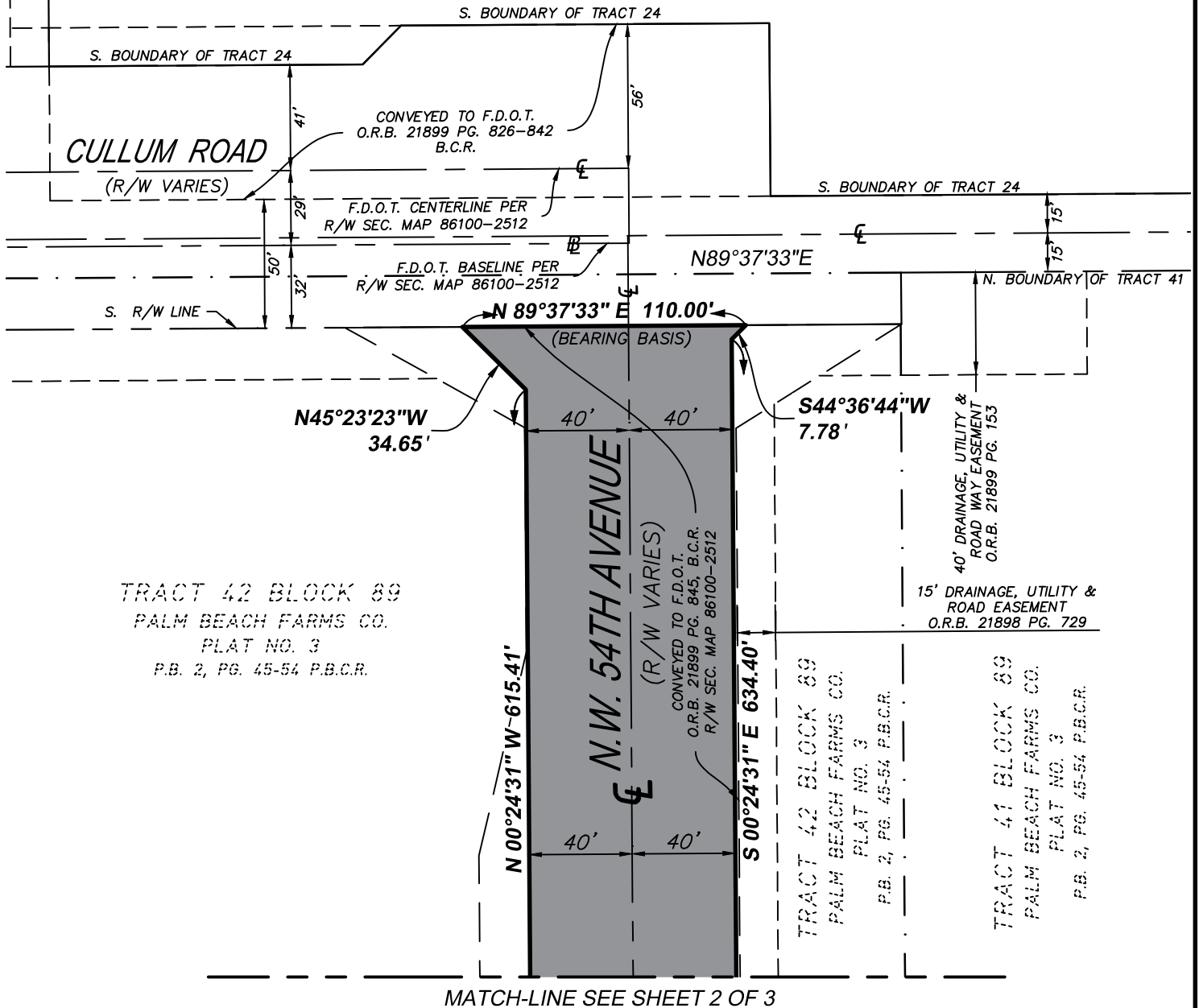
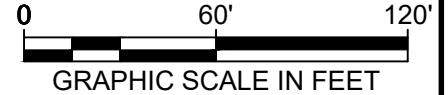
CHECKED BY: R.G.C.

DATED: 03-04-2024

DESCRIPTION OF:
80-FOOT RIGHT-OF-WAY
N.W. 54TH AVENUE
(WOCHNA BOULEVARD)

TRACT 24 BLOCK 89
PALM BEACH FARMS CO.
PLAT NO. 3
P.B. 2, PG. 45-54 P.B.C.R.

SCALE: 1"=60'



MATCH-LINE SEE SHEET 2 OF 3

\\CTAFI02\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-05 MAIN ST FDOT SURPLUS ROW\DRAWINGS\08-0049-SD 102 80-FOOT RW PARCEL.DWG



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JOB NO.: 08-0049-005

SHEET 3 OF 3 SHEETS

DRAWN BY: RGC

F.B. N/A PG. N/A

CHECKED BY: R.G.C.

DATED: 03-04-2024

PARCEL NO. 801

A parcel of land in Tracts 22 and 23, Block 89, PALM BEACH FARMS CO. PLAT NO.3, as recorded in Plat Book 2, pages 45 thru 54 of the Public Records of Palm Beach County, Florida (now Broward County, Florida), lying in Section 18, Township 48 South, Range 42 East and being more particularly described as follows:

Commence at the East 1/4 corner of Section 13, Township 48 South, Range 41 East; thence North 01°00'17" West along the East line of said Section 13, also being the Baseline of Survey for State Road 7 (U.S. 441), a distance of 1,135.61 feet to a point on the Baseline of Survey for Cullum Road, thence North 89°37'43" East along said Baseline of Survey, a distance of 132.98 feet; thence North 00°22'17" West, a distance of 70.00 feet to the POINT OF BEGINNING; thence

North 89°37'43" East, a distance of 1,155.67 feet; thence

North 00°24'52" West, a distance of 15.00 feet; thence

South 89°37'43" West, a distance of 1,155.82 feet; thence

South 01°00'17" East, a distance of 15.00 feet to the POINT OF BEGINNING.

AND

A parcel of land in Tract 23, Block 89, PALM BEACH FARMS CO. PLAT NO. 3, as recorded In Plat Book 2, Pages 45 thru 54 of the Public Records of Palm Beach County, Florida, (now Broward County, Florida), lying in Section 18, Township 48 South, Range 42 East and being more particularly described as follows:

Commence at the East 1/4 corner of Section 13, Township 48 South, Range 41 East; thence North 01°00'17" West along the East line of said Section 13, also being the Baseline of survey for State Road 7. (U.S.441), a distance of 1,135.61 feet to a point on the Baseline of Survey for Cullum Road; thence North 89°37'43" East along said Baseline of Survey for Cullum Road, a distance of 132.98 feet; thence North 00°22'17" West, a distance of 70.00 feet; thence North 89°37'43" East, a distance of 1,264.87 feet to the POINT OF BEGINNING; thence North 00°24'52" West, along the East line of said Tract 23, a distance of 15.00 feet; thence South 89°37'43" West, a distance of 45.00 feet; thence South 00°24'52" East, a distance of 15.00 feet; thence North 89°37'43" East, a distance of 45.00 feet to the POINT OF BEGINNING.

Containing 18,011 square feet, more or less.

[Exhibit "A" Continued on Next Page]

PARCEL NO. 802

A parcel of land in Tract 43, Block 89, PALM BEACH FARMS CO. PLAT NO. 3, as recorded in Plat Book 2, Pages 45 thru 54 of the Public Records of Palm Beach County, Florida, (now Broward County, Florida), lying in Section 18, Township 48 South, Range 42 East and being more particularly described as follows:

Commence at the East 1/4 corner of Section 13, Township 48 South, Range 41 East; thence North 01°00'17" West along the East line of said Section 13, also being the Baseline of Survey for State Road 7, a distance of 1,135.61 feet to a point on the Baseline of Survey for Cullum Road; thence North 89°37'43" East along said Baseline of Survey for Cullum Road, a distance of 134.11 feet; thence South 00°22'17" East, a distance of 32.17 feet to the Southerly Existing Right of Way line for Cullum Road and the POINT OF BEGINNING; thence North 89°37'33" East along said Right of Way line, a distance of 934.16 feet; thence South 00°23'30" East, along the Easterly line of said Tract 43, a distance of 16.00 feet; thence South 89°37'33" West, a distance of 933.99 feet, thence North 01°00'17" West, a distance of 16.00 feet to the POINT OF BEGINNING.

Containing 11,754 square feet, more or less.

PARCEL NO. 803:

A parcel of land in Tract 23, Block 89, PALM BEACH FARMS CO. PLAT NO. 3, as recorded in Plat Book 2, Pages 45 thru 54 of the Public Records of Palm Beach County, Florida, (now Broward County, Florida), lying in Section 18, Township 48 south, Range 42 East and being more particularly described as follows:

Commence at the East ¼ corner of section 13, Township 48 south, Range 41 East, thence North 01°00'11" West along the East line of said Section 13, also being the Baseline of survey for State Road 7, a distance of 1,135.61 feet to a point on the Baseline of survey for Cullum Road; thence North 89°37'43" East along said Baseline of Survey for Cullum Road, a distance of 132.98 feet; thence

North 00°22'17" West, a distance of 70.00 feet; thence North 89°37'43" East, a distance of 1155.67 feet to the POINT OF BEGINNING; thence North 00°24'52" West, a distance of 563.20 feet; thence North 89°37'36" East, a distance of 64.20 feet; thence South 00°24'52" East, a distance of 563.20 feet; thence South 89°37'43" West, a distance of 64.20 feet to the POINT OF BEGINNING.

Containing 0.830 acres, more or less.

PARCEL NO. 804

A parcel of land in Tract 24, Block 89, PALM BEACH FARMS CO. PLAT NO. 3, as recorded in Plat Book 2, Pages 45 thru 54 of the Public Records of Palm Beach County, Florida, (now Broward County, Florida), lying in Section 18, Township 48 South, Range 42 East and being more particularly described as follows:

Commence at the East 1/4 corner of Section 13, Township 48 South, Range 41 East, Broward County, Florida; thence North 01°00'17" West along the East line of said Section 13, also being the Baseline of Survey for State Road 7, a distance of 1,135.61 feet to a point on the Baseline of Survey for Cullum Road; thence North 89°37'43" East, along said Baseline of Survey, a distance of 1,534.59 feet; thence North 00°22'17" West, a distance of 85.00 feet to the POINT OF BEGINNING; thence South 89°37'43" West, a distance of 136.75 feet; thence South 00°24'52" East, along the Westerly line of said Tract 24, a distance of 15.00 feet; thence North 89°37'43" East, a distance of 121.74 feet; thence North 44°37'43" East, a distance of 21.21 feet to the POINT OF BEGINNING.

Containing 1,939 square feet, more or less.

[Exhibit "A" Continued on Next Page]

FOR: GCR RE PARTNERS, LLC.

PARCEL NO. 805

DESCRIPTION OF:
FLORIDA DEPARTMENT OF
TRANSPORTATION
EASEMENT PARCEL NO. 805 WEST

LEGAL DESCRIPTION:

A PORTION OF TRACT 42, BLOCK 89, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (NOW BROWARD COUNTY, FLORIDA) LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 42;

THENCE NORTH 89°37'33" EAST ALONG THE NORTH BOUNDARY OF SAID TRACT 42 AND THE SOUTHERLY EXISTING RIGHT-OF-WAY LINE FOR CULLUM ROAD, A DISTANCE OF 443.72;

THENCE SOUTH 60°55'53" EAST, A DISTANCE OF 40.69 FEET;

THENCE SOUTH 89°37'33" WEST, A DISTANCE OF 479.16 FEET;

THENCE NORTH 00°21'18" WEST ALONG THE WEST LINE OF TRACT 42, A DISTANCE OF 20.00 FEET BACK TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 9,229 SQUARE FEET, (0.2119 ACRES), MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE NORTH BOUNDARY OF TRACT 42, BLOCK 89 PALM BEACH FARM CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAR SOUTH 89°37'33" WEST.
2. THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.
3. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
4. THIS SKETCH IS "NOT VALID" WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY)

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

LEGEND

B.C.R. BROWARD COUNTY RECORDS
B BASELINE
C CENTERLINE
F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
N.T.S. NOT TO SCALE
(P) PER PLAT
P.B. PLAT BOOK
PG. PAGE
P.B.C.R. PALM BEACH COUNTY RECORDS
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
O.R.B. OFFICIAL RECORDS BOOK
R/W RIGHT-OF-WAY
SEC. SECTION

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

RICHARD G. CRAWFORD JR.
PROFESSIONAL SURVEYOR AND MAPPER NO 5371
STATE OF FLORIDA

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\\CTAFIE02\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-05 MAIN ST FDOT SURPLUS ROW\DRAWINGS\08-0049-SD PARCEL 805.DWG

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

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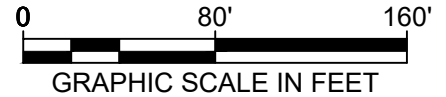
UPDATES and/or REVISIONS	DATE	BY	CK'D



CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
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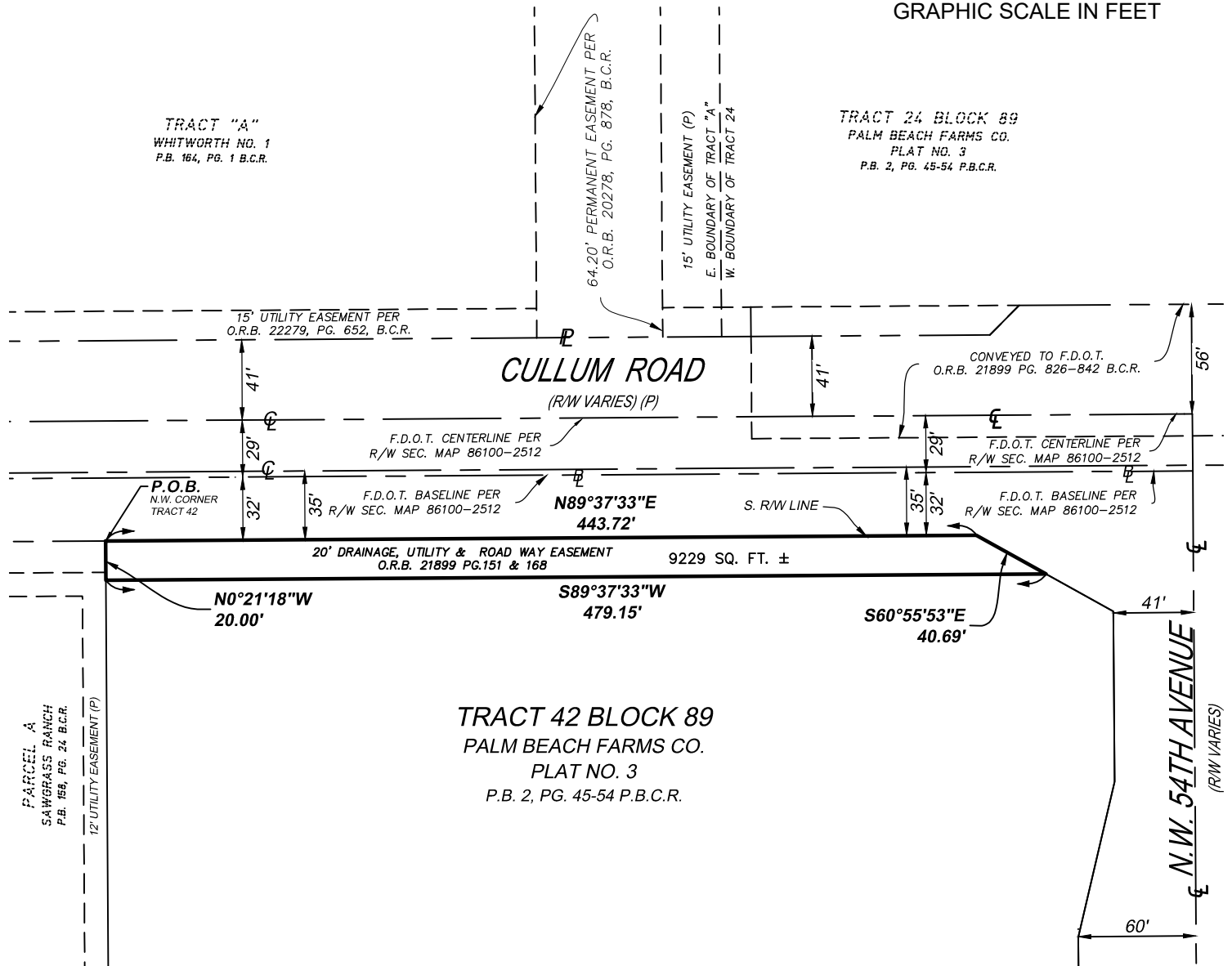
JOB NO.: 08-0049-005	SHEET 1 OF 2 SHEETS
DRAWN BY: RGC	F.B. N/A PG. N/A
CHECKED BY: CD	DATED: 04-10-24

DESCRIPTION OF: FLORIDA DEPARTMENT OF TRANSPORTATION EASEMENT PARCEL NO. 805 WEST



TRACT "A"
WHITWORTH NO. 1
P.B. 164, PG. 1 B.C.R.

TRACT 24 BLOCK 89
PALM BEACH FARMS CO.
PLAT NO. 3
P.B. 2, PG. 45-54 P.B.C.R.



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JOB NO.: 08-0049-005	SHEET 2 OF 2 SHEETS
DRAWN BY: RGC	F.B. N/A PG. N/A
CHECKED BY: CD	DATED: 04-10-24