Exhibit "6"

This instrument prepared
under the direction of:
Francine T. Steelman Esq. FTS
District 4 Assistant General Counsel
Legal description prepared by:
Richard G. Crawford (7/15/2024)
Florida Department of Transportation
3400 West Commercial Boulevard
Fort Lauderdale, Florida 33309

Parcel No.:	100 (Part), 101 (Part), 102 (Part) 801 (Part), 802 (Part), 803 (Part) 804 (Part) 805 (Part)
Item/Segment No.:	227917-1
Section No.:	86100-2512
Federal Project. No.:	N/A
Managing District:	Four
S.R. No.:	Cullum Road
County:	Broward
Excess Parcel No.:	7566, 7567, 7568, 7569, 7570 7571,7572, 7573

QUITCLAIM DEED

THIS INDENTURE, made this 4 day of September, 20 24, by and between the STATE OF FLORIDA, by and through the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, Grantor, whose address is: 3400 West Commercial Boulevard, Fort Lauderdale, Florida 33309, and **City of Coconut Creek**, a political subdivision of the State of Florida, Grantee, whose address is: 4800 West Copans Road, Coconut Creek, Florida 33063.

WITNESSETH

WHEREAS, said land hereinafter described was heretofore acquired for state highway purposes; and

WHEREAS, said land is no longer required for such purposes, and the Grantor, by action of the District 4 Secretary, Florida Department of Transportation on July 26, 2024, pursuant to the provisions of Section 337.25(4), Florida Statutes, has agreed to quitclaim the land hereinafter described to the Grantee without consideration, to be used solely for public purposes, together with all rights, title and interest, in and to all oil, gas and other minerals or mineral rights in, on, under or produced from the real property, inclusive of all rights for entry and exploration.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the Grantor does hereby remise, release and quitclaim unto the Grantee, and assigns, forever, all the right, title and interest of the State of Florida Department of Transportation to the property herein described to be used solely for public purposes, pursuant to the provisions of Section 337.25(4), Florida Statutes, all that certain land situate in Broward County, Florida, viz:

See Exhibit "A" for Parcel 100
See Exhibit "B" for Parcel 101
See Exhibit "C" for Parcel 102
See Exhibit "D" for Parcel 801
See Exhibit "E" for Parcel 802
See Exhibit "F" for Parcel 803
See Exhibit "G" for Parcel 804
See Exhibit "H" for Parcel 805

TO HAVE AND TO HOLD the said premises and the appurtenances thereof unto the Grantee, subject, however, to the following conditions:

THAT existing utilities remain in place and/or are relocated at the expense of the Grantee.

THAT the drainage structures on Cullum Road are the responsibility of the City.

THIS CONVEYANCE IS subject to any unpaid taxes, assessments, liens, or encumbrances.

REVERTER - The property herein described is to be used for existing and proposed roadway and drainage improvement projects by the Grantee. If the property ceases to be used for the above described purpose all property rights shall revert back to the said Grantor.

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida Department of Transportation by its District Four Secretary, and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.

Signed, sealed, and delivered in the presence of:

Witness Signature

Sandra Powell
Print Witness Name
3400 West Commercial Boulevard
Fort Lauderdale, Florida 33309

Witness Signature

Monifa Godfrey-Baker
Print Witness Name
3400 West Commercial Boulevard
Fort Lauderdale, Florida 33309

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

BY:
Name: **STEVEN C. BRAUN, P.E.**
District 4 Secretary

ATTEST: Alia E. Chanel
Name: **ALIA E. CHANEL**
Executive Secretary

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 9th day of Sept, 2024, by **STEVEN C. BRAUN, P.E.**, District Four Secretary and **ALIA E. CHANEL**, Executive Secretary of the State of Florida Department of Transportation, who is personally known by me or who has produced _____ as identification

(SEAL)

SHALONDA SUTTON
MY COMMISSION #HH505828
EXPIRES: JUL 17, 2028
Bonded through 1st State Insurance

Sl Sutton
Notary Public

Shalonda Sutton
Printed or stamped name of Notary Public

My Commission Expires: July 17, 2028

Exhibit A

PARCEL NO. 100 SECTION 86100-2512-(86100-2501)

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, 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 133.56 feet; thence North 00°22'17" West, a distance of 17.83 feet to the POINT OF BEGINNING; thence North 01°00'17" West, a distance of 52.18 feet; thence North 89°37'43" East, a distance of 1,264.87 feet; thence South 00°24'52" East along the Easterly line of said Tract 23, a distance of 52.11 feet to a point on the Northerly Existing Right of Way line for Cullum Road; thence South 89°37'33" West, along said Right of Way line, a distance of 1,264.33 feet to the POINT OF BEGINNING.

Exhibit B

PARCEL NO. 101 SECTION 86100-2512(2501)

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 1,677.54 feet; thence North 00°22'17" West, a distance of 17.90 feet to the POINT OF BEGINNING; thence North 00°24'20" West, a distance of 67.10 feet; thence South 89°37'43" West, a distance of 142.91 feet; thence South 44°37'43" West, a distance of 21.21 feet; thence South 89°37'43" West, a distance of 121.74 feet to a point on the Westerly line of said Tract 24; thence South 00°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°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: GSR RE PARNERS, LLC.

PARCEL NO. 102

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

EXHIBIT C

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
℄	BASELINE
℄	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.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

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

CRAVEN THOMPSON & ASSOCIATES, INC LICENSED BUSINESS NUMBER 271

Digitally signed by Richard G. Crawford JR. Date: 2024.07.15 14:45:18 -04'00'

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

\\CTAFILE02\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

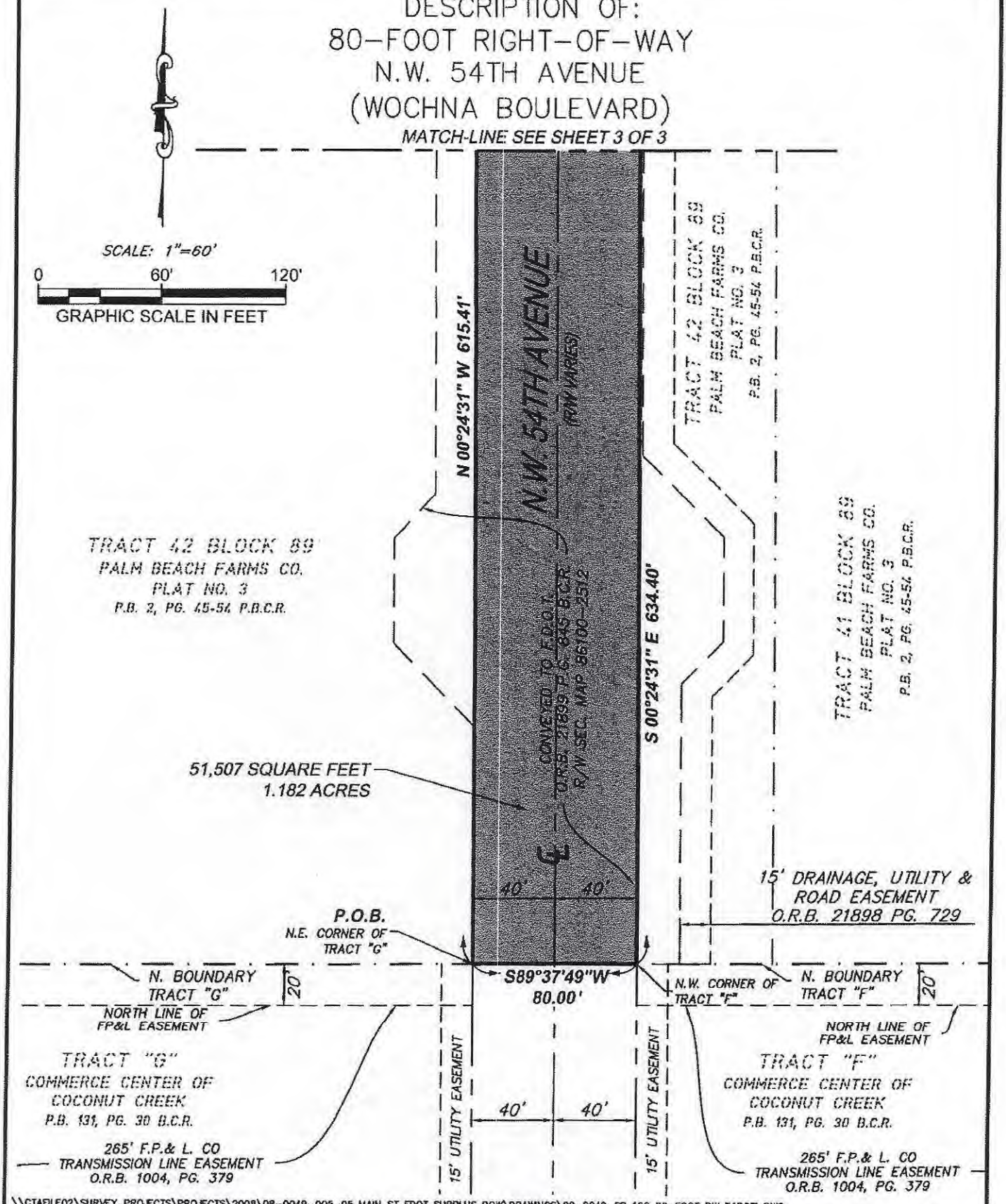
CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS · PLANNERS · SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271

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



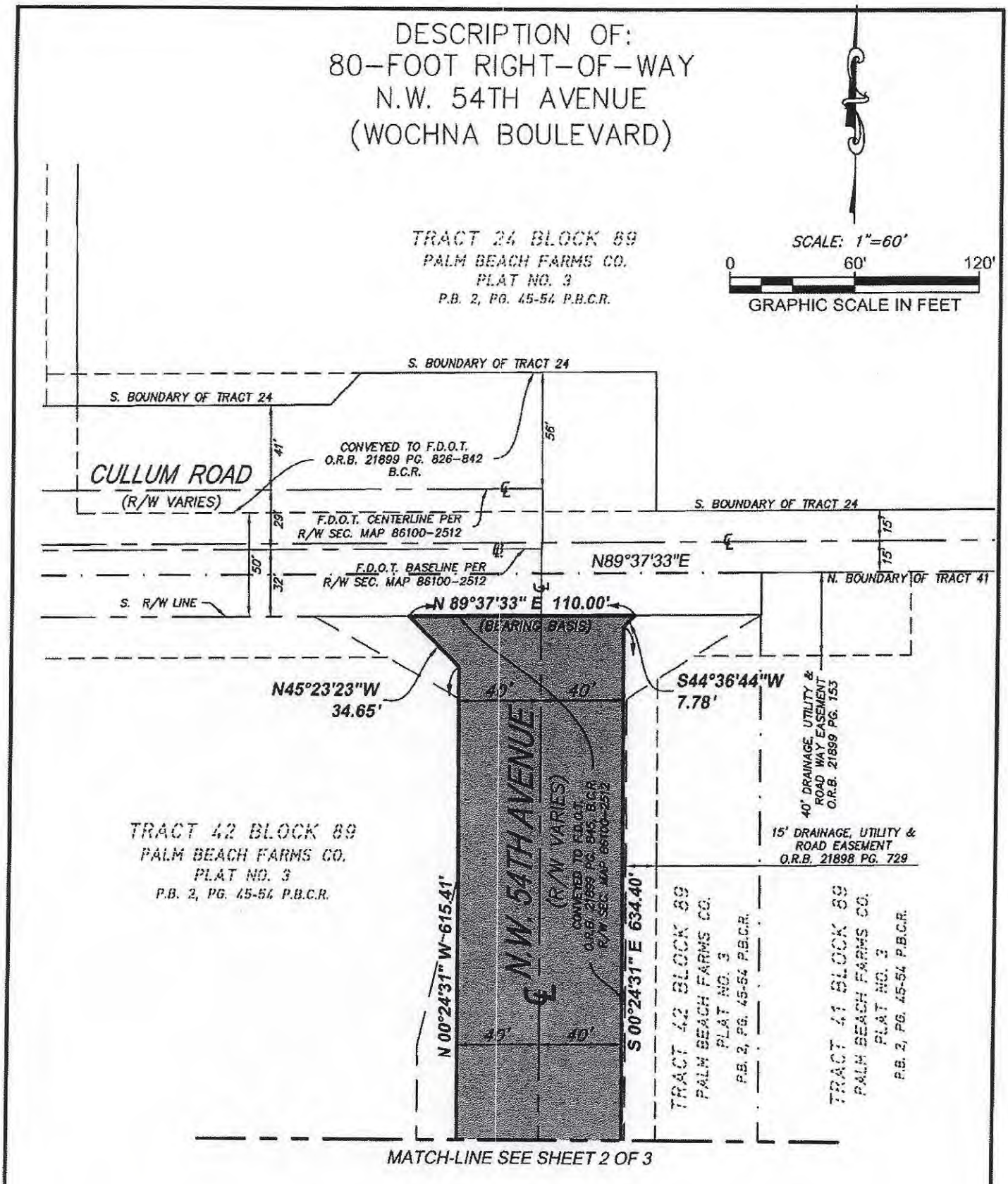
\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-05 MAIN ST FDOT SURPLUS ROW\DRAWINGS\08-0049-SD 102 80-FOOT RW PARCEL.DWG

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 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)



MATCH-LINE SEE SHEET 2 OF 3

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

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 3 OF 3 SHEETS
DRAWN BY: RGC	F.B. N/A PG. N/A
CHECKED BY: R.G.C.	DATED: 03-04-2024

Exhibit D

PARCEL NO. 801 SECTION 86100-2512(2501)

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.

SEE MAP

Exhibit E

PARCEL NO. 802 SECTION 86100-2512-(86100-2501)

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 433.89 feet; thence South 00°22'27" East, a distance of 5.00 feet; thence South 89°37'33" West, a distance of 186.57 feet; thence South 00°22'27" East, a distance of 3.00 feet; thence South 89°37'33" West a distance of 191.30 feet; thence South 00°22'27" East, a distance of 5.00 feet; thence South 89°37'33" West a distance of 55.87 feet; thence North 01°00'17" West, a distance of 13.00 feet to the POINT OF BEGINNING.

Containing 3,191 square feet, more or less.

Exhibit F

PARCEL NO. 803 SECTION 86100-2512(2501)

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, 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 1,155.67 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.

Exhibit G

PARCEL NO. 804

SECTION 86100-2512(2501)

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.

FOR: GSR RE PARNERS, LLC.

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

EXHIBIT H

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 EXISITNG 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
℄	BASELINE
℄	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. CERTIFICATE NO. 5371 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

STATE RICHARD G. CRAWFORD JR. PROFESSIONAL SURVEYOR LICENSE NO. 5371 FLORIDA

Digitally signed by Richard G. Crawford JR.
Date: 2024.07.15 14:33:29 -04'00'

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-17.062 FLORIDA ADMINISTRATIVE CODE.

\\CTAFILE02\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.

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 obstructed for right-of-way and/or easements of record.

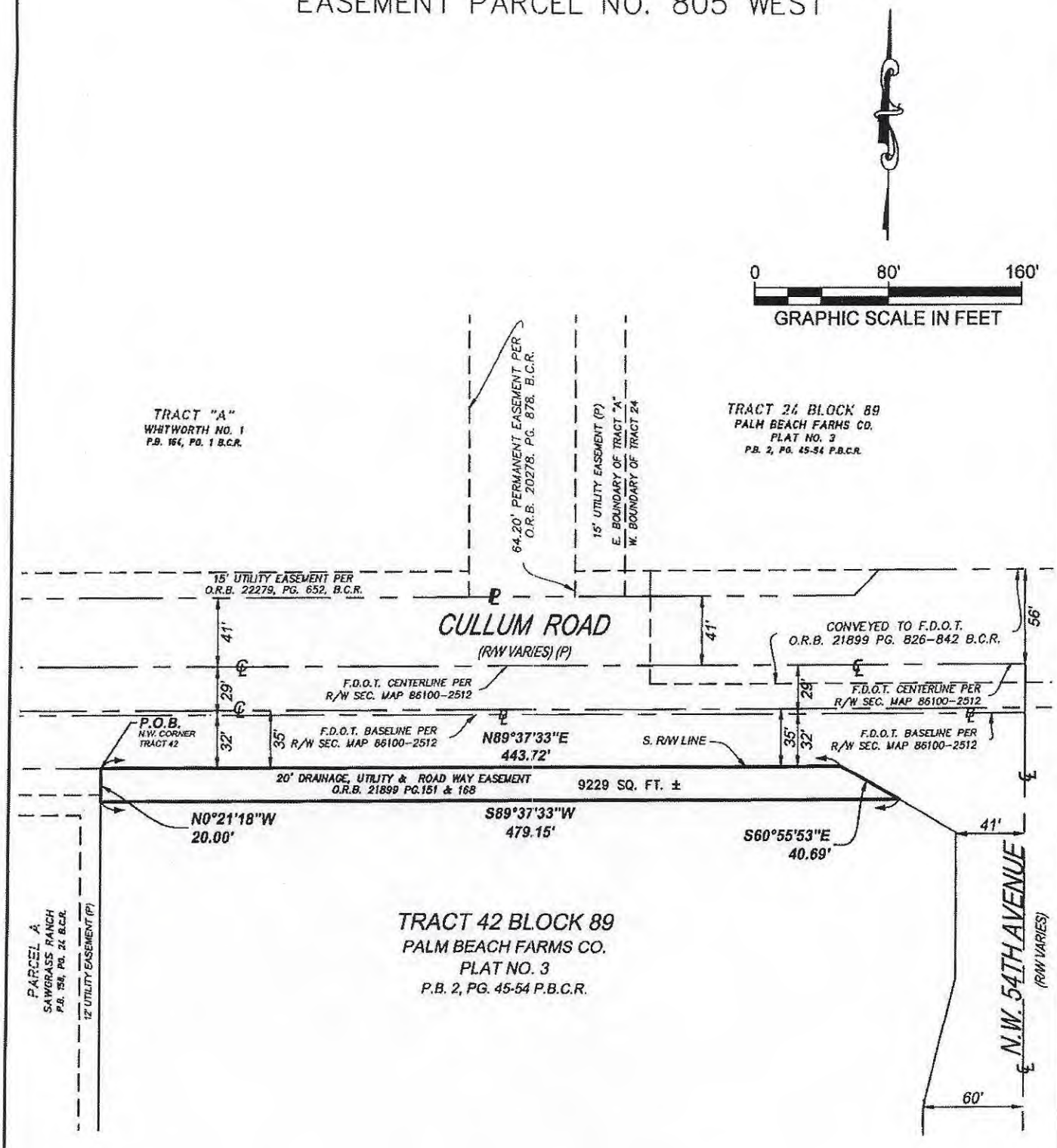
UPDATES and/or REVISIONS	DATE	BY	CK'D

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 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



\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-05 MAIN ST FDOT SURPLUS ROW\DRAWINGS\08-0049-SD PARCEL 805.DWG

CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS · PLANNERS · SURVEYORS
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 2 OF 2 SHEETS
DRAWN BY: RGC	F.B. N/A PG. N/A
CHECKED BY: CD	DATED: 04-10-24