

THE HAMMOCKS AT COCONUT CREEK

A RESUBDIVISION OF PART OF BLOCK 93, PALM BEACH FARMS COMPANY PLAT No 3 IN PB.2, PG.45-54 IN THE OFFICIAL RECORD BOOK OF PALM BEACH COUNTY, FLORIDA, SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY FLORIDA

THIS PLAT IS RESTRICTED TO AN ADULT COMMUNITY 18 YEARS OF AGE AND OLDER.
THIS PLAT IS RESTRICTED TO:
38 X 1-BEDROOM HI-RISE APTS.
70 X 2-BEDROOM HI-RISE APTS.
14 X 1-BEDROOM MULTI-FAMILY
58 X 2-BEDROOM MULTI-FAMILY

X THERE IS HEREBY GIVEN AND DEDICATED TO THE PERPETUAL USE OF THE PUBLIC THE 100 FOOT WIDE CANAL AND 20 FT. WIDE FLOW THROUGH EASEMENTS OVER AND ACROSS THOSE AREAS DEPICTED HEREON FOR THE PURPOSES INDICATED.

DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: That RABEN BUILDERS, INC., and PASTAL CONSTRUCTION COMPANY, INC., both Florida corporations, d/b/a RABEN-PASTAL, a joint venture and WYNMOOR LIMITED PARTNERSHIP, a New York Limited Partnership, each owners of portions of the land shown hereon (the 'Platted Lands'), being in Section 30, Township 48 South, Range 42 East, Broward County, Florida, shown hereon as The Hammocks at Coconut Creek Plat 108, a resubdivision of part of Block 93, Palm Beach Farms Company, Plat No. 3, Broward County, Florida, being also further described, as indicated hereon, have caused the same to be surveyed and REPLATTED AS shown hereon and do hereby dedicate the Platted Lands as follows:

- The Public thoroughfare, shown hereon as 'Hammock Boulevard', is hereby dedicated to the Public in fee simple, for the perpetual use of the public for proper purposes.
- There is hereby given and dedicated to the perpetual use of the public, easements for drainage and utility purposes along and within the private roadways hereon depicted and also on and within those certain parcels designated and depicted on the Plat as utility easements.
- There is hereby given and dedicated to the perpetual use of the public, easements for drainage purposes within, over and across those areas shown and depicted as 12 ft. drainage easements on the plat to accommodate excess surface water flowing from the public thoroughfare and private roads.
- SEE "X" ABOVE IN WITNESS WHEREOF, said RABEN-PASTAL, a joint venture, has caused these presents to be signed by its general partner, RABEN BUILDERS, INC., a Florida corporation and WYNMOOR LIMITED PARTNERSHIP has caused these presents to be signed by its general partner, PACIFIC COAST PROPERTIES, INC., a Delaware corporation, this 21 day of Sept, 1980.

Witnesses:
By: Barbara A. Lewis
Michael L. Brewer
RABEN-PASTAL, a joint venture
By: Paul S. Pariser
Paul S. Pariser, President

By: Michael S. Rubin
WYNMOOR LIMITED PARTNERSHIP
By: PACIFIC COAST PROPERTIES, INC.
PACIFIC COAST PROPERTIES, INC., a Delaware corporation as General Partner
By: Michael S. Rubin
Michael S. Rubin, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD

Before me personally appeared PAUL S. PARISER, to me well known and known to me to be the individual described in and who executed the foregoing instrument as President of the above named RABEN BUILDERS, INC., General Partner of Raben-Pastal, a joint venture, and acknowledged to and before me that he executed such instrument as such President of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

Witness my hand and official seal this 21st day of Sept, 1980.
My Commission Expires: Notary Public, State of Florida at Large
My Commission Expires March 1, 1983

STATE OF FLORIDA
COUNTY OF BROWARD

Before me personally appeared MICHAEL S. RUBIN, to me well known and known to me to be the individual described in and who executed the foregoing instrument as Vice President of the above named PACIFIC COAST PROPERTIES, INC., General Partner of Wynmoor Limited Partnership, and acknowledged to and before me that he executed such instrument as such Vice President of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

Witness my hand and official seal this 21st day of August, 1980.
My Commission Expires: Notary Public
My Commission Expires: 1/31/83

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACTS 35 AND 26 AND ALL OF TRACTS 27 AND 34 IN BLOCK 93, ACCORDING TO THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2 AT PAGES 45 THRU 54 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH 15.00 FEET OF FORMER ROAD RIGHT-OF-WAY LYING SOUTH OF AND ADJACENT TO SAID TRACT 34 AND TOGETHER WITH A PORTION OF A 30 FOOT FORMER ROAD RIGHT-OF-WAY LYING NORTH OF TRACTS 26 AND 27, SAID FORMER RIGHTS-OF-WAY VACATED PER OFFICIAL RECORDS BOOK 1273 AT PAGE 79 OF SAID PUBLIC RECORDS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF THE HAMMOCKS AT COCONUT CREEK, PHASE I, AS RECORDED IN PLAT BOOK 103, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE;

1. ALONG THE WESTERLY LINE OF SAID PLAT OF THE HAMMOCKS AT COCONUT CREEK, PHASE I, S 01°43'59" W 660.00 FEET TO A POINT, SAID POINT BEING THE SOUTH WEST CORNER OF SAID PLAT OF THE HAMMOCKS AT COCONUT CREEK, PHASE I AS RECORDED IN PLAT BOOK 103, PAGE 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE;
2. ALONG A LINE 15.00 FEET SOUTH OF AS MEASURED PERPENDICULAR TO AND RUNNING PARALLEL WITH THE SOUTH LINE OF SAID TRACT 34, N 88°18'55" W 659.86 FEET TO A POINT LYING ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID TRACT 34, THENCE
3. N 01°43'59" E ALONG THE SOUTHERLY EXTENSION AND THE WEST LINE OF SAID TRACTS 27 AND 34, 1344.00 FEET, THENCE
4. S 88°18'55" E 722.97 FEET, THENCE
5. S 01°43'59" W 684.00 FEET, THENCE
6. N 88°18'55" W 63.11 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION CONTAINING 21.35 ACRES.

SURVEYOR'S CERTIFICATE

This is to certify that to the best of our knowledge and belief, the plat shown hereon is a true and correct representation of the lands surveyed, that Permanent Reference Monuments (P.R.M.'S) have been set as indicated hereon, that Permanent Control Points (P.C.P.'S) will be set as required by law, and that the survey was made under our responsible direction and supervision and that the survey data complies with all the requirements of Chapter 177, Florida Statutes, and Broward County Ordinance 77-43. MEETS MINIMUM REQUIREMENTS OF F.S.P.L.S. AND B.M. ARE SET TO 3rd ORDER ACCURACY.

FELLOWS, READ AND WEBER, INC.
CONSULTING ENGINEERS AND SURVEYORS
By: Joseph P. Read
PROFESSIONAL LAND SURVEYOR
FLA. REGISTRATION NO. 2709
DATED: Sept. 22, 1980

SCHOOL IMPACT FEE: ORDINANCE 79-1

THIS PLAT IS APPROVED FOR RECORDING SUBJECT TO THE TERMS OF AN EDUCATIONAL IMPACT AGREEMENT SECURED BY LETTER OF CREDIT IN THE AMOUNT OF \$998788.
By: W. B. Stankiewicz DATE: Dec 15, 1980
DIRECTOR OF BROWARD COUNTY OFFICE OF PLANNING

DEDICATION BY MORTGAGEE

STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of a Mortgage upon the hereon described property and does hereby join in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 9899, Page 79 of the Public Records of Broward County, Florida shall be subordinate to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice-President and attested by its Assistant Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 22 day of Sept, 1980.

ATTEST: Ann Hamp FIRST AMERICAN BANK OF PALM BEACH COUNTY
Assistant Secretary
By: John H. Givib Vice-President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared John H. Givib and Ann Hamp to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice-President and Assistant Secretary respectively, of the above named First American Bank of Palm Beach County, and they severally acknowledged to and before me that they executed such instrument as such Vice-President and Assistant Secretary, respectively, of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS MY HAND and official seal this 22 day of September, 1980.
My Commission Expires: Notary Public, State of Florida
My Commission Expires: September 21, 1981

DEDICATION BY MORTGAGEES

WASHINGTON
DISTRICT OF COLUMBIA

The undersigned hereby certify that they are the holders of a mortgage upon the hereon described property and do hereby join in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof, and agree that their mortgage which is recorded in Official Record Book 5324, Page 908 of the Public Records of Broward County, Florida, shall be subordinate to the dedication shown hereon this 22 day of September, 1980.

Witness: Daniel Parker BY: Daniel Parker
AS TO BOTH DANIEL PARKER, as Personal Representative of the Estate of Kenneth Parker

Witness: Neil E. Tillotson BY: Neil E. Tillotson
AS TO BOTH NEIL E. TILLOTSON

ACKNOWLEDGMENTS

WASHINGTON
DISTRICT OF COLUMBIA

BEFORE ME personally appeared DANIEL PARKER as Personal Representative of the Estate of Kenneth Parker to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 22 day of September, 1980.
My Commission Expires: Oct. 31, 1983
Notary Public

STATE OF MASSACHUSETTS
COUNTY OF Suffolk

BEFORE ME personally appeared, NEIL E. TILLOTSON to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 22 day of September, 1980.
My Commission Expires: July 27, 1982
Notary Public

DEDICATION BY MORTGAGEE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

The undersigned hereby certifies that it is the holder of a Mortgage upon the hereon described property and does hereby join in and consent to the dedication of the lands described in the dedication hereto, by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 5981, Page 496 of the Public Records of Broward County, Florida shall be subordinate to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice-President and attested by its Vice-President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors, this 17th day of SEPTEMBER, 1980.

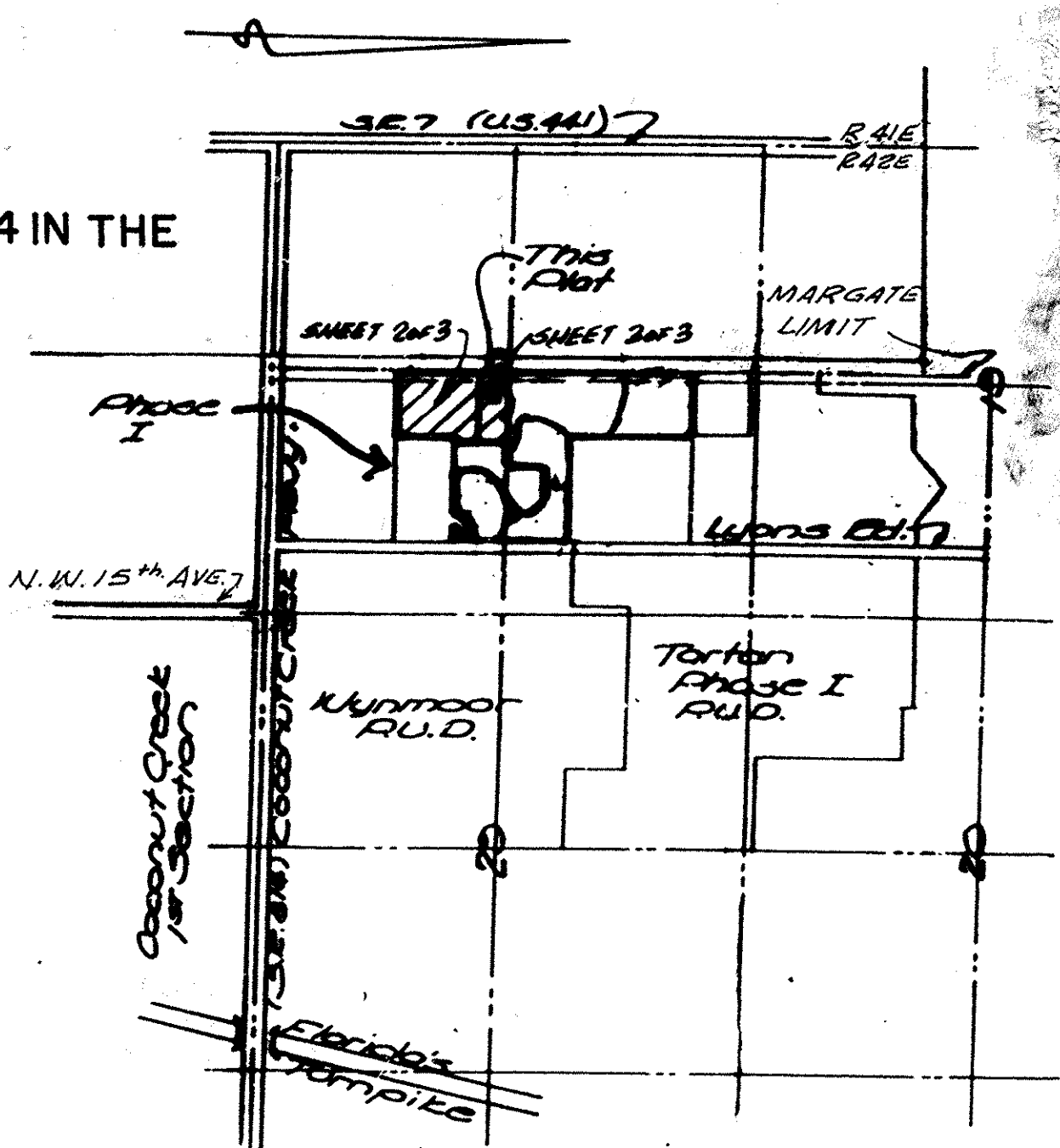
ATTEST: Robert Hamer UNITED CALIFORNIA BANK, a California Corporation of the United States
ROBERT HAMER, Vice-President
By: Leslie C. Brand Vice-President

ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

BEFORE ME personally appeared LESLIE C. BRAND and ROBERT HAMER to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Senior Vice-President and Vice-President respectively, of the above named United California Bank, a California corporation of the United States, and they severally acknowledged to and before me that they executed such instrument as such Senior Vice-President and Vice-President, respectively, of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS MY HAND and official seal this 17th day of SEPTEMBER, 1980.
My Commission Expires: JANUARY 17, 1984
Notary Public, State of California



Location Map
NOT TO SCALE
SITE IN SEC. 30, T48S, R42E EAST
BROWARD COUNTY, FLORIDA

CITY OF COCONUT CREEK
PLANNING AND ZONING BOARD

This is to certify that this Plat has been approved by the Planning and Zoning Board of the City of Coconut Creek, Florida, this 22 day of September, A.D. 1980.

By: R. W. Freeman
Chairman

CITY OF COCONUT CREEK
CITY ENGINEER

This Plat is hereby approved for record this 25th day of September, A.D. 1980.

By: Arthur A. Nib
City Engineer
Florida P.E. Reg. No. 14084

CITY OF COCONUT CREEK
CITY COUNCIL

This is to certify that this Plat has been approved for record by the City Council of the City of Coconut Creek by Resolution adopted this 14 day of August, A.D. 1980, pursuant to Ordinance No. 176-80.

By: Angela G. Boudier
City Clerk

BROWARD COUNTY ENGINEERING DIVISION

This Plat is approved and accepted for record.

By: Henry C. Cook Date: 1-8-81
HENRY C. COOK Date: 1-8-81
Director County Surveyor
Fla. P.E. Reg. No. 12506 Fla. P.L.S. Reg. No. 2942

BROWARD COUNTY PLANNING COUNCIL

This is to certify that the Broward County Planning Council approved this Plat with regard to dedication of right-of-way for trafficways by resolution adopted this 22 day of MAY, A.D. 1980.

By: Rich E. Brown
10/23/80

BROWARD COUNTY CENTRAL SERVICES DEPARTMENT ARCHIVES AND MINUTES DIVISION

This is to certify that this Plat is approved and accepted for record by the Board of County Commissioners of Broward County, Florida, this 4 day of NOVEMBER, A.D. 1980.

By: Graham W. Watt County Administrator
By: William C. Martins Deputy

BROWARD COUNTY FINANCE DEPARTMENT RECORDING DIVISION

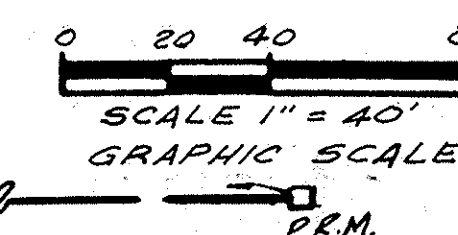
This Plat filed for record this 16th day of January, A.D. 1981, and recorded in Book 108 of Plats at Page 30, record verified.

Graham W. Watt
County Administrator
By: William C. Martins
Deputy

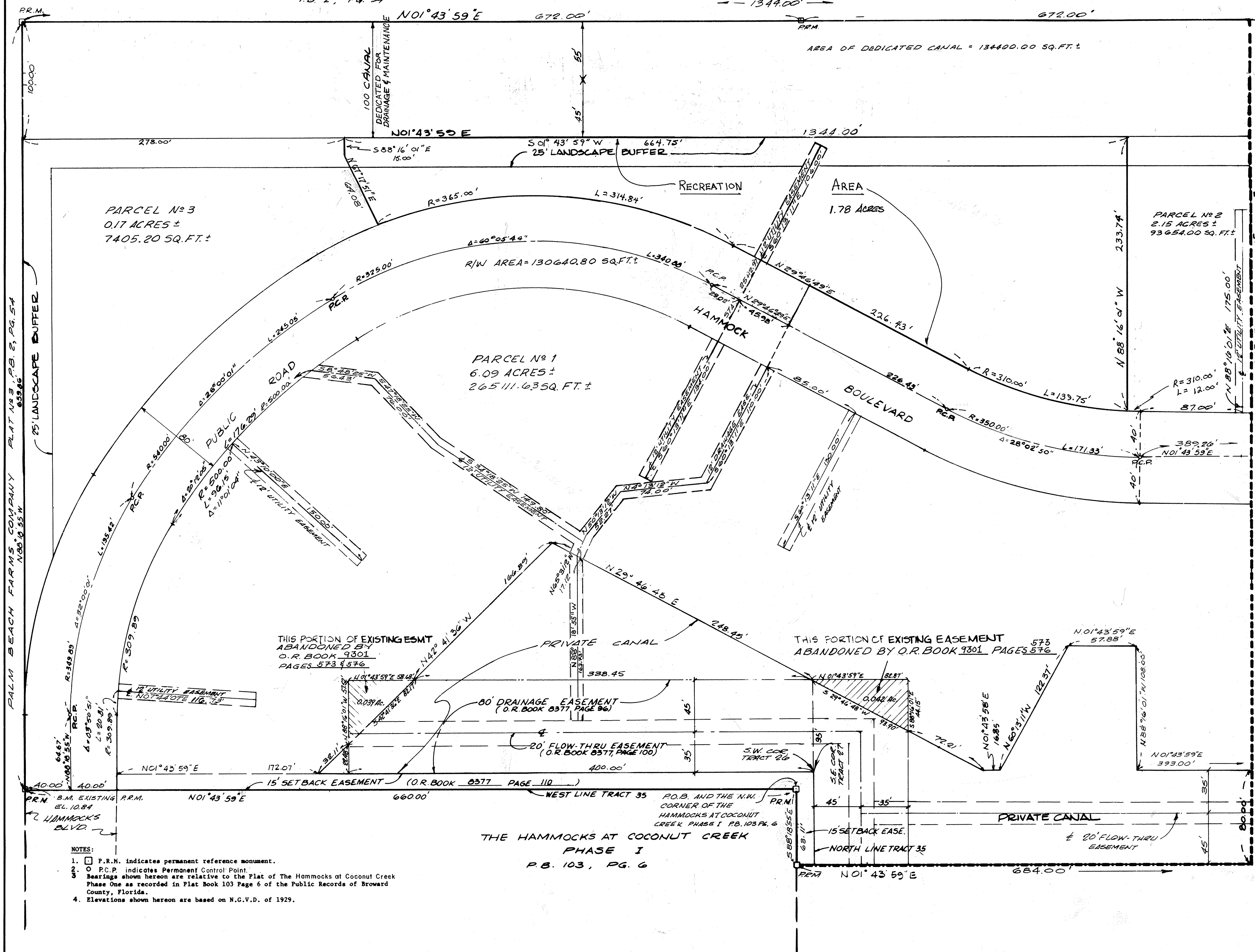
FELLOWS, READ & WEBER, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
WEST PALM BEACH, FLORIDA
TELEPHONE 205-686-4105

THE HAMMOCKS AT COCONUT CREEK

A RESUBDIVISION OF PART OF BLOCK 93, PALM BEACH FARMS COMPANY PLAT N° 3 IN P.B. 2, PG. 45-54 IN THE OFFICIAL
RECORD BOOK OF PALM BEACH COUNTY, FLORIDA, SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK,
BROWARD COUNTY — FLORIDA



~ PALM BEACH FARMS CO. PLAT N° 3 ~
P.B. 2, PG. 54



THIS PORTION OF EXISTING EASEMENT
ABANDONED BY
O.R. BOOK 9301
PAGES 573 & 576

THIS PORTION OF EXISTING EASEMENT
ABANDONED BY O.R. BOOK 9301 PAGES 576

- NOTES:
1. P.R.M. indicates permanent reference monument.
 2. P.C.P. indicates Permanent Control Point.
 3. Bearings shown hereon are relative to the Plat of The Hammocks at Coconut Creek Phase One as recorded in Plat Book 103 Page 6 of the Public Records of Broward County, Florida.
 4. Elevations shown hereon are based on N.C.V.D. of 1929.

THE HAMMOCKS AT COCONUT CREEK
PHASE I
P.B. 103, PG. 6

THIS INSTRUMENT PREPARED BY
JOSEPH R. READ - FELLOWS, READ
& WEBER, DATED: SEPT. 28, 1980

FELLOWS, READ & WEBER, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
WEST PALM BEACH, FLORIDA
5401 CORPORATE WAY, SUITE 204
TEL: 365-4444

REVISION: 10-21-80 ADD RECREATION AREA

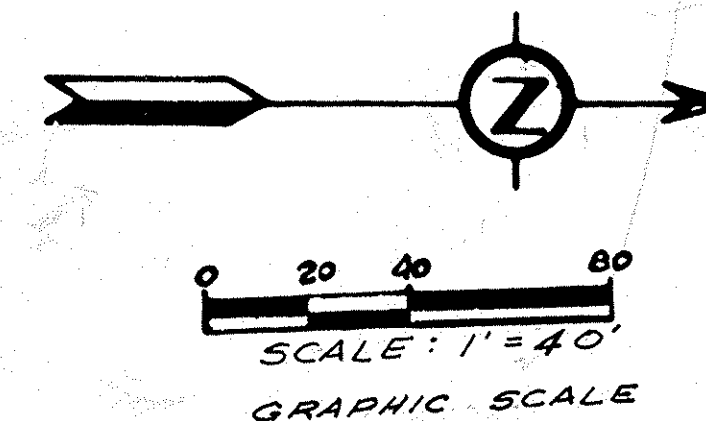
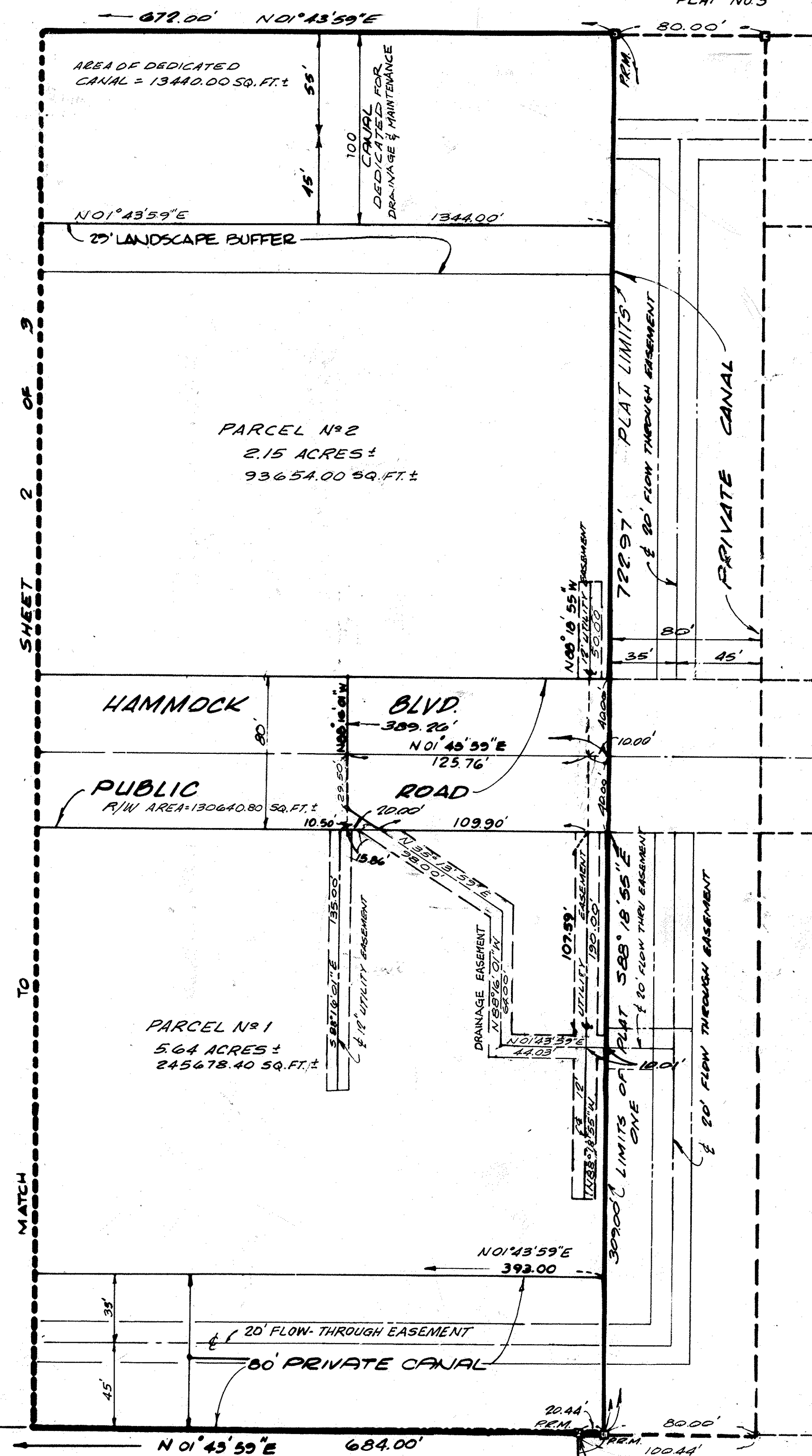
THE HAMMOCKS AT COCONUT CREEK

A RESUBDIVISION OF PART OF BLOCK 93, PALM BEACH FARMS COMPANY PLAT NO. 3 IN P.B. 2, PG. 45-54 IN THE OFFICIAL RECORD
BOOK OF PALM BEACH COUNTY, FLORIDA, SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK,
BROWARD COUNTY FLORIDA

NOTES

1. P.R.M. INDICATES PERMANENT REFERENCE MONUMENT.
2. P.C.P. INDICATES PERMANENT CONTROL POINT.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF THE HAMMOCKS AT COCONUT CREEK PHASE ONE AS RECORD IN P.B. 103 PG. 6 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. ELEVATIONS SHOWN HEREON ARE BASED ON N.G.V.D. OF 1929.

PALM BEACH FARMS COMPANY
PLAT NO. 3 PB 2, PG. 54



THIS INSTRUMENT WAS PREPARED
BY JOSEPH R. READ
FELLOWS, READ AND WEBER, INC.
DATED: SEPT. 22, 1980

FELLOWS, READ & WEBER, INC.

CONSULTING ENGINEERS & LAND SURVEYORS

WEST PALM BEACH, FLORIDA

5601 CORPORATE WAY (SUITE 204) 33407

TELE. 1-305-686-4105