

LOCATION SKETCH
SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS, PLANNERS, SURVEYORS
1115 NORTHEAST FOURTH AVENUE
FORT LAUDERDALE, FLORIDA 33304

THE HAMMOCKS AT COCONUT CREEK PHASE ONE

A RESUBDIVISION OF PART OF BLOCK 93, PALM BEACH FARMS COMPANY PLAT NO. 3
IN SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

ORDINANCE 79-1

IN ACCORDANCE WITH BROWARD COUNTY ORDINANCE 79-1 THIS PLAT IS APPROVED FOR RECORDING, SUBJECT TO PAYMENT OF \$11,305.00 FOR SCHOOL IMPACT. THIS FEE IS CALCULATED AS FOLLOWS: 119 DWELLING UNITS X \$95.00

Michael G. Hamilton, Esq. DATE: 3/19/79
DIRECTOR OF BROWARD COUNTY PLANNING
& ADMINISTRATIVE SYSTEMS DIVISION
THE ABOVE REFERENCED PAYMENT HAS BEEN SATISFIED. GRAHAM W. WATT, COUNTY ADMINISTRATOR
DATE: BY: DEPUTY

DEDICATION BY MORTGAGEE

STATE OF CALIFORNIA
COUNTY OF
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 SUBORDINATED 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 7TH DAY OF MARCH, A.D. 1979.

ATTEST:
UNITED CALIFORNIA BANK
A CALIFORNIA CORPORATION OF THE UNITED STATES
BY: Leslie C. Brand
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 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 7TH DAY OF MARCH, A.D. 1979.

MY COMMISSION EXPIRES
CAROL J. BELOUS
NOTARY PUBLIC - STATE OF CALIFORNIA

DEDICATION BY MORTGAGEES

STATE OF FLORIDA
COUNTY OF BROWARD
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 9324, PAGE 908 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WITNESS:
Margaret L. Roberts
Kenneth Parker
Kenneth Parker
Neil E. Tillotson
BY: Margaret L. Roberts
Margaret L. Roberts
Neil E. Tillotson
Neil E. Tillotson
NEIL E. TILLOTSON

ACKNOWLEDGMENTS

STATE OF FLORIDA
COUNTY OF BROWARD
BEFORE ME PERSONALLY APPEARED 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 27TH DAY OF March, A.D. 1979.

Margaret L. Roberts
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES May 22, 1979

STATE OF FLORIDA
COUNTY OF BROWARD
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 27TH DAY OF March, A.D. 1979.

Margaret L. Roberts
NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES May 22, 1979

SURVEY NOTES

1. P.M. INDICATES PERMANENT REFERENCE MONUMENT.
2. SURVEY DATA IN FIELD BOOK 126, PAGES 25 THRU 30.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF WYNMOOR ANTIQUA VILLAGE I, AS RECORDED IN PLAT BOOK 100, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

LAND DESCRIPTION

A PORTION OF TRACTS 25, 35 AND 36, BLOCK 93, PALM BEACH FARMS COMPANY 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, TOGETHER WITH THAT CERTAIN 15.00 FEET OF FORMER ROAD RIGHT-OF-WAY LYING SOUTH OF AND ADJOINING SAID TRACTS 35 AND 36 VACATED PER OFFICIAL RECORD BOOK 1273 AT PAGE 79 OF SAID PUBLIC RECORDS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID TRACTS 35 AND 36, LESS THE NORTHERLY 15.00 FEET THEREOF, TOGETHER WITH THE NORTHERLY 15.00 FEET OF SAID VACATED ROAD RIGHT-OF-WAY LYING SOUTH OF AND ADJOINING SAID TRACTS 35 AND 36, AND TOGETHER WITH A PORTION OF SAID TRACTS 25 AND 36 DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 36, THENCE SOUTH 01°43'59" WEST, ALONG THE EAST LINE OF SAID TRACT 36, A DISTANCE OF 15.00 FEET; THENCE NORTH 88°18'55" WEST, PARALLEL WITH AND 15.00 FEET SOUTH OF THE NORTH LINE OF SAID TRACT 36, A DISTANCE OF 282.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°18'55" WEST, ALONG SAID PARALLEL LINE, 87.20 FEET; THENCE NORTH 24°55'23" EAST, 26.38 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 340.00 FEET, A DELTA OF 66°22'07", AN ARC DISTANCE OF 393.84 FEET; THENCE NORTH 46°30'44" EAST, 42.26 FEET; THENCE SOUTH 88°16'01" EAST, 20.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LYONS ROAD AS SHOWN ON SAID PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3; THENCE SOUTH 01°43'59" WEST, ALONG SAID RIGHT-OF-WAY LINE, 140.01 FEET; THENCE NORTH 88°16'01" WEST, 20.00 FEET; THENCE NORTH 43°37'20" WEST, 42.69 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE (RADIAL LINE THROUGH SAID POINT BEARS SOUTH 01°01'22" WEST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 260.00 FEET, A DELTA OF 64°19'51", AN ARC DISTANCE OF 291.92 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF COCONUT CREEK, 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 27 DAY OF April, A.D. 1979.

Raymond W. Freeman
CHAIRMAN

CITY OF COCONUT CREEK CITY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1ST DAY OF MAY, A.D. 1979.

Arthur J. Sisk
CITY ENGINEER
FLORIDA P.E. REG. NO. 14094

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 3RD DAY OF March, A.D. 1979, PURSUANT TO ORDINANCE NO. 79-000.

Kathleen M. Burgenbach
CITY CLERK

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

BY: B. Rushing
B. RUSHING
DIRECTOR
FLA. P.E. REG. NO. 11132

BY: Bruce Staskiewics
BRUCE STASKIEWICS
COUNTY SURVEYOR
FLA. P.L.S. REG. NO. 11132

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 27TH DAY OF March, A.D. 1979.

BY: Arthur J. Rosentzweig
2-26-79

BROWARD COUNTY CENTRAL SERVICES DEPARTMENT ARCHIVES AND MINUTES DIVISION

THIS IS TO CERTIFY THAT THIS PLAT IS APPROVED AND ACCEPTED FOR RECORDING BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 10 DAY OF JULY, A.D. 1979.

GRAHAM W. WATT
COUNTY ADMINISTRATOR

BY: Graham W. Watt
CHAIRMAN, COUNTY COMMISSION

BY: Oliver P. Phillips
DEPUTY

BROWARD COUNTY FINANCE DEPARTMENT RECORDING DIVISION

THIS PLAT FILED FOR RECORD THIS 16 DAY OF AUG, A.D. 1979, AND RECORDED IN BOOK 103 OF PLATS AT PAGE 6. RECORD VERIFIED.

GRAHAM W. WATT
COUNTY ADMINISTRATOR

BY: Oliver P. Phillips
DEPUTY

DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: THAT WYNMOOR LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, OWNER 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 PHASE ONE, 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 PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE THE PLATTED LANDS AS FOLLOWS:

- A. 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.
 - B. THE 'OPEN SPACE' (THOSE AREAS AND LAND, AS SHOWN HEREON WHICH ARE EXCLUSIVE OF ANY OF THE LOTS PLATTED HEREIN AND EXCLUSIVE OF ANY EASEMENTS OR RIGHT-OF-WAYS DEDICATED HEREIN) ARE HEREBY DESIGNATED AS, AND DECLARED TO BE, 'OPEN AREAS', AS SUCH TERM IS DEFINED IN THE HAMMOCK AT COCONUT CREEK DECLARATION, AND SHALL BE CONVEYED TO THE HAMMOCK AT COCONUT CREEK ASSOCIATION IN ACCORDANCE WITH THE HAMMOCK AT COCONUT CREEK DECLARATION, FOR THE PERMANENT USE AND ENJOYMENT OF THE OWNERS AND OCCUPANTS OF THE LAND WITHIN THIS PLAT.
 - C. THERE IS HEREBY GIVEN AND DEDICATED TO FLORIDA POWER AND LIGHT COMPANY AND SOUTHERN BELL TELEPHONE COMPANY, EASEMENTS FOR UTILITY PURPOSES OVER AND ACROSS ALL OF THE PLATTED LANDS, EXCEPT THOSE PORTIONS THEREOF CONTAINED WITHIN THE LOTS DEPICTED ON THE PLAT AND WITHIN THE BUILDINGS OR OTHER PERMANENT IMPROVEMENTS TO BE CONSTRUCTED WITHIN THE RECREATION AREA.
 - D. THE 'RECREATION AREA', AS SHOWN HEREON, IS HEREBY DESIGNATED AS, AND DECLARED TO BE, A 'RECREATION AREA' AS SUCH TERM IS DEFINED IN THE HAMMOCK AT COCONUT CREEK DECLARATION AND SHALL BE CONVEYED TO THE HAMMOCK AT COCONUT CREEK ASSOCIATION IN ACCORDANCE WITH THE HAMMOCK AT COCONUT CREEK DECLARATION FOR THE PERMANENT USE AND ENJOYMENT OF THE OWNERS AND OCCUPANTS OF THE LAND WITHIN THIS PLAT.
 - E. THE 'LOTS', AS SHOWN HEREON, ARE FOR MULTIPLE FAMILY RESIDENTIAL PURPOSES IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE HAMMOCK AT COCONUT CREEK.
 - F. 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 THE FIRE HYDRANT EASEMENTS.
 - G. THERE IS RESERVED TO THE HAMMOCK AT COCONUT CREEK ASSOCIATION THE RIGHT TO SPECIFICALLY DEDICATE AND DECLARE FROM TIME TO TIME SPECIFIC EASEMENTS FOR UTILITY PURPOSES AND DRAINAGE OVER AND ACROSS THE PLATTED LANDS, SAVE AND EXCEPT THE LAND DESIGNATED AS MULTI FAMILY RESIDENTIAL LOTS AND WITHIN THE BUILDINGS OR OTHER PERMANENT IMPROVEMENTS TO BE CONSTRUCTED WITHIN THE RECREATION AREA.
 - H. 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 10 FT. DRAINAGE EASEMENTS ON THE PLAT TO ACCOMMODATE EXCESS SURFACE WATER FLOWING FROM THE PUBLIC THOROUGHFARE AND PRIVATE ROADS.
- IN WITNESS WHEREOF, SAID WYNMOOR LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, WYNMOORE PROPERTIES, INC. THIS 27TH DAY OF March, 1979.

WITNESS:
Annette F. Deade
Annette F. Deade

WYNMOOR LIMITED PARTNERSHIP
BY: WYNMOORE PROPERTIES, INC.,
AS GENERAL PARTNER
BY: Margaret L. Roberts
PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD
BEFORE ME PERSONALLY APPEARED MICHAEL S. RUBIN AND TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ATTESTED TO BY THE OF THE ABOVE NAMED WYNMOOR LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND, 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 27TH DAY OF March, A.D. 1979.

MY COMMISSION EXPIRES:
JANUARY 21, 1983
Annette F. Deade
NOTARY PUBLIC - STATE OF FLORIDA

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.

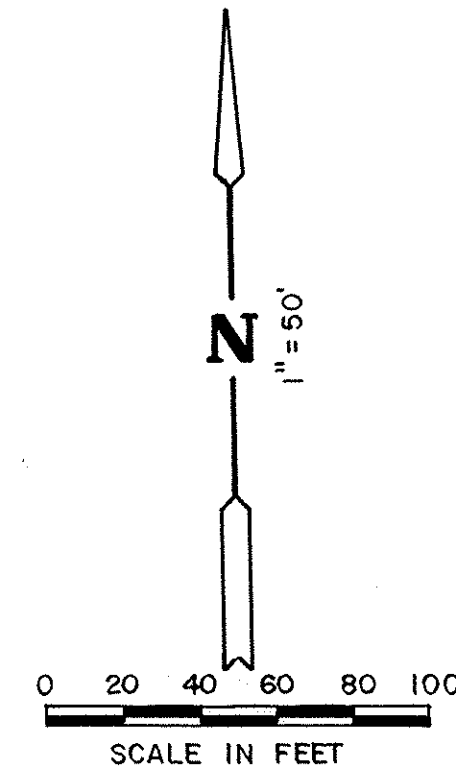
KEITH AND SCHNARS, P.A.
ENGINEERS, PLANNERS, SURVEYORS

DATED: FEBRUARY 1, 1979

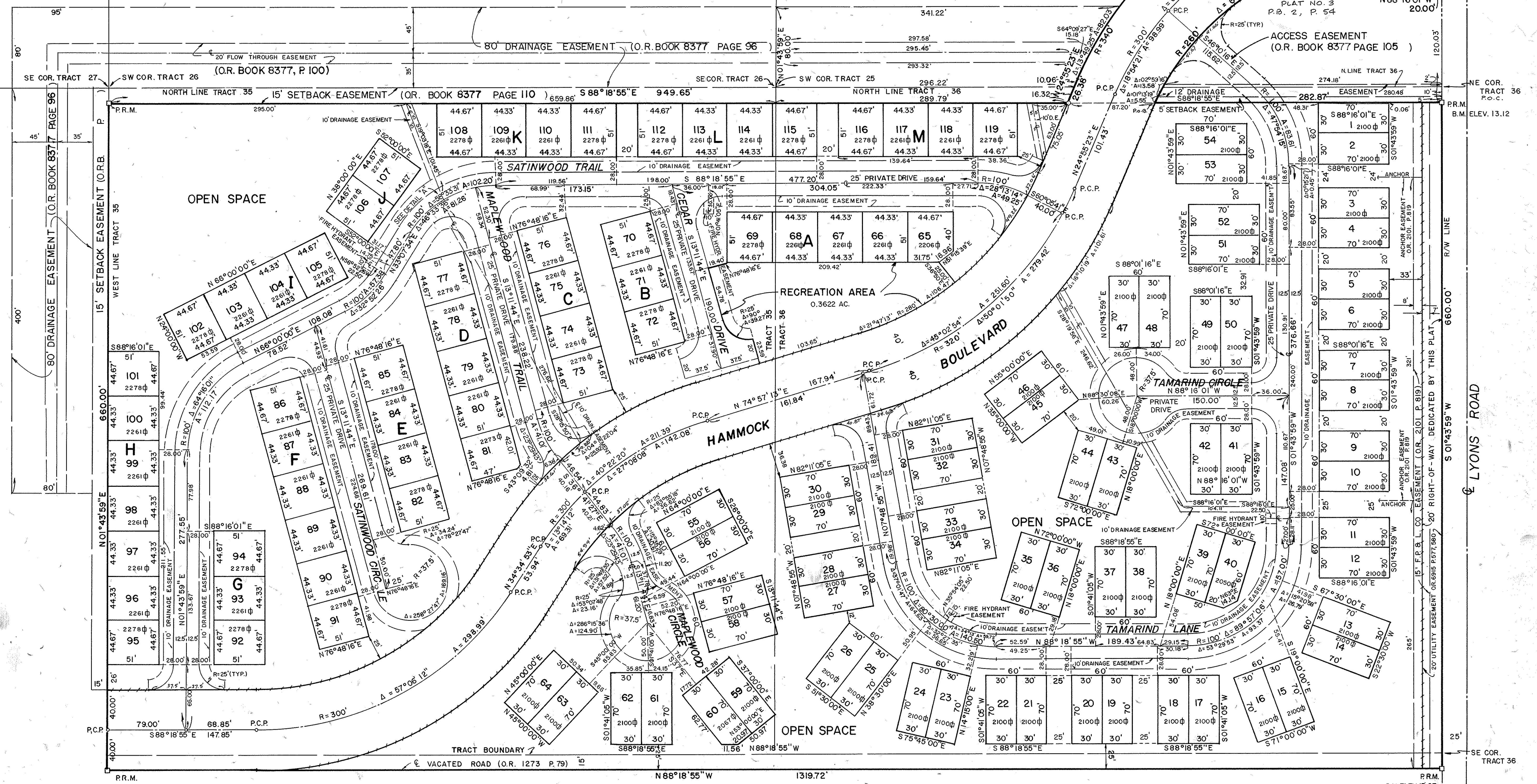
BY: William V. Keith
WILLIAM V. KEITH
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 1856

THE HAMMOCKS AT COCONUT CREEK PHASE ONE

A RESUBDIVISION OF PART OF BLOCK 93, PALM BEACH FARMS COMPANY PLAT NO. 3
IN SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

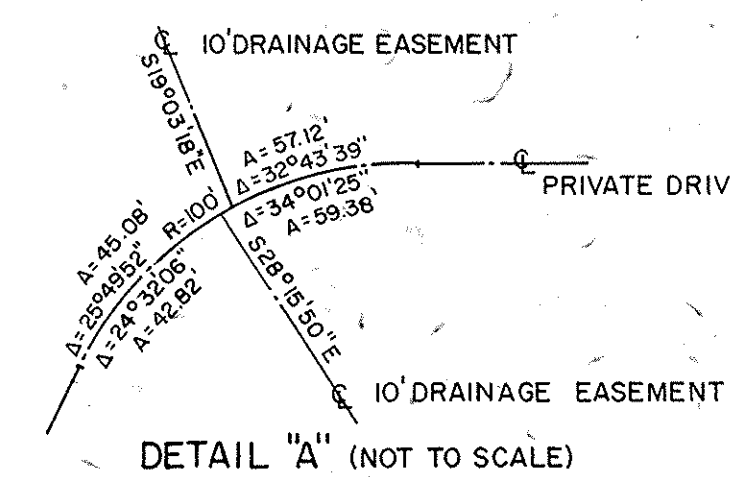


PALM BEACH FARMS CO. PLAT NO. 3
P.B. 2 - P. 54



AREA TABULATION:

RESIDENTIAL LOTS:	5.9467 AC.
RECREATION AREA:	0.3622 AC.
PUBLIC R/W	3.3962 AC.
OPEN SPACE AND PRIVATE DRIVES:	11.0849 AC.
TOTAL:	20.7900 AC.



- SURVEY NOTES:
1. DENOTES LINE OF NON-VEHICULAR INGRESS AND EGRESS.
 2. P.R.M. INDICATES PERMANENT REFERENCE MONUMENT.
 3. SURVEY DATA IN FIELDBOOK 126, PAGES 25 THRU 30.
 4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF WYNWOOD ANTIGUA VILLAGE I, P.B. 100, P. 29.
 5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.