PARCEL 1 <u>NW 15 STREET,</u> COCONUT CREEK FL 33066

Site Ownership:	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
Site Location and	The subject site is a non-buildable parcel located on NW 15 Street, and NW
Data:	44 Avenue.
Folio Number:	484229010101
Commission Dist.	2
Site Size:	Approximately 84,836 square feet
How Acquired:	Quit Claim Deed from Broward County in 1971
Zoning in Area:	ROAD - ROAD
Land Use:	60 - Commerce
Just Market Value	\$43,270
from Property Appraiser:	
Abbreviated Legal Description:	PALM BEACH FARMS CO NO 3 2-45 PB PARCEL IN SW1/4 OF SEC 29-48- 42 AND SE1/4 OF SEC 30-48-42 INC POR OF TR 26,27,28 BLK 92 & POR TR 1 BLK 94 DESC'D AS:N 35 FEET AND E 40 FEET OF FOLLOWING DESC'D PARCEL:COMM SW COR OF SW1/4 OF SEC 29,N 40.48 TO POB, E 554.46,N 1303.70,W 1320,S 1331.75,E 765.87 TO POB,LESS POR IN OR 9075/685
Aerial Photo of Site:	Ň
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School Board of Broward County

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sec. 29,30-48-42

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The North 35.0 feet and the East 40.0 feet of the following described parcel of land in the Southwest Quarter (SW4) of Section 29 and the Southeast Quarter (SE4) of Section 30, Township 48 South, Range 42 East, including portions of Tracts 26, 27 and 28, Block 92, and a portion of Tract 1 in Block 94, according to the Palm Beach Farms Company Plat No. 3, recorded in Plat Book 2, Pages 45 through 54, inclusive, Public Records of Palm Beach County, Florida, said parcel being more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter (SWz) of Section 29; thence run North 1°19'13" West (on an assumed bearing) 40.48 feet along the West line of said Southwest Quarter (SWz) to an intersection with the North right of way line of Atlantic Boulevard Extension (S.R. 814) and the Point of Beginning; thence run North 88°19'31" East 554.46 feet along said North right of way line, to an intersection with a line 1320.0 feet East of and parallel to the West boundary of aforesaid Tracts 27 and 28, Block 92, according to said Palm Beach Farms Company Plat No. 3; thence run due North 1303.70 feet along said parallel line; thence run North 89°59'00" West 1320.0 feet along a line parallel to the North boundary of said Tracts 26 and 27, Block 92, to an intersection with said West boundary of Tracts 27 and 28 to an intersection with the aforesaid North right of way line of Atlantic Boulevard Extension (S.R. 814); thence run North 89°03'31" East /02.67 feet along said North right of way line of Atlantic Beginning as described above.

> (a) International program Ellip Found Columbia Coloring, Chilometry 1933, Coloring and Found Indexe.

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AECORDED IN OFFICIAL RECORDS BOOK OF BROMARD COLMTY, FLORIDA JACK WHEELER CLERK OF CIRCUIT COURT