



Non-Buildable Property **Lyons Road, City of Coconut Creek**

Facts	General Information
Site Ownership:	Broward County
Site Location:	The subject site is a non-buildable parcel used for right of way purposes along Lyons Road. Located on the West side of Lyons Road just to the South of Cullum Road in the City of Coconut Creek.
Folio Number:	4842 18 01 0212
Potentially Excess Size:	Approximately 7,638 square feet
How Acquired:	Order of Taking dated December 1, 1986, and recorded on December 8, 1986, in Official Records Book 13966, Page 480 of the Official Records of Broward County. And Quit Claim Deed dated November 30, 1990, and recorded on December 28, 1990, in Official Records Book 18026, Page 796 of the Official Records of Broward County.
Zoning in Area:	Road - Road
Land Use:	100 – Activity Center
Total Assessed Value:	\$3,900
Legal Description:	PALM BEACH FARMS CO NO 3 2-45 PB 18-48-42 A POR OF TRS 33 & 55, BLK 89 DESC AS: COMM AT SE COR OF SAID TR 33, W ALG S/L 59.53 TO POB, N 80, NE 42.51, N 200, NE 100, S 439.58, NW 42.69, W 12 TO POB AKA: POR OF (PAR 105.1 TOG/W PAR 105.2)
Aerial Photo of Site: 	

Note: This aerial photo is intended only to show the general location of the entire parcel. The sketch and legal description of the parcel is attached as Exhibit A to the Property Datasheet.

SKETCH AND LEGAL DESCRIPTION:

NOTES:

- 1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS OF WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
- 2. THIS SKETCH AND LEGAL DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
- 4. THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY CRAVEN THOMPSON & ASSOCIATES, INC.
- 5. THERE COULD BE EASEMENTS AND OTHER MATTERS OF RECORDS THAT ARE NOT SHOWN HEREON, FOR MORE INFORMATION SEE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 6. BEARINGS SHOWN HEREON ARE BASED ON AN GRID BEARING AND ARE REFERENCED TO THE EXISTING WEST RIGHT OF WAY LINE FOR LYONS ROAD, WHICH BEARS NORTH 00°36'48" WEST.
- 7. THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO EACH OTHER.
- 8. THE LEGAL DESCRIPTION IS ON SHEET 2 OF 3.
- 9. THIS SKETCH AND LEGAL DESCRIPTION IS CERTIFIED TO BROWARD COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND LEGAL 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 SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

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

LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- C/L CENTERLINE
- D.C.R. DADE COUNTY RECORDS
- F.P. & L. FLORIDA, POWER & LIGHT
- O.R.B. OFFICIAL RECORD BOOK
- P.B.C.R. PALM BEACH COUNTY RECORDS
- P.B. PLAT BOOK
- PG. PAGE
- R/W RIGHT-OF-WAY
- U.E. UTILITY EASEMENT


Richard G. Crawford JR. Digitally signed
by Richard G. Crawford JR.

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

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-01 MAIN STREET AT COCONUT CREEK\DRAWINGS\SKETCH_AND_DESC\08-0049-005 RW VAC.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.

**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) 2025

UPDATES and/or REVISIONS		DATE	BY	CK'D
1 REVISIONS FROM COUNTY COMMENTS		11.3.22	RGC	CD
2 REVISE LEGAL DESCRIPTION		6/25/24	RGC	CD
3 COUNTY COMMENTS		4/28/25	RGC	CD
JOB NO.: 08-0049-005		SHEET 1 OF 3		
DRAWN BY: RGC		F.B. N/A	PG. N/A	
CHECKED BY: RP		DATED: 9/2/22		

EXHIBIT A

SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION: (EXISTING RIGHT OF WAY IN PORTION OF LYONS ROAD)

A PARCEL OF LAND BEING PORTIONS OF TRACTS 33 AND 55, 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, AND LYING IN BROWARD COUNTY, FLORIDA. SAID PARCEL OF LAND ALSO BEING PORTIONS OF LANDS KNOWN AS PARCELS 105.1 AND 105.2 CONVEYED TO THE BROWARD COUNTY EXPRESSWAY AUTHORITY AND BROWARD COUNTY, FLORIDA, BY ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 13966, PAGE 480, AND BY JOINT STIPULATION AND CONSENT FINAL JUDGEMENT FOR PARCELS 105.1 AND 105.2 RECORDED IN OFFICIAL RECORDS BOOK 14153, PAGE 119, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 33;

THENCE SOUTH 89°37'34" WEST, ALONG THE SOUTH LINE OF SAID TRACT 33, SAME BEING THE NORTH LINE OF TRACT 55 AS SHOWN ON SAID PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 59.93 FEET TO THE EXISTING WEST RIGHT OF WAY LINE FOR LYONS ROAD AND THE POINT OF BEGINNING;

THENCE NORTH 00°36'48" WEST, A DISTANCE OF 80.00 FEET;

THENCE NORTH 44°30'19" EAST, A DISTANCE OF 42.51 FEET;

THENCE NORTH 00°36'48" WEST, A DISTANCE OF 200.00 FEET;

THENCE NORTH 06°16'44" EAST, A DISTANCE OF 100.00 FEET, THE PREVIOUS FOUR COURSES BEING COINCIDENT WITH THE SAID EXISTING WEST RIGHT OF WAY LINE;

THENCE SOUTH 00°36'48" EAST, A DISTANCE OF 439.58 FEET;

THENCE NORTH 45°29'42" WEST, A DISTANCE OF 42.69 FEET;

THENCE SOUTH 89°37'34" WEST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

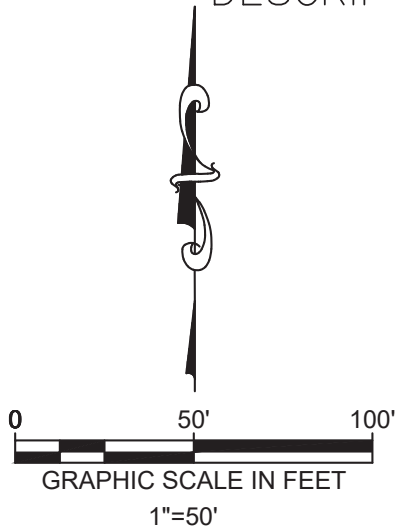
SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA AND CONTAINING 0.1753 ACRES (7,638 SQUARE FEET), MORE OR LESS.

\\CT-FILE02\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-01 M-IN STREET -T COCONUT CREEK\DR-WINGS\SKETCH_-ND_DESC\08-0049-005 RW V-C.DWG

 CRAVEN • THOMPSON & ASSOCIATES, INC. ENGINEERS PL-NNERS SURVEYOR'S 3563 N.W. 53RD STREET, FORT LUDERDALE, FLORIDA 33309 F-X: (954) 739-6409 TEL.: (954) 739-6400 FLORIDA - LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 M-TERI-L SHOWN HEREON IS THE PROPERTY OF CR-VEN-THOMPSON & -SSOCI-ATES, INC. -ND SH-LL NOT BE REPRODUCED IN WHOLE OR IN P-R-T WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025	JOB NO.: 08-0049-005	SHEET 2 OF 3
	DRAWN BY: RGC	F.B. N/A PG. N/A
	CHECKED BY: RP	DATED: 9/2/22

EXHIBIT A

SKETCH AND LEGAL
DESCRIPTION



LEGEND

B.C.R. BROWARD COUNTY RECORDS
C/L CENTERLINE
D.C.R. DEER COUNTY RECORDS
F.P. & L. FLORIDA, POWER & LIGHT
O.R.B. OFFICIAL RECORD BOOK
P.B.C.R. PALM BEACH COUNTY RECORDS
P.B. PLAT BOOK
PG. PAGE
R/W RIGHT-OF-WAY
U.E. UTILITY EASEMENT

PALM BEACH FARMS CO. PLAT NO. 3
TRACT 33, BLOCK 89
P.B. 2, PG.'S 45-54,
P.B.C.R.

S. LINE TR-CT 33
N. LINE TR-CT 55

N. LINE OF
F.P. & L.
EASEMENT

TRACT 55
BLOCK 89
P.B. 2, PG.'S 45-54,
P.B.C.R.

F.P. & L. TRANSMISSION LINE
EASEMENT/RIGHT OF WAY
O.R.B. 1004 PG. 379

POINT OF
BEGINNING

N.00°36'48"W.

N.44°30'19"E.
42.51'

EXISTING WEST (BASIS OF BEARINGS)
R/W LINE N.00°36'48"W. 200.00'

N. 06°16'44"E.
100.00'

EXISTING WEST
R/W LINE

S.00°36'48"E. 439.58'

PARCEL 105.2

P-RCEL 105.2

S.89°37'34"W.

59.93'

N.45°29'42"W.

142.69'

17.7'

P-RCEL 105.1

12.00'

7.638 SQ. FEET
0.1753 ACRES

EXISTING WEST
R/W LINE

80.00'

12'

18.67'

50'

72.00'

19.26'

PROPOSED WEST
R/W LINE

50' R.O.D. PER PL-T
PB. 2, PG. 45-54,
P.B.C.R.

LYONS ROAD

POINT OF
COMMENCEMENT
S.E. CORNER
TR-CT 33, BLOCK 89
P.B. 2, PG.'S 45-54,
P.B.C.R.

\\CT-FILE02\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-01 M-IN STREET -T COCONUT CREEK\DR-WINGS\SKETCH_-ND_DESC\08-0049-005 RW V-C.DWG

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JOB NO.: 08-0049-005

SHEET 3 OF 3

DRAWN BY: RGC

F.B. N/- PG. N/-

CHECKED BY: RP

D-TED: 9/2/22