

1990 OCT 17 PM 4:41

SCHOOL SITE 0800

EXHIBIT 3
Page 1 of 2

O.R.B. 17846 P. 215

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-RECORDING SECTION:

TRACT 86, BLOCK 82 OF PALM BEACH FARMS, ACCORDING TO THE PALM BEACH FARM'S COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 53 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA
PORTIONS OF SEC.31, TWP. 47S, RGE. 42E & SEC. 6, TWP. 48S, RGE. 42E - JUNE 1989

THIS INSTRUMENT WAS FILED FOR RECORD THIS 17th DAY OF October A.D. 1990, AND RECORDED IN PLAT BOOK 145 AT PAGE 47 RECORD VERIFIED.

ATTEST: L. A. HESTER
COUNTY ADMINISTRATOR

BY Casale C. Doyle
DEPUTY



BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION:

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA THIS 26th DAY OF September A.D. 1989.

ATTEST: L. A. HESTER
COUNTY ADMINISTRATOR

BY [Signature]
CHAIRPERSON-BOARD OF COUNTY COMMISSIONERS

BY [Signature]
DEPUTY



BROWARD COUNTY PLANNING COUNCIL:

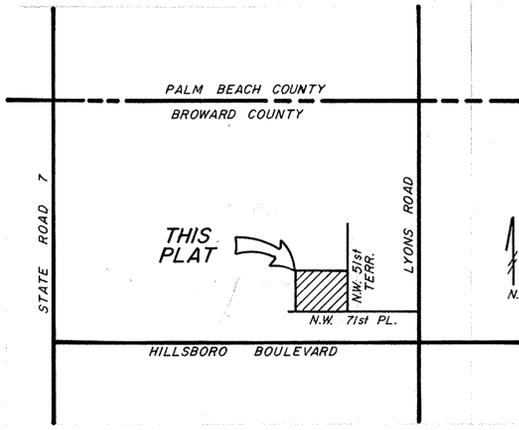
THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHT-OF-WAY FOR TRAFFICWAYS BY RESOLUTION ADOPTED THIS 31st DAY OF August A.D., 1989.

BY: [Signature]
CHAIRPERSON

10/19/89
DATE

THIS PLAT COMPLIES WITH THE RESOLUTION OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 17th DAY OF October, A.D. 1990

BY: [Signature]
ADMINISTRATOR OR DESIGNEE



LOCATION MAP
N.T.S.

DEDICATION:

STATE OF FLORIDA ss KNOW ALL MEN BY THESE PRESENTS THAT THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA, A BODY CORPORATE OF THE STATE OF FLORIDA, IS THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN AND DESCRIBED HEREON AND HAS CAUSED THE SAID LANDS TO BE PLATTED IN THE MANNER SHOWN HEREON AND TO BE KNOWN AS "SCHOOL SITE 0800", TRACT 86 IN BLOCK 82 OF PALM BEACH FARMS, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA. THE RAW WATER WELL EASEMENT, ALL ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. IN WITNESS WHEREOF, THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA, A BODY CORPORATE OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE CHAIRPERSON AND SUPERINTENDENT THIS 22nd DAY OF June, A.D. 1989.

[Signature]
WITNESS AS TO BOTH

[Signature]
DON SAMUELS
CHAIRPERSON

[Signature]
WITNESS AS TO BOTH

[Signature]
VIRGIL MORGAN
SUPERINTENDENT OF SCHOOLS

ACKNOWLEDGEMENT:

STATE OF FLORIDA ss I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY COUNTY OF BROWARD ss APPEARED BEFORE ME, DON SAMUELS AND VIRGIL MORGAN, CHAIRPERSON AND SUPERINTENDENT, RESPECTIVELY, OF THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA, A BODY CORPORATE OF THE STATE OF FLORIDA, TO ME WELL KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS, AND THAT THEY AFFIXED THERETO THE OFFICIAL SEAL OF SAID BOARD, AND THAT SAID INSTRUMENT IS THE ACT AND DEED OF SAID BOARD. WITNESS MY SIGNATURE AND OFFICIAL SEAL AT FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, THIS 22nd DAY OF June, A.D. 1989.

MY COMMISSION EXPIRES: 4/9/90

[Signature]
NOTARY PUBLIC
STATE OF FLORIDA

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA ss I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH APPLICABLE SECTIONS OF CHAPTER 21 HH-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS 21st DAY OF JULY, 1989. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATE: 7/26/89

BY: [Signature]
DENNIS M. BEALE
REGISTERED LAND SURVEYOR NO. 3606
STATE OF FLORIDA

BROWARD COUNTY ENGINEERING DIVISION:

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

BY: [Signature] 8-22-90
HENRY P. COOK DATE
DIRECTOR OF ENGINEERING
FLORIDA P.E. NO. 12506

BROWARD COUNTY OFFICE OF PLANNING:

THIS IS TO CERTIFY THAT THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS DAY OF AUGUST 20, A.D., 1990.

BY: [Signature]
DIRECTOR

CITY 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 9th DAY OF August 1989.

BY: [Signature]
CHAIRPERSON

CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 31 DAY OF August 1989.

[Signature]
CITY ENGINEER
FLORIDA P.E. REG. # 35197

DESCRIPTION:

TRACT 86 IN BLOCK 82 OF PALM BEACH FARMS, ACCORDING TO THE PALM BEACH FARM'S COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 53 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, AND CONTAINING 10 ACRES, MORE OR LESS.

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 ORDINANCE NO. 152-89 ADOPTED THIS 14 DAY OF September, A.D. 1989, PURSUANT TO ORDINANCE NO. 120-88.

[Signature]
CITY CLERK

COUNTY ADMINISTRATOR COUNTY COMMISSION COUNTY ENGINEER CITY CLERK CITY ENGINEER SCHOOL BOARD NOTARY SURVEYOR

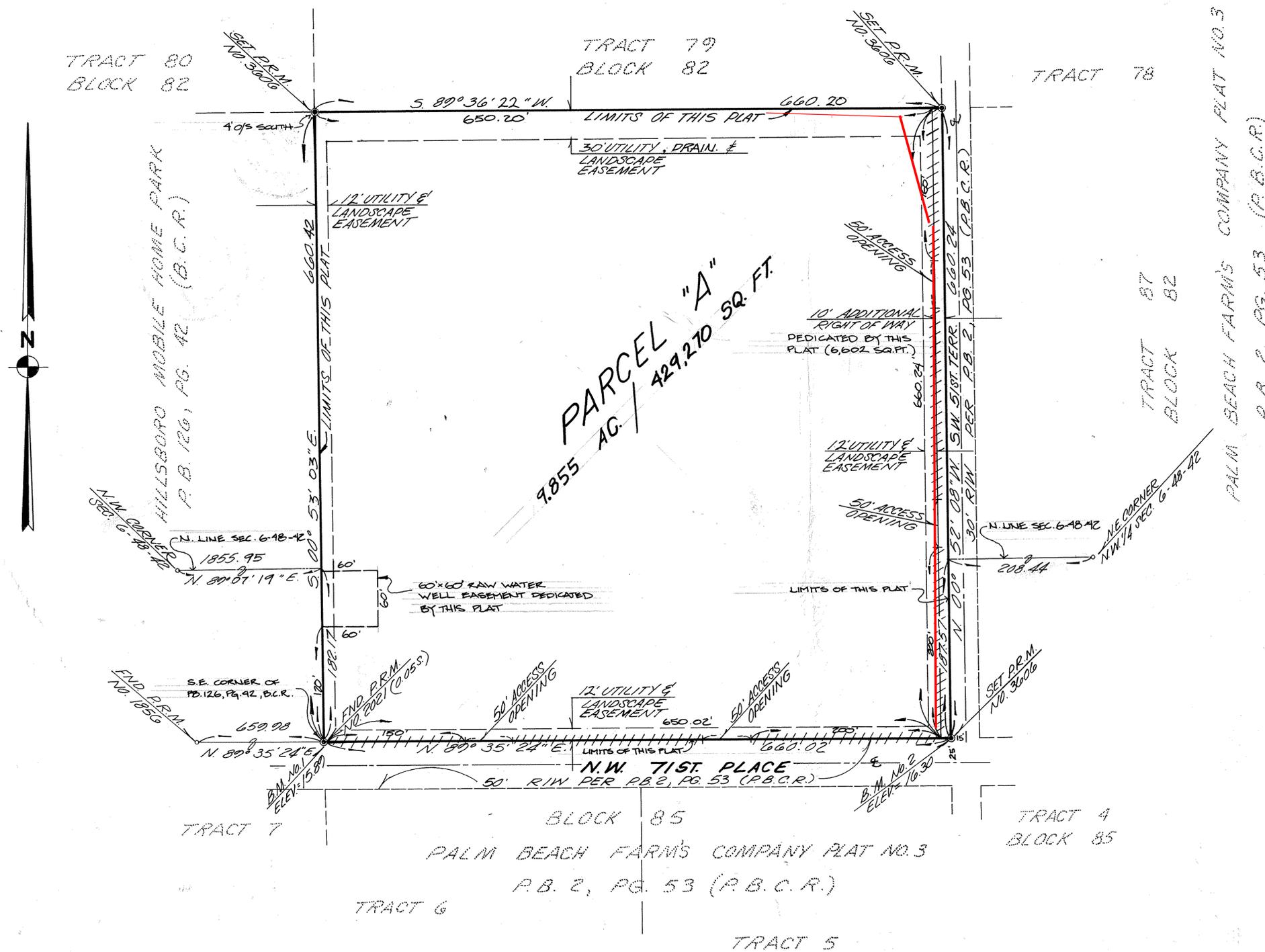


PREPARED BY: **CRANEN THOMPSON & ASSOCIATES INC.**
SURVEYORS ENGINEERS PLANNERS
5901 N.W. 31ST AVENUE FORT LAUDERDALE FLORIDA 33309
DATED: _____ DRAWN BY: _____

SCHOOL SITE 0800

TRACT 86, BLOCK 82 OF PALM BEACH FARMS,
ACCORDING TO THE PALM BEACH FARM'S COMPANY PLAT NO. 3,
AS RECORDED IN PLAT BOOK 2, PAGE 53 OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA
PORTIONS OF SEC. 31, TWP. 47S, RGE. 42E & SEC. 6, TWP. 48S, RGE. 42E - JUNE 1989

PALM BEACH FARM'S COMPANY PLAT NO. 3
P.B. 2, PG. 53 (P.B.C.R.)



- SURVEYOR'S NOTES:**
- (1) THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN.
 - (2) THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON FIELD MONUMENTATION AND MEASUREMENTS.
 - (3) ● DENOTES PERMANENT REFERENCE MONUMENT.
 - (4) +++++ DENOTES NON-VEHICULAR ACCESS.
 - (5) BENCHMARKS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 - (6) B.M. INDICATES BENCHMARK ELEVATION.
 - (7) THE BENCHMARK ELEVATIONS SHOWN HEREON WERE ESTABLISHED BY THIRD ORDER PROCEDURES FROM BENCHMARKS TO WIT:
 - A) BROWARD COUNTY BENCHMARK NO. 1963 - 50' WEST OF THE CENTERLINE ENTRANCE TO HILLSBORO MOBILE HOME PARK AND 50' NORTH OF THE CENTERLINE OF HILLSBORO BOULEVARD, 1.0' SOUTH OF THE SOUTHWEST CORNER OF BRICK PLANNER. BROWARD COUNTY ENGINEERING DISC. # 3129. (ELEV. = 17.129)
 - B) BROWARD COUNTY BENCHMARK NO. 1446B - NORTHWEST CORNER OF SIDEWALK AT HOT MISSION STORE SOUTHEAST OF N.W. 51ST TERRACE. (ELEV. = 17.873)

- RESTRICTION NOTE:**
- (A) THIS PLAT IS RESTRICTED TO A PUBLIC EDUCATION FACILITY. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE 1X, BROWARD COUNTY CODE OF ORDINANCES AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.
 - (B) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY.



PREPARED BY:
CRANEN THOMPSON & ASSOCIATES INC.
SURVEYORS ENGINEERS PLANNERS
5901 N.W. 31ST AVENUE FORT LAUDERDALE FLORIDA 33309
DATED: _____ DRAWN BY: _____