

PARCEL 2

NW 43 AVENUE, COCONUT CREEK FL 33066

Site Ownership:	BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS
Site Location and Data:	The subject site is a non-buildable parcel located on NW 43 Avenue, north of Coconut Creek Parkway and west of Lyons Road.
Folio Number:	484229010102
Commission Dist.	2
Site Size:	Approximately 118,273 square feet
How Acquired:	Quit Claim Deed from Broward County in 1971
Zoning in Area:	ROAD - ROAD
Land Use:	60 - Commerce
Just Market Value from Property Appraiser:	\$60,320
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 TR 26,27,28 BLK 92 DESC AS:COMM SW COR OF SW1/4 OF SEC 29,N 40.48,E 708.77 TO POB, ELY 38.54,N 6.92,NWLY 175.99, NWLY 123.42,N 1043.52,W 1320,N 35,E 1360,S 945.85,SELY 175.99, SELY 263.98,S 3.09,ELY 40,W 130.03 TO POB

Aerial Photo of Site:



Property Id: 484229010102 **Please see map disclaimer

Date: 10/27/2020 Time: 3:42 PM To: FL-010-2020-005093 @ 79949543691954
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Folio 484229810102

N.W. 43 Avenue
Sec. 29, 30-48-42

71-195284

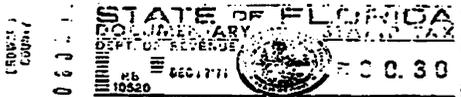
QUIT CLAIM DEED

THIS INDENTURE Made this 23rd day of November, A. D. 1971, between KENNETH PARKER and FRANCES C. PARKER, his wife; AND NEIL E. TILLOTSON and LOUISE I. TILLOTSON, his wife,

as part of the first part and Broward County, a political subdivision of the State of Florida, as party of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations, paid, receipt of which is hereby acknowledged, do hereby remise, release, quit claim and convey unto the party of the second part, its successors and assigns for County road purposes all right, title interest, claim, and demand which the party of the first part ha VE in and to the following described land situate, lying and being in the County of Broward, State of Florida, to-wit:

SEE ATTACHED DESCRIPTION



JACK HAZELER, COUNTY RECORDER

71 DEC 16 PM 4:02

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining, and all the estate, right, title, interest, and claim whatsoever of the said party of the first part, in law or in equity to the only proper use, benefit, and behoof of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, said parties of the first part ha VE, hereunto set their hand, s and seal s the date first above written.

Signed, sealed and delivered in the presence of: Arthur J. Prince

Martha Mitchell
As to Parkers

Neil E. Tillotson
As to Tillotsons

Kenneth Parker (SEAL)
Kenneth Parker
Frances C. Parker (SEAL)
Frances C. Parker
Neil E. Tillotson (SEAL)
Neil E. Tillotson
Louise I. Tillotson (SEAL)
Louise I. Tillotson

STATE OF FLORIDA
COUNTY OF BROWARD
Before me personally appeared KENNETH PARKER and FRANCES C. PARKER, his wife,

and known to be the individual's described in and who executed the foregoing instrument, and acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 23rd day of November, 1971.

(Notarial Seal) Arthur J. Prince
Notary Public in and for the County and State aforesaid.

My commission expires: NOV. 12, 1972
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES NOV. 12, 1972

see county commission 12/14/71
Engineering
Return to [unclear]

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File

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STATE OF MASSACHUSETTS
COUNTY OF NORFOLK

Before me personally appeared NEIL E. TILLOTSON and LOUISE I. TILLOTSON, his wife, to me well known and known to be the individuals described in and who executed the foregoing instrument, and acknowledged before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal at Needham, in said County and State, this 21st day of December, 1971.

(Notarial Seal)



Richard S. Nichols
NOTARY PUBLIC

My commission expires:

My Commission Expires
June 7, 1976

QUIT CLAIM DEED

REC 4710 and 861

BROOKFIELD COUNTY

Dated _____, 1971

FILED FOR RECORD

In the office of the Clerk of the Circuit Court for the County of Broward, State of Florida, on the _____ day of _____, A. D. 1971, the foregoing instrument was recorded in Deed Book _____ and the record verified.

Clerk of the Circuit Court,
Broward County, Florida

Form No. 6011

Date: 10/27/2020 Time: 3:42 PM To: FL-010-2020-005093 @ 79949543691954
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N.W. 43 Avenue
Sec. 29, 30-48-42

A parcel of land in the Southwest Quarter (SW $\frac{1}{4}$) of Section 29 and in the Southeast Quarter (SE $\frac{1}{4}$) of Section 30, Township 48 South, Range 42 East, including portions of Tracts 26, 27 and 28, Block 92, according to Palm Beach Farms Company Plat No. 3, as recorded in Plat Book 2, Pages 45 through 54 inclusive, of the Public Records of Palm Beach County, Florida, described as follows:

Commencing at the Southwest corner of the Southwest Quarter (SW $\frac{1}{4}$) of Section 29; thence run North 1 $^{\circ}$ 19'13" West (on an assumed bearing) 40.48 feet along the West line of said Southwest Quarter (SW $\frac{1}{4}$) to an intersection with the North right of way line of Hammondville Road (S.R. 814); thence run North 88 $^{\circ}$ 19'31" East 708.77 feet to a Point of Curvature of a Circular Curve to the left, having a radius of 25.0 feet, also being the Point of Beginning; thence run Easterly and Northerly along the arc of said curve, a distance of 38.54 feet to a Point of Tangency on a line parallel to and 1498.48 feet East of the West boundary of aforesaid Tracts 27 and 28, Block 92; thence run due North 6.92 feet to a Point of Curvature of a Circular Curve to the left, having a radius of 160.0 feet; thence run Northwesterly along the arc of said curve a distance of 175.99 feet to a Point of Reverse Curvature of a Circular Curve to the right having a radius of 240.0 feet; thence run Northwesterly along the arc of said curve a distance of 123.42 feet to a Point of Intersection with a line 1320.0 feet East of and parallel to the West boundary of aforesaid Tracts 27 and 28; thence run due North 1043.52 feet to a Point; thence run North 89 $^{\circ}$ 59'00" West 1320.0 feet along a line parallel to the North boundary of said Tracts 26 and 27 to an intersection with the West boundary of aforesaid Tract 27; thence run due North 35.0 feet along said West boundary of Tract 27; thence run South 89 $^{\circ}$ 59'00" East 1360.0 feet to a Point; thence run due South 945.85 feet to a Point of Curvature of a Circular Curve to the left having a radius of 160.0 feet; thence run Southeasterly along the arc of said curve a distance of 175.99 feet to a Point of Reverse Curvature of a Circular Curve to the right, having a radius of 240.0 feet; thence run Southeasterly along the arc of said curve a distance of 263.98 feet to a Point of Tangency; thence run due South 3.09 feet on a line parallel to and 1578.48 feet East of the West boundary of aforesaid Tracts 27 and 28 to a Point of Curvature of a Circular Curve to the left, having a radius of 25.0 feet; thence run along the arc of said curve a distance of 40.0 feet to a Point of Tangency with the North right of way line of Hammondville Road (S.R. 814); thence run South 88 $^{\circ}$ 19'31" West along said line 130.03 feet to the Point of Beginning.



RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF CIRCUIT COURT

OFF 4710
REC. 502

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