

**Bill of Sale and Utility Easement**  
**at 3601 W Sample Rd, Coconut Creek, FL 33073**

<b>Facts</b>	<b>General Information</b>
<b>Site Ownership:</b>	Broward County
<b>Site Location:</b>	The subject property is located at 3601 W Sample Rd, Coconut Creek, FL 33073.
<b>Folio Numbers:</b>	a) 484217000050 b) 484220040030
<b>Parcel Size:</b>	a) Approximately 3,977,355 square feet. b) Approximately 4,348,659 square feet.
<b>Commission District:</b>	2
<b>How Acquired:</b>	a) The County acquired the parcel via a Warranty Deed executed on September 18, 1974, which was recorded in the Broward County Official Records on September 18, 1974, at book/page 5936/827 (instrument#74200343).  b) The County acquired the parcel via a Warranty Deed executed on September 18, 1974, which was recorded in the Broward County Official Records on April 23, 1979, at book/page 8168/833 (instrument#79123318).
<b>Zoning in Area:</b>	P – Parks and Recreation District
<b>Land Use:</b>	10 – Recreation and Open Space
<b>Legal Description:</b>	a) 17-48-42 S 1/2 OF NE 1/4 OF SAID SEC 17, AND N 1/2 OF N 1/2 OF SE 1/4 OF SAID SEC 17, LESS E 300 OF S 1/2 OF NE 1/4, LESS E 300 OF N 1/2 OF N 1/2 OF SE 1/4, LESS N 3/4 OF E 3/4 OF SE 1/4, OF NE 1/4 OF SEC, EXCEPT E 300 THEREOF  b) LYONS TRADEWINDS PARK 117-9 B TRACT C

**Facts**

**General Information**

Aerial Photo of Site:

Legend:



**NOTE:** This aerial photo shows only the general location of the two referenced parcels. For more detailed descriptions of the easement and/or maintenance area(s), please refer to the sketch and legal descriptions contained in Exhibit A and B of the instruments.