

Indicate Permanent Reference Monuments.
Radii are 25' unless otherwise shown.

Distances at Block Corners are shown to Tangent Intersections unless indicated.

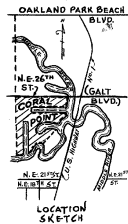
Utility Easements 5' each Side of Lot, 10' Total and shown thus:=====
Indicates Utility Easements 10' x 10' - 25'

CURVE DATA

1	A = 90°	75'	100'
	R = 55'	75'	100'
	L = 75.54'	115.8'	175.16'
2	A = 42° 45'	75'	
	R = 100'	75'	
	L = 39.14'	23.35'	
	L = 74.61'	35.76'	
3	A = 79°	75'	50'
	R = 100'	75'	50'
	L = 76.73'	92.58'	36.81'
	L = 130.70'	90.10'	45.61'
4	A = 105° 15' 50"		
	R = 345.61'		
	L = 239.52'		
5	A = 88° 10' 34"		
	R = 150'		
	L = 210.29'		

DESCRIPTION

GOVERNMENT LOT 4 OF SECTION 25, TOWNSHIP 49 SOUTH, RANGE 42 EAST; EXCEPTING THEREFROM the following described parcel of land: BEGIN at the Northwest Corner of Government Lot 4 in Section 25, Township 49 South, Range 42 East, Broward County, Florida, and run thence, South along the West boundary of said Lot 4, 1061.6 feet; thence, North, 88° - 30' East, magnetic, 829.0 feet to a stake on the West bank of Middle River, being the point of beginning of the here described land, running thence, South, 45° - 45' West, magnetic, 697.4 feet to a point on same bank of said Middle River; thence along said river bank, following the meanderings thereof, Southerly, Northeasterly and Northwesterly to a point of beginning, said lands being all that portion of said Government Lot 4 lying Southeast of the line mentioned as the first course of this description.



CORAL POINT

SECTION 25, TOWNSHIP 49S, RANGE 42E.
WILTON MANORS - BROWARD COUNTY - FLORIDA.

J.W. McLAUGHLIN CIVIL ENGINEER
FORT LAUDERDALE-FLORIDA
SCALE IN FEET
JANUARY 1953

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned, J. P. Taravella and Florence W. Taravella, his wife, D.B.A. Coral Point Development owners of the lands shown, and included on this Plat have caused said lands to be subdivided and platted as hereon shown. All previous Plats of said lands are hereby Voided, annulled, cancelled and superseded by this Plat.

WE, the undersigned hereby dedicate, to the perpetual use of the Public for the proper uses thereof all the thoroughfares shown on this Plat.

IN WITNESS WHEREOF: WE have hereunto set our hands and affixed our seals.
WITNESSES: *J.P. Taravella* (Real) *Florence W. Taravella* (Real)

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

I HEREBY CERTIFY: That on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgements, J. P. Taravella and Florence W. Taravella, his wife, D.B.A. CORAL POINT DEVELOPMENT and they acknowledged before me that they executed the foregoing dedication.

WITNESS: My hand and official seal at Fort Lauderdale, Broward County, Florida, this 12th day of JANUARY, 1953.

J.W. McLaughlin
NOTARY PUBLIC - STATE OF FLORIDA
My Commission Expires 12-16-1957

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

THIS IS TO CERTIFY: That this Plat has been approved and accepted for record by the Council of the Village of Wilton, Manors, Florida, Inc. and by resolution adopted by said Council on the 21st day of JANUARY, 1953.

IN WITNESS WHEREOF: The said Council has caused these presents to be attested by its Mayor and the Corporate Seal of said Village to be here affixed this 21st day of JANUARY, 1953.

James P. Winslow
VILLAGE OF WILTON MANORS
Mayor of County

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

I HEREBY CERTIFY: That this Plat complies with the provisions of "AN ACT TO REGULATE THE MAKING OF SURVEYS AND FILING FOR RECORD OF MAPS AND PLATS IN THE STATE OF FLORIDA," approved by the Governor, June, 11th, 1925.

Ted Cobot
CLERK OF THE BROWARD COUNTY
By *Berkeley Adams*
MARSHAL

This instrument filed for record this 12 day of JANUARY 1953, and recorded in Book 31 of Plats at Page 27, RECORD VERIFIED.

Ted Cobot
CLERK OF THE BROWARD COUNTY
By *Berkeley Adams*
DEPUTY CLERK

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

I HEREBY CERTIFY: That this Plat is a true and correct representation of a Survey made by me and that Permanent Reference Monuments have been set as indicated. Dated at Fort Lauderdale, Florida, this 15th day of JANUARY, 1953.

J.W. McLaughlin
REGISTERED ENGINEER, No. 1973
REGISTERED LAND SURVEYOR, No. 1427

As owner and holder of a Mortgage dated July 23rd 1952, and now on record in Mortgage Book 403 on Page 213 of the Public Records of Broward County, Florida, I hereby approve this Plat:

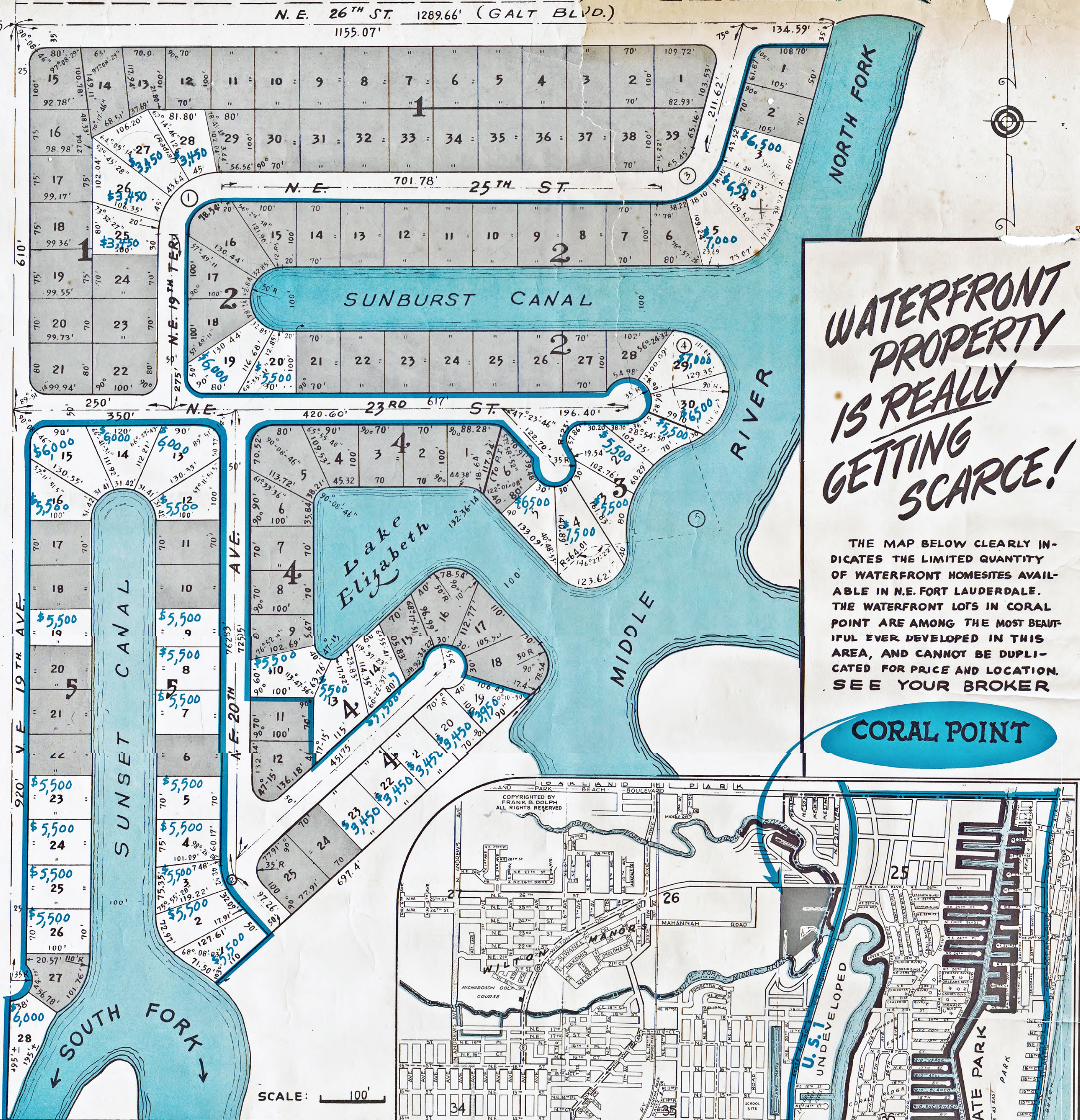
Dwight J. Strickland

Approved for record:
J.W. McLaughlin
COUNTY ENGINEER

4 Cor West
bdy. SEC. 25

N. E. 26TH ST. 1289.66' (GALT BLVD.)

1155.07'



Coral Point Sales Plat - ca. 1953

From original document donated to WMHS by Dennis Gluck-stored in the archive of the Broward County Historical Commission

ARE YOU LOOKING FOR:

A SINGLE LOT

A HALF BLOCK

A WHOLE BLOCK... OR

AN ENTIRE SUBDIVISION

in Ft. Lauderdale or Pompano Beach

a tract of acreage to develop in or near Fort Lauderdale, Davie, Pompano Beach -- or the Mountains of Western North Carolina

AT A PRICE YOU CAN AFFORD

LOOK Over the Following List -- MAKE Your Selection and CALL

M. A. HORTT

Telephone No. 47

Office Located at

220 E. LAS OLAS BLVD.

SECOND FLOOR

YELLOWSTONE PARK

One of the most completely developed subdivisions in Fort Lauderdale—streets paved full width—sidewalks, curbs and gutters in; water piped to the lot line on most of the lots. Just a few minutes from downtown by bus.

	Price
Lots 1, 2, 3—Block 2	\$ 3,250.00
Lots 5, 6, 7, 8—Block 10	Each 1,000.00
Lots 15, 16—Block 10	2,000.00
Lots 23, 24—Block 10	2,250.00
Lots 3, 4, 5, 6, 7, 8—Block 13	Each 1,000.00
Lots 13, 14, 15—Block 13	3,250.00
Lots 13, 14—Block 23	2,250.00
Lots 15, 16, 17, 18, 19, 20, 21—Block 23	Each 1,000.00
All of (24 lots) Block 21	24,000.00
All of (24 lots) Block 24	24,000.00

RIO VISTA ISLES

Lots 3, 4—Block 24 \$3,750.00
These lots only 88 feet East of Federal Highway, running from Rio Vista Boulevard to the Tarpon River.

Lots 17 to 28, inc., and lots 32, 33, 34, Block 31 Each \$4,000.00
The only large group of lots left on beautiful New River suitable for high class development. All with seawall.

RIVERSIDE PARK ADDITION

Lots 8 and 9—Block 11	\$ 1,250.00
Lots 8 and 9—Block 12	1,250.00
Lots 10 and 11—Block 12	1,250.00
Lot 15—Block 13	550.00
Lots 16 and 17—Block 13	1,250.00
Lots 18, 19 and 20—Block 13	Each 550.00
Lots 1, 2, 3 and 4—Block 14	1,650.00
Lots 25 and 26—Block 15	1,250.00
Lots 1 and 2—Block 16	1,250.00

RIVERSIDE ESTATES

All of Block 2	\$ 6,500.00
All of Block 3	5,500.00
All of Block 4	5,500.00
All of Block 5	5,500.00
All of Block 6	5,500.00
All of Block 7	5,500.00
All of Block 8	5,500.00
All of Block 9	5,500.00
All of Block 10	5,500.00

SHADY BANKS ON NEW RIVER

Lots 100' x approx. 275' with seawall and fronting on New River—streets and sidewalks in—beautiful oaks and palms—Block 1	\$ 5,500.00
All of Block 2 (30 lots with streets and sidewalks)	16,500.00
All of Block 3 (35 lots with streets and sidewalks)	16,500.00
All of Block 4 (30 lots with streets and sidewalks)	16,500.00
All of Block 5 (30 lots with 5-room house, some large grapefruit trees, streets and sidewalks in)	21,500.00
All of Block 6 (14 lots with streets and sidewalks)	7,000.00
All of Block 7 (10 lots)	4,000
1 lot, Block 8	1,000.00
All of Block 9 (15 lots with canal frontage)	15,000.00
All of Block 10 (17 lots with canal frontage)	17,500.00
All of Block 11 (17 lots with canal frontage)	20,000.00
All of Block 13 (51 lots with canal frontage)	20,000.00

CROISSANT PARK

Lot 16—Block 58	\$10,500.00
Lot 2—Block 50	7,500.00
Lots 14 and 15—Block 46	16,500.00
Lot 9—Block 21	10,500.00
Lots 15 and 17 (River Sec.)—Block 7	5,000.00

PROGRESSO

Lot 7—Block 166	\$ 2,000.00
Lot 12—Block 233	2,000.00

VALENTINE'S SUBDIVISION

About 1,500 feet of water frontage on North Fork of beautiful New River, near the new super-highway just west of the West Side School and right in the heart of the city. Beautiful palms and oaks and some fruit trees.

A nice, large tract, ready for subdividing.
Lots 3 and 4 (35.58 acres) Per Acre \$ 2,000.00

MARSHALL'S SUBDIVISION

Section 16-50-42

750 ft. frontage on Davie Boulevard, running to New River between Hendricks Heights and the proposed super-highway.

Tract 9 and part of Tract 10, on new County road; Tract 15 East of County Road, Tract 16 and part of Tract 17.

About 2,500 feet frontage on the new county road running south to New River. On one of the main water lines from the plant to the city on Davie Boulevard. One of the finest undeveloped pieces of acreage left in the city, and the least expensive to develop.

Approximately 42 acres Per Acre \$ 1,500.00

ACREAGE

Section 16-50-42 (In the Southeast corner)

About 23 acres OVER ONE-FOURTH mile frontage on Road 84 and about 600 ft. on S. W. 9th Ave., joining the City limits. That part of acreage on Road 84 outside city limits. Water line on S. W. 9th Ave. \$3,000 per acre.

7 1/2 acres with 495 feet frontage on S. E. 20th St., across the street from Yellowstone Park Subdivision—streets, sidewalks, curbs and gutters along the north boundary. Beautiful palms, oaks and other native growth. \$2,250 per acre. 2 1/2 acres at the intersection of S. W. 20th Street and S. W. 9th Ave., across the street from the southeast corner of Yellowstone Park. Sidewalks, streets, curbs and gutters in along the north boundary and paved street along the east boundary. Price \$7,500.

About 12 1/2 acres on Road 84, across the road from Berg's Trailer Park, with between 600 and 700 feet of frontage on Road 84. About one-half of this is outside the city limits. Price \$3,000 per acre.

5 acres on S. W. 15th St., with 330 feet of frontage on S. W. 15th St. Beautiful natural growth and some fruit trees. Price \$8,000.

Section 22-50-42

20 acres on S. W. 28th St., at the end of S. W. 4th St., joining the Glen Bates Property (Sandy Acres). Part high pine land and part muck and marl. \$1,500 per acre.

Section 25-49-42

About 28 acres on the North fork of Middle River, near the Federal Highway, with about 3,000 feet of River frontage. Mahannah Road runs along the West boundary and into the property. Just outside the city limits and between the City of Ft. Lauderdale and Oakland Park. \$1,000 per acre.

Section 36-49-42--Part of Government Lot 7

About 1,260 feet of frontage on Federal Highway and about 200 feet North of the 10th St. Causeway, running north to the Snyder property and running from the Federal Highway to Middle River, a distance of approximately 450 feet. Has both highway and river frontage, and is just across the river from City Park. Approximately 11 acres—\$35,000.

ALL PROPERTIES SUBJECT TO PRIOR SALE, CHANGE OF PRICE OR WITHDRAWAL FROM THE MARKET WITHOUT NOTICE

Expansion of Fort Lauderdale Creates Area Worth \$6,000,000

FORT LAUDERDALE — Northward expansion of Fort Lauderdale has created nearly \$6,000,000 worth of new residential property in the area bordering each side of Federal hwy. as it approaches Oakland Park Blvd.

Five subdivisions have sprung up where only pine and palmetto stood less than a year ago. New

canals have created miles of waterfront lots.

Nearly \$1,000,000 worth of construction has been completed or is in progress in the five developments.

Chief of the group is Coral Ridge Galt Addition No. 1, embracing \$4,000,000 worth of land, in business lots along Federal hwy. and Oakland Park Blvd., as well as luxury residential lots.

About \$250,000 worth of building will begin this summer, according to the developers, James S. Hunt and Stephen A. Calder.

On the opposite side of Federal hwy., three smaller sister communities are rising — Coral Point, Coral Gardens and Coral Shores. Further south is North Ridge, an enterprise of builder Robert Rickel.

North Ridge property is valued

at a total of \$250,000. Plans call for 127 homes in the \$14,000 to \$20,000 price range are to be built immediately, Rickel said.

Coral Point embraces land worth \$500,000, and \$200,000 worth of waterfront building is in progress.

Coral Gardens, laid out on land valued at \$100,000, is entirely sold, according to the developers. Some \$250,000 worth of construction is finished or under way.

Coral Shores, where the property is valued at \$608,000 is 70 per cent sold. An estimated \$270,000 worth of building is finished or in progress.

A shopping center which will serve the area has been planned for the intersection of Federal hwy. at NE 26th st. Preliminary work on the \$675,000 project already is in progress.



RAPID DEVELOPMENT of area bordering N. Federal hwy. south of Oakland Park Blvd. is illustrated by this aerial photograph. Indicated by the letters are: A. The southern

portion of the Arthur T. Balt land to be annexed by Fort Lauderdale; B. Coral Ridge Galt addition; C. North Ridge; D. Coral Point; E. Coral Gardens; F. Coral Shores.

YEAR 'ROUND COMFORT IS NO LONGER A LUXURY !

100%**AIR CONDITIONED****3 BEDROOMS
2 BATHS —****WATERFRONT HOME
in CORAL POINT****Total Price: \$23,500****DOWN
PAYMENT****\$5,750***NOW... a builder's "dream"
comes to life!***Here's the Home
For You!**

- Waterfront in desirable north-east section
- 3 bedrooms, 2 baths with colored fixtures
- Terrazzo floors
- Automatic gas heating system
- 70 x 100-foot lot—completely landscaped
- 70-foot seawall on 100-foot canal
- Shingle or barrel tile roof
- Jalousie windows
- Custom kitchen cabinets in choice of 15 colors
- Finished with colored gravel driveway

INQUIRE AT ONCE

Get the full details. See how you can have a "way of life" in your home!

SLEEP..DINE..PLAY..LIVE REFRESHED

More than a home, this revolutionary architectural achievement, is a way of life for you and your family. Engineers designed a centralized air-conditioning system — then built a house around it! Not merely room-by-room air-conditioning, but your entire house is cooled and conditioned as a unit to give you

HEALTHIER, CLEANER, SAFER LIVING!

By keeping the "inside climate" of your home controlled, you eliminate unhealthy drafts and oppressive heat. Air is dehumidified. Dirt and dust are things of the past. One central unit filters, cleans, and conditions the atmosphere of every room in your home. Your whole family will feel finer, have more energy, sleep refreshed — LIVE HEALTHIER* AND MORE COMFORTABLY NO MATTER WHAT THE OUTSIDE WEATHER!

*AIR-CONDITIONING IS ACTUALLY BENEFICIAL TO PEOPLE WITH CERTAIN ALLERGIES AND HEART CONDITIONS.

**DRIVE OUT TO
BEAUTIFUL CORAL POINT . . .**

the heart of our fastest-growing, value-increasing property area! Rigid zoning and building restrictions keep your neighborhood an "American Model Community" — one in which you'll be proud to live in for years . . . Patterned after the Coral Ridge section, except for total size of houses.

SEE YOUR BROKER
OR CONTACT

ATLANTIC BEACH Management Corp.: BUILDERS

716 N. FEDERAL HIGHWAY, FORT LAUDERDALE, FLORIDA PHONE. 2-1716



HOMES ARE springing up in these booming subdivisions in northeast Fort Lauderdale and Wilton Manors, one of the fastest-growing areas in South Florida. A year ago all of them were just gleams in subdividers' eyes. The land was covered with palmetto and pine. This photo, looking south, shows both forks of Middle River, the north fork winding off to the right in the foreground and the south fork bordering North Ridge. Numerous canals have been dredged from both forks and several miles of streets built. —Herald Photo by Irv Turvey

Section Busiest in Area

Two Homes a Day Rise in Northeast

FORT LAUDERDALE—One of the busiest areas in South Florida is the northeast section of Fort Lauderdale and the eastern end of Wilton Manors where construction is booming in seven adjoining subdivisions.

In an area extending north from NE 19th st. to Oakland Park blvd. and from Federal hwy. west to NE 16th ave. homes are being completed at the rate of better than two a day.

The subdivisions are North Ridge, Coral Point, Middle River Manor, Coral Gardens, Coral Shores, Coral Estates and Middle River Estates. All over the landscape bulldozers are backing and filling, draglines are dragging and workmen are working.

In less than a year they've changed the entire face of the area. A year ago it was still the way it always had been—overgrown with pines and palmettos, with mangrove swamps along both forks of Middle river.

The big factor in opening the area was completion of Galt blvd. connecting Federal hwy. with Wilton Manors.

Since then, several miles of new streets have been built and canals dredged from Middle river. Approximately 175 homes have been built, and this is just a start. The rate of construction is picking up all the time as filling and grading are completed. There are lots for approximately 850 homes.

It costs anywhere from \$13,700 to \$40,000 to buy a home

in the area. Most sell for around \$16,000.

North Ridge, the southernmost of the six developments in spite of its name, consists of 40 acres and 127 lots on which 38 homes have been completed. It's bounded on the east by Victoria Park rd. and on the west by NE 21st ave. and extends northward from 18th st. to 21st st.

The south fork of Middle river borders part of it and also cuts through the northern tip. Some lots are on the north side of the river.

Prices of homes range between \$13,700 and \$18,000. There are 45 waterfront lots. The builder, Bob Rickel, is building sidewalks. Seawalls are of rock and mortar. Rickel says homes are being completed at the rate of one a week.

In two years he expects the development to be completed.

Just north of North Ridge lie two developments, Coral Point and Middle River Manor, both being developed by Coral Ridge Development Co. Coral Point extends eastward from both forks of Middle river to NE 19th ave. and south from Galt blvd. (NE 26th st.) to the south fork of Middle river.

Two canals have been built in Coral Point, one extending east-west called Sunburst and one north-south called Sunset. Between them an artificial lake, Lake Elizabeth, has been created to make still more waterfront property.

Coral Point contains 128 lots on which building was started only recently. Fifteen homes have been completed. Most are on the water. The average price is \$20,000.

Adjoining Coral Point on the west is Middle River Manor which extends westward to NE 17th ter. and to Middle river on the south.

Middle River Manor contains two canals on which all lots will front. The easterly canal, Coral Waterway, has been completed. Work is still under way on Middle River Waterway. Homes in the area will be comparable in price to those in Coral Point.

North of Galt blvd. lie Middle River Estates, Coral Estates, Coral Shores and Coral Gardens. Middle River Estates lies farthest to the west, in Wilton Manors. It's partly encircled by newly built Middle River dr. which is the westernmost north-south street. The north fork of Middle river provides a scenic north boundary. It extends east to NE 16th ave.

In Middle River Estates are 200 residential lots. 51 of them on the waterfront. Some 75 homes have been completed, with 20 more under construction. There's a shopping center, Manor Gate, where the first building is nearing completion. The new Wilton Man-

ors city hall will be located in Manor Gate. The developer is James Dean.

Adjoining Middle River Estates on the east is Coral Estates, which extends eastward nearly to Middle River dr. It contains 113 lots. More than a dozen homes have been completed in Coral Estates. The developer, Al Heinerman, has left the thick growth of trees intact.

Coral Estates is partly surrounded by Coral Gardens, a 23-acre development containing 107 lots along the north fork of Middle river extending northward from Galt blvd. Fifteen homes have been built. Homes in all three subdivisions range in price from \$15,000 to \$30,000.

The last subdivision, Coral Shores, lies north and east of the north fork of Middle river. The north boundary is NE 30th st. It extends east to NE 21st ter. Homes there sell from \$16,000 to \$19,500. There are 151 lots, many of them on Middle river. Several homesites lie on a small lake being created by dredging for fill for two new lanes for Federal hwy.



—Herald Staff Photo by Steve Waver
IN NORTH RIDGE, 38 HOMES HAVE BEEN BUILT



CORAL GARDENS LIES ON NORTH FORK OF MIDDLE RIVER



THIS IS CORAL POINT WHERE 128 HOMES WILL BE BUILT



THIS IS A STREET IN BOOMING MIDDLE RIVER ESTATES



MRS. IVY STRANAHAN, wife of Fort Lauderdale's founder, studies an aerial photograph of the new Coral Point subdivision located where the family farm once stood.

ence a Wilderness

Stranahan Landmark Falls

Herald Bureau

FORT LAUDERDALE — The latest landmark to fall before bulldozers and draglines is the farm where the city's founder, Frank Stranahan, grew vegetables in a countryside alive with beans, wildcats and Seminoles.

The tract, lying west of N. Federal hwy. at the forks of Middle river, has been engulfed

by new fills, canals and lake of Coral Point subdivision.

The Stranahans made their home on the bank of New river, on the present site of the Pioneer House, where Stranahan operated a ferry, store and post office.

"We'd go out to the farm in a buggy or a canoe," recalls Mrs. Ivy Stranahan, Frank's widow and the community's first school teacher. "It was a beautiful trip by water. Both New river and Middle river were very clear, and we could see tropical fish of all colors swimming around under the canoe. There was lots of wildlife along the banks."

Alligators sunned themselves in the front yard, wildcats and bears roamed the neighborhood, and an eagle kept a nest in a tall pine tree within sight of the farm, she says.

The Stranahans were unconcerned by the danger. "I frequently made trips at night along the paths," Mrs. Stranahan recalls, "but I always carried a lantern. The animals were afraid of the light."

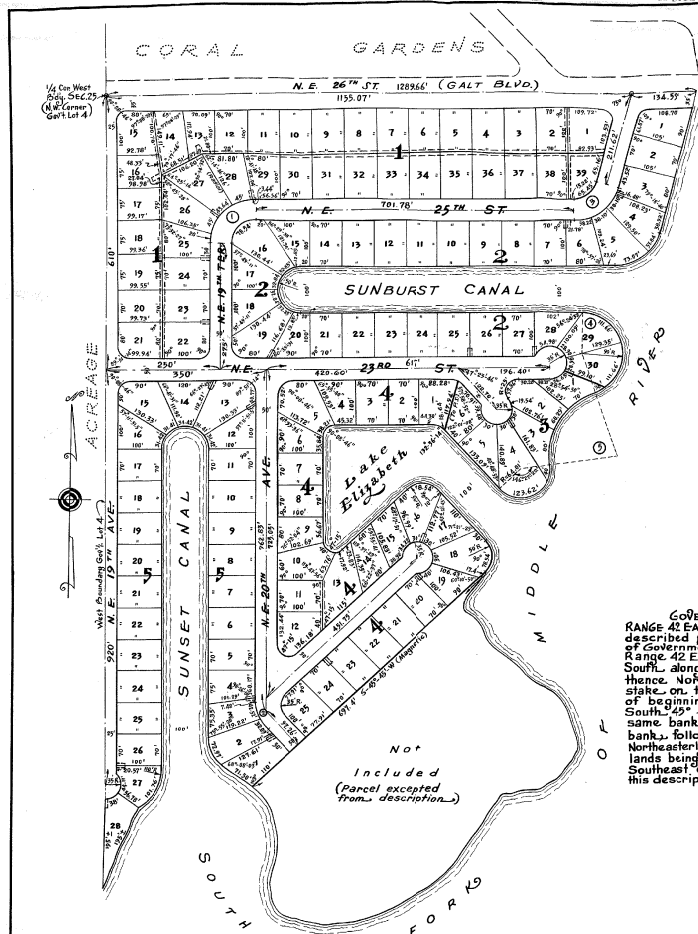
Seminoles were a common sight around the farm digging for "coontie," a form of wild potato with which they concocted a soup they called "sofkee."

Fort Lauderdale's first lady, who has lived through settlement, boom, bust and revival is

generally well pleased with the present trend.

"I wasn't at all happy about the way things were done during the boom in the '20s," she says. "Everything had such a temporary quality."

"Today, the planning is sounder, the construction is more permanent."



CORAL POINT

SECTION 25, TOWNSHIP 49 S., RANGE 42 E.
WILTON MANORS - BROWARD COUNTY - FLORIDA.

J.W. McLAUGHLIN CIVIL ENGINEER
FORT LAUDERDALE, FLORIDA
JANUARY 1953

Indicates Permanent Reference Monuments.

Radii are 2' unless otherwise shown.

Distances at Right Angles are shown in Tangent Intersections unless indicated.

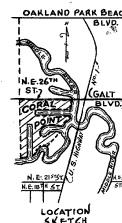
Utility Easements 9' each Side of Lot, 10' Total and shown by dashed lines.

CURVE DATA

1	A = 90°	75'	100'
	R = 50'	75'	100'
	T = 50'	75'	100'
	L = 78.54'	117.81'	127.98'
2	A = 42° 45'	75'	100'
	R = 100'	75'	100'
	T = 39.14'	23.35'	35.96'
	L = 74.61'	55.96'	
3	A = 75°	75'	100'
	R = 100'	75'	100'
	T = 76.73'	52.95'	38.97'
	L = 130.90'	78.18'	45.40'
4	A = 141° 15' 58"	75'	100'
	R = 100'	75'	100'
	T = 248.68'	52.95'	38.97'
	L = 238.72'		
5	A = 89° 02' 34"	75'	100'
	R = 100'	75'	100'
	T = 124.95'	52.95'	38.97'
	L = 210.29'		

DESCRIPTION

GOVERNMENT LOT 4 OF SECTION 25, TOWNSHIP 49 SOUTH, RANGE 42 EAST; EXCEPTING THEREFROM the following described parcel of land: BEGIN at the Northwest Corner of Government Lot 4 in Section 25, Township 49 South, Range 42 East, Broward County, Florida, and run thence South along the West boundary of said Lot 4, 1061.6 feet; thence North 88° - 30' East magnetic, 829.0 feet to a stake on the West bank of Middle River, being the point of beginning of the herein described land, running thence South 45° - 45' West magnetic, 697.4 feet to a point on same bank of said Middle River; thence along said river bank, following the meanderings thereof Southerly, Northeasterly and Northwesterly to a point of beginning, said lands being all that portion of said Government Lot 4 lying Southeast of the line mentioned as the first course of this description.



STATE OF FLORIDA } SS
COUNTY OF BROWARD }

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned, J. P. Taravella and Florence W. Taravella, his wife, D.B.A Coral Point Development owners of the lands shown and included on this Plat have caused said lands to be subdivided and platted as hereon shown. All previous Plats of said lands are hereby Voided, annulled, cancelled and superseded by this Plat.

WE, the undersigned hereby dedicate to the perpetual use of the Public for the proper uses thereof all the thoroughfares shown on this Plat.

IN WITNESS WHEREOF: WE have hereunto set our hands and affixed our seals.

WITNESSES: *[Signatures]*

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

I HEREBY CERTIFY: That on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgements, J. P. Taravella and Florence W. Taravella, his wife, D.B.A CORAL POINT DEVELOPMENT and they acknowledged before me that they executed the foregoing dedication.

WITNESS: My hand and official seal at Fort Lauderdale, Broward County, Florida, this 12th day of JANUARY, 1953.

[Signature]
NOTARY PUBLIC - STATE OF FLORIDA
My Commission Expires 12-15-1957

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

THIS IS TO CERTIFY: That this Plat has been approved and accepted for record by the Council of the Village of Wilton Manors, Florida, in and by resolution adopted by said Council on the 23rd day of JANUARY, 1953.

IN WITNESS WHEREOF: The said Council has caused these presents to be attested by its Mayor and the Corporate Seal of said Village to be here affixed this 23rd day of JANUARY, 1953.

[Signature]
VILLAGE OF WILTON MANORS
PRESIDENT OF COUNCIL

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

I HEREBY CERTIFY: That this Plat complies with the provisions of "AN ACT TO REGULATE THE MAKING OF SURVEYS AND FILING FOR RECORD OF MAPS AND PLATS IN THE STATE OF FLORIDA," approved by the Governor, June 11th, 1925.

[Signature]
CLERK OF THE CIRCUIT COURT
IN AND FOR BROWARD COUNTY, FLORIDA

This instrument filed for record this 12 day of JANUARY, 1953, and recorded in Book 31 of Plats at Page 27, RECORD VERIFIED.

[Signature]
CLERK OF THE CIRCUIT COURT
IN AND FOR BROWARD COUNTY, FLORIDA

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

I HEREBY CERTIFY: That this Plat is a true and correct representation of a Survey made by me and that Permanent Reference Monuments have been set as indicated. Dated at Fort Lauderdale, Florida, this 15th day of JANUARY, 1953.

[Signature]
REGISTERED ENGINEER, No. 197
REGISTERED LAND SURVEYOR, No. 127

As owner and holder of a Mortgage dated July 23rd 1952 and now on record in Mortgage Book 403, on Page 212 of the Public Records of Broward County, Florida, I hereby approve this Plat:

[Signature]

Approved for record:

[Signature]
COUNTY ENGINEER

let Carter build you a genuine Paddock pool for \$3300*!

Carter builds genuine Paddock of California pools, using genuine Paddock equipment—and he builds more Florida pools than all other builders combined.

Carter prices are lower because of skillful mass production techniques, but Carter service is strictly personalized, because our reputation is built on customer satisfaction.



Our 15' x 30' pool, at \$3300, is complete with filter to insure water of highest purity; Marcite finish to eliminate repainting; precast coping, tile at water line, and concrete walkway; 300-watt light; auto skimmer; underwater steps; wall brush and test set. Extras are available at special low prices. Other famous models, ranging to \$6900*, offer deluxe features to suit the most discriminating tastes. Upkeep costs are low — approximately \$10 per month for water and electricity.

You and your family will be happier, healthier — your property value is higher with a Carter pool . . . Call Carter today!

**Prices vary slightly with job conditions.*

See Carter for superior seawalls, pilings, docks, crane service.

Terms arranged up to three years.

1901 N. E. 15th Ave., Ft. Lauderdale

Phone LO 4-4321



**HERE WAS THE WATERMELON PATCH**

—Coral Point subdivision, now largely built up in beautiful waterfront homes, originally was one of the first farms in Ft. Lauderdale. Two years ago this week the land was sold to Coral Ridge Properties by Mrs. Frank Stranahan, widow, of the city's founder, and the

event was commemorated by a caravan to the site. Here, Mrs. Stranahan points out the spot where "the finest watermelons you ever tasted" were grown over a half century ago. On-lookers are James S. Hunt Jr. and J. P. Taravella, officials of Coral Ridge.

Page 10 of 15

Taylor Builders Invite You to See the Model Home at South Coral Point



2016 N.E. 21st COURT, SOUTH CORAL POINT

Furnished Waterfront Home NOW OPEN FOR INSPECTION

\$23,950

Beautifully Furnished by
WELLEN'S FURNITURE CO.

TAYLOR BUILDERS

Telephone LO 4-0912

This handsomely designed home, situated on Middle River, has 3 bedrooms, 2 baths and enclosed garage, 68 ft. seawall; deep water, with easy access to the Intracoastal and the ocean. The finest of construction (built on piling) . . . Completely waterproofed with Atlas Admix . . . forced-air heat . . . floor-to-ceiling windows in living room and all bedrooms . . . large walk-in closets . . . Bermuda roof. Thermador built-in kitchen with Dutch oven. Fully sodded and landscaped . . . circular driveway.

DIRECTIONS:

Federal Highway to N.E. 26th St. (Golt Blvd.) . . . turn west over bridge, and take first left, at Coral Point slump brick entrance gate, on N.E. 25th Street . . . then continue to south end of N.E. 20th Ave. Watch for



LIGHT AND BREEZY is the Taylor model, built along the south fork of Middle River. Tastefully decorated, the interior is

roomy, and includes over-large closets and built-in kitchen equipment. Waterproof floors and walls are other features.

First of 20 Homes in Coral Point To Be Open for Inspection Today

Model House Is Priced At \$23,950

FORT LAUDERDALE — First of 20 homes to be built in Coral Point by Taylor Builders, a three-bedroom, two-bath model dwelling at 2016 NE 21st Ct., will be formally opened Sunday for public inspection.

The model dwelling, priced at \$23,950, is along the south fork of Middle River, which flows to the rear of the property.

Fourteen of the styles to be offered by Fred E. Taylor, company president, will be along water, and all 20 will have Bermuda roofs.

The homes will be "quite different" in appearance, Taylor said. He has built 70 other Fort Lauderdale homes.

The model opening Sunday has complete landscaping, built-in kitchen equipment, an enclosed garage, large utility room, over-large closets and a circular driveway.

Coral Point lies south of the NE 26th street bridge and west of Federal highway, in Wilton Manors.



SOUTH CORAL POINT model home presented by Taylor Builders is a three-bedroom, two-bath style priced at \$23,950.

The dwelling, at 2016 NE 21st Ct., is the first of 20 homes to be built in South Coral Point by Fred E. Taylor.

Coral Point: A Planned Community



ENTRANCE MARKER off N. Federal Hwy. at Coral Point, this five-foot landscaped portal guides visitors into Wilton Manors' easternmost residential subdivision.

Stranahan Gave 'Point' Its Start

FORT LAUDERDALE—Back in 1893 Frank Stranahan came south through Florida along an old ox road and stopped on the banks of New River.

Here he set up a trading post, began operating a ferry across the river and became the founder of Ft. Lauderdale.

Shortly afterwards, Stranahan married the town's first school teacher, Ivy Cromartie, and they acquired a farm about two and one-half miles north of the trading post. The land today is a residential subdivision known as Coral Point.

There were two routes to the farm at the time — one by buggy along a precarious stretch of road which eventually became Dixie Hwy., then east along Mahannah Rd. The other way was by canoe on New River and north through the swamps that today form the Intracoastal Waterway and Middle River.

Either way took at least half a day to get there, but the trip was beautiful, according to Mrs. Stranahan, who gets around the streets of Fort Lauderdale today at a much faster clip than was possible then.

The Stranahans grew vegetables and tropical fruits on the fertile land. Friendly Indians were a familiar sight around

the farm digging for "coontie," a form of wild potato with which they concocted a soup they called "sofkee."

Three years ago Mrs. Stranahan sold the farm to Coral Ridge Properties, and the development firm created Coral Point.

Some 30 homes now cover the area that once grew Ft. Lauderdale's first tomatoes, beans and avocados. New homes are being started on the tract almost daily.

Most of the homes in Coral Point are built on waterfront lots which face the river or one of the man-made canals that interlace the area. A majority of the residents own small power boats.

Some even attend Sunday services by boat, since the United Lutheran church is on a canal forming the western boundary; others do their marketing via water at a nearby waterfront shopping center.

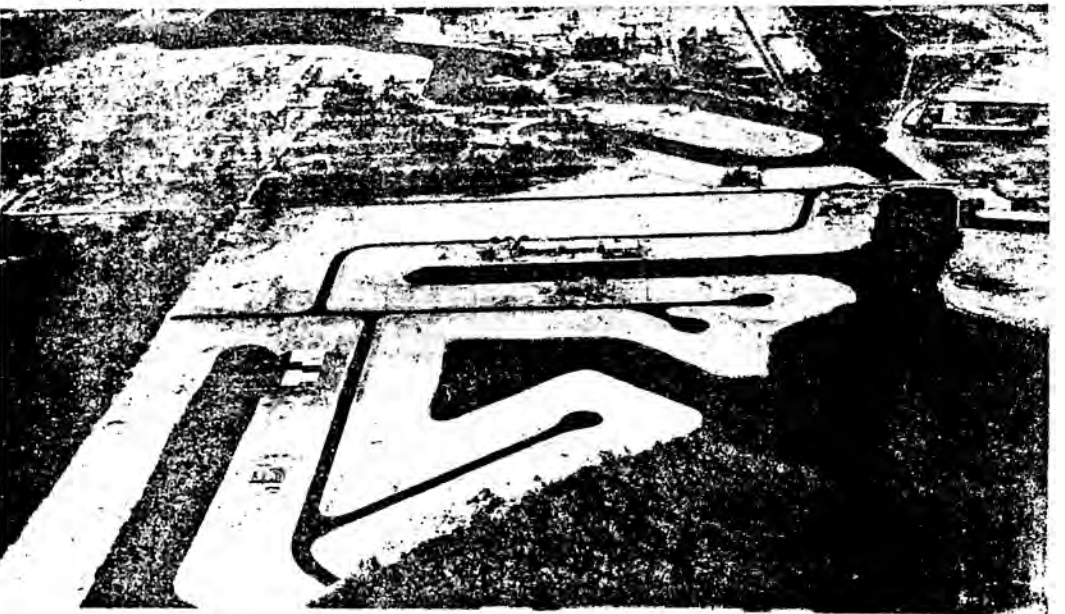
The subdivision has building restrictions designed to insure that it will retain its appearance. Residents spend considerable time in beautifying the landscape, the latest project being a slump brick planter at the entrance.

Proudest owner in Coral Point is the person who purchased the first lot after Coral Ridge transformed a farm into a residential development — none other than Ivy Cromartie Stranahan.

CORAL POINT TODAY is a well-planned community, with 94 of its 128 lots sold. Fifty homes already are completed, with others started or planned. The south fork of Middle River is in the right foreground of both pictures,

and Coral Waterway, starting at left foreground, had not yet been dredged when the first aerial view was taken. Both pictures are looking due north.

—Herald Photos by Mel Karon



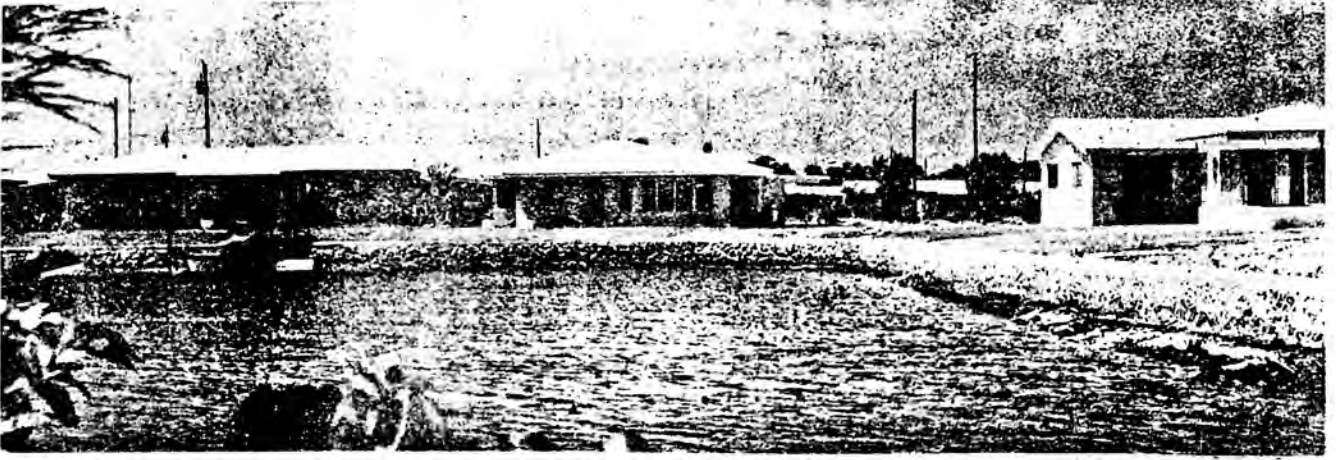
TWO YEARS AGO Coral Point had just been cleared and roads blacktopped. All of the subdivision a few

months previous resembled the mangrove swamp area in the foreground, now South Coral Point.



TYPICAL HOME in the subdivision, this three-bedroom, two-bath dwelling built by Atlantic Construction Co. is

priced at \$22,500. "Point" homes are in the \$17,000-\$25,000 category.



LAKE ELIZABETH, from its east bank, shows custom-built homes and a docked boat. The lake, which contains many snook, was dredged to provide fill for the central portion of Coral Point.



—Dillon Aerial Photo

Middle River Manor-Coral Point Area Is Water-Lined

... growth of area reflects city's eastern expansion

Middle River Developments 90 Pct. Sold

Figures Reflect Eastern Expansion

WILTON MANORS — Reflecting this growing city's eastern expansion, the Middle River Manors-Coral Point land area, encompassing 279 homesites, is 90 per cent sold, and there are homes built or under construction on four out of five of the lots.

There are 151 lots in Middle River Manors and 128 in Coral Point.

The 85 acres represented in the two waterfront subdivisions are being developed by Coral Ridge Properties. Both developments are bounded on the north by NE 26th Street and on the south by the south fork of Middle River.

Coral Point, farther to the east, has the north fork of Middle River as its eastern line, while Middle River Manor extends to the west as far as NE 17th Avenue.

★ ★ ★

CONSTRUCTION is very evident in both waterfront tracts, with 27 homes going up in Middle River Manor and six in the sister development.

Model residences are offered in the area by Seifert & Sons, Al Rickel, Kopp-Carson, A. E. Olson and Rohr and Hummell.

Most of the homes in the Manor-Point sector face the river or one of the man-made canals interlacing the adjoining properties.

The area has building restrictions to insure a retention of its development plan. Home-owners spend considerable time in beautifying their yards, and outside planters dot the landscape.

Coral Point has two canals—Sunset and Sunburst—and Lake Elizabeth, while Middle River Manor has three waterways—Louise, Middle River and Coral.

Many residents own boats, which are docked virtually at their door. Access to the ocean is provided via Middle River through the Intracoastal Waterway.

★ ★ ★

CHRIST LUTHERAN CHURCH is located in Middle River Manor. Services currently are held in a future parish house along NE 18th Avenue, but a church will be built on the corner of NE 26th Street at the end of NE 18th Avenue.

Coral Point was the site of the old Stranahan farm, this area's first.

Four years ago Mrs. Stranahan sold the farm to Coral Ridge Properties, and the development firm created Coral Point. The Middle River Manor property was obtained from three pioneer residents of Wilton Manors.

The two subdivisions offer full municipal services and are conveniently located near the Crossroads Shopping Center and are a short distance east of downtown Wilton Manors.



Rickel Split-Level Homes Are on 17th Terrace

... homes in the area are of a variety of designs



Three-Bedroom Model Is for Sale at \$21,600

... built by Seifert & Sons at 2125 NE 17th Ave



Louise Waterway Is Lined by New Homes and Those Being Built

90 per cent of Manors-Point homesites are sold

MODERN DESIGN ENTERPRISES

Presents

2 Outstanding Waterfront Homes In Coral Point

NEW 2 bedroom, 2 bath home. Large living room with sliding glass doors opening onto lovely screened-in patio of tropical setting, overlooking Middle River to Highway bridge. Dock, seawall and circular drive.

SEE this beautiful residence at 2132 N.E. 25th St.

Bargain price by Owner-Builder, \$27,000.

Also 3 bedroom, 2 bath Florida Ranch Type new home from owner for only \$20,950 for 10 days! Mortgage \$12,000 at 5%.

SEE 2117 N.E. 25th ST.

7 minutes to Sunrise Shopping Center, Birch Park and Beach.

Go West on NE 26th St., off N. Federal Hwy., first street South across bridge to 25th St.

The "FASCINATION"

NEW 3 bedroom, 2 bath home. 3rd bedroom designed for use as family room or private den for the professional man. Kitchen breakfast area with built-in Westinghouse appliances, dining room, huge living room, sliding glass doors to patio overlooking waterway, central heat and cooling, double carport.

OPEN for inspection at 2417 N.E. 18th Ave.

Price \$26,800

Go 6 blocks west of N. Federal Hwy. on NE 26th St., turn south 1 block.