



**LEGAL DESCRIPTION:**

PARCEL 1-FEE ESTATE:  
 ALL OF PARCEL "A", OF "ADAMS REALTY COMPANY PLAT", RECORDED IN PLAT BOOK 106, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
 LESS THEREFROM THE FOLLOWING DESCRIBED PROPERTY:  
 BEGIN AT THE NORTHERNMOST NORTHEAST CORNER OF PARCEL "A" OF SAID PLAT; THENCE SOUTH 44°58'07" EAST, A DISTANCE OF 49.46 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 10.73 FEET; THENCE SOUTH 07°01'33" WEST, A DISTANCE OF 98.18 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 137.18 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 216.16 FEET; THENCE NORTH 53°22'33" WEST, A DISTANCE OF 17.01 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 21.33 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 21.17 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 104.98 FEET; THENCE NORTH 17°31'24" WEST, A DISTANCE OF 20.35 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 44.97 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 14.21 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 89°52'54" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF HILLSBORO BOULEVARD AS RECORDED IN PLAT BOOK 106, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR A DISTANCE OF 206.38 FEET TO THE POINT OF BEGINNING.  
 AND ALSO LESS THEREFROM THE FOLLOW DESCRIBED PROPERTY:  
 A PORTION OF PARCEL "A", ACCORDING TO THE PLAT OF "ADAMS REALTY COMPANY PLAT", AS RECORDED IN PLAT BOOK 106, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A"; (THE FOLLOWING 3 COURSES ARE ALONG THE NORTH LINE OF SAID PARCEL "A") THENCE NORTH 90°00'00" EAST 90.00 FEET; THENCE SOUTH 85°33'59" EAST 13.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 85°33'59" EAST 144.20 FEET; THENCE NORTH 90°00'00" WEST 11.79 FEET; THENCE NORTH 75°04'02" WEST 33.59 FEET TO THE POINT OF BEGINNING.  
 AND ALSO LESS THEREFROM THE FOLLOW DESCRIBED PROPERTY:  
 A PORTION OF PARCEL "A", ACCORDING TO THE PLAT OF "ADAMS REALTY COMPANY PLAT", AS RECORDED IN PLAT BOOK 106, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE MOST SOUTHERLY OF THE NORTHEAST CORNERS OF SAID PARCEL "A"; THENCE SOUTH 00°00'00" EAST ALONG THE EAST LINE OF SAID PARCEL "A", 10.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°00'00" EAST ALONG THE EAST LINE OF SAID PARCEL "A", 294.27 FEET; THENCE NORTH 90°00'00" WEST 12.00 FEET; THENCE NORTH 00°00'00" EAST 198.90 FEET; THENCE NORTH 07°01'33" EAST 98.11 FEET; TO THE POINT OF BEGINNING.  
 PARCEL 2-EASEMENT ESTATE-RETENTION AREA EASEMENT:  
 A NON-EXCLUSIVE EASEMENT FOR DRAINAGE PURPOSES OVER A PORTION OF THE LAKE PORTION OF PARCEL "A" OF "COCO LAKES", RECORDED IN PLAT BOOK 155, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:  
 A PORTION OF PARCEL "A", "COCO LAKES" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 155, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING A CIRCLE HAVING A RADIUS OF 283.30 FEET AND A CIRCUMFERENCE OF 1854.37 FEET WHOSE CENTER POINT LIES 800.00 FEET WEST OF THE EAST LINE OF SAID PARCEL "A" AND 717.30 FEET NORTH OF THE SOUTH LINE OF SAID PARCEL "A".  
 PARCEL 3-EASEMENT ESTATE:  
 A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, UTILITY EASEMENTS AND STORM WATER DRAINAGE FOR THE BENEFIT OF THE UNITED STATES DECLARATION OF RESTRICTIVE COVENANTS AND CONDITIONS AND GRANT OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 32968, PAGE 2023, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**LEGEND:**

- O.R.B. = OFFICIAL RECORDS BOOK
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- S.C.R. = BROWARD COUNTY RECORDS
- CLP = CENTERLINE
- P.B. = PLAT BOOK
- P.G. = PAGE
- E.H. = ELECTRIC HANDHOLE
- B.S.T. = BELL SOUTH TELEPHONE RISER
- F.H. = FIRE HYDRANT
- S.C. = SAMESSE CONNECTION
- G.V. = GATE VALVE
- D.D.C.V. = DOUBLE DETECTOR CHECK VALVE
- S.T.M. = STORM MANHOLE
- C.B. = CATCH BASIN
- I.C.B. = IRRIGATION CONTROL BOX
- S.M.H. = SANITARY MANHOLE
- C.C. = CONCRETE
- F.P.L. = TRANSFORMER PAD
- C.L.F. = CHAIN LINK FENCE
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.H. = GREASE MANHOLE
- C.L. = CLEANOUT
- B.F.P. = BACK FLOW PREVENTOR
- B. = BOLLARD
- D.I.P. = DUCTILE IRON PIPE
- W.U.P. = WOOD UTILITY POLE
- C.U.P. = CONCRETE UTILITY POLE
- C.I. = CURB INLET
- C.L.R. = CONCRETE LIGHT POLE
- E.S.B. = ELECTRIC SERVICE BOX
- W.A.P. = WOOD AND/OR POLE
- A. = ANCHOR
- T.S.B. = TRAFFIC SIGNAL BOX
- V. = VALVE
- W.M. = WATER METER
- V.T. = VACUUM TUBE
- M.P. = METAL POLE
- R.O.W. = RIGHT-OF-WAY
- S.F. = SQUARE FEET

SCALE: 1" = 40'

**SURVEYOR'S NOTES:**

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY ABSOLUTE SURVEYING, INC.
3. EASEMENTS AND DISTANCES "PER PLAT" SHOWN HEREON ARE RELATIVE TO "ADAMS REALTY COMPANY PLAT", RECORDED IN PLAT BOOK 106, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY.
4. BENCHMARK REFERENCE: NORTHEAST CORNER OF "ENCORE SENIOR VILLAGE OF COCONUT CREEK" (P.B. 170, PG. 11, B.C.R.) ELEVATION: 17.50
5. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
6. UNDERGROUND FOUNDATIONS AND INSTALLATIONS WERE NOT LOCATED. ONLY SURFACE EVIDENCE OF SUBTERRANEAN USE IS SHOWN WHEN VISIBLE.
7. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT OR THE CLIENT'S REPRESENTATIVE.
8. TRAVERSE CONTROL POINTS WERE RECOVERED THAT WERE TIED TO ORIGINAL PLAT MONUMENTATION AND WERE USED TO SET MONUMENTATION SHOWN.
9. NON-VEHICULAR ACCESS LINE ON SURVEY IS SHOWN AS AMENDED BY O.R.B. 34146, PG. 1142, B.C.R. PLATTED NON-VEHICULAR ACCESS LINE IS NOT SHOWN.
10. TYPICAL REGULAR PARKING SPACE WIDTH IS 10'. TYPICAL HANDICAPPED PARKING SPACE WIDTH IS 12'. THERE ARE 284 REGULAR PARKING SPACES AT PUBLIX & 53 AT ECKERS'S. THERE ARE 11 HANDICAPPED PARKING SPACES AT PUBLIX & 3 AT ECKERS'S.
11. ZONING: ZONE B-3 SETBACKS: FRONT - 25', SIDE - 20', REAR - 25' MAXIMUM HEIGHT: 36' OR 3 STORIES MAXIMUM FLOOR AREA RATIO: .5 SQUARE FEET FLOOR AREA TO 1 SQUARE FOOT NET AREA MAXIMUM BUILDING COVERAGE: 35% OF TOTAL LOT AREA

**SURVEYOR'S CERTIFICATE:**

THIS IS TO CERTIFY TO:  
 PRUDENTIAL FINANCIAL, ITS SUCCESSORS AND ASSIGNS, PRUDENTIAL MORTGAGE CAPITAL COMPANY, L.L.S. ITS SUCCESSORS AND ASSIGNS, LAWYERS TITLE INSURANCE COMPANY, WHITE & CASE, L.C.P., WEST CREEK COMMONS, LTD. AND PUBLIX SUPERMARKET  
 (C) THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1998, AND INCLUDES ITEMS NO. 1, 2, 3, 4, 6, 8, 9, 10 & 11 OF TABLE A (OPTIONAL RESPONSIBILITIES) THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS" FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.  
 (D) THAT THE IMPROVEMENTS AND ANY OTHER ITEMS ON THE LAND DO NOT ENCRUMBER OVER ANY BOUNDARY LINE OF THE LAND, ANY SET-BACK OR BUFFER LINE OR ANY EASEMENT BOUNDARY.  
 (E) THAT THE LAND DOES NOT LIE WITHIN (A) A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OR PURSUANT TO ANY LOCAL LAW, CODE OR ORDINANCE, (B) A WETLANDS AREA AS DETERMINED BY THE ARMY CORPS OF ENGINEERS, (C) ANY OTHER AREA OR DESIGNATION BY ANY OTHER GOVERNMENTAL OR QUASI-GOVERNMENTAL AUTHORITY AS AN AREA SUBJECT TO ENVIRONMENTAL, ARCHEOLOGICAL OR OTHER REGULATION THAT WOULD MATERIALLY AFFECT THE CURRENT OR PROPOSED USE OF THE PROJECT. THE LAND LIES IN A FLOOD ZONE "X".

DATE SIGNED: 7-11-03  
 WITCHELL R. HALLORY  
 FLORIDA REGISTERED SURVEYOR & MAPPER  
 REGISTRATION NUMBER LS4851  
 LAST DATE IN FIELD: 7-9-03

**CERTIFY TO:**

PRUDENTIAL FINANCIAL, ITS SUCCESSORS AND ASSIGNS  
 PRUDENTIAL MORTGAGE CAPITAL COMPANY, L.L.S. ITS SUCCESSORS AND ASSIGNS  
 LAWYERS TITLE INSURANCE COMPANY  
 WHITE & CASE, L.C.P.  
 WEST CREEK COMMONS, LTD.  
 PUBLIX SUPERMARKET

**NATIONAL FLOOD INSURANCE PROGRAM**

COMMUNITY PANEL No.: 120031 0105 F  
 F.I.R.M. INDEX DATE: 10-2-97  
 EFFECTIVE DATE: 8-18-92  
 ZONE: X  
 BASE ELEVATION: N/A

ABSOLUTE SURVEYING, INC.  
 LAND SURVEYORS  
 1400 WEST OAKLAND PARK BLVD.  
 SUITE 102  
 FORT LAUDERDALE, FL 33311  
 (954) 777-2733  
 LICENSED BUSINESS VA. LB2218

REVISION	FB/PG	DWN	DATE	CHK.
SPOT SURVEY	167/37	LD	3-27-03	MRM
FINAL SURVEY	SKETCH	LD	4-22-03	MRM
ADD STRIPING	SKETCH	LD	5-9-03	MRM
ADD REVISED STRIPING	SKETCH	MK	5-4-03	MRM
UPDATE TO ALTA SURVEY	172/39	LD	5-26-03	MRM

**ALTA/ACSM LAND TITLE SURVEY**  
 PORTION OF PARCEL "A"  
 ADAMS REALTY COMPANY PLAT  
 PLAT BOOK 106, PAGE 23, B.C.R.  
 COCONUT CREEK, BROWARD COUNTY, FLORIDA

LAST DATE IN FIELD: 7-9-03  
 DRAWN BY: LD  
 SHEET No. 1 of 1  
 PROJECT No. 00811