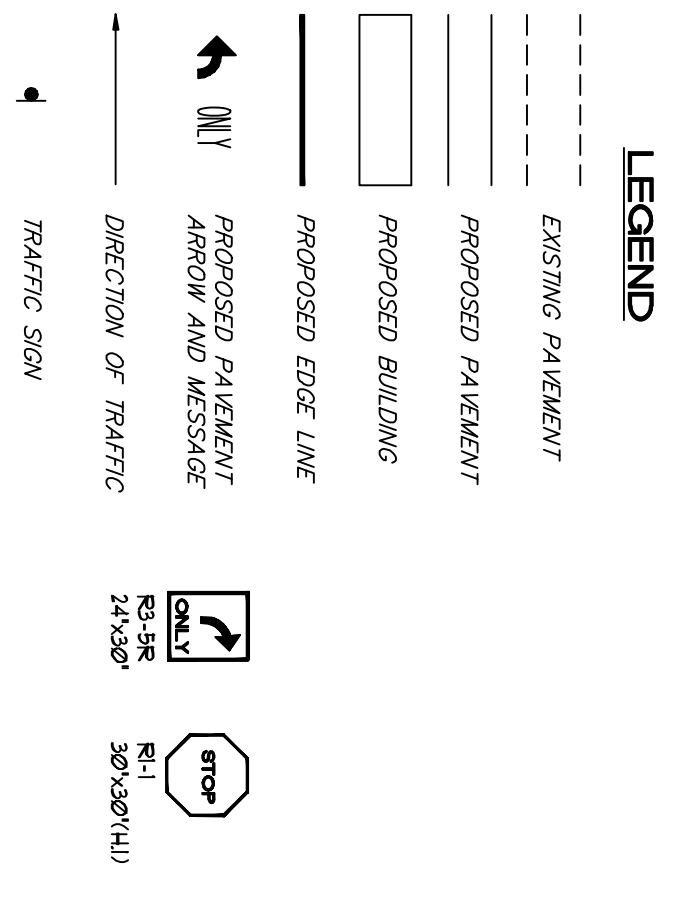


LEGAL DESCRIPTION:
 A PORTION OF PARCEL A, OF GROVE PARC PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 178, PAGE 146, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;
 LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

PARCEL 1 (SEE SIMPLE)
 PARCEL A, AND PARCEL L-1 OF GROVE PARC PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 178, PAGE 146, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE WESTERLY SOUTHWEST CORNER OF SAID PARCEL A, THENCE NORTH 01° 03' 50" WEST, ALONG THE NORTHERLY WEST LINE OF SAID PARCEL A, FOR A DISTANCE OF 57.01 FEET; THENCE NORTH 89° 36' 22" EAST, FOR A DISTANCE OF 67.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 26.00 FEET, A CENTRAL ANGLE OF 19° 58' 49", FOR AN ARC DISTANCE OF 30.00 FEET TO POINT OF TANGENCY; THENCE NORTH 12° 29' 27" EAST, FOR A DISTANCE OF 18.83 FEET; THENCE NORTH 89° 56' 22" EAST, FOR A DISTANCE OF 215.49 FEET; THENCE NORTH 02° 49' 22" WEST, FOR A DISTANCE OF 20.00 FEET; THENCE NORTH 89° 36' 22" EAST, FOR A DISTANCE OF 60.03 FEET; THENCE NORTH 02° 49' 22" WEST, FOR A DISTANCE OF 32.86 FEET; THENCE NORTH 89° 45' 03" EAST, FOR A DISTANCE OF 330.00 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL A; THENCE SOUTH 02° 49' 22" EAST ALONG SAID EAST LINE, FOR A DISTANCE OF 310.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL A; THENCE SOUTH 89° 45' 03" WEST ALONG THE EASTERLY SOUTH LINE OF SAID PARCEL A, FOR A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE NORTH 89° 36' 22" WEST, ALONG THE WESTERLY SOUTH LINE OF SAID PARCEL A, FOR A DISTANCE OF 208.14 FEET; THENCE SOUTH 89° 36' 22" WEST, ALONG THE WESTERLY SOUTH LINE OF SAID PARCEL A, FOR A DISTANCE OF 369.42 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, FLORIDA.

PARCEL 2: (EASEMENT)
 NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY RECIPROCAL EASEMENT AND RESTRICTIVE COVENANT AGREEMENT, DATED MAY 30, 2013, FILED JUNE 4, 2013, IN OFFICIAL RECORDS BOOK 49854, PAGE 693, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS AMENDED BY INSTRUMENTS RECORDED IN OFFICIAL RECORDS DESCRIBED IN SAID INSTRUMENT, SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID INSTRUMENT.



- NOTES:**
1. ALL PAVEMENT MARKINGS ADJACENT TO AND IN THE PUBLIC RIGHT OF WAY SHALL BE 3/4" HIGH AND 1/2" DEEP.
 2. ALL STOP AND DO NOT ENTER SIGNS SHALL BE 30"x30" HIGH INTENSITY REFLECTIVE MATERIAL.
 3. PAVEMENT MARKINGS ON PAVEMENT SHALL BE 3/16"x3/16" TARE 3M OR EQUIV. APPLIED WITH CONTACT CENTER OR THERMOPLASTIC APPLIED TO A 1/2" DEEP CHANNEL CUT INTO THE PAVEMENT.
 4. RAISED PAVEMENT MARKERS SHALL BE CL-466 5-1/8" OR EQUIV.
 5. RAISED PAVEMENT MARKERS SHALL BE APPLIED WITH EPXY OR BIPHYRAMAS.
 6. FOR THE LOCATION OF BROWARD COUNTY TRAFFIC ENGINEERING DIVISION FACILITIES TO CONSTRUCTION.
 7. STRIPING FOR PEDESTRIAN CROSSINGS SHALL BE IN ACCORDANCE WITH MUTCD.

AMERICAN TOP TEAM 386 GRAND GARDENS BLVD. SUITE 202 BOCA RATON, FLORIDA 33432 V: 954.362.2220 F: 954.362.2234 www.ameriantopteam.com		AMERICAN TOP TEAM STATE ROAD 1 (US 441) COCONUT CREEK, BROWARD COUNTY, FLORIDA
CONTRACTOR: CAMERO LABORATORIES, INC. 10000 W. STATE ROAD 1 SUITE 100 COCONUT CREEK, FLORIDA 33432 V: 954.362.2220 F: 954.362.2234 www.ameriantopteam.com	DATE: 01-28-14	PROJECT: JORHEL CAMERO PROJECT MANAGER: JLC/FA
DATE: 01-28-14	PROJECT NO.: OUR JOB NO. 13-175	TITLE: PAVEMENT MARKING & SIGNING PLAN
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