

THIS INSTRUMENT WAS PREPARED BY: WAYNE LARRY FISH IN THE OFFICES OF  
**W.L.FISH & COMPANY!** 105 S. Narcoissus Ave., Suite 202  
 PROFESSIONAL SURVEYORS West Palm Beach, Florida 33401  
 (407)833-6001 Fax: (407)659-8745

# WILES/BUTLER PLAT ONE

BEING A PORTION OF BLOCKS 86 & 89, PALM BEACH FARMS CO. PLAT NO. 3,  
 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF  
 THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATE IN  
 THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.  
 SECTIONS 7 AND 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST

**CITY OF COCONUT CREEK  
 PLANNING AND ZONING BOARD**

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF COCONUT CREEK, FLORIDA, THIS 12<sup>TH</sup> DAY OF APRIL, 1995.

*Frank Pacifici*  
 CHAIRMAN FRANK PACIFICI

**CITY COMMISSION**

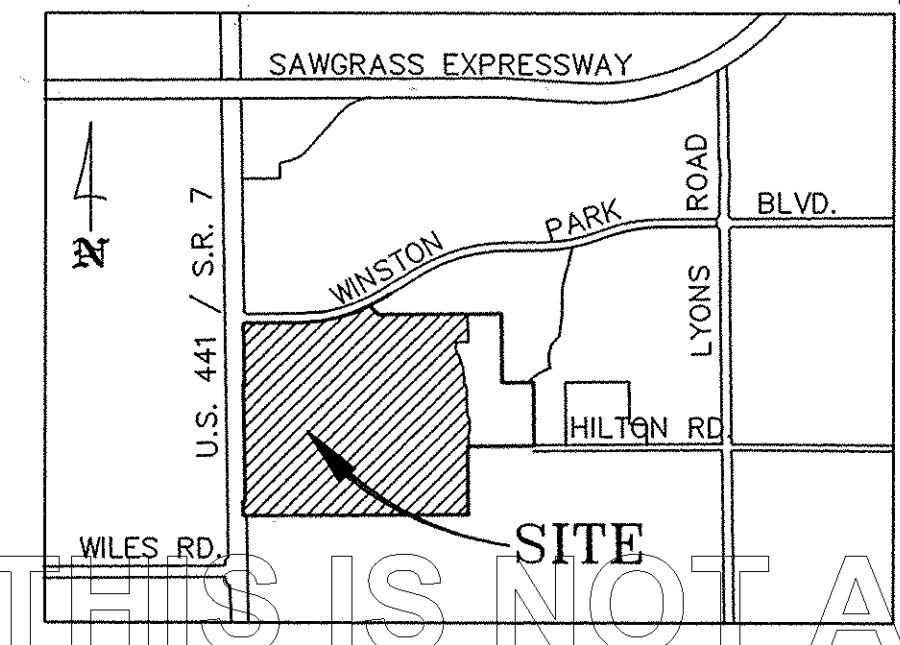
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK BY ORDINANCE NO. 121-95, ADOPTED THIS 6<sup>TH</sup> DAY OF JULY, A.D., 1995, PURSUANT TO SECTION 13-166, COCONUT CREEK CODE OF ORDINANCES.

*Angela A. Bender*  
 CITY CLERK ANGELA A. BENDER

**CITY ENGINEER**

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28<sup>TH</sup> DAY OF FEB., 1996.

*James P. Young*  
 CITY ENGINEER  
 FLORIDA P.E. REG. NO. 38821



**LOCATION MAP**  
 NOT TO SCALE

NORTH 89°36'29" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°23'31" EAST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 03°28'51" EAST, A DISTANCE OF 50.07 FEET; THENCE SOUTH 00°23'31" EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 31°58'20" EAST, A DISTANCE OF 58.69 FEET; THENCE SOUTH 00°23'31" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 13°24'26" WEST, A DISTANCE OF 51.49 FEET; THENCE SOUTH 00°23'31" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 34°08'50" WEST, A DISTANCE OF 24.28 FEET, TO THE POINT OF BEGINNING.

CONTAINING 108.6935 ACRES MORE OR LESS.  
 SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, THAT:

- DONNA ANN BEERS
- EDWIN J. BEERS, JR.
- MELISSA KAY BEERS
- LISA K. BUTLER
- LISA K. BUTLER, A/K/A LISA BUTLER-PRICE
- MOLLY W. PRICE
- ROGER W. BUTLER
- ROGER W. BUTLER, AS CUSTODIAN FOR DALLAS WILES BUTLER\*
- TIMOTHY S. BUTLER
- TIMOTHY S. BUTLER, AS CUSTODIAN FOR JOSHUA WOOD BUTLER\*
- TIMOTHY S. BUTLER, AS CUSTODIAN FOR JACOB EMORY BUTLER\*
- DONNA ANN DUMMICH
- LISA BUTLER PRICE
- LISA BUTLER PRICE, AS CUSTODIAN FOR HUNTER RAE PRICE\*
- LISA BUTLER PRICE, AS CUSTODIAN FOR DAWSON ALLEN PRICE\*
- MOLLY W. PRICE
- J.B. WILES, JR.
- J.B. WILES, JR., TRUSTEE
- J.B. WILES, JR., AS TRUSTEE, AGREEMENT OF TRUST DATED 11/01/85

\* UNDER FLORIDA UNIFORM TRANSFERS TO MINORS ACT.

AND DONNA ANN WILES

ARE THE OWNERS OF THE LAND AND HAVE CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "WILES/BUTLER PLAT ONE". THE UNDERLYING PARCELS AND EASEMENTS AS SHOWN ON ANY PREVIOUS PLATS LYING WITHIN THE LIMITS OF THIS PLAT ARE HEREBY VACATED BY VIRTUE OF THIS REPLAT AND BY THE PUBLIC HEARING PROCESS VOTED FOR ITS ADOPTION AND THE FOLLOWING ITEMS OF DEDICATION ARE INCORPORATED HEREIN:

1. TRACT "A-1", "B-1" AND "C" (SINGLE FAMILY RESIDENTIAL TRACTS), AS SHOWN HEREON, ARE HEREBY RESERVED BY THE OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS, FOR FUTURE SINGLE FAMILY RESIDENTIAL DEVELOPMENT PURPOSES.
2. TRACT "D", (GARDEN APARTMENT TRACT), AS SHOWN HEREON, IS HEREBY RESERVED BY THE OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS, FOR FUTURE MULTI-FAMILY RESIDENTIAL DEVELOPMENT PURPOSES.
3. TRACTS "E", "F" AND "G", (COMMERCIAL TRACTS) AS SHOWN HEREON, ARE HEREBY RESERVED BY THE OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS, FOR FUTURE COMMERCIAL DEVELOPMENT.
4. TRACT "I-1", (ROAD RIGHT-OF-WAY TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.
5. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
6. TRACT "H" ADDITIONAL RIGHT-OF-WAY, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC IN FEE SIMPLE FOR PROPER PURPOSES.
7. THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE INDIGO LAKES MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR PROPER PURPOSES.
8. THE 25 FOOT DRAINAGE EASEMENT (FLOWAGE EASEMENT), AND OTHER DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.
9. TRACT "K", THE ADDITIONAL RIGHT-OF-WAY FOR STATE ROAD NO. 7 (U.S. 441), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC IN FEE SIMPLE FOR PROPER PURPOSES.

IN WITNESS WHEREOF, TIMOTHY S. BUTLER, AS ATTORNEY IN FACT FOR DONNA ANN BEERS, AS TO ALL HER INTEREST IN AND TO HER PORTION OF THE ABOVE DESCRIBED PARCEL HAS EXECUTED THIS INSTRUMENT FOR THE PURPOSES EXPRESSED HEREIN.

WITNESS: *Barbara Tusing*  
 BARBARA TUSING  
 WITNESS: *Timothy S. Butler*  
 TIMOTHY S. BUTLER, AS ATTORNEY IN FACT FOR DONNA ANN BEERS

IT IS THE EXPRESSED INTENT OF THIS PLAT TO CLOSE, VACATE AND ABANDON FROM PUBLIC USE THAT PORTION OF THE RIGHTS-OF-WAY AS DEDICATED BY PALM BEACH FARMS CO. PLAT NO. 3, P.B. 2, PGS. 45 THROUGH 54 LYING WITHIN THE LIMITS OF THIS PLAT.

SEE SHEET 2 FOR ADDITIONAL DEDICATION SIGNATORIES.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS, AS SET, ARE IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177 AND THAT PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED, OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

BY: *Wayne Larry Fish*  
 WAYNE LARRY FISH  
 PROFESSIONAL SURVEYOR AND MAPPER NO. 3238  
 STATE OF FLORIDA  
 DATE: 9/15/96

**NOTES:**

1. BENCHMARK ELEVATIONS (BENCHMARK ELEV.) ARE LOCATED ON THE TOP OF PERMANENT REFERENCE MONUMENTS.
2. BENCHMARK USED: THE BENCHMARK USED WAS BROWARD COUNTY ENGINEERING DEPARTMENT BRASS DISK STAMPED BM #300, LOCATED AS FOLLOWS: LOCATED AT THE SOUTHEAST CORNER OF THE SOUTHERLY CONCRETE SLAB LIFT STATION 1410 FEET EAST OF THE CENTER LINE OF STATE ROAD #7 (U.S. 441) AND 78.6 FEET ± SOUTH OF THE CENTERLINE OF WINSTON PARK BOULEVARD. PUBLISHED ELEVATION IS 15.210.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF TRACTS 5 THROUGH 7, BLOCK 89, AS SHOWN HEREON HAVING AN ASSUMED BEARING OF S89°36'52" W.
4. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**LEGEND**

- 1. --- DENOTES NON-VEHICULAR ACCESS LINE
- 2. ■ DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET, PROFESSIONAL SURVEYOR AND MAPPER NO. 3238
- 3. □ DENOTES PERMANENT REFERENCE MONUMENT (PRM) FOUND, LUDOVICI & ORANGE
- 4. ● DENOTES PERMANENT CONTROL POINTS (PCP), TO BE SET, PROFESSIONAL SURVEYOR AND MAPPER NO. 3238
- 5. D.E. DENOTES DRAINAGE EASEMENT
- 6. B.C.R. DENOTES BROWARD COUNTY RECORDS
- 7. U.E. DENOTES UTILITY EASEMENT
- 8. O.R.B. DENOTES OFFICIAL RECORD BOOK
- 9. PG. DENOTES PAGE
- 10. P.B. DENOTES PLAT BOOK
- 11. SQ.FT. DENOTES SQUARE FEET
- 12. ELEV. DENOTES ELEVATION
- 13. P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR
- 14. P.S.M. DENOTES PROFESSIONAL SURVEYOR AND MAPPER
- 15. L.B.E. DENOTES LANDSCAPE BUFFER EASEMENT
- 16. R/W DENOTES RIGHT-OF-WAY
- 17. P.B.C.R. DENOTES PALM BEACH COUNTY RECORDS

THIS PLAT IS RESTRICTED TO 266 DETACHED SINGLE FAMILY UNITS ON TRACTS A-1, B-1 AND C, 275 GARDEN APARTMENTS ON TRACT D AND 216,000 SQUARE FEET OF COMMERCIAL USE ON TRACTS E, F AND G. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS.

THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - MINUTES SECTION**

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 12<sup>TH</sup> DAY OF DECEMBER, 1995.

ATTEST: B. JACK OSTERHOLT COUNTY ADMINISTRATOR  
 DEPUTY: *Priscilla Young*  
 COUNTY COMMISSION

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - RECORDING SECTION**

THIS PLAT WAS FILED FOR RECORD THIS 29<sup>TH</sup> DAY OF FEBRUARY, A.D., 1996, AND RECORDED IN PLAT BOOK 160 PAGE 18 RECORD VERIFIED.

ATTEST: B. JACK OSTERHOLT COUNTY ADMINISTRATOR  
 DEPUTY: *James J. Cravallier*

**BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT**

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: *James P. Young* 2-27-96  
 DIRECTOR DATE

**BROWARD COUNTY PLANNING COUNCIL**

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC-WAYS THIS 25<sup>TH</sup> DAY OF MAY, A.D., 1995.

BY: *James P. Young* Jan 25, 96  
 CHAIRPERSON DATE

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 23<sup>RD</sup> DAY OF February, 1996.

BY: *James P. Young*  
 ADMINISTRATOR OR DESIGNEE

**BROWARD COUNTY ENGINEERING DIVISION**

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: *Henry P. Cook* 2-28-96  
 HENRY P. COOK DATE  
 DIRECTOR OF ENGINEERING  
 FLA. P.E. REG. NO. 12506

BY: *Emilio V. Lluferio* 2-22-96  
 EMILIO V. LLUFERIO DATE  
 COUNTY SURVEYOR  
 FLA. P.L.S. NO. 4429

A RADIAL LINE TO SAID POINT FROM THE RADIUS POINT OF SAID REVERSE CURVE BEARS NORTH 59°20'10" EAST;

Official stamps and signatures for:  
 - CITY COMMISSION  
 - CITY ENGINEER  
 - COUNTY COMMISSION  
 - COUNTY ENGINEER  
 - COUNTY SURVEYOR  
 - PROFESSIONAL SURVEYOR

02/29/96 02:25 PM CR Book 24547 Pg 2777



THIS INSTRUMENT WAS PREPARED BY: WAYNE LARRY FISH IN THE OFFICES OF W.L.FISH & COMPANY, PROFESSIONAL SURVEYORS

WILES/BUTLER PLAT ONE

BEING A PORTION OF BLOCKS 86 & 89, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA. SECTIONS 7 AND 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST

IN WITNESS WHEREOF, TIMOTHY S. BUTLER, AS ATTORNEY IN FACT FOR EDWIN JAMES BEERS, JR., AS TO ALL HIS INTEREST IN AND TO HIS PORTION OF THE ABOVE DESCRIBED PARCEL HAS EXECUTED THIS INSTRUMENT FOR THE PURPOSES EXPRESSED HEREIN.

WITNESS: [Signature] TIMOTHY S. BUTLER, AS ATTORNEY IN FACT FOR EDWIN JAMES BEERS, JR. WITNESS: [Signature] BARBARA TUSING

IN WITNESS WHEREOF, TIMOTHY S. BUTLER, AS ATTORNEY IN FACT FOR ROGER W. BUTLER, AS TO ALL HIS INTEREST IN AND TO HIS PORTION OF THE ABOVE DESCRIBED PARCEL HAS EXECUTED THIS INSTRUMENT FOR THE PURPOSES EXPRESSED HEREIN.

WITNESS: [Signature] TIMOTHY S. BUTLER, AS ATTORNEY IN FACT FOR ROGER W. BUTLER WITNESS: [Signature] BARBARA TUSING

IN WITNESS WHEREOF, TIMOTHY S. BUTLER, AS ATTORNEY IN FACT FOR LISA BUTLER PRICE, AS TO ALL HER INTEREST IN AND TO HER PORTION OF THE ABOVE DESCRIBED PARCEL HAS EXECUTED THIS INSTRUMENT FOR THE PURPOSES EXPRESSED HEREIN.

WITNESS: [Signature] TIMOTHY S. BUTLER, AS ATTORNEY IN FACT FOR LISA BUTLER PRICE WITNESS: [Signature] BARBARA TUSING

IN WITNESS WHEREOF, TIMOTHY S. BUTLER, AS ATTORNEY IN FACT FOR J.B. WILES, JR., AS TRUSTEE, AGREEMENT OF TRUST DATED 11/01/85, AS TO ALL HIS/HER INTEREST IN AND TO HIS/HER PORTION OF THE ABOVE DESCRIBED PARCEL HAS EXECUTED THIS INSTRUMENT FOR THE PURPOSES EXPRESSED HEREIN.

WITNESS: [Signature] TIMOTHY S. BUTLER, AS ATTORNEY IN FACT FOR J.B. WILES, JR., AS TRUSTEE, AGREEMENT OF TRUST DATED 11/01/85 WITNESS: [Signature] BARBARA TUSING

IN WITNESS WHEREOF, TIMOTHY S. BUTLER, AS ATTORNEY IN FACT FOR EDWIN J. BEERS, JR., AS TO ALL HIS INTEREST IN AND TO HIS PORTION OF THE ABOVE DESCRIBED PARCEL HAS EXECUTED THIS INSTRUMENT FOR THE PURPOSES EXPRESSED HEREIN.

WITNESS: [Signature] TIMOTHY S. BUTLER, AS ATTORNEY IN FACT FOR EDWIN J. BEERS, JR. WITNESS: [Signature] BARBARA TUSING

IN WITNESS WHEREOF, TIMOTHY S. BUTLER, AS ATTORNEY IN FACT FOR ROGER W. BUTLER, AS CUSTODIAN FOR DALLAS WILES BUTLER, AS TO ALL HIS INTEREST IN AND TO HIS PORTION OF THE ABOVE DESCRIBED PARCEL HAS EXECUTED THIS INSTRUMENT FOR THE PURPOSES EXPRESSED HEREIN.

WITNESS: [Signature] TIMOTHY S. BUTLER, AS ATTORNEY IN FACT FOR ROGER W. BUTLER, AS CUSTODIAN FOR DALLAS WILES BUTLER WITNESS: [Signature] BARBARA TUSING

IN WITNESS WHEREOF, TIMOTHY S. BUTLER, AS ATTORNEY IN FACT FOR LISA BUTLER PRICE, AS CUSTODIAN FOR HUNTER RAE PRICE, AS TO ALL HIS INTEREST IN AND TO HIS PORTION OF THE ABOVE DESCRIBED PARCEL HAS EXECUTED THIS INSTRUMENT FOR THE PURPOSES EXPRESSED HEREIN.

WITNESS: [Signature] TIMOTHY S. BUTLER, AS ATTORNEY IN FACT FOR LISA BUTLER PRICE, AS CUSTODIAN FOR HUNTER RAE PRICE WITNESS: [Signature] BARBARA TUSING

ACKNOWLEDGEMENT

STATE OF GEORGIA COUNTY OF Rabun THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF September 1995 BY TIMOTHY S. BUTLER, AS ATTORNEY IN FACT PURSUANT TO THE POWER OF ATTORNEY RECORDED IN OFFICIAL RECORD BOOK 23747, PAGES 0479 THROUGH 0484 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FOR THE FOLLOWING NAMED PRINCIPALS:

- DONNA ANN BEERS EDWIN JAMES BEERS, JR. EDWIN J. BEERS, JR. MELISSA KAY BEERS LISA K. BUTLER LISA K. BUTLER, A/K/A LISA BUTLER PRICE MOLLY W. BUTLER ROGER W. BUTLER ROGER W. BUTLER, AS CUSTODIAN FOR DALLAS WILES BUTLER+ TIMOTHY S. BUTLER TIMOTHY S. BUTLER, AS CUSTODIAN FOR JOSHUA WOOD BUTLER+ TIMOTHY S. BUTLER, AS CUSTODIAN FOR JACOB EMORY BUTLER+ DONNA ANN DUMMICH LISA BUTLER PRICE LISA BUTLER PRICE, AS CUSTODIAN FOR HUNTER RAE PRICE+ LISA BUTLER PRICE, AS CUSTODIAN FOR DAWSON ALLEN PRICE+ MOLLY W. PRICE J.B. WILES, JR. J.B. WILES, JR., TRUSTEE J.B. WILES, JR., AS TRUSTEE, AGREEMENT OF TRUST DATED 11/01/85 \* UNDER FLORIDA UNIFORM TRANSFERS TO MINORS ACT

AND TIMOTHY S. BUTLER, IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN DESCRIBED ON BEHALF OF THE PRINCIPALS AND FURTHER THAT THIS IS HIS FREE ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF September, 1995

10-6-95 MY COMMISSION EXPIRES:

[Signature] KATHY KEPHART NOTARY PUBLIC PRINTED NOTARY'S NAME

IN WITNESS WHEREOF, TIMOTHY S. BUTLER, AS ATTORNEY IN FACT FOR LISA K. BUTLER, AS TO ALL HER INTEREST IN AND TO HER PORTION OF THE ABOVE DESCRIBED PARCEL HAS EXECUTED THIS INSTRUMENT FOR THE PURPOSES EXPRESSED HEREIN.

WITNESS: [Signature] TIMOTHY S. BUTLER, AS ATTORNEY IN FACT FOR LISA K. BUTLER WITNESS: [Signature] BARBARA TUSING

IN WITNESS WHEREOF, TIMOTHY S. BUTLER, AS ATTORNEY IN FACT FOR TIMOTHY S. BUTLER, AS CUSTODIAN FOR JOSHUA WOOD BUTLER, AS TO ALL HIS INTEREST IN AND TO HIS PORTION OF THE ABOVE DESCRIBED PARCEL HAS EXECUTED THIS INSTRUMENT FOR THE PURPOSES EXPRESSED HEREIN.

WITNESS: [Signature] TIMOTHY S. BUTLER, AS ATTORNEY IN FACT FOR TIMOTHY S. BUTLER, AS CUSTODIAN FOR JOSHUA WOOD BUTLER WITNESS: [Signature] BARBARA TUSING

IN WITNESS WHEREOF, TIMOTHY S. BUTLER, AS ATTORNEY IN FACT FOR MOLLY W. PRICE, AS TO ALL HER INTEREST IN AND TO HER PORTION OF THE ABOVE DESCRIBED PARCEL HAS EXECUTED THIS INSTRUMENT FOR THE PURPOSES EXPRESSED HEREIN.

WITNESS: [Signature] TIMOTHY S. BUTLER, AS ATTORNEY IN FACT FOR MOLLY W. PRICE WITNESS: [Signature] BARBARA TUSING

IN WITNESS WHEREOF, TIMOTHY S. BUTLER, AS ATTORNEY IN FACT FOR LISA K. BUTLER ALSO KNOWN AS LISA BUTLER PRICE, AS TO ALL HER INTEREST IN AND TO HER PORTION OF THE ABOVE DESCRIBED PARCEL HAS EXECUTED THIS INSTRUMENT FOR THE PURPOSES EXPRESSED HEREIN.

WITNESS: [Signature] TIMOTHY S. BUTLER, AS ATTORNEY IN FACT FOR LISA K. BUTLER, ALSO KNOWN AS LISA BUTLER PRICE WITNESS: [Signature] BARBARA TUSING

IN WITNESS WHEREOF, TIMOTHY S. BUTLER, AS ATTORNEY IN FACT FOR TIMOTHY S. BUTLER, AS CUSTODIAN FOR JACOB EMORY BUTLER, AS TO ALL HIS INTEREST IN AND TO HIS PORTION OF THE ABOVE DESCRIBED PARCEL HAS EXECUTED THIS INSTRUMENT FOR THE PURPOSES EXPRESSED HEREIN.

WITNESS: [Signature] TIMOTHY S. BUTLER, AS ATTORNEY IN FACT FOR TIMOTHY S. BUTLER, AS CUSTODIAN FOR JACOB EMORY BUTLER WITNESS: [Signature] BARBARA TUSING

IN WITNESS WHEREOF, TIMOTHY S. BUTLER, AS ATTORNEY IN FACT FOR J.B. WILES, JR., AS TO ALL HIS INTEREST IN THE ABOVE DESCRIBED PARCEL HAS EXECUTED THIS INSTRUMENT FOR THE PURPOSES EXPRESSED HEREIN.

WITNESS: [Signature] TIMOTHY S. BUTLER, AS ATTORNEY IN FACT FOR J.B. WILES, JR. WITNESS: [Signature] BARBARA TUSING

IN WITNESS WHEREOF, TIMOTHY S. BUTLER, AS ATTORNEY IN FACT FOR DONNA ANN WILES, AS TO ALL HER INTEREST IN THE ABOVE DESCRIBED PARCEL HAS EXECUTED THIS INSTRUMENT FOR THE PURPOSES EXPRESSED HEREIN.

WITNESS: [Signature] TIMOTHY S. BUTLER, AS ATTORNEY IN FACT FOR DONNA ANN WILES WITNESS: [Signature] JEANNETTE MORROW

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF JANUARY 1996 BY TIMOTHY S. BUTLER, AS ATTORNEY IN FACT PURSUANT TO THE POWER OF ATTORNEY RECORDED IN OFFICIAL RECORD BOOK 23747, PAGES 0479 THROUGH 0484 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FOR THE FOLLOWING NAMED PRINCIPAL: DONNA ANN WILES AND TIMOTHY S. BUTLER, IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND HE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN DESCRIBED ON BEHALF OF THE PRINCIPAL AND FURTHER THAT THIS IS HIS FREE ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF JANUARY, 1996

April 15, 1996 MY COMMISSION EXPIRES:

[Signature] Laura B. Damato NOTARY PUBLIC PRINTED NOTARY'S NAME

OFFICIAL NOTARY SEAL LAURA B. DAMATO NOTARY PUBLIC STATE OF FLORIDA COMMISSION #000018072 BY DONNA ANN WILES

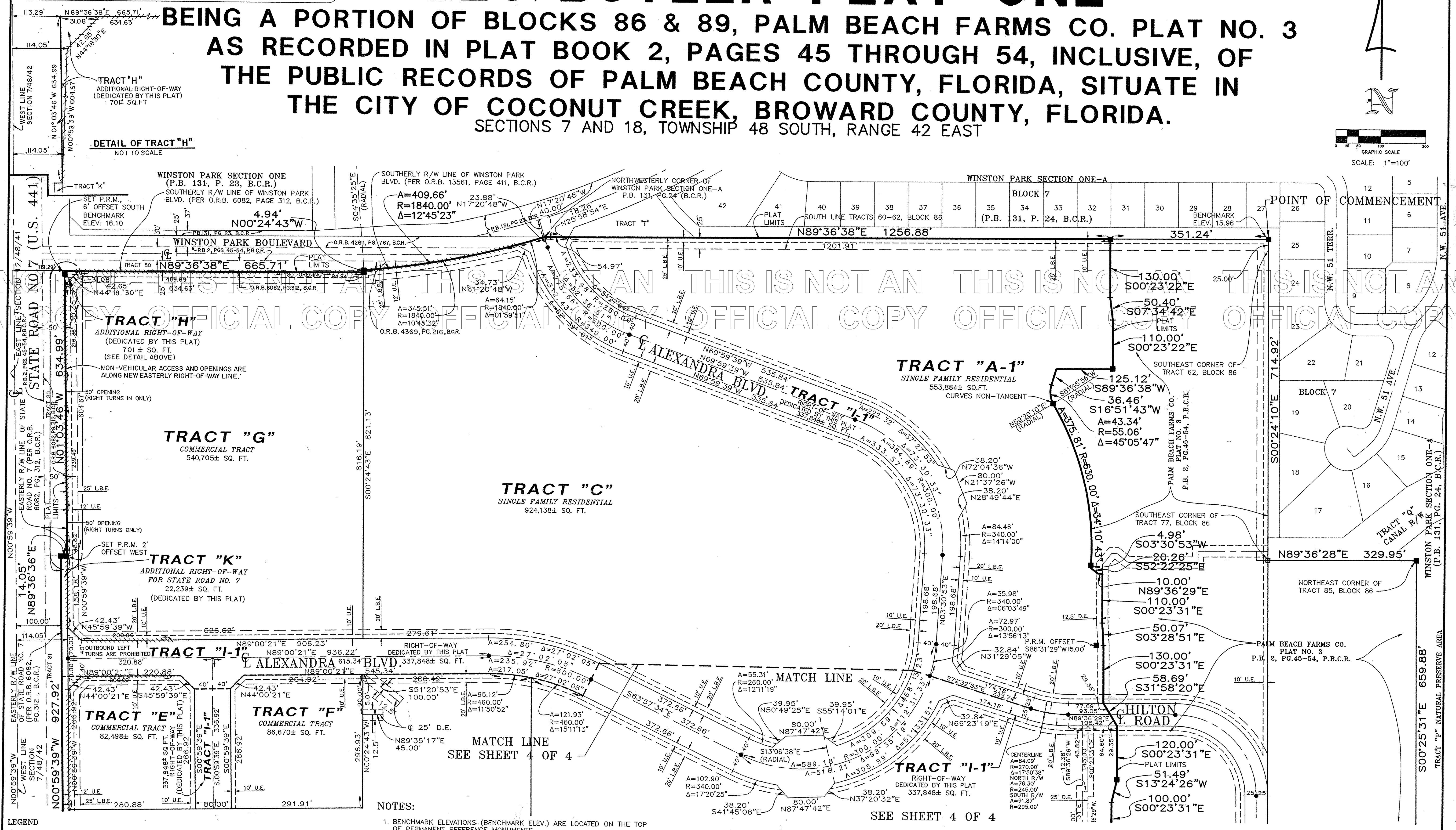
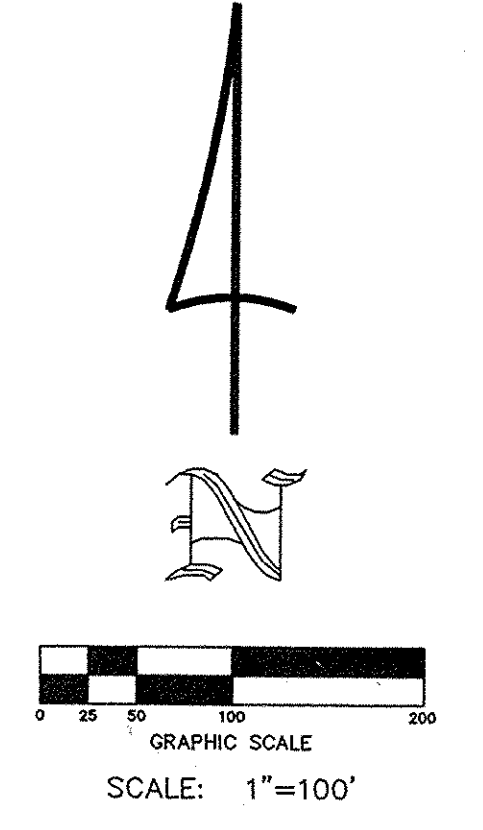
NOTARY PUBLIC



THIS INSTRUMENT WAS PREPARED BY: WAYNE LARRY FISH IN THE OFFICES OF  
**W.L.FISH & COMPANY** 105 S. Meridian Ave., Suite 802  
 PROFESSIONAL SURVEYORS West Palm Beach, Florida 33401  
 (407)833-5001 Fax: (407)659-6745

# WILES/BUTLER PLAT ONE

BEING A PORTION OF BLOCKS 86 & 89, PALM BEACH FARMS CO. PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA. SECTIONS 7 AND 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST



- LEGEND**
- 1. - - - DENOTES NON-VEHICULAR ACCESS LINE
  - 2. - - - DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET, PROFESSIONAL SURVEYOR AND MAPPER NO. 3238
  - 3. □ DENOTES PERMANENT REFERENCE MONUMENT (PRM) FOUND, LUDOVICI & ORANGE
  - 4. ● DENOTES PERMANENT CONTROL POINTS (P.C.P.) TO BE SET, PROFESSIONAL SURVEYOR AND MAPPER NO. 3238
  - 5. D.E. DENOTES DRAINAGE EASEMENT
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  - 11. SQ. FT. DENOTES SQUARE FEET
  - 12. ELEV. DENOTES ELEVATION
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  - 15. L.B.E. DENOTES LANDSCAPE BUFFER EASEMENT
  - 16. R/W DENOTES RIGHT-OF-WAY
  - 17. P.B.C.R. DENOTES PALM BEACH COUNTY RECORDS

- NOTES:**
1. BENCHMARK ELEVATIONS (BENCHMARK ELEV.) ARE LOCATED ON THE TOP OF PERMANENT REFERENCE MONUMENTS.
  2. BENCHMARK USED: THE BENCHMARK USED WAS BROWARD COUNTY ENGINEERING DEPARTMENT BRASS DISK STAMPED BM #300, LOCATED AS FOLLOWS: LOCATED AT THE SOUTHEAST CORNER OF THE SOUTHERLY CONCRETE SLAB LIFT STATION 1410 FEET ± EAST OF THE CENTERLINE OF STATE ROAD 47 (U.S. 441) AND 78.6 FEET ± SOUTH OF THE CENTERLINE OF WINSTON PARK BOULEVARD. PUBLISHED ELEVATION IS 15.210.
  3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF TRACTS 5 THROUGH 7, BLOCK 89, AS SHOWN HEREON HAVING AN ASSUMED BEARING OF S89°36'52"W.
  4. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THIS PLAT IS RESTRICTED TO 266 DETACHED SINGLE FAMILY UNITS ON TRACTS A-1, B-1 AND C; 275 GARDEN APARTMENTS ON TRACT D; AND 216,000 SQUARE FEET OF COMMERCIAL USE ON TRACTS E, F AND G. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS.

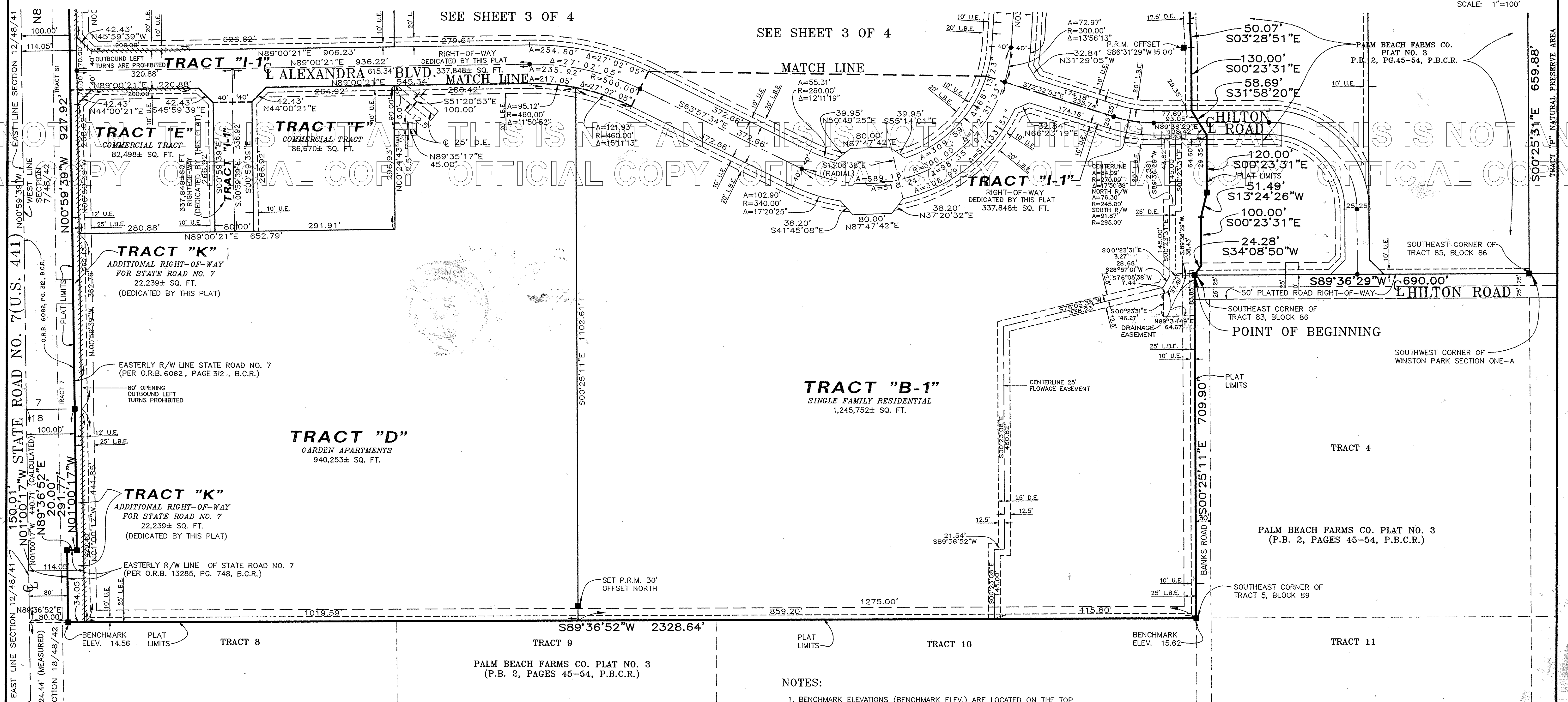
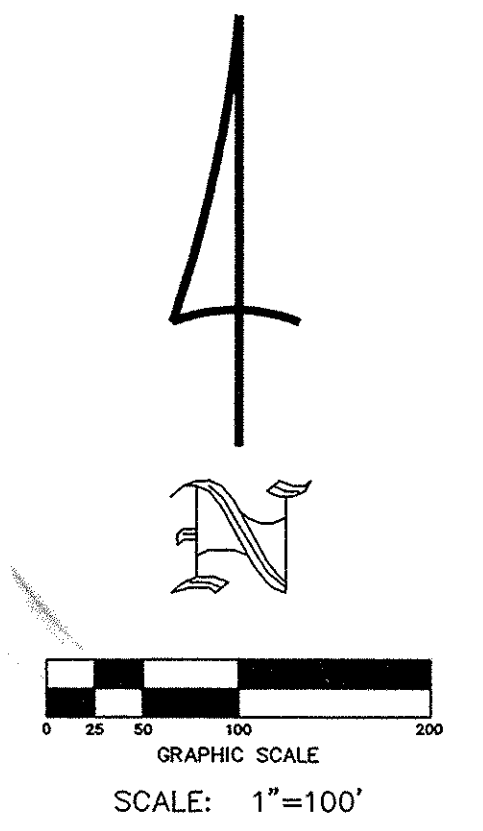
THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.



THIS INSTRUMENT WAS PREPARED BY: WAYNE LARRY FISH IN THE OFFICES OF  
**W.L.FISH & COMPANY** 105 S. Narcoissus Ave., Suite 802  
 PROFESSIONAL SURVEYORS West Palm Beach, Florida 33401  
 (407)833-5001 Fax: (407)659-6745

# WILES/BUTLER PLAT ONE

BEING A PORTION OF BLOCKS 86 & 89, PALM BEACH FARMS CO. PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA. SECTIONS 7 AND 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST



**LEGEND**

1. - - - -	DENOTES NON-VEHICULAR ACCESS LINE	9. PG. —	DENOTES PAGE
2. ■	DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET, PROFESSIONAL SURVEYOR AND MAPPER NO. 3238	10. P.B. —	DENOTES PLAT BOOK
3. □	DENOTES PERMANENT REFERENCE MONUMENT (PRM) FOUND, LUDOVICI & ORANGE	11. SQ. FT. —	DENOTES SQUARE FEET
4. ●	DENOTES PERMANENT CONTROL POINTS (PCP), TO BE SET, PROFESSIONAL SURVEYOR & MAPPER NO. 3238	12. ELEV. —	DENOTES ELEVATION
5. D.E. —	DENOTES DRAINAGE EASEMENT	13. P.L.S. —	DENOTES PROFESSIONAL LAND SURVEYOR
6. B.C.R. —	DENOTES BROWARD COUNTY RECORDS	14. P.S.M. —	DENOTES PROFESSIONAL SURVEYOR AND MAPPER
7. U.E. —	DENOTES UTILITY EASEMENT	15. L.B.E. —	DENOTES LANDSCAPE BUFFER EASEMENT
8. O.R.B. —	DENOTES OFFICIAL RECORD BOOK	16. R/W —	DENOTES RIGHT-OF-WAY
		17. P.B.C.R. —	DENOTES PALM BEACH COUNTY RECORDS

**NOTES:**

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