

DESCRIPTION:

A PORTION OF TRACTS 1,2,3,4,5,6,7,21,22,23,24,28,29,30 & 31 AND ALL OF TRACTS 2,3,4,18,19, 20, BLOCK 86, AND A PORTION OF THE VACATED ROAD RIGHT-OF-WAY BETWEEN TRACTS 18 THROUGH 21 AND TRACTS 28 THROUGH 31, BLOCK 86, OF "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, AT PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF THE VACATED ROAD RIGHT-OF-WAY BETWEEN SAID TRACTS 6 AND 7, BLOCK 86 AND "REGENCY LAKES AT COCONUT CREEK", AS RECORDED IN PLAT BOOK 157, AT PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THEREFROM, THE RIGHT-OF-WAY FOR SAWGRASS BOULEVARD DESCRIBED AS PARCEL 2 IN OFFICIAL RECORDS BOOK 27593, PAGE 740 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 1; THENCE SOUTH 00°24'54" EAST, ALONG THE EAST LINE OF SAID TRACT 1, A DISTANCE OF 60.03 FT. TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 00°24'54" EAST, ALONG THE EAST LINE OF SAID TRACT 1, A DISTANCE OF 19157 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 3258.64 FEET, A CENTRAL ANGLE OF 06°45'23", AN ARC DISTANCE OF 384.27 FEET; THENCE SOUTH 09°14'19" WEST, 210.17 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 85°39'00" WEST); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3362.64 FEET, A CENTRAL ANGLE OF 01°32'58", AN ARC DISTANCE OF 90.93 FEET; THENCE SOUTH 54°05'05" WEST, 130.03 FEET; THENCE SOUTH 67°26'36" WEST, 428.74 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 3759.72 FEET, A CENTRAL ANGLE OF 17°59'38", AN ARC DISTANCE OF 1180.75 FEET; THENCE SOUTH 89°37'06" WEST, 597.67 FEET TO A POINT ON THE EAST LINE OF SAID "REGENCY LAKES AT COCONUT CREEK"; THENCE NORTH 00°24'54" WEST ALONG SAID EAST LINE, 1462.84 FEET TO THE SOUTHERLY LINE OF SAID "REGENCY LAKES AT COCONUT CREEK", SAME BEING THE CENTERLINE OF A 50 FEET WIDE ROAD RIGHT-OF-WAY, AS SHOWN ON SAID PLAT OF "PALM BEACH FARMS COMPANY PLAT NO. 3"; THENCE NORTH 89°37'06" EAST, ALONG SAID SOUTHERLY PLAT LINE AND ALONG SAID CENTERLINE, 535.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF REGENCY LAKES BOULEVARD, SAID RIGHT-OF-WAY LINE LYING 125.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID "REGENCY LAKES AT COCONUT CREEK"; THENCE SOUTH 00°24'54" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE EXTENDED SOUTHERLY, 40.00 FEET TO A LINE 15.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 1,2,3,4,5,6 AND 7; THENCE NORTH 89°37'06" EAST, ALONG SAID LINE, 1,729.97 FEET. THENCE SOUTH 45°27'03" EAST, 63.72 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH: TRACTS 102 AND 103 OF BLOCK 85, OF "PALM BEACH FARMS COMPANY PLAT NO. 3", A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THEREFROM, THE RIGHT-OF-WAY FOR SAWGRASS BOULEVARD DESCRIBED AS PARCEL 1, IN OFFICIAL RECORDS BOOK 27593, PAGE 740 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 3,372,635.68 SQUARE FEET (77.425 ACRES) MORE OR LESS.

DEDICATION:

STATE OF FLORIDA SS COUNTY OF BROWARD KNOW ALL MEN BY THESE PRESENTS: THAT GBV INTERNATIONAL, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND DESCRIBED AND SHOWN HEREON AS BEING INCLUDED WITHIN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS SAWGRASS EXCHANGE PLAT, A REPLAT. UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR USES INDICATED. LANDSCAPE BUFFER PARCEL "E" AND PARCEL "F" SHOWN HEREON ARE DEDICATED TO THE SAWGRASS EXCHANGE PROPERTY OWNERS ASSOCIATION, A FLORIDA CORPORATION FOR LANDSCAPE BUFFER PURPOSES. RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED IN FEE SIMPLE TO THE PUBLIC FOR PROPER PURPOSES. THE TREE PRESERVATION AREA SHOWN HEREON IS DEDICATED TO THE SAWGRASS EXCHANGE PROPERTY OWNERS ASSOCIATION, A FLORIDA CORPORATION, FOR TREE PRESERVATION AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION.

IN WITNESS WHEREOF, THE ABOVE NAMED GBV INTERNATIONAL, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, ASHOK PATEL, THIS 27th DAY OF APRIL, 1998.

WITNESS: James Drotos, GBV INTERNATIONAL LTD. A FLORIDA LIMITED PARTNERSHIP; ASHOK PATEL, ITS GENERAL PARTNER; ASHOK PATEL, AS GENERAL PARTNER AND AUTHORIZED AGENT OF GBV INTERNATIONAL, LTD.

ACKNOWLEDGEMENT:

STATE OF FLORIDA SS COUNTY OF BROWARD THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF APRIL, 1998, BY ASHOK PATEL, AS GENERAL PARTNER AND AUTHORIZED AGENT OF GBV INTERNATIONAL, LTD., A FLORIDA LIMITED PARTNERSHIP WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH. Courtney A. Winchester, Notary Public, State of Florida, My Commission Expires November 30, 2001.

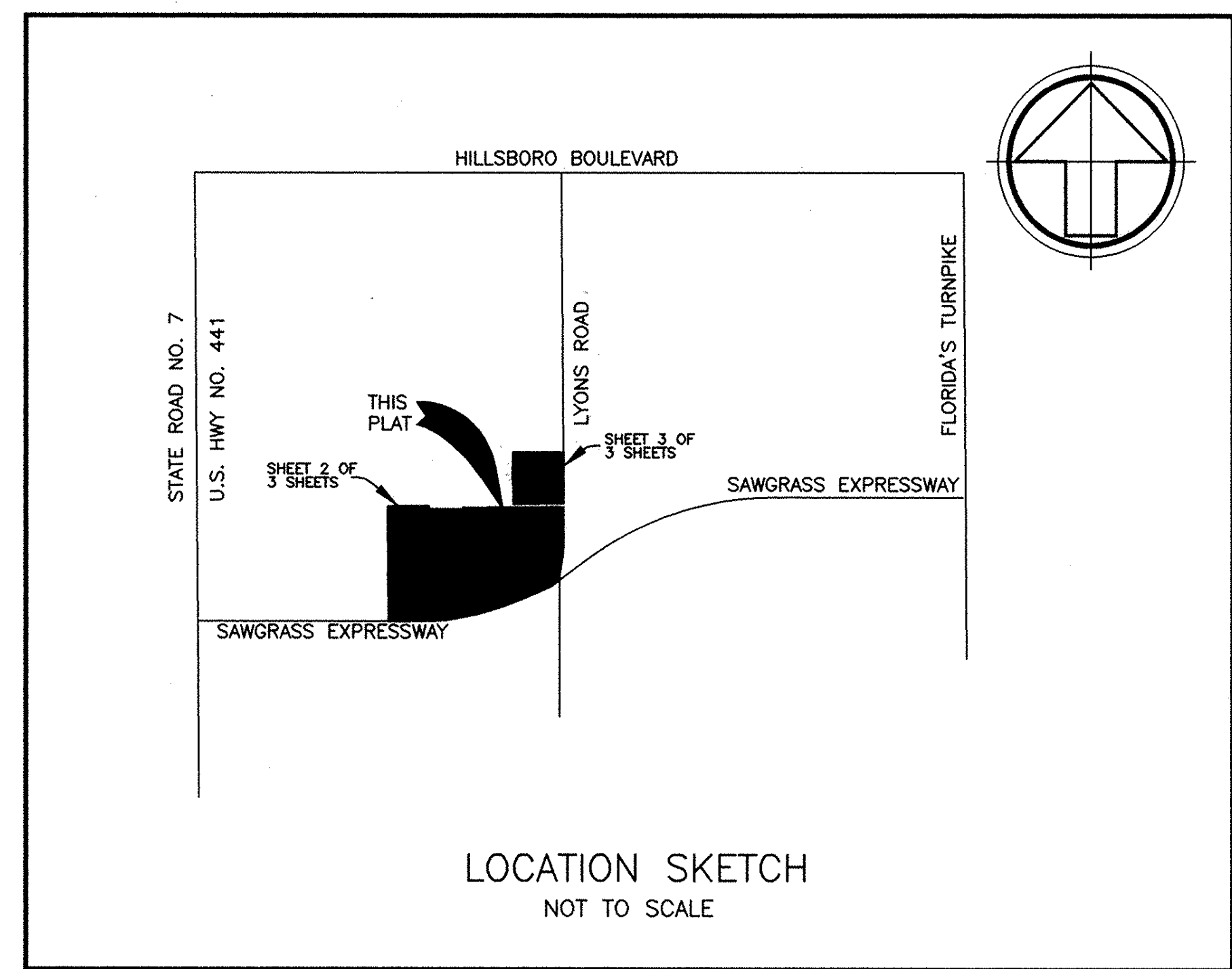
SAWGRASS EXCHANGE PLAT

A REPLAT OF A PORTION OF TRACTS 1,2,3,4,5,6,7,21,22,23,24, 28,29,30 & 31 AND ALL OF TRACTS 18,19 AND 20, BLOCK 86 AND A PORTION OF VACATED RIGHT-OF-WAY BETWEEN SAID TRACTS 18 THROUGH 21 AND SAID TRACTS 28 THROUGH 31, PALM BEACH FARMS COMPANY PLAT NO.3 (PB 2, PGS 45-54, PBCR), AND THE VACATED RIGHT-OF-WAY BETWEEN SAID TRACTS 6 AND 7, BLOCK 86 AND REGENCY LAKES AT COCONUT CREEK (PB 157, PG 23, BCR), TOGETHER WITH A PORTION OF TRACTS 102 AND 103, BLOCK 85, PALM BEACH FARMS COMPANY PLAT NO.3 (PB 2, PGS 45-54, PBCR), SECTIONS 6 AND 7, TOWNSHIP 48 SOUTH, RANGE 42 EAST, COCONUT CREEK, BROWARD COUNTY, FLORIDA.

PREPARED BY: MICHAEL D. ROSE, PSM



MARCH 1998



- SURVEY NOTES: 1. (P.R.M.) INDICATES PERMANENT REFERENCE MONUMENT. 2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC SURVEY TRANSVERSE MERCATOR, FLORIDA EAST ZONE, GRID NORTH, AS SHOWN ON THE RIGHT-OF-WAY MAPS OF THE SAWGRASS EXPRESSWAY, AND ARE ASSUMED. 3. BENCHMARK DESCRIPTION: BROWARD COUNTY BENCHMARK NO. 2428, RAILROAD SPIKE IN ASPHALT ENTRANCE TO TRAILER PARK, 107 +/- NORTH OF THE CENTERLINE OF JOHNSON ROAD, 61 +/- EAST OF THE CENTERLINE OF LYONS ROAD. ELEVATION = 15.890'. 4. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. 5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. 6. GROSS AREA OF PLATTED LANDS TOTALS 3,409,039.06 SQUARE FEET/78.261 ACRES. 7. THIS PLAT IS RESTRICTED AS FOLLOWS: PARCEL "D"-102 SINGLE FAMILY UNITS, PARCEL "C"-180 GARDEN APARTMENTS, PARCELS "A" & "B" - 317,000 SQUARE FEET OF COMMERCIAL USE. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD BOARD OF COUNTY COMMISSIONERS. 8. INDICATES NON-VEHICULAR ACCESS LINE! 9. P.M. ELEV. INDICATES BENCHMARK ELEVATION 10. O.R.B. INDICATES OFFICIAL RECORDS BOOK 11. PB.- PG. INDICATES PLAT BOOK - PAGE 12. B.C.R. INDICATES BROWARD COUNTY RECORDS 13. P.B.C.R. INDICATES PALM BEACH COUNTY RECORDS 14. F.P.L. INDICATES FLORIDA POWER AND LIGHT

DEDICATION CONTINUED IT IS THE EXPRESS INTENT OF THIS PLAT TO CLOSE, VACATE AND ABANDON FROM PUBLIC USE THAT PORTION OF THE RIGHT-OF-WAY AS DEDICATED BY THE PALM BEACH FARMS COMPANY PLAT NO. 3 (PLAT BOOK 2, PAGES 45 THROUGH 54, PALM BEACH COUNTY RECORDS) LYING WITHIN THE LIMITS OF THIS PLAT. PARCEL "H" SHOWN HEREON IS HEREBY DEDICATED TO THE SAWGRASS EXCHANGE PROPERTY OWNERS ASSOCIATION, A FLORIDA CORPORATION FOR CANAL EASEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION.

CITY APPROVALS: SHEET 1 OF 4 SHEETS 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 3th DAY OF May, A.D., 1998. BY: J. Williams - V. Clair, CHAIRMAN

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 ADOPTED THIS 27th DAY OF May, A.D., 1998, PURSUANT TO SECTION 13-166, COCONUT CREEK CODE OF ORDINANCES. (ORD. NO. 132-98) BY: Judith A. Kilgore, Deputy CITY CLERK

CITY ENGINEER: THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8th DAY OF MAY, A.D., 1998. BY: Paul A. Romano, CITY ENGINEER, FLORIDA P.E. REG. NO. 48833

BROWARD COUNTY OFFICE OF STRATEGIC PLANNING AND GROWTH MANAGEMENT THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: [Signature] DIRECTOR DATE 5-12-98

BROWARD COUNTY PLANNING COUNCIL THIS IS TO CERTIFY THAT THE BROWARD PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC WAYS THIS 25th DAY OF April, 1998.

BY: [Signature] CHAIRPERSON DATE 4/25/98

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 12th DAY OF May, 1998.

BY: [Signature] ADMINISTRATOR OR DESIGNEE

BROWARD COUNTY ENGINEERING DIVISION THIS PLAT WAS APPROVED AND ACCEPTED FOR RECORD:

BY: Henry P. Cook, 5-12-98 DIRECTOR OF ENGINEERING HENRY P. COOK FLORIDA P.E. REGISTRATION NO. 12506

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 12th DAY OF NOVEMBER, 1998.

ATTEST: ROGER J. DESJARLAIS, COUNTY ADMINISTRATOR; Roger J. Desjarlais, CHAIR, COUNTY COMMISSION; Bluminda T. Aragon, DEPUTY

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 15th DAY OF May, 1998, AND RECORDED IN PLAT BOOK 165, PAGE 2, RECORD VERIFIED.

ATTEST: ROGER J. DESJARLAIS, COUNTY ADMINISTRATOR; Renee Andrew, DEPUTY

SURVEYOR'S CERTIFICATE WE HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THE APPLICABLE SECTIONS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. 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.

SHAH DROTOS & ASSOCIATES, P.A. Michael D. Rose, PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 3998 DATE: 07/17/98 SURVEYOR'S PROJECT NO. 94-0238

ACKNOWLEDGEMENT (NOTARY) - CITY CLERK COCONUT CREEK - CITY ENGINEER - BOARD OF COUNTY COMMISSIONERS - COUNTY ENGINEER - COUNTY SURVEYOR - SURVEYOR

05-15-98 10:28AM C.R. B. R. 2822697 643



# SAWGRASS EXCHANGE PLAT

A REPLAT OF A PORTION OF TRACTS 1, 2, 3, 4, 5, 6, 7, 21, 22, 23, 24, 28, 29, 30 & 31 AND ALL OF TRACTS 18, 19 & 20, BLOCK 86, AND A PORTION OF VACATED RIGHT-OF-WAY BETWEEN SAID TRACTS 18 THROUGH 21 AND SAID TRACTS 28 THROUGH 31, PALM BEACH FARMS COMPANY PLAT NO.3 (PB 2, PGS 45-54, PBCR), AND THE VACATED RIGTH-OF-WAY BETWEEN SAID TRACTS 6 AND 7, BLOCK 86 AND REGENCY LAKES AT COCONUT CREEK (PB 157, PG 23, BCR), TOGETHER WITH A PORTION OF TRACTS 102 AND 103, BLOCK 85, PALM BEACH FARMS COMPANY PLAT NO.3 (PB 2, PGS 45-54, PBCR), SECTIONS 6 AND 7, TOWNSHIP 48 SOUTH, RANGE 42 EAST, COCONUT CREEK, BROWARD COUNTY, FLORIDA.

## DESCRIPTION:

A PORTION OF TRACTS 1, 2, 3, 4, 5, 6, 7, 21, 22, 23, 24, 28, 29, 30 & 31 AND ALL OF TRACTS 18, 19 & 20, BLOCK 86, AND A PORTION OF THE VACATED ROAD RIGHT-OF-WAY BETWEEN TRACTS 18 THROUGH 21 AND TRACTS 28 THROUGH 31, BLOCK 86, OF "PALM BEACH FARMS COMPANY PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, AT PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF THE VACATED ROAD RIGHT-OF-WAY BETWEEN SAID TRACTS 6 AND 7, BLOCK 86 AND "REGENCY LAKES AT COCONUT CREEK", AS RECORDED IN PLAT BOOK 157, AT PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 1;

THENCE SOUTH 00°24'21" EAST, ALONG THE EAST LINE OF SAID TRACT 1, A DISTANCE OF 60.03 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°24'21" EAST, ALONG THE EAST LINE OF SAID TRACT 1, A DISTANCE OF 191.02 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 3258.64 FEET, A CENTRAL ANGLE OF 06°45'23", AN ARC DISTANCE OF 384.27 FEET;

THENCE SOUTH 09°14'19" WEST, 210.17 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 85°39'00" WEST);

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3362.64 FEET, A CENTRAL ANGLE OF 01°32'58", AN ARC DISTANCE OF 90.94 FEET;

THENCE SOUTH 54°05'05" WEST, 130.03 FEET;

THENCE SOUTH 67°26'36" WEST, 428.74 FEET TO A POINT ON THE ARC OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 3759.72 FEET, A CENTRAL ANGLE OF 17°59'38", AN ARC DISTANCE OF 1180.75 FEET;

THENCE SOUTH 89°37'06" WEST, 597.72 FEET TO A POINT ON THE EAST LINE OF SAID "REGENCY LAKES AT COCONUT CREEK";

THENCE NORTH 00°24'54" WEST ALONG SAID EAST LINE, 1462.84 FEET TO THE SOUTHERLY LINE OF SAID "REGENCY LAKES AT COCONUT CREEK", SAME BEING THE CENTERLINE OF A 50 FEET WIDE ROAD RIGHT-OF-WAY, AS SHOWN ON SAID PLAT OF "PALM BEACH FARMS COMPANY PLAT NO. 3";

THENCE NORTH 89°37'06" EAST, ALONG SAID SOUTHERLY PLAT LINE AND ALONG SAID CENTERLINE, 535.03 FEET TO THE WEST RIGHT-OF-WAY LINE OF REGENCY LAKES BOULEVARD, SAID RIGHT-OF-WAY LINE LYING 125.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SAID "REGENCY LAKES AT COCONUT CREEK";

THENCE SOUTH 00°24'54" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE EXTENDED SOUTHERLY, 40.00 FEET TO A LINE 15.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 1, 2, 3, 4, 5, 6 AND 7;

THENCE NORTH 89°37'06" EAST, ALONG SAID LINE, 1,730.00 FEET;

THENCE SOUTH 45°25'03" EAST, 63.72 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF TRACTS 102 AND 103 OF BLOCK 85, OF "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 103;

THENCE SOUTH 00°24'54" EAST, ALONG THE EAST LINE OF SAID TRACT 103 AND THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD, 611.97 FEET;

THENCE SOUTH 89°35'06" WEST, 12.00 FEET;

THENCE SOUTH 44°36'06" WEST, 46.69 FEET;

THENCE SOUTH 89°37'06" WEST, 614.97 FEET;

THENCE NORTH 00°24'54" WEST, ALONG THE WEST LINE OF SAID TRACT 102, A DISTANCE OF 645.00 FEET;

THENCE NORTH 89°37'06" EAST, ALONG THE NORTH LINE OF SAID TRACTS 102 AND 103, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING 3,377,387.06 SQUARE FEET (77.534 ACRES), MORE OR LESS.

PREPARED BY:

MICHAEL D. ROSE, PSM

**SDA SHAH**  
**DROTOS**  
& ASSOCIATES

ENGINEERING  
SURVEYING  
PLANNING

1885 W. Commercial Blvd. • Suite 190 • Ft. Lauderdale, FL 33309  
PH: 954-776-7604 • FAX: 954-776-7608

MARCH 1996

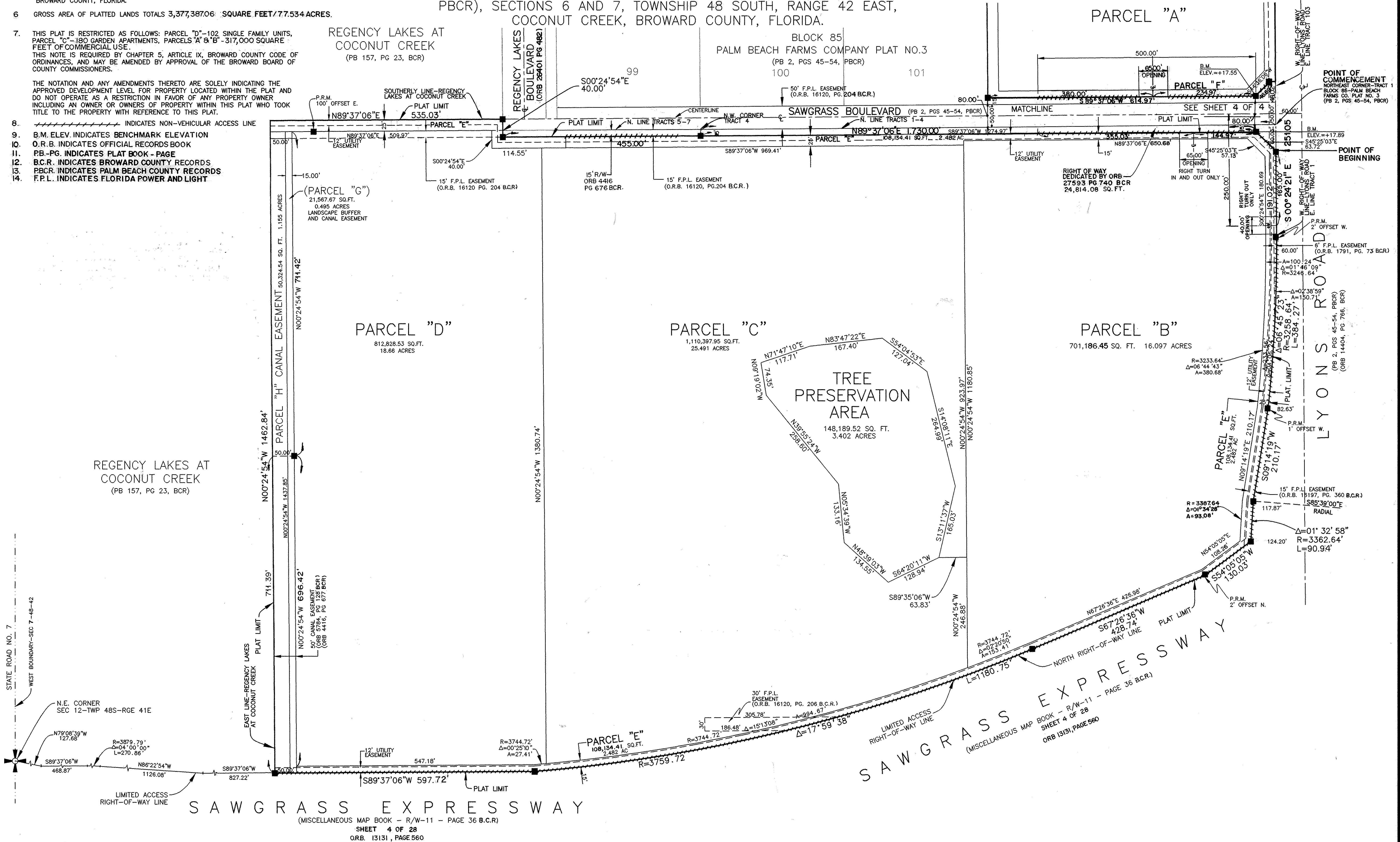
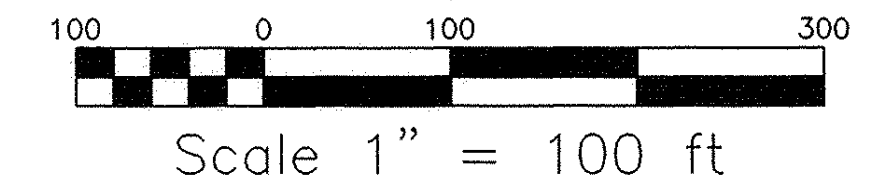
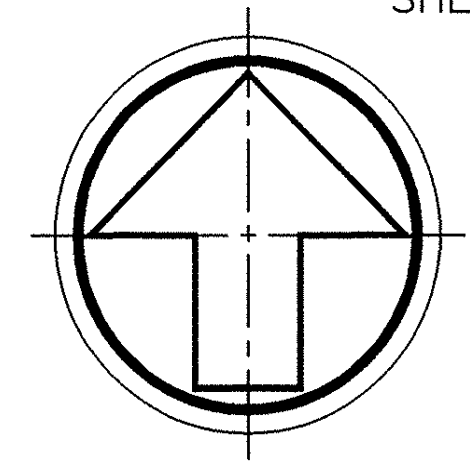
**SURVEY NOTES:**

1. ■ (P.R.M.) INDICATES PERMANENT REFERENCE MONUMENT.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC SURVEY TRANSVERSE MERCATOR, FLORIDA EAST ZONE, GRID NORTH, AS SHOWN ON THE RIGHT-OF-WAY MAPS OF THE SAWGRASS EXPRESSWAY, AND ARE ASSUMED.
3. BENCHMARK DESCRIPTION: BROWARD COUNTY BENCHMARK NO. 2428, RAILROAD SPIKE IN ASPHALT ENTRANCE TO TRAILER PARK, 107'+/- NORTH OF THE CENTERLINE OF JOHNSON ROAD, 61'+/- EAST OF THE CENTERLINE OF LYONS ROAD. ELEVATION = 15.890'.
4. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
6. GROSS AREA OF PLATTED LANDS TOTALS 3,377,387.06 SQUARE FEET/77.534 ACRES.
7. THIS PLAT IS RESTRICTED AS FOLLOWS: PARCEL "D"-102 SINGLE FAMILY UNITS, PARCEL "C"-180 GARDEN APARTMENTS, PARCELS "A" & "B"-317,000 SQUARE FEET OF COMMERCIAL USE. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD 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.
8. - - - - - INDICATES NON-VEHICULAR ACCESS LINE
9. B.M. ELEV. INDICATES BENCHMARK ELEVATION
10. O.R.B. INDICATES OFFICIAL RECORDS BOOK
11. PB-PG. INDICATES PLAT BOOK - PAGE
12. B.C.R. INDICATES BROWARD COUNTY RECORDS
13. P.B.C.R. INDICATES PALM BEACH COUNTY RECORDS
14. F.P.L. INDICATES FLORIDA POWER AND LIGHT

# SAWGRASS EXCHANGE PLAT

A REPLAT OF A PORTION OF TRACTS 1,2,3,4,5,6,7,21,22,23,24, 28,29,30 & 31 AND ALL OF TRACTS 18, 19 AND 20, BLOCK 86 AND A PORTION OF VACATED RIGHT-OF-WAY BETWEEN SAID TRACTS 18 THROUGH 21 AND SAID TRACTS 28 THROUGH 31, PALM BEACH FARMS COMPANY PLAT NO.3 (PB 2, PGS 45-54, PBCR), AND THE VACATED RIGHT-OF-WAY BETWEEN SAID TRACTS 6 AND 7, BLOCK 86 AND REGENCY LAKES AT COCONUT CREEK (PB 157, PG 23, BCR), TOGETHER WITH A PORTION OF TRACTS 102 AND 103, BLOCK 85, PALM BEACH FARMS COMPANY PLAT NO.3 (PB 2, PGS 45-54, PBCR), SECTIONS 6 AND 7, TOWNSHIP 48 SOUTH, RANGE 42 EAST, COCONUT CREEK, BROWARD COUNTY, FLORIDA.

PREPARED BY:  
MICHAEL D. ROSE, PSM  
**SDA SHAH DROTOS & ASSOCIATES** ENGINEERING SURVEYING PLANNING  
1885 W. Commercial Blvd • Suite 190 • Ft. Lauderdale, FL 33309  
PH: 954-776-7604 • FAX: 954-776-7606  
MARCH 1996



SAWGRASS EXPRESSWAY  
(MISCELLANEOUS MAP BOOK - R/W-11 - PAGE 36 B.C.R.)

SAWGRASS EXPRESSWAY  
(MISCELLANEOUS MAP BOOK - R/W-11 - PAGE 36 B.C.R.)  
ORB 15131, PAGE 560



# SAWGRASS EXCHANGE PLAT

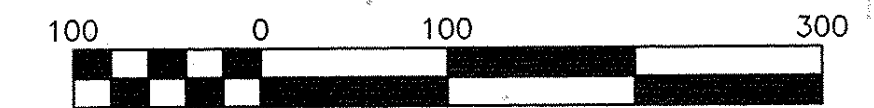
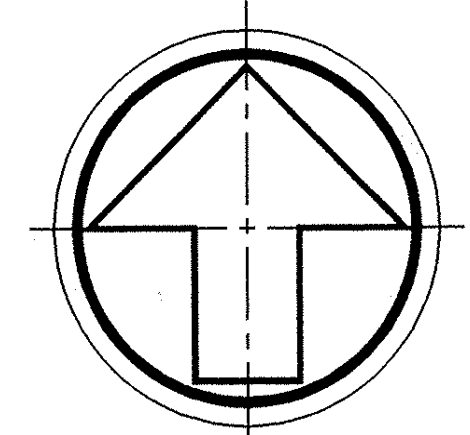
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28,29,30 & 31 AND ALL OF TRACTS 18,19 AND 20,BLOCK 86  
AND A PORTION OF VACATED RIGHT-OF-WAY  
BETWEEN SAID TRACTS 18 THROUGH 21 AND SAID TRACTS  
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(PB 2, PGS 45-54, PBCR), AND THE VACATED RIGHT-OF-WAY BETWEEN  
SAID TRACTS 6 AND 7, BLOCK 86 AND REGENCY LAKES AT COCONUT  
CREEK (PB 157, PG 23, BCR), TOGETHER WITH A PORTION OF TRACTS 102 AND 103  
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PBCR), SECTIONS 6 AND 7, TOWNSHIP 48 SOUTH, RANGE 42 EAST,  
COCONUT CREEK, BROWARD COUNTY, FLORIDA.

PREPARED BY:  
MICHAEL D. ROSE, PSM

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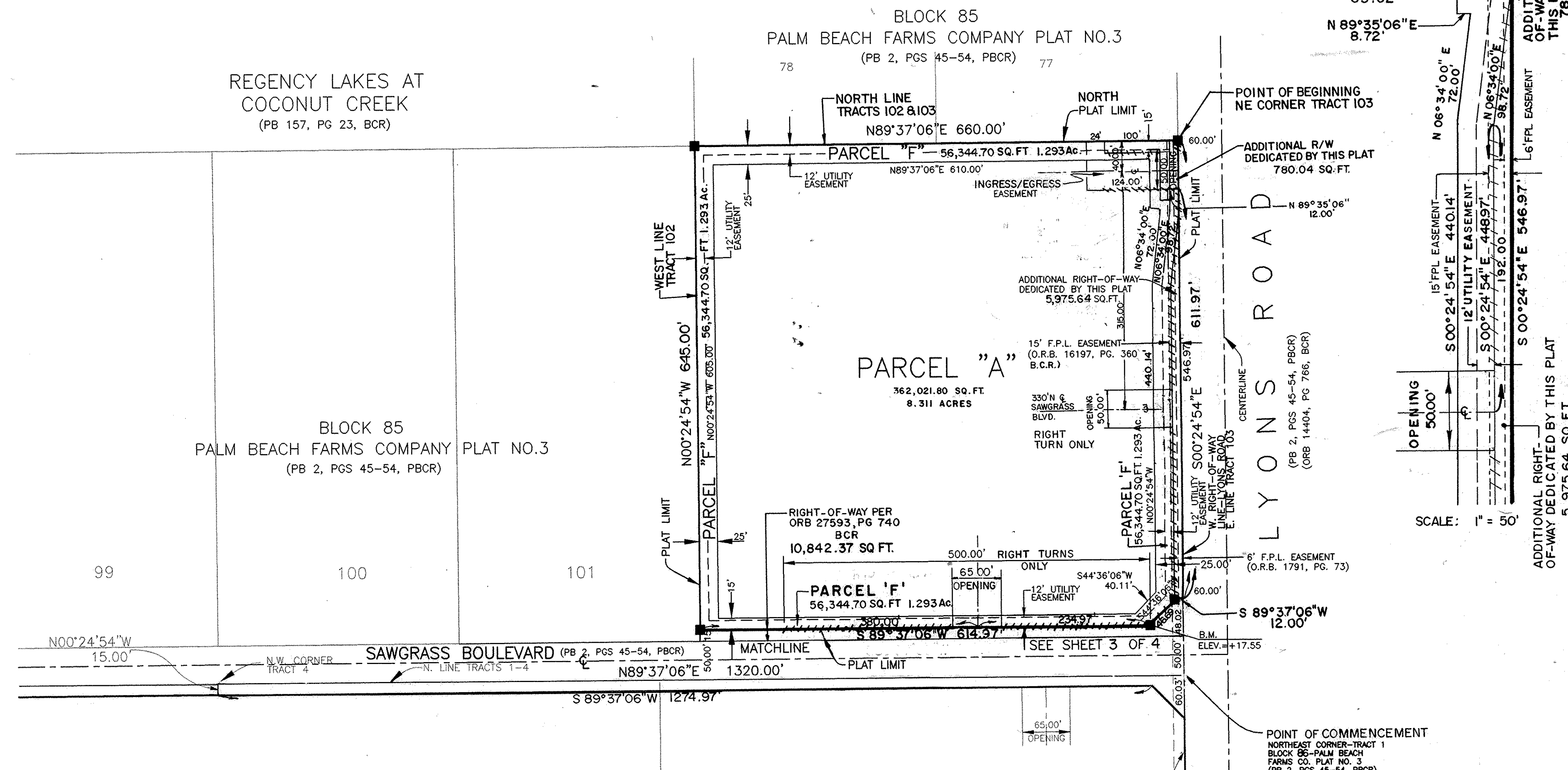
MARCH 1996



Scale 1" = 100 ft

### SURVEY NOTES:

- (P.R.M.) INDICATES PERMANENT REFERENCE MONUMENT.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC SURVEY TRANSVERSE MERCATOR, FLORIDA EAST ZONE, GRID NORTH, AS SHOWN ON THE RIGHT-OF-WAY MAPS OF THE SAWGRASS EXPRESSWAY, AND ARE ASSUMED
- BENCHMARK DESCRIPTION: BROWARD COUNTY BENCHMARK NO. 2428, RAILROAD SPIKE IN ASPHALT ENTRANCE TO TRAILER PARK, 107'+/- NORTH OF THE CENTERLINE OF JOHNSON ROAD, 61'+/- EAST OF THE CENTERLINE OF LYONS ROAD. ELEVATION = 15.890'.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- GROSS AREA OF PLATTED LANDS TOTALS 3,372,635.68 SQUARE FEET/77.425 ACRES.
- THIS PLAT IS RESTRICTED AS FOLLOWS: PARCEL "D"-102 SINGLE FAMILY UNITS, PARCEL "C"-180 GARDEN APARTMENTS, PARCELS "A" & "B"- 317,000 SQUARE FEET OF COMMERCIAL USE. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD 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.
- INDICATES NON-VEHICULAR ACCESS LINE
- B.M. ELEV. INDICATES BENCHMARK ELEVATION
- O.R.B. INDICATES OFFICIAL RECORDS BOOK
- PB - PG. INDICATES PLAT BOOK - PAGE
- B.C.R. INDICATES BROWARD COUNTY RECORDS
- P.B.C.R. INDICATES PALM BEACH COUNTY RECORDS
- F.P.L. INDICATES FLORIDA POWER AND LIGHT



### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF BROWARD SS

KNOW ALL MEN BY THESE PRESENTS: THAT COLONIAL BANK, AN ALABAMA BANKING CORPORATION F/K/A JEFFERSON BANK, A FLORIDA BANKING CORPORATION, THE UNDERSIGNED, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON, AND DOES HEREBY JOIN IN DEDICATION BY THE OWNERS THEREOF, THE BELOW REFERENCED MORTGAGE IS RECORDED IN OFFICIAL RECORDS BOOK 25672, PAGE 94 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

IN WITNESS WHEREOF, COLONIAL BANK, AN ALABAMA BANKING CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS NAME AND ITS CORPORATE SEAL TO BE AFFIXED HEREON.

*Michael D. Rose*  
WITNESS  
(PRINTED NAME) MICHAEL D. ROSE

COLONIAL BANK  
AN ALABAMA BANKING CORPORATION

BY: *[Signature]*  
(PRINTED NAME) MICHAEL P. IRVIN  
ITS: vice president

*Patricia A. Easley*  
WITNESS  
(PRINTED NAME) PATRICIA A. EASLEY

### MORTGAGEE'S ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF BROWARD SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27TH DAY OF APRIL 1996 BY MICHAEL P. IRVIN THE VICE PRESIDENT OF COLONIAL BANK, AN ALABAMA BANKING CORPORATION, ON BEHALF OF THAT BANK. HE IS PERSONALLY KNOWN TO ME AND PRODUCED N/A AS IDENTIFICATION.

*Courtney A. Winchester*  
(PRINTED NAME) Courtney A. Winchester  
NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES: *[Signature]*

MORTGAGEE'S CONSENT (GENERAL ELECTRIC CAPITAL CORP.)	MORTGAGEE'S ACKNOWLEDGEMENT (NOTARY PUBLIC)	MORTGAGEE'S CONSENT
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>