



- TYPICAL LEGEND NOTES**
- AVC = AIR CONDITIONER
 - L = ARC LENGTH
 - ASPH = ASPHALT
 - ALUM = ALUMINUM
 - BCK = BLOCK
 - BZ = BOUNDARY ZONE
 - C.B. = CURB AND GUTTER
 - C.M.P. = CORRUGATED METAL PIPE
 - C.D. = CLANDID
 - CNC = CALCULATED
 - CNTL = CABLE TELEVISION ROOF
 - CRS = CONCRETE BLOCK & STUCCO
 - CON = CONCRETE
 - CONV = CONCRETE
 - COR = CORNER
 - D.E. = DRAINAGE EASEMENT
 - E.D.W. = EDGE OF WATER
 - ELEC = ELECTRIC
 - ELEV = ELEVATION
 - EMT = EASEMENT
 - F.A. = FIRE HYDRANT
 - F.L. = FINISHED
 - F.P. = FENCED
 - FND = FOUND
 - G.V. = GATE VALVE
 - I.P. = IRON PIPE
 - INT = INTERSECTION
 - INT = INVERT
 - LP = LIGHT POLE
 - LOW = LOWEST
 - M.S. = MEASUREMENT
 - MOL = MONUMENT
 - N.T. = NAIL & TAG
 - N.W. = NON-VOLUNTARY ACQUISITION
 - O.E. = OVERHEAD ELECTRIC
 - O.S. = OPTICAL RECORD BOOK
 - P.B. = PLAT BOOK
 - P.C. = POINT OF CURVATURE
 - P.C.P. = PERMANENT CONTROL POINT
 - P.I. = POINT OF INTERSECTION
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.P.M. = PERMANENT REFERENCE MONUMENT
 - R. = RADIUS
 - R.H. = RIGHT-OF-WAY
 - RES = RESIDENTIAL
 - RNG = RANGE
 - S.B.T. = SOUTHERN BELL TELEPHONE
 - SAN = SANITARY
 - SEC = SECTION
 - S.F. = SQUARE FEET
 - S.W. = SQUARE WALK
 - T.V. = TELEVISION
 - TRM = TRIM
 - U.E. = UTILITY EASEMENT
 - VAL = VALVE
 - W.M. = WATER METER

SCHEDULE B - SECTION II EXCEPTIONS

Exception	Instrument Book & Page	Affect on Property
7	Plat Book 165, Page 7	Affects as shown
7	CRB 35038, Page 267	Affects as shown
7	CRB 35088, Page 267	Affects as shown
8	CRB 40027, Page 121	Affects as shown
8	CRB 30748, Page 77	Affects as shown
9	CRB 1791, Page 72	Affects as shown
10	CRB 1791, Page 72	Affects as shown
11	CRB 18840, Page 235	Affects as shown
12	CRB 27885, Page 638	Affects as shown
13	CRB 26800, Page 259	Affects as shown
14	CRB 26027, Page 261	Affects as shown
15	CRB 35088, Page 267	Affects as shown
16	CRB 41007, Page 1000	Affects as shown
17	CRB 45025, Page 221	Affects as shown
17	CRB 45025, Page 229	Affects as shown
18	CRB 47989, Page 1270	Affects as shown

NOTES:

- REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
- SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
- LANDS SHOWN HEREON WERE ABSTRACTED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AGENT FILE NO. 14111597R0, DATED JANUARY 23, 2015, 8:00AM.
- ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED ON BROWARD COUNTY BENCHMARK #2430 ELEVATION = 13.445 SURVEY WAS TAKEN FROM THIS LOCATION IN JANUARY 1998, BENCHMARK HAS SINCE BEEN DESTROYED. THE CONVERSION TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 IS +1.555.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE RECORD PLAT BASED ON THE SOUTH LINE OF PARCEL "A", BEARING S88°37'06"W.
- THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
- UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- FLOOD ZONE: "X"; COMMUNITY PANEL NO. 12011C0165H F; DATE: AUGUST 18, 2014.
- ALL EASEMENTS NOT REFERENCED BY AN OFFICIAL RECORD BOOK AND PAGE WERE CREATED BY PLAT BOOK 165, PAGE 7, BROWARD COUNTY RECORDS

DESCRIPTION:

PARCEL A, PARCEL B, TRACT GB-1 AND TRACT GB-2 OF SPRINGS-MCKENZIE PLAT, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH AN ABANDONED 30 FOOT RIGHT-OF-WAY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL A OF SPRINGS-MCKENZIE PLAT AS RECORDED IN PLAT BOOK 165, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 00° 24' 54" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF PARCEL B OF SAID SPRINGS-MCKENZIE PLAT; THENCE NORTH 89° 37' 06" EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 548.00 FEET; THENCE SOUTH 00° 24' 54" EAST, A DISTANCE OF 30.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID PARCEL A; THENCE SOUTH 89° 37' 06" WEST ALONG SAID NORTH LINE, A DISTANCE OF 548.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

CONTAINING 339,325.78 SQUARE FEET OR 7.7898 ACRES, MORE OR LESS.

CERTIFICATE TO:
LLOYD GRANET, PA
FIDELITY NATIONAL TITLE INSURANCE COMPANY
BUTTERS ACQUISITIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON AUGUST 20, 2018. I FURTHER CERTIFY THAT THIS TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

CERTIFIED TO:
COCONUT CREEKS HOTEL II, L.L.L.P.

DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA - LB 3591

LOCATION MAP n.t.s.

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561) 392-1991 / FAX (561) 750-4452

**SPRINGS-MCKENZIE PLAT
PARCELS "A", "B", "GB-1" AND "GB-2"
TOPOGRAPHIC SURVEY**

DATE	2-4-15
DRAWN BY	dpl
F.B./ PG.	elect
SCALE	1"=50'

JOB #	8281
SHT. NO.	1
OF 1 SHEETS	