



LANDTECH

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Providing Fast & Accurate Land Surveying Services throughout Florida
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www.landtechsurvey.com



PROPERTY ADDRESS:

3840 COCONUT CREEK PARKWAY
COCONUT CREEK, FL. 33066

BOUNDARY SURVEY

Prepared for:
COCONUT CREEK INVESTMENT, LLC

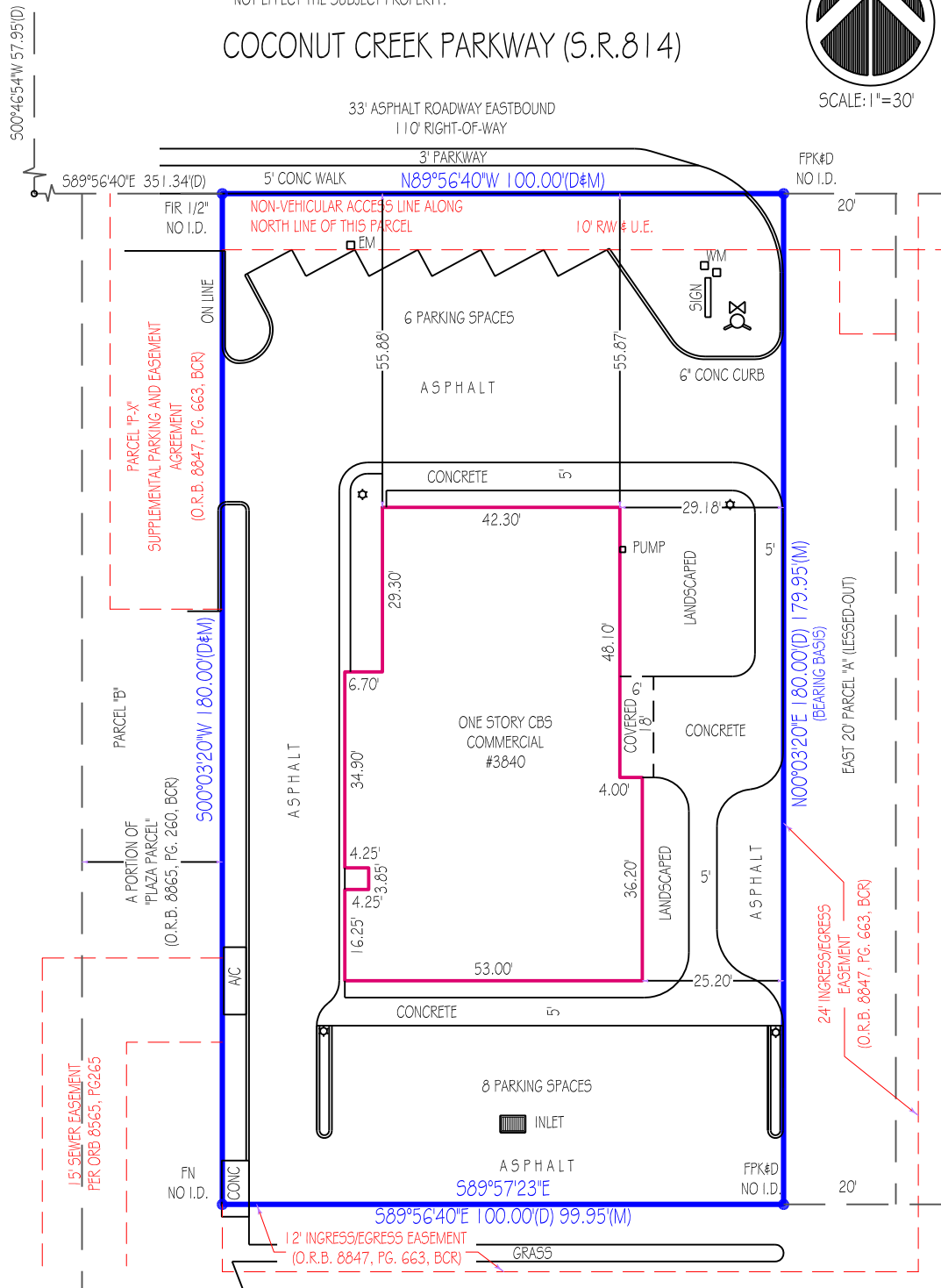
POC N.E CORNER, N.W. 1/4,
SEC. 32-48-42

*** NOTE: CROSS EASEMENT AND PARKING AGREEMENT (O.R.B. 8847, PG. 657, BCR, GLOBALLY COVER THE BELOW DESCRIBED PARCEL AND EXTENDS OUTSIDE THE BOUNDARIES THEREOF. SAID INGRESS/EGRESS EASEMENT AS DESCRIBED IN O.R.B. 8865, PG. 260, BCR, DOES NOT EFFECT THE SUBJECT PROPERTY.

COCONUT CREEK PARKWAY (S.R.814)



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



LINE TYPE LEGEND:

- BOUNDARY LINE
- BUILDING LINE
- - - CENTERLINE
- - - EASEMENT LINE
- x x x x CHAIN LINK FENCE
- / - / - / - / - WOODEN FENCE
- | - | - | - | - OVERHEAD CABLE

ENCROACHMENTS SHOWN IN RED LETTERING

LEGEND:

- CA DENOTES CENTRAL ANGLE
- CATV DENOTES CABLE T.V. BOX
- CH DENOTES CHORD DISTANCE
- DE DENOTES DRAINAGE EASEMENT
- FIP DENOTES FOUND IRON PIPE
- FIR DENOTES FOUND IRON ROD
- FN DENOTES FOUND NAIL
- M DENOTES MEASURED
- NVA DENOTES NON-VEHICULAR ACCESS EASEMENT
- OHC DENOTES OVERHEAD CABLE
- P DENOTES PLAT
- R DENOTES RADIUS
- TR DENOTES TELEPHONE RISER
- UE DENOTES UTILITY EASEMENT
- UP DENOTES UTILITY POLE

PLEASE NOTE:
SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES.

Adverse Conditions - Please note the following:
- None Found.

LandTech Surveying offers services throughout the State of Florida. Please refer to our website at www.LandTechSurvey.com for up to date information about our locations and coverage area. This survey has been issued by the following LandTech Surveying office:
1500 N.W. 62nd Street, Suite 511
Fort Lauderdale, Florida 33309
Office: (954) 776-6766 Fax: (954) 776-4660
www.LandTechSurvey.com

Invoice Number: 01-58182
Drawn By: J. Walker
Date of Field Work: 4/20/12
Revision:
Revision:
Revision:

LANDTECH
SURVEYING
Providing Fast & Accurate Land Surveying Services throughout Florida
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LEGAL DESCRIPTION

PARCEL "A" OF FLAGLER FEDERAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS AND EXCEPT, THE EAST 20 FEET OF PARCEL "A" OF FLAGLER FEDERAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 105, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS

3840 COCONUT CREEK PARKWAY
COCONUT CREEK, FL 33066

INVOICE NUMBER 01-58182

DATE OF FIELD WORK 04/20/2012

CERTIFIED TO

COCONUT CREEK INVESTMENT, LLC
LAW FIRM OF KAREN SPIGLER, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE CO.

FLOOD ZONE X - 120031 - 0115 - F

General Notes:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM LANDTECH SURVEYING. LANDTECH SURVEYING ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. CORNERS SHOWN AS "SET" ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) # 6799.

HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY AUTHORITY GRANTED PER 61G17-6.003(3)(G) FLORIDA ADMINISTRATIVE CODE: FOR MORTGAGE TRANSACTIONS, LANDTECH HEREBY AUTHORIZES CERTIFIED TITLE AGENTS SHOWN HEREON TO ADD ANY LENDER CERTIFICATIONS THEY DEEM NECESSARY TO COMPLETE SAID TRANSACTION. ANY OTHER ALTERATIONS SHALL VOID THIS SURVEY. PLEASE ENTER ADDITIONAL CERTIFICATION(S) BELOW:



Andrew Snyder
DATE: 4/20/2012

ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 5639 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)





Understanding your Boundary Survey

Land Surveying is both an art and a science of accurately determining the terrestrial or three-dimensional position of points and the distances and angles between them. These points are usually on the surface of the Earth, and they are often used to establish land maps and boundaries for ownership or governmental purposes. To accomplish their objective, land surveyors use elements of geometry, engineering, trigonometry, mathematics, geology, physics, and law.

A boundary survey establishes boundaries of a parcel using its legal description, which typically involves the setting or restoration of monuments or markers at the corners or along the lines of the parcel, often in the form of iron rods, pipes, or concrete monuments in the ground, or nails set in concrete or asphalt.

Any given parcel may have potential problems with regards to improper bounding, miscalculations in past surveys, titles, and easements. The result can be abutting properties not coinciding with adjacent parcels, resulting in hiatuses (gaps) and overlaps. The art plays a role when a surveyor must solve a puzzle using pieces that do not exactly fit together. In these cases, the solution is based upon the surveyor's research and interpretation, along with established procedures for resolving discrepancies and the surveyor's ability to follow in the footsteps of their predecessors and identifying the original surveyor's intent.

Important Considerations

Your boundary survey has been prepared to mark your boundary lines in the field and illustrate where all of the permanent improvements to your property lie relative to your property lines. If you have utilized the services of a title agent, he or she will likely point out potential problems to you after reviewing your boundary survey sketch and list such problems as exceptions to your title policy (i.e., *not covered* by your policy). You should familiarize yourself with this document and specifically watch for the following items.

Encroachments: One of the most common types of problems is the extension of physical improvements into easements or adjoining properties. These will be shown graphically on the sketch as well as written out in the section titled "Adverse Conditions". Easements are areas on your property that are reserved for specific uses such as utility services, drainage, or maintenance of other common or local government improvements. You are typically prohibited from building anything within these areas.

Fence Lines: Surveyors can not necessarily determine who "owns" a fence. We can only show a fence position relative to the boundary line. In certain cases - usually in more rural areas - a long standing fence line that has been accepted by previous land owners as a property division may actually have become the property line even though it may not lie on the deeded property line. Be cautious whenever contemplating any changes to existing fence lines. The same caution should be used for hedge lines.

Boundary Inconsistencies: Surveyors are required to show any inconsistencies between the deeded boundary information and what was actually observed in the field. Many are due to mathematical errors in the original deeded information which are in a sense "corrected" by your survey. Most such differences are very minor and your survey will show these differences on the sketch. Major inconsistencies will be more fully explained on the sketch with possible precautionary advice. These could affect the proper placement of fences or other improvements and may also create property line disputes with neighbors. An attorney may be necessary to definitively correct the problem.

There is no way to fully cover the vast list of potential problems here but rest assured that Landtech Surveying has taken great care in preparing your boundary survey to illustrate all the information you would need regarding your boundary and the improvements thereon. If you wish to discuss anything about your boundary survey, please do not hesitate to call us and we will be more than happy to answer any questions or concerns you may have.

Thank you.