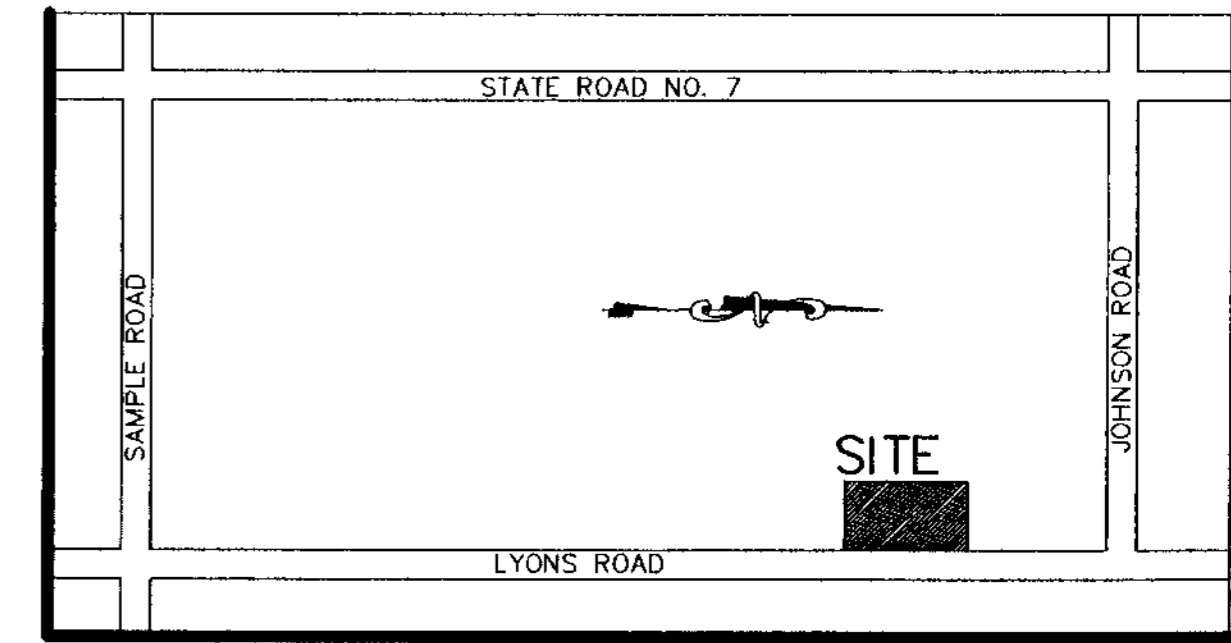
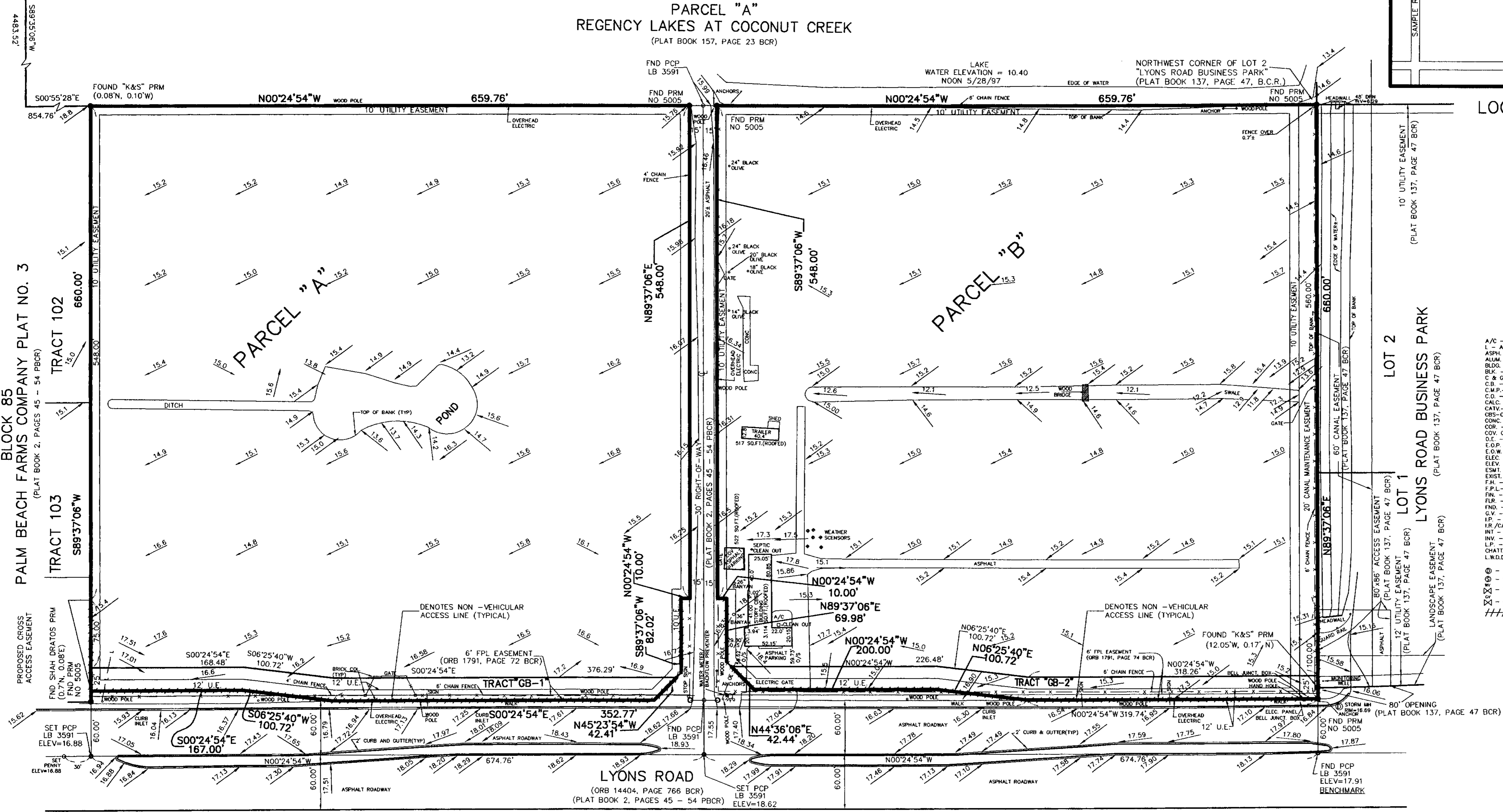


PARCEL "A"
REGENCY LAKES AT COCONUT CREEK
(PLAT BOOK 157, PAGE 23 BCR)



SW CORNER
SEC 6-48-42



LOCATION MAP n.t.s.

TYPICAL LEGEND NOTES

A/C - AIR CONDITIONER	LOW - LOWEST
ARC - ARC LENGTH	M.H. - MANHOLE
ALUM. - ALUMINUM	MEAS - MEASURED
B.L.D.G. - BUILDING	MON. - MONUMENT
B.L.K. - BLOCK	N/T - NAIL & TAG
C & G - CURB AND GUTTER	NO. - NUMBER
C.B. - CATCH BASIN	O.E. - OVERHEAD ELECTRIC
C.M.P. - CORRUGATED METAL PIPE	O/L - ON LINE
C.D. - CLEANOUT	O/S - BUILDING OFFSET
CALC. - CALCULATED	P.B. - PLAT BOOK
CATV - CABLE TELEVISION RISER	P.C. - POINT OF CURVATURE
CCS - CONCRETE BLOCK & STUCCO	P.C.P. - PERMANENT CONTROL POINT
CONC. - CONCRETE	P.I. - POINT OF INTERSECTION
COR. - CORNER	P.O.B. - POINT OF BEGINNING
COV. COVERED	P.O.C. - POINT OF COMMENCEMENT
C.P. - CURB	P.P. - POWER POLE
E. - ELEVATION	PRM - PERMANENT REFERENCE MONUMENT
E.O.P. - EDGE OF PAVEMENT	PROP. - PROPOSED
E.O.W. - EDGE OF WATER	P.T. - POINT OF TANGENCY
ELEC. - ELECTRIC	R - RADIUS
ELEV. - ELEVATION	R.R. - RAILROAD
EXIST. - EXISTING	R/W - RIGHT-OF-WAY
EXST. - EXISTING	RES. - RESIDENTIAL
FA. - FIRE ALARM	RGE - RANGE
FLR. - FLOOR	S.B.T. - SOUTHERN BELL TELEPHONE
FM. - FINISHED	SAN. - SANITARY
FND. - FOUND	SEC. - SECTION
G.V. - GATE VALVE	SQ. FT. - SQUARE FEET
I.P. - IRON PIPE	T.O.B. - TOP OF BANK
I.R./CAP. - IRON ROD & CAP	T.V. - TELEVISION
INT. - INTERSECTION	TWP. - TOWNSHIP
INV. - INVERT	U.E. - UTILITY EASEMENT
L.P. - LIGHT POLE	WM. - WATER METER
CHATT. - CHATTANOOGHEE	Δ - DELTA (CENTRAL ANGLE)
L.W.D. - LAKE WORTH	ALUM. - ALUMINUM
DRAINAGE DISTRICT	
STORM MANHOLE	
WATER VALVE	
GATE VALVE	
NON VEHICULAR ACCESS LINE PER PLAT	

BLOCK 85
PALM BEACH FARMS COMPANY PLAT NO. 3
(PLAT BOOK 2, PAGES 45 - 54 PBCR)

LOT 2
LYONS ROAD BUSINESS PARK
(PLAT BOOK 137, PAGE 47 BCR)

DESCRIPTION:
PARCELS "A", "B", "GB-1" and "GB-2", "SPRINGS-MCKENZIE PLAT", AS RECORDED IN PLAT BOOK 165, PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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

CONTAINING 861.780 SQUARE FEET/19.7837 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

- NOTES:**
1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
 2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
 3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE RECORD PLAT.
 5. THE "LAND DESCRIPTION" HEREON WAS PROVIDED BY THE CLIENT
 6. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
 7. FLOOD ZONE: "X"; COMMUNITY PANEL NO. 120031 0105F; DATE: AUGUST 18, 1992.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON MAY 30, 1997. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-6 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

UPDATE SURVEY 7/20/00
TOPOGRAPHY WAS NOT RETAKEN

CERTIFIED TO:
ATTORNEYS' TITLE INSURANCE FUND, INC
RICHARD H. ROTH;
FOOD FOR THE POOR

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

DATE	5/30/97
DRAWN BY	dpl
F.B./PG.	elect
SCALE	1"=60'

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND PLANNING
LANDSCAPE ARCHITECTURE - SURVEYING
7301A W. PALMETTO PARK ROAD - SUITE 100A
BOCA RATON, FLORIDA 33433
PHONE (561) 992-1991 / FAX (561) 750-4452

TRACTS 75 - 78, BLOCK 85
PALM BEACH FARMS CO. PLAT NO. 3
BOUNDARY SURVEY

DATE	5/30/97
DRAWN BY	dpl
F.B./PG.	elect
SCALE	1"=60'

JOB # 3212
SHT. NO.
1
OF 1 SHEETS