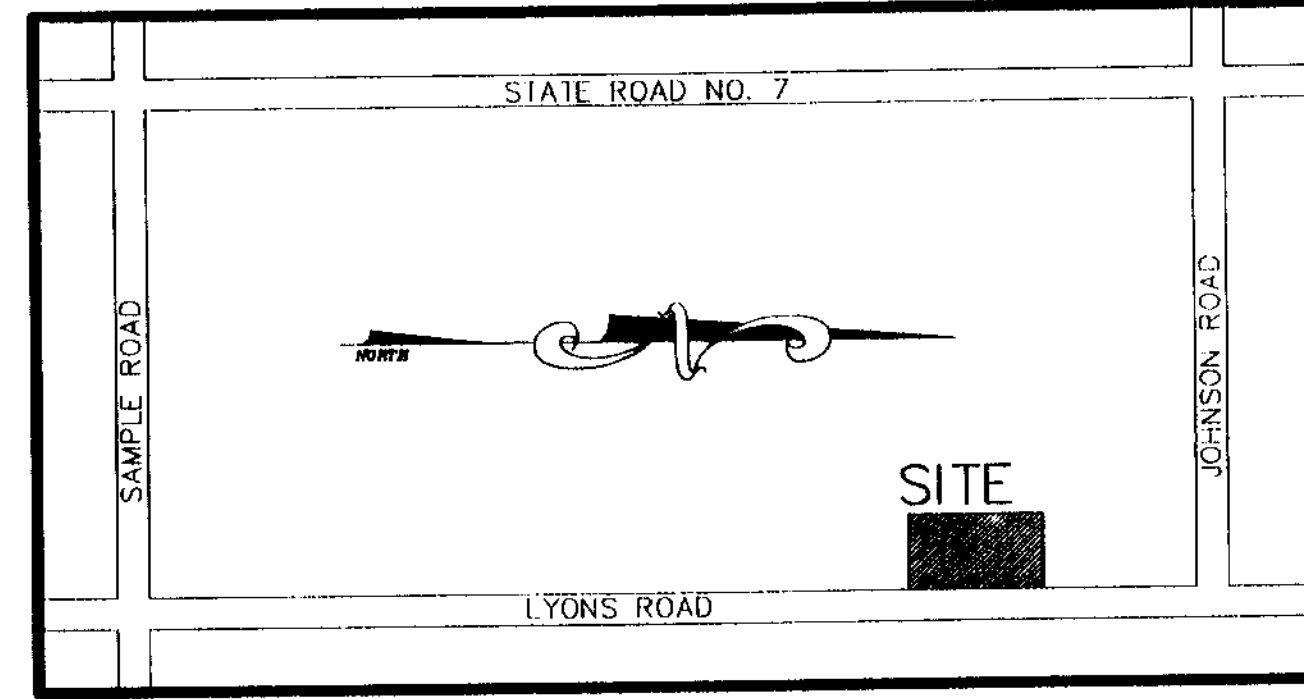


# SPRINGS - MCKENZIE PLAT

BEING A REPLAT OF A TRACTS 75, 76, 77 AND 78, BLOCK 85,  
THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF  
PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST,  
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA



THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
PLANNERS - ENGINEERS - SURVEYORS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
MAY - 1997

### DESCRIPTION:

TRACTS 75, 76, 77 & 78 IN BLOCK 85 OF PALM BEACH FARMS COMPANY PLAT NO.3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 45 TO 54 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;  
SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

CONTAINING 20.0 ACRES  
**DEDICATION:**

STATE OF FLORIDA )  
COUNTY OF BROWARD )

KNOW ALL MEN BY THESE PRESENTS THAT JUMPING SPRINGS FARMS, INC., A FLORIDA CORPORATION AND SOLAR TESTING SERVICE, INC., A FLORIDA CORPORATION OWNERS OF LAND DESCRIBED HEREON, HAVE CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN HEREON AND TO BE KNOWN AS "SPRINGS - MCKENZIE PLAT", A REPLAT.

THE UTILITY EASEMENTS AS SHOWN HEREIN ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.  
THE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREIN ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.  
THE CANAL MAINTENANCE AS SHOWN HEREIN IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

TRACTS "GB-1" AND "GB-2" ARE HEREBY DEDICATED TO THE OWNER AS LANDSCAPE BUFFERS AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNERS AND/OR ASSIGNS.

Notice: There may be additional restrictions that are not recorded in this plat that may be found in the public records of the County.

### ACKNOWLEDGMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, NORMA DAVIS, AS PRESIDENT OF JUMPING SPRINGS FARMS INC., A FLORIDA CORPORATION, TO ME WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER FREE ACT AND DEED AS SUCH INDIVIDUAL FOR THE PURPOSES THEREIN DESCRIBED THIS 9 DAY OF October, 1997.  
MY COMMISSION EXPIRES: 5/2/2001  
Notary Public  
STATE OF FLORIDA

### ACKNOWLEDGMENT:

STATE OF FLORIDA )  
COUNTY OF BROWARD )  
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, JACK MCKENZIE, AS PRESIDENT OF SOLAR TESTING SERVICE, INC., A FLORIDA CORPORATION, TO ME WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH INDIVIDUAL FOR THE PURPOSES THEREIN DESCRIBED THIS 15 DAY OF October, 1997.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
Notary Public  
STATE OF FLORIDA

IN WITNESS WHEREOF, JUMPING SPRINGS FARMS INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS SEAL TO BE AFFIXED HERETO, THIS 9 DAY OF October, 1997.

WITNESSES: Wilfred L. Davis (Signature)  
WITNESSES: Sylvia Fedor (Signature)

IN WITNESS WHEREOF, SOLAR TESTING SERVICE, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS SEAL TO BE AFFIXED HERETO, THIS 15 DAY OF October, 1997.

WITNESSES: Raymond A. Sinarola (Signature)  
WITNESS: Diane Braun (Signature)

### 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 13th DAY OF AUGUST A.D. 1997.

Frank Pacifici (Signature)  
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. 147-97 ADOPTED THIS 11th DAY OF SEPTEMBER, A.D. 1997, PURSUANT TO SECTION 13-166, COCONUT CREEK CODE OF ORDINANCES.

Barbara Price (Signature)  
CITY CLERK BARBARA PRICE, CMC, AAE

### CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22<sup>nd</sup> DAY OF MAY, A.D. 1998.  
Paul S. Romano (Signature)  
CITY ENGINEER - PAUL S. ROMANO  
FLORIDA P.E. REG. NO. 48833

### BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

Henry P. Cook (Signature)  
BY: HENRY P. COOK  
DIRECTOR OF ENGINEERING  
FLORIDA P.E. REG. NO. 12506

DATE: 5-26-98

### BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

Steph... (Signature)  
BY DIRECTOR DATE: May 26, 1998

### BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION:

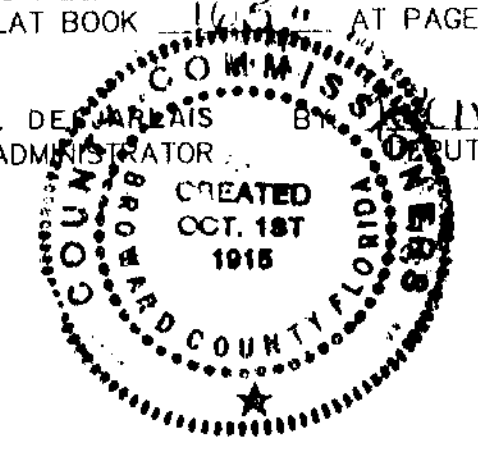
THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 14 DAY OF December, 1997.

ATTEST: Roger J. Desjarlais (Signature)  
COUNTY ADMINISTRATOR  
BY: Anna Daily (Signature)  
COUNTY COMMISSION

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

THIS INSTRUMENT WAS FILED FOR RECORD THE 14th DAY OF June, 1998, AND RECORDED IN PLAT BOOK \_\_\_\_\_ AT PAGE (S) \_\_\_\_\_ RECORD VERIFIED.

ATTEST: Roger J. Desjarlais (Signature)  
COUNTY ADMINISTRATOR  
BY: Anna Daily (Signature)  
COUNTY COMMISSION



### 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 TRAFFICWAYS THIS 22<sup>nd</sup> DAY OF May, 1997.

BY: ... (Signature)  
CHAIRPERSON  
DATE: 1/22/98  
THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 26 DAY OF May, 1998.  
BY: ... (Signature)  
ADMINISTRATOR OR DESIGNEE

### SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE CORRECT REPRESENTATION OF LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THE SURVEY DATA SHOWN HEREON COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES A.D., 1971, THAT PERMANENT REFERENCE MONUMENTS WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177 ON THIS 4<sup>th</sup> DAY OF November, 1997, THAT THE BENCHMARKS SHOWN ARE RELIANT 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. THE SURVEY DATA CONFORMS WITH THE APPLICABLE SECTIONS OF CHAPTER 61G17-6, F.A.C.

CAULFIELD & WHEELER, INC.  
BY: David P. Lindley (Signature)  
DAVID P. LINDLEY, P.L.S.  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA

JUMPING SPRINGS JUMPING SPRINGS SOLAR TESTING SOLAR TESTING CITY COMMISSION CITY ENGINEER COUNTY COMMISSIONER COUNTY ENGINEER COUNTY SURVEYOR

