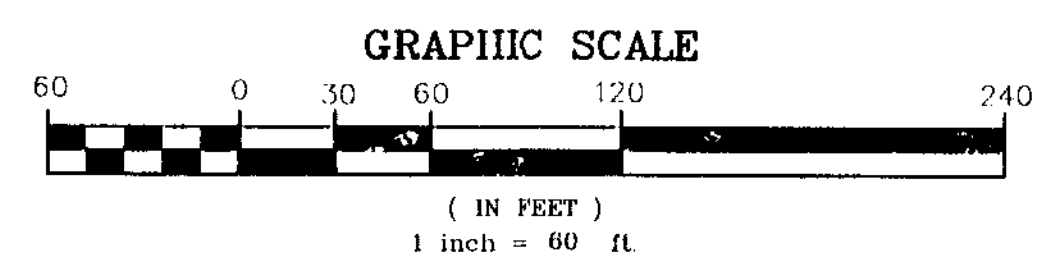


SPRINGS - MCKENZIE PLAT

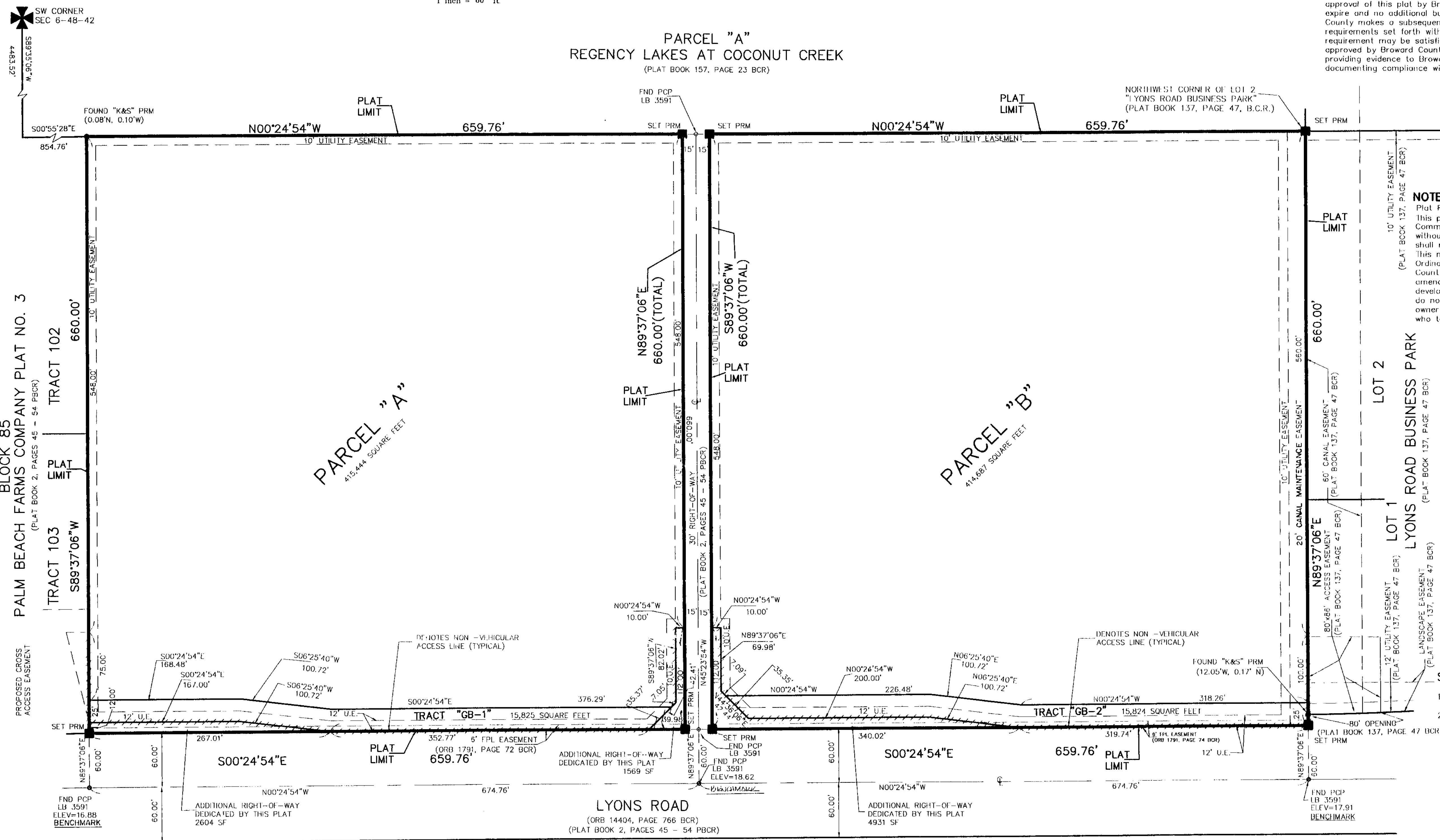
BEING A REPLAT OF A TRACTS 75, 76, 77 AND 78, BLOCK 85,
THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF COCONUT CREEK,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



NOTE:

- 1) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by December 16, 2002, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or
- 2) If project water lines, sewer lines, drainage, and the rock base for internal roads are not installed by December 16, 2002, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.



NOTE:

Plat Restriction Note:
This plat is restricted to 265,000 sq.ft. of industrial use. Commercial/retail uses and free-standing office buildings are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. This 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 owner or owners of property within the plat who took title to the property with reference to this plat.

SURVEYOR'S NOTES:

1. ■ Denotes Permanent Reference Monument No. 5005(P.R.M.).
2. Benchmark of Origin: Broward County Benchmark No. 2350. Benchmark is a railroad spike in east face of wood power pole, 20' +/- north of centerline of Northwest 77 Court, 8' +/- west of centerline of Northwest 48 Avenue. Elevation = 18.440'
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF "REGENCY LAKES AT COCONUT CREEK", BEARING N00°24'54"W.
4. B.C.R. - Denotes Broward County Records.
5. P.B.C.R. - Denotes Palm Beach County Records.
6. O.R.B. - OFFICIAL RECORDS BOOK.
7. PG. - Denotes PAGE.
8. U.E. - DENOTES UTILITY EASEMENT.
9. SF - DENOTES SQUARE FEET.
10. ○ - P.C.P. - DENOTES PERMANENT CONTROL POINT

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