

CFN #108617555

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NOTES

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be replatted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Broward County, Florida.

Reference Bench Mark: Broward County Benchmark No. 2947 "X" cut on Bullnose at intersection of Holmberg Road and State Road # 7. "X" cut is in the West Bull Nose) Bench Mark Elevation = 18.067' (Bench mark Elevation is referenced to the National Geodetic Vertical Datum of 1929).

Bearings, as shown hereon, are based on an assumed meridian, and are referenced to the West Line of Section 7-48-42 as being South 00°55'27" East (field monumented at section corners as shown hereon)

THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION(28), FLORIDA STATUTES:

Platted utility easements are also easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This note does not apply to private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.

If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by JANUARY 13, 2014, 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

If Project water lines, sewer lines, drainage and the rock base for internal roads are not installed by JANUARY 13, 2014, 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.

PLAT RESTRICTION

This plat is restricted to 30,000 square feet of Commercial use and 70,000 square feet of Office use. No free standing banks or drive-thru bank facilities are permitted within the commercial use, and no banks or commercial/retail uses are permitted within the office use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The Easternmost 4.5 acres of this plat is further restricted to no more than 30,000 square feet of shopping center uses, or other uses permitted under the "Commercial" designation of the Broward County Land Use Plan which do not exceed 309 PM peak hour trips. If the development within the entire plat exceeds 30,000 square feet of Commercial use and/or 70,000 square feet of Office use, the developer will be required to amend the note on the plat.

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.

The 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 property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

Pursuant to Ordinance 2005-032, all utilities, including existing overhead utilities, located within or in public right-of-way adjacent to the site shall be installed underground.

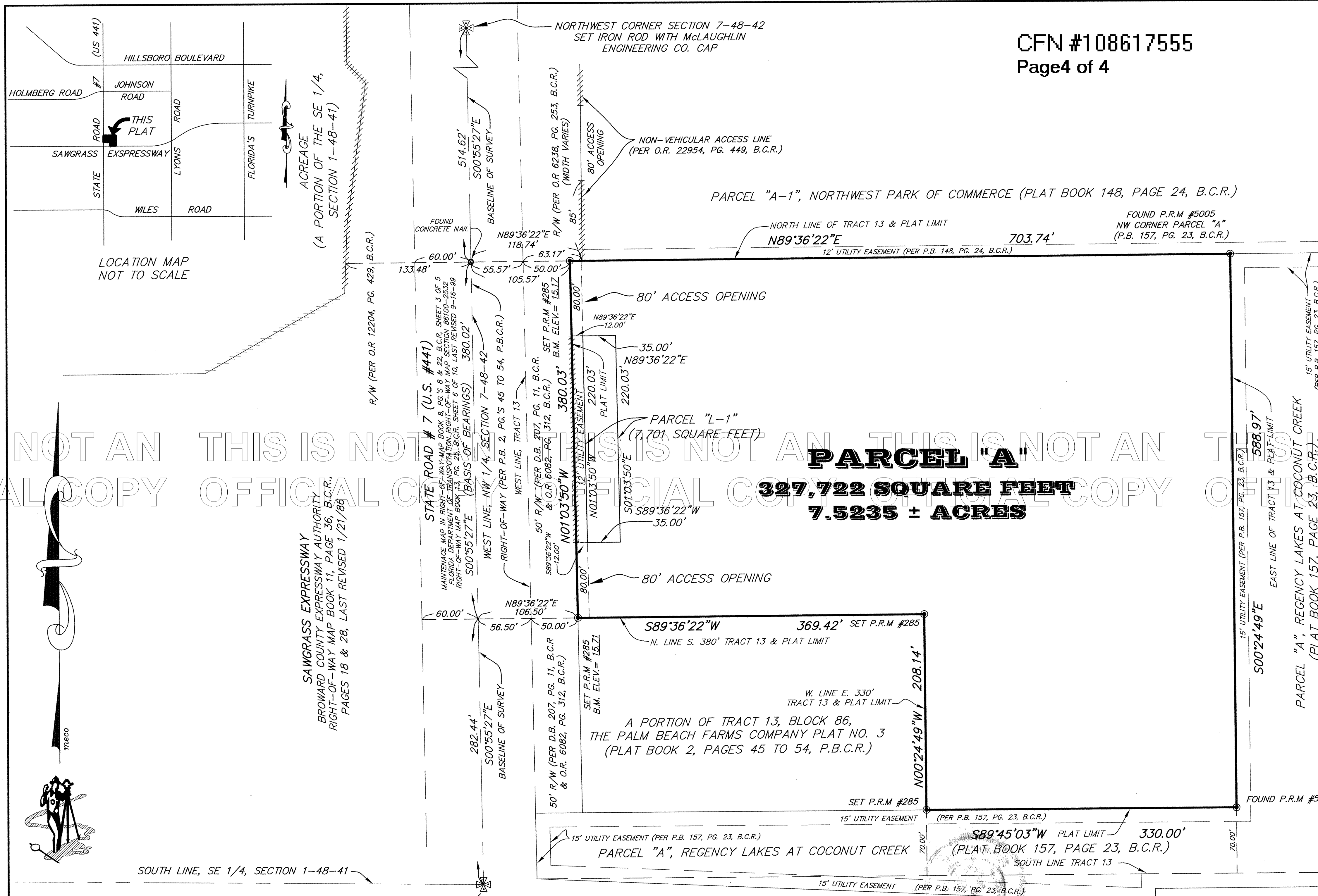
LEGAL DESCRIPTION

The North 380.00 feet of Tract 13, Block 86, Less the East 330.00 feet thereof and Less the West 50.00 feet thereof, "THE PALM BEACH FARMS COMPANY PLAT NO. 3", according to the plat thereof, as recorded in Plat Book 2, Pages 45 - 54, of the public records of Palm Beach County, Florida.

TOGETHER WITH:

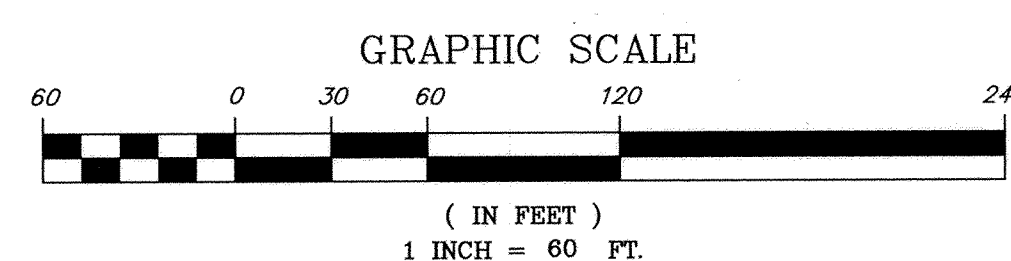
The East 330.00 feet of Tract 13, Block 86, Less the South 70.00 feet thereof, "THE PALM BEACH FARMS COMPANY PLAT NO. 3", according to the plat thereof, as recorded in Plat Book 2, Pages 45 - 54, of the public records of Palm Beach County, Florida.

Said lands situate, lying and being in the City of Coconut Creek, Broward County, Florida, and containing 335,423 square feet or 7.7003 acres, more or less.



PARCEL "A" 327,722 SQUARE FEET 7.5235 ± ACRES

"GROVE PARC PLAT" A REPLAT OF A PORTION OF TRACT 13, BLOCK 86, "THE PALM BEACH FARMS CO. PLAT NO. 3" (PLAT BOOK 2, PAGES 45-54, P.B.C.R.) SECTION 7, TOWNSHIP 48 SOUTH, RANGE 42 EAST CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA NOVEMBER 2007



RIGHT-OF-WAY NOTE: SOUTHEAST CORNER SECTION 1-48-41 FOUND PBSJ NAIL WITH SURVEY CAP

RIGHT-OF-WAY FOR STATE ROAD #7 NOT SPECIFICALLY DELINEATED PER: 1) RIGHT-OF-WAY MAP BOOK 8, PAGE 8, B.C.R.

CANAL RESERVATION WITHIN/ABUTTING STATE ROAD #7 NOT SPECIFICALLY DELINEATED PER: 1) O.R. 2340, PAGE 957, B.C.R.

LEGEND

- P.R.M. - indicates Permanent Reference Monument 4"x4"x24" concrete post w/metal rod and brass cap stamped L.B. 285
NO. - indicates number
B.M. ELEV. - indicates Bench Mark Elevation
L.B. - indicates Licensed Business Number
P.B. PG. - indicates Plat Book & Page(s)
B.C.R. - indicates Broward County Records
& - indicates centerline of Right - of - way
O.R., PG., - indicates Official Record, Page(s)
// - indicates Non-Vehicular Access Line
P.B.C.R. - indicates Palm Beach County Records
D.B., PG., - indicates Deed Book, Page