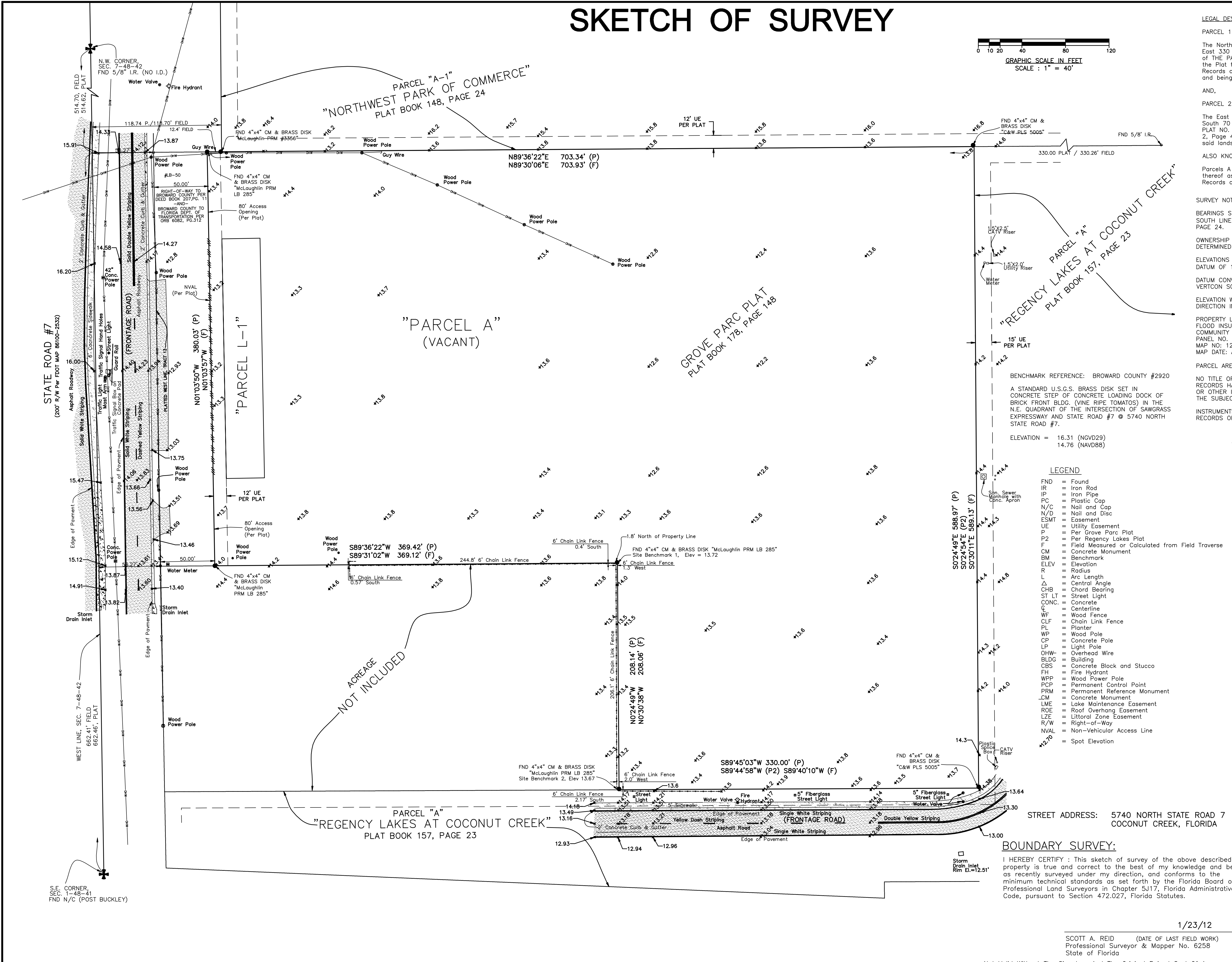
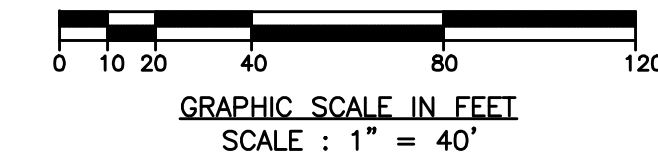


# SKETCH OF SURVEY



**LEGAL DESCRIPTION:**

PARCEL 1  
The North 380 feet of Tract 13, Block 86, LESS AND EXCEPT the East 330 feet and LESS AND EXCEPT the West 50 feet thereof, of the PALM BEACH FARMS COMPANY PLAT NO. 3, according to the Plat thereof recorded in Plat Book 2, Page 45 of the Public Records of Palm Beach County, Florida, said lands situate, lying and being in Broward County, Florida.

AND,  
PARCEL 2  
The East 330 feet of Tract 13, Block 86, LESS AND EXCEPT the South 70 feet thereof, of the PALM BEACH FARMS COMPANY PLAT NO. 3, according to the Plat thereof recorded in Plat Book 2, Page 45 of the Public Records of Palm Beach County, Florida, said lands situate, lying and being in Broward County, Florida.

ALSO KNOWN AS:  
Parcels A and L-1, Grove Parc Plat, according to the plat thereof as recorded in Plat Book 178, Page 149 of the Public Records of Broward County, Florida

**BEARINGS SHOWN HEREON ARE BASED ON THE PLATTED BEARING ALONG THE SOUTH LINE OF PARCEL A-1 "NORTHWEST PARK OF COMMERCE" PLAT BOOK 148 PAGE 24.**

**OWNERSHIP OF FENCES AND WALLS SHOWN ON THIS DRAWING WERE NOT DETERMINED.**

**ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD88).**

**DATUM CONVERSION ADJUSTED THROUGH THE USE OF THE ARMY CORPS OF ENGINEER VERTCON SOFTWARE.**

**ELEVATION WERE PROVIDED AT LOCATIONS DETERMINED AND DESIGNATED BY CLIENT DIRECTION IN THE FIELD.**

**PROPERTY LOCATED IN FLOOD ZONE X FLOOD INSURANCE RATE MAP INFORMATION COMMUNITY NO. : 120031 PANEL NO. : 0105-F MAP NO: 12011C0105 MAP DATE: AUG. 18, 1992**

**PARCEL AREA = 335,422 SQUARE FEET (7.700 ACRES)**

**NO TITLE OPINION OR ABSTRACT HAS BEEN PROVIDED. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR. THERE MAY BE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS EITHER RECORDED OR UNRECORDED, WHICH MAY AFFECT THE SUBJECT PROPERTY.**

**INSTRUMENTS OF RECORD REFERRED HEREON CAN BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA UNLESS NOTED OTHERWISE.**

ZONING INFORMATION:	PARCEL 1	PARCEL 2
CURRENT ZONING CLASSIFICATION :	B-3 SHOPPING, OFFICE, RETAIL	A-1 (AGRICULTURAL)
FUTURE LAND USE :	COMMERCIAL	INDUSTRIAL
SETBACK REQUIREMENTS :	FRONT = 25' SIDE = 20' REAR = 25'	50' 50' 75'
HEIGHT RESTRICTIONS :	36'/RETAIL 72'/HOTEL	35'

NOTE: ZONING INFORMATION SHOWN HEREON OBTAINED FROM CITY OF COCONUT CREEK BUILDING DEPT. WEBSITE ON 3/30/07. THERE ARE VARIATIONS OF THIS INFORMATION DEPENDING ON THE TYPE OF PROPOSED DEVELOPMENT WHICH MAY CAUSE THIS INFORMATION TO CHANGE.

The property described on this survey does not lie within a Special Flood Hazard Area ("SFHA") as defined by the Federal Emergency Management Agency; the Property lies within Zone "x" of the flood insurance rate map indicated hereon.

**LEGEND**

- FND = Found
- IR = Iron Rod
- IP = Iron Pipe
- PC = Plastic Cap
- N/C = Nail and Cap
- N/D = Nail and Disc
- ESMT = Easement
- UE = Utility Easement
- P = Per Grove Parc Plat
- P2 = Per Regency Lakes Plat
- F = Field Measured or Calculated from Field Traverse
- CM = Concrete Monument
- BL = Benchmark
- ELEV = Elevation
- R = Radius
- L = Arc Length
- Δ = Central Angle
- CHB = Chord Bearing
- ST LT = Street Light
- CONC. = Concrete
- C = Centerline
- WF = Wood Fence
- WLF = Chain Link Fence
- PL = Planter
- WP = Wood Pole
- CP = Concrete Pole
- LP = Light Pole
- OHW = Overhead Wire
- BLDG = Building
- CBS = Concrete Block and Stucco
- FH = Fire Hydrant
- WPP = Wood Power Pole
- PCP = Permanent Control Point
- PRM = Permanent Reference Monument
- DM = Concrete Monument
- LME = Lake Maintenance Easement
- ROE = Roof Overhang Easement
- LZE = Littoral Zone Easement
- R/W = Right-of-Way
- NVAL = Non-Vehicular Access Line
- = Spot Elevation

STREET ADDRESS: 5740 NORTH STATE ROAD 7 COCONUT CREEK, FLORIDA

**BOUNDARY SURVEY:**

I HEREBY CERTIFY : This sketch of survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, and conforms to the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

1/23/12

SCOTT A. REID (DATE OF LAST FIELD WORK)  
Professional Surveyor & Mapper No. 6258  
State of Florida

Not Valid Without The Signature And The Original Raised Seal Of A Florida Licensed Surveyor And Mapper.

NO.	REVISION	BY	DATE
8	Update Boundary Survey and Topo FB 2065/17	SAR	1/23/12
7	Remove cert./change survey for name	RL	3/3/08
6	Add Topo FB 1945 Pages 57-61	AJHE	11/16/07
5	Revise per attorneys comments	RL	10/26/07
4	Revise per attorneys comments	RL	9/24/07
3	Revise per comments	RL	5/21/07
2	Revise Parcel Area	AJHE	4/6/07
1	UPDATE SURVEY / CONVERT TO CAD FB 1890 PGS 49-56	AJHE	3/30/07

**SURVEY OF PROPERTY DESCRIBED HEREON**

**GROVE PARC PLAT**

**JOHN A. GRANT, JR., INC.**

CONSULTING ENGINEERS  
3333 NORTH FEDERAL HIGHWAY  
BOCA RATON, FLORIDA 33431  
PH. NO. 561-395-3333 FAX NO. 561-395-3315  
LICENSED BUSINESS NO. LB 50

MADE	WR	DATE	7/15/91	FB	1110/5-10
CHECKED		DATE		SCALE	1" = 40'
JOB NO.	JG-100-6531			SHEET	1 OF 1