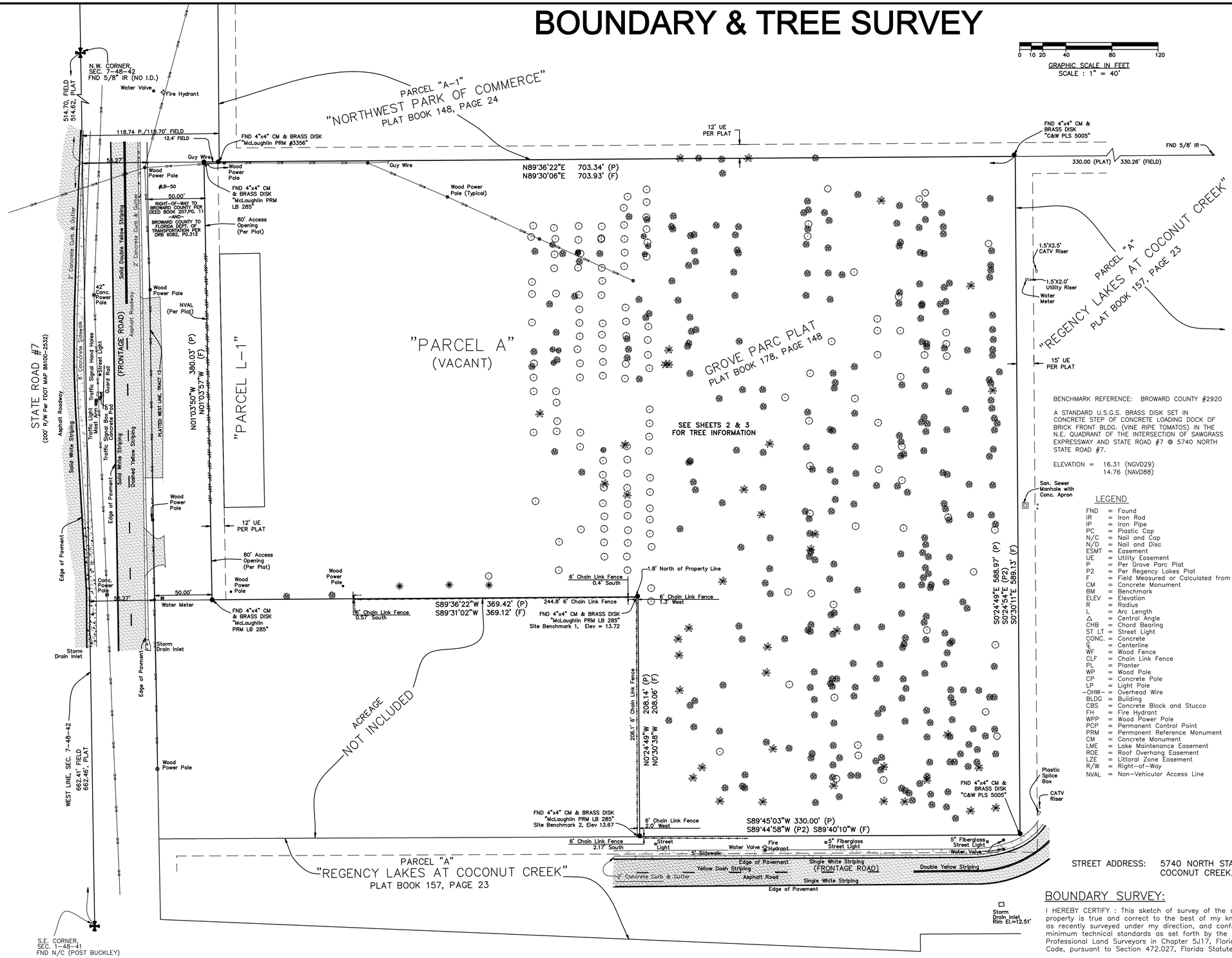
BOUNDARY & TREE SURVEY



SECTION 7, TOWNSHIP 48 SOUTH, RANGE 42 EAST

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

SURVEY NOTES :

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 CONVERSTION ADJUSTED THROUGH THE USE THE ARMY CORPS OF ENGINEER VERTCON SOFTWARE.

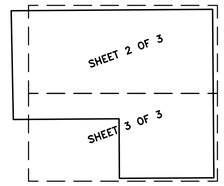
ELEVATION WERE PROVIDED AT LOCATIONS DETERMINED AND DESIGNATED BY CLIENT DIRECTION IN THE FIELD.

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.



KEY MAP
TREE DETAIL AREAS

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
BM	=	Benchmark
ELEV	=	Elevation
R	=	Radius
L	=	Arc Length
Δ	=	Central Angle
CHB	=	Chord Bearing
ST LT	=	Street Light
CONC.	=	Concrete
℄	=	Centerline
WF	=	Wood Fence
CLF	=	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
CM	=	Concrete Monument
LME	=	Lake Maintenance Easement
ROE	=	Roof Overhang Easement
LZE	=	Littoral Zone Easement
R/W	=	Right-of-Way
NVAL	=	Non-Vehicular Access Line

INDEX:

SHEET 1 BOUNDARY SURVEY
SHEET 2 TREE DETAILS, TREE LIST
SHEET 3 TREE DETAILS

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.

4/17/12

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
9	ADD TREE LOCATIONS AND DESCRIPTIONS	SAR	4/17/12
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	10/25/07
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 3

Drawing:K:\JG6531\CAD Files\JG6531 Tree Survey Apr 12.dwg\S0S1