

LEGAL DESCRIPTION

THAT PORTION OF TRACTS A, B, LB1, AND LB2, FIRST BAPTIST CHURCH AT HILLSBORO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 176, PAGE 123, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID TRACT A; THENCE NORTH 89°35'28" EAST, ALONG THE NORTH LINE OF SAID TRACT A, A DISTANCE OF 309.44 FEET; THENCE SOUTH 81°19'08" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 48.16 FEET; THENCE SOUTH 00°25'02" EAST, A DISTANCE OF 519.77 FEET; THENCE SOUTH 89°35'28" WEST, ALONG A LINE 34 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID TRACTS A AND B AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 392.00 FEET; THENCE NORTH 00°25'02" WEST, ALONG THE WEST LINE OF SAID TRACTS A, LB2, AND LB1, A DISTANCE OF 492.37 FEET; THENCE NORTH 44°35'13" EAST, ALONG THE NORTHWEST LINE OF SAID TRACTS LB1 AND A, A DISTANCE OF 49.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAIN 4.728 ACRES, MORE OR LESS.

NOTES:

- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE AREA OF THIS PROPERTY IS 4.728 ACRES, MORE OR LESS.
- ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF TRACT B HAVING A BEARING OF N 00°25'02" W, AS SHOWN ON THE RECORD PLAT.
- RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO NAVD 88 DATUM AND WERE DETERMINED FROM BROWARD COUNTY ENGINEERING BENCHMARK #2969. ELEVATION: 12.49' (AS CONVERTED FROM PUBLISHED NGVD 29 DATUM ELEVATION OF 14.04').
- FEMA FLOOD ELEVATION INFORMATION:
 A. FIRM NO.: 1200310105
 B. EFFECTIVE DATE: AUGUST 18, 1992
 C. ZONE: X
 D. BASIC FLOOD ELEV.: N/A
- NUISANCE TREES (AUSTRALIAN PINE, EARLEAF ACACIA, AND/OR FLORIDA HOLLY) WERE NOT LOCATED AS PART OF THIS SURVEY.

ABBREVIATIONS:

- A = ARC LENGTH
- A/C = AIR CONDITIONER
- ALUM. = ALUMINUM
- B.C.R. = BROWARD COUNTY RECORDS
- BOT = BOTTOM
- BRKN = BROKEN
- CB = CATCH BASIN
- C.B.S. = CONCRETE BLOCK & STUCCO
- CLF = CHAIN LINK FENCE
- CMP = CORRUGATED METAL PIPE
- CONC. = CONCRETE
- D = DELTA (CENTRAL ANGLE)
- D.E. = DRAINAGE EASEMENT
- ELEV. = ELEVATION
- F.A. = FINISHED FLOOR
- FIP = FOUND IRON PIPE
- FIR/C = FOUND IRON ROD W/CAP
- FIR = FOUND IRON ROD
- FND = FOUND
- ICV = IRRIGATION CONTROL VALVE
- INV = INVERT
- L.A. = LANDSCAPE BUFFER
- MON. = MONUMENT
- N/D = NAIL AND DISC
- P.B. = PLAT BOOK
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- R. = RADIUS
- R/W = RIGHT-OF-WAY
- SIR/C = SET 1/2" IRON ROD W/CAP LB7924
- SMH = SANITARY SEWER MANHOLE
- SN/D = SET NAIL & DISC LB7924
- SQ. = SQUARE
- STY. = STORY
- T.C.B. = TRAFFIC CONTROL BOX
- TYP. = TYPICAL
- U.E. = UTILITY EASEMENT
- WV = WATER VALVE

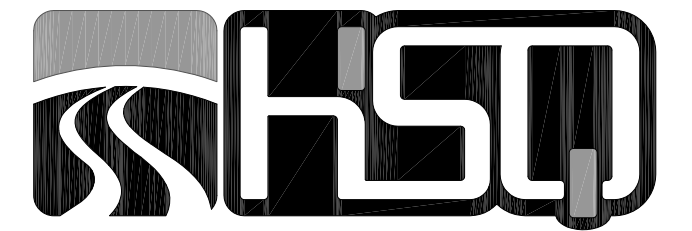
LEGEND:

- BACKFLOW PREVENTER
- BOLLARD
- CABLE BOX
- CATCH BASIN
- CENTERLINE
- CLEANOUT
- ELEVATION
- FIRE HYDRANT
- MANHOLE, DRAINAGE
- MANHOLE, SANITARY
- NON-VEHICULAR ACCESS LINE
- POLE, LIGHT
- POLE, WOOD
- SIGN
- TREE
- VALVE, WATER
- WATER METER
- WIRES, OVERHEAD

TREE TABLE:

NO.	SIZE	TYPE	NO.	SIZE	TYPE	NO.	SIZE	TYPE	NO.	SIZE	TYPE	NO.	SIZE	TYPE
7557	12"	PALM TREE	7573	12"	PINE	7639	6"	UNKNOWN TREE	7654	6"	UNKNOWN TREE	7670	10"	UNKNOWN TREE
7558	12"	PALM TREE	7574	16"	UNKNOWN TREE	7640	6"	UNKNOWN TREE	7655	6"	UNKNOWN TREE	7671	24"	FIGUS
7559	10"	UNKNOWN TREE	7575	16"	UNKNOWN TREE	7641	6"	UNKNOWN TREE	7656	6"	UNKNOWN TREE	7688	12"	PALM
7560	16"	SABAL PALM	7625	36"	UNKNOWN TREE	7642	6"	UNKNOWN TREE	7657	6"	UNKNOWN TREE	7689	12"	PALM
7561	36"	UNKNOWN TREE	7628	48"	FIGUS	7643	6"	UNKNOWN TREE	7658	6"	UNKNOWN TREE	7690	12"	PALM
7562	12"	UNKNOWN TREE	7629	12"	UNKNOWN TREE	7644	6"	UNKNOWN TREE	7659	6"	UNKNOWN TREE	7691	8"	YELLOW TABEBUIA
7563	16"	SABAL PALM	7630	24"	UNKNOWN TREE	7645	6"	UNKNOWN TREE	7660	6"	UNKNOWN TREE	7692	8"	PALM / FIGUS
7564	6000	UNKNOWN TREE	7631	24"	UNKNOWN TREE	7646	6"	UNKNOWN TREE	7661	6"	UNKNOWN TREE	7693	18"	YELLOW TABEBUIA
7565	36"	UNKNOWN TREE	7632	18"	UNKNOWN TREE	7647	6"	UNKNOWN TREE	7662	6"	UNKNOWN TREE			
7567	36"	UNKNOWN TREE	7633	18"	UNKNOWN TREE	7648	6"	UNKNOWN TREE	7663	6"	UNKNOWN TREE			
7568	36"	FIGUS	7634	18"	CYPRESS	7649	6"	UNKNOWN TREE	7664	6"	UNKNOWN TREE			
7569	12"	PINE	7635	8"	UNKNOWN TREE	7650	6"	UNKNOWN TREE	7665	6"	UNKNOWN TREE			
7570	12"	PINE	7636	12"	UNKNOWN TREE	7651	6"	UNKNOWN TREE	7666	6"	UNKNOWN TREE			
7571	12"	PINE	7637	12"	UNKNOWN TREE	7652	6"	UNKNOWN TREE	7668	6"	UNKNOWN TREE			
7572	12"	PINE	7638	15"	PALM TREE	7653	6"	UNKNOWN TREE	7669	10"	UNKNOWN TREE			

SCALE: 1"=30'
 DATE: 5-15-14
 DRAWN BY: WJR
 FIELD BOOK: 14/18
 CHECKED BY: DCW
 SURVEY TYPE: BOUNDARY



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MAP OF BOUNDARY SURVEY
"IN THE PINES"
 CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

PROJECT NUMBER
 1401-04
 SHEET NUMBER
 1 OF 1