



LEGAL DESCRIPTION

TRACTS "A", "B1", and "B2", 5150 HILLSBORO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 176, PAGE 189, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

NOTES:

1. THIS MAP OF SURVEY MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE AUTHORIZATION OF THE UNDERSIGNED.
2. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE AREA OF THIS PROPERTY IS 4.350 ACRES, MORE OR LESS.
4. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
5. THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY EXCEPT AS SHOWN HEREON.
6. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SAID 5150 HILLSBORO PLAT HAVING A BEARING OF NORTH 89°37'16" EAST, AS SHOWN ON THE RECORD PLAT.
7. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE DETERMINED FROM BROWARD COUNTY ENGINEERING BENCHMARK #2969; ELEVATION: 14.04'.
8. NUISANCE TREES (AUSTRALIAN PINE, EARLEAF ACACIA, AND/OR FLORIDA HOLLY) WERE NOT LOCATED AS PART OF THIS SURVEY.
9. FEMA FLOOD INFORMATION:
 - A. FIRM NO.: 12011C0105F
 - B. EFFECTIVE DATE: AUG. 18, 1992
 - C. ZONE: X
10. THIS SURVEY IS CERTIFIED TO:
 1. RYAN D. GESTEN, PA
 2. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 3. BANK ATLANTIC

ABBREVIATIONS:

- B.C.R. = BROWARD COUNTY RECORDS
- BO = BLOW OFF
- CMP = CORRUGATED METAL PIPE
- CONC. = CONCRETE
- D.E. = DRAINAGE EASEMENT
- ELEV. = ELEVATION
- FIR/C = FOUND IRON ROD W/CAP
- ICV = IRRIGATION CONTROL VALVE
- IRR. = IRRIGATION
- L.B. = LANDSCAPE BUFFER
- P.B. = PLAT BOOK
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- PC = PAGE
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT-OF-WAY
- SR/C = SET 1/2" IRON ROD W/CAP LB7924
- T.C.B. = TRAFFIC CONTROL BOX
- U.E. = UTILITY EASEMENT
- WV = WATER VALVE

LEGEND:

- BACKFLOW PREVENTER
- BOLLARD
- CABLE BOX
- CATCH BASIN
- CLEANOUT
- ELECTRIC HANDHOLE
- ELEVATION
- FIRE HYDRANT
- FPL PAD
- MANHOLE, DRAINAGE
- MANHOLE, SANITARY
- POLE, CONC.
- POLE, WOOD
- SIGN
- VALVE, WATER
- WATER METER
- WIRES, OVERHEAD

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DONNA C. WEST
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. LS4290
 LAST DATE OF FIELD SURVEY: 2/7/12

TREE TABLE:

NO.	SIZE	TYPE
1	10"	PINE
2	10"	PINE
3	10"	PINE
4	10"	PINE
5	10"	PINE
6	14"	PINE
7	10"	PINE
8	12"	PINE
9	18"	PINE
10	18"	PINE
11	14"	PINE
12	22"	PINE
13	16"	PINE
14	12"	PINE
15	6"	PINE
16	8"	GUMBO LIMBO
17	6"	GUMBO LIMBO
18	6"	GUMBO LIMBO
19	6"	GUMBO LIMBO
20	6"	GUMBO LIMBO
21	6"	GUMBO LIMBO
22	6"	GUMBO LIMBO
23	8"	GUMBO LIMBO
24	6"	GUMBO LIMBO
25	10"	GUMBO LIMBO
26	6"	GUMBO LIMBO
27	10"	GUMBO LIMBO
28	10"	GUMBO LIMBO
29	6"	GUMBO LIMBO
30	6"	GUMBO LIMBO
31	16"	LIVE OAK
32	6"	GUMBO LIMBO
33	8"	PALM
34	10"	PALM
35	10"	PALM
36	10"	PALM
37	10"	PALM
38	6"	PINE
39	6"	PINE
40	6"	PINE
41	6"	MAHOGANY
42	6"	MAHOGANY
43	6"	MAHOGANY
44	6"	MAHOGANY

NO.	DATE	BY	CHKD	REVISIONS	FB/PG
1	5/4/12	DCW	DCW	ADD CERTIFICATIONS	N/A

SCALE: 1"=40'
 DATE: 2/9/12
 DRAWN BY: DCW
 FIELD BOOK: 001/59
 CHECKED BY: RCW
 SURVEY TYPE: BOUNDARY



HSQ GROUP, INC.
 Engineers · Planners · Surveyors
 1489 West Palmetto Park Road, Suite 340
 Boca Raton, Florida 33486 · 561.392.0221
 CA26258 · LB7924

**MAP OF BOUNDARY SURVEY
 5150 HILLSBORO PLAT
 CITY OF COCONUT CREEK, FLORIDA**

PROJECT NUMBER
 1201-06
 SHEET NUMBER
 1 OF 1