



TREE #	TYPE	TRUNK DIA.	CANOPY DIA.
1	CABBAGE PALM	1.1'	8'
2	SLASH PINE	1.8'	30'
3	SLASH PINE	1.5'	35'
4	SLASH PINE	1.7'	35'
5	SLASH PINE	1.5'	35'
6	SLASH PINE	2.0'	40'
7	SLASH PINE	1.2'	25'
8	SLASH PINE	1.8'	35'
9	SLASH PINE	1.5'	35'
10	SLASH PINE	1.2'	25'
11	SLASH PINE	1.2'	25'
12	SLASH PINE	2.0'	30'
13	SLASH PINE	1.3'	25'
14	CYPRESS	0.8'	15'
15	SLASH PINE	1.0'	20'
16	SLASH PINE	1.5'	30'
17	SLASH PINE	1.3'	28'
18	SLASH PINE	1.3'	30'
19	SLASH PINE	1.4'	40'
20	SLASH PINE	1.4'	40'
21	SLASH PINE	1.4'	38'
22	SLASH PINE	1.5'	25'
23	SLASH PINE	1.2'	25'
24	SLASH PINE	1.0'	20'
207	PALM	1.0'	15'
208	PALM	1.0'	15'
209	PALM	1.0'	15'
210	PALM	1.0'	15'
211	PALM	1.0'	15'
212	PALM	1.0'	15'
213	OAK	0.3'	8'
214	PALM	1.0'	15'
215	PALM	1.0'	15'
216	PALM	1.0'	15'
217	OAK	0.5'	6'
218	PALM	0.7'	15'
219	PALM	1.0'	15'
220	PALM	1.0'	15'
221	OAK	0.2'	8'
222	PALM	1.0'	15'
223	PALM	1.2'	15'
224	PALM	1.0'	15'
225	OAK	1.0'	8'
226	PALM	1.0'	15'
227	PALM	1.0'	15'
228	PALM	1.0'	15'
229	PALM	1.0'	15'
230	OAK	0.5'	15'
231	PALM	1.5'	20'
232	PALM	1.3'	30'
233	PALM	1.2'	12'
234	PALM	1.2'	12'
235	PALM	1.2'	12'
236	PINE	1.5'	50'
237	PINE	1.3'	30'
238	PALM	1.3'	20'
239	PALM	1.0'	20'
240	PALM	1.0'	20'
241	PALM	1.0'	20'
242	PALM	1.0'	20'
243	PINE	1.5'	35'
244	PALM	1.0'	15'
245	PINE	1.2'	30'
246	PINE	1.2'	50'

- ABBREVIATIONS**
- B.C.R. - BROWARD COUNTY RECORDS
 - C. - CENTERLINE
 - DIA. - DIAMETER
 - FND. - FOUND
 - F.P.L. - FLORIDA POWER & LIGHT CO.
 - I/P B.C. - IRON PIPE AND CAP
 - I/R B.C. - IRON ROD AND CAP
 - N/T - NAIL AND TAB
 - N.T.S. - NOT TO SCALE
 - O.R.B. - OFFICIAL RECORD BOOK
 - P.B. - PLAT BOOK
 - P.B.C.R. - PALM BEACH COUNTY RECORDS
 - PG. - PAGE (S)
 - P.O.B. - POINT OF BEGINNING
 - P.R.M. - PERMANENT REFERENCE MONUMENT (4" CONCRETE MONUMENT WITH BRASS CAP)
 - R/W - RIGHT-OF-WAY
 - U.E. - UTILITY EASEMENT

- LEGEND**
- - TREE
 - - NON-VEHICULAR ACCESS LINE
 - - ELEVATION (IN FEET)
 - - WOOD POWER POLE WITH ANCHOR
 - - CONCRETE POWER POLE
 - - TRAFFIC SIGNAL BOX

TITLE COMMITMENT INFORMATION TABLE

COMMIT #	TYPE OF INSTRUMENT	DESCRIPTION	RECORDING DATA	AFFECTS PARCEL	PLOTTED
6	AGREEMENT	NOT APPLICABLE DUE TO RE-PLAT OF PROPERTY AS LYONS CREEK REPLAT	N/A	NO	NO
7	EASEMENT	" "	" "	NO	NO
7	RELEASE	" "	" "	NO	NO
8	EASEMENT	" "	" "	NO	NO
8	RELEASE	" "	" "	NO	NO
9	PLAT	" "	" "	NO	NO
10	AGREEMENT	" "	" "	NO	NO
11	AGREEMENT	TRAFFIC CONCURRENCY AGREEMENT	O.R.B. 30383, PG. 155, B.C.R.	YES	YES
12	PLAT	RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS	P.B. 169, PGS. 41 & 42, B.C.R.	YES	OWNERS PROPERTY
13	ADDENDUM	ADDENDUM TO WATER AND WASTEWATER AGREEMENT	O.R.B. 32497, PG. 119, B.C.R.	YES	OWNER PROPERTY
14	AGREEMENT	PHONO INSTALLATION OF ROAD IMPROVEMENTS	O.R.B. 30897, PG. 880, B.C.R.	NO	NO
15	EASEMENT	DRAINAGE EASEMENT	O.R.B. 38142, PG. 1128, B.C.R.	NO	YES

LEGAL DESCRIPTION
 PARCELS F AND F-1, "LYONS CREEK PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 169 AT PAGES 41 AND 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAIN 2.333 ACRES, MORE OR LESS.

- NOTES**
- REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - THIS DRAWING IS THE PROPERTY OF CARNAHAN-PROCTOR & CROSS, INC., CERTIFICATE OF AUTHORIZATION NO. LB 2936, AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
 - BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY BOUNDARY OF SAID PLAT HAVING A BEARING OF SOUTH 89°38'26" WEST, ACCORDING TO SAID PLAT.
 - TREE TYPES HAVE BEEN DETERMINED TO THE BEST OF OUR KNOWLEDGE. EXACT SPECIES SHOULD BE DETERMINED BY A LICENSED BOTANIST, DENDROLOGIST OR OTHER APPROPRIATE PROFESSIONAL.
 - BENCHMARK ORIGIN- BROWARD COUNTY ENGINEERING BENCHMARK #2731; BRASS DISK STAMPED B.M.#70, S.E. CORNER S.B.T. BOX, 91.8' W. OF LYONS ROAD & 46.3' S. OF COCO PLUM CIRCLE; ELEVATION 17.873'
 - FLOOD ELEVATION INFORMATION:
 A. COMMUNITY MAP NO. : 12011C 0115 F
 B. EFFECTIVE DATE : AUGUST 18, 1992
 C. FIRM ZONE : X
 D. BASE FLOOD ELEVATION : N/A
 - CERTIFIED TO: POMPAHO IMPORTS, INC.

LAST DATE OF FIELD WORK: SEPTEMBER 10, 2007
 SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS FOR SURVEYS AS CONTAINED IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Donna C. West
 DONNA C. WEST
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. LS4290

FILE: q:\projects\101\lgar\topo.dgn
 DATE: 17-Sep-07 16:33

NO	DATE	BY	CK'D	REVISIONS	FB/PG:
3	9-10-07	JER	DCW	UPDATE SURVEY & ADJACENT TREE LOCATIONS 1787/69 & FILE	
2	5-23-06	DD	SAB	ALTA/ACSM LAND TITLE SURVEY WITH REVISIONS	
1	9-20-05	JM	DCW	REVISED TO REFLECT REPLAT INFORMATION (LYONS CREEK PLAT)	N/A
					FB/PG:

SCALE: 1"=30'
 DATE: 10-30-00
 FB/PG: TDS
 DRAWN BY: JSH
 CHECKED BY: DCW



CARNAHAN · PROCTOR · CROSS, INC.
 CONSULTING ENGINEERS · SURVEYORS · PLANNERS
 6101 WEST ATLANTIC BOULEVARD, MARGATE, FLORIDA 33063
 PHONE: 954-972-3959 FAX: 954-972-4178 WEBSITE: www.carnahan-proctor.com

BOUNDARY & TOPOGRAPHIC SURVEY
PARCELS F & F-1
LYONS CREEK PLAT

FILE NO. 950601-S2

SHEET 1 OF 1

SEAL