



prepared by  
**McLAUGHLIN ENGINEERING COMPANY (LB#285)**  
 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA  
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Indicates Marker  
 Scale 1" = 50'

# RECORD SURVEY

## Parcel "A", SAWGRASS RANCH

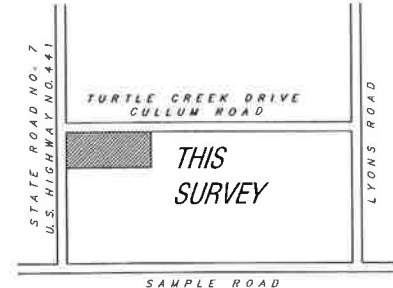
### P.B. 158, Pg. 24, B.C.R.

#### City of Coconut Creek

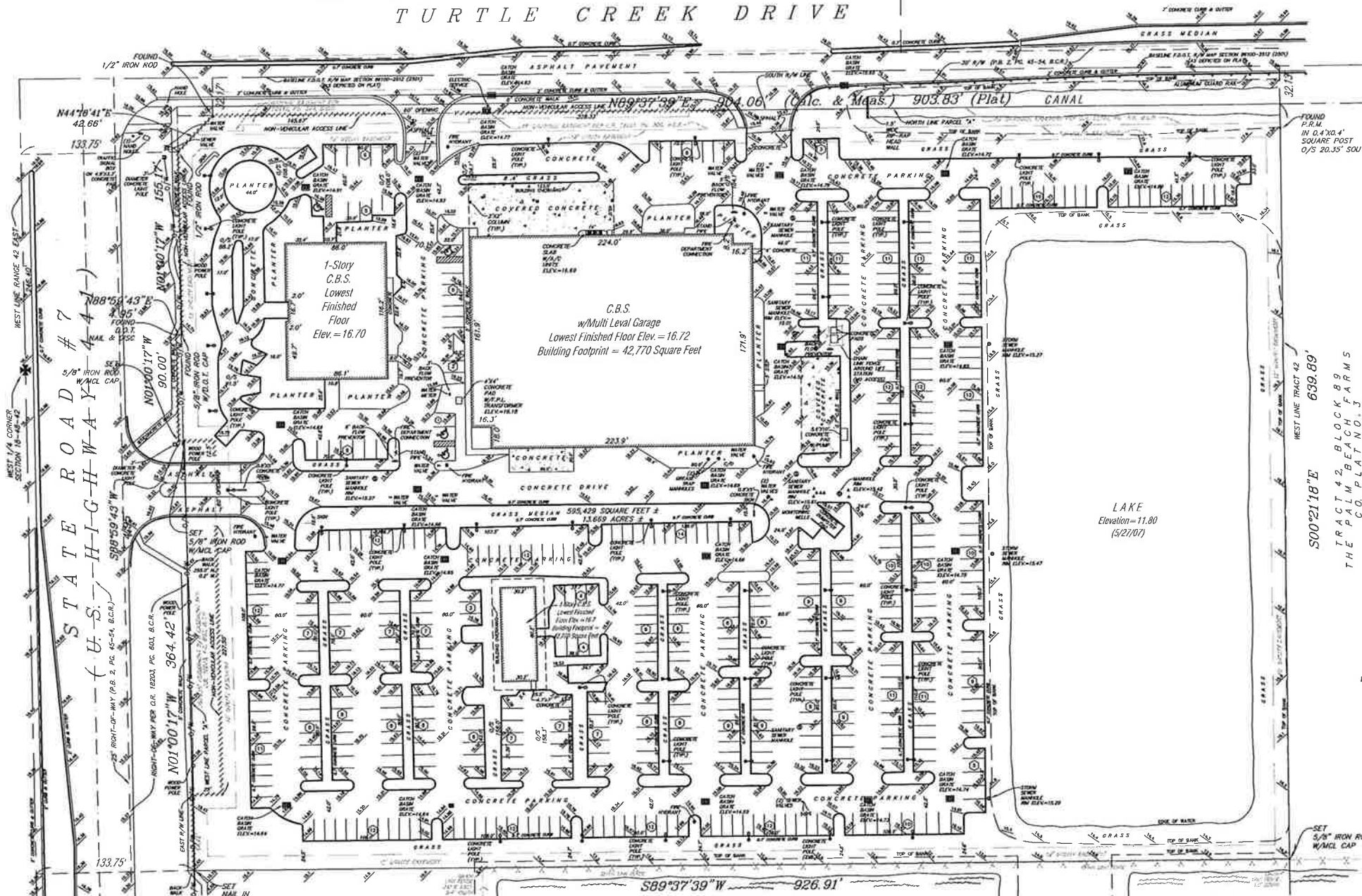
BLOCK 89

TRACT 22 (CULLUM ROAD) (PLAT)  
 TURTLE CREEK DRIVE

TRACT 23



Location Sketch  
 Not To Scale



### Legal Description

Parcel "A", SAWGRASS RANCH, according to the plat thereof, recorded in Plat Book 158, Page 24, of the public records of Broward County, Florida.

Said land situate, lying and being in the City of Coconut Creek, Broward County, Florida, and containing 595,429 square feet or 13.669 acres, more or less.

TRACT 42, BLOCK 89  
 THE PALM BEACH FARMS  
 (P.B. 2, P.G. 45-54, P.B.C.R.)

### LEGEND

- |  |                                      |
|--|--------------------------------------|
| A = CENTRAL ANGLE (DELTA)                        | ELEV. = ELEVATION                    |
| R = RADIUS                                       | O/S = OFFSET                         |
| A OR L = ARC LENGTH                              | A/C = AIR CONDITIONING               |
| CH.BRG. = CHORD BEARING                          | ± = CENTERLINE OF RIGHT-OF-WAY       |
| TAN.BRG. = TANGENT BEARING                       | F.P.L. = FLORIDA POWER AND LIGHT CO. |
| P.O.C. = POINT OF COMMENCEMENT                   | S.B.T. = SOUTHERN BELL TELEPHONE     |
| P.O.B. = POINT OF BEGINNING                      | B.C.R. = BROWARD COUNTY RECORDS      |
| W/MCL CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP | D.C.R. = DADE COUNTY RECORDS         |
| P.R.M. = PERMANENT REFERENCE MONUMENT            | P.B.R. = PALM BEACH COUNTY RECORDS   |
| CONC. = CONCRETE                                 | O.R. = OFFICIAL RECORDS BOOK         |
| C.B.S. = CONCRETE, BLOCK AND STUCCO              | PC = PAGE                            |
| I.C.V. = IRRIGATION CONTROL VALVE                | R/W = RIGHT-OF-WAY                   |
| W.M. = WATER METER                               | C.O. = CLEAN OUT                     |
| B.F.P. = BACK FLOW PREVENTOR                     | C.L.F. = CHAIN LINK FENCE            |
| O/W = OVERHEAD WIRES                             | P.C.D. = POLLUTION CONTROL DEVICE    |

### NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) All iron rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: Permanent Reference Monument at the Southwest Property Corner, Elev.=15.10.
- 7) Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus: -2.1, Elev.=16.70.
- 8) This property lies in Flood Zone "X", Elev.=N/A Per Flood Insurance Rate Map No. 12011C0113, Dated August 18, 1992, Community Panel No. 120031 Index Map Dated: October 2, 1997.
- 9) Bearings shown hereon refer to record plat (158/24) "SAWGRASS RANCH" and assume the South Right-of-Way line of Cullum Road as North 89°37'39" East.

LAKE  
 TRACT "M"  
 COMMERCE CENTER OF  
 COCONUT CREEK  
 (P.B. 131, P.G. 30, B.C.R.)

### CERTIFICATION

We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.  
 Dated at Fort Lauderdale, Florida, this 3rd day of May, 2007.  
 Additional Elevations taken this 31st day of May, 2007.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN  
 Registered Land Surveyor No. 5269  
 State of Florida.

FILE NO.: 96-3-129 (07)

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### OFFICE NOTES

FIELD BOOK NO. IDS, Print, LB# 279/17, Print, IDS  
 JOB ORDER NO. U-3414, U-3545  
 CHECKED BY:  
 DRAWN BY: SW