

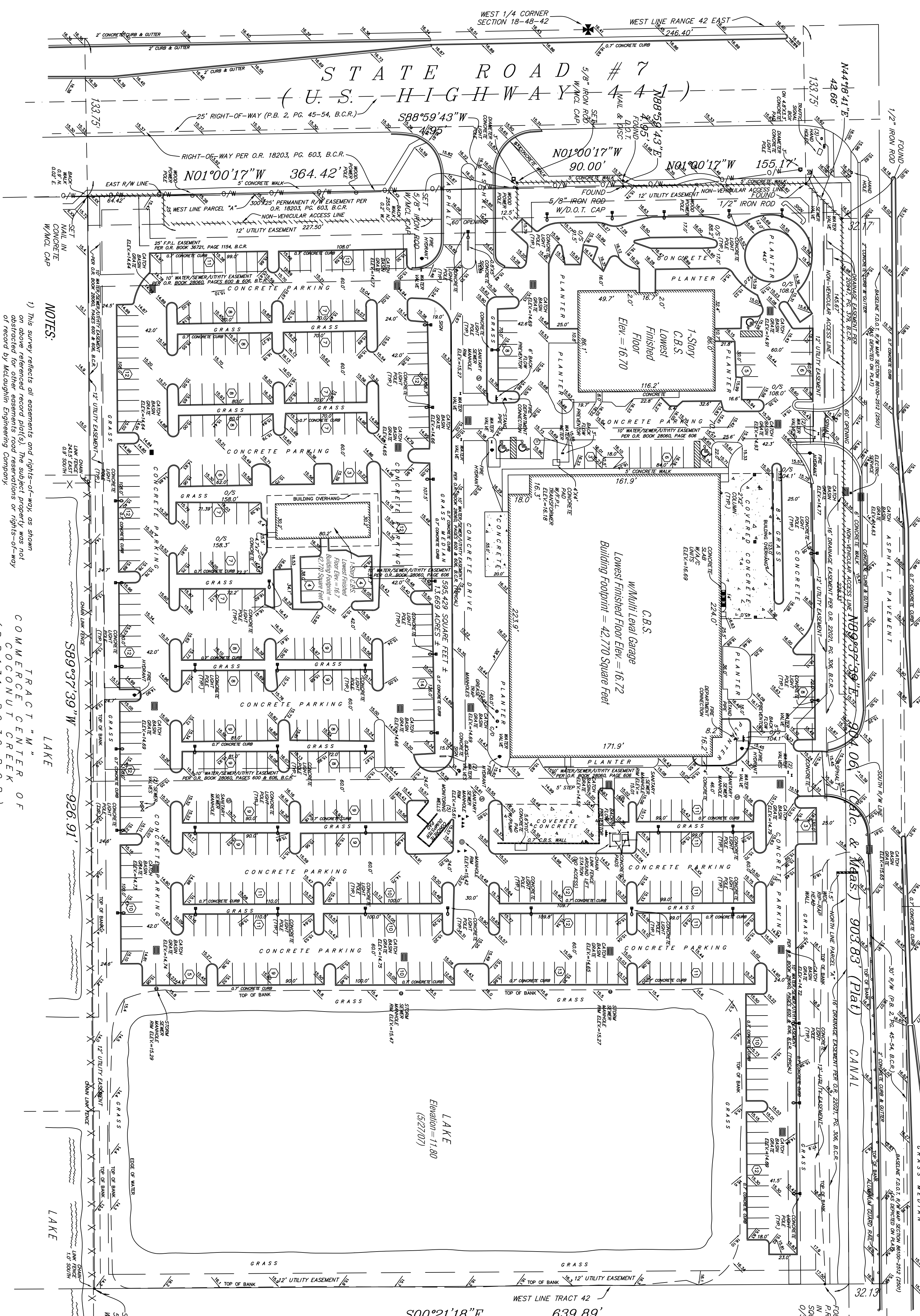


Prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 400 N.E. 3rd Avenue
 Fort Lauderdale, Florida
 Phone: (954) 763-7611
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RECORD SURVEY
Parcel "A", Sawgrass Ranch
P.B. 158, Pg. 24, B.C.R.
City of Conant Creek
 Block 89

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

TRACT 23



OFFICE NOTES
 FIELD BOOK NO. TDS, Print, LB# 279/17, Print, TDS
 JOB ORDER NO. U-3414, U-3448, U-6893
 CHECKED BY: SK, ST
 DRAWN BY: SK, ST

- NOTES:**
- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not 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: Broward County Benchmark #2317.
 - 7) ELEVATION = 19.23
 - 8) Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus: Elev. = 16.70.
 - 9) This property lies in Flood Zone "X", Elev. = N/A Per Flood Insurance Rate Map No. 120110015 F Date: August 18, 1992. Community Panel No. 120031, Flood Map Dated: October 2, 1997.
 - 10) Bearings shown herein refer to record plat (158/24) "SAWGRASS RANCH" and assume the South Right-of-Way line of Cullum Road as North 99°37'39" East.

TRACT "A"
 COMMERCIAL CENTER OF
 COCONUT CREEK
 (P.B. 131, P.G. 30, B.C.R.)

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

TRACT 42, BLOCK 89
 THE PALM BEACH FARMS
 CO. PLAT NO. 3
 (P.B. 2, P.G. 45-54, P.B.C.R.)

This survey reflects all Easements, Road Reservations, and Rights-of-Ways of record per Owner & Encumbrance Search Report from Old Republic National Title Insurance Company, File No. 11041502, dated June 23, 2011 at 8:00 A.M.

(a) Agreement c.o.r. 25814, Page 527 of the Public Records of Broward County, Florida, affects this property (restricted to 97, 115 square feet of Automobile Dealership use).

(b) Agreement per O.R. Book 26627, Page 16 of the Public Records of Broward County, Florida, affects this property (restricted to 81,557 square feet of Automobile Dealership use and 156,000 square feet of Automobile Storage).

(c) Easement per O.R. Book 20947, Page 379 of the Public Records of Broward County, Florida, affects this property as shown.

(d) Easement per O.R. Book 22021, Page 306 of the Public Records of Broward County, Florida, affects this property as shown.

(e) Right-of-Way Easement per O.R. Book 18203, Page 603 of the Public Records of Broward County, Florida, affects this property as shown.

(f) Resolution per O.R. Book 28028, Page 126 of the Public Records of Broward County, Florida, affects this property (finishing plot(s)).

(g) Resolution per O.R. Book 28060, Page 600 of the Public Records of Broward County, Florida, affects this property as shown.

(h) Resolution per O.R. Book 28060, Page 606 of the Public Records of Broward County, Florida, affects this property as shown.

(i) Easement per O.R. Book 36721, Page 1154 of the Public Records of Broward County, Florida, affects this property as shown.

Sold land situate, lying and being in the City of Conant Creek, Broward County, Florida, and containing 595,429 square feet or 13,669 acres, more or less.

- LEGEND**
- A = CENTRAL ANGLE (DEG.)
 - R = RADIUS
 - A OR L = ARC LENGTH
 - C = CHORD
 - TAN/BIS = TANGENT BEARING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - P.M. = PALM BEACH COUNTY RECORDS
 - P.F.M. = PALM BEACH COUNTY RECORDS
 - C.O.C. = CONCRETE BLOCK AND STUCCO
 - I.C.S. = IRRIGATION CONTROL VALVE
 - R/W = RIGHT-OF-WAY
 - C.O. = CLEAN OUT
 - C.L.F. = CHAIN LINK FENCE
 - B.F.R. = BACK FLOW PREVENTOR
 - O/W = OVERHEAD WIRE
 - D/W = DRAINAGE
- ELEV. = ELEVATION
 O/S = OFFSET
 A.P. = ADJUSTING POINT
 F.P.L. = FLORIDA POWER AND LIGHT CO.
 S.B.T. = SOUTHERN BELL TELEPHONE
 D.C.R. = DADE COUNTY RECORDS
 P.B.R. = PALM BEACH COUNTY RECORDS
 O.R. = OFFICIAL RECORDS BOOK
 C.O.C. = CONCRETE BLOCK AND STUCCO
 I.C.S. = IRRIGATION CONTROL VALVE
 R/W = RIGHT-OF-WAY
 C.O. = CLEAN OUT
 C.L.F. = CHAIN LINK FENCE
 B.F.R. = BACK FLOW PREVENTOR
 O/W = OVERHEAD WIRE

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.

10' Water/Sewer/Utility Easement Per O.R. Book 28060, Page 606, added this 28th day of June, 2011.

Title commitment added this 7th day of July, 2011.

McLAUGHLIN ENGINEERING COMPANY

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

