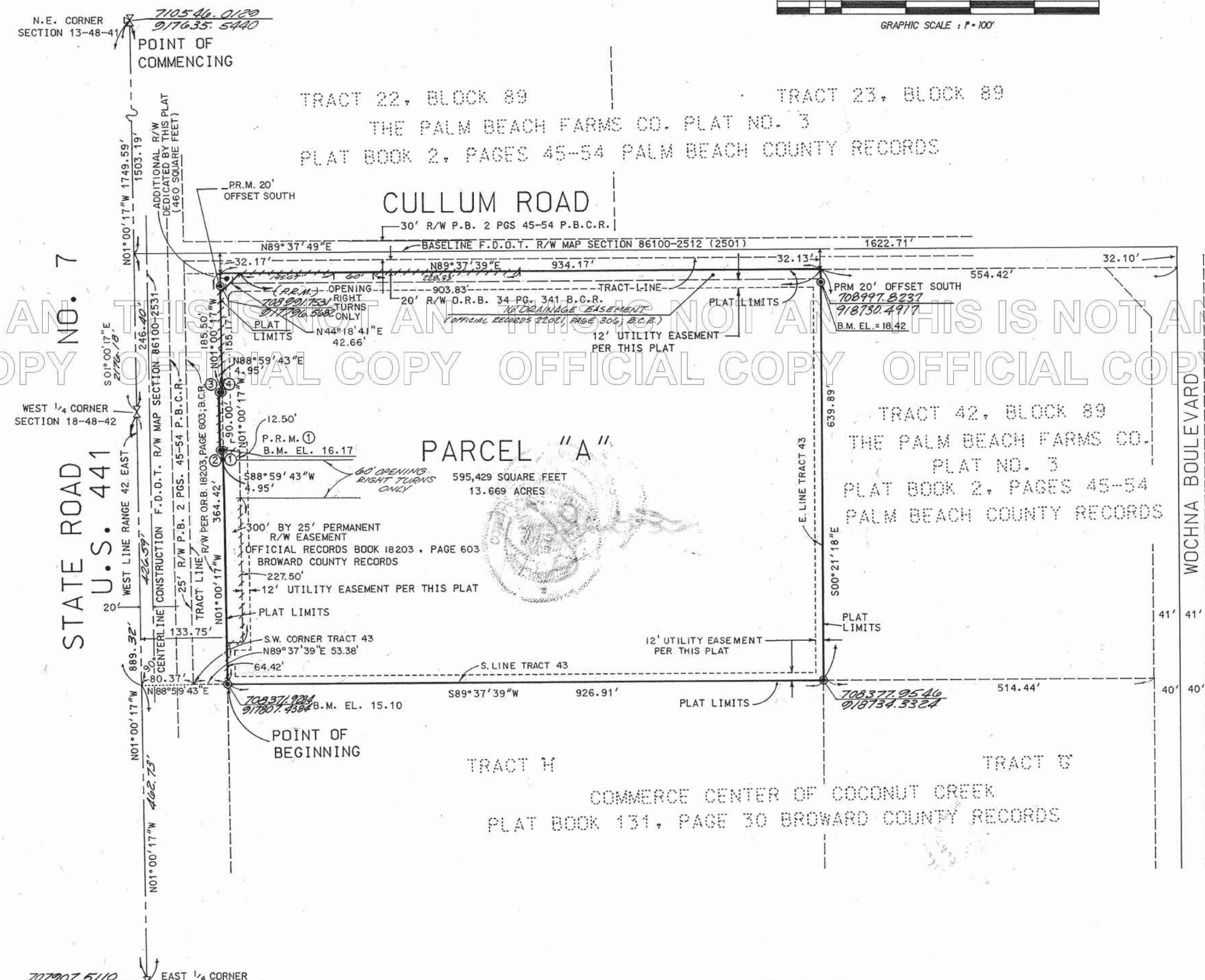
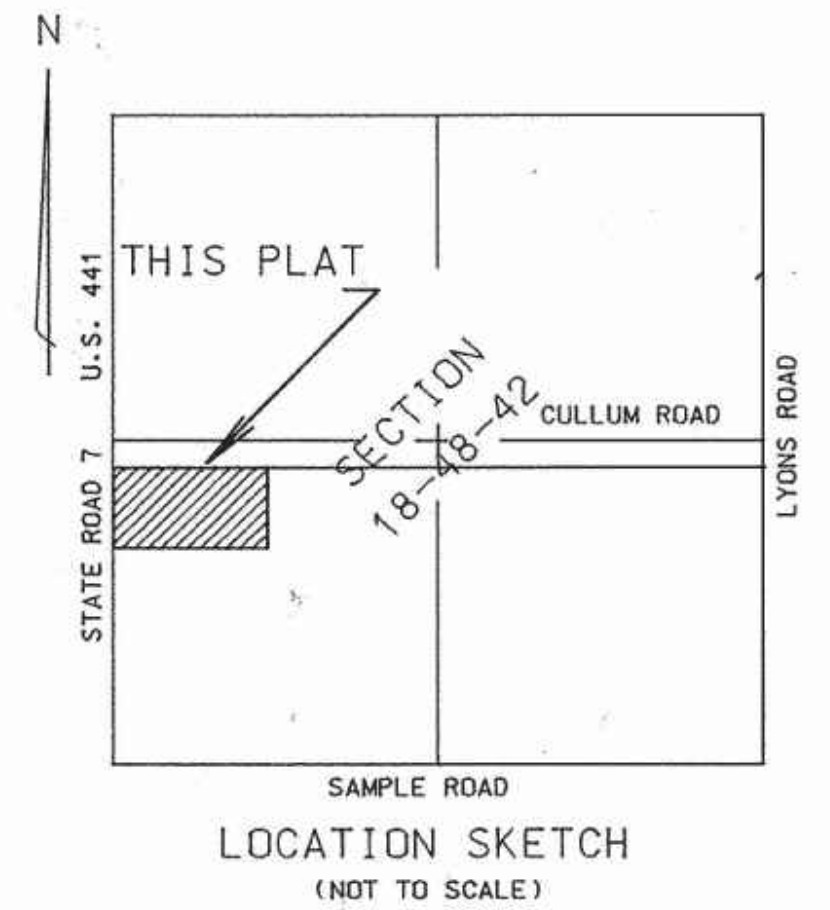
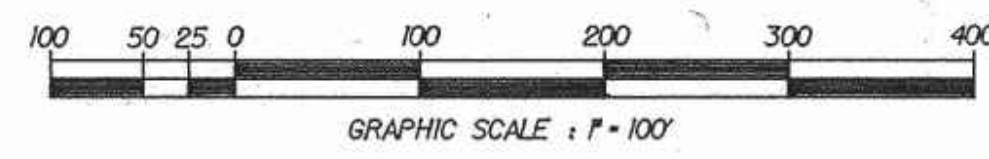


# SAWGRASS RANCH

A RESUBDIVISION OF PORTION OF TRACT 43, BLOCK 89  
OF PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45-54, PALM BEACH COUNTY RECORDS  
LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA



STATE PLANE COORDINATES

	NORTHING	EASTING
1	708736.2924	917901.0484
2	708736.2056	917796.0292
3	708826.1918	917794.5210
4	708826.2785	917799.4703

- SURVEYOR'S NOTES:**
- 1) THE STATE PLANE COORDINATES SHOWN ON THIS PLAT WERE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES SHOWN ON THE STONERIKEITH RESURVEY OF TOWNSHIP 48 SOUTH, RANGE 41 EAST, AS RECORDED IN MISCELLANEOUS PLAT BOOK 3, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT. BEARINGS SHOWN HEREON ARE GRID BEARINGS. THE EAST LINE OF THE N.E. 1/4 OF SECTION 13-48-41 BEARS NORTH 01° 00' 17" WEST.
  - 2) (P) INDICATES PERMANENT REFERENCE MONUMENT (PRM) PROFESSIONAL LAND SURVEYOR NUMBER 2885.
  - 3) BENCH MARKS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
  - 4) B.M. EL. INDICATES BENCH MARK ELEVATION.
  - 5) THE BENCH MARKS SHOWN HEREON WERE ESTABLISHED USING THIRD ORDER PROCEDURES BASED ON BROWARD COUNTY BENCH MARKS AS FOLLOWS:  
BENCH MARK 2316 - BROWARD COUNTY BRASS DISC AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 48 SOUTH, RANGE 41 EAST ELEVATION 16.496'  
BENCH MARK 2580 - TOP OF CENTER REBAR IN RIP-RAP HEADWALL ON SOUTH SIDE OF WILES ROAD AND AT THE CANAL ON THE WEST SIDE OF STATE ROAD 7 US 441 ELEVATION 15.66'
  - 6) THIS PLAT IS RESTRICTED TO 75,000 SQUARE FEET OF OFFICE USE, 40,000 SQUARE FEET OF INDUSTRIAL USE, AND 35,000 SQUARE FEET OF COMMERCIAL USE. COMMERCIAL/RETAIL USES ARE NOT PERMITTED WITHIN THE INDUSTRIAL OR OFFICE PORTIONS OF THIS PLAT WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS.
  - 7) THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
  - 8) NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
  - 9) --- INDICATES NON-VEHICULAR ACCESS LINE.
  - 10) B.C.R. INDICATES BROWARD COUNTY RECORDS.
  - 11) P.B.C.R. INDICATES PALM BEACH COUNTY RECORDS.

THIS IS NOT AN OFFICIAL COPY OF THIS PLAT. THIS IS NOT AN OFFICIAL COPY OF THIS PLAT. THIS IS NOT AN OFFICIAL COPY OF THIS PLAT. THIS IS NOT AN OFFICIAL COPY OF THIS PLAT.



**X-3**

PREPARED BY:  
**CRANEN THOMPSON & ASSOCIATES INC.**  
SURVEYORS ENGINEERS PLANNERS  
3563 N.W. 53RD STREET FORT LAUDERDALE FLORIDA 33309  
DATED: \_\_\_\_\_ DRAWN BY: \_\_\_\_\_