

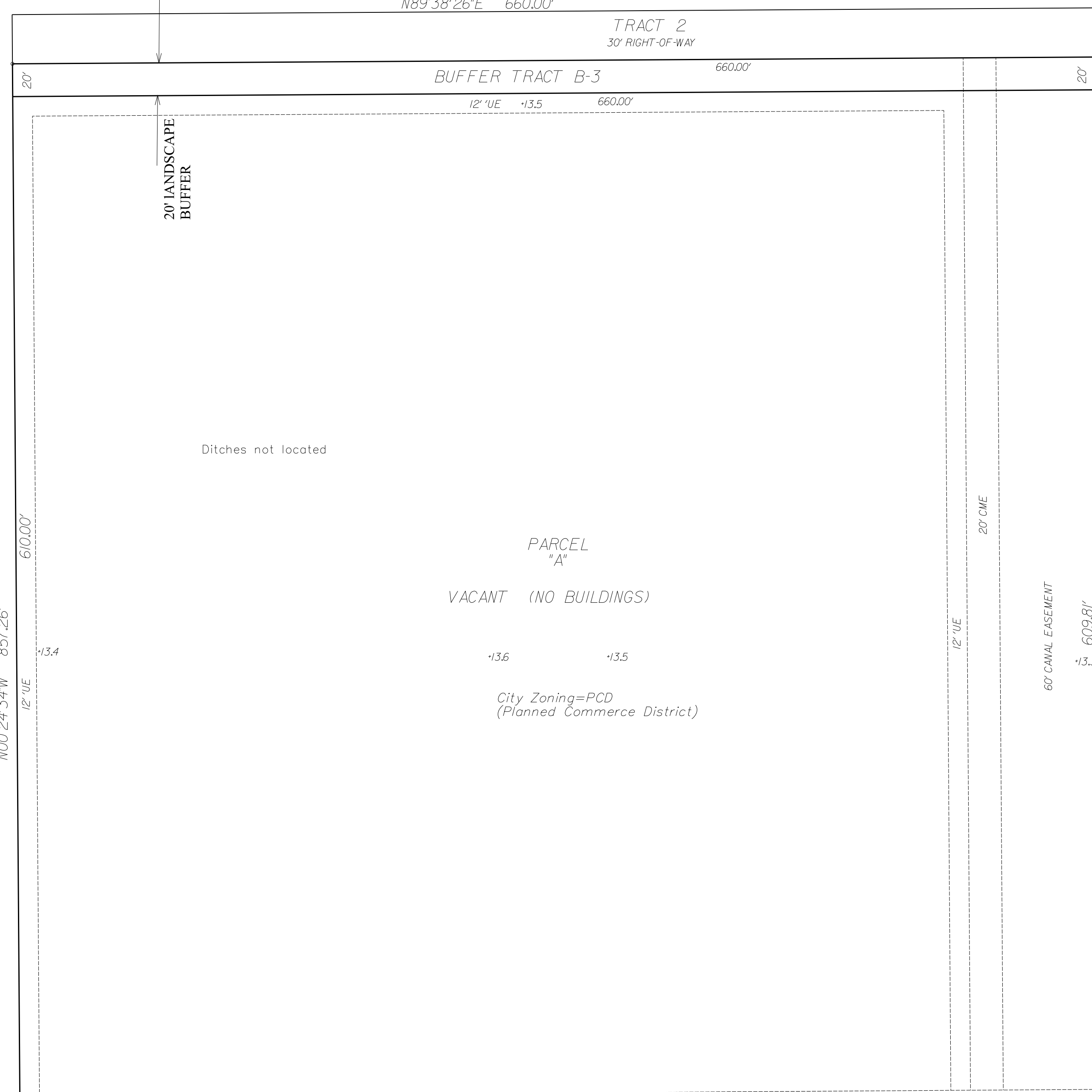
TRACTS 40,58-60 BLOCK 89
PALM BEACH FARMS PB 2-54 PBCR

OWNER:
JOHNS FAMILY PARTNERS LLLP

N89°38'26"E 660.00'

TRACT 2
30' RIGHT-OF-WAY

660.00'



TRACT 73 BLOCK 89
PALM BEACH FARMS PB 2-54 PBCR
OWNER:
JOHNS FAMILY PARTNERS LLLP

PARCEL
"A"
VACANT (NO BUILDINGS)

City Zoning=PCD
(Planned Commerce District)

PARCEL B-1 LYONS CREEK PB 169-4 BCR
OWNER: POMPANO IMPORTS, INC.

Description of Lands Surveyed:
All of the BERBER PLAT, according to the Plat thereof as recorded in
Plat Book 170, Page(s) 105, of the Public Records of Broward County,
Florida; together with vacated portion of 50 foot platted road lying between
and adjacent to Parcels "A" and "B" of said Berber Plat.

Said lands situate lying and being in the City of Coconut Creek,
Broward County, Florida and containing 540,451 square feet or
13.0958 acres more or less.

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR
TITLE INSURANCE AGENT FILE NUMBER: 32073-00007
FAST FILE NUMBER: 1062-290389 EFFECTIVE DATE
March 28, 2013 @ 8:00 A.M. SCHEDULE BII-TITLE EXCEPTIONS

- ITEM NUMBERS APPLICABLE AND NON-APPLICABLE AFFECTING PARCEL
- Matters appearing on the plat of Berber Plat recorded in Plat Book 170, Page(s) 105; as affected by Agreements for Amendment of Notation on Plat recorded in Book 36854, Page 166.3; and Book 42224, Page 1990. Plottable plat matters shown, some non-plottable items affect parcel
 - Traffic Concurrence Agreement recorded in Book 30492, Page 1286. Affects parcel non-plottable
 - Road Impact Agreement recorded in Book 32227, Page 561. Affects Parcel non-plottable
 - Agreement for Installation of Required Improvements recorded in Book 32227, Page 578. Affects Parcel non-plottable
 - Educational Mitigation Agreement recorded in Book 42279, Page 1596. Affects parcel non-plottable

SURVEY NOTES

The National Flood Insurance Program has determined the herein described lands to be situated in Zone X Map No. 12011C0115 F with no Base Flood Elevation, Map date 8-18-1992

The lands shown hereon were abstracted per First American Title Insurance Company's Commitment for Title Insurance Agent File Number 32073-0007 Effective date 2-05-13 @ 8:00 A.M.

Elevations if shown are prefixed with a plus sign and refer to National Geodetic Vertical Datum. (1929)

Bearings indicated hereon are based on an Assumed Meridian

This Survey conforms to Standards as set forth in Chapter 5J-17.050-.052 Florida Administrative code.

Description as indicated hereon furnished by Client. This survey is prepared for the sole and exclusive use of the parties as Surveyed for and as Certified to and shall not be relied upon by any other entity or individual.

This survey does not exceed the maximum allowable Relative Positional Precision for an ALTA/ACSM Land Title Survey which is 2 cm (0.07 feet) plus 50 parts per million (based on the direct distance between the two corners being tested).

Invasive species of tree (i.e. Australian pine, Florida Holly) not located.

To:

McDonald Hopkins LLC
First American Title Insurance Company
Florida Crystals Corporation

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 8, 10, 11(b), 13, 14, 15, and 16 of Table A thereof.

The field work was completed on 12-04-2013.

SEAL

BY: _____
MARK D. STURGIS
PROFESSIONAL SURVEYOR AND MAPPER NO. 4829
STATE OF FLORIDA

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ALTA/ACSM LAND TITLE SURVEY
BERBER PLAT PB 170-105 BCR
SECTION 18-48-42
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

WINNINGHAM & FRADLEY, INC.
ENGINEERS - PLANNERS - SURVEYORS
111 N.E. 44th STREET, COCOA BEACH, FL 32934 (888) 775-7940 FAX (888) 777-0200 www.winfradley.com

NO.	REVISIONS	DATE	PUBLISHED: 2/18/2014, 12:31:04 PM	PROJECT NUMBER W-13016	SHEET 1 OF 1
3	Update Survey, Tree location	12-04-13	DESIGNED: DATE: APPROVED: EB-0002995		
2	revised survey-Add Topo shots	6-07-13	DRAWN: CEG DATE: 5-14-13		
1	revised survey	5-22-13	CHECKED: DATE: LB-0002995		

SURVEY ABBREVIATIONS

A = ARC DISTANCE	C/L = CENTERLINE	GAR. = GARAGE	RES. = RESIDENCE
A/C = AIR CONDITION UNIT	CONC. = CONCRETE	GV = GATE VALVE	R/W = RIGHT OF WAY
ASPH. = ASPHALT	C.L.F. = CHAIN LINK FENCE	I R = IRON ROD	SAN MH = SANITARY MANHOLE
BFP = BACK FLOW PREVENTER	CME = CANAL MAINT. EASEMENT	L P = LIGHT POLE	STY = STORY
BLDG. = BUILDING	EB = ELECTRIC BOX	N/D = NAIL & DISC	S/W = SIDEWALK
B.M. = BENCH MARK	DE = DRAINAGE EASEMENT	o = REBAR OR PIPE SET L.B.#2995	ST.MH = STORM MANHOLE
CATV = CABLE TELEVISION	E.O.W. = EDGE OF WATER	o = REBAR OR PIPE FND. L.B.#2995	TCB = TRAFFIC CONTROL BOX
C.B.S. = CONCRETE BLOCK STRUCTURE	F.BDS. = FORM BOARDS	P.O.B. = POINT OF BEGINNING	T.O.B. = TOP OF BANK
CB = CATCH BASIN	FND. = FOUND	P.O.C. = POINT OF COMMENCEMENT	U.E. = UTILITY EASEMENT
CPP = CONC. POWER POLE	F.H. = FIRE HYDRANT	(R) = RADIAL LINE TO CURVE	WM = WATER METER
	F.LE.L. = FLOOR ELEVATION	WLP = WOOD LIGHT POLE	

Note: The subject property has Ingress and Egress to and from Sample Road which is a paved Public Right-of-way