



**LEGAL DESCRIPTION**

PARCELS A, B-1, B-2, B-3, B-4, OF THE "PALOMA LAKES PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 176, PAGES 171 THROUGH 174, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
 SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAIN 29.21 ACRES, MORE OR LESS.

**NOTES:**

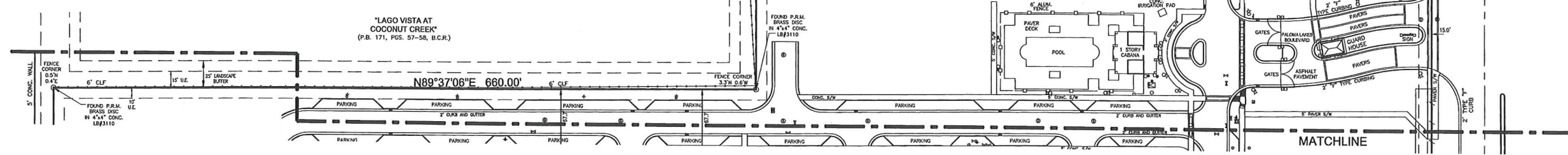
- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - THIS DRAWING IS THE PROPERTY OF CARNAHAN-PROCTOR-CROSS, INC., CERTIFICATE OF AUTHORIZATION NO. LB2936 AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
  - THE LANDS SHOWN HEREON ARE SUBJECT TO ALL EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.
  - ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT UNLESS OTHERWISE INDICATED.
  - THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY EXCEPT AS SHOWN HEREON.
  - BUILDING TIES ARE PERPENDICULAR OR RADIAL TO THE BOUNDARY LINES UNLESS OTHERWISE NOTED.
  - BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF PARCEL A, PALOMA LAKES PLAT, BEARING SOUTH 00°25'34" EAST, ACCORDING TO THE PLAT.(IN P.B.176, PGS. 171-174, B.C.R.)
- FLOOD ELEVATION INFORMATION:**
- FIRM INDEX MAP NO. : 12011C 0115 F
  - DATE OF FIRM INDEX : OCTOBER 2, 1997
  - FIRM ZONE : X
  - BASE FLOOD ELEVATION : N/A FEET
9. ADDRESS: 4701 LYONS ROAD, COCONUT CREEK, FL 33073  
 10. THIS SURVEY IS CERTIFIED TO THE FOLLOWING:  
 1. LENNAR HOMES, LLC

**ABBREVIATIONS:**

- B.C.R. = BROWARD COUNTY RECORDS
- BWF = BARBED WIRE FENCE
- C.L.F. = CHAIN LINK FENCE
- CONC. = CONCRETE
- D = DELTA
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- I.R. & C. = IRON ROD AND CAP
- L = ARC LENGTH
- M.B. = MAP BOOK
- N/D = NOT TO SCALE
- N.T.S. = NOT TO SCALE
- NVAL = NON VEHICULAR ACCESS LINE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- PG. = PAGE (S)
- PRM = PERMANENT REFERENCE MONUMENT
- R = RADIUS
- R/W = RIGHT-OF-WAY
- S/W = SIDEWALK
- U.E. = UTILITY EASEMENT

**LEGEND:**

- ▣ CATCH BASIN
- ⊕ CABLE JUNCTION BOX
- ⊕ CENTERLINE
- ⊕ CLEANOUT
- ⊕ ELECTRIC SERVICE
- ⊕ FIRE HYDRANT
- FENCE, CHAIN LINK
- FENCE, METAL
- ⊕ FPL (ELECTRIC) PAD
- ⊕ MANHOLE, DRAINAGE
- ⊕ MANHOLE, SANITARY
- ⊕ POLE, CONC.
- ⊕ POLE, METAL
- SIGN
- ⊕ TELEPHONE, JUNCTION BOX
- ⊕ WATER METER
- ⊕ VALVE
- ⊕ YARD DRAIN
- ⊕ PERMANENT REFERENCE MONUMENT
- ⊕ BACKFLOW PREVENTER



(SEE SHEET 2)

LAST DATE OF FIELD WORK: DECEMBER 14, 2009

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE 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.

*Scott M. Pirtle*  
 SCOTT M. PIRTLE  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NO. LS5630

SCALE: 1" = 50'				
DATE: 12-07-09				
DRAWN BY: GTW				
CHECKED BY: SMP				
FBPG: FILE AND TDS				
SURVEY TYPE: BOUNDARY SURVEY				
NO.	DATE	BY	CKD	REVISIONS

**CARNAHAN · PROCTOR · CROSS, INC.**  
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**BOUNDARY SURVEY  
 PALOMA LAKES**