

CFN #107221825

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SHEET 2 of 2

"M & S OFFICE PLAT"

A REPLAT OF A PORTION OF TRACT 58, BLOCK 82, PALM BEACH FARMS PLAT NO. 3 (PB 2, PG 53, PBCR), SECTION 31, TOWNSHIP 47 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

NOTES:

1. P.R.M. Indicates Permanent Reference Monument (4' x 4' concrete monument with aluminum disk stamped #2264, unless otherwise noted).
2. Bearings shown hereon are relative to the Westerly line of Parcel 'A', WHITTINGTON'S PLAT (PB 119, PG 13, BCR), said line bears South 00°00'00" East.
3. B.M. elev. where indicated refers to benchmark elevation.
4. Benchmarks shown hereon are referenced to the National Geodetic Vertical Datum (N.G.V.D.) of 1929 and are based on Broward County Benchmark No. 2967: 'X' cut at the intersection of Loxahatchee Road (NW 76 Place) and State Road 7 on the southern bullnose. 'X' cut is 2.7' +/- South of tip of bullnose. Elevation = +20.163'.
5. NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be substituted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
6. Gross area and Net area 40,181 s.f. 0.922 acres
7. This plat is restricted to 16,000 square feet of office use. Banks and commercial/retail uses are not permitted 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. 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.

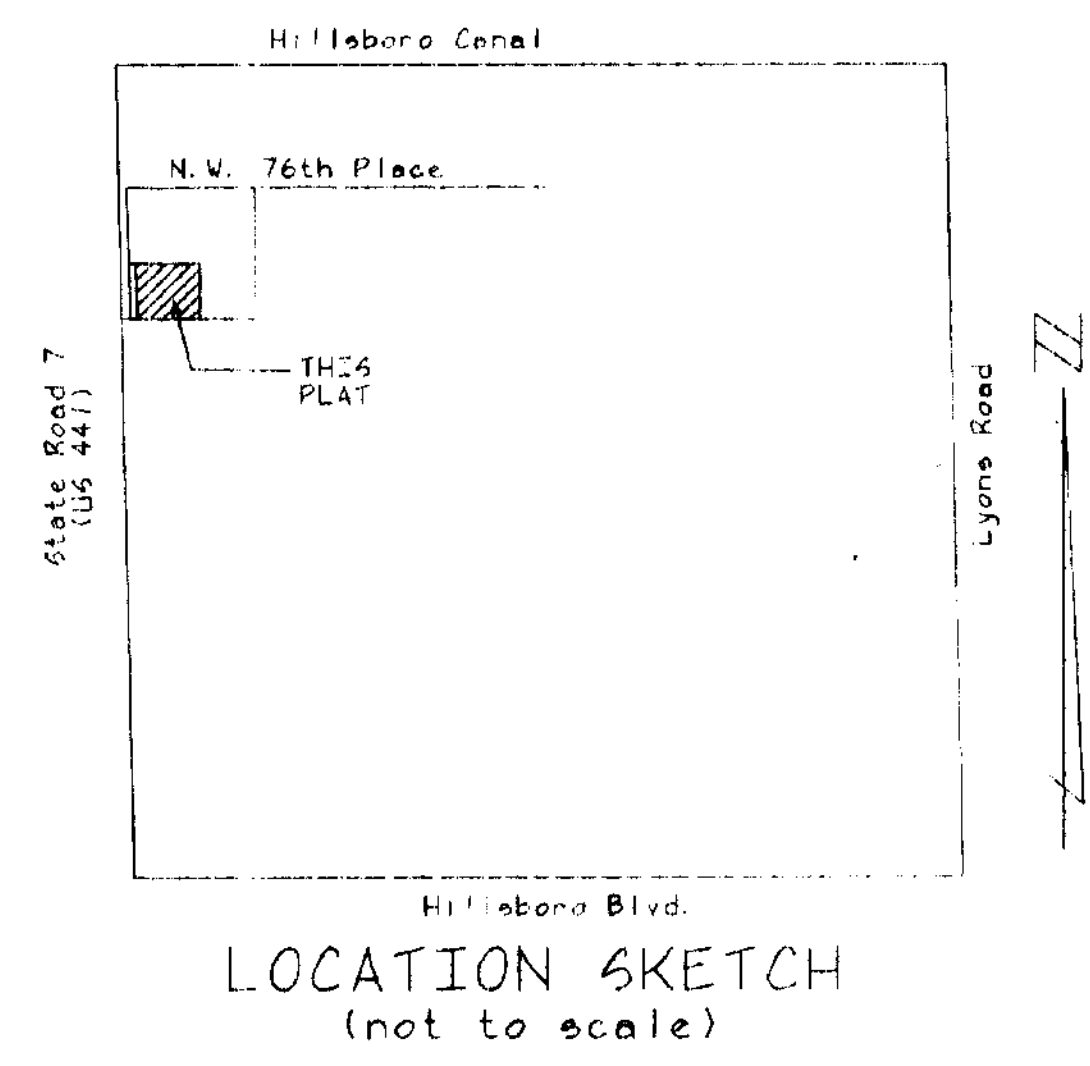
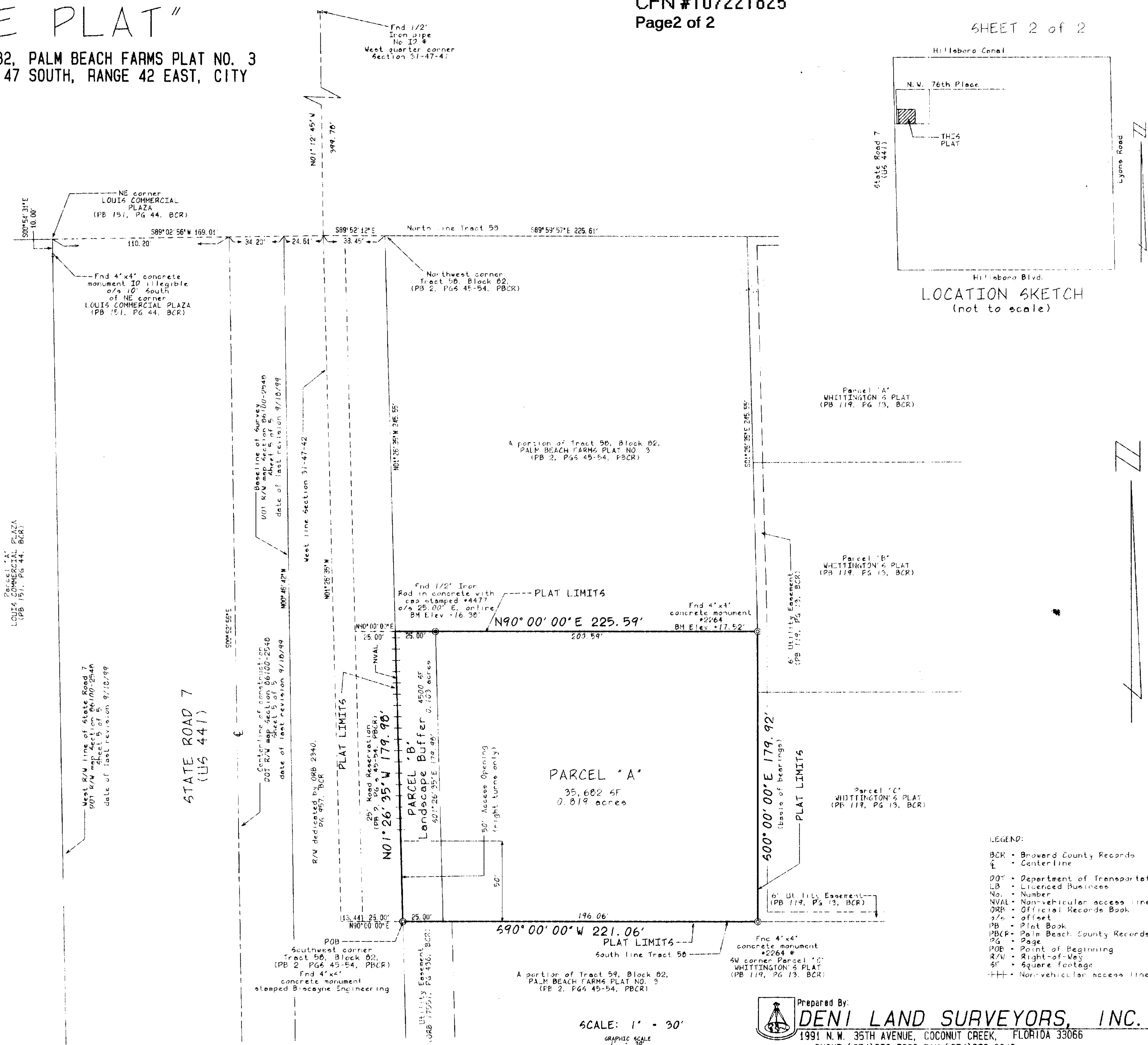
- a. If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by October 24, 2011, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity documenting compliance with this requirement within the above referenced time frame, and/or
- b. If project water lines, sewer lines, drainage and the rock base for internal roads are not issued by October 24, 2011, which is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project providing a phasing plan has been approved by Broward County. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.
- c. The following note is required by the Broward County Surveyor pursuant to Chapter 177.091, subject on (29), Florida Statutes: Platted utility easements are also easements for the construction, installation, maintenance and operation of cable television services; provided, however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This does not apply to private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.

SURVEYORS CERTIFICATE:

I hereby certify that the attached plat is a true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and supervision. That the survey data complies with the applicable requirements of Chapter 177, Part 1, Florida Statutes and with the applicable section of Chapter 61A-6, Florida Administrative Code. And further that the Permanent Reference Monuments (PRM's) were set this 11th day of March, 2011. In accordance with section 177.091 of said Chapter 177. The Benchmarks shown hereon are referenced to the National Geodetic Vertical Datum (NGVD) of 1929 and were established in conformity with standards adopted by the National Ocean Survey for third order vertical control.

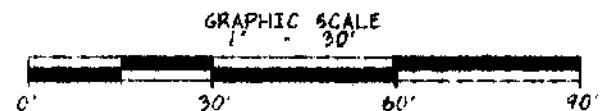
Dated this 11th day of November, 2011, in Broward County, Florida

Mikki H. Ulrich
Mikki H. Ulrich
Professional Surveyor and Mapper
No. 5853
State of Florida



- LEGEND:
- BCR - Broward County Records
 - CL - Centerline
 - DOT - Department of Transportation
 - LB - Licensed Business
 - No. - Number
 - NVAL - Non-vehicular access line
 - ORB - Official Records Book
 - o/n - offset
 - PB - Plat Book
 - PBCR - Palm Beach County Records
 - PG - Page
 - POB - Point of Beginning
 - R/W - Right-of-Way
 - SF - Square footage
 - Non-vehicular access line

SCALE: 1" = 30'



Prepared By:
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