

CFN #103777336

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NOTES

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 supplanted 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 Broward County, Florida.

REFERENCE BENCH MARK: Broward County Bench Mark No. 2754 (S.B.C. Stamped BM # 280, 4 feet +/- South of centerline of Vinkemulder Road and 5 feet +/- East of East pavement Northwest 39th Avenue - under Tradewinds Park sign) Benchmark Elevation = 15.131'

Bearings, as shown hereon, are assumed, and assume the west line of Section 18-48-42 as North 01°00'09" West (field monumented)

If a building permit for a principal building (excluding dry models, sales, and construction offices) and first inspection approval are not issued by the 27th day of August, 2007, 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

If project water lines, sewer lines, drainage and the rock base for internal roads are not installed by the 27th day of August, 2007, 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. This requirement may be satisfied for a phase of the project, provided 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.

This plat is restricted to 210,000 square feet of Commercial use and 165,500 square feet of Industrial use.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval by the Broward County Board of County Commissioners.

The notation and any amendments thereto are solely indicating the approved development level for property located within this plat and do not operate as a restriction in favor of any property owner including an owner or owners of the property within this plat who took title to the property with reference to this plat.

THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), 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 an 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 note does not apply to private easements granted to or obtained by a particular electric, 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.

LEGAL DESCRIPTION

Parcels "A" and "B", GREEN FARM PLAT, according to the plat thereof as recorded in Plat Book 163, Page 27, of the public records of Broward County, Florida.

LESS THE FOLLOWING:

Commence at the Northwest corner of Parcel "B", per the GREEN FARM PLAT, as recorded in Plat Book 163, Page 27 of the Palm Beach County Records.

This point also being a point on the South right-of-way line of Wiles Road and a point on the arc of a circular circle concave Southerly with a radial bearing of North 01°13'35" East and having a radius of 9775.00 feet; thence Easterly along said curve an arc distance of 179.01 feet through a central angle of 01°02'57"; thence North 02°16'33" East, a distance of 8.90 feet to the Point of Beginning; thence continue North 02°16'33" East radially, a distance of 3.10 feet to a point on a circular curve concave Southerly with a radius of 9787.50 feet and a central angle of 00°44'03"; thence Easterly along the arc of said curve a distance of 125.41 feet to the Point of Tangency, thence South 82°16'23" East, a distance of 5.58 feet; thence South 77°12'47" East, a distance of 24.22 feet; thence North 84°47'53" West, a distance of 35.90 feet to a point on the arc of a non tangent circular curve concave Southerly with a radial bearing of North 03°01'15" East and having a radius of 9787.50 feet; thence continue Westerly along said curve an arc distance of 118.93 feet, through a central angle of 00°41'46" to the Point of Beginning.

TOGETHER WITH:

Tract 32, Block 89, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof as recorded in Plat Book 2, Pages 45 through 54 inclusive, of the public records of Palm Beach County, Florida.

LESS THE FOLLOWING:

A portion of Tract 32, Block 89, THE PALM BEACH FARMS COMPANY, PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, at Pages 45 through 54, inclusive, of the Public Records of Palm Beach County, Florida, more particularly described follows:

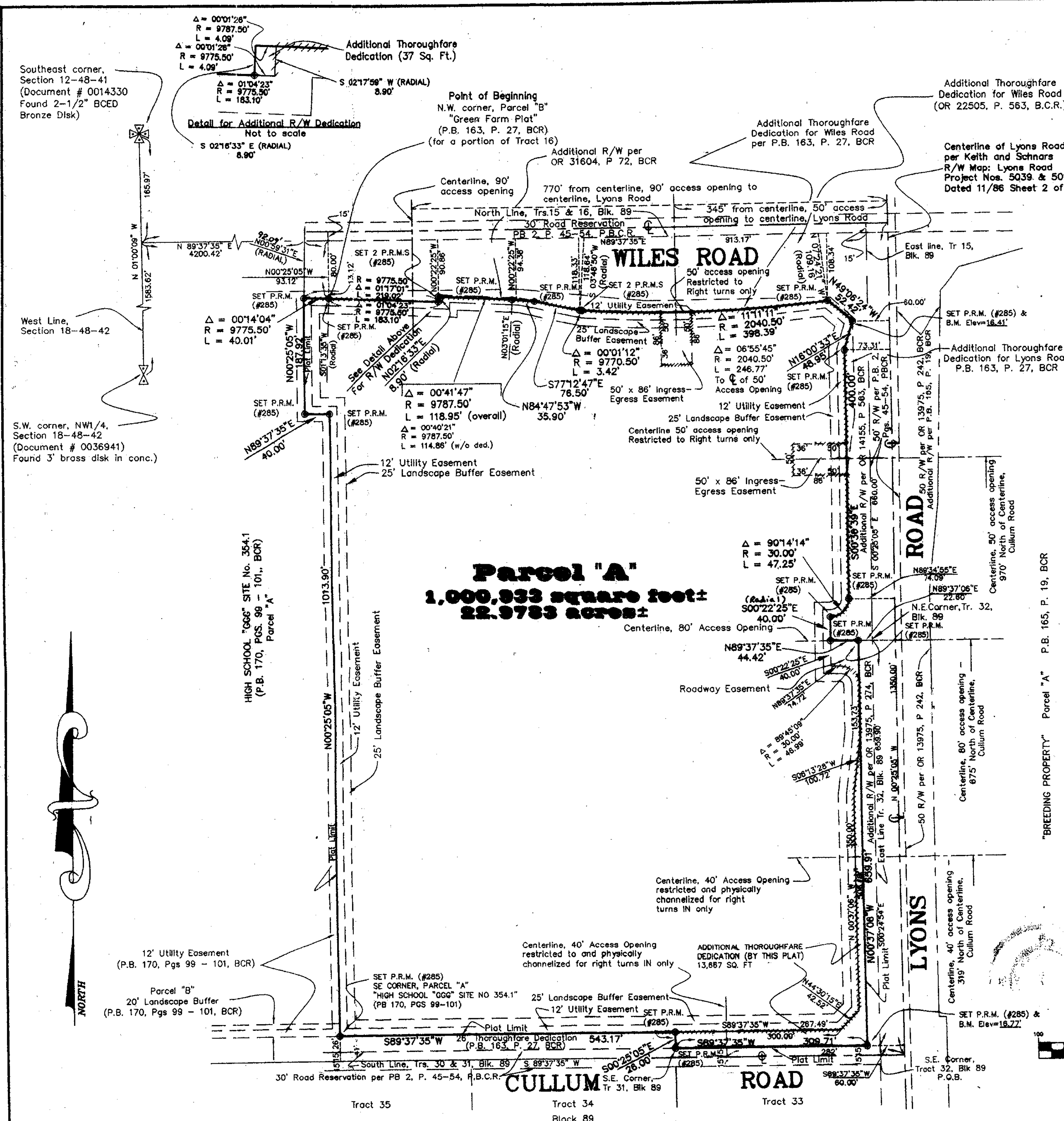
Beginning at the Southeast corner of said Tract 32, said Southeast corner being the intersection of the existing West Right-of-Way line of Lyons Road (50 feet wide) with the North Right-of-Way line of Cullum Road (30 feet wide); thence South 89°37'06" West, along said North Right-of-Way line of Cullum Road, same being the South Line of said Tract 32, a distance 20.26 feet; thence North 00°37'08" West, 659.91 feet to an intersection with the North line of said Tract 32; thence North 89°37'06" East along said North line of Tract 32, same being the South line of Tract 15, in said Block 89, a distance of 22.60 feet to the Northeast corner of said Tract 32 lying on said existing Right-of-Way line of Lyons Road; thence South 00°24'54" East, along said existing West Right-of-Way line of Lyons Road, same being the East line of said Tract 32, a distance of 659.90 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH:

A portion of Tract 16, Block 89, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof as recorded in Plat Book 2, Pages 45 through 54 inclusive, of the public records of Palm Beach County, Florida, more fully described as follows:

Beginning at the Northwest corner of Parcel "B", GREEN FARM PLAT, according to the plat thereof as recorded in Plat Book 163, Page 27 of the public records of Broward County, Florida; thence Westerly on the South right-of-way line of Wiles Road and on a curve to the left, whose tangent bears North 88°46' 25" West, with a radius of 9775.50 feet and a central angle of 00°14' 04", an arc distance of 40.01 feet; thence, South 00°25' 05" East on a line 40.00 feet West of (as measured at right angles) and parallel with the West line of said Parcel "B", a distance of 187.92 feet; thence North 89°37' 35" East, a distance of 40.00 feet; thence North 00°25' 05" West, on the said West line of Parcel "B", a distance of 186.88 feet to the Point of Beginning.

Said Lands situate lying and being in the City of Coconut Creek, Broward County, Florida and containing 1,014,730 square feet or 23.2950 Acres more or less.



"GREEN FARM REPLAT"

A REPLAT OF PARCELS "A" AND "B"
"GREEN FARM PLAT (P.B. 163, P. 27, B.C.R.)
TOGETHER WITH

A REPLAT OF TRACT 32, BLOCK 89,
TOGETHER WITH

A REPLAT OF A PORTION OF TRACT 16, BLOCK 89,
"PALM BEACH FARMS COMPANY PLAT NO. 3" (P.B. 2, P. 45-54, P.B.C.R.)
SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA
DECEMBER, 2000

LEGEND		
B.M. Elev. - Indicates Bench Mark Elevation	R - Indicates Radius	P.O.B. - Indicates - Point of Beginning
----- Indicates Non-Vehicular Access Line	Δ - Indicates Central Angle (Delta)	O.R. - Indicates Official Records
BCR - Indicates Broward County Records	L - Indicates Arc Length	R/W - Indicates - right-of-way
P.B.C.R. - Indicates Palm Beach County Records	P.B.; P. Pgs - Indicates Plat Book; Page and Pages (respectively)	Add'l. - Indicates Additional
L.B. 285 - Indicates Licensed Business Number 285	SQ. FT. - Indicates square footage	☉ - Indicates centerline
N; S; E; and W - Indicates North; South; East; and West (respectively)	conc. - Indicates concrete	NTS - Indicates not to scale
P.B.C.R. - Indicates Palm Beach County Records	w/o ded - Indicates without dedication	● PRM - Indicates Permanent Reference Monument (4"x4"x24" concrete post w/metal rod and Brass cap stamped L.B. 285)
BCED - Indicates Broward County Engineering Department		
Tr. & Blk - Indicates tract and Block		