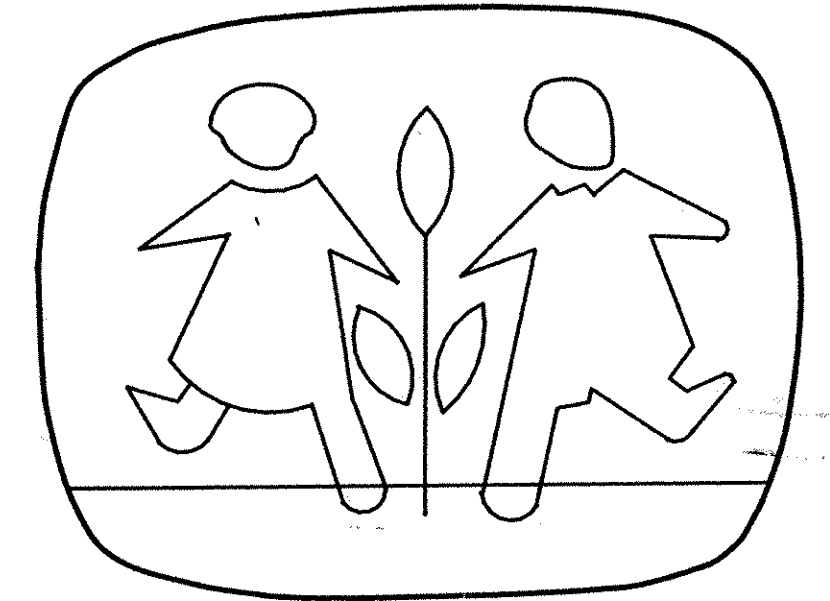
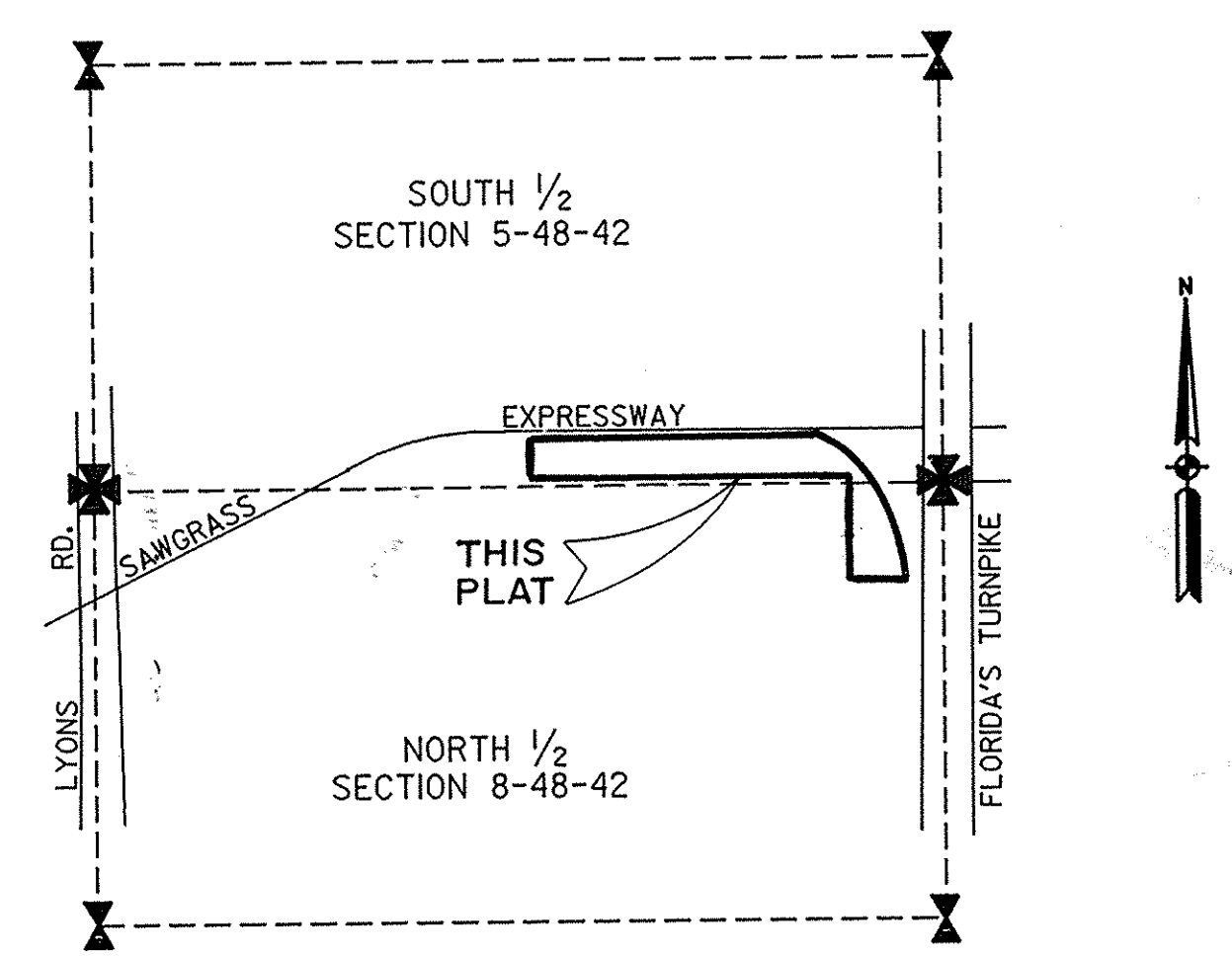


MAPLE POND - SOS CHILDREN'S VILLAGE OF FLORIDA

A PORTION OF THE NE 1/4 OF SECTION 8 AND THE SE 1/4 OF SECTION 5, TOWNSHIP 48 SOUTH, RANGE 42 EAST
 A REPLAT OF A PORTION OF TRACT 1, BLOCK 87 AND TRACT 67, BLOCK 84, "PALM BEACH FARMS CO. PLAT NO. 3"
 PLAT BOOK 2, PAGES 45 - 54, PALM BEACH COUNTY RECORDS
 CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA



CR Book 18938 pg 493



LOCATION SKETCH
NOT TO SCALE

PREPARED BY:
KEITH AND SCHNARS, P.A.
 ENGINEERS - PLANNERS - SURVEYORS
 6500 NORTH ANDREWS AVENUE
 FORT LAUDERDALE, FLORIDA 33309
 (305) 776-1616
 MARCH, 1990

DEDICATION

STATE OF FLORIDA } SS KNOW ALL MEN BY THESE PRESENTS THAT
 COUNTY OF BROWARD } A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
 AND
 STATE OF NEW YORK } SS FRIENDS OF SOS CHILDREN'S VILLAGES, INC.,
 BOROUGH OF MANHATTAN } A NOT FOR PROFIT ORGANIZATION
 OWNERS OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED WITHIN THIS
 PLAT, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE
 MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS "MAPLE POND - SOS
 CHILDREN'S VILLAGE OF FLORIDA" A REPLAT.
 EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PERPETUAL USE OF
 THE PUBLIC, FOR PROPER PURPOSES.

CITY OF COCONUT CREEK CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE
 CITY COUNCIL OF THE CITY OF COCONUT CREEK BY RESOLUTION NO. 91-5 ADOPTED THIS
 24 DAY OF JANUARY, A.D. 1991, PURSUANT TO SECTION 13-166 COCONUT
 CREEK CODE OF ORDINANCES.
Angela A. Barden
 CITY CLERK

CITY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11th DAY OF
October, A.D. 1991.
Scott Hinkle
 CITY ENGINEER
 FLA. P.E. REG. # 43982

BROWARD COUNTY OFFICE OF PLANNING

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD,
 BY: *Small H. Kay* DIRECTOR DATE: October 14, 1991

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.
 BY: *Henry P. Cook* HENRY P. COOK DATE: 10-14-91
 FLORIDA P.E., REG. NO. 12506 DIRECTOR OF ENGINEERING
 BY: *Emilio V. Llufrío* EMILIO V. LLUFRIO DATE: 10-14-91
 FLORIDA P.L.S., REG. NO. 4429 COUNTY SURVEYOR

PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN APPROVED BY THE PLANNING AND
 ZONING BOARD OF THE CITY OF COCONUT CREEK, FLORIDA, THIS 12 DAY
 OF September, A.D. 1990.
Francis Williams
 CHAIRMAN

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS
 PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY FOR
 TRAFFICWAYS THIS 24th DAY OF JANUARY, A.D. 1991.
 BY: *Michael Baird* CHAIRPERSON DATE: 2-13-91

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-RECORDING SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS 28th DAY OF October
 A.D. 1991, AND RECORDED IN PLAT BOOK 150, PAGE 5, RECORD VERIFIED.
 ATTEST: B. JACK OSTERHOLT COUNTY ADMINISTRATOR BY: *Carole C. Doyle* DEPUTY

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF
 CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE
 BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 5th DAY
 OF March, A.D. 1991.
 ATTEST: B. JACK OSTERHOLT COUNTY ADMINISTRATOR BY: *Arnie L. Coleman* DEPUTY

DESCRIPTION

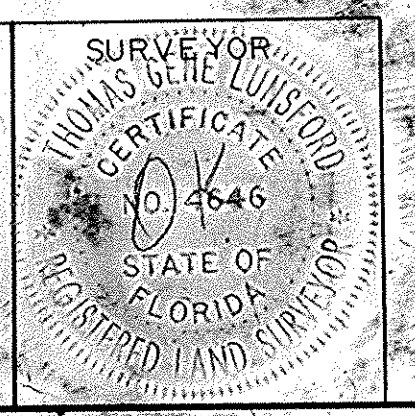
A PORTION OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 8 AND THE SOUTH-
 EAST ONE-QUARTER (S.E. 1/4) OF SECTION 5, BOTH OF TOWNSHIP 48 SOUTH, RANGE 42
 EAST, INCLUDING A PORTION OF TRACT 1, BLOCK 87, AND TRACT 67, BLOCK 84, AND THE
 50-FOOT ROAD RIGHT-OF-WAY LYING BETWEEN SAID TRACTS 1 AND 67 AND THE 25-FOOT
 ROAD RIGHT-OF-WAY LYING ADJACENT TO THE EAST LINE OF SAID TRACTS 1 AND 67, ALL
 OF "PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS
 RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH
 COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE SOUTH QUARTER (S. 1/4) CORNER OF SAID SECTION 5; THENCE, NORTH
 01°05'24" WEST ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 5,
 A DISTANCE OF 311.22 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE
 SAWGRASS EXPRESSWAY, AS SHOWN IN MISCELLANEOUS RIGHT-OF-WAY MAP BOOK 11, PAGE
 36 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE, ALONG SAID SOUTH-
 ERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING NINE (9) COURSES:
 (1) NORTH 81°43'08" EAST, A DISTANCE OF 138.16 FEET
 (2) NORTH 85°41'41" EAST, A DISTANCE OF 219.57 FEET
 (3) SOUTH 87°51'22" EAST, A DISTANCE OF 471.70 FEET
 (4) NORTH 89°15'09" EAST, A DISTANCE OF 300.17 FEET
 (5) NORTH 87°16'46" EAST, A DISTANCE OF 500.00 FEET
 (6) SOUTH 81°43'07" EAST, A DISTANCE OF 163.27 FEET
 (7) SOUTH 81°53'05" EAST, A DISTANCE OF 178.14 FEET
 (8) SOUTH 46°36'21" EAST, A DISTANCE OF 178.14 FEET
 (9) SOUTH 31°19'57" EAST, A DISTANCE OF 178.14 FEET

TO A POINT ON A WESTERLY RIGHT-OF-WAY LINE OF THE SAWGRASS EXPRESSWAY AS
 SHOWN IN SAID MISCELLANEOUS RIGHT-OF-WAY MAP BOOK 11, PAGE 36;
 THENCE, SOUTH 22°12'31" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE SAW-
 GRASS EXPRESSWAY, A DISTANCE OF 134.76 FEET; THENCE, SOUTH 12°15'39" EAST ALONG
 SAID WESTERLY RIGHT-OF-WAY LINE OF THE SAWGRASS EXPRESSWAY, A DISTANCE OF 526.84
 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF "FLORIDA'S TURNPIKE";
 THENCE, SOUTH 02°43'14" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF
 "FLORIDA'S TURNPIKE", A DISTANCE OF 22.88 FEET; THENCE, NORTH 89°55'57" WEST, A
 DISTANCE OF 266.45 FEET; THENCE, NORTH 01°43'41" WEST, A DISTANCE OF 679.89
 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 5; THENCE, NORTH 89°48'44"
 WEST, ALONG SAID SOUTH LINE OF SECTION 5, ALSO BEING THE NORTHERLY LINE OF
 "PARKWOOD 3" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGE 6
 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 2038.41
 TO THE POINT OF BEGINNING.
 SAID LANDS LYING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CON-
 TAINING 826,783 SQUARE FEET (18.98 ACRES), MORE OR LESS.

SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRE-
 SENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER
 OUR RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN
 CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES,
 AND WITH THE APPLICABLE SECTIONS OF CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE
 CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE
 WITH SECTION 177.091 OF SAID CHAPTER 177. THE BENCHMARKS SHOWN ARE REFERENCED
 TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH
 STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL
 STANDARDS.

DATE February 05, 1991 KEITH AND SCHNARS, P.A.



BY: *Thomas Gene Lunsford*
 THOMAS GENE LUNSFORD
 PROFESSIONAL LAND SURVEYOR #4646
 STATE OF FLORIDA
 (FOR THE FIRM)

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED
 COUNTY OF BROWARD }
 TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND
 WHO EXECUTED THE FOREGOING DEDICATION AS OWNER OF THE LANDS DESCRIBED
 HEREON AND THAT HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH
 DEDICATION AS OWNER, AND THAT SAID DEDICATION IS THE FREE ACT AND DEED
 OF SAID OWNER.
 WITNESS MY HAND AND SEAL THIS 8th DAY OF OCT., A.D. 1991.
 MY COMMISSION EXPIRES: _____
Rhonda Hartberg
 NOTARY PUBLIC, STATE OF FLORIDA

ACKNOWLEDGEMENT

STATE OF NEW YORK } SS BEFORE ME PERSONALLY APPEARED
 BOROUGH OF MANHATTAN } BERNARD PERLMAN
 TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND
 WHO EXECUTED THE FOREGOING DEDICATION AS OWNER OF THE LANDS DESCRIBED
 HEREON AND THAT HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH
 DEDICATION AS OWNER, AND THAT SAID DEDICATION IS THE FREE ACT AND DEED
 OF SAID OWNER.
 WITNESS MY HAND AND SEAL THIS 23rd DAY OF Oct., A.D. 1990.
Bernard Perlman
 NOTARY PUBLIC, STATE OF NEW YORK

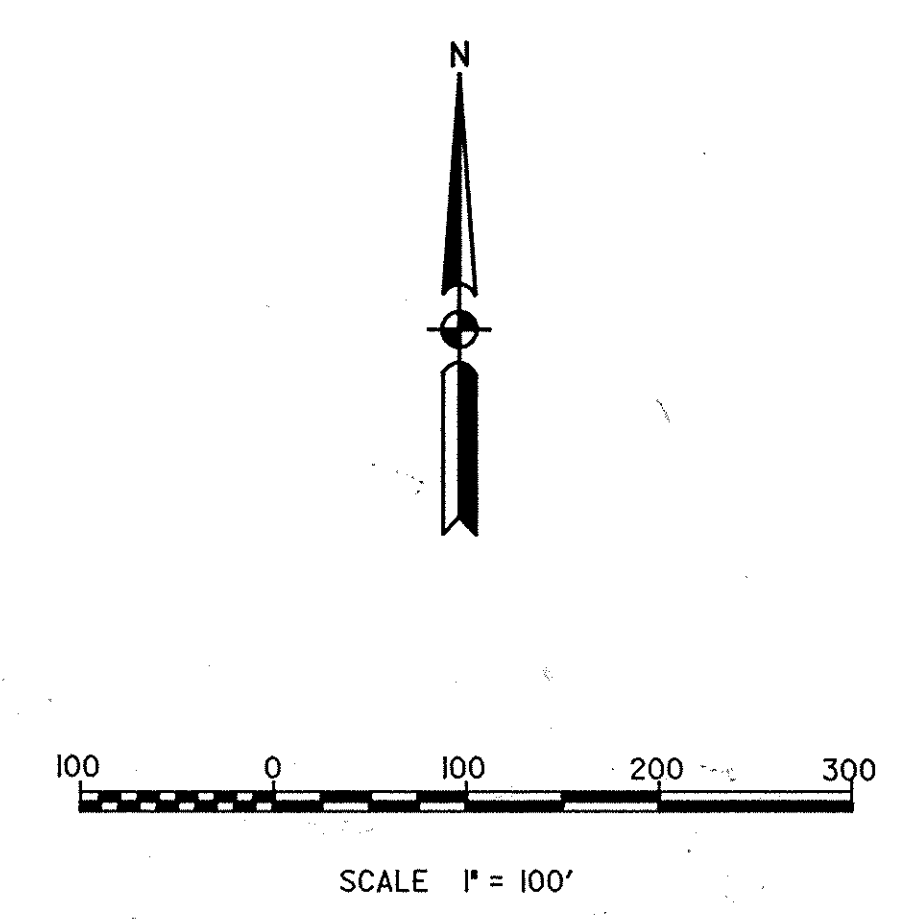
SEALS

DEDICATION	NOTARY DEDICATION	DEDICATION	NOTARY DEDICATION	COUNTY ENGINEER	CITY ENGINEER	MAPLE POND-SOS-2	CHECKED BY	DATE
						PRELIMINARY CHECK	MANZIE	2-90
						ENGINEERING DEPT.		
						FIELD BNDRY SURVEY	GILBERT	9-90
						CALCULATIONS	GREEN	2-90
						APRM'S SET	GILBERT	9-90
						PLANNING DEPT.	ROSE	2-90
						FINAL CHECK	LUNSFORD	
						FILE : 1916A.DGN		

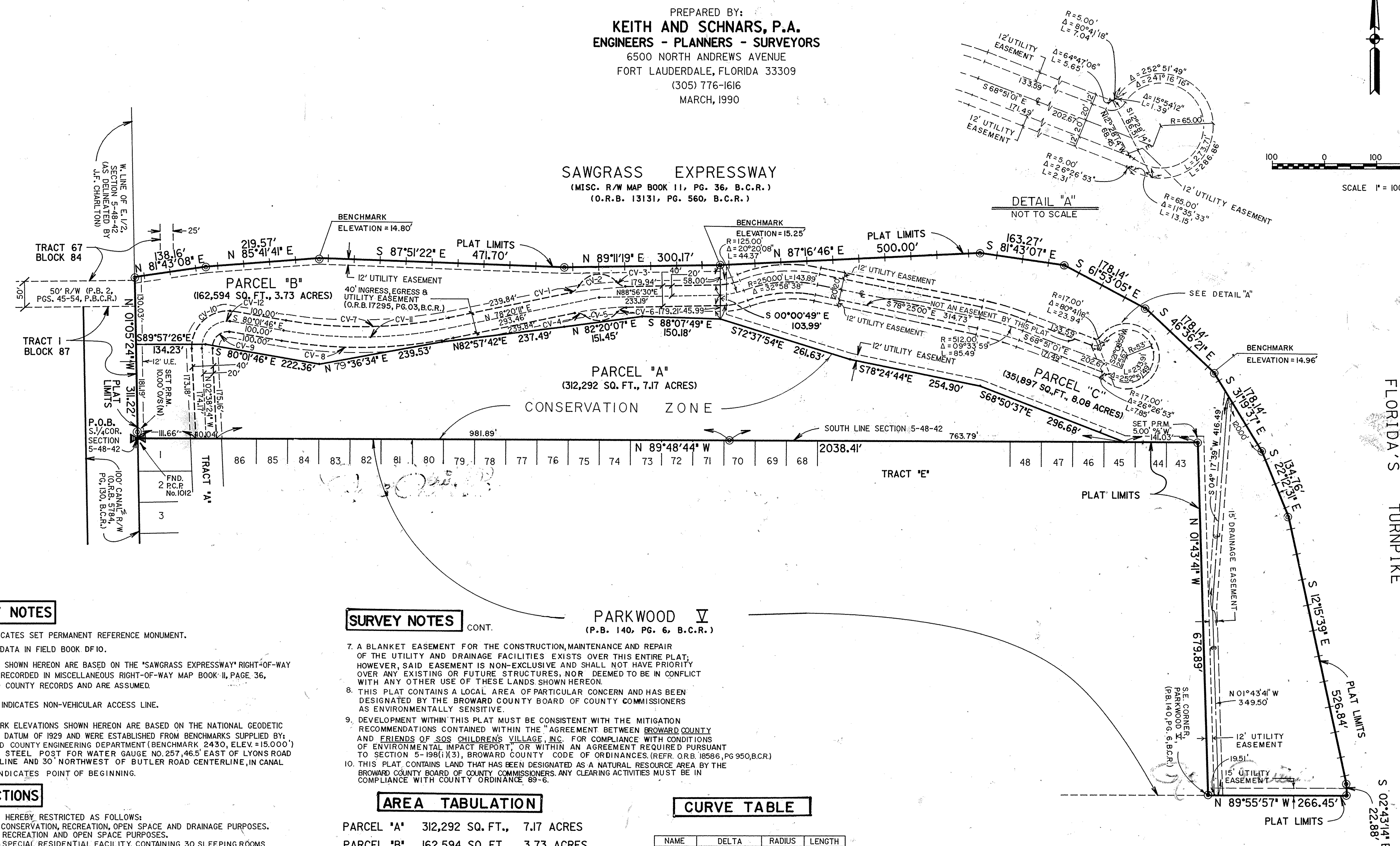
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 PLAT BOOK 2, PAGES 45 - 54, PALM BEACH COUNTY RECORDS
 CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

PREPARED BY:
KEITH AND SCHNARS, P.A.
 ENGINEERS - PLANNERS - SURVEYORS
 6500 NORTH ANDREWS AVENUE
 FORT LAUDERDALE, FLORIDA 33309
 (305) 776-1616
 MARCH, 1990



"PALM BEACH FARMS CO. PLAT NO. 3"
(P.B. 2, PGS. 45-54, P.B.C.R.)



SURVEY NOTES

- ⊙ INDICATES SET PERMANENT REFERENCE MONUMENT.
- SURVEY DATA IN FIELD BOOK DF10.
- BEARINGS SHOWN HEREON ARE BASED ON THE "SAWGRASS EXPRESSWAY" RIGHT-OF-WAY MAP AS RECORDED IN MISCELLANEOUS RIGHT-OF-WAY MAP BOOK II, PAGE 36, BROWARD COUNTY RECORDS AND ARE ASSUMED.
- HHHHH INDICATES NON-VEHICULAR ACCESS LINE.
- BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BENCHMARKS SUPPLIED BY BROWARD COUNTY ENGINEERING DEPARTMENT (BENCHMARK 2430, ELEV. = 15.000') TOP OF STEEL POST FOR WATER GAUGE NO. 257,46.5' EAST OF LYONS ROAD CENTERLINE AND 30' NORTHWEST OF BUTLER ROAD CENTERLINE, IN CANAL.
- P.O.B. INDICATES POINT OF BEGINNING.

RESTRICTIONS

THIS PLAT IS HEREBY RESTRICTED AS FOLLOWS:
 PARCEL A - CONSERVATION, RECREATION, OPEN SPACE AND DRAINAGE PURPOSES.
 PARCEL B - RECREATION AND OPEN SPACE PURPOSES.
 PARCEL C - SPECIAL RESIDENTIAL FACILITY, CONTAINING 30 SLEEPING ROOMS (15 DWELLING UNIT EQUIVALENTS) AS DEFINED BY THE BROWARD COUNTY LAND USE PLAN.
 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.

NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEY NOTES CONT.

- A BLANKET EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF THE UTILITY AND DRAINAGE FACILITIES EXISTS OVER THIS ENTIRE PLAT; HOWEVER, SAID EASEMENT IS NON-EXCLUSIVE AND SHALL NOT HAVE PRIORITY OVER ANY EXISTING OR FUTURE STRUCTURES, NOR DEEMED TO BE IN CONFLICT WITH ANY OTHER USE OF THESE LANDS SHOWN HEREON.
- THIS PLAT CONTAINS A LOCAL AREA OF PARTICULAR CONCERN AND HAS BEEN DESIGNATED BY THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS AS ENVIRONMENTALLY SENSITIVE.
- DEVELOPMENT WITHIN THIS PLAT MUST BE CONSISTENT WITH THE MITIGATION RECOMMENDATIONS CONTAINED WITHIN THE "AGREEMENT BETWEEN BROWARD COUNTY AND FRIENDS OF SOS CHILDREN'S VILLAGE, INC. FOR COMPLIANCE WITH CONDITIONS OF ENVIRONMENTAL IMPACT REPORT," OR WITHIN AN AGREEMENT REQUIRED PURSUANT TO SECTION 5-198(I)(3), BROWARD COUNTY CODE OF ORDINANCES (REFR. OR. 16696, PG. 950, B.C.R.)
- THIS PLAT CONTAINS LAND THAT HAS BEEN DESIGNATED AS A NATURAL RESOURCE AREA BY THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. ANY CLEARING ACTIVITIES MUST BE IN COMPLIANCE WITH COUNTY ORDINANCE 89-6.

AREA TABULATION

PARCEL "A"	312,292 SQ. FT., 7.17 ACRES
PARCEL "B"	162,594 SQ. FT., 3.73 ACRES
PARCEL "C"	351,897 SQ. FT., 8.08 ACRES
TOTAL	826,783 SQ. FT., 18.98 ACRES

CURVE TABLE

NAME	DELTA	RADIUS	LENGTH
CV-1	049°59'41"	25.00'	21.81'
CV-2	110°35'41"	45.00'	86.86'
CV-3	049°59'41"	25.00'	21.81'
CV-4	049°59'41"	25.00'	21.81'
CV-5	089°23'04"	45.00'	70.20'
CV-6	049°59'41"	25.00'	21.81'
CV-7	021°38'03"	832.54'	314.36'
CV-8	021°38'03"	872.54'	329.46'
CV-9	102°36'38"	30.00'	53.73'
CV-10	102°36'38"	70.00'	125.36'
CV-11	021°38'03"	852.54'	321.91'
CV-12	102°36'38"	50.00'	89.54'

A C R E A G E