



- NOTES:**
1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
 2. LANDS SHOWN HEREON WERE ABSTRACTED BY THE FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 1062-32431 DATED MARCH 25, 2005.
 3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 4. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE BEARING S00°01'53"E SHOWN FOR THE WEST LINE OF THE NICK COPPOLA PLAT PLAT BOOK 122, PAGE 22, BROWARD COUNTY RECORDS.
 5. THE "LAND DESCRIPTION" HEREON WAS PROVIDED BY THE CLIENT.
 6. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
 7. FLOOD ZONE: "X"; COMMUNITY PANEL NO. 120031 0105 F; DATE: AUGUST 18, 1992.
 8. F.D.O.T. - DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION
 9. O.R.B. - DENOTES OFFICIAL RECORD BOOK
 10. P.B.C.R. - DENOTES PALM BEACH COUNTY RECORDS
 11. B.C.R. - DENOTES BROWARD COUNTY RECORDS
- DESCRIPTION:**
- TRACT 10, BLOCK 84, OF THE 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; TOGETHER WITH THE NORTH ONE-HALF OF THAT VACATED RIGHT-OF-WAY LYING SOUTH OF AND ADJACENT TO SAID TRACT 10; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.
- TOGETHER WITH:
- TRACT 11, BLOCK 84, OF THE 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 THEREFROM THAT PORTION THEREOF CONVEYED TO BROWARD COUNTY FOR RIGHT-OF-WAY PURPOSES PURSUANT TO THAT WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 9931, PAGE 347; TOGETHER WITH THE NORTH ONE-HALF OF THAT VACATED RIGHT-OF-WAY LYING SOUTH OF AND ADJACENT TO SAID TRACT 11; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.
- TOGETHER WITH:
- TRACT 12, BLOCK 84, OF THE 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; TOGETHER WITH THE NORTH ONE-HALF OF THAT VACATED RIGHT-OF-WAY LYING SOUTH OF AND ADJACENT TO SAID TRACT 12; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.
- SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING 605,354 SQUARE FEET OR 13.897 ACRES, MORE OR LESS.
- CERTIFICATE:**
- I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON SEPTEMBER 21, 2004. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 61G17-6 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.
- UPDATE SURVEY 4/13/05
- CERTIFIED TO:**
- SIMONTON PDC, LC, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR; WACHOVIA BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR; FIRST AMERICAN TITLE INSURANCE COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR; KATZ, BARRON, SQUIERO, FAUST, BRECKER, TERZO, FRIEDBERG & GRADY, P.A., ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR.

NO.	DATE	BY
1	6/15/05	DPL
2	4/20/05	DPL
3	4/13/05	JD
4		
5		

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND PLANNING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7301A W. PALMETTO PARK ROAD - SUITE 100A
 BOCA RATON, FLORIDA 33433
 PHONE (561)-392-199 / FAX (561)-750-452

**TRACTS 10, 11 AND 12 OF BLOCK 84
 PALM BEACH FARMS COMPANY PLAT NO. 3
 BOUNDARY SURVEY**

DATE	09/21/04
DRAWN BY	JC
F.B./PG.	ELEC.
SCALE	AS SHOWN

DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 5005
 STATE OF FLORIDA
 L.B. 3591

JOB #	4633
SHT. NO.	1
OF 1 SHEETS	