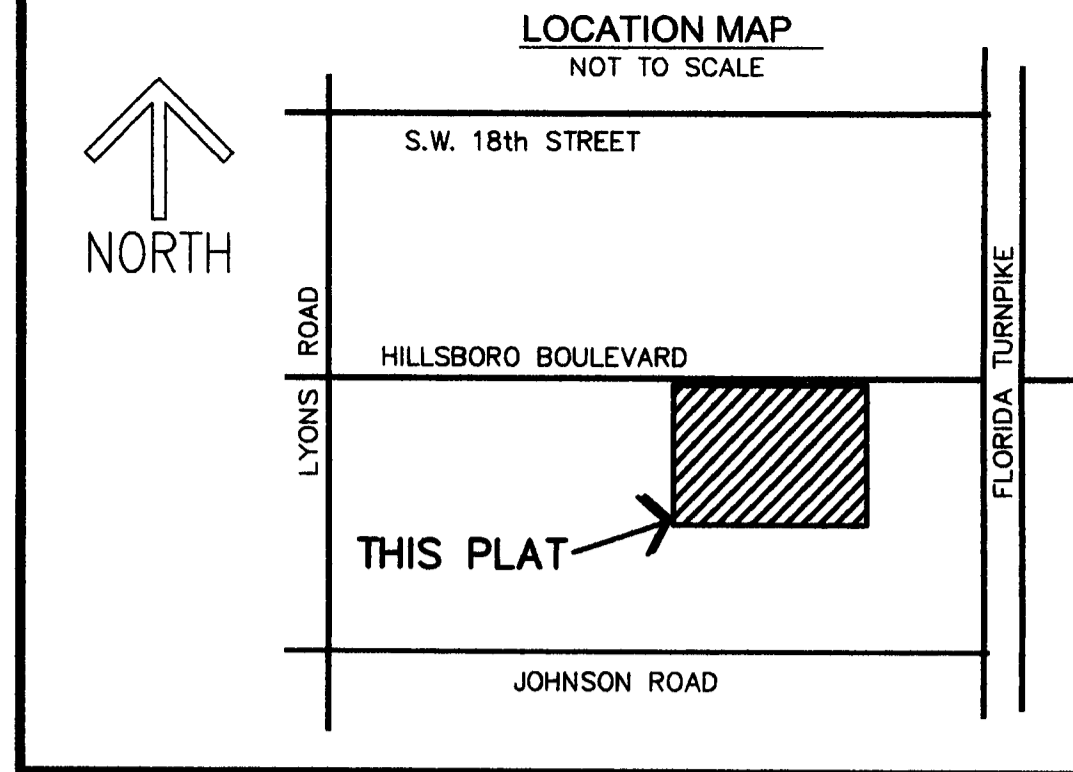


THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD AND WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A
 BOCA RATON, FLORIDA 33433 - (561) 392-1991
 SEPTEMBER - 2004

SIMONTON COURT

A REPLAT OF A PORTION OF TRACTS 10 11 AND 12, BLOCK 84, THE PALM BEACH FARMS COMPANY PLAT NO.3,
 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
 LYING IN SECTION 5, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.



SHEET 1 OF 2

DESCRIPTION:

A REPLAT OF A PORTION OF TRACTS 10, 11 AND 12, BLOCK 84, THE PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 5, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, TOGETHER WITH THE NORTH ONE-HALF OF THAT VACATED RIGHT-OF-WAY LYING SOUTH OF AND ADJACENT TO SAID TRACTS 10, 11 AND 12, AND LESS THE RIGHT-OF-WAY FOR STATE ROAD 810.

CONTAINING 610,307 SQUARE FEET OR 14.011 ACRES, MORE OR LESS.
 SAID LANDS LYING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

STATE OF FLORIDA) SS
 COUNTY OF BROWARD

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SIMONTON PDC, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS SIMONTON COURT, A REPLAT, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:

PARCEL A IS HEREBY RESERVED FOR THE OWNER, SUCCESSOR OR ASSIGNS FOR PRIVATE PURPOSES CONSISTANT WITH THE ZONING AND LAND USE REGULATIONS OF THE CITY OF COCONUT CREEK, FLORIDA.

RIGHT-OF-WAY TRACT RW DEDICATED BY THIS PLAT IS HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

LANDSCAPE BUFFER TRACTS LB AND LB1 SHOWN HEREON ARE HEREBY RESERVED FOR THE OWNER AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNERS AND/OR ASSIGNS.

THE UTILITY EASEMENT SHOWN HEREON IS HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

THE INGRESS/EGRESS EASEMENT SHOWN HEREON IS HEREBY RESERVED FOR THE OWNERS OF SAID PLAT, THEIR SUCCESSORS AND ASSIGNS. SAID EASEMENT MAY CONTAIN, UTILITIES, DRAINAGE, AND OTHER PURPOSES CONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, SIMONTON PDC, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THIS DEDICATION TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER.

WITNESS: _____ BY: _____
 (PRINT NAME) SIMONTON PDC, LLC
 A FLORIDA LIMITED LIABILITY COMPANY
 WITNESS: _____
 (PRINT NAME)

ACKNOWLEDGMENT:

STATE OF FLORIDA) SS
 COUNTY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 200____ BY _____ AS _____ OF SIMONTON PDC, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

COMMISSION NUMBER: _____ PRINT NAME

MORTGAGEES CONSENT:

STATE OF FLORIDA)
 COUNTY OF _____)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 39569, AT PAGE 1389 OF THE PUBLIC RECORDS OF BROWARD, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, 200____

WACHOVIA BANK, NATIONAL ASSOCIATION
 A BANKING CORPORATION AUTHORIZED
 TO DO BUSINESS IN FLORIDA

WITNESS: _____ BY: _____
 NAME

WITNESS: _____
 NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA)
 COUNTY OF _____)

BEFORE ME PERSONALLY APPEARED _____, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ OF WACHOVIA BANK, NATIONAL ASSOCIATION, A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 200____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

COMMISSION NUMBER: _____ PRINT NAME

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

THIS PLAT WAS FILED FOR RECORD THIS _____ DAY OF _____, 200____ AND RECORDED IN PLAT BOOK _____, PAGE _____, RECORD VERIFIED, _____

ATTEST: ROGER J. DESJARLAIS COUNTY ADMINISTRATOR BY: _____ DEPUTY

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION 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 _____ DAY OF _____, 200____

ATTEST: ROGER J. DESJARLAIS COUNTY ADMINISTRATOR BY: _____ DEPUTY

BROWARD COUNTY DEPARTMENT OF URBAN PLANNING AND REDEVELOPMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 200____

BY: _____ DIRECTOR / DESIGNEE

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, 200____

BY: _____ CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 200____

BY: _____ EXECUTIVE DIRECTOR

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: HENRY P. COOK, DATE _____ DIRECTOR OF ENGINEERING FLORIDA PROFESSIONAL ENGINEER REGISTRATION NO. 12506 BY: ERIC B. AUGUSTO, DATE _____ BROWARD COUNTY SURVEYOR PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. LS 5695

CITY OF COCONUT CREEK PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE PLANNING AND ZONING BOARD OF THE CITY OF COCONUT CREEK, FLORIDA. "NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE."

THIS _____ DAY OF _____, 200____

BY: _____ CHAIRPERSON

CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK BY ORDINANCE NO. _____ ADOPTED THIS _____ DAY OF _____, 200____ PURSUANT TO SECTION 13-166, COCONUT CREEK CODE OF ORDINANCES.

BY: _____ MAYOR BY: _____ CITY CLERK

CITY ENGINEER

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 200____

BY: _____ CITY ENGINEER RAJ VERMA FLORIDA PROFESSIONAL ENGINEER NO. 38861

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA) SS
 COUNTY OF PALM BEACH

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 SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES PART 1, A.D. 1971, AND THE PORTIONS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177: ON THIS _____ DAY OF _____, 200____ THE BENCH MARKS SHOWN ARE REFERENCED TO 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.

SEP 09 2005

DATE DAVID P. LINDLEY, PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 5005 CAULFIELD AND WHEELER, INC. CERTIFICATE OF AUTHORIZATION NUMBER 3591

