



**LAND DESCRIPTION:**  
THE EAST 660 FEET OF TRACT 10, IN BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THAT PORTION DEED TO BROWARD COUNTY IN OFFICIAL RECORDS BOOK 23482, PAGE 52, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH 40 FEET OF THE WEST 330 FEET OF TRACT 10, BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH:

THE WEST 330 FEET OF TRACT 10, BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THAT PORTION DEED TO BROWARD COUNTY IN OFFICIAL RECORDS BOOK 23482, PAGE 52, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE SOUTH 40 FEET OF THE WEST 330 FEET OF TRACT 10, BLOCK 89, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**SURVEY NOTES:**  
1. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY SHAH DROTOS & ASSOC., P.A. FOR RIGHTS-OF-WAY EASEMENTS RELYING ON THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THIS SURVEY IS BASED UPON A TITLE COMMITMENT ISSUED BY ATTORNEYS' TITLE INSURANCE FUND, INC., DATED DECEMBER 6, 2007 (COMMITMENT NUMBER C-3187964).  
PROPERTY DESCRIBED HEREON IS SUBJECT TO THE FOLLOWING ITEMS LISTED IN SCHEDULE B-II OF SAID COMMITMENT:  
- ROAD, DIKE AND DITCH RESERVATIONS AND DEDICATIONS PROVIDED FOR ON THE PALM BEACH FARMS COMPANY'S PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (ROAD RESERVATION PLOTTED ON SURVEY).  
- EASEMENT RECORDED IN ORB 29786, PG 1181, BCR, PLOTTED ON SURVEY.  
- EASEMENT RECORDED IN ORB 29532, PG 1277, BCR, PLOTTED ON SURVEY.  
- RESOLUTION RECORDED IN ORB 29532, PG 1272, BCR, PLOTTED ON SURVEY.  
- AGREEMENT RECORDED IN ORB 20912, PG 528, BCR, NOT A PLOTTABLE ITEM.

2. UNDERGROUND FOUNDATIONS AND INSTALLATIONS NOT LOCATED.  
3. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE "T & N PLAT" RECORDED IN PLAT BOOK 166, PG 42, BCR, SAID RIGHT-OF-WAY LINE BEARS SOUTH 89°37'53" WEST (ASSUMED).  
4. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. SAID ELEVATIONS ARE BASED UPON BROWARD COUNTY ENGINEERING DIVISION BENCHMARK NO. 3201, SQUARE CUT ON WEST END OF HEADWALL CONTROL STRUCTURE, WEST SIDE OF ENTRANCE TO TURTLE CREEK SOUTH SIDE OF WILES ROAD, 0.25 MILE WEST OF US 441 ELEVATION=15.178  
5. TREE SPECIES SHOULD BE VERIFIED BY A LANDSCAPE ARCHITECT OR OTHER QUALIFIED PERSON IN THIS FIELD.  
6. FLOOD ZONE INFORMATION:  
COMMUNITY NO.: 120031  
PANEL NO.: 0115 F  
ZONE: X  
BASE FLOOD ELEV.: N/A  
DATE OF MAP: 8/18/92  
DATE OF INDEX: 10/2/97

AMENDED IN ORB 34684, PG 682, BCR, AMENDED IN ORB 4079, PG 23, NOT A PLOTTABLE ITEM.  
- AGREEMENT FOR AMENDMENT OF NOTATION OF PLAT RECORDED IN ORB 34684, PG 748, BCR, NOT A PLOTTABLE ITEM.  
- ROAD IMPACT FEE AGREEMENT RECORDED IN ORB 34684, PG 672, BCR, NOT A PLOTTABLE ITEM.  
- ROAD, DIKE AND DITCH RESERVATIONS AND DEDICATIONS PROVIDED FOR ON THE PALM BEACH FARMS COMPANY'S PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. (ROAD RESERVATION PLOTTED ON SURVEY).  
- RESOLUTION NO. 2001-145 OF THE BOARD OF COUNTY COMMISSIONERS, RECORDED IN ORB 32496, PG 315, BCR, NOT A PLOTTABLE ITEM.  
- ORDINANCE OF BROWARD COUNTY FLORIDA NO. 2002-61, RECORDED IN ORB 34145, PG 1891, BCR, NOT A PLOTTABLE ITEM.  
- AGREEMENT RECORDED IN ORB 20912, PG 528, BCR, NOT A PLOTTABLE ITEM.

SURVEY DATE: NOVEMBER 14, 2005  
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL BASED SEAL OF THE SURVEYOR, THIS SURVEY MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

| REVISIONS |                                    |
|-----------|------------------------------------|
| DATE      | DESCRIPTION                        |
| 12/19/05  | ADDED SURVEY INFO FROM FIELD NOTES |
| 01/08/08  | RE-CERTIFIED SURVEY                |
| 04/01/08  | UP-DATE SURVEY                     |
| 04/25/08  | UP-DATE SURVEY PRM LOCATIONS       |
| 07/28/08  | UP-DATE SURVEY                     |
| 09/04/08  | UP-DATE SURVEY                     |

|                 |               |
|-----------------|---------------|
| APPROVED BY:    | SCALE: 1"=50' |
| DESIGNED BY:    |               |
| CHECKED BY: MDR |               |
| DRAWN BY: MDR   |               |

|  |      |
|--|------|
| PARCEL "B" AND PORTION OF PARCEL "C", F & N PLAT TOGETHER WITH A PORTION OF TRACT 10, BLK 89, PALM BEACH FARMS CO. PLAT NO. 3<br>CITY OF COCONUT CREEK, BROWARD COUNTY, FL | SEAL |
| BOUNDARY AND TOPOGRAPHIC SURVEY  |      |

|                   |   |
|-------------------|---|
| FOR THE FIRM, BY: | MICHAEL D. ROSE<br>PROFESSIONAL SURVEYOR<br>FLORIDA REG. NO. 3998 |
| DATE:             | NOVEMBER 2005   |
| JOB NO.:          | 0778A.00  |
| SHEET:            | 1 OF 1  |

|   |   |
|---|---|
| ENGINEERING SURVEYING PLANNING                        | SDA SHAH DROTOS & ASSOCIATES                          |
| ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456 | 3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064 |
|   | PH: 954-943-9433 • FAX: 954-783-4754                  |