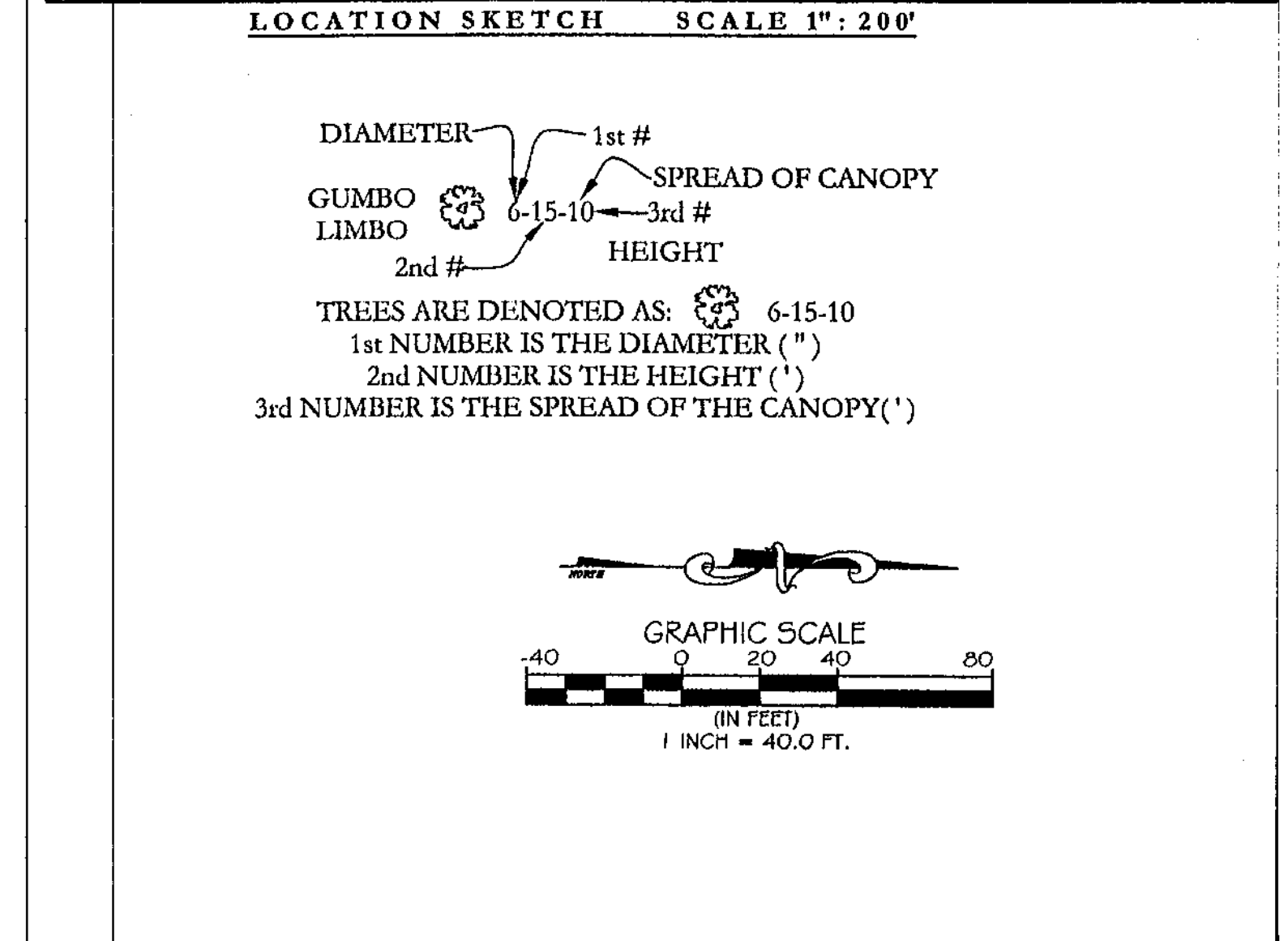
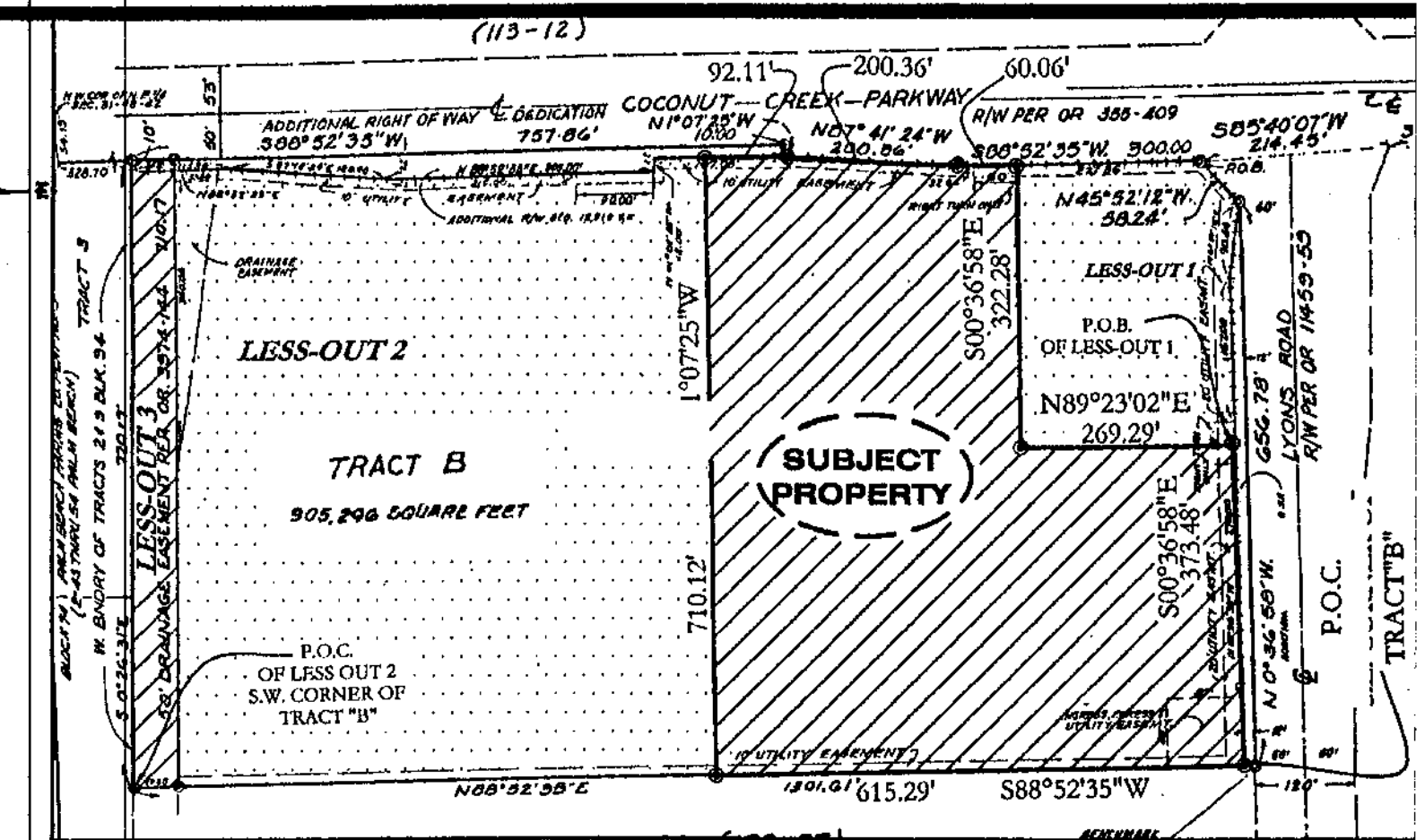
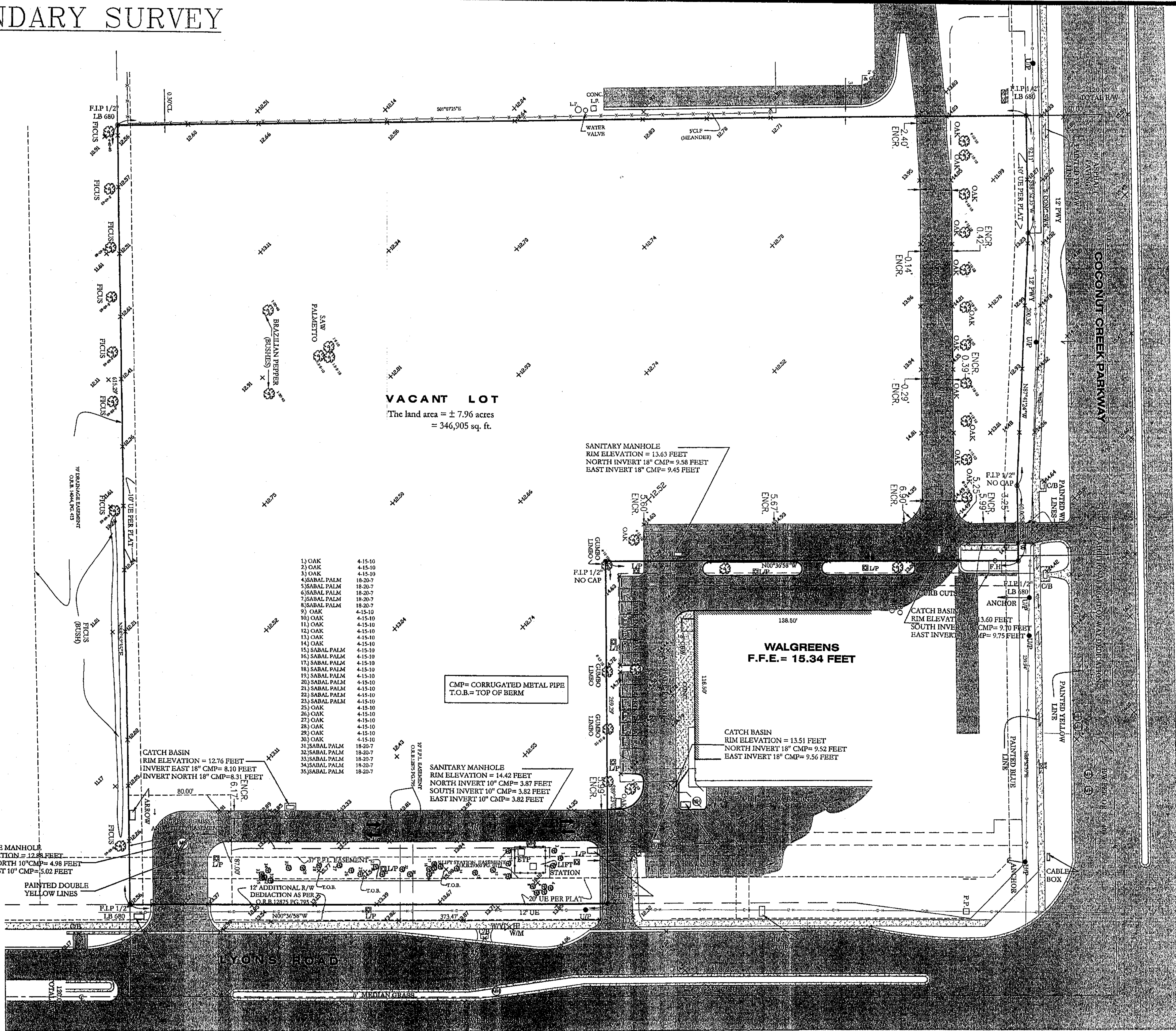


# BOUNDARY SURVEY



**LEGAL DESCRIPTION**

Tract B of the "THE HALE PLAT", according to the plat thereof as recorded in Plat Book 137 at Page 16 of the Public Records of Broward County, Florida, less the following described portions of Tract B of "THE HALE PLAT":

**Less-Out 1**  
Commence at the Southeast corner of Tract B; Thence run North 00 Degrees 36 Minutes 58 Seconds West along the East line of said Tract B for a distance of 373.48 Feet to the Point of Beginning; Thence run South 89 Degrees 23 Minutes 02 Seconds West for a distance of 269.29 Feet to a Point on the South North 00 Degrees 36 Minutes 58 Seconds West for a distance of 302.29 Feet to a Point on the South Right-of-Way line of Coconut Creek Parkway; Thence run North 88 Degrees 52 Minutes 35 Seconds East along the said South Right-of-Way line of Coconut Creek Parkway for a distance of 239.94 Feet to a point; Thence run South 45 Degrees 52 Minutes 12 Seconds East for a distance of 58.24 Feet to a Point on the West Right-of-Way line of Lyons Road; Thence run South 06 Degrees 59 Minutes 16 Seconds West along said West Right-of-Way line of Lyons Road for a distance of 90.69 Feet to a Point; Thence run South 00 Degrees 36 Minutes 58 Seconds East along said West Right-of-Way line of Lyons Road for a distance of 193.52 Feet to the Point of Beginning.

**Less-Out 2**  
A portion of Tract "B" of "THE HALE PLAT", according to the plat thereof as recorded in Plat Book 137, Page 16 of the Public Records of Broward County, Florida, being more particularly described as follows: Commence at the Southwest corner of said Tract "B"; Thence along the South line of said Tract "B" (bearing) 50.00 Feet to a line parallel with and 50.00 Feet East of the West line of said Tract "B"; and the Point of Beginning; Thence along said parallel line North 00°26'31" West, 710.17 Feet to the North line of said Tract "B"; Thence along said North line for the following five (5) courses: (1) North 88°52'35" East 65.90 Feet; (2) South 47°18'34" East, 180.40 Feet; (3) North 88°52'35" East, 305.00 Feet; (4) North 01°07'25" West, 12.00 Feet; (5) North 88°52'35" East 64.97 Feet; Thence South 01°07'25" East, 710.12 Feet to the South line of said Tract "B"; Thence along said North line, South 88°52'35" West, 624.32 Feet to the Point of Beginning.

**Less-Out 3**  
The West 50.00 feet of Tract "B" of "THE HALE PLAT", according to the plat thereof as recorded in Plat Book 137, Page 16 of the Public Records of Broward County, Florida,

**SURVEYOR'S NOTE:**

- PAINTED YELLOW LINES DENOTE GAS LINES.
- PAINTED BLUE LINES DENOTE WATER LINES.
- PAINTED WHITE LINES DENOTE F.P.L. PLANNED EXCAVATION.

C.R.B. 12875, PG. 795 Florida Power and Light Company Easement shown on the East side of Survey.  
C.R.B. 14044, Pg. 405 Grant of Easement Exhibit- A lies 778.0 Feet East of the Subject Property, Exhibit-B covers all of the Subject Property, Exhibit-C lies South of and adjacent to the Subject Property. And Exhibit- D lies south of and East of the Subject Property.  
C.R.B. 14044, PG. 413 70.00 foot Drainage Easement lies South and adjacent to the Subject Property and shown on Survey.  
C.R.B. 16055, PG. 0639, affects the Subject Property; a Blanket Agreement covers the entire property.  
C.R.B. 12235, PG. 956 affects the Subject Property; a Blanket Agreement covers the entire property.  
C.R.B. 20364, PG. 172 24 Foot Access Easement shown on the North and South side of the Survey.  
C.R.B. 31760, PG. 96 Sidewalk Easement does not affect the subject property.  
C.R.B. 34145, PG. 1891 Does not affect the subject property.

**Nova Surveyors Inc.** SURVEY No. 03-5633  
LAND SURVEYORS SHEET No. 1 OF 1

PROPERTY ADDRESS:  
4800 COCONUT CREEK PARKWAY  
COCONUT CREEK, FL

LEGAL NOTES TO ACCOMPANY SURVEY SURVEYOR'S EXAMINATION OF THE RECORDS OF THIS SURVEY SHALL BE MADE TO DETERMINE REQUIRED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY, THE SURVEY WORK, PERFORMED IN THE FIELD, SHOULD BE DRAWN AT THE SCALE AND IN THE MANNER PROVIDED BY THE SURVEYOR'S PROFESSIONAL SEAL AND NOT TO SCALE, EXCEPT AS SHOWN FOR PLAT BOOK, UNLESS OTHERWISE SHOWN.

**ABBREVIATION AND MEANING**

A= ARC	C.S.= CONCRETE SLAB	D.A.= DEGREE	P.O.C.= POINT OF COMPENSATION CURVE	R.= RADIUS POINT
A/C= AIR CONDITIONER PAD	D.E.= DRAINAGE EASEMENT	D.A.L.= DRAINAGE MAINTENANCE EASEMENT	P.O.S.= POINT OF SIGHT	R.C.= RADIUS CURVE
A.E.= ANCHOR EASEMENT	D.M.= DRAINAGE MAINTENANCE EASEMENT	D.A.L.= DRAINAGE MAINTENANCE EASEMENT	P.O.T.= POINT OF TANGENCY	R.F.= RADIUS FENCE
A.L.= ALUMINUM ROD	D.S.= DRIVEWAY	D.E.= DEGREE	P.O.B.= POINT OF BEGINNING	R.M.= ROAD MARK
A.M.= ALUMINUM BRICK	D.S.= DRIVEWAY	D.E.= DEGREE	P.O.C.= POINT OF COMPENSATION CURVE	R.P.= ROAD POINT
A.C.= ALUMINUM CORNER	E.T.P.= ELECTRIC TRANSFORMER PAD	D.S.= DRIVEWAY	P.O.S.= POINT OF SIGHT	R.S.= ROAD SIGN
A.P.= ALUMINUM PIPE	D.P.S.= DRAINAGE POINT	D.S.= DRIVEWAY	P.O.T.= POINT OF TANGENCY	R.T.= ROAD TIE
A.S.= ALUMINUM SIGN	D.P.S.= DRAINAGE POINT	D.S.= DRIVEWAY	P.O.C.= POINT OF COMPENSATION CURVE	R.U.= ROAD UTILITY
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A.M.= ALUMINUM BRICK	D.P.S.= DRAINAGE POINT	D.S.= DRIVEWAY	P.O.C.= POINT OF COMPENSATION CURVE	R.U.= ROAD UTILITY
A.P.= ALUMINUM PIPE	D.P.S.= DRAINAGE POINT	D.S.= DRIVEWAY	P.O.S.= POINT OF SIGHT	R.W.= ROAD WIDTH
A.S.= ALUMINUM SIGN	D.P.S.= DRAINAGE POINT	D.S.= DRIVEWAY	P.O.T.= POINT OF TANGENCY	R.Y.= ROAD YIELD
A.C.= ALUMINUM CORNER	D.P.S.= DRAINAGE POINT	D.S.= DRIVEWAY	P.O.C.= POINT OF COMPENSATION CURVE	R.Z.= ROAD ZONE
A.L.= ALUMINUM ROD	D.P.S.= DRAINAGE POINT	D.S.= DRIVEWAY	P.O.S.= POINT OF SIGHT	R.S.= ROAD SIGN
A.M.= ALUMINUM BRICK	D.P.S.= DRAINAGE POINT	D.S.= DRIVEWAY	P.O.T.= POINT OF TANGENCY	R.T.= ROAD TIE
A.P.= ALUMINUM PIPE	D.P.S.= DRAINAGE POINT	D.S.= DRIVEWAY	P.O.C.= POINT OF COMPENSATION CURVE	R.U.= ROAD UTILITY
A.S.= ALUMINUM SIGN	D.P.S.= DRAINAGE POINT	D.S.= DRIVEWAY	P.O.S.= POINT OF SIGHT	R.W.= ROAD WIDTH
A.C.= ALUMINUM CORNER	D.P.S.= DRAINAGE POINT	D.S.= DRIVEWAY	P.O.T.= POINT OF TANGENCY	R.Y.= ROAD YIELD
A.L.= ALUMINUM ROD	D.P.S.= DRAINAGE POINT	D.S.= DRIVEWAY	P.O.C.= POINT OF COMPENSATION CURVE	R.Z.= ROAD ZONE
A.M.= ALUMINUM BRICK	D.P.S.= DRAINAGE POINT	D.S.= DRIVEWAY	P.O.S.= POINT OF SIGHT	R.S.= ROAD SIGN
A.P.= ALUMINUM PIPE	D.P.S.= DRAINAGE POINT	D.S.= DRIVEWAY	P.O.T.= POINT OF TANGENCY	R.T.= ROAD TIE
A.S.= ALUMINUM SIGN	D.P.S.= DRAINAGE POINT	D.S.= DRIVEWAY	P.O.C.= POINT OF COMPENSATION CURVE	R.U.= ROAD UTILITY
A.C.= ALUMINUM CORNER	D.P.S.= DRAINAGE POINT	D.S.= DRIVEWAY	P.O.S.= POINT OF SIGHT	R.W.= ROAD WIDTH
A.L.= ALUMINUM ROD	D.P.S.= DRAINAGE POINT	D.S.= DRIVEWAY	P.O.T.= POINT OF TANGENCY	R.Y.= ROAD YIELD
A.M.= ALUMINUM BRICK	D.P.S.= DRAINAGE POINT	D.S.= DRIVEWAY	P.O.C.= POINT OF COMPENSATION CURVE	R.Z.= ROAD ZONE
A.P.= ALUMINUM PIPE	D.P.S.= DRAINAGE POINT	D.S.= DRIVEWAY	P.O.S.= POINT OF SIGHT	R.S.= ROAD SIGN
A.S.= ALUMINUM SIGN	D.P.S.= DRAINAGE POINT	D.S.= DRIVEWAY	P.O.T.= POINT OF TANGENCY	R.T.= ROAD TIE
A.C.= ALUMINUM CORNER	D.P.S.= DRAINAGE POINT	D.S.= DRIVEWAY	P.O.C.= POINT OF COMPENSATION CURVE	R.U.= ROAD UTILITY
A.L.= ALUMINUM ROD	D.P.S.= DRAINAGE POINT	D.S.= DRIVEWAY	P.O.S.= POINT OF SIGHT	R.W.= ROAD WIDTH
A.M.= ALUMINUM BRICK	D.P.S.= DRAINAGE POINT	D.S.= DRIVEWAY	P.O.T.= POINT OF TANGENCY	R.Y.= ROAD YIELD
A.P.= ALUMINUM PIPE	D.P.S.= DRAINAGE POINT	D.S.= DRIVEWAY	P.O.C.= POINT OF COMPENSATION CURVE	R.Z.= ROAD ZONE
A.S.= ALUMINUM SIGN	D.P.S.= DRAINAGE POINT	D.S.= DRIVEWAY	P.O.S.= POINT OF SIGHT	R.S.= ROAD SIGN
A.C.= ALUMINUM CORNER	D.P.S.= DRAINAGE POINT	D.S.= DRIVEWAY	P.O.T.= POINT OF TANGENCY	R.T.= ROAD TIE
A.L.= ALUMINUM ROD	D.P.S.= DRAINAGE POINT	D.S.= DRIVEWAY	P.O.C.= POINT OF COMPENSATION CURVE	R.U.= ROAD UTILITY
A.M.= ALUMINUM BRICK	D.P.S.= DRAINAGE POINT	D.S.= DRIVEWAY	P.O.S.= POINT OF SIGHT	R.W.= ROAD WIDTH
A.P.= ALUMINUM PIPE	D.P.S.= DRAINAGE POINT	D.S.= DRIVEWAY	P.O.T.= POINT OF TANGENCY	R.Y.= ROAD YIELD
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A.C.= ALUMINUM CORNER	D.P.S.= DRAINAGE POINT	D.S.= DRIVEWAY	P.O.S.= POINT OF SIGHT	R.S.= ROAD SIGN
A.L.= ALUMINUM ROD	D.P.S.= DRAINAGE POINT	D.S.= DRIVEWAY	P.O.T.= POINT OF TANGENCY	