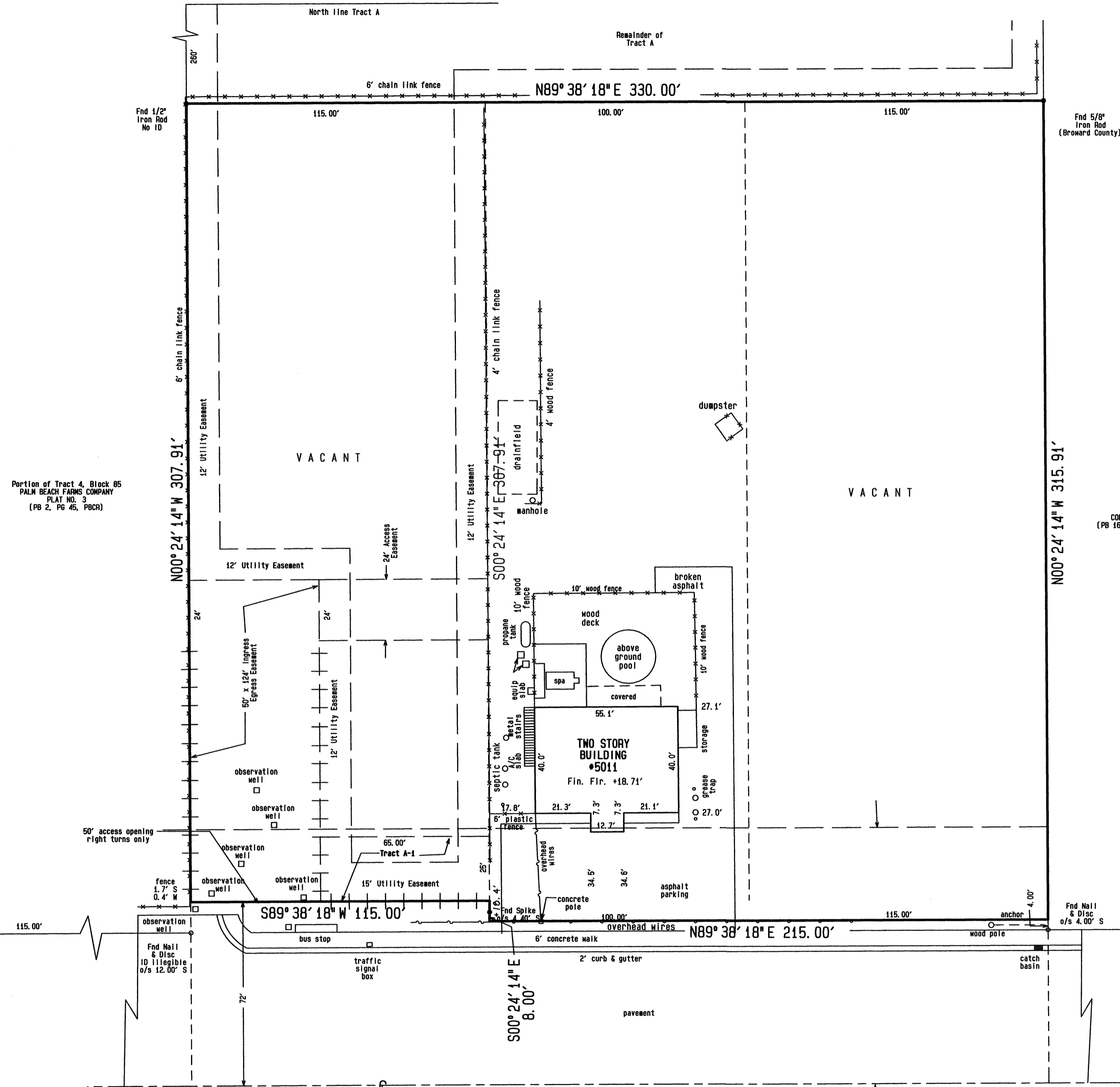
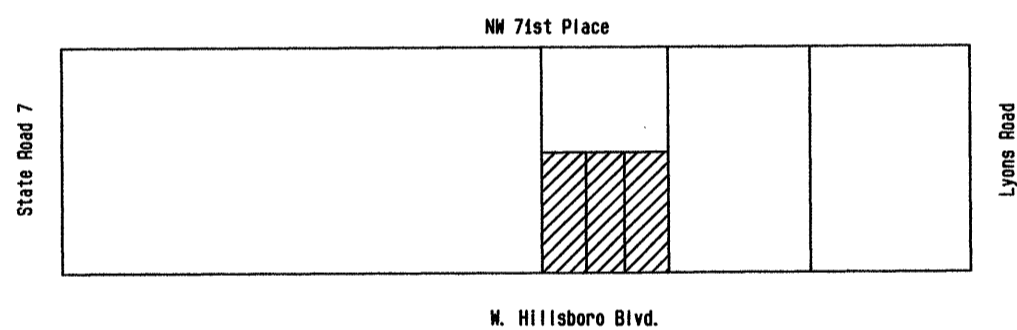


SKETCH OF BOUNDARY SURVEY



LEGAL DESCRIPTION:
 The East 100 feet of the West 215 feet, excepting therefrom the North 280 feet of the West 1/2 of Tract 3, in Block 85, of PALM BEACH FARMS COMPANY'S PLAT NO. 3, according to the map or plat thereof, as recorded in Plat Book 2, Page 45 of the Public Records of Palm Beach County, Florida, Less the South 60 feet thereof.
 AND
 The East 115 feet, less the North 280 feet of the West 1/2 of Tract 3, Block 85, PALM BEACH FARMS COMPANY'S 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, Less the South 60 feet thereof. Said lands situate, lying and being in the City of Coconut Creek, Broward County, Florida.
 AND
 Tract A-1 Buffer together with Tract "A" according to the plat of "JANIS PLAT", as recorded in Plat Book 174, Page 18 of the Public Records of Broward County, Florida, less and except the North 260 feet of said Tract "A". Said lands situate, lying and being in the City of Coconut Creek, Broward County, Florida.



Portion of Tract 4, Block 85
 PALM BEACH FARMS COMPANY
 PLAT NO. 3
 (PB 2, PG 45, PBCR)

Parcel A
 CORRIGAN PLAT
 (PB 160, PG 15, BCR)

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Micki P. Dulatch
 MIKKI P. DULATCH
 PROFESSIONAL SURVEYOR MAPPER #5853
 STATE OF FLORIDA
 DATE: 9/25/19

FILENAME: JP-A
 SCALE: 1" = 30'

- NOTES:
1. THIS SURVEY REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE ABOVE RECORDED PLAT. THE SUBJECT PROPERTY HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED FOR OTHER EASEMENTS OR RIGHT-OF-WAY.
 2. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF W. HILLSBORO BLVD.; N 89°38'18" E PER PB 174, PG 18, BCR
 3. ELEVATION SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
 4. SUBSURFACE FEATURES NOT LOCATED.
 5. OWNERSHIP OF FENCES/WALLS NOT DETERMINED.

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

- LEGEND:
- Δ = CENTRAL ANGLE (DELTA)
 - A = ARC LENGTH
 - A/C = AIR CONDITIONER
 - BCR = BROWARD COUNTY RECORDS
 - BM = BENCHMARK
 - C = CENTERLINE
 - (C) = CALCULATED
 - (D) = DEED
 - FND = FOUND
 - FPL = FLORIDA POWER & LIGHT
 - H = HANDICAP PARKING SPACE
 - O/S = OFFSET
 - (P) = PLAT
 - PB = PLAT BOOK
 - P.C. = POINT OF CURVATURE
 - PG = PAGE
 - PGB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - R = RADIUS
 - R/W = RIGHT-OF-WAY
 - SF = SQUARE FEET
 - = NON-VEHICULAR ACCESS LINE

1909037	Update Survey	9/23/2019
REVISIONS	DATE	FOR: KLEMON
		DATE: 6/10/2017 NO. 1706002 F.B. 116-40

DENI LAND SURVEYORS, INC. LB #7281
 1991 NW 35th AVENUE, COCONUT CREEK, FL 33066 (954)973-7966 FAX (954)979-0343
 LAND SURVEYS ◊ SUBDIVISIONS ◊ CONSTRUCTION SURVEYS