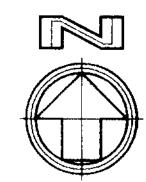
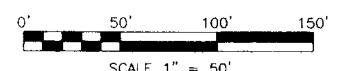
5150 HILLSBORO CARNAHAN · PROCTOR · CROSS, INC. CONSULTING ENGINEERS SURVEYORS PLANNERS 6101 WEST ATLANTIC BOULEVARD, MARGATE, FLORIDA 33063 PHONE: 954-972-3959 FAX: 954-972-4178 A REPLAT OF A PORTION OF TRACT 16, BLOCK 85, THE PALM BEACH FARMS COMPANY PLAT NO. 3 JUNE 2006 (PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA -- P.O.C. N.W. CORNER SECTION 6-48-42 DESTROYED DURING CONSTRUCTION CALCULATED POSITION BASED ON RECORDED TIES SHOWN ON FIRST BAPTIST CHURCH AT HILLSBORO (P.B. 176, PG. 123, B.C.R.) TRACT 5 TRACT 4 BLOCK 85 THE PAUM BEACH FARMS COMPANY PLAT NO. 3 (P.B. ?, ₩6. 45 54, ₽.B.C.R.) - 12' R/W (O.R.B. 22028, PG. 941, B.C.R.) 7' R/W (O.R.B. 22178, PG. 423, B.C.R.) SECTION 86120 2508 SHEET 4 OF 19 (LAST DATE 2+02-01) BASELINE OF SURVEY & CENTERLINE OF CONSTRUCTION HILLSBORO BOULEVARD (STATE ROAD NO. 810) BASELINE N89'38'14"E 2510.15' (D) N. LINE TRACT 16 N89°35'28"E 330.02 N89'35'28"E 2179.66' (CALCULATED) R/W PER F.D.O.T MAINTENANCE MAP (R/W M.B. 10, PG. 26, B.C.R.) R/W (O.R.B. 22708, PG. 469, B.C.R.) 60' R/W (O.R.B. 6068, PG. 339, B.C.R. R/W PARCEL 123 (0.R.B. 22693, PG.380, B.C.R.) N89°37'16"E 309.02 TRACT B *N88'35'41"E 1020.21 N89°37'16"E 189.96' **TABULAR DATA TRACT "B1"** 13,748 SF N89°37'16"E 182.82" FOUND 4" SQUARE CONC. — 3.799 ACRES 165,503 SF TRACT "A" N.E. CORNER PARCEL B S45°23'59"E MONUMENT W/ BRASS DISC "HILLSBORO PLAT" 13,748 SF TRACT 'B1' 0.316 ACRES 28.82 STAMPED LB3591 OFFSET 4.00 S. 10,246 SF FOUND 4"X4" 0.235 ACRES TRACT "B2" OF NE CORNER OF FIRST BAPTIST CONC. MONUMENT 8.364 SF 0.192 ACRES **RAW DEDICATION** CHURCH AT HILLSBORO W/ MARL & DISC 197.861 SF 4.542 ACRES TOTAL STAMPED LB 6851 B.M. FL. = 17.83 N89'37'16"E N89'38'14"E 2510.15' (D) BASELINE _____S. EXISTING R/W LINE TRACT "A" N89'38'14"E 329.15' (D) 165,503 SF N89'37'16"E 330.02' FOUND 4" SQUARE CONC. S00°25'19"E 57.00' (D)-MONUMENT W/ BRASS DISC LLSBORD F PGS. 108-S00°25'13"E STAMPED LB3591 AT SE CORNER S89'38'14"W 308.12' (D) FIRST BAPTIST CHURCH N89'37'16"E 309.02' N00°25 AT HILLSBORO N45°25'44"W 29.73' (D)-S45'23'59"E 29.71' 5' S.W.F. ---S89*34'47"W LEGEND SET P.R.M. - 4" DIAMETER X 24" LENGTH CONCRETE MONUMENT W/ BRASS CAP STAMPED LB2936 DESCRIPTION (UNLESS OTHERWISE NOTED) DETAIL NON-VEHICULAR ACCESS LINE NOT TO SCALE **ABBREVIATIONS** FOUND 4"X4" - ---CONC. MONUMENT B.C.R. = BROWARD COUNTY RECORDS W/ NAIL & DISC 8.M. = BENCH MARK B.M. EL.≔ STAMPED LB 6851 CONC. = CONCRETE 16.28 = DESCRIPTION \$89*35'54"W 310.02' ELEV. = ELEVATION 20.00' TRACT "B2" 10,246 SF F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION TRACT LB3 \$89°35'54"W 330.02' F.P.L. = FLORIDA POWER & LIGHT COMPANY 15.00 (P.B. 176, PGS. 123 & 124, B.C.R.) = LICENSED BUSINESS --- S. LINE TRACT 16 O.R.B. = OFFICIAL RECORDS BOOK PLAT LIMITS S89°35'54"W 330.02' M.B. = MAP BOOK (P.B. 2, PG. 45-54, P.B.C.R.) (P.B. 2, PG. 45-54, P.B.C.R.) N.W. 69TH STREET P.B. = PLAT BOOK P.B.C.R. = PALM BEACH COUNTRY RECORDS (P.B. 153, PG. 45, B.C.R.) P.R.M. = PERMANENT REFERENCE MONUMENT 12 U.E. = PAGE(S) TRACT 34 TRACT 3. = RIGHT-OF-WAY - FOUND 4" DIAMETER CONC. = SQUARE FEET MONUMENT W/ PK NAIL & = STATE ROAD 30, WASHER LB6984 AT MOST THE PALM BEACH FARMS COMPANY PLAT NO. S.W.E. = SIDEWALK EASEMENT NORTHERLY NW CORNER OF (P.B. Z, PG 45 54, P.B.C.R.) U.E. = UTILITY EASEMENT PARCEL "A" PARCEL "A" LYONS CORPORATE PARK

SHEET 2 OF 2

CFN #107050674 Page2 of 2





SURVEYOR'S NOTES

- 1. BENCHMARK ELEVATIONS (B.M. ELEV.) ARE LOCATED ON TOP OF PERMANENT REFERENCE MONUMENTS.
- 2. BENCHMARK ORIGIN BROWARD COUNTY ENGINEERING BENCHMARK #2969, "X" CUT AT THE INTERSECTION OF HILLSBORD BOULEVARD (STATE ROAD NO. 810 AND STATE ROAD NO. 7. "X" CUT IS IN THE WEST BULL NOSE. ELEVATION: 14.04 FEET, NATIONAL GEODETIC VERTICAL DATUM OF 1929
- 3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF TRACT B, FIRST BAPTIST CHURCH AT HILLSBORO (P.B.176, PG. 123-124, B.C.R.) HAVING A BEARING OF SOUTH 00°25'02" EAST, ACCORDING TO SAID PLAT.
- 4. THIS PLAT IS RESTRICTED TO 75,000 SQUARE OF OFFICE USE. BANKS AND COMMERCIAL/RETAIL USE ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OF OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- 5. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 6. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY JANUARY 23, 2012, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR
- 7. IF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY JANUARY 23, 2012, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
- 8. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

(A.B. 163, PG. 45, B.C.R.)