

SAWGRASS EXCHANGE PLAT

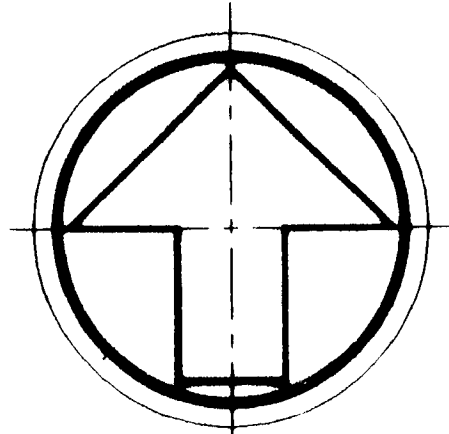
A REPLAT OF A PORTION OF TRACTS 1,2,3,4,5,6,7,21,22,23,24
28,29,30 & 31 AND ALL OF TRACTS 18,19 AND 20, BLOCK 86
AND A PORTION OF VACATED RIGHT-OF-WAY
BETWEEN SAID TRACTS 18 THROUGH 21 AND SAID TRACTS
28 THROUGH 31, PALM BEACH FARMS COMPANY PLAT NO.3
(PB 2, PGS 45-54, PBCR), AND THE VACATED RIGHT-OF-WAY BETWEEN
SAID TRACTS 6 AND 7, BLOCK 86 AND REGENCY LAKES AT COCONUT
CREEK (PB 157, PG 23, BCR), TOGETHER WITH A PORTION OF TRACTS 102 AND 103
BLOCK 85, PALM BEACH FARMS COMPANY PLAT NO.3 (PB 2, PGS 45-54,
PBCR), SECTIONS 6 AND 7, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
COCONUT CREEK, BROWARD COUNTY, FLORIDA.

PREPARED BY:
MICHAEL D. ROSE, PSM

SDA SHAH DROTOS & ASSOCIATES ENGINEERING SURVEYING PLANNING

1865 W. Commercial Blvd. • Suite 190 • Ft. Lauderdale, FL 33309
PH: 954-776-7604 • FAX: 954-776-7608

MARCH 1996



Scale 1" = 100 ft

SURVEY NOTES:

1. (P.R.M.) INDICATES PERMANENT REFERENCE MONUMENT.
 2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC SURVEY TRANSVERSE MERCATOR, FLORIDA EAST ZONE, GRID NORTH, AS SHOWN ON THE RIGHT-OF-WAY MAPS OF THE SAWGRASS EXPRESSWAY, AND ARE ASSUMED.
 3. BENCHMARK DESCRIPTION: BROWARD COUNTY BENCHMARK NO. 2428, RAILROAD SPIKE IN ASPHALT ENTRANCE TO TRAILER PARK, 107' +/- NORTH OF THE CENTERLINE OF JOHNSON ROAD, 61' +/- EAST OF THE CENTERLINE OF LYONS ROAD. ELEVATION = 15.880'.
 4. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 6. GROSS AREA OF PLATTED LANDS TOTALS 3,372,636.68 SQUARE FEET/77.425 ACRES.
 7. THIS PLAT IS RESTRICTED AS FOLLOWS: PARCEL "D"-102 SINGLE FAMILY UNITS, PARCEL "C"-180 GARDEN APARTMENTS, PARCELS "A" & "B"-317,000 SQUARE FEET OF COMMERCIAL USE. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD 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 OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
8. ----- INDICATES NON-VEHICULAR ACCESS LINE
 9. B.M. ELEV. INDICATES BENCHMARK ELEVATION
 10. O.R.B. INDICATES OFFICIAL RECORDS BOOK
 11. PB-PG. INDICATES PLAT BOOK - PAGE
 12. B.C.R. INDICATES BROWARD COUNTY RECORDS
 13. P.B.C.R. INDICATES PALM BEACH COUNTY RECORDS
 14. F.P.L. INDICATES FLORIDA POWER AND LIGHT

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF BROWARD SS

KNOW ALL MEN BY THESE PRESENTS: THAT COLONIAL BANK, AN ALABAMA BANKING CORPORATION BY/KA STEPHENSON BANK, A FLORIDA BANKING CORPORATION, THE UNDERSIGNED, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON, AND DOES HEREBY JOIN IN DEDICATION BY THE OWNERS THEREOF, THE BELOW REFERENCED MORTGAGE IS RECORDED IN OFFICIAL RECORDS BOOK 25672, PAGE 94 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

IN WITNESS WHEREOF, COLONIAL BANK, AN ALABAMA BANKING CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS NAME AND ITS CORPORATE SEAL TO BE AFFIXED HEREON.

Michael D. Rose
WITNESS
(PRINTED NAME) MICHAEL D. ROSE

Patricia A. Easley
WITNESS
(PRINTED NAME) Patricia A. Easley

COLONIAL BANK
AN ALABAMA BANKING CORPORATION

BY: Michael P. Revil
(PRINTED NAME) MICHAEL P. REVIL
ITS: Vice President

MORTGAGEE'S ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27TH DAY OF APRIL, 1996 BY MICHAEL P. REVIL OF COLONIAL BANK, AN ALABAMA BANKING CORPORATION, ON BEHALF OF THAT BANK HE IS PERSONALLY KNOWN TO ME AND PRODUCED N/A AS IDENTIFICATION.

Courtney A. Winchester
(PRINTED NAME) Courtney A. Winchester
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: February 28, 2001

MORTGAGEE'S CONSENT (GENERAL ELECTRIC CAPITAL CORP.)	MORTGAGEE'S ACKNOWLEDGEMENT (NOTARY PUBLIC)	MORTGAGEE'S CONSENT	
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	