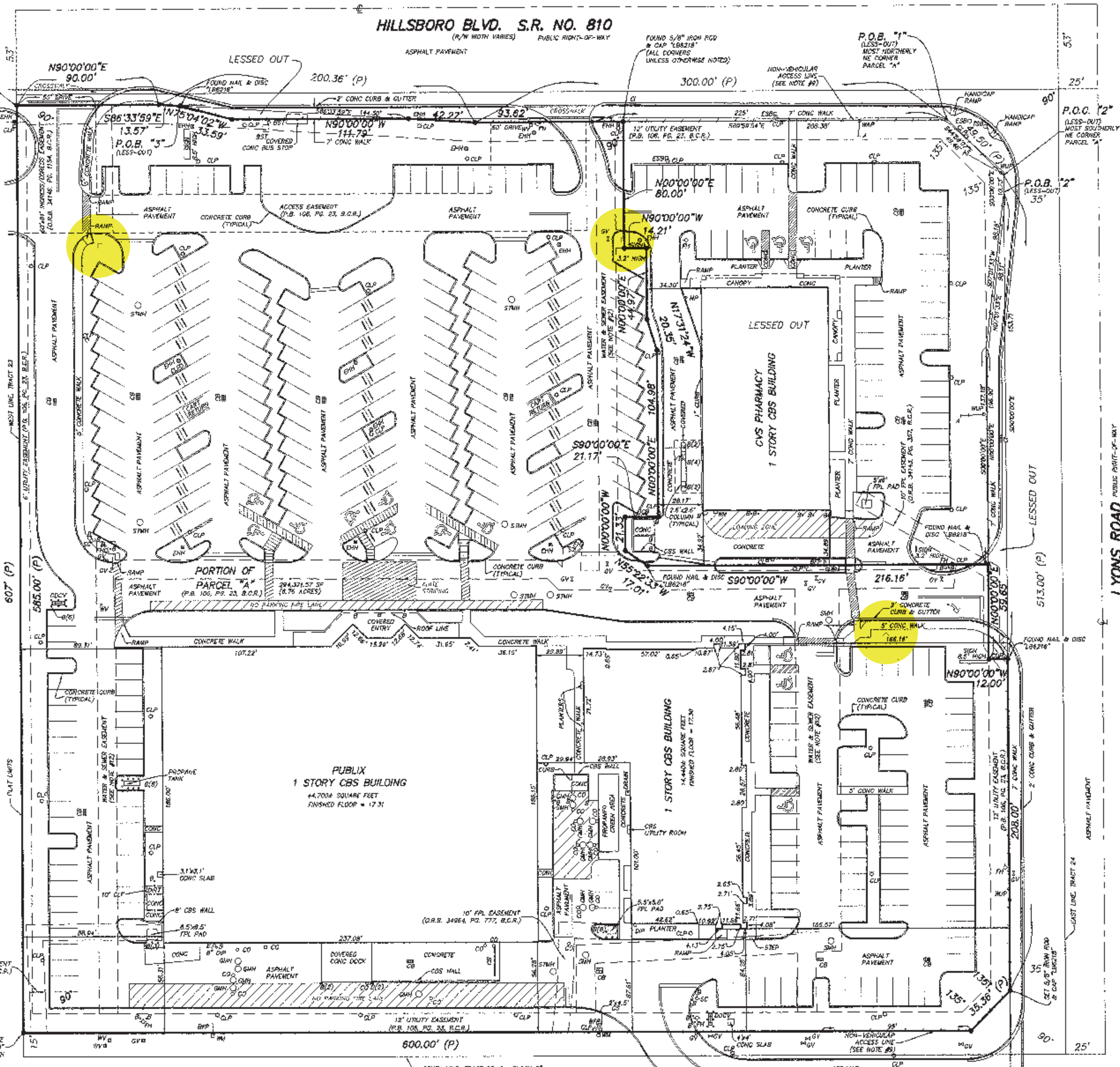




ADMINISTRATIVE APPROVAL 04-12-11
APPROVED



- LEGEND:**
- O.R.B. = OFFICIAL RECORDS BOOK
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - B.C.R. = BROWARD COUNTY RECORDS
 - E. = CENTERLINE
 - P.B. = PLAT BOOK
 - P.S. = PAGE
 - E.H. = ELECTRIC HANDHOLE
 - B.S. = BELL SOUTH TELEPHONE RISER
 - F.H. = FIRE HYDRANT
 - S. = SIAMEN CONNECTION
 - G.V. = GATE VALVE
 - D.D.C.V. = DOUBLE DETECTOR CHECK VALVE
 - S.M. = STORM MANHOLE
 - C.B. = CATCH BASIN
 - I.C.B. = IRRIGATION CONTROL BOX
 - S.M.H. = SANITARY MANHOLE
 - C.O.C. = CONCRETE
 - F.P. = TRANSFORMER PAD
 - C.L.F. = CHAIN LINK FENCE
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - G.M.H. = GREASE MANHOLE
 - C.O. = CLEANOUT
 - B.F.P. = BACK FLOW PREVENTOR
 - S. = SOLLARD
 - D.I.P. = DUCTILE IRON PIPE
 - W.U.P. = WOOD UTILITY POLE
 - C.U.P. = CONCRETE UTILITY POLE
 - C.I. = CURB INLET
 - C.L.P. = CONCRETE LIGHT POLE
 - E.S.B. = ELECTRIC SERVICE BOX
 - W.A.P. = WOOD ANCHOR POLE
 - A. = ANCHOR
 - T.S.B. = TRAFFIC SIGNAL BOX
 - V. = VALVE
 - W.M. = WATER METER
 - V.T. = VACUUM TUBE
 - M.P. = METAL POLE
 - R/W. = RIGHT-OF-WAY
 - S.F. = SQUARE FEET

LEGAL DESCRIPTION:

PARCEL 1-FEE ESTATE:

ALL OF PARCEL "A", OF "ADAMS REALTY COMPANY PLAT", RECORDED IN PLAT BOOK 106, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

BEGIN AT THE NORTHERMOST NORTHEAST CORNER OF PARCEL "A" OF SAID PLAT, THENCE SOUTH 44°58'07" EAST, A DISTANCE OF 49.46 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 10.71 FEET; THENCE SOUTH 07°01'33" WEST, A DISTANCE OF 98.18 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 137.18 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 216.16 FEET; THENCE NORTH 55°22'33" WEST, A DISTANCE OF 17.01 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 21.33 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 21.17 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 104.98 FEET; THENCE NORTH 17°31'24" WEST, A DISTANCE OF 20.35 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 44.97 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 14.21 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 07°01'33" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF HILLSBORO BOULEVARD AS RECORDED IN PLAT BOOK 106, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR A DISTANCE OF 206.38 FEET TO THE POINT OF BEGINNING.

AND ALSO LESS THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF PARCEL "A", ACCORDING TO THE PLAT OF "ADAMS REALTY COMPANY PLAT", AS RECORDED IN PLAT BOOK 106, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A"; (THE FOLLOWING 3 COURSES ARE ALONG THE NORTH LINE OF SAID PARCEL "A") THENCE NORTH 00°00'00" EAST 90.00 FEET; THENCE SOUTH 08°33'59" EAST 15.57 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTH 08°33'59" EAST 144.50 FEET; THENCE NORTH 00°00'00" WEST 111.79 FEET; THENCE NORTH 75°04'02" WEST 33.59 FEET TO THE POINT OF BEGINNING.

AND ALSO LESS THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF PARCEL "A", ACCORDING TO THE PLAT OF "ADAMS REALTY COMPANY PLAT", AS RECORDED IN PLAT BOOK 106, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY OF THE NORTHEAST CORNERS OF SAID PARCEL "A"; THENCE SOUTH 00°00'00" EAST ALONG THE EAST LINE OF SAID PARCEL "A", 10.73 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTH 00°00'00" EAST ALONG THE EAST LINE OF SAID PARCEL "A", 294.27 FEET; THENCE NORTH 00°00'00" WEST 12.00 FEET; THENCE NORTH 00°00'00" EAST 196.90 FEET; THENCE NORTH 07°01'33" EAST 98.11 FEET; TO THE POINT OF BEGINNING.

PARCEL 2-EASEMENT ESTATE-RETENTION AREA EASEMENT:

A NON-EXCLUSIVE EASEMENT CREATED BY STORMWATER RETENTION EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 32968, PAGE 1998, BROWARD COUNTY RECORDS, FOR DRAINAGE PURPOSES OVER A PORTION OF THE LAKE PORTION OF PARCEL "A" OF "COCONUT LAKES", RECORDED IN PLAT BOOK 105, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

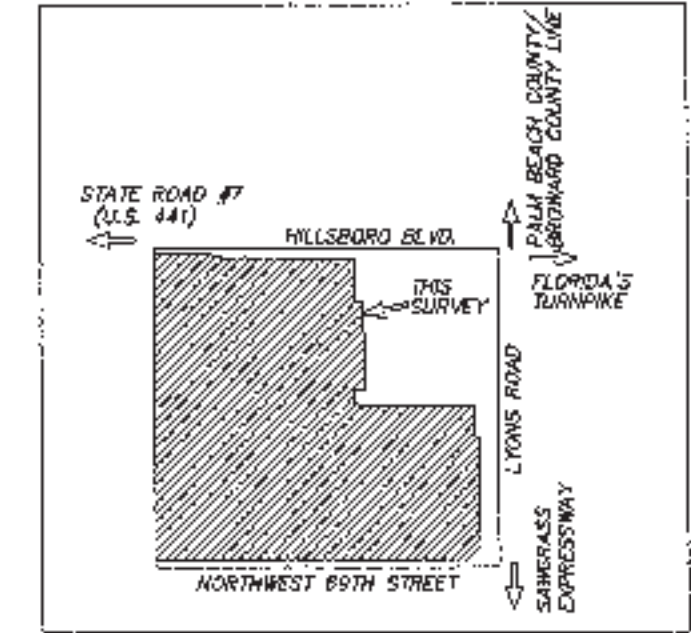
A PORTION OF PARCEL "A", "COCONUT LAKES" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 105, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING A CIRCLE HAVING A RADIUS OF 263.30 FEET AND A CIRCUMFERENCE OF 1654.37 FEET WHOSE RADIUS POINT LIES 600.00 FEET WEST OF THE EAST LINE OF SAID PARCEL "A" AND 717.30 FEET NORTH OF THE SOUTH LINE OF SAID PARCEL "A".

PARCEL 3-EASEMENT ESTATE:

A NON-EXCLUSIVE EASEMENT FOR IMPRESS AND EGRESS, UTILITY EASEMENTS AND STORM WATER DRAINAGE FOR THE BENEFIT OF PARCEL 1, AS CONTAINED IN THAT CERTAIN DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS AND GRANT OF EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 32968, PAGE 2023, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY CHICAGO TITLE INSURANCE COMPANY, TITLE NUMBER 300707198, DATED MAY 14, 2007 AT 11:00 PM.
- EASEMENTS AND DISTANCES "PER PLAT" SHOWN HEREON ARE RELATIVE TO "ADAMS REALTY COMPANY PLAT", RECORDED IN PLAT BOOK 106, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY.
- BENCHMARK REFERENCE: NORTHEAST CORNER OF "ENCORE SENIOR VILLAGE OF COCONUT CREEK" (P.B. 170, PG. 11, B.C.R.) ELEVATION: 17.50
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1928.
- UNDERGROUND FOUNDATIONS AND INSTALLATIONS WERE NOT LOCATED. ONLY SURFACE EVIDENCE OF SUBTERRANEAN USE IS SHOWN WHEN VISIBLE.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT OR THE CLIENT'S REPRESENTATIVE.
- TRAVERSE CONTROL POINTS WERE RECOVERED THAT WERE TIED TO ORIGINAL PLAT MONUMENTATION AND WERE USED TO SET MONUMENTATION SHOWN.
- NON-VEHICULAR ACCESS LINE ON SURVEY IS SHOWN AS AMENDED BY O.R.B. 34146, PG. 1142, B.C.R. PLATTED NON-VEHICULAR ACCESS LINE IS NOT SHOWN.
- TYPICAL REGULAR PARKING SPACE WIDTH IS 10'. TYPICAL HANDICAPPED PARKING SPACE WIDTH IS 12'. THERE ARE 284 REGULAR PARKING SPACES AT PUBLIX & 53 AT CVS PHARMACY. THERE ARE 11 HANDICAPPED PARKING SPACES AT PUBLIX & 3 AT CVS PHARMACY.
- ZONING: ZONE B-3 SETBACKS: FRONT - 25', SIDE - 20', REAR - 25' MAXIMUM HEIGHT: 36' OR 3 STORIES MAXIMUM FLOOR AREA RATIO: .5 SQUARE FEET FLOOR AREA TO 1 SQUARE FOOT NET AREA MAXIMUM BUILDING COVERAGE: 35% OF TOTAL LOT AREA
- THE DESCRIPTION FOR THE WATER & SEWER EASEMENT SHOWN HEREON WAS PREPARED BY OUR FIRM AT THE REQUEST OF THE GENERAL CONTRACTOR. RECORDING REFERENCE WAS NOT PROVIDED.



LOCATION MAP
NOT TO SCALE

ADDRESS:
4565 & 4760 W. HILLSBORO BOULEVARD
COCONUT CREEK, FL 33073

NATIONAL FLOOD INSURANCE PROGRAM

COMMUNITY PANEL No.:	120031 0105 F
F.L.R.M. INDEX DATE:	10-2-97
EFFECTIVE DATE:	8-18-92
ZONE:	X
BASE ELEVATION:	N/A

SURVEYOR'S CERTIFICATE:

TO:
WEST CREEK COMMONS OWNER CORP.
PP GLOBAL REAL ESTATE ADVISORS LLC, ITS SUCCESSORS AND ASSIGNS
PRUDENTIAL MORTGAGE COMPANY, LLC, ITS SUCCESSORS AND ASSIGNS
PUBLIX SUPER MARKETS, INC.
CHICAGO TITLE INSURANCE CORPORATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 9, 10 AND 11(a) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THE SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE SIGNED: _____
LAST DATE IN FIELD: _____

MITCHELL R. MALLORY
FLORIDA REGISTERED SURVEYOR & MAPPER
REGISTRATION NUMBER LS4951

REVISION	FB/PO	DWN	DATE	CHK.
SPOT SURVEY	167/37	LD	3-27-03	MRM
FINAL SURVEY	SKETCH	LD	4-22-03	MRM
ADD STRIPING	SKETCH	LD	5-9-03	MRM
ADD REVISED STRIPING	SKETCH	MR	6-4-03	MRM
UPDATE TO ALTA SURVEY	172/39	LD	6-26-03	MRM
UPDATE SURVEY	SKETCH	LD	12-22-03	MRM
REVERSE PER COMMENTS	172/39	LD	12-31-03	MRM
UPDATE SURVEY	236/47	LD	5-18-07	MRM

ALTA/ACSM LAND TITLE SURVEY
PORTION OF PARCEL "A"
ADAMS REALTY COMPANY PLAT
PLAT BOOK 106, PAGE 23, B.C.R.
COCONUT CREEK, BROWARD COUNTY, FLORIDA

DRAWN BY: LD
SHEET No.
1 of 1
PROJECT No. 0061

ABSOLUTE SURVEYING INC.
LAND SURVEYORS
215 GOLFVIEW BLVD.
DEERFIELD BEACH, FL 33442
(561) 421-1075
LICENSED BUSINESS NO. 186216

60'x81' INGRESS/EGRESS
(O.R.B. 34146, PG.

5' C

RAMP

ASPHALT
PAVEMENT

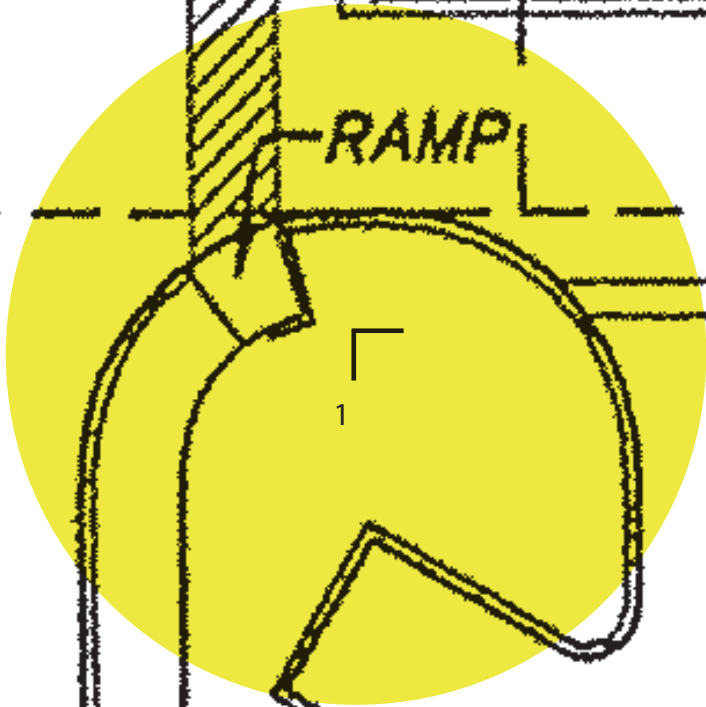
RAMP

CLP

CLP

EMENT

STMH



N00°00'00"E
80.00'

N90°00'00"W

14.21'

GV
X

2

SIGN

EHH

3.2' HIGH

FH

RAMP

34.30'

MP

N

CLP

EHH

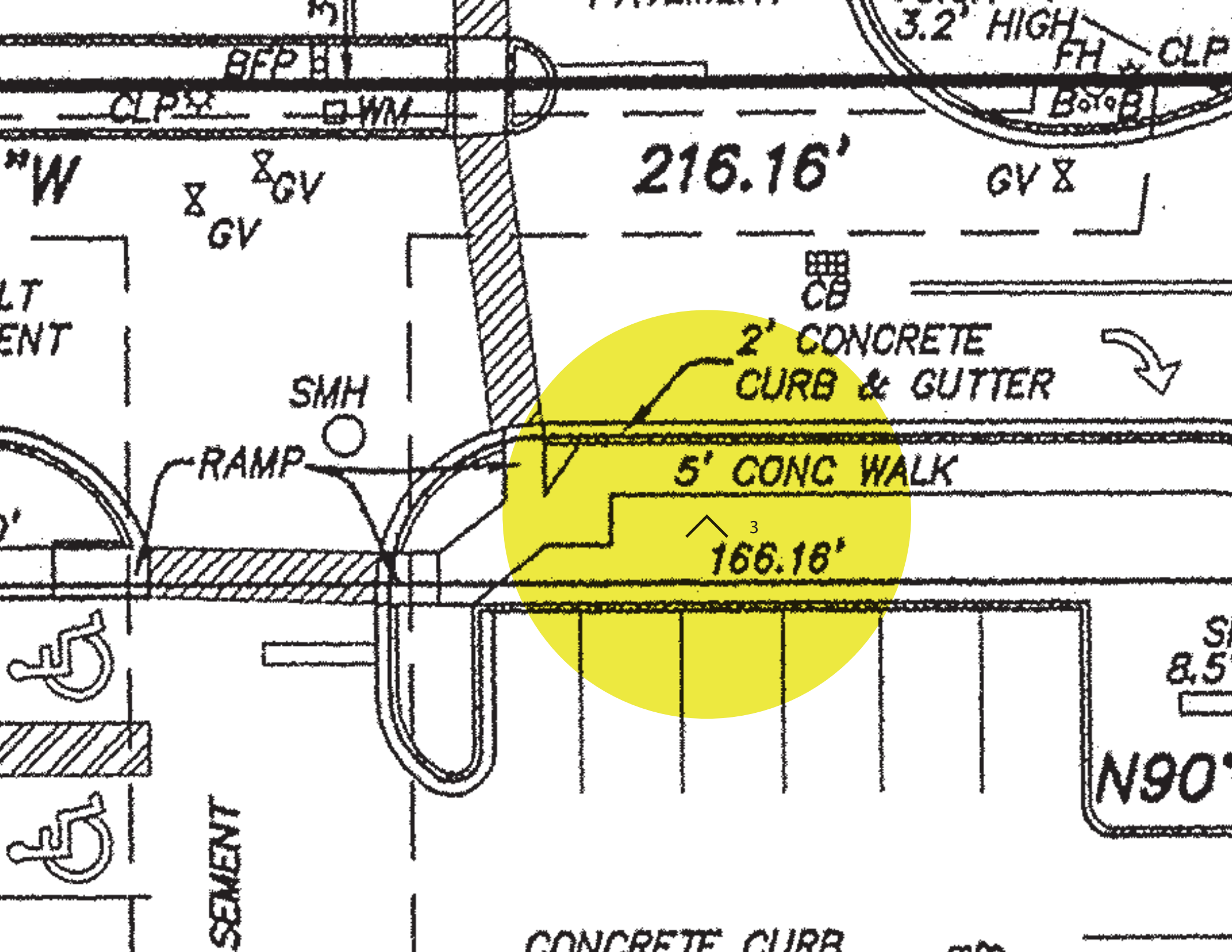
EHH

ER EASEMENT

(2)

00°00'E

4.97'



3.2' HIGH

FH CLP

Bx6B

BFP

CLP

WM

216.16'

GV

GV

CB

2' CONCRETE
CURB & GUTTER

SMH

RAMP

5' CONC WALK

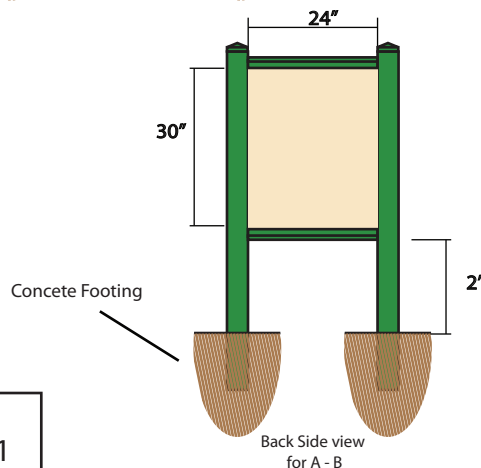
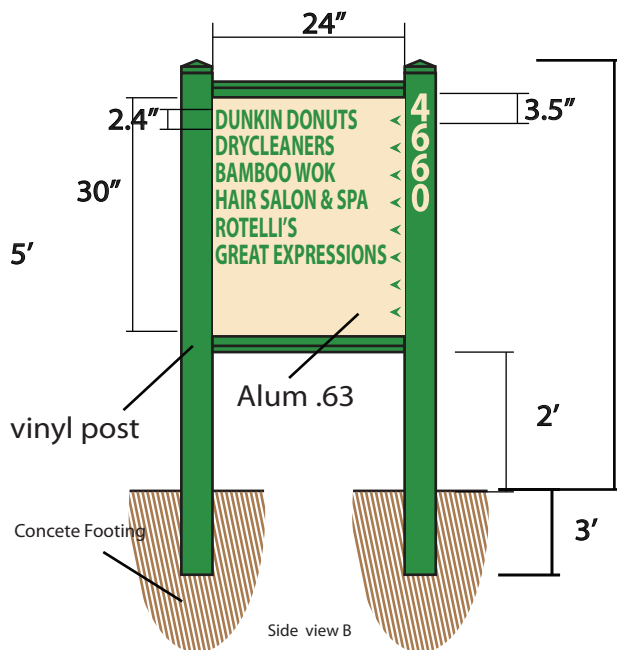
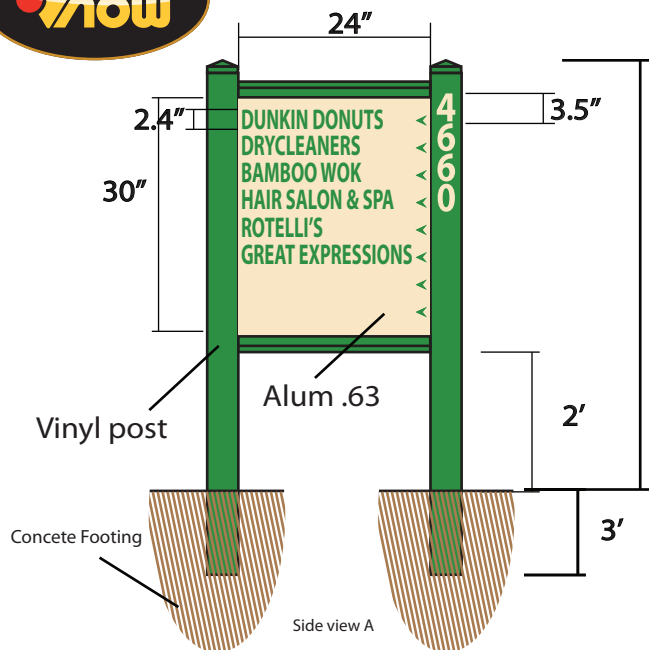
166.18'

8.5'

N90°

SEMENT

CONCRETE CURB



PANTONE COLORS FOR SIGN

PANTONE 356
post color



PANTONE 726 U
Alum color



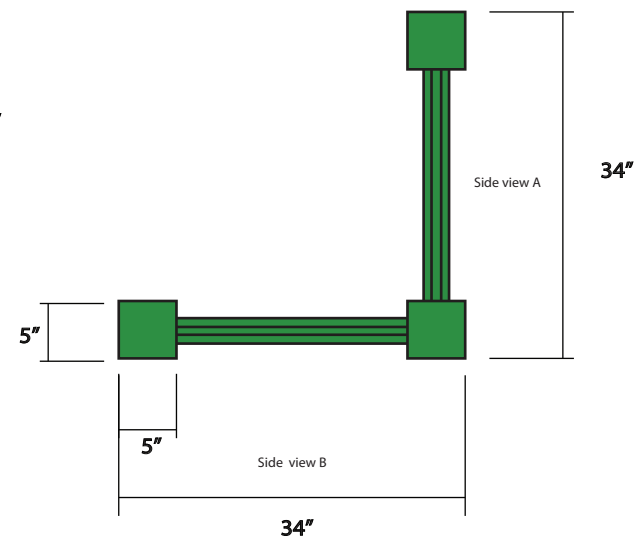
PANTONE 900-770-0
A9672-O
vinyl color



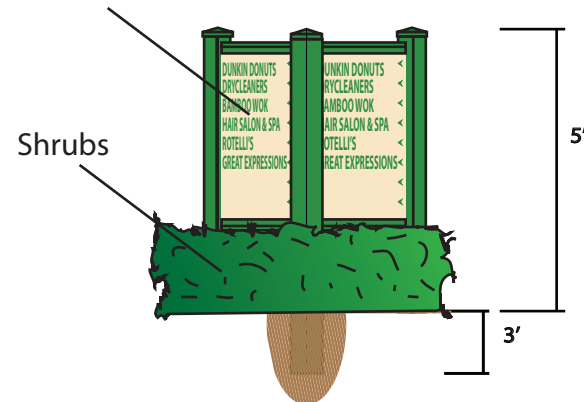
PANTONE UC900-920-O
A9220-O
vinyl numbers



This design complies with
2007 FBC ASCE 7-05 wind
speed 140 mph -146 exposure



Clear Acrylic face to protect sign



NOT TO SCALE

Wayfinding sign 1

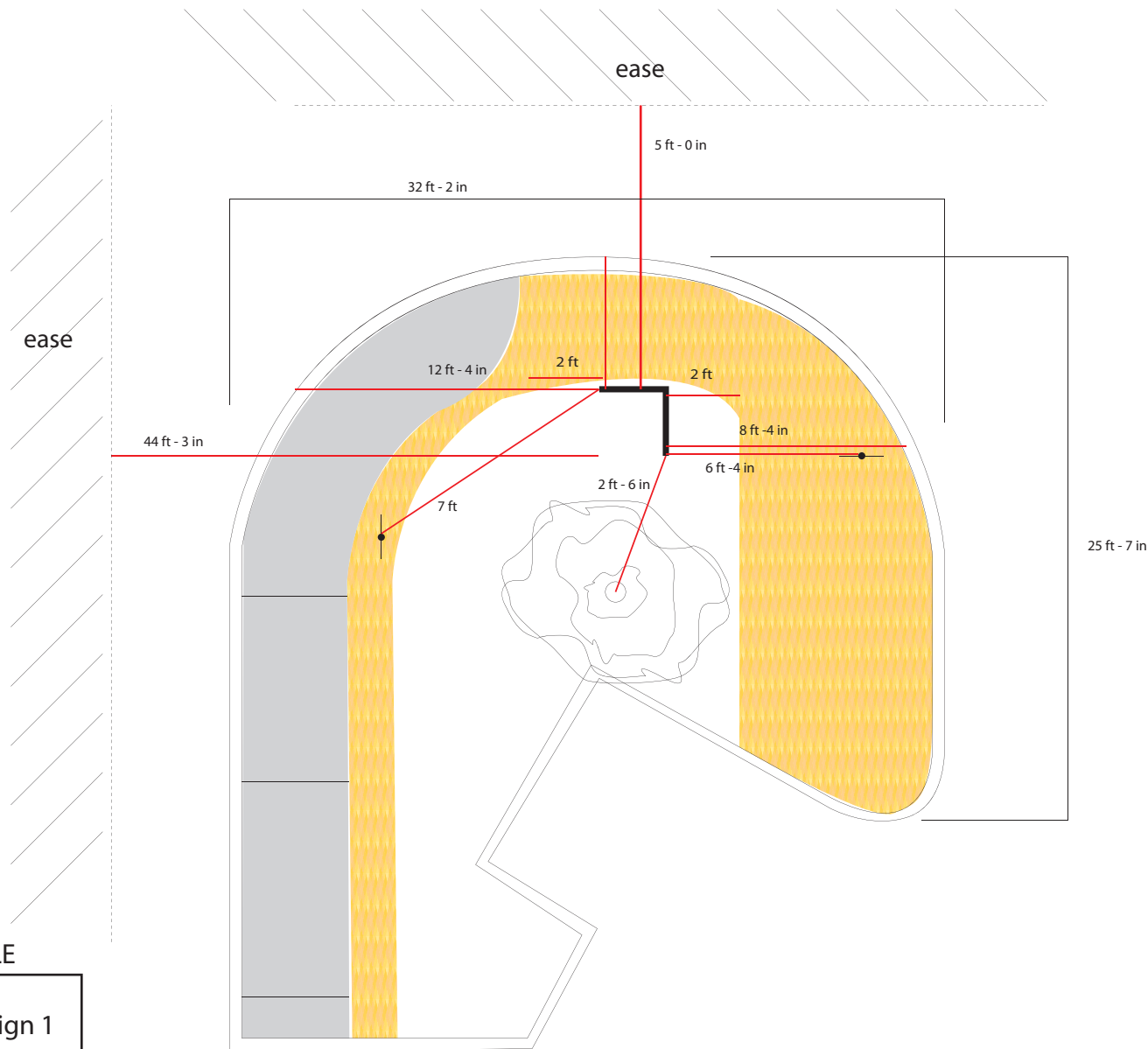


1700 Banks RD. Suite 3
Margate, FL 33063
Ph: 954-969-9191 Fax: 954-969-9330
info@signsnowmargate.com

JOB # SN-3216

Job Title : West creek commons
Address :4760 West Hillsboro Boulevard
Coconut Creek, fl

CES
License #63894



NOT TO SCALE

Wayfinding sign 1

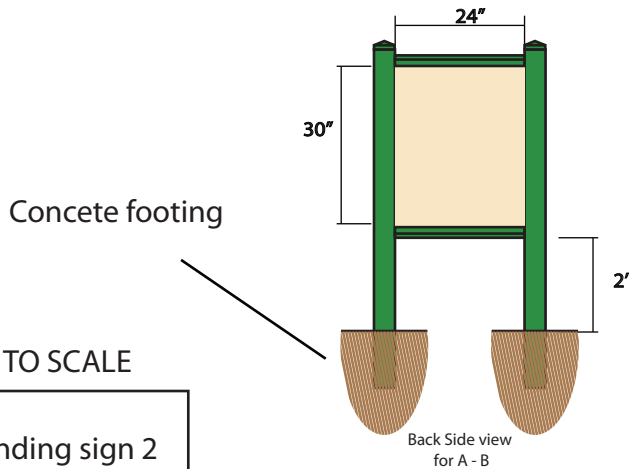
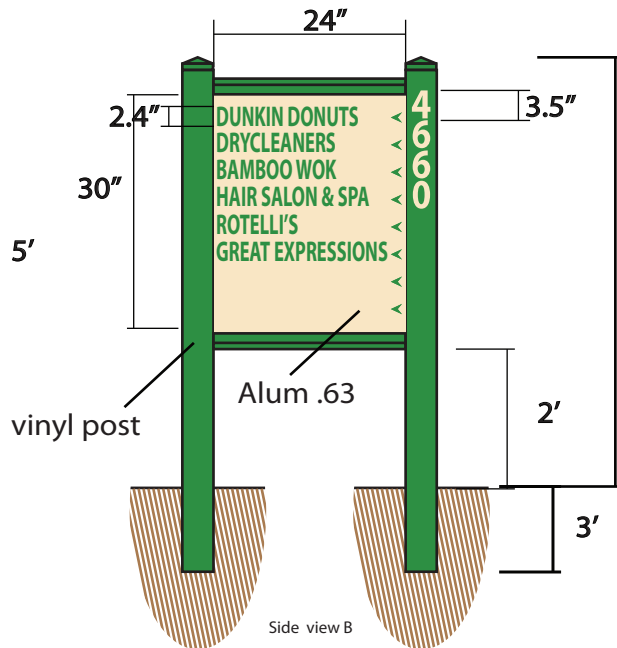
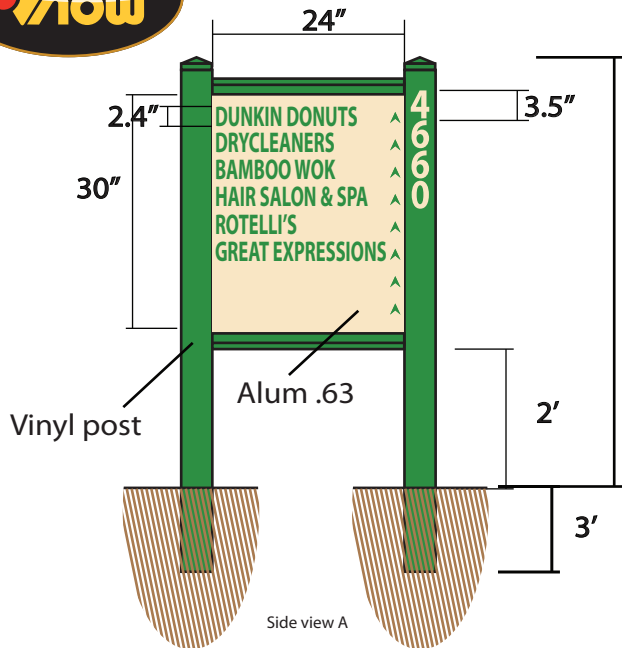


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PANTONE 356
post color



PANTONE 726 U
Alum color



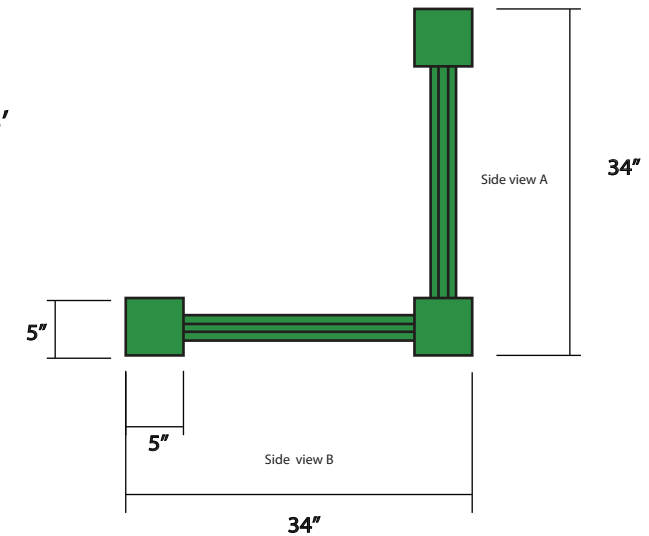
PANTONE 900-770-0
A9672-O
vinyl color



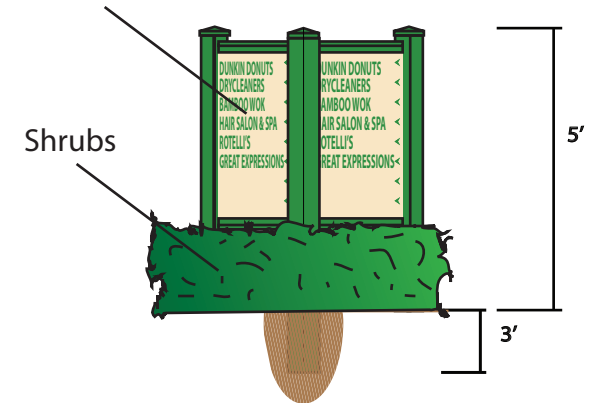
PANTONE UC900-920-O
A9220-O
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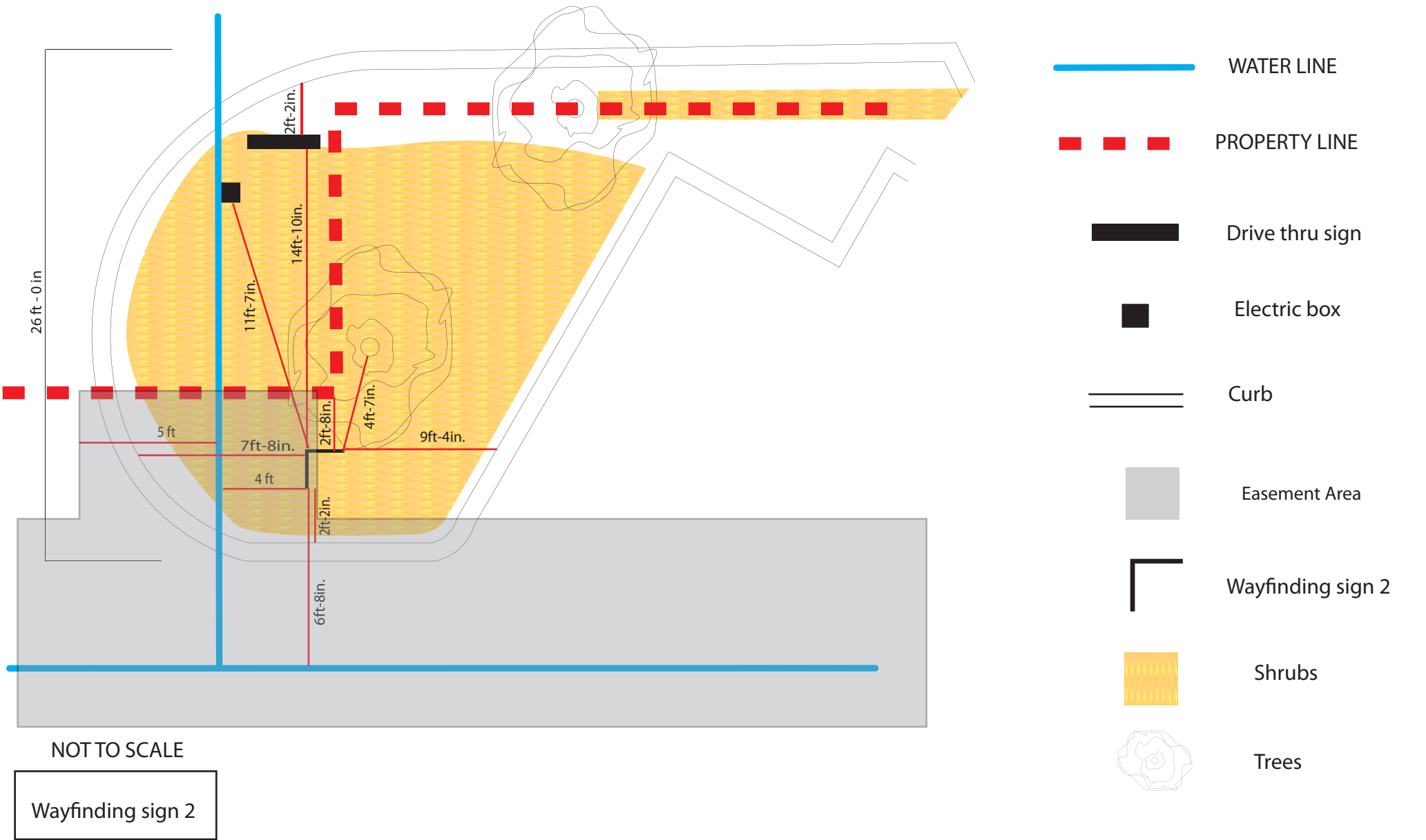


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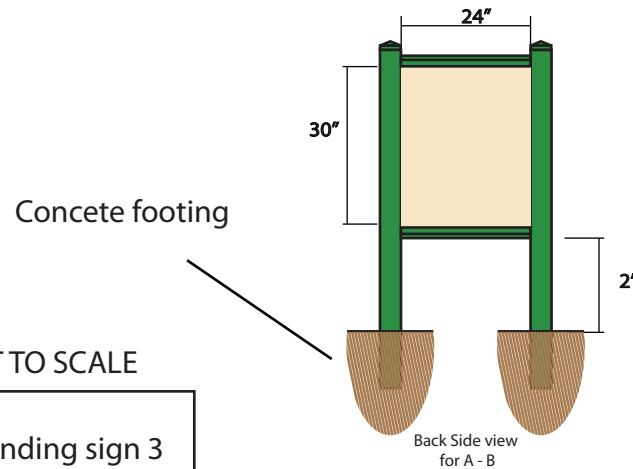
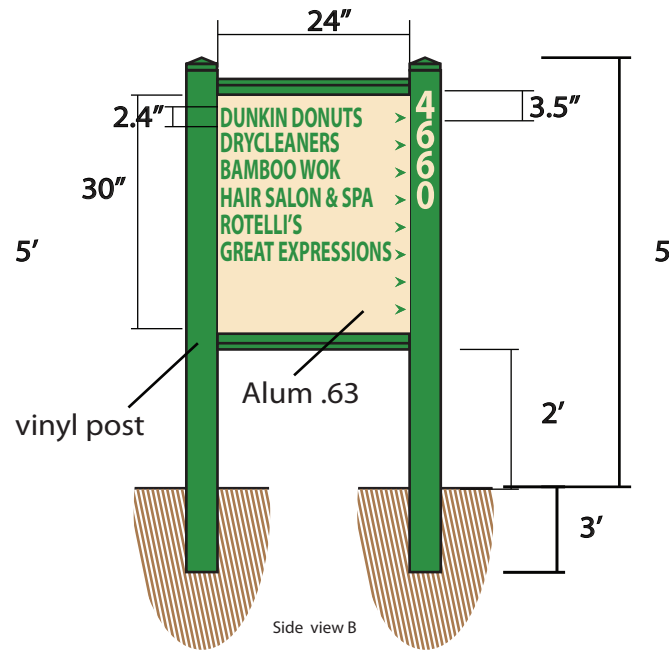
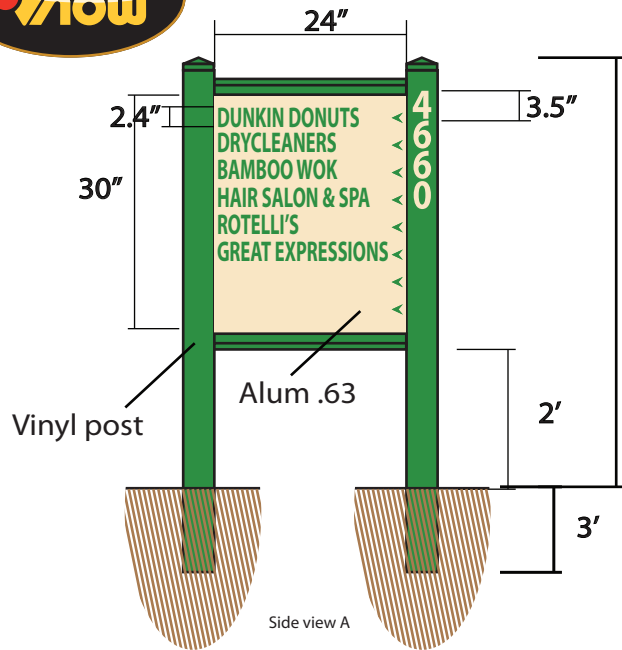


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NOT TO SCALE

Wayfinding sign 3

PANTONE COLORS FOR SIGN

PANTONE 356
post color



PANTONE 726 U
Alum color



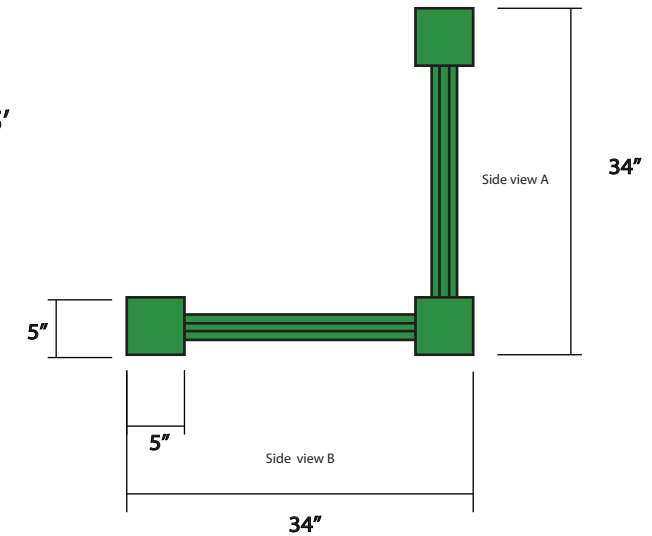
PANTONE 900-770-0
A9672-O
vinyl color



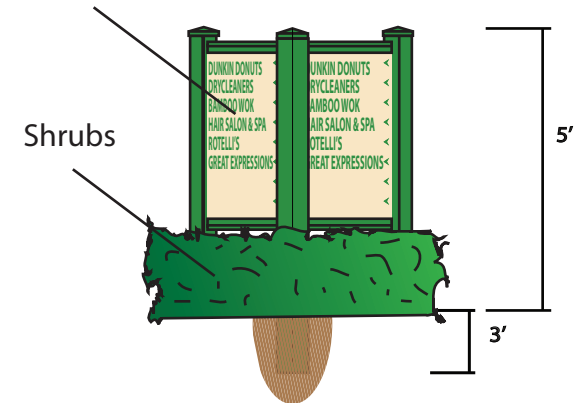
PANTONE UC900-920-O
A9220-O
vinyl numbers



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2007 FBC ASCE 7-05 wind
speed 140 mph -146 exposure



Clear Acrylic face to protect sign



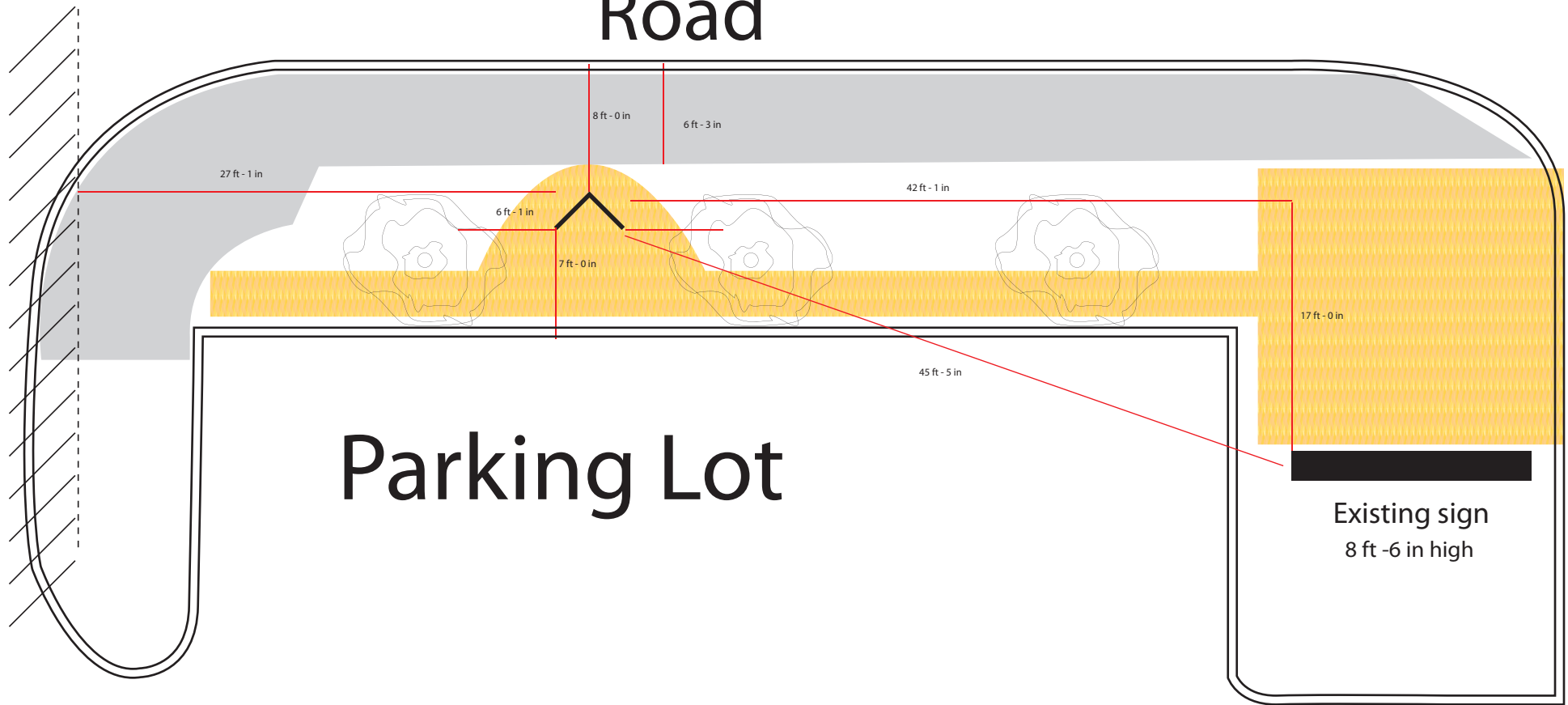
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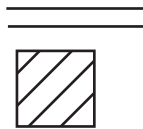
CES
License #63894

Road



NOT TO SCALE

Wayfinding sign 3



curb

ease



Wayfinding sign 3

sidewalk



Shrubs



Trees



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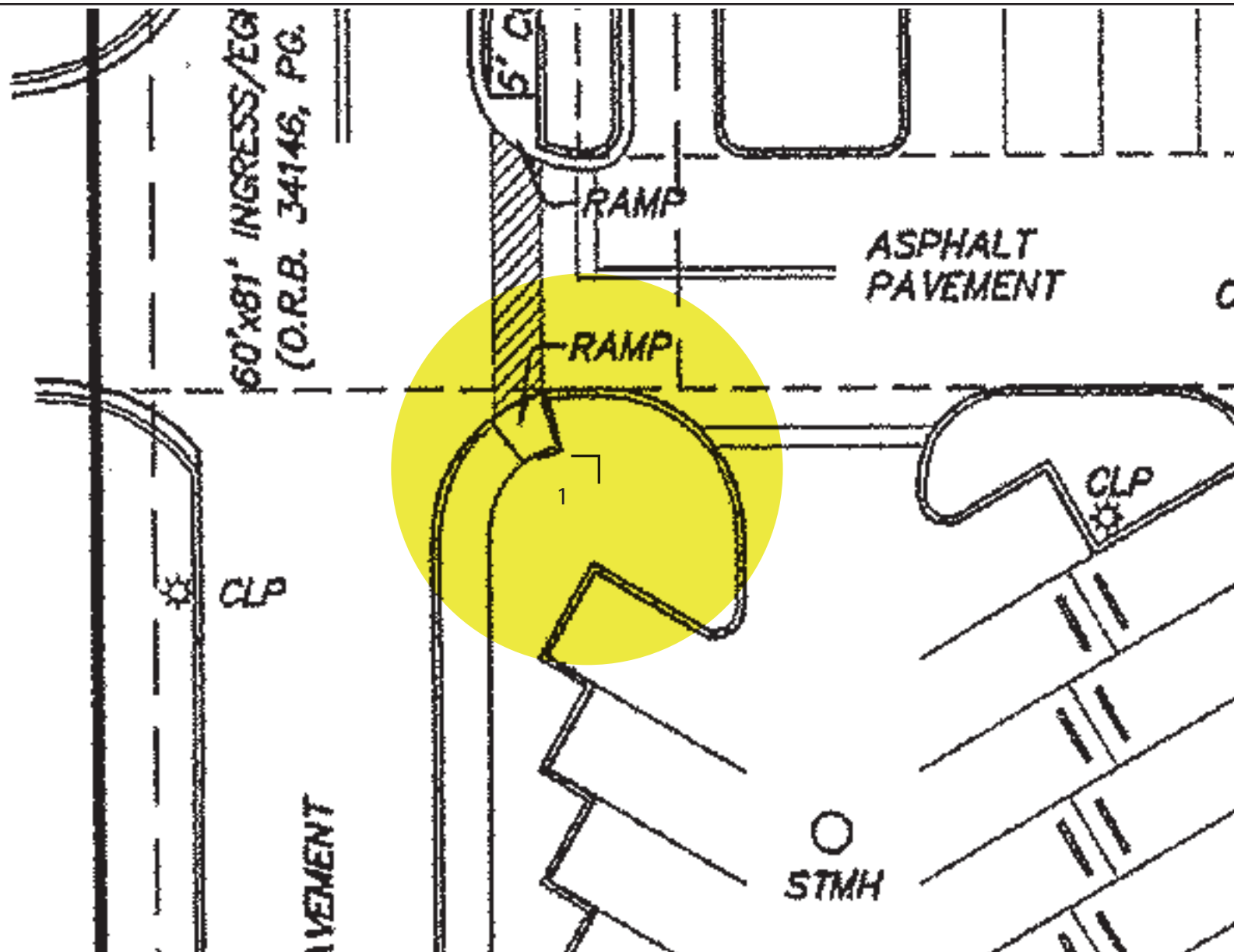
highlight



Wayfinding sign 1

NOT TO SCALE

Wayfinding sign 1

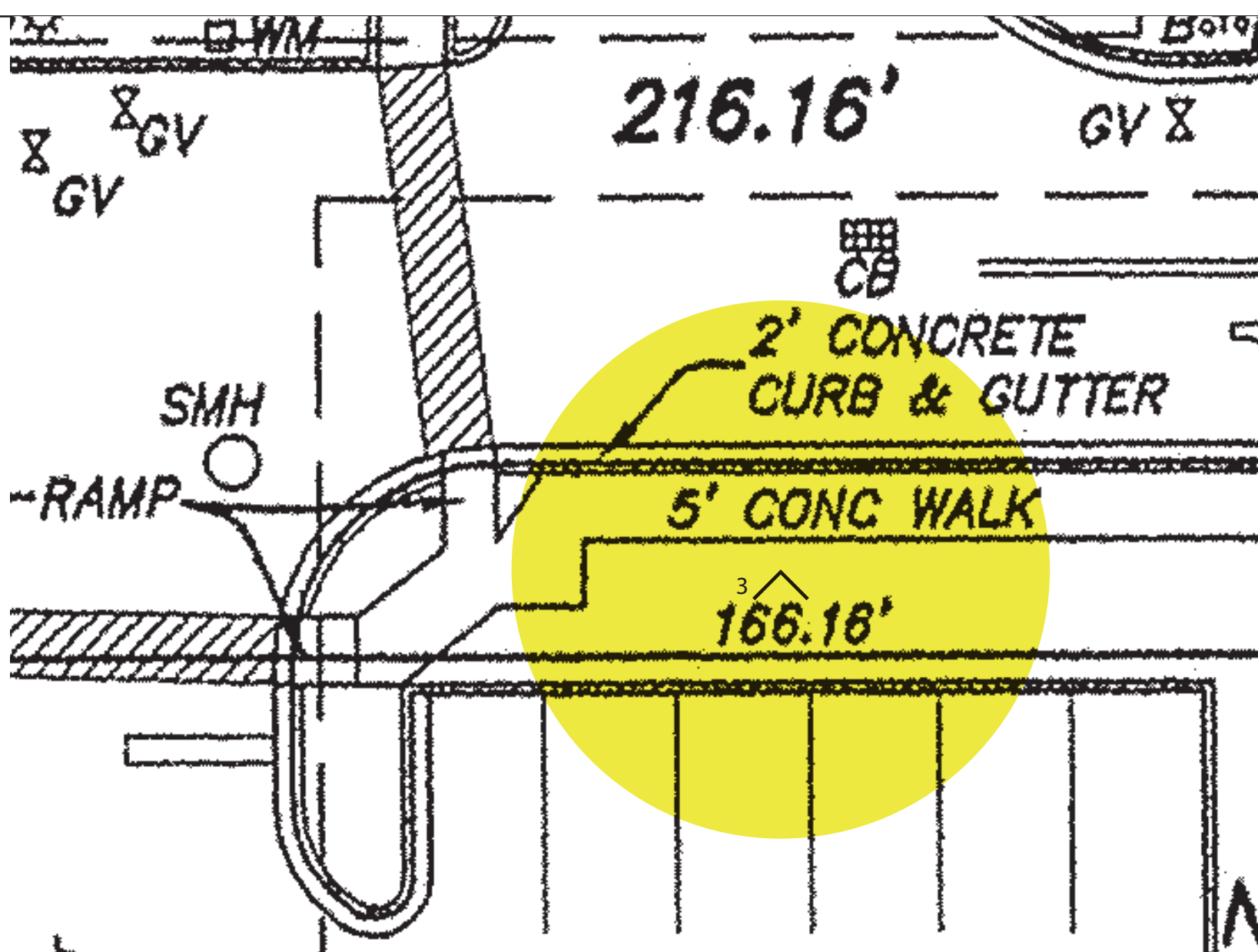


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highlight



Wayfinding sign 3

NOT TO SCALE

Wayfinding sign 3



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