
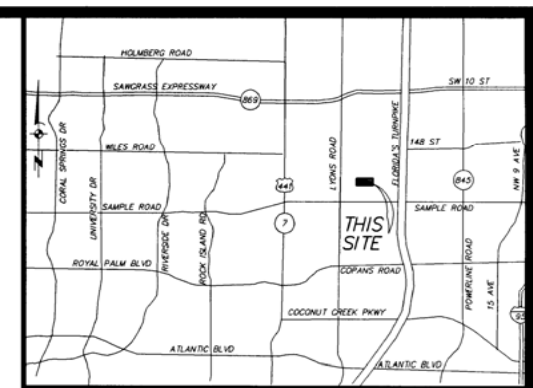


TRACT 43 AND TRACT 44, BLOCK 88, LESS THE SOUTH 265 FEET OF THE NORTH 285 FEET THEREOF, TOGETHER WITH ALL OF TRACT 42 AND TRACT 45, BLOCK 88, PALM BEACH FARMS CO. PLAT NO. 3, OF SECTION 17, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

1. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
2. MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
3. BLINOW & ROSSI, INC. RESERVES THE RIGHT TO UTILIZE ANY AND ALL INFORMATION OBTAINED IN THE PREPARATION OF THIS SURVEY, INCLUDING THIS MAP OF LAND SURVEY, FOR ANY OTHER PURPOSES.
4. DIMENSIONS SHOWN ARE TAKEN AT THE EXPOSED AREAS OF IMPROVEMENTS. UNDERGROUND FOOTERS, FOUNDATIONS, UTILITIES OR OTHER SUBSURFACE FEATURES ARE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.
5. SOURCES OF INFORMATION USED IN THE PREPARATION OF THIS SURVEY ARE AS FOLLOWS:
 - A) RECORD PLAT ENTITLED PALM BEACH FARMS CO. PLAT NO. 3, PLAT BOOK 2, PAGES 45-54, PALM BEACH COUNTY PUBLIC RECORDS.
 - B) RECORD PLAT ENTITLED LYON'S TRADEWINDS PARK, PLAT BOOK 117, PAGE 9, BROWARD COUNTY PUBLIC RECORDS.
 - C) RECORD PLAT ENTITLED TARTAN COCONUT CREEK PHASE IV, PLAT BOOK 130, PAGE 25, BROWARD COUNTY PUBLIC RECORDS.
 - D) RECORD PLAT ENTITLED BREEDING PROPERTY, PLAT BOOK 165, PAGE 19, BROWARD COUNTY PUBLIC RECORDS.
 - E) J.F. CHARLETON SURVEY OF TOWNSHIP 48 SOUTH, RANGE 42 EAST, RECORDED IN PLAT BOOK 20, PAGE 3, BROWARD COUNTY PUBLIC RECORDS.
6. THE BASIS OF THIS SURVEY IS A LEGAL DESCRIPTION PROVIDED BY THE CLIENT.
7. THIS DRAWING MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF BLINOW & ROSSI, INC.
8. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
9. SURVEYOR'S FIELD BOOK REFERENCE DATA COLLECTOR FILE NO. 2003051.
10. CERTIFICATION HEREON IS FOR THE LATEST REVISION DATE OR LATEST DATE OF FIELD SURVEY, WHICHEVER APPLICABLE.
11. BEARINGS SHOWN HEREON ARE BASED RELATIVE TO J.F. CHARLETON SURVEY OF TOWNSHIP 48 SOUTH, RANGE 42 EAST, WITH THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BEARING SOUTH 00°49'05" EAST, AS SHOWN HEREON.
12. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
13. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM, AND ARE RELATIVE TO BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK NO. 2730, ELEV. = 18.12.
14. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP OF THE SUBJECT PROPERTY OR IT'S ADJOINERS.
15. BLINOW & ROSSI, INC., IS AUTHORIZED TO PROVIDE SURVEYING AND MAPPING SERVICES BY THE STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION, LICENSE NO. LB7236, PURSUANT TO THE PROVISIONS OF CHAPTER 472 - FLORIDA STATUTES.

I HEREBY CERTIFY THAT THE ABOVE MENTIONED MAP OF LAND SURVEY, AND THE FIELD SURVEY ON WHICH IT IS BASED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PREPARED UNDER MY DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE APPLICABLE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS IN THE STATE OF FLORIDA (CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE) PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


NICHOLAS W. BLINOW, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5989



VICINITY SKETCH
(NOT TO SCALE)

Blinow & Rossi, Inc.
Land Surveying, Mapping and Consultant Services
9181 Glades Road Suite #125
Boca Raton, Florida 33434
Telephone No. (561) 477-9633, Fax No. (561) 477-9707

DATE:	REVISIONS:	BY:
-------	------------	-----

TITLE: MAP OF LAND SURVEY
BOUNDARY & TOPOGRAPHIC SURVEY
PORTION OF TRACTS 43 & 44 & ALL OF TRACTS 42 & 45, BLOCK 83
PALM BEACH FARMS CO. PLAT NO. 3
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

DRAWN BY: VALENTINE
APPROVED BY: BLINOW
DATE: 6/09/03
SCALE: 1" = 40'
DRAWING NO.: 2003051D01C

SHEET
NUMBER