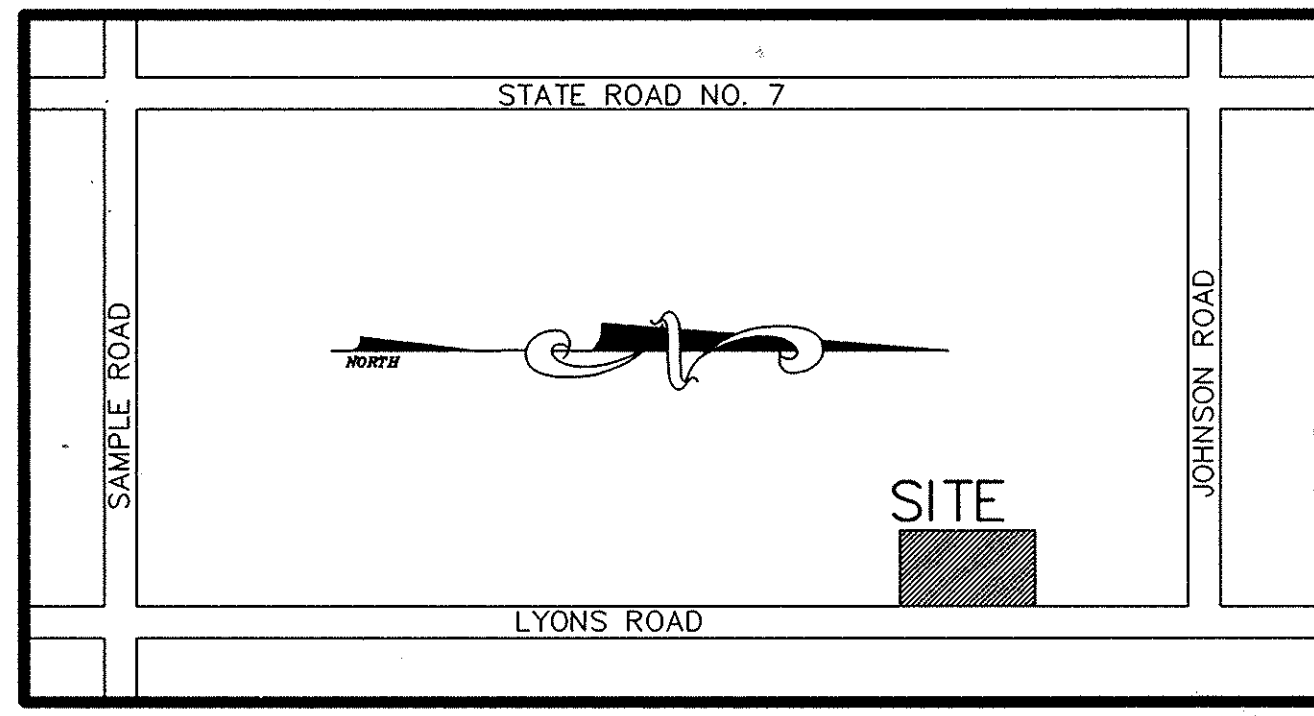


98-339920

AMENDED 31203/0956
AMENDED 116752254
AMENDED 116625590

SPRINGS - MCKENZIE PLAT

BEING A REPLAT OF A TRACTS 75, 76, 77 AND 78, BLOCK 85,
THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA



THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
PLANNERS - ENGINEERS - SURVEYORS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
MAY - 1997

DESCRIPTION:

TRACTS 75, 76, 77 & 78 IN BLOCK 85 OF PALM BEACH FARMS COMPANY PLAT NO.3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 45 TO 54 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

CONTAINING 20.0 ACRES

DEDICATION:

STATE OF FLORIDA)
COUNTY OF BROWARD)

KNOW ALL MEN BY THESE PRESENTS THAT JUMPING SPRINGS FARMS, INC., A FLORIDA CORPORATION AND SOLAR TESTING SERVICE, INC., A FLORIDA CORPORATION OWNERS OF LAND DESCRIBED HEREON, HAVE CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN HEREON AND TO BE KNOWN AS "SPRINGS - MCKENZIE PLAT", A REPLAT.

THE UTILITY EASEMENTS AS SHOWN HEREIN ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

THE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREIN ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

THE CANAL MAINTENANCE AS SHOWN HEREIN IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

TRACTS "GB-1" AND "GB-2" ARE HEREBY DEDICATED TO THE OWNER AS LANDSCAPE BUFFERS AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNERS AND/OR ASSIGNS.

Notice: There may be additional restrictions that are not recorded in this plat that may be found in the public records of the County.

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, NORMA DAVIS, AS PRESIDENT OF JUMPING SPRINGS FARMS INC., A FLORIDA CORPORATION, TO ME WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HER FREE ACT AND DEED AS SUCH INDIVIDUAL FOR THE PURPOSES THEREIN DESCRIBED THIS 9 DAY OF October 1997

MY COMMISSION EXPIRES: 5/8/2001

Cheri D. Lauria
NOTARY PUBLIC
STATE OF FLORIDA

IN WITNESS WHEREOF, JUMPING SPRINGS FARMS INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS SEAL TO BE AFFIXED HERETO, THIS 9 DAY OF October 1997

Norma Davis
WITNESS *Wilfredo L. Davis*
Sylvia Fedor
WITNESS *Sylvia Fedor*

JUMPING SPRINGS FARMS INC.,
A FLORIDA CORPORATION
Norma Davis
NORMA DAVIS, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF BROWARD)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, JACK MCKENZIE, AS PRESIDENT OF SOLAR TESTING SERVICE, INC., A FLORIDA CORPORATION, TO ME WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH INDIVIDUAL FOR THE PURPOSES THEREIN DESCRIBED THIS 15 DAY OF October 1997

MY COMMISSION EXPIRES:

Cheri D. Lauria
NOTARY PUBLIC
STATE OF FLORIDA

IN WITNESS WHEREOF, SOLAR TESTING SERVICE, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS SEAL TO BE AFFIXED HERETO, THIS 15 DAY OF October 1997

Raymond A. Simpson
WITNESS *Raymond A. Simpson*
Diane Braun
WITNESS *Diane Braun*

SOLAR TESTING SERVICE, INC.,
A FLORIDA CORPORATION
Jack McKenzie
JACK MCKENZIE, PRESIDENT

CITY OF COCONUT CREEK PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF COCONUT CREEK, FLORIDA, THIS 13th DAY OF AUGUST A.D. 1997

Frank Pacifici
CHAIRMAN - FRANK/PACIFICI

CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK BY ORDINANCE NO. 147-97 ADOPTED THIS 11th DAY OF SEPTEMBER, A.D. 1997, PURSUANT TO SECTION 13-166, COCONUT CREEK CODE OF ORDINANCES.

Barbara Price
CITY CLERK BARBARA PRICE, CMC, AAE

CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22nd DAY OF MAY A.D. 1998

Paul S. Romano
CITY ENGINEER - PAUL S. ROMANO
FLORIDA P.E. REG. NO. 48833

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

Henry P. Cook
BY: HENRY P. COOK
DIRECTOR OF ENGINEERING
FLORIDA P.E. REG. NO. 12506

DATE: 5-26-98

BROWARD COUNTY DEPARTMENT OF STRATEGIC PLANNING AND GROWTH MANAGEMENT:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

Gregory J. ...
BY DIRECTOR DATE May 29, 1998

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION:

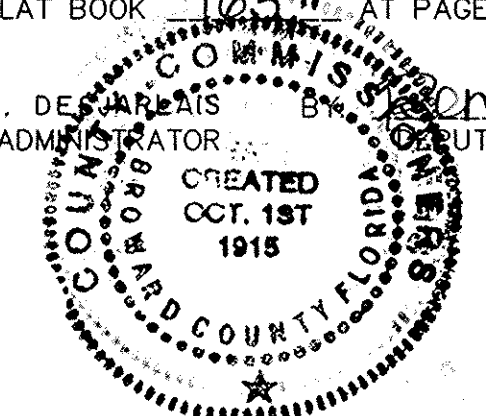
THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 10th DAY OF December 1997

ATTEST: *Roger J. Desjardais*
COUNTY ADMINISTRATOR

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION:

THIS INSTRUMENT WAS FILED FOR RECORD THE 9th DAY OF June 1998 AND RECORDED IN PLAT BOOK 165 AT PAGE (S) 7 RECORD VERIFIED.

ATTEST: *Roger J. Desjardais*
COUNTY ADMINISTRATOR



BROWARD COUNTY PLANNING COUNCIL: THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL

APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS 28th DAY OF August 1997

Robert ...
CHAIRPERSON DATE: 1/22/98

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 26 DAY OF May 1998

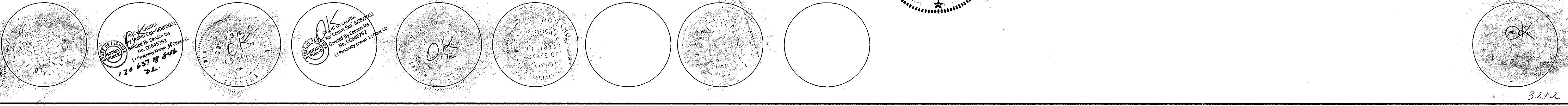
Suzanne ...
BY: ADMINISTRATOR OR DESIGNEE

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE CORRECT REPRESENTATION OF LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THE SURVEY DATA SHOWN HEREON COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES A.D. 1971, THAT PERMANENT REFERENCE MONUMENTS WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177 ON THIS 4th DAY OF November 1997, THAT THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS. THE SURVEY DATA CONFORMS WITH THE APPLICABLE SECTIONS OF CHAPTER 61G17-6, F.A.C.

CAULFIELD & WHEELER, INC.
BY: *David P. Lindley*
DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA

JUMPING SPRINGS JUMPING SPRINGS SOLAR TESTING SOLAR TESTING CITY COMMISSION CITY ENGINEER COUNTY COMMISSIONER COUNTY ENGINEER COUNTY SURVEYOR

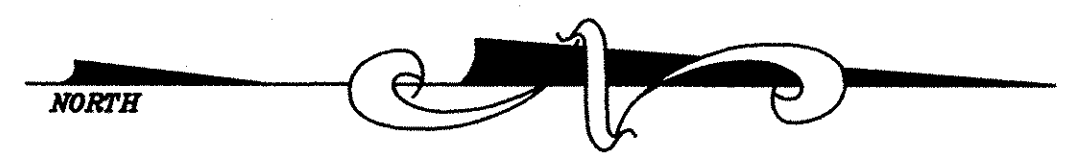
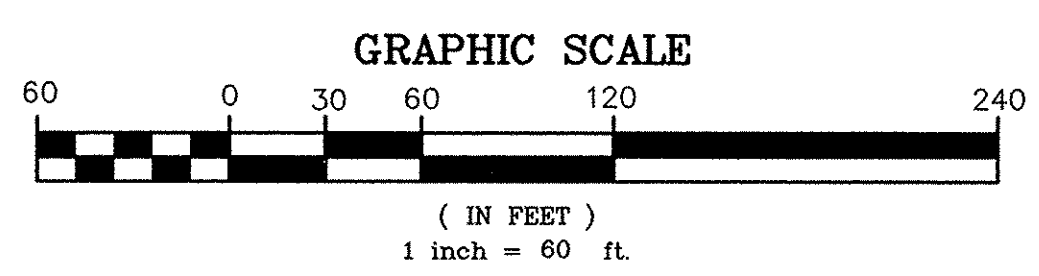


06-09-98 02:08 PM ORB 28361 PG 971

SPRINGS - MCKENZIE PLAT

BEING A REPLAT OF A TRACTS 75, 76, 77 AND 78, BLOCK 85,
THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

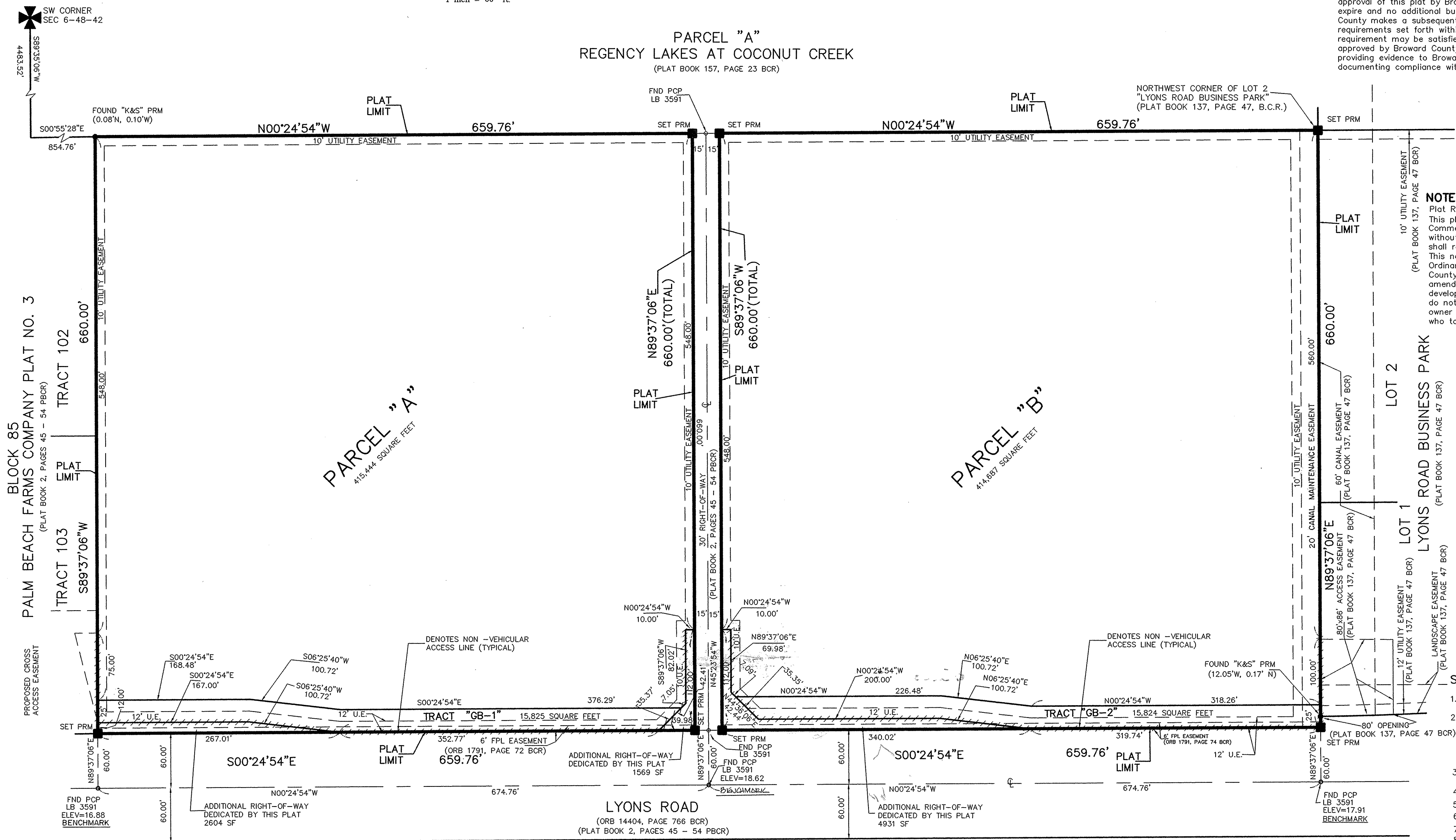
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
PLANNERS - ENGINEERS - SURVEYORS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
MAY - 1997



NOTE:

- 1) If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by December 16, 2002, 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 makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. 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; and/or
- 2) If project water lines, sewer lines, drainage, and the rock base for internal roads are not installed by December 16, 2002, 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 makes 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 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.

PARCEL "A"
REGENCY LAKES AT COCONUT CREEK
(PLAT BOOK 157, PAGE 23 BCR)



NOTE:

Plat Restriction Note:
This plat is restricted to 265,000 sq.ft. of industrial use. Commercial/retail uses and free-standing office buildings 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. This 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 owner or owners of property within the plat who took title to the property with reference to this plat.

SURVEYOR'S NOTES:

1. ■ Denotes Permanent Reference Monument NO. 5005(P.R.M.).
2. Benchmark of Origin: Broward County Benchmark No. 2350. Benchmark is a railroad spike in east face of wood power pole, 20' +/- north of centerline of Northwest 77 Court, 8' +/- west of centerline of Northwest 48 Avenue. Elevation = 18.440'
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF "REGENCY LAKES AT COCONUT CREEK", BEARING N00°24'54"W. B.C.R. - Denotes Broward County Records.
4. P.B.C.R. - Denotes Palm Beach County Records.
5. O.R.B. - OFFICIAL RECORDS BOOK.
6. PG. - Denotes PAGE.
7. U.E. - DENOTES UTILITY EASEMENT.
8. SF - DENOTES SQUARE FEET.
9. ○ - P.C.P. - DENOTES PERMANENT CONTROL POINT.

Notice: There may be additional restrictions that are not recorded in this plat that may be found in the public records of the County.