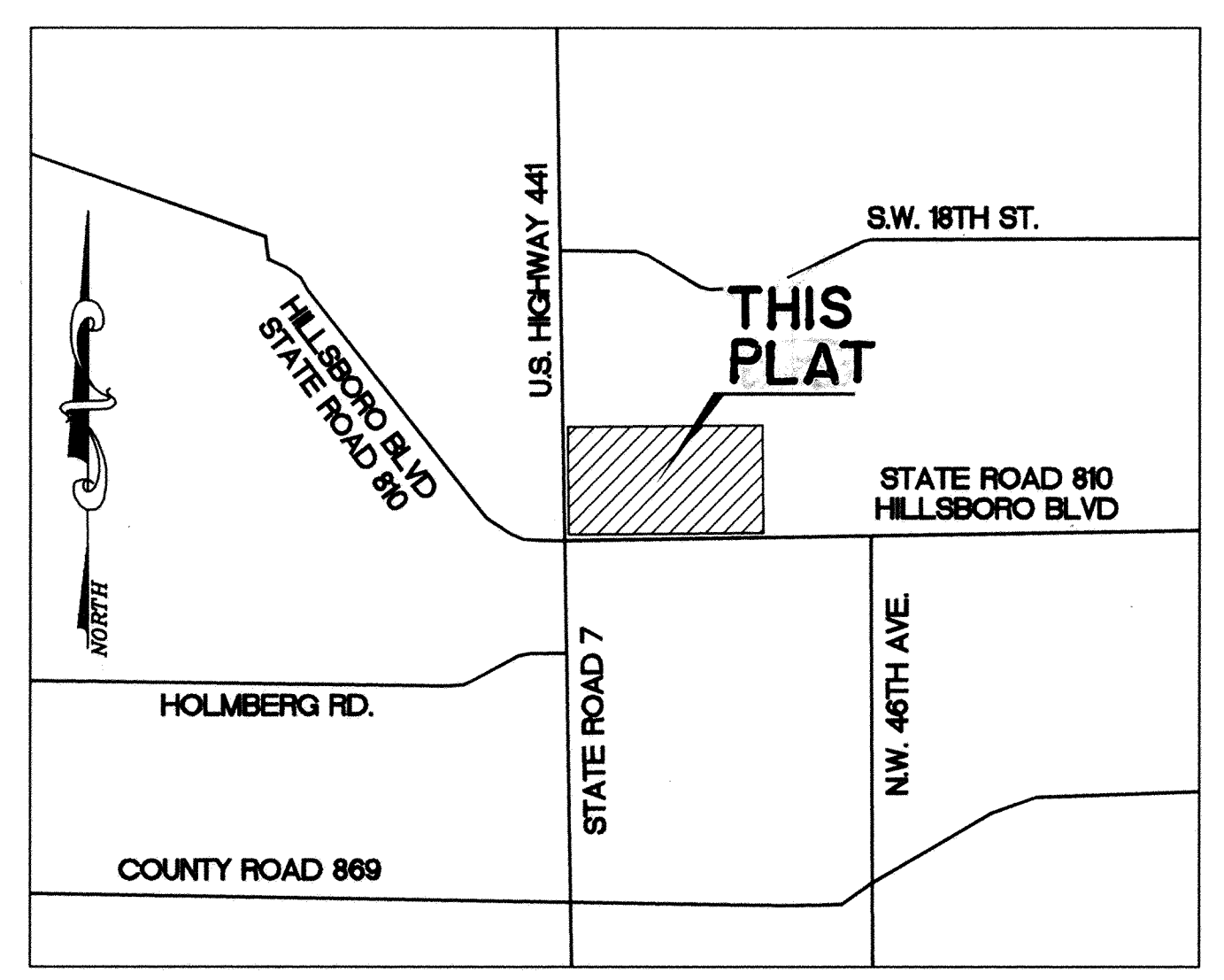


060825051



LOCATION MAP NOT TO SCALE

WAL-MART AT COCONUT CREEK BROWARD COUNTY, FLORIDA

A REPLAT OF A PORTION OF TRACTS 8, 9, AND 10, BLOCK 85, IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST, THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL LYING AND SITUATED IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA. OCTOBER 2005 REVISED MAY 2006

CFN # 106693373, Page1 of 2 Recorded 12/22/2006 at 10:41 AM

BROWARD COUNTY PLANNING COUNCIL

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF TRACT 8, TRACT 9 AND TRACT 10, 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, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LANDS LYING AND BEING WITHIN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT;

COMMENCING FOR REFERENCE AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE, BEARING SOUTH 00°55'00" EAST, ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 217.31 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID TRACT 10;

THENCE, BEARING NORTH 89°35'28" EAST, ALONG SAID EXTENSION, A DISTANCE OF 49.37 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 7 (U.S. 441) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 86100-2548 AND THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, CONTINUE NORTH 89°35'28" EAST ALONG THE NORTH LINE OF SAID TRACT 10, TRACT 9 AND TRACT 8, A DISTANCE OF 1,476.40 FEET TO THE NORTHEAST CORNER OF SAID TRACT 8;

THENCE, BEARING SOUTH 00°22'47" EAST, ALONG THE EAST LINE OF SAID TRACT 8, A DISTANCE OF 597.34 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 810 (HILLSBORO BOULEVARD), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION No. 86120-2508;

THENCE, BEARING SOUTH 89°36'37" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 679.30 FEET TO A POINT;

THENCE, BEARING NORTH 86°43'40" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 250.51 FEET TO A POINT;

THENCE, BEARING SOUTH 89°36'37" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 500.00 FEET TO A POINT;

THENCE, BEARING NORTH 47°04'35" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 47.99 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 7 (U.S. 441) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION No. 86100-2548 AND THE BEGINNING OF A NON TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 28,547.90 FEET, A CENTRAL ANGLE OF 00°21'18", A CHORD LENGTH OF 176.91 FEET BEARING NORTH 03°00'30" WEST;

THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 176.91 FEET TO A POINT;

THENCE, BEARING NORTH 01°00'22" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 371.22 FEET TO THE POINT OF BEGINNING.

THE LANDS DESCRIBED HEREON ARE LYING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

THIS IS TO CERTIFY THAT: THE BROWARD PLANNING COUNCIL APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC WAYS, THIS 1st DAY OF December, 2006, A.D.

BY: [Signature] CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL AS OF THE ABOVE DATE AND IS ACCEPTED AND APPROVED FOR RECORD, THIS 19th DAY OF December, 2006, A.D.

BY: [Signature] EXECUTIVE DIRECTOR

BROWARD COUNTY URBAN PLANNING AND REDEVELOPMENT DEPARTMENT.

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD, THIS 19th DAY OF December, 2006, A.D.

BY: [Signature] DIRECTOR/DESIGNEE

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT WAS APPROVED AND ACCEPTED FOR RECORD ON THE FOLLOWING DATES:

BY: [Signature] RICHARD TORNESE, DIRECTOR OF ENGINEERING PROFESSIONAL ENGINEER REGISTRATION NO. 40263 STATE OF FLORIDA DATE: 12/11/06

BY: [Signature] ROBERT P. LEGG, JR. PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION LS 4030 DATE: 12/11/06

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

THIS IS TO CERTIFY: THAT THIS PLAT CONFORMS WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 26th DAY OF June, 2006, A.D.

ATTEST: PAMELA D. BRANGACCIO COUNTY ADMINISTRATOR

BY: [Signature] DEPUTY

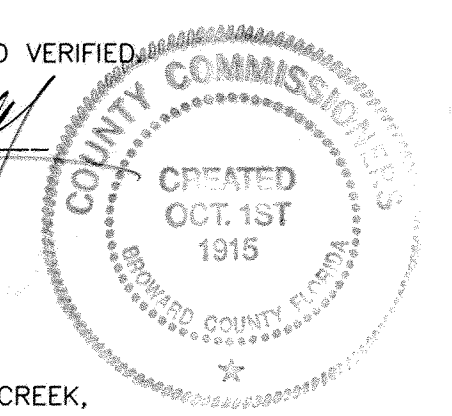
BY: [Signature] MAYOR, BROWARD COUNTY, FL.

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

THAT THIS PLAT FILED FOR RECORD THIS 22 DAY OF December, 2006, IN BOOK 176 OF PLATS, AT PAGE 141, RECORD VERIFIED.

ATTEST: PAMELA D. BRANGACCIO COUNTY ADMINISTRATOR

BY: [Signature] DEPUTY



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 8th DAY OF March, 2006, A.D.

BY: [Signature] CHAIRMAN

CITY OF COCONUT CREEK CITY COMMISSION

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF COCONUT CREEK, FLORIDA, BY ORDINANCE NO. 2006-010 ADOPTED, THIS 11th DAY OF May, 2006, A.D., PURSUANT TO SECTION 13-166, COCONUT CREEK CODE OF ORDINANCES.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

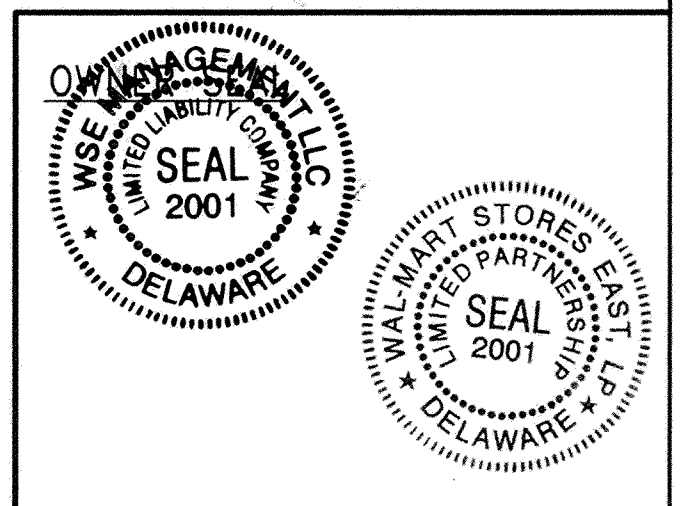
THE CITY OF COCONUT CREEK HEREBY ACCEPTS THE UTILITY EASEMENTS, LANDSCAPE BUFFER, RIGHT OF WAY DEDICATION AND BUS SHELTER EASEMENT AS DEDICATED BY THIS PLAT FOR THE SPECIFIED PURPOSE STATED WITHIN THE DEDICATION.

BY: [Signature] CITY CLERK, CITY OF COCONUT CREEK

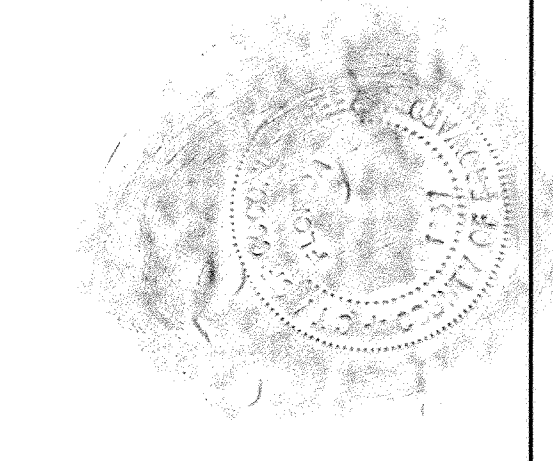
CITY ENGINEER

THIS IS TO CERTIFY: THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 12th DAY OF December, 2006, A.D.

BY: [Signature] CITY ENGINEER, CITY OF COCONUT CREEK FLORIDA P.E. REC. No. 58861

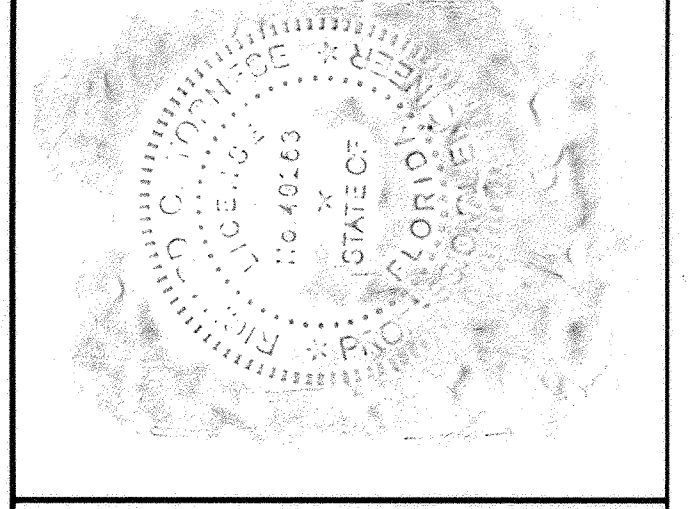


CITY COMMISSION SEAL



CITY ENGINEER SEAL

COUNTY ENGINEER SEAL

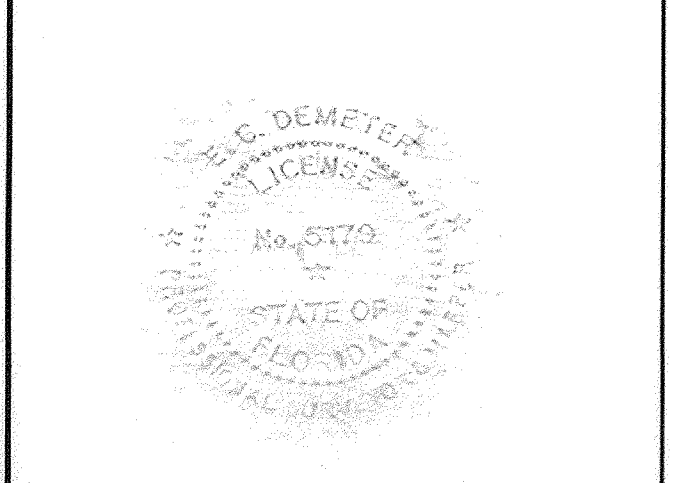


COUNTY SURVEYOR SEAL

COUNTY COMMISSION SEAL



SURVEYOR OF RECORD SEAL



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WAL-MART STORES EAST, L.P., A DELAWARE LIMITED PARTNERSHIP, OWNER OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THIS PLAT, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT BE KNOWN AS "WAL-MART AT COCONUT CREEK", A REPLAT

THAT THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR UTILITY PURPOSES.

THAT ALL PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR ROADWAY PURPOSES.

THAT THE LANDSCAPE BUFFER SHOWN HEREON AS TRACT "A" IS FOR THE PURPOSE OF THE CREATION OF A LANDSCAPE BARRIER, TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 1.

THAT THE BUS SHELTER EASEMENT SHOWN HEREON, IS DEDICATED TO THE CITY FOR THE CONSTRUCTION AND OPERATION OF A BUS SHELTER WITHIN THE LIMITS SHOWN.

THAT THE PUBLIC ACCESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PEDESTRIAN INGRESS AND EGRESS.

IN WITNESS WHEREOF: WAL-MART STORES EAST, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED ON ITS BEHALF BY WSE MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF WAL-MART STORES EAST, L.P., BY ITS Assistant VICE PRESIDENT ON THIS 2nd DAY OF June, 2006, A.D.

WAL-MART STORES EAST, LP, A DELAWARE LIMITED PARTNERSHIP BY: WSE MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER

BY: [Signature] Assistant VICE PRESIDENT WITNESS AS TO BOTH PRINTED NAME Daniel M. Mallory

ATTEST: [Signature] Assistant SECRETARY WITNESS AS TO BOTH PRINTED NAME Cynthia C. Bradley

ACKNOWLEDGMENT

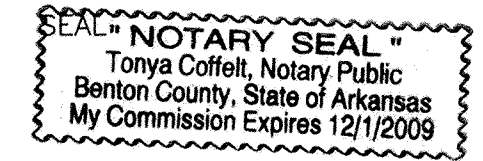
STATE OF ARKANSAS)) SS: COUNTY OF BENTON)

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE OF ARKANSAS AND IN THE COUNTY OF BENTON TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Daniel M. Mallory as Assistant VICE PRESIDENT OF Wal-Mart Stores East LP and Cynthia C. Bradley, Assistant Secretary, BOTH OF WSE MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF WAL-MART STORES EAST, LP, A DELAWARE LIMITED PARTNERSHIP, AND FREELY AND VOLUNTARILY UNDER AUTHORITY DULY VESTED IN THEM BY THE LIMITED LIABILITY COMPANY. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 2nd DAY OF June, 2006.

[Signature] Notary Public

December 1, 2009 COMMISSION EXPIRES



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY: THAT THE ATTACHED PLAT OF "WAL-MART AT COCONUT CREEK" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA SHOWN, CONFORM TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THE APPLICABLE SECTIONS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 CHAPTER 177, ON THIS 22ND DAY OF MAY, 2006 A.D. 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. PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BONDS OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

E.C. Demeter E.C. DEMETER, PSM No. 5179 KIMLEY-HORN AND ASSOCIATES, INC., LB 696 601 21ST STREET, SUITE 300 VERO BEACH, FL 32960

THIS INSTRUMENT PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. E.C. DEMETER, PSM No. 5179 Kimley-Horn and Associates, Inc LB 696 601 21st Street, Suite 300, Vero Beach, FL 32960 Phone (772)562-7981 Fax (772)562-9689 OCTOBER 2005

WAL-MART AT COCONUT CREEK

BROWARD COUNTY, FLORIDA

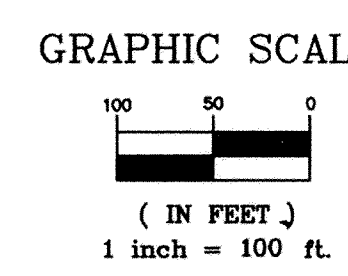
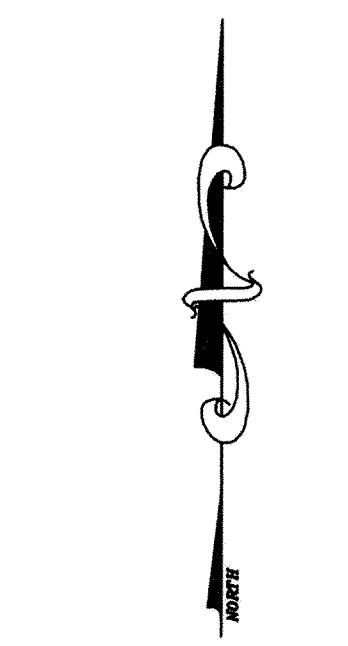
CFN #106693373
Page 2 of 2

A REPLAT OF A PORTION OF TRACTS 8, 9, AND 10, BLOCK 85, IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST, THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL LYING AND SITUATED IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

OCTOBER 2005
REVISED MAY 2006

NOTES

- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY JUNE 27, 2011 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.
- IF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY JUNE 27, 2011, 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.
- THE SUBJECT PLAT IS IN THE VICINITY OF KNOWN CONTAMINATED SITES AND THE FOLLOWING SHOULD BE NOTED: FOR ANY SITE THAT OVERLIES OR CONTAINS POTENTIAL OR ACTUAL SOURCES OF POLLUTION TO GROUND OR GROUNDWATER, ENVIRONMENTAL PROTECTION DEPARTMENT APPROVAL OF AN APPLICATION FOR A BUILDING PERMIT OR APPROVAL TO CONSTRUCT OR ALTER SHALL NOT BE GRANTED UNTIL THE EPD IS SATISFIED THAT THE CONSTRUCTION OR ALTERATION WILL NOT INTERFERE WITH THE CLEANUP OF THE CONTAMINANTS ON SITE [SECTION 27-86(h) BROWARD COUNTY CODE OF ORDINANCES]. IT SHOULD ALSO BE NOTED THAT EPD MUST APPROVE ANY DOWATERING ACTIVITIES AT THIS SITE.
- 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 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.
- THIS PLAT IS RESTRICTED TO 210,000 SQUARE FEET OF COMMERCIAL USE, EXCLUDING BANKS. BANKS 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 OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- THE BASIS FOR BEARINGS SHOWN HEREON, IS THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST, TALLAHASSEE BASE MERIDIAN, LYING IN BROWARD COUNTY, FLORIDA, SAID LINE BEARING SOUTH 00°55'00" EAST.
- VERTICAL DATUM: ALL ELEVATIONS SHOWN HEREON HAVE BEEN REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM, 1929 (N.G.V.D., 1929). THE EXISTING CONTROL UTILIZED TO ESTABLISH SAID REFERENCE IS BROWARD COUNTY ENGINEERING DIVISION BENCHMARK NO. 2968, AN "X" CUT IN SOUTH BULLNOSE AT SR 7 AND MECCA BLVD, HAVING A PUBLISHED ELEVATION OF 18.743 FEET, AND BROWARD COUNTY ENGINEERING DIVISION BENCHMARK NO. 2969, AN "X" CUT IN WEST BULLNOSE AT SR 7 AND HILLSBORO BLVD., HAVING A PUBLISHED ELEVATION OF 18.733 FEET.



COUNTRY'S POINT
PB 119, PG 29, BCR

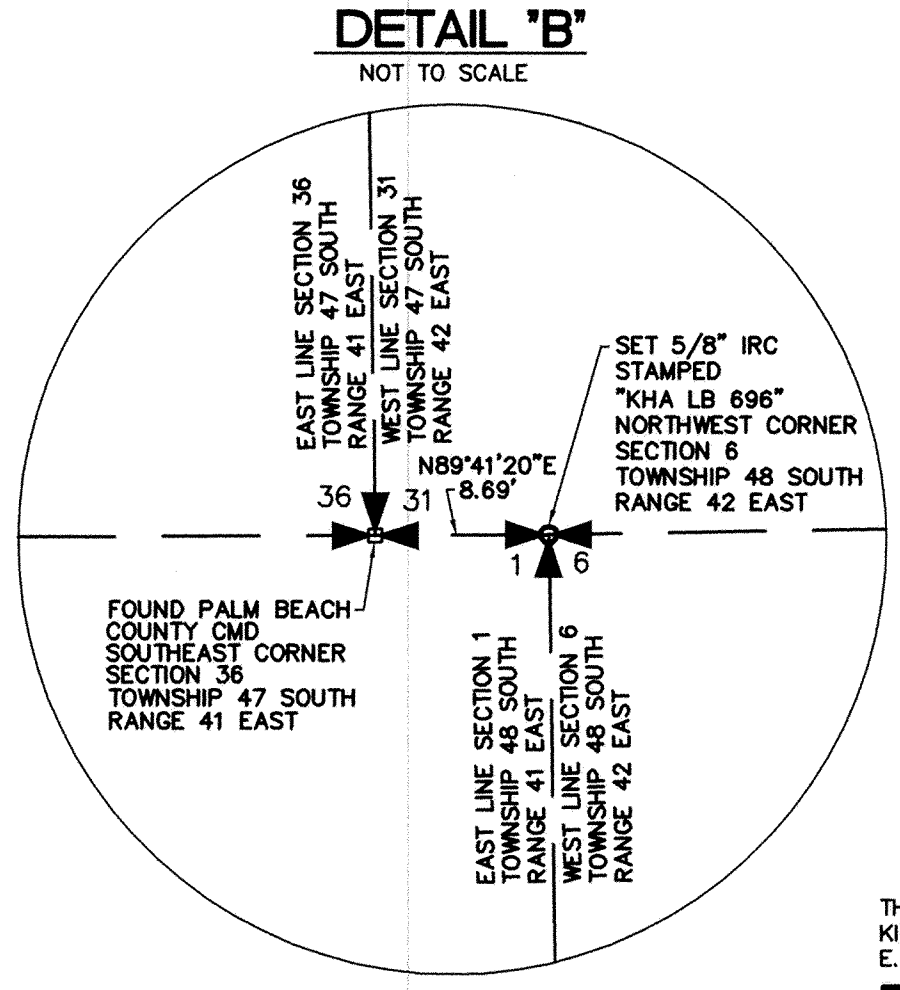
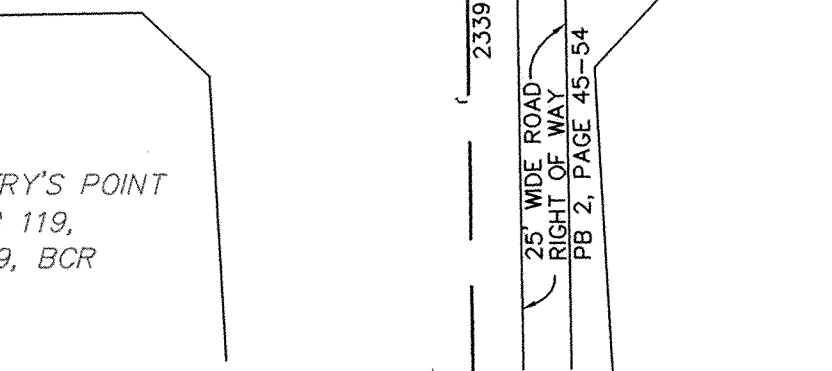
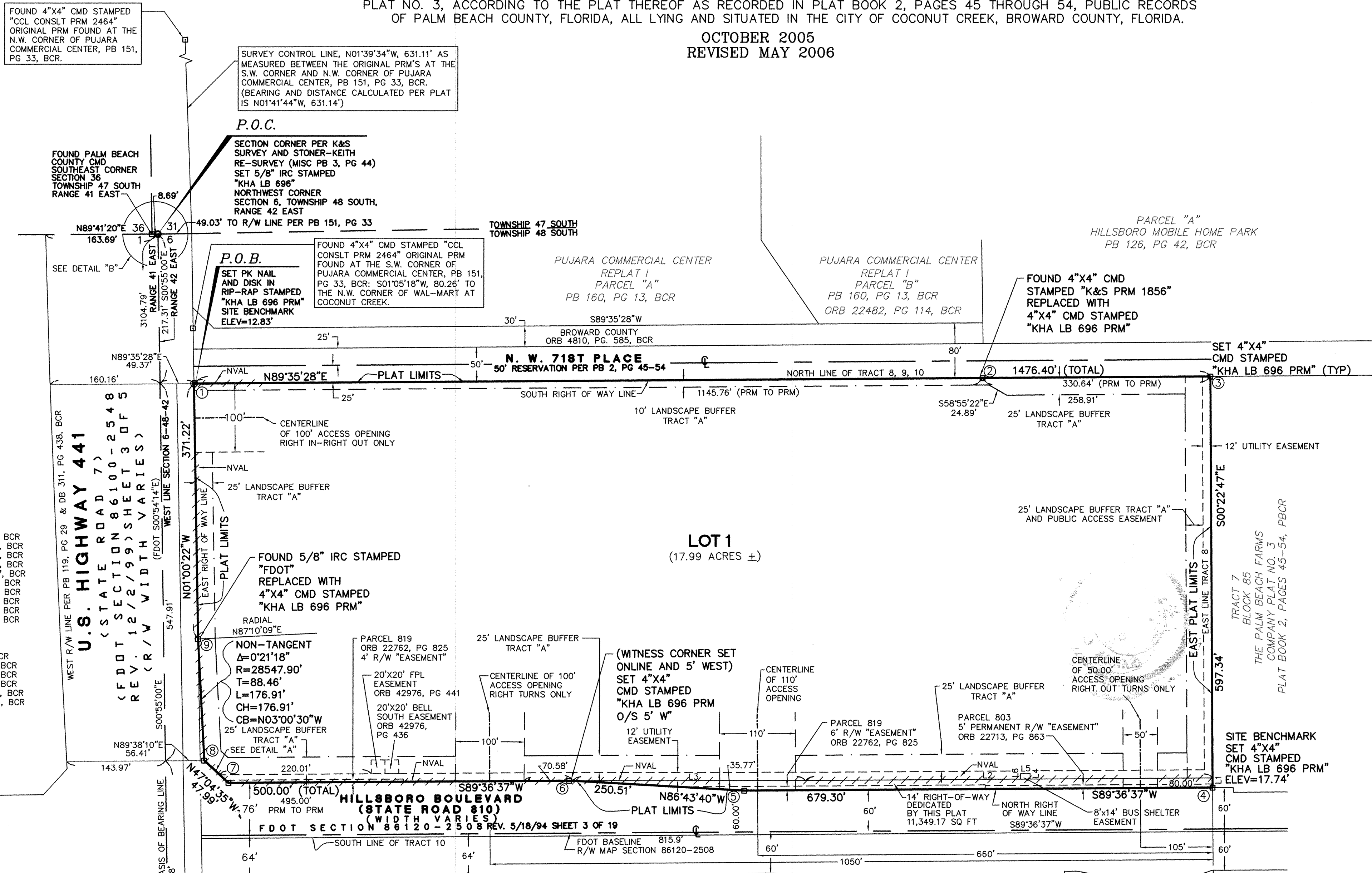
RIGHT OF WAY INSTRUMENTS FOR U.S. HIGHWAY 441 (S.R. 7)

- | | |
|----------------------------|------------------------------|
| CONDEMNATION JUDGMENT DEED | DEED BOOK 22, PAGE 305, BCR |
| DEED | DEED BOOK 311, PAGE 438, BCR |
| DEED | DEED BOOK 311, PAGE 440, BCR |
| DEED | DEED BOOK 315, PAGE 312, BCR |
| QUIT-CLAIM DEED | OR BOOK 2340, PAGE 957, BCR |
| QUIT-CLAIM DEED | OR BOOK 3374, PAGE 267, BCR |
| WARRANTY DEED | OR BOOK 4043, PAGE 886, BCR |
| COUNTY DEED | OR BOOK 4082, PAGE 190, BCR |
| RIGHT-OF-WAY DEED | OR BOOK 4999, PAGE 100, BCR |
| COUNTY DEED | OR BOOK 6082, PAGE 312, BCR |
| RIGHT-OF-WAY MAP BOOK | BOOK 3, PAGE 26, BCR |
| RIGHT-OF-WAY MAP BOOK | BOOK 8, PAGE 8, BCR |
| RIGHT-OF-WAY MAP BOOK | BOOK 15, PAGE 39, BCR |
| RIGHT-OF-WAY MAP BOOK | PLAT BOOK 2, PAGE 45, BCR |
| DEDICATION AND EASEMENTS | PLAT BOOK 119, PAGE 29, BCR |
| DEDICATION AND EASEMENTS | PLAT BOOK 151, PAGE 33, BCR |
| DEDICATION AND EASEMENTS | PLAT BOOK 160, PAGE 13, BCR |
| RIGHT-OF-WAY RESOLUTION | OR BOOK 21681, PAGE 973, BCR |
| RIGHT-OF-WAY RESOLUTION | OR BOOK 21740, PAGE 586, BCR |

LEGEND

- IRON ROD AND CAP STAMPED "KHA LB 696"
- PRM = SET PK NAIL & DISK STAMPED "KHA LB 696 PRM" (EXCEPT WHERE OTHERWISE NOTED)
- PRM = SET 4"x4"x24" CONCRETE MONUMENT WITH 2 1/2" ALUMINUM ALLOY DISK STAMPED "KHA LB 696 PRM" (EXCEPT WHERE OTHERWISE NOTED)
- AC ACRES
- BCR INDICATES BROWARD COUNTY RECORDS
- CB CHORD BEARING
- CH CHORD
- CMD CONCRETE MONUMENT WITH DISK
- △ CENTRAL ANGLE
- ELEV ELEVATION
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- FPL FLORIDA POWER AND LIGHT COMPANY
- IRC IRON ROD AND CAP
- KHA KIMLEY HORN AND ASSOCIATES, INC.
- LB LICENSED BUSINESS
- L LENGTH
- (M) MEASURED
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- NVAL NON-VEHICULAR ACCESS LINE
- O/S OFFSET
- ORB OFFICIAL RECORDS BOOK
- PBCR PALM BEACH COUNTY RECORDS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PRM PERMANENT REFERENCE MONUMENT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- PB PLAT BOOK
- PG PAGE
- SEC SECTION
- SQ FT SQUARE FEET
- S.R. STATE ROAD
- REC RECORD
- (R) RECORD
- REV REVISION DATE
- RNG RANGE
- R/W RIGHT OF WAY
- T TANGENT
- TYP TYPICAL
- TWP TOWNSHIP

- EASEMENT LINE
- - - LANDSCAPE BUFFER LINE
- +— CENTER LINE
- NON-VEHICULAR ACCESS LINE
- SECTION LINE



RIGHT OF WAY INSTRUMENTS FOR HILLSBORO BOULEVARD (S.R. 810)

- | | |
|---------------------------|------------------------------|
| QUIT-CLAIM DEED | OR BOOK 3374, PAGE 267, BCR |
| WARRANTY DEED | OR BOOK 4043, PAGE 886, BCR |
| COUNTY DEED | OR BOOK 4082, PAGE 190, BCR |
| QUIT-CLAIM DEED | OR BOOK 4852, PAGE 929, BCR |
| QUIT-CLAIM DEED | OR BOOK 5756, PAGE 974, BCR |
| COUNTY DEED | OR BOOK 6178, PAGE 730, BCR |
| WARRANTY DEED | OR BOOK 6915, PAGE 246, BCR |
| WARRANTY DEED | OR BOOK 22693, PAGE 390, BCR |
| QUIT-CLAIM DEED | OR BOOK 22693, PAGE 392, BCR |
| QUIT-CLAIM DEED | OR BOOK 30362, PAGE 172, BCR |
| RIGHT-OF-WAY MAP BOOK | BOOK 4, PAGE 41, BCR |
| RIGHT-OF-WAY MAP BOOK | BOOK 4, PAGE 42, BCR |
| ORDER OF TAKING | OR BOOK 19656, PAGE 177, BCR |
| STIPULATED FINAL JUDGMENT | OR BOOK 20157, PAGE 89, BCR |
| ORDER OF TAKING | OR BOOK 22681, PAGE 837, BCR |
| ORDER OF TAKING | OR BOOK 22713, PAGE 863, BCR |
| ORDER OF TAKING | OR BOOK 22762, PAGE 825, BCR |
| RIGHT OF WAY MAP BOOK | PLAT BOOK 119, PAGE 29, BCR |
| DEDICATION AND EASEMENTS | OR BOOK 21681, PAGE 973, BCR |
| RIGHT-OF-WAY RESOLUTION | OR BOOK 21740, PAGE 586, BCR |

PRM NO.	ELEVATION
①	12.83'
②	16.25'
③	16.72'
④	17.74'
⑤	17.34'
⑥	16.35'
⑦	17.22'
⑧	17.08'
⑨	16.97'

AREAS	
LOT	ACRES
LOT 1	17.99 AC
RIGHT OF WAY DEDICATION	0.26 AC
LANDSCAPE BUFFER TRACT "A"	1.67 AC
TOTAL	19.92 AC

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.00	N00°22'47\"W
L2	590.39	S89°36'37\"W
L3	338.92	S89°56'54\"W
L4	8.00	N00°23'23\"W
L5	14.00	S89°36'37\"W
L6	8.00	S00°23'23\"E

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES 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.

THIS INSTRUMENT PREPARED BY:
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