

MAP OF BOUNDARY SURVEY

FOR: UNION TITLE CORPORATION

DESCRIPTION:

A PORTION OF PARCEL "B", CORAL SPRINGS COUNTRY CLUB WEST, AS RECORDED IN PLAT BOOK 70, PAGE 41 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "B"; THENCE SOUTH 89°39'15" EAST ALONG THE NORTH LINE OF SAID PARCEL "B" A DISTANCE OF 220.00 FEET TO THE POINT-OF-BEGINNING; THENCE CONTINUING SOUTH 89°39'15" EAST ALONG SAID NORTH LINE OF PARCEL "B" A DISTANCE OF 100.00 FEET; THENCE SOUTH 00°20'45" WEST, A DISTANCE OF 285.46 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL "B"; THENCE SOUTH 88°52'42" WEST, ALONG SAID SOUTH LINE OF PARCEL "B" A DISTANCE OF 100.03 FEET TO A POINT; THENCE NORTH 00°20'45" EAST, A DISTANCE OF 288.02 FEET TO THE POINT-OF-BEGINNING.

SUBJECT TO A 30 FEET WIDE ALLEY AND PLANTING EASEMENT ALONG THE SOUTH LINE THEREOF AND SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

TOGETHER WITH THE FOLLOWING:

A PORTION OF PARCEL "B", CORAL SPRINGS COUNTRY CLUB WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "B"; THENCE SOUTH 89°39'15" EAST, ALONG THE NORTH LINE OF SAID PARCEL "B", A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°53'14" EAST, A DISTANCE OF 56.61 FEET; THENCE SOUTH 89°39'15" EAST, A DISTANCE OF 18.70 FEET; THENCE SOUTH 00°53'14" EAST, A DISTANCE OF 135.41 FEET; THENCE SOUTH 89°06'46" WEST, A DISTANCE OF 17.12 FEET; THENCE SOUTH 00°53'14" EAST, A DISTANCE OF 98.09 FEET TO THE SOUTH LINE OF THE AFORESAID PARCEL "B"; THENCE NORTH 88°52'42" EAST, ALONG SAID SOUTH LINE OF PARCEL "B", A DISTANCE OF 92.20 FEET; THENCE NORTH 00°20'45" EAST, A DISTANCE OF 288.02 FEET TO THE AFORESAID NORTH LINE OF PARCEL "B"; THENCE NORTH 89°39'15" WEST, ALONG SAID NORTH LINE OF PARCEL "B", A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING A TOTAL OF 54,009 SQUARE FEET MORE OR LESS.

SURVEY NOTES:

- ALL PROPERTY CORNERS ARE SET IRON ROD & CAP #3240 UNLESS NOTED OTHERWISE.
- BELOW GROUND IMPROVEMENTS AND/OR ENCROACHMENTS, IF ANY, WERE NEITHER INVESTIGATED NOR LOCATED UNLESS SPECIFICALLY NOTED.
- THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE CERTIFYING SURVEYOR.
- BENCHMARK OF ORIGIN: PAUL E. BREWER ASSOCIATES MAP OF BOUNDARY SURVEY JOB #93-236
- BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF CORAL SPRINGS COUNTRY CLUB WEST RECORDED IN PLAT BOOK 70, PAGE 41 OF THE BROWARD COUNTY RECORDS AND ARE ON AN ASSUMED DATUM.
- EASEMENTS SHOWN HEREON ARE BASED ON THE PLAT OF CORAL SPRINGS COUNTRY CLUB WEST RECORDED IN PLAT BOOK 70, PAGE 41 OF THE BROWARD COUNTY RECORDS UNLESS NOTED OTHERWISE.
- DESCRIPTION SHOWN HEREON WAS PREPARED BY THIS FIRM.

LEGEND:

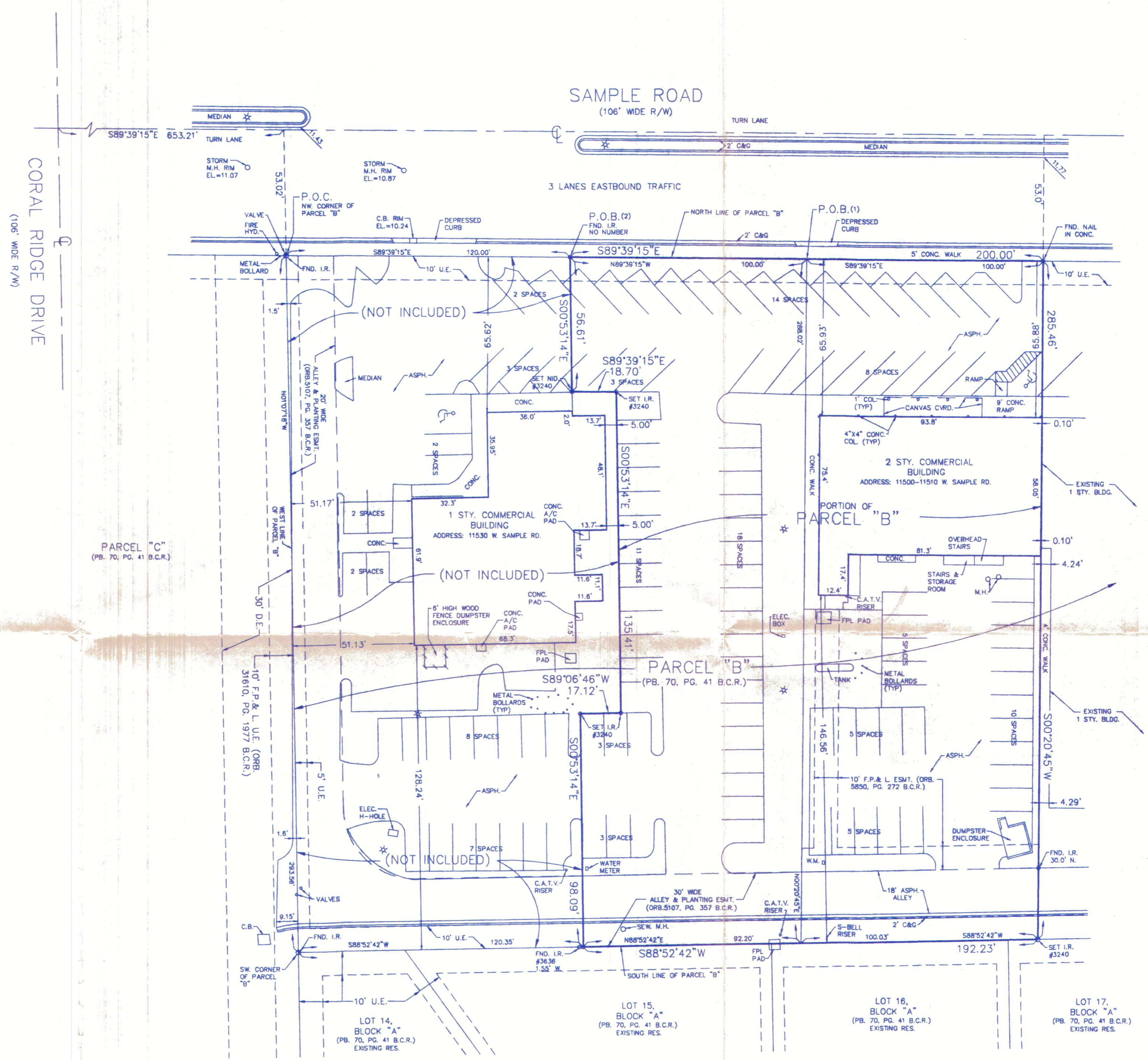
U.E.	UTILITY EASEMENT	V.G.	VALLEY GUTTER
D.E.	DRAINAGE EASEMENT	C&G	CURB AND GUTTER
FND.	FOUND	D/T	DIRECT TIE
I.P.	IRON PIPE	S/T	SWING TIE
I.R.	IRON ROD	STR	STRADDLED
P.C.P.	PERMANENT CONTROL POINT	F.P.L.	FLORIDA POWER & LIGHT
P.C.	POINT OF CURVATURE	C.A.T.V.	CABLE TELEVISION
P.R.C.	POINT OF REVERSE CURVATURE	S.B.	SOUTHERN BELL
P.C.C.	POINT OF COMPOUND CURVATURE	CHT.	CHATTAHOOCHEE
P.I.	POINT OF INTERSECTION	COL.	COLUMN
N/D	NAIL IN DISC	STY.	STORY
N/T	NAIL IN TAB	RES.	RESIDENCE
M.H.	MAN HOLE	(R.)	RADIAL
HH.	HAND HOLE	(N.R.)	NON-RADIAL
HYD.	FIRE HYDRANT	EASEM.	EASEMENT
CONC.	CONCRETE	ASPH.	ASPHALT
MON.	MONUMENT	P.V.M.T.	PAVEMENT
(M)	MEASURED	CONST.	CONSTRUCTION
(P)	PLAT	EXIST.	EXISTING
(C)	CALCULATED	E.O.W.	EDGE OF WATER
(CFT)	CALCULATED FROM FIELD TRAVERSE	T.O.B.	TOP OF BANK
EL.	ELEVATION	GAR.	GARAGE
P.R.M.	PERMANENT REFERENCE MONUMENT	TAN.	TANGENT
A/C	AIR CONDITIONING	EXT.	EXTENDED
BM.	BENCHMARK	R/W	RIGHT OF WAY
SERV.	SERVICE	ORB.	OFFICIAL RECORD BOOK
P.O.T.	POINT OF TERMINATION	PG.	PAGE
P.O.B.	POINT OF BEGINNING	DESC.	DESCRIPTION
P.O.C.	POINT OF COMMENCEMENT	B.O.C.	BACK OF CURB
0.00	EXISTING ELEVATION	B.Q.W.	BACK OF WALK
0.00	PROPOSED ELEVATION	CEN.	CENTERLINE
D.M.A.	DRAINAGE AND MAINTENANCE AREA	F.F.	FINISHED FLOOR
N.S.I.D.	NORTH SPRINGS IMPROVEMENT DISTRICT	*	LIGHTPOLE
S.B.T. & T.	SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY	P.P.	POWER POLE

FINISHED FLOOR ELEVATION	12.67
NEXT HIGHER FLOOR ELEVATION	24.17
GARAGE FLOOR ELEVATION	N/A
LOWEST A/C PAD ELEVATION	12.8
LOWEST ADJACENT ELEVATION	12.2
HIGHEST ADJACENT ELEVATION	12.5

CERTIFY TO: UNION TITLE CORPORATION; ATTORNEYS TITLE INSURANCE FUND; COMMUNITY BANK OF BROWARD; FRATELLI FLORIDA HOLDINGS, LLC

NOTE: THE ABOVE CERTIFICATION IS INTENDED FOR THE EXCLUSIVE USE OF THE PARTIES MENTIONED THEREIN AND MADE A PART OF THIS INSTRUMENT DATED 9/20/06.

ELEVATIONS SHOWN HEREON ARE BASED ON THE N.C.V.D. NATIONAL GEODETIC VERTICAL DATUM OF 1929.



NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL

THE N.F.I.P. FLOOD MAPS HAS DESIGNATED THE HEREON DESCRIBED LAND TO BE IN ZONE AH. BASE FLOOD ELEVATION 11 FEET.

COMMUNITY NO. 120033. PANEL NO. 0095-F. DATE OF FIRM. 10/2/07.

REVISIONS	DATE	BY	CKD	FB/PG

CERTIFICATION:
I HEREBY CERTIFY THAT THE ABOVE MAP OF BOUNDARY SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 81017-8, OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 492.02, FLORIDA STATUTES, AS AMENDED.

DATE: 9/20/06

PAUL E. BREWER
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 3240

A PORTION OF
PARCEL "B"
CORAL SPRINGS COUNTRY CLUB WEST
(PLAT BOOK 70, PAGE 41 B.C.R.)

NOTE:
THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD

SCALE: 1" = 30'
FILE & FB/PG: ELECTRONIC
DRAWN BY: W.D.K.
CKD BY: [Signature]
JOB NO: 06-257

PEB
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