

DESCRIPTION:  
 PARCEL "A" WINDSOR SQUARE ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 158, PAGE 26, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.  
 AND  
 PARCEL "A" AND "B" WYNDHAM LAKES PLAZA ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 163, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

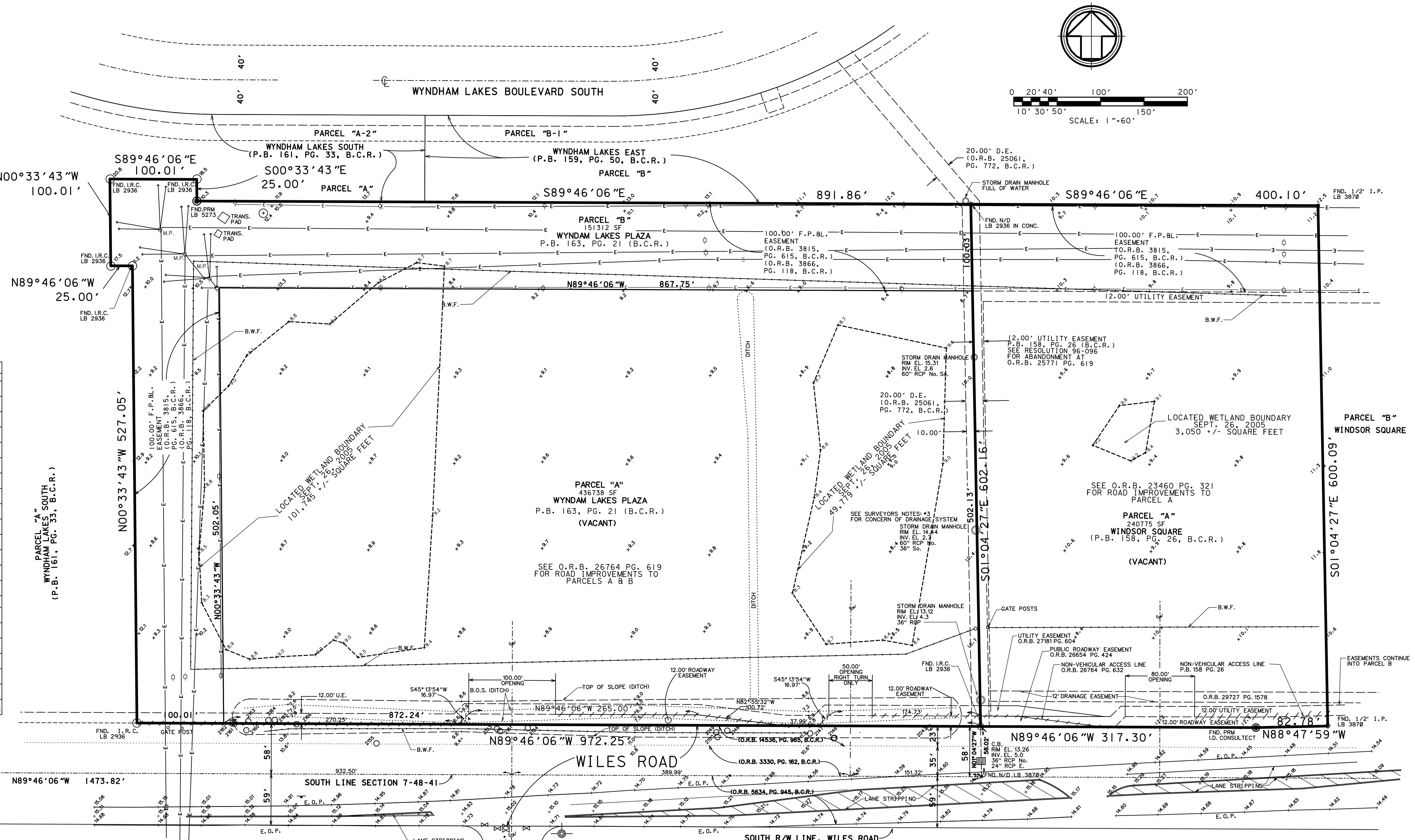
- SURVEYORS NOTES:**
- THE TWO COPIES RECEIVED OF DEED BOOK 80, PAGE 348 ARE PRACTICALLY UNREADABLE, ALBEIT THE DOCUMENT WAS INTERPRETED AS EFFECTING SECTION 30, TOWNSHIP 48 SOUTH, RANGE 41 EAST, A PORTION OF THIS SECTION BEING A PART OF THIS SURVEY.
  - BARBED WIRE FENCINGS SHOWN IS VERY OLD AND INTERMITTENT ON THE SITE, THE ACTUAL FENCE MAY NOT BE AS CONTINUOUS AS SHOWN.
  - EXISTING STORM DRAINAGE SYSTEM IS FULL OF WATER, PIPE SIZES AND INVERTS SHOWN ARE TO BE CONSIDERED APPROXIMATIONS, ACCURATE DEFINITION CAN BE PROVIDED WHEN THE SYSTEM IS PUMPED DOWN.
  - VERY HEAVY THICK NATURAL GROWTH EXISTS ALONG THE RIGHT OF WAY LINE OF WILES ROAD, 40' +/- SOUTH +/- OF THE LINE, HEAVY NATURAL GROWTH EXISTS ALONG THE DITCHES SHOWN.
  - ELECTRIC LINES SHOWN WITHIN THE FLORIDA POWER AND LIGHT EASEMENT ARE REPRESENTATIVE OF THEIR EXISTENCE BUT ARE NOT INDICATIVE OF THE TRUE OVERHEAD POSITION AND SHOULD NOT BE RELIED ON AS SUCH.
  - BEARINGS ARE BASED ON THOSE SHOWN ON PLAT BOOK 163 PAGE 21, BROWARD COUNTY RECORDS, "WYNDHAM LAKES PLAZA".
  - ELEVATIONS SHOWN HEREON ARE FOR THE PURPOSE OF INDICATING THE GROUND ELEVATIONS ONLY AT THE POSITION SHOWN AND IN NO WAY SHOULD INDICATE ELEVATIONS AT ANY OTHER POINT THAN THAT SHOWN.
  - ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND ARE BASED ON BROWARD COUNTY ENGINEERING BENCHMARK NO. 3191, REFERENCE: X-CUT ON NORTH RIM STORM SEWER, S.W. CORNER OF CORAL RIDGE DRIVE AT WILES ROAD.
  - THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY EXCEPT AS SHOWN HEREON.
  - TREE TYPES ARE DETERMINED TO THE BEST OF OUR KNOWLEDGE EXACT SPECIES SHOULD BE DETERMINED BY A LICENSED BOTANIST, DENDROLOGIST OR OTHER QUALIFIED PROFESSIONAL.
  - FLOOD ZONE INFORMATION:  
 A. FIRM MAP NO. 12011C0095 F  
 B. EFFECTIVE DATE- AUGUST 18, 1992  
 C. FIRM ZONE- AE  
 D. BASE FLOOD ELEVATION- 12'
  - THIS SKETCH IS THE PROPERTY OF CARNAHAN-PROCTOR-CROSS, INC., CERTIFICATE OF AUTHORIZATION NUMBER LB2936, AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
  - THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THE FOLLOWING TABLE INDICATES DOCUMENTS ADDRESSED BY THIS SURVEY FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT NUMBER 05-000-1103022, EFFECTIVE DATE: MAY 8, 2005 AT 8:00 A.M.

TITLE COMMITMENT INFORMATION TABLE					
TABLE NUMBERING CORRESPONDS WITH THOSE ON SCHEDULE B-SECTION 2					
#	TYPE OF INSTRUMENT	DESCRIPTION	RECORDING DATA	AFFECTS PARCEL	PLOTTED
7.	DEED No. 16198	CANAL RESERVATIONS	O.R.B. 46 PG. 240	YES	NO
8.	DEED No. 1627	DRAINAGE RESERVATIONS	O.R.B. 90 PG. 290	YES	NO
9.	DEED	LAND SALE WITH RESERVATION	O.R.B. 423 PG. 168	YES	NO
10.	COUNTY DEED	LAND SALE WITH RESERVATION	O.R.B. 539 PG. 244	YES	NO
11.	RIGHT-OF-WAY AGREEMENT	FLORIDA POWER & LIGHT	O.R.B. 3815 PG. 615	YES	YES
11.	RIGHT-OF-WAY AGREEMENT	FLORIDA POWER & LIGHT	O.R.B. 3866 PG. 118	YES	YES
11.	ASSIGNMENT	FLORIDA POWER & LIGHT	O.R.B. 25604 PG. 24	YES	NO
12.	AGREEMENT	IMPROVEMENT DISTRICT	O.R.B. 20513 PG. 297	YES	NO
13.	PLAT	PLATTED EASEMENTS	PLAT BOOK 158, PG. 26	YES	YES
13.	RESOLUTION 96-096	EASEMENT ABANDONMENT	O.R.B. 25771 PG. 619	YES	YES
13.	AGREEMENT	NON-VEHICULAR ACCESS LINE	O.R.B. 26764 PG. 632	YES	YES
14.	AGREEMENT	ROAD IMPROVEMENTS	O.R.B. 23460 PG. 321	YES	NO
15.	EASEMENT	DRAINAGE EASEMENT	O.R.B. 25061 PG. 772	YES	YES
16.	ROADWAY EASEMENT	TURN LANE EASEMENT	O.R.B. 26654 PG. 424	YES	YES
17.	RESOLUTION 97-037	UTILITY EASEMENT	O.R.B. 27181 PG. 604	YES	YES
18.	DRAINAGE EASEMENT	DRAINAGE EASEMENT	O.R.B. 29727 PG. 1578	YES	YES
18.	SEE SURVEYORS' NOTE #1	DRAINAGE RESERVATIONS	O.R.B. 80 PG. 348	YES	YES
20.	DEED	LAND SALE WITH RESERVATION	O.R.B. 109 PG. 120	YES	YES
21.	AGREEMENT	ROAD IMPROVEMENTS	O.R.B. 26764 PG. 619	YES	NO
22.	PLAT	WYNDHAM LAKES PLAZA	PLAT BOOK 163, PAGE 21	YES	YES
23.	DECLARATION	RESTRICTIVE COVENANTS	O.R.B. 37172 PG. 339	YES	NO

- TREE LIST**
- | TREE NUMBER | QUANTITY | TREE TYPE   |
|-------------|----------|-------------|
| 2043        | UNKNOWN  | 12" UNKNOWN |
| 2147        | 60'      | FICUS       |
| 2148        | 12"      | RED BAY     |
| 2149        | 12"      | UNKNOWN     |
| 2150        | 7"       | RED BAY     |
| 2151        | 12"      | FICUS       |
| 2152        | 12"      | FICUS       |
| 2154        | 7"       | UNKNOWN     |
| 2155        | 14"      | RED BAY     |
| 2160        | 8"       | WATER OAK   |
| 2161        | 5"       | RED BAY     |
| 2162        | 5"       | RED BAY     |
| 2163        | 6"       | RED BAY     |
| 2164        | 6"       | RED BAY     |
| 2165        | 6"       | SABLE PALM  |
| 2166        | 6"       | RED BAY     |
- ABBREVIATIONS**
- B.C.R. - BROWARD COUNTY RECORDS
  - B.W.F. - BARBED WIRE FENCE
  - B.O.S. - BOTTOM OF SLOPE
  - CONC. - CONCRETE
  - D.E. - DRAINAGE EASEMENT
  - ESMT. - EASEMENT
  - E.O.W. - EDGE OF WATER
  - EL. - ELEVATION
  - F.P.L. - FLORIDA POWER & LIGHT CO.
  - FND. - FOUND
  - I.R.C. - IRON ROD AND CAP
  - M.P. - METAL POLE
  - O.R.B. - OFFICIAL RECORD BOOK
  - P.B. - PLAT BOOK
  - PG. - PAGE
  - P.R.M. - PERMANENT REFERENCE MONUMENT
  - T.O.B. - TOP OF BANK
  - U.E. - UTILITY EASEMENT
  - UTIL. - UTILITY
  - VALV. - VALVE
  - WV. - WATER VALVE

- LEGEND**
- CENTERLINE
  - ⊙ ELEVATION, EXISTING
  - ⊙ I.R.C. IRON ROD AND CAP
  - PERMANENT REFERENCE MONUMENT
  - ⊙ WOODEN POWER POLE
  - ⊙ FIRE HYDRANT
  - ⊙ CATCH BASIN
  - ⊙ ELECTRIC LINE
  - ⊙ MANHOLE, STORM
  - ⊙ NON-VEHICULAR ACCESS LINE
  - ⊙ CONCRETE POWER POLE



**WETLANDS IDENTIFICATION:**  
 WETLANDS WERE IDENTIFIED BY PHILIP R. JMRUSTI & ASSOCIATES, INC., ECOLOGICAL ENGINEERS, ENVIRONMENTAL CONSULTANTS, 12730 S.W. 12th COURT, DAVIE, FLORIDA 33325.  
 WETLANDS WERE LOCATED BY CARNAHAN-PROCTOR-CROSS, INC. ON SEPTEMBER 26, 2005.

**CERTIFICATION:**  
 TO FIDELITY NATIONAL TITLE INSURANCE COMPANY AND PANATTON DEVELOPMENT COMPANY  
 THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA/ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 12.3.4, 7A, 7B, 8, 11A, 12, AND 15 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA/ACSM AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNLESS I FURTHER CERTIFY THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS," AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.  
 DATED THIS DAY OF JUNE 07, 2005

MICHAEL D. SARVER  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. LS4174  
 LAST DATE OF FIELD WORK: 9-26-05

FILE: p:\projects\ri09\cadd\ri09alta.dgn  
 DATE: 27-Sep-05 09:37

NO	DATE	BY	CK'D	REVISIONS	FB/PG:
4	9-27-05	MDS	MDS	ADDITION OF LOCATED WETLANDS	
3	6-7-05	MDS	MDS	UPDATE FIELD SURVEY AND TITLE TO FIDELITY NATIONAL	
2	4-26-04	MDS	MDS	UPDATE FIELD SURVEY AND TITLE COMMITMENT (EFFECTIVE DATE 2-8-2005)	
1	4-26-04	MDS	MDS	REVISE TITLE COMMITMENT NOTE #5	

SCALE: 1"=60'  
 DATE: 4-09-04  
 FB/PG: 1542/ 7-11  
 DRAWN BY: MDS  
 CHECKED BY: X

**CARNAHAN · PROCTOR · CROSS, INC.**  
 CONSULTING ENGINEERS · SURVEYORS · PLANNERS  
 6101 WEST ATLANTIC BOULEVARD, MARGATE, FLORIDA 33063  
 PHONE: 954-972-3959 FAX: 954-972-4178 E-MAIL: margate@carnahan-proctor.com

**ALTA /ACSM LAND SURVEY**  
**WYNDHAM LAKES PLAZA & PARCEL A, WINDSOR SQUARE**

FILE NO. 940909-S2  
 SHEET 1 OF 1  
 SEAL