

McNAB - CYPRESS CORNERS

A PORTION OF THE SOUTHWEST ONE QUARTER OF SECTION 1,
TOWNSHIP 49 SOUTH, RANGE 42 EAST, LOCATED IN THE CITY
OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

CFN # 108005127,
Page1 of 2
Recorded 07/10/2008 at 03:30 PM

DESCRIPTION

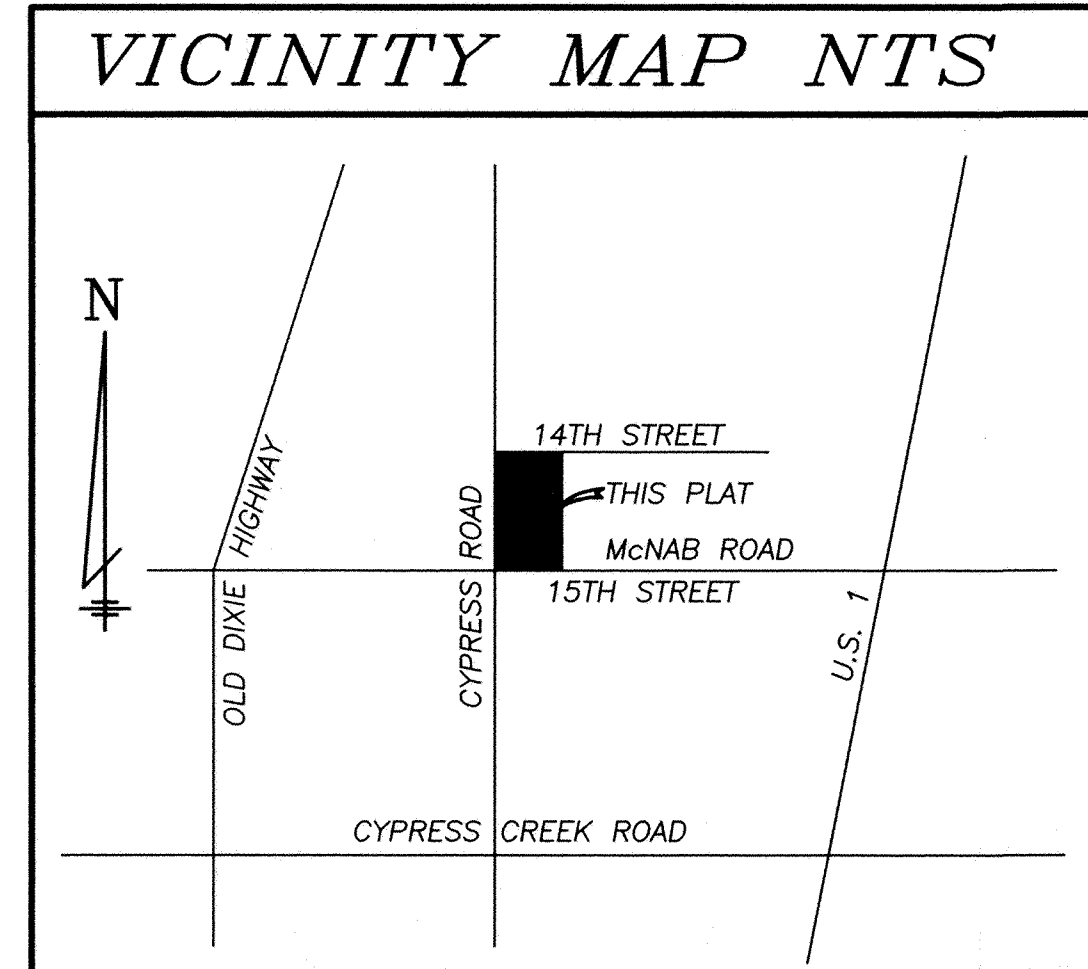
A parcel of land in the West one-half (W 1/2) of the Southwest one-quarter (SW 1/4) of the Southwest one-quarter (SW 1/4) of Section 1, Township 49 South, Range 42 East, Broward County, Florida, more particularly described as follows:

Beginning at the Southwest corner of said Section 1, thence Easterly along the South boundary of said Section 1, a distance of 35.01 feet; thence Northerly on a line parallel to and 35 feet East of the West boundary line of said Section 1, a distance of 35.01 feet to the Point of Beginning; thence continue Northerly on a line parallel to and 35.01 feet East of the West boundary line of said Section 1, a distance of 300.10 feet to a point; thence Easterly on a line parallel to and 335.11 feet North of the South boundary line of said Section 1, a distance of 200.17 feet; thence Southerly on a line parallel to and 235.10 feet East of the West boundary line of said Section 1, a distance of 300.10 feet; thence Westerly along the North right-of-way line of S.E. 15th Street (McNab Road) on a line 35.01 feet North of, and parallel to the South boundary line of said Section 1, a distance of 200.17 feet to the Point of Beginning; said lands situate, lying and being in Broward County, Florida.

The above being more fully described as follows:

Commence at the Southwest corner of Section 1, Township 49 South, Range 42 East, Broward County, Florida; thence run S90°00'00"E along the South line of said Section 1, a distance of 35.01 feet to the Southerly extension of the East right of way line of Cypress Road; thence N1°28'28"E along said Southerly extension, a distance of 35.01 feet for a Point of Beginning; thence continue N1°28'28"E along said East right of way line, a distance of 299.99 feet to the South right of way line of SE 14th Street; thence S90°00'00"E along said South right of way line, a distance of 200.33 feet to the Northwest corner of Lot 1, Block A, Cypress Harbor 1st Section as recorded in Plat Book 45, Page 40, public records of Broward County, Florida; thence S1°28'28"W along the West line of said Lot 1 and the Southerly extension thereof, a distance of 299.99 feet to the North right of way line of SE 15th Street (McNab Road); thence N90°00'00"W along said North right of way line, a distance 200.33 feet to the Point of Beginning.

Contains 60,077 square feet or 1.3792 acres more or less.



SEALS

ACCURIGHT SURVEYS
of Orlando Inc., LB 4475
2012 East Robinson St.
Orlando, Florida 32803
(407) 894-6314

COUNTY COMMISSION

COUNTY ENGINEER

COUNTY SURVEYOR

CITY COMMISSION

CITY ENGINEER

SURVEYOR

CITY COMMISSION:

This is to certify that this plat has been approved and accepted for record by the City of Pompano Beach, Florida and passed by resolution No. 2007-126 this 13th day of February 2007. 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.

BY: Lamar Fisher, Mayor Date: 4/9/08
Mary Chambers, City Clerk

CITY PLANNING AND ZONING BOARD:

This is to certify that the Planning and Zoning Board of Pompano Beach, Florida has approved and accepted this plat.

Date of approval: September 28, 2005

BY: Gary J. Ford Date: 4/23/08
Chairperson

CITY ENGINEER:

This plat entitled "McNAB-CYPRESS CORNERS", is approved for record, this 11th day of April, 2008.

BY: Helen Gray, P.E. Date: April 11, 2008

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY: that the attached Plat is a true and correct representation of the lands recently surveyed, and plotted under my responsible direction and supervision, that the survey data shown conforms to the applicable requirements of Chapter 177, Florida Statutes, and the portions of Chapter 61G17-6, Florida Administrative Code as required to comply with the Broward County Land Development Code. The PERMANENT REFERENCE MONUMENTS (P.R.M.'s) were set in accordance with Section 177.091 of said Chapter 177, on the 7th day of January 2007. The BENCHMARKS shown are referenced to 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.

BY: Robert C. Johnson
ROBERT C. JOHNSON PSM 5551
State of Florida

Date: 4-1-08

Accuright Surveys of Orlando, Inc.
2012 East Robinson Street
Orlando, Florida 32803
Certificate of Authorization Number LB 4475

DEDICATION

SHEET 1 of 2

KNOWN ALL BY THESE PRESENTS, that BANK OF AMERICA, N.A. being the owner of lands described and shown as included in this plat, have caused said lands to be platted as shown hereon, said plat to be known as McNAB-CYPRESS CORNERS. Tract "A", "B", "C", the 10.00 foot landscape buffer, the 10.00 foot utility easement and the Bus Shelter Easement are dedicated to public for proper use.

IN WITNESS WHEREOF BANK OF AMERICA, N.A. has caused these presents to be signed hereto this 11th day of April 2008.

BY: John J. Carde
JOHN J. CARDE, VICE PRESIDENT RETAIL PROJECT
DIRECTOR CLIENT STAFF MANAGEMENT

SIGNED IN THE PRESENCE OF:

Julia Kovalenkova Julia Kovalenkova
(Printed name) (Signature)

Evelyn Crowley Evelyn Crowley
(Printed name) (Signature)

STATE OF Massachusetts, COUNTY OF Norfolk

THIS IS TO CERTIFY. That on this 11th day of April, 2008, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared JOHN J. CARDE, Vice President Retail Project Director Client Staff Management, personally known to me or produced the following identification: Debra Liscione, and (did) (did not) take an oath that they are the persons described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Scantle
NOTARY PUBLIC

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY that the BROWARD COUNTY PLANNING COUNCIL approved this plat subject to its compliance with the dedication of Rights of Way for traffic ways this 23 day of August 2007.

BY: Gen S
Chairperson

This plat complies with the approval of the BROWARD COUNTY PLANNING COUNCIL of the above date and is approved and accepted for record this 1st day of July 2008.

BY: B. M. M. M.
Executive Director or Designee

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION

This plat is hereby approved and accepted for record.

BY: Richard Tornese Richard Tornese Date: 6/11/08

Director
Florida Professional Engineer
Registration No. 40263

BY: Robert P. Legg, Jr. Robert P. Legg, Jr. Date: 6/11/08

Broward County Surveyor
Professional Surveyor and Mapper
Florida Registration No. LS 4030

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 26 day of February 2008.

Attest:
Bertha Henry
Interim County Administrator

BY: Maylene Daily
Deputy

BY: Steve
Vice Mayor-County Commission

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

This Plat was filed for record this 10 day of July 2008 and recorded in Plat Book 178, Page 5. Record Verified.

Attest:
Bertha Henry
Interim County Administrator

BY: Susan M. M. M.
Deputy

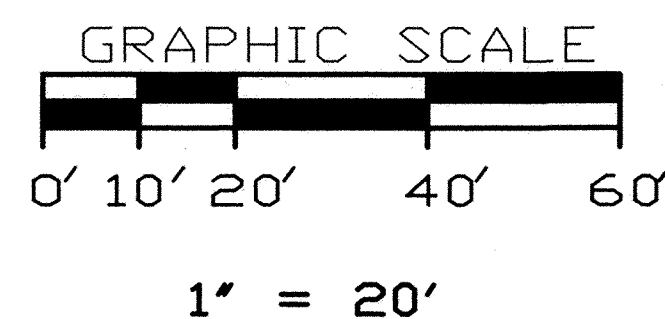
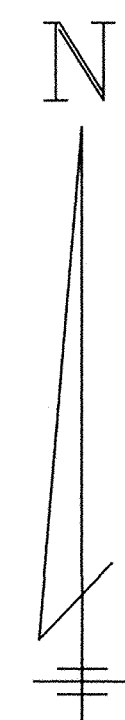
BROWARD COUNTY Environmental Protection and Growth Management Department

This Plat is hereby approved and accepted for record.

BY: Pat n. Day Date: 7-1-08
Director/Designee

McNAB - CYPRESS CORNERS

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LEGEND

BCR	- BROWARD COUNTY RECORDS
CCR	- CERTIFIED CORNER RECORD
CL	- CENTERLINE SYMBOL
CM	- CONCRETE MONUMENT (CM)
CW	- CONCRETE WALK
DB	- DEED BOOK
ESMT	- EASEMENT
FND	- FOUND
IP	- IRON PIPE
IR	- IRON ROD (IR)
LB	- LICENSED BUSINESS
MEAS	- MEASURED
N&D	- NAIL & DISK
NGVD	- NATIONAL GEODETIC VERTICAL DATUM
NTS	- NOT TO SCALE
ORB	- OFFICIAL RECORDS BOOK
PB	- PLAT BOOK
PG	- PAGE
PDB	- POINT OF BEGINNING
PDC	- POINT OF COMMENCEMENT
PRM	- PERMANENT REFERENCE MONUMENT
R/W	- RIGHT OF WAY

NOTES:

- BEARING STRUCTURE BASED ON THE SOUTH R/W LINE OF 14TH STREET, BEING: ASSUMED S90°00'00"E.
- - DENOTES SET A PERMANENT REFERENCE MONUMENT, A 4" X 4" X 24" CONCRETE MONUMENT WITH A BRASS DISK MARKED "PRM LB 4475". (UNLESS OTHERWISE NOTED)
- ELEVATIONS BASED ON BROWARD COUNTY DATUM, BENCHMARK NUMBER 741, BEING A SQUARE CUT IN CORNER OF WING WALL, 5.8' FROM NORTHWEST RAILING POST ON NORTHWEST CORNER OF BRIDGE ON McNAB ROAD AND CYPRESS CREEK, HAVING AN ELEVATION OF 9.108 FEET, (NGVD 1929).
- "NOTICE": THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER 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.
- 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 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 AND 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.
- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY FEBRUARY 26, 2013, 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
- IF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY FEBRUARY 26, 2013, 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.
- THIS PLAT IS RESTRICTED TO 7,000 SQUARE FEET OF BANK USE.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

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 LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

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