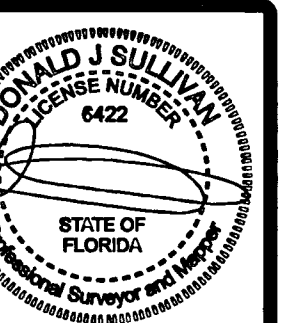




DIS SURVEYORS, INC.
 PROFESSIONAL SURVEYORS AND MAPPERS
 20283 STATE ROAD 7, SUITE 200
 BOCA RATON, FL 33498
 PH. 561.883.0470, FAX. 561.883.0480
 CERTIFICATE OF AUTHORIZATION NO. LB 7870
 www.dissurveyors.com

| REVISION | DATE | BY | FB/PG |
|---|---------|-----|-------|
| ADDRESS CITY COMMENTS | 3/28/24 | AFF | N/A |
| REVISE LEGAL DESC. AND DRAWING TO MATCH LATEST TITLE POLICY & ADDRESS CITY COMMENTS | 3/07/24 | AFF | N/A |

PLAT EXEMPTION / SUBDIVISION PLAN
 FOR: PARCEL "A" CORPORATE PARK OF CORAL SPRINGS
 "SAWGRASS EAST BUSINESS PARK"



| | |
|-------------|----------------------|
| DRAWN BY: | AFF |
| CHECKED BY: | DS |
| FB / PG: | FILE |
| SCALE: | 1" = 50' |
| DATE: | 03/28/2024 |
| FILE: | 23-511-C.P.C.S.D.WWG |
| JOB NO.: | 23 - 511 |
| SHEET NO.: | 01 OF 01 |

INSTR # 119566708 MAP BK 9/187

Page 1 of 1

Recorded 05/09/2024 at 02:51 PM

LEGAL DESCRIPTION (SITE "A")

PARCEL A (FEE SIMPLE AND EASEMENT):

THAT PORTION OF PARCEL A, CORPORATE PARK OF CORAL SPRINGS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGES 60 & 61, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL A; THENCE SOUTH 89°46'06" EAST, ALONG THE NORTH LINE OF SAID PARCEL A, A DISTANCE OF 183.75 FEET, THENCE SOUTH 00°13'54" WEST, A DISTANCE OF 371.61 FEET TO THE SOUTH LINE OF SAID PARCEL A; THENCE NORTH 89°46'06" WEST, ALONG THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 176.50 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE NORTH 00°53'08" WEST, ALONG THE WEST LINE OF SAID PARCEL A, A DISTANCE OF 371.66 FEET TO THE POINT OF BEGINNING.

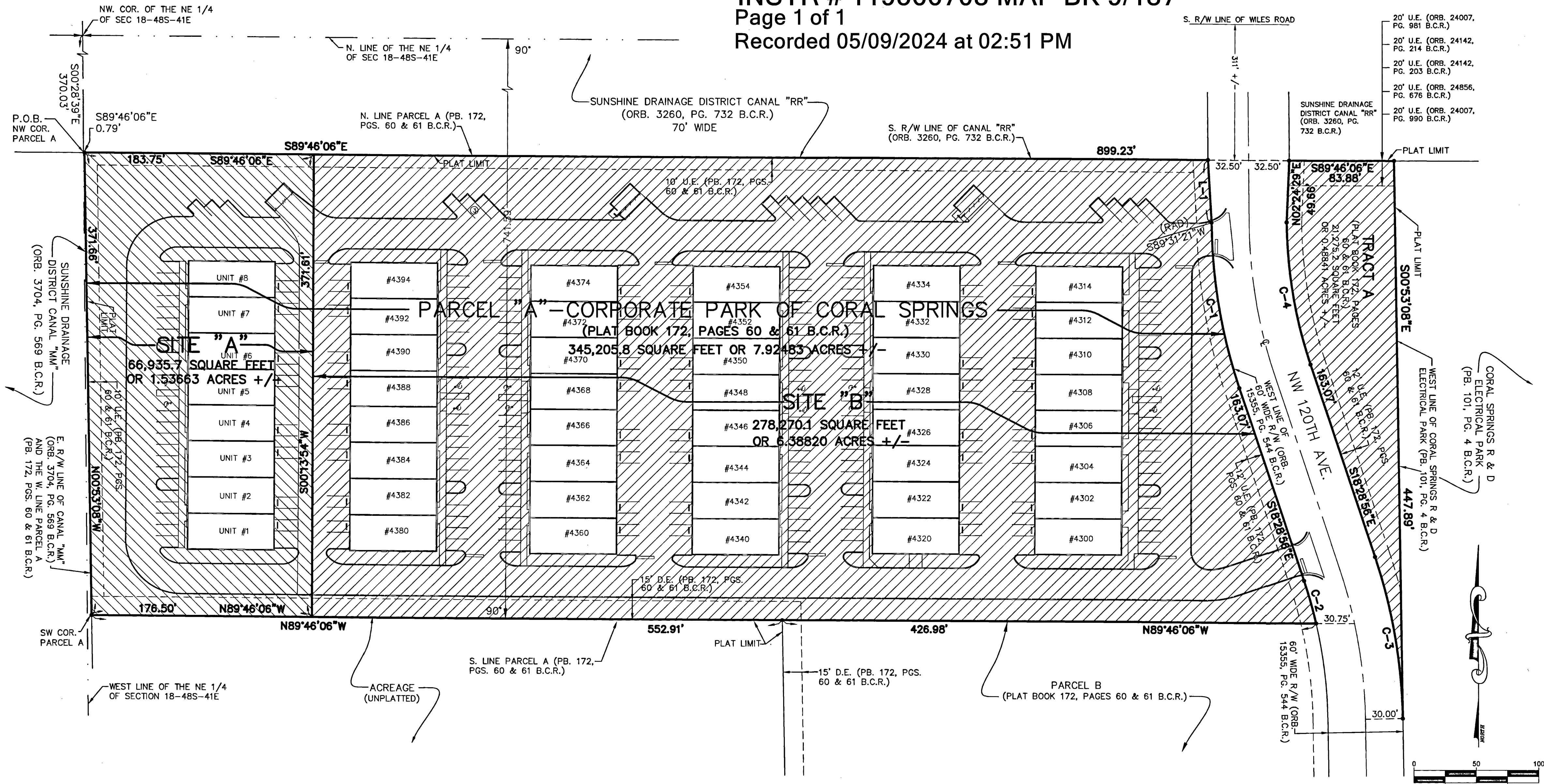
Together with beneficial, non-exclusive easement rights set forth in Easement Agreement recorded in Official Records Book 44898, Page 1979, of the Public Records of Broward County, Florida.

Together with beneficial, non-exclusive easement rights set forth in Declaration of Easements and Covenants recorded in Official Records Instrument Number 119291645, of the Public Records of Broward County, Florida.

LEGAL DESCRIPTION (SITE "B")

PARCEL B (FEE SIMPLE):

UNIT 4300, UNIT 4302, UNIT 4304, UNIT 4306, UNIT 4308, UNIT 4312, UNIT 4314, UNIT 4320, UNIT 4322, UNIT 4324, UNIT 4326, UNIT 4328, UNIT 4330, UNIT 4332, UNIT 4334, UNIT 4340, UNIT 4342, UNIT 4344, UNIT 4346, UNIT 4348, UNIT 4352, UNIT 4354, UNIT 4360, UNIT 4362, UNIT 4364, UNIT 4366, UNIT 4368, UNIT 4370, UNIT 4372, UNIT 4374, UNIT 4380, UNIT 4382, UNIT 4384, UNIT 4386, UNIT 4388, UNIT 4390, UNIT 4392 AND UNIT 4394 Sawgrass East Business Park Condominium, according to the Declaration of Condominium thereof, as recorded in Officials Records Book 44898, Page 1898, as amended by Certificate of Amendment to the Declaration of Condominium of Sawgrass East Business Park Condominium recorded in Official Records Book 48346, Page 1169; amended by Certificate of Amendment to the Declaration of Condominium of Sawgrass East Business Park Condominium recorded in Official Records Book 51313, Page 1508; and amended by Third Amendment to the Declaration of Condominium of Sawgrass East Business Park Condominium and First Amendment to the By-Laws of Sawgrass East Business Park Condominium Association, Inc. recorded in Official Records Instrument Number 119291647, all of the Public Records of Broward County, Florida, together with an undivided interest in common elements.



NOTES:

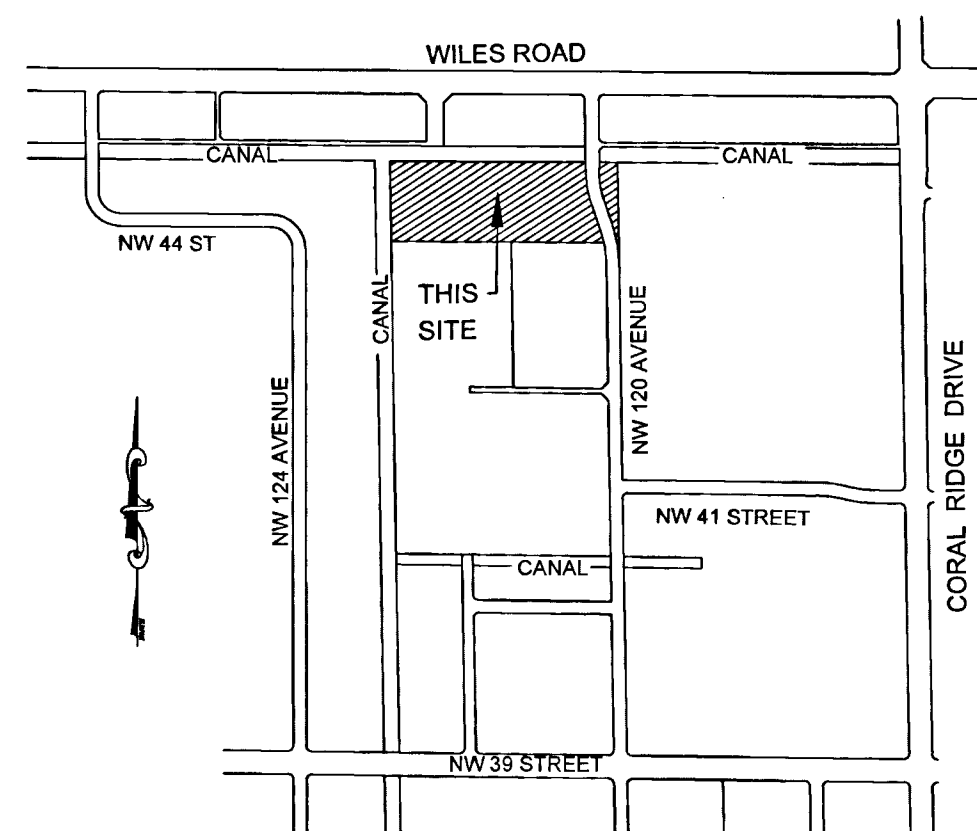
- THIS DRAWING IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND EMBOSSED OR DIGITAL SEAL OF THE CERTIFYING SURVEYOR. THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DONALD J. SULLIVAN ON 03/28/2024.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF CORPORATE PARK OF CORAL SPRINGS (PLAT BOOK 172, PAGES 60 & 61 B.C.R.)
- ALL EASEMENTS AND RIGHTS OF WAY OF RECORD, RECORDED AND VISIBLE AFFECTING THE HEREON DESCRIBED PROPERTY ARE SHOWN PER CORPORATE PARK OF CORAL SPRINGS (PLAT BOOK 172, PAGES 60 & 61 B.C.R.)
- PER THE PLAT OF CORPORATE PARK OF CORAL SPRINGS (PLAT BOOK 172, PAGES 60 & 61 B.C.R.) PARCEL D IS RESTRICTED TO 40,000 SQUARE FEET OF FIRE TRAINING FACILITY. THE REMAINDER OF THE PLAT IS RESTRICTED TO INDUSTRIAL USE. COMMERCIAL/RETAIL USES AND/OR 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.
- THE BUILDINGS / UNITS SHOWN WITHIN SITE "B" ARE EXISTING. THE BUILDING / UNITS SHOWN WITHIN SITE "A" ARE PROPOSED.

INDICATES SITE "B" COMMON ELEMENT (EXISTING)

INDICATES SITE "A" COMMON ELEMENT (PROPOSED)

LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- COR. CORNER
- (D) DEED
- D CENTRAL ANGLE
- D.E. DRAINAGE EASEMENT
- ESMT. EASEMENT
- FPL FLORIDA POWER & LIGHT
- INST. INSTRUMENT
- L ARC LENGTH
- ORB. OFFICIAL RECORD BOOK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PB. PLAT BOOK
- PG. PAGE
- PGS. PAGES
- (P) PLAT
- RW RIGHT-OF-WAY
- R RADIUS
- (RAD) RADIAL
- SEC. SECTION
- S.F. SQUARE FEET
- U.E. UTILITY EASEMENT
- CL CENTERLINE



CURVE TABLE

- C-1
D=18°00'17"
R=430.00'
L=135.12'
- C-2
D=05°30'00"
R=370.00'
L=35.52'
- C-3
D=17°35'48"
R=430.00'
L=132.06'
- C-4
D=18°00'17"
R=370.00'
L=116.27'

LINE TABLE

- L-1
S03°19'02"E
50.48'

CLERK OF COURT CERTIFICATION

FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR THE COUNTY OF BROWARD, STATE OF FLORIDA, IN MISC. PLAT BOOK 9, PAGE 187 ON THE 9 DAY OF MAY 2024.

Do La
 CLERK OF THE CIRCUIT COURT
 BROWARD COUNTY, FLORIDA

DIRECTOR OF DEVELOPMENT SERVICES

THIS INSTRUMENT IS HEREBY APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS 30th DAY OF April 2024.

Julie Krolak
 JULIE KROLAK
 DIRECTOR OF DEVELOPMENT SERVICES
 CITY OF CORAL SPRINGS

CITY ENGINEER

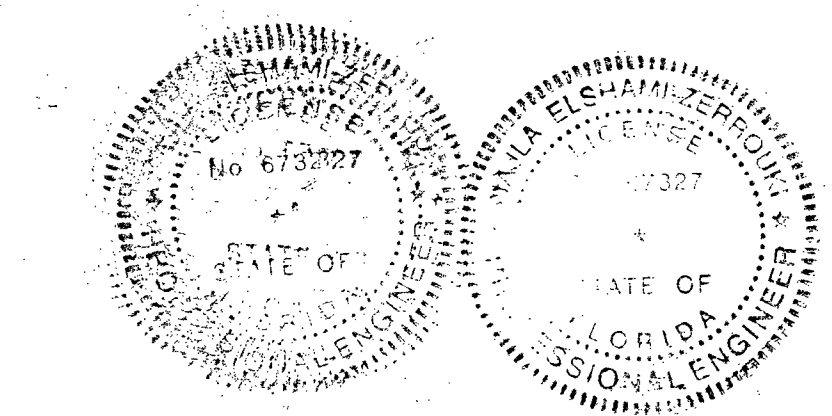
THIS INSTRUMENT IS HEREBY APPROVED BY THE CITY ENGINEER THIS 26 DAY OF April 2024.

NaJla Zerrouki
 NAJLA ZERROUKI
 CITY ENGINEER
 FLORIDA P.E. LICENSE NO. 67327

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH IS AN ACCURATE GRAPHIC REPRESENTATION OF THE SITE DEPICTED HEREON. THIS DRAWING DOES NOT REPRESENT A SURVEY.

DATED: 03/28/2024



DONALD J. SULLIVAN
 PROFESSIONAL SURVEYOR &
 MAPPER
 FLORIDA REGISTRATION NO. 6422