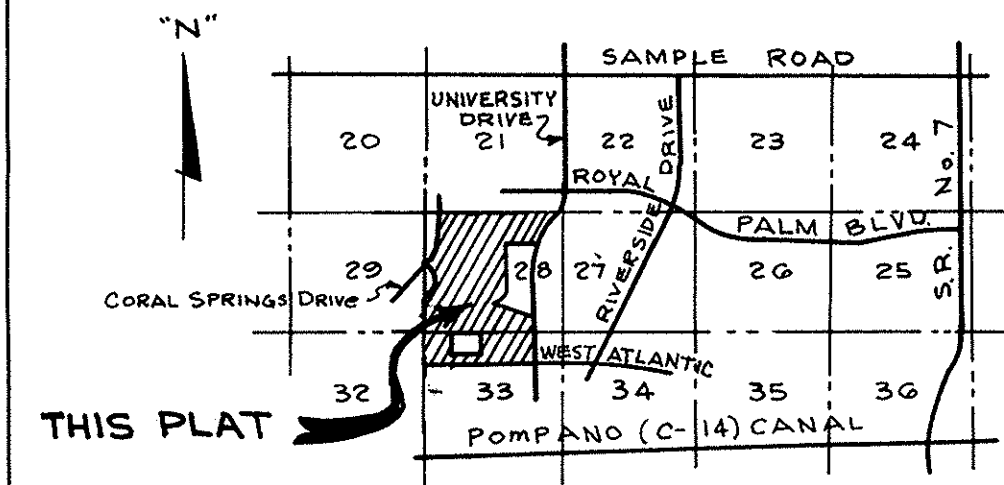


MAPLE WOOD

CITY OF CORAL SPRINGS, FLORIDA.
IN PART OF SECTIONS 28 & 33, TWP. 48 S., RGE. 41 E.
BROWARD COUNTY, FLORIDA

Being a Replat of Part of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, as recorded in Plat Book 1, Page 102, Public Records of Palm Beach County, Florida and other lands.



LOCATION MAP

DESCRIPTION

A Portion of Sections 28 & 33, Township 48 South, Range 41 East, Broward County, Florida and being a Replat of part of "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2" as recorded in Plat Book 1, Page 102, Public Records of Palm Beach County, Florida, and more particularly described as follows:

Commencing at the Northeast Corner of said Section 28; thence N. 89° 13' 04" W. along the North Line of Section 28, being also the Southerly Right-of-Way Line of Sunshine Drainage District Canal "T" as recorded in Official Record Book 3343, Page 114, Public Records of Broward County, Florida, a distance of 172.93 feet to the POINT OF BEGINNING of the hereinafter described Parcel of land and a point on the Westerly Right-of-Way Line of University Drive as shown on CORAL SPRINGS UNIVERSITY DRIVE SUB-DIVISION ADDITION NO. 1 as recorded in Plat Book 62, Page 3 of said Broward County Records (for convenience all bearings shown herein - North is based on Coral Azimuth as per Coast and Geodetic Survey); thence meandering the boundary of said CORAL SPRINGS UNIVERSITY DRIVE SUBDIVISION ADDITION NO. 1 by the following courses; thence S. 26° 54' 10" W., a distance of 1230.17 feet; thence N. 63° 05' 50" W., a distance of 817.00 feet; thence S. 26° 54' 10" W., a distance of 600.20 feet to the beginning of a curve concave to the southeast having a radius of 2000 feet and a central angle of 27° 32' 02"; thence southwesterly and southerly along the arc of said curve, a distance of 961.11 feet; thence S. 00° 37' 52" E., along the tangent to said curve, a distance of 1410.23 feet; thence N. 89° 22' 08" E., a distance of 810 feet to the North-west Corner of RAMBLEWOOD SOUTH as shown on Sheet No. 8 and recorded in Plat Book 78, Page 19, of said Broward County Records, said point being on the West Right of Way Line of University Drive as recorded in Official Record Book 4741 - Page 623 Broward County Records; thence along the said West line of RAMBLEWOOD SOUTH by the following courses; S. 00° 37' 52" E., a distance of 624.95 feet to the beginning of a curve concave to the northwest having a radius of 3604.96 feet and a central angle of 14° 00' 00"; thence southerly and southwesterly along the arc of said curve, a distance of 880.86 feet; thence S. 13° 22' 08" W. along the tangent to said curve, a distance of 191.06 feet to a point on the North line of said Section 33, said point being N. 89° 13' 40" W. a distance of 1313.70 feet from the Northeast Corner of said Section 33; thence continue S. 13° 22' 08" W. a distance of 1204.89 feet to the Southwest Corner of said RAMBLEWOOD SOUTH; thence continue S. 13° 22' 08" W., a distance of 50 feet to the beginning of a curve concave to the southwest having a radius of 50 feet and a central angle of 89° 59' 52" and whose radius point is perpendicular to the last described course; thence north-easterly, northerly and northwesterly along the arc of said curve, a distance of 78.54 feet to a point on the Southerly Right of Way Line of West Atlantic Boulevard as record in Official Record Book 4947, Page 723, of said Broward County Records; thence N. 76° 37' 44" W. along the tangent to said curve, a distance of 1377.8 feet to the beginning of a curve concave to the southwest having a radius of 2240 feet and a central angle of 12° 33' 41"; thence northwesterly and westerly along the arc of said curve, a distance of 491.09 feet; thence N. 89° 11' 25" W. along said Southerly Right of Way Line, a distance of 3005.61 feet to a point on the East Right of Way Line of SUNSHINE DRAINAGE DISTRICT WEST OUTFALL CANAL as recorded in Official Record Book 5345, Page 483 THRU 486, Broward County Records; thence N. 00° 56' 06" W. along said East Right of Way Line, a distance of 1079.51 feet to the

DESCRIPTION CONTINUED

Southwest Corner of said Section 28; thence N. 00° 35' 18" W. along said East Right of Way Line, a distance of 1930.21 feet to the beginning of a curve concave to the Southeast having a radius of 754.98 feet and a central angle of 28° 18' 05"; thence northerly and northeasterly along the arc of said curve, a distance of 372.93 feet to a Point of Reverse Curvature; thence northeasterly, northerly and northwesterly along the arc of a curve and the said Easterly Right of Way Line, having a radius of 451.31 feet and a central angle of 73° 30' 00", a distance of 578.95 feet to a Point on the Southeastly Right of Way Line of Coral Springs Drive as recorded in Official Record Book 4947, Page 717 of said Broward County Records, said point being on the arc of a curve concave to the north-west having a radius of 1485.39 feet and a central angle of 51° 56' 35" and whose tangent at this point bears N. 41° 14' 31" E.; thence northeasterly and northerly along the arc of a curve and said Right of Way Line, a distance of 1346.62 feet; thence N. 10° 42' 04" W. along the tangent to said curve, a distance of 1233.10 feet to a point on the North Line of said Section 28, said point being S. 89° 13' 04" E., a distance of 149.94 feet from the Northwest Corner of said Section 28, said point being also on the South Right of Way Line of said SUNSHINE DRAINAGE DISTRICT CANAL "T"; thence S. 89° 13' 04" E. along said Section Line and said South Right of Way Line, a distance of 4957.83 feet to the POINT OF BEGINNING.

LESS Tract 9 and the East 15 feet and the North 15 feet of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 33, Township 48 S., Range 41 E. of Florida Fruit Lands Company's Subdivision No. 2.

AND LESS Ramblewood Drive, West Atlantic Blvd, Canal L-105, Canal L-106, Canal L-107 and Canal L-108 lying within this Plat, owned by CORAL SPRINGS IMPROVEMENT DISTRICT and recorded in Public Records of Broward County, Florida as follows:

- Ramblewood Drive - Official Record Book 4947 Page 720
- West Atlantic Blvd. - Official Record Book 4947 Page 723
- Canal L-105 - Official Record Book 4741 Page 610
- Canal L-106 - Official Record Book 5115 Page 307
- Canal L-107 - Official Record Book 5115 Page 310
- Canal L-108 - Official Record Book 5115 Page 307

DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD SS
KNOW ALL MEN BY THESE PRESENTS, that FLORIDA NATIONAL PROPERTIES, INC., a Florida Corporation, the 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 to be known as "MAPLE WOOD". All thoroughfares shown as included in this plat are dedicated to the use of the public, in Fee Simple. All Easements are hereby dedicated to the perpetual use of the public for the purposes as indicated.

All Canals and Parcels C, D, N & Q are hereby dedicated to Coral Springs Improvement District, in Fee Simple.

IN WITNESS WHEREOF, FLORIDA NATIONAL PROPERTIES, INC. has caused this dedication to be signed in its name by its President and Secretary, this 5 day of June, 1973.

FLORIDA NATIONAL PROPERTIES, INC.

Louis B. Spring
Witness

J. P. Taravella
J. P. Taravella - President

R. L. Hofmann
R. L. Hofmann - Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD SS
I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized by law to administer oaths and take acknowledgments, J. P. TARAVELLA and R. L. HOFMANN, President and Secretary, respectively, of FLORIDA NATIONAL PROPERTIES, INC., and they acknowledged before me that they executed the hereon Dedication as such officers of said Corporation.

WITNESS my hand and official seal at the City of Coral Springs, County of Broward and State of Florida, this 5 day of JUNE, 1973.

Eleanor A. Oberheim
Notary Public

My Commission expires: _____

NOTES

All corner lot radii are 25 feet except as shown and the lot dimensions are to be straight line intersections, except when arc distances are shown.

Easements are for Public Utilities, unless otherwise noted.

On each lot a 5 foot Utility Easement is provided for Electric Service from the service location to the Residence.

- o denotes Permanent Control Point.
- denotes Permanent Reference Monument.

Bearings shown herein - North is based on Coral Azimuth per Coast and Geodetic Survey.

COUNTY COMPTROLLER

STATE OF FLORIDA
COUNTY OF BROWARD SS
I HEREBY CERTIFY, that this plat complies with the New Florida Statutes of an Act relating to maps and plats approved by the Governor June 27, 1971 and effective September 1, 1971. This plat accepted for record by the Board of Commissioners of Broward County, Florida, this 28th day of Aug., 1973.

JACK WHEELER
County Comptroller

This INSTRUMENT filed for record, this 6th day of September, 1973, and recorded in Book 80 of Plats, Page 37.

JACK WHEELER
County Comptroller

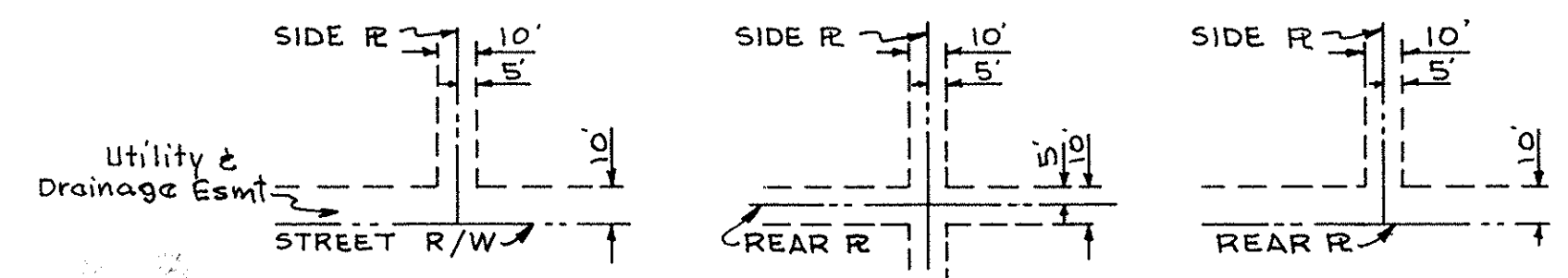
COUNTY ENGINEER'S SIGNATURE

This plat approved and accepted for Record, this 27th day of Aug., 1973.

John M. Gerren, Jr.
John M. Gerren, Jr. - P.E. - County Engineer

LEGEND

UTILITY EASEMENTS



CITY COMMISSION

STATE OF FLORIDA
COUNTY OF BROWARD SS
THIS IS TO CERTIFY, that this plat has been accepted and approved for record by the CITY COMMISSION of the City of Coral Springs, Florida, in and by resolution duly adopted by said CITY COMMISSION on the 31 day of August, 1973.

IN WITNESS WHEREOF, the said CITY COMMISSION has caused these presents to be attested by its City Clerk, and the Corporate Seal of said City to be affixed this 22nd day of August, 1973.

By: *Jessie H. Quinn*
City Clerk

MORTGAGE HOLDER SIGNATURE

LENA LYONS WARREN, the undersigned, OWNER and HOLDER of a Mortgage on the hereon described property, hereby approves and accepts this PLAT and join in this Dedication.

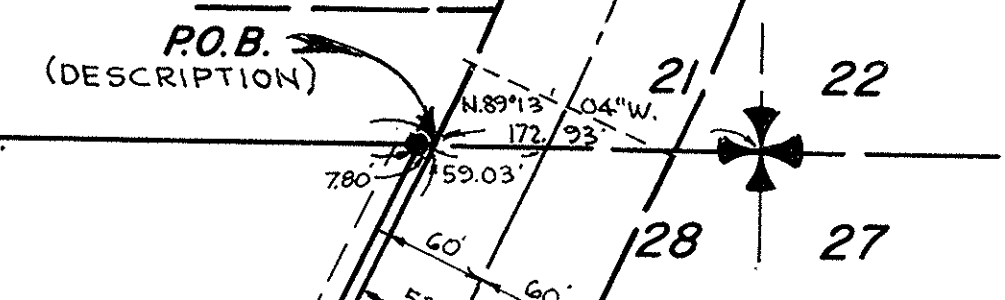
By: *Lena Lyons Warren*
Lena Lyons Warren, individual

BROWARD COUNTY AREA PLANNING BOARD

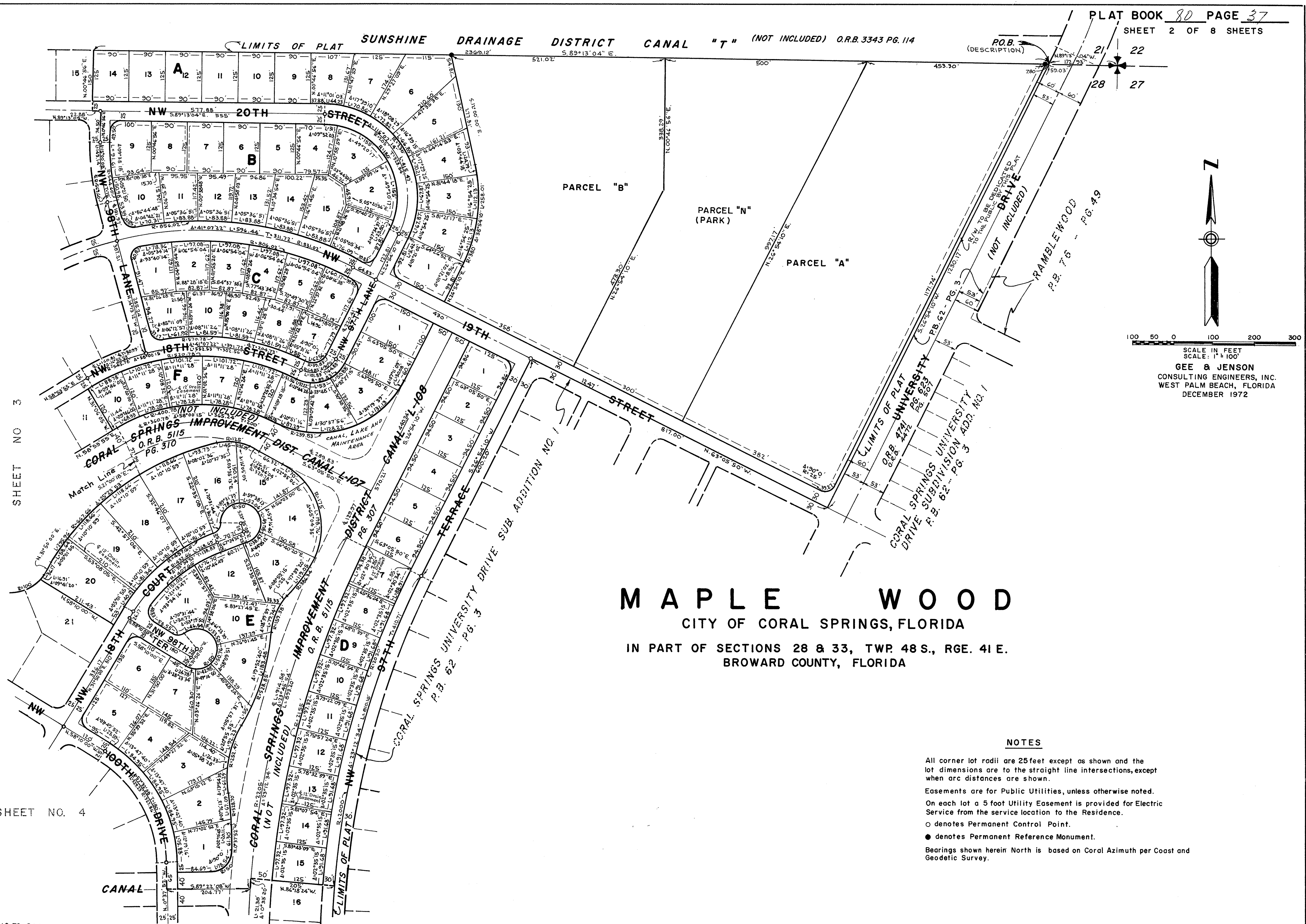
STATE OF FLORIDA
COUNTY OF BROWARD SS
THIS IS TO CERTIFY, that the BROWARD COUNTY AREA PLANNING BOARD approved this plat with regard to dedication of Right of Way for Traffic Ways, by Resolution, duly adopted this 28 day of FEBRUARY, 1973.

J. Marie Henderson
Secretary 5-20-73

LIMITS OF PLAT SUNSHINE DRAINAGE DISTRICT CANAL "T" (NOT INCLUDED) O.R.B. 3343 PG. 114



GEE & JENSON
CONSULTING ENGINEERS, INC.
WEST PALM BEACH, FLORIDA
DECEMBER 1972



MAPLE WOOD
CITY OF CORAL SPRINGS, FLORIDA
IN PART OF SECTIONS 28 & 33, TWP. 48 S., RGE. 41 E.
BROWARD COUNTY, FLORIDA

NOTES

- All corner lot radii are 25 feet except as shown and the lot dimensions are to the straight line intersections, except when arc distances are shown.
- Easements are for Public Utilities, unless otherwise noted.
- On each lot a 5 foot Utility Easement is provided for Electric Service from the service location to the Residence.
- denotes Permanent Control Point.
- denotes Permanent Reference Monument.
- Bearings shown herein North is based on Coral Azimuth per Coast and Geodetic Survey.

SHEET NO. 3

SHEET NO. 4

MAPLE WOOD

CITY OF CORAL SPRINGS, FLORIDA

IN PART OF SECTIONS 28 & 33, TWP. 48 S., RGE. 41 E.

BROWARD COUNTY, FLORIDA

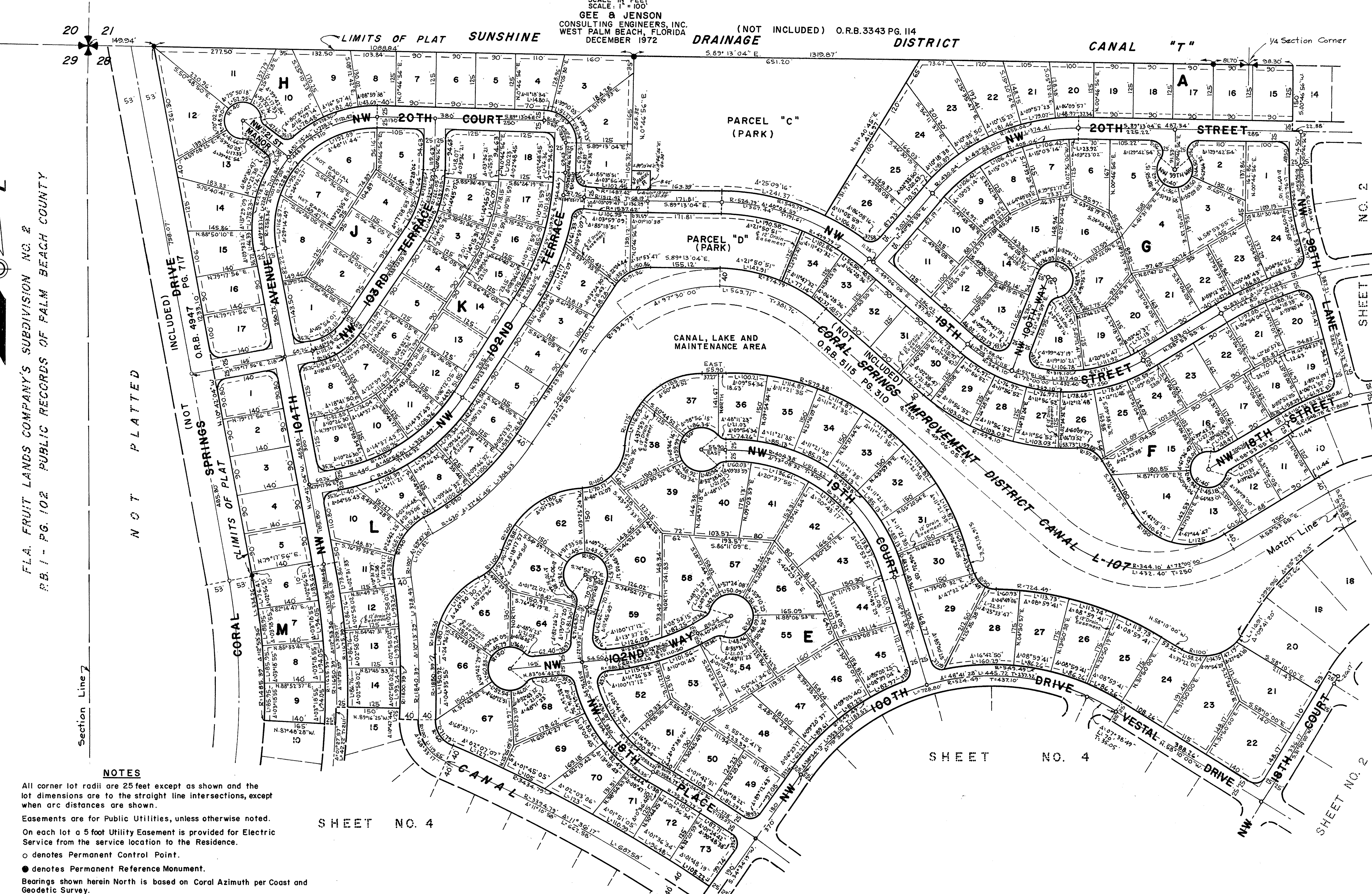


SCALE IN FEET

SCALE: 1" = 100'

GEE & JENSON
CONSULTING ENGINEERS, INC.
WEST PALM BEACH, FLORIDA
DECEMBER 1972

(NOT INCLUDED) O.R.B. 3343 PG. 114
DRAINAGE DISTRICT



FLA. FRUIT LANDS COMPANY'S SUBDIVISION NO. 2
P.B. 1 - PG. 102 PUBLIC RECORDS OF PALM BEACH COUNTY

NOTES

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MAPLE WOOD

CITY OF CORAL SPRINGS, FLORIDA

IN PART OF SECTIONS 28 & 33, TWP. 48 S., RGE. 41 E.
BROWARD COUNTY, FLORIDA

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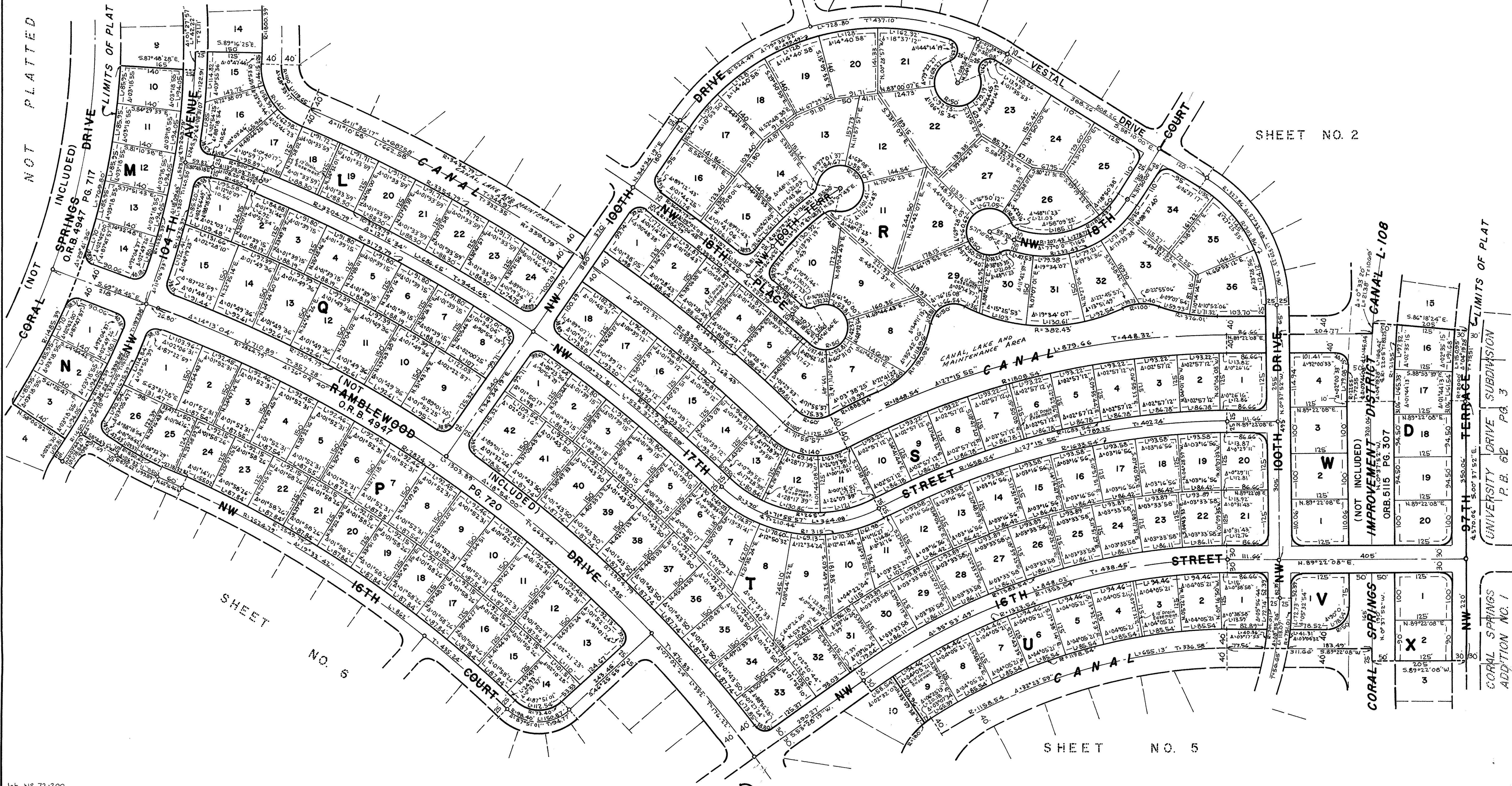
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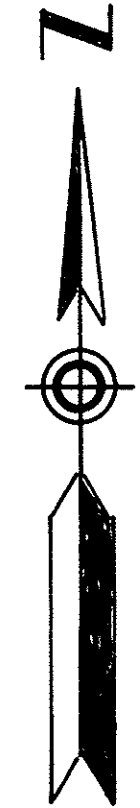
GEE & JENSON
CONSULTING ENGINEERS, INC.
WEST PALM BEACH, FLORIDA
DECEMBER 1972

SHEET NO. 3



SHEET NO. 2

SHEET NO. 5



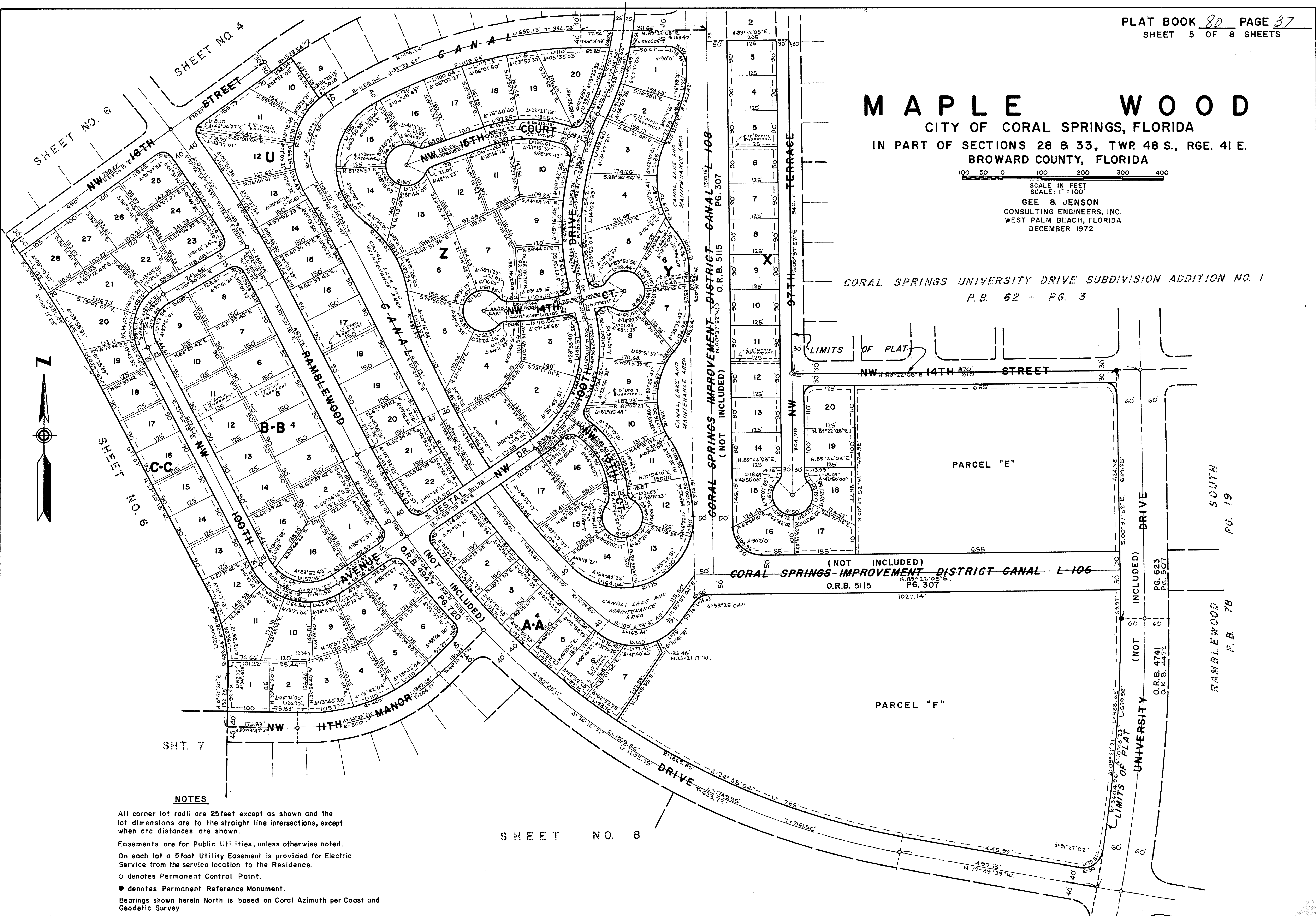
MAPLE WOOD

CITY OF CORAL SPRINGS, FLORIDA
IN PART OF SECTIONS 28 & 33, TWP. 48 S., RGE. 41 E.
BROWARD COUNTY, FLORIDA



GEE & JENSON
CONSULTING ENGINEERS, INC.
WEST PALM BEACH, FLORIDA
DECEMBER 1972

CORAL SPRINGS UNIVERSITY DRIVE SUBDIVISION ADDITION NO. 1
P.B. 62 - PG. 3



NOTES

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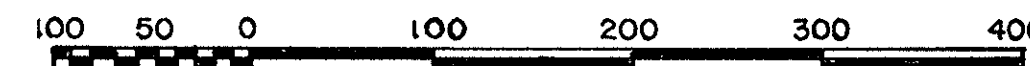
● denotes Permanent Reference Monument.

Bearings shown herein North is based on Coral Azimuth per Coast and Geodetic Survey

MAPLE WOOD

CITY OF CORAL SPRINGS, FLORIDA

IN PART OF SECTIONS 28 & 33, TWP. 48 S., RGE. 41 E.
BROWARD COUNTY, FLORIDA

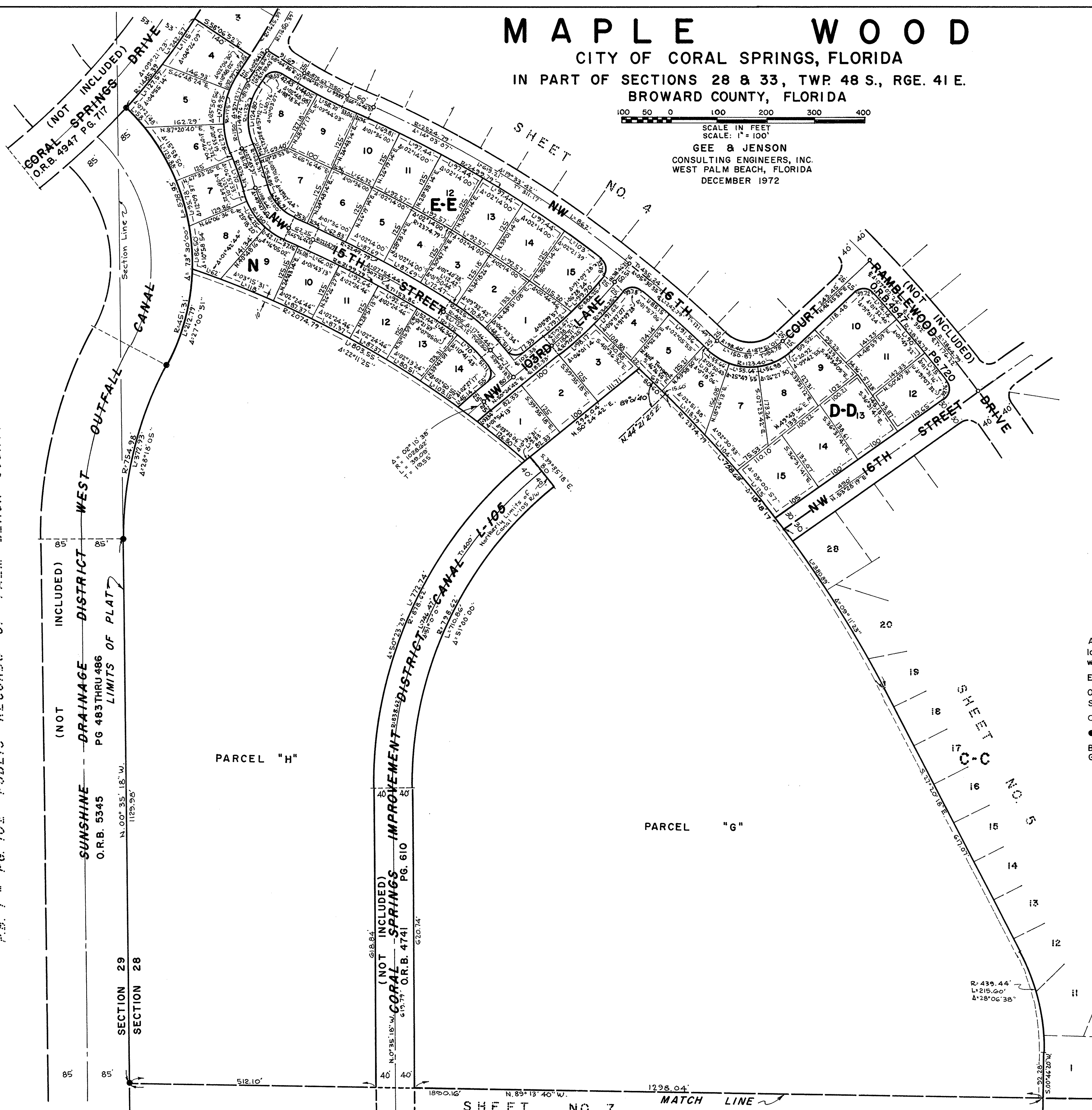


SCALE IN FEET
SCALE: 1" = 100'

GEE & JENSON
CONSULTING ENGINEERS, INC.
WEST PALM BEACH, FLORIDA
DECEMBER 1972



FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2
P.B. 1 - PG. 102 PUBLIC RECORDS OF PALM BEACH COUNTY



NOTES

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MAPLE WOOD

CITY OF CORAL SPRINGS, FLORIDA

IN PART OF SECTIONS 28 & 33, TWP. 48 S., RGE. 41 E.
BROWARD COUNTY, FLORIDA

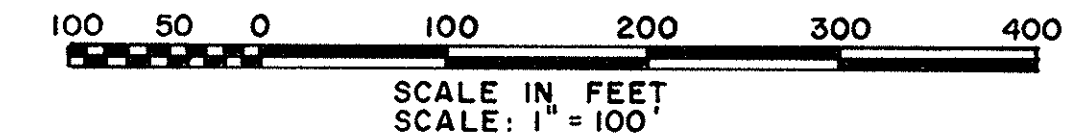
PLAT BOOK 80 PAGE 37
SHEET 7 OF 8 SHEETS

SHEET NO. 6

MATCH LINE



NOTES
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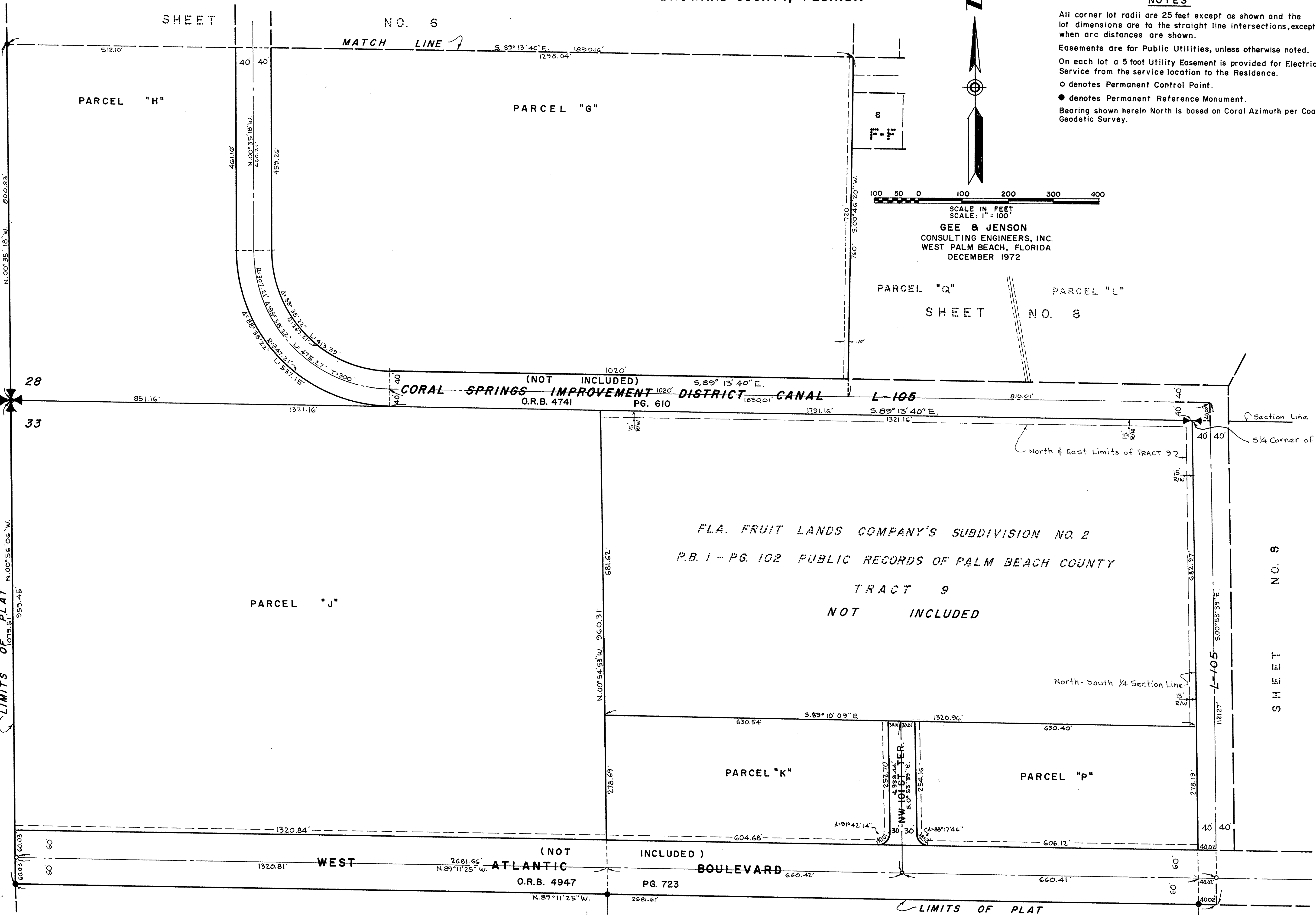
GEE & JENSON
CONSULTING ENGINEERS, INC.
WEST PALM BEACH, FLORIDA
DECEMBER 1972

FLA. FRUIT LANDS CO'S SUB. NO. 2
P.B. 1 PG. 102 PALM BEACH COUNTY RECORDS

WEST OUTFALL CANAL
O.R.B. 5345 PG. 483 THRU 486

SUNSHINE DRAINAGE DISTRICT (NOT INCLUDED)
LIMITS OF PLAT

NOT PLATTED



MAPLE WOOD

CITY OF CORAL SPRINGS, FLORIDA

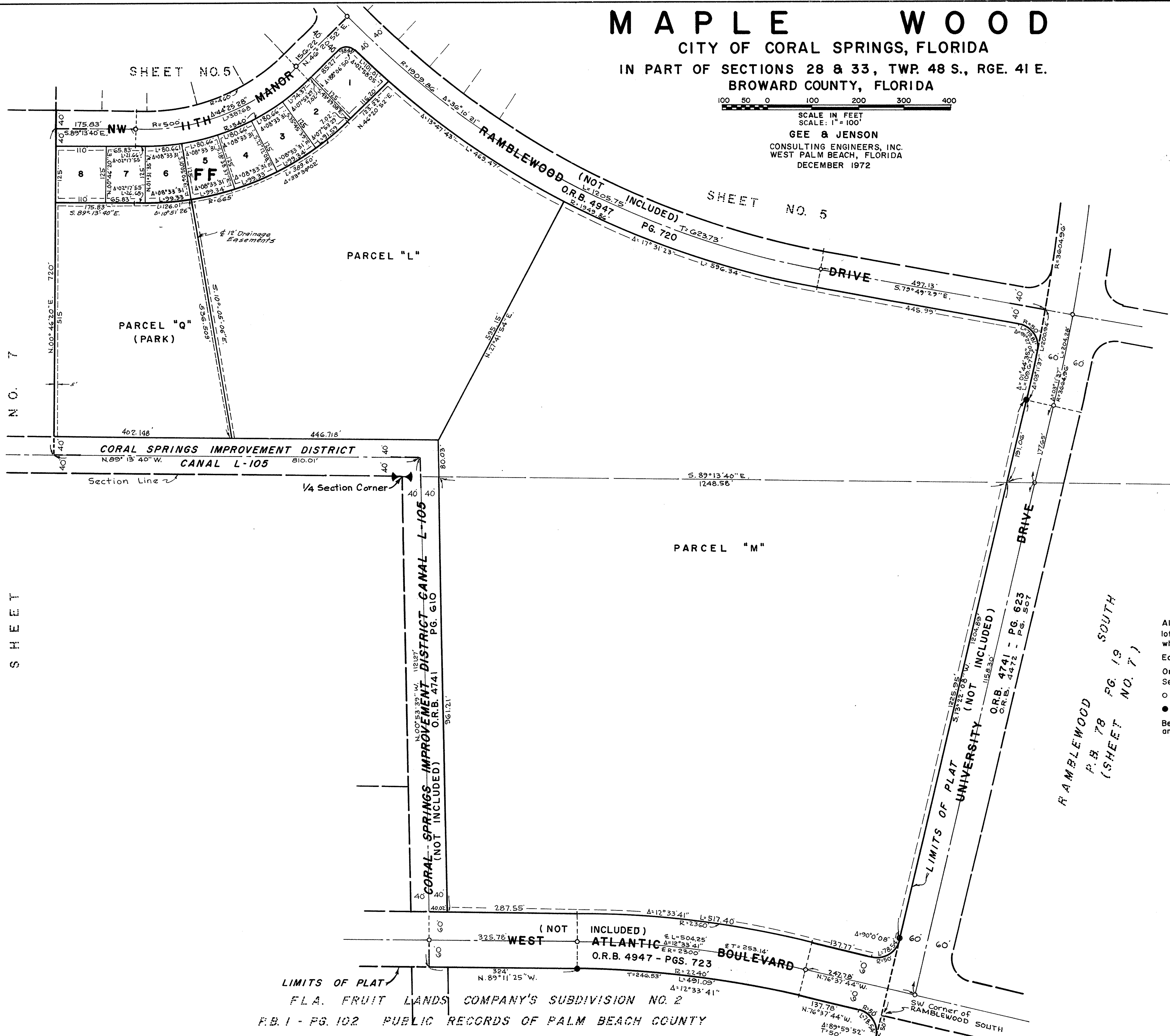
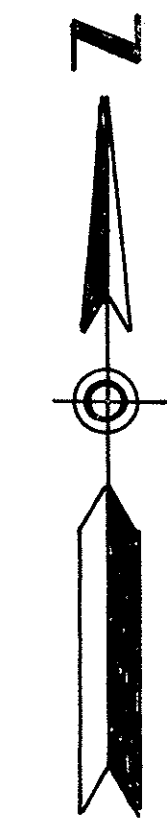
IN PART OF SECTIONS 28 & 33, TWP. 48 S., RGE. 41 E.
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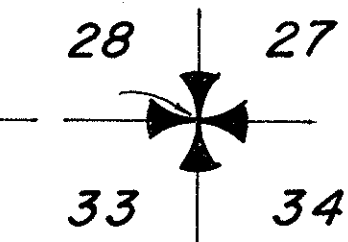
SCALE IN FEET

SCALE: 1" = 100'

GEE & JENSON
CONSULTING ENGINEERS, INC.
WEST PALM BEACH, FLORIDA
DECEMBER 1972



SHEET NO. 7



NOTES

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LIMITS OF PLAT
FLA. FRUIT LANDS COMPANY'S SUBDIVISION NO. 2
P.B. 1 - PG. 102 PUBLIC RECORDS OF PALM BEACH COUNTY