[illegible]

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND IMPTER.
2. ALL EASMENTS SHOWN HEREON ARE PER THE RECORD PLATS) UNLESS OTHERWISE INDICATED.
3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988/1990 AND WERE DETERMINED FROM FLORIDA DEPARTMENT OF TRANSPORTATION BENCH "C"7". BEING A BRASS DISK IN CONCRETE
4. AS SHOWN ON THE PROJECT NETWORK CONTROL PROJECT #4168784-1-52-01, ELEVATION: 14.38.
5. PROPERTY ADDRESS: 5501 SABLE ROAD, COCONUT CREEK, FLORIDA
6. PURPOSE OF THIS SURVEY IS TO DETERMINE TOPOGRAPHY AND IMPROVEMENTS LOCATED WITHIN THE CLOUTED AREAS.

ABBREVIATIONS:

[illegible]

LEGEND:

	BACKFLOW PREVENTER
	BOLLARD
	CABLE BOX
	CATCH BASIN
	CENTERLINE
	CLEANOUT
	ELEVATION
	FIRE HYDRANT
	MANHOLE, DRAINAGE
	MANHOLE, SANITARY
	NON-VEHICULAR ACCESS LINE
	POLE, LIGHT
	POLE, WOOD
	SIGN
	TREE
	VALVE, WATER
	WATER METER
	WHORES, OVERHEAD

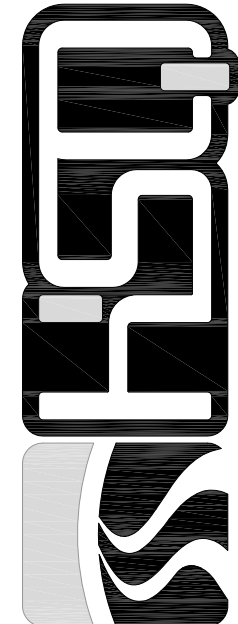
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

DANIEL C. LAAK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 1S5118

LAST DATE OF FIELD SURVEY: 11/28/16

HSQ GROUP, INC.
Engineers • Planners • Surveyors
1489 West Palmetto Park Road, Suite 340
Boca Raton, Florida 33486 • 561.392.0221
CA26258 • LB7924



SCALE: 1"=40' DATE: 12/02/16
DRAWN BY: JDV FIELD BOOK: 37/33
CHECKED BY: DCL SURVEY SPECIFIC PURPOSE:

Q	DATE	BY	QURS	REMARKS	ENDING

PROJECT NUMBER
160427

SHEET NUMBER
1 OF 1

**MAP OF SPECIFIC PURPOSE SURVEY
A PORTION OF TRACT "B", COMMERCE OF CENTER COCONUT CREEK
CITY OF COCONUT CREEK, FLORIDA**

**WATER MAIN
UTILITY EASEMENT TO BE RELEASED IN TRACT "B",
"COMMERCE CENTER OF COCONUT CREEK"**

LEGAL DESCRIPTION

A 12 FOOT WIDE STRIP OF LAND LYING WITHIN TRACT "B", "COMMERCE CENTER OF COCONUT CREEK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 131 AT PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "B", THENCE SOUTH 00°25'15" EAST ALONG THE EAST BOUNDARY LINE OF SAID TRACT "B", A DISTANCE OF 9.89; THENCE DEPARTING FROM SAID EAST BOUNDARY LINE, SOUTH 89°34'45" WEST, A DISTANCE OF 17.10 FEET; THENCE NORTH 79°15'49" WEST, A DISTANCE OF 12.45 FEET; THENCE SOUTH 89°37'19" WEST, A DISTANCE OF 224.65 FEET; THENCE SOUTH 18°18'44" WEST, A DISTANCE OF 18.42 FEET; THENCE SOUTH 00°25'15" EAST, A DISTANCE OF 115.76 FEET; THENCE SOUTH 89°34'45" WEST, A DISTANCE OF 362.32 FEET; THENCE SOUTH 00°25'15" EAST, A DISTANCE OF 6.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 00°25'15" EAST, A DISTANCE OF 170.88 FEET TO THE **POINT OF TERMINATION**.

THE SIDE LINES OF SAID STRIP ARE TO BE LENGTHENED AND/OR SHORTENED SO AS TO FORM A CONTINUOUS STRIP, AND TO MEET AT THE SUBJECT EASEMENT LINES.

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SUCH INFORMATION SHOULD BE OBTAINED BY OTHERS THROUGH AN APPROPRIATE TITLE SEARCH.
3. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

ABBREVIATIONS:

B.C.R. = BROWARD COUNTY RECORDS
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCEMENT
P.O.T. = POINT OF TERMINATION
REF. PT. = REFERENCE POINT

R/W = RIGHT-OF-WAY
T.P.A. = TREE PRESERVATION AREA
U.E. = UTILITY EASEMENT

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

DANIEL C. LAAK
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS5118



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PROJECT: **COCONUT CREEK INFINITY**

PROJECT NO.: 160427

DATE: 2/14/17

SHEET 1 OF 2



P.O.C.

NE CORNER
TRACT "B"

9.89'
S00°25'15"E

N. LINE
TRACT "B"

TRACT "B"
COMMERCE CENTER OF COCONUT CREEK
(P.B. 131, PG. 30)

18.42'
S18°18'44"W

12.45'
N79°15'49"W

224.65'

12.45'

S89°34'45"W

17.10'

E. LINE
TRACT "B"

P.O.B.

S89°34'45"W

6.00'

S00°25'15"E

362.32'

12' WATER EASEMENT
O.R.B. 16525, PG. 891
(TO REMAIN)

6'

6'

PORTION OF 12' UTILITY EASEMENT
TO BE RELEASED

S00°25'15"E 170.88'

P.O.T.

LEGEND:

☉ CENTERLINE

12' UTILITY EASEMENT TO BE RELEASED

REVISIONS

DATE

BY

CK'D

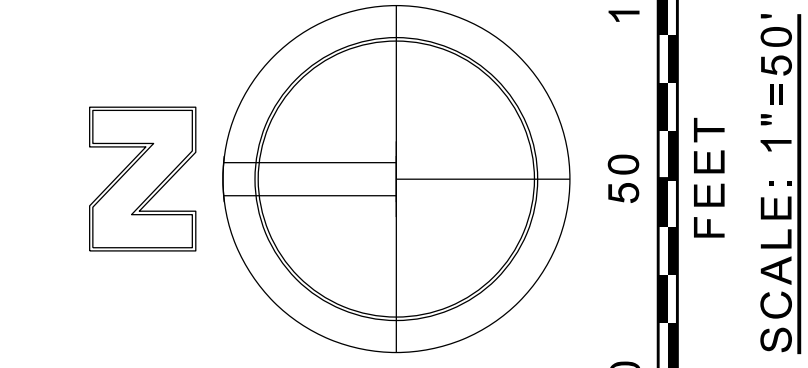
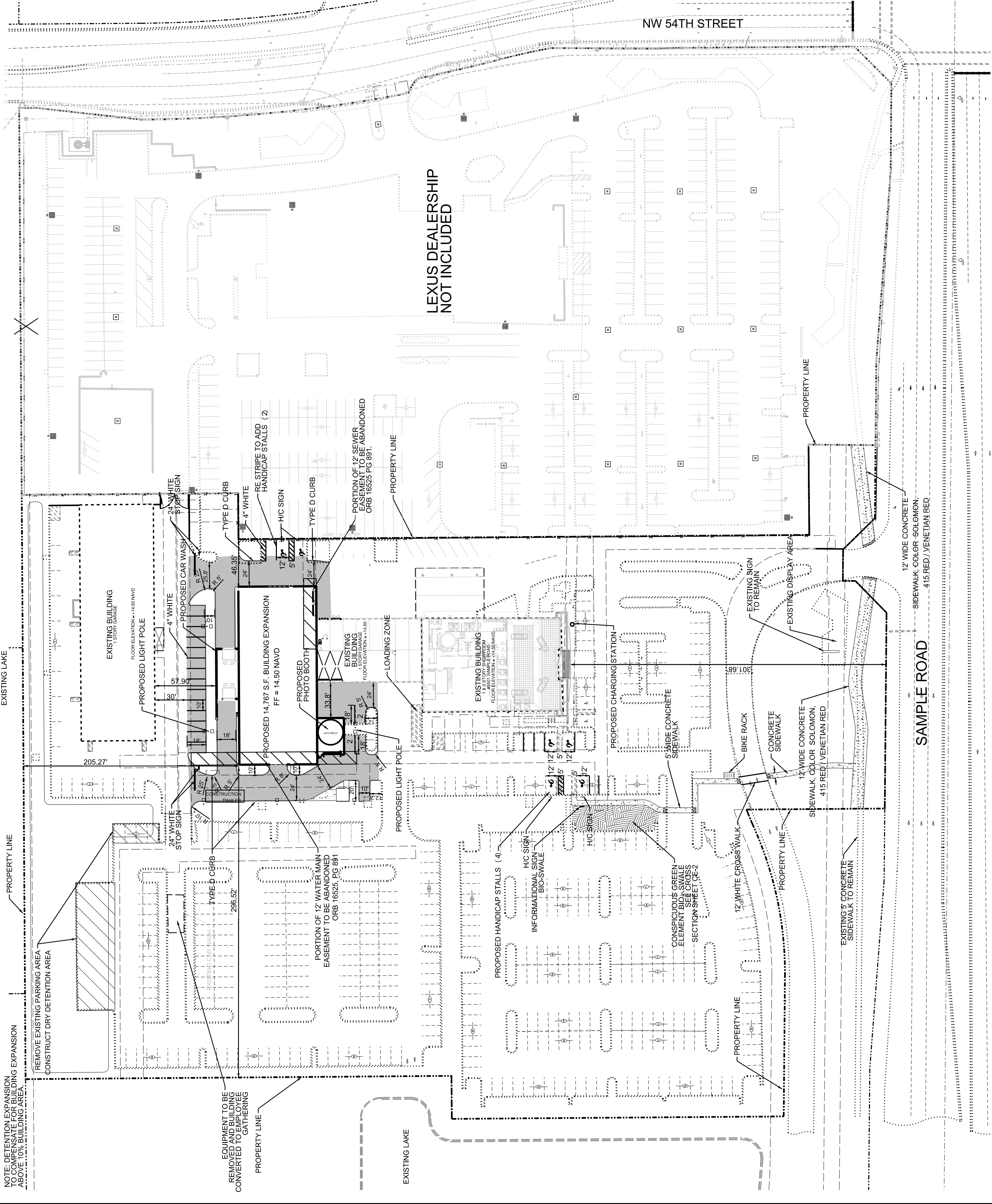
FIELD BK.

PROJECT: INFINITY COCONUT CREEK

SCALE: 1" = 40'

PROJECT NO.: 160427

SHEET 2 OF 2



- LEGEND
- LIGHT POLE
 - FPL TRANSFORMER
 - HANDICAP STALL
 - SIGN
 - PERVIOUS SIDEWALK
 - CONCRETE SIDEWALK
 - PROPOSED PAVEMENT

SITE DATA TABLE

LAND USE CLASSIFICATION:		COMMERCIAL				
ZONING CLASSIFICATION:		B-4 TO PMDD				
SITE AREA:		EXISTING:	PROPOSED:			
BUILDINGS:		33,846 S.F.	0.777 AC.	48,613 S.F.	1.116 AC.	11.5%
PAVEMENT AREAS:		253,301 S.F.	5.815 AC.	233,247 S.F.	5.355 AC.	55.4%
GREEN AREAS:		134,122 S.F.	3.079 AC.	139,409 S.F.	3.20 AC.	33.1%
TOTAL AREA:		421,269 S.F.	9.671 AC.	421,269 S.F.	9.671 AC.	100.0%
		PERVIOUS AREA: 139,409 S.F.				(33%)
		IMPERVIOUS AREA: 281,860 S.F.				(67%)
		FAR: 0.12				

LEGAL DESCRIPTION:
A PORTION OF TRACT "B", "COMMERCE CENTER OF COCONUT CREEK",
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1311,
AT PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

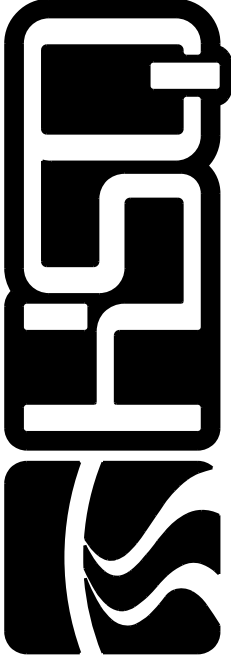
UTILITY COMPANY INFORMATION:

- POTABLE WATER SERVICE: COCONUT CREEK UTILITIES
- SANITARY SEWER SERVICE: COCONUT CREEK UTILITIES
- STORMWATER MANAGEMENT: S.F.W.M.D. & B.C.E.P.D.
- TELEPHONE SERVICE: BELLSOUTH
- ELECTRICAL SERVICE: FLORIDA POWER & LIGHT COMPANY
- SOLID WASTE PICKUP: WASTE MANAGEMENT, INC.

PARKING DATA TABLE

EXISTING PARKING COUNT:	
CUSTOMER SPACES:	165 SPACES
INVENTORY SPACES:	376 SPACES
REVISED PARKING COUNT:	
SHOWROOM/OFFICE SPACE 11,817 S.F./ 200	59 SPACES
AUTO REPAIR SPACE 36,796 S.F./ 150	245 SPACES
REQUIRED HANDICAP STALLS (8)	
INDOOR SERVICE BAYS:	62 SERVICE BAY SPACES
CUSTOMER/EMPLOYEE SPACES:	242 SPACES
INVENTORY SPACES:	198 SPACES

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INFINITI OF COCONUT CREEK
SITE PLAN

SCALE:	1" = 50'
PROJECT NUMBER:	1604-27
SHEET NUMBER:	SP-1

Date: 2/21/2017
Approved by: JAY HUEBNER, P.E.
Registered Engineer No.: 54615
State of Florida

COMMERCIAL TOC

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
1	2/20/17	JMH	REVISE PER DRG COMMENTS				

Designed by:	JH	Date:	3/16
Drawn by:	AZ	Date:	3/16
Checked by:	JH	Date:	3/16