

# MAP OF BOUNDARY SURVEY

## FOR: ELITE ALUMINIUM

DESCRIPTION:  
PARCEL "L-1" JOHNSON ROAD COMMERCE CENTRE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGES 8 THROUGH 12 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING:

A PORTION OF PARCEL "A", JOHNSON ROAD COMMERCE CENTRE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGES 8 THROUGH 12 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°36'16" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 330.62 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 00°25'14" WEST, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 595.26 FEET; THENCE NORTH 89°34'00" EAST, A DISTANCE OF 42.23 FEET; THENCE NORTH 89°39'38" EAST, A DISTANCE OF 288.31 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A"; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE "ELITE PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGES 58 AND 59 OF SAID BROWARD COUNTY PUBLIC RECORDS, AND SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE TRACT "42" L.C. PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 173, PAGES 27 THROUGH 29 OF SAID BROWARD COUNTY PUBLIC RECORDS; THENCE SOUTH 00°25'40" EAST, ALONG THE EAST LINE OF SAID PARCEL "A" AND ALONG THE WEST LINE OF SAID TRACT "42" L.C. PLAT, A DISTANCE OF 595.00 FEET TO THE POINT OF BEGINNING.

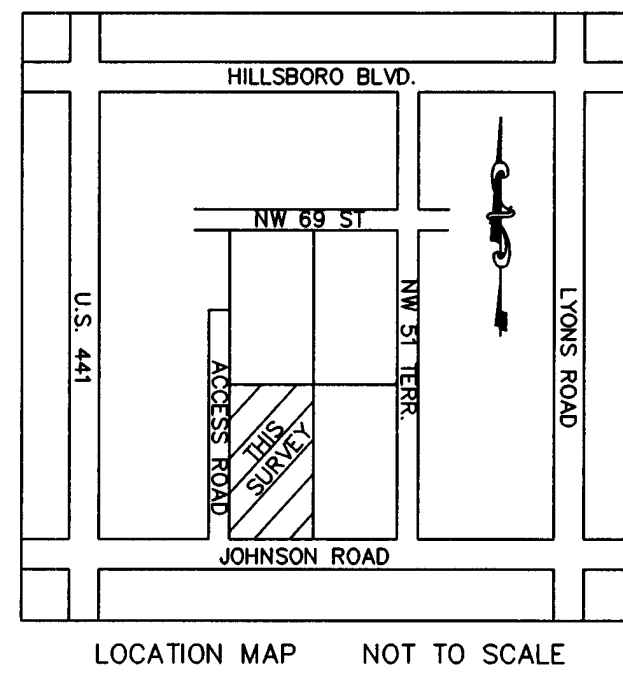
SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 205,014 SQUARE FEET OR 4.7065 ACRES MORE OR LESS.

### SURVEY NOTES:

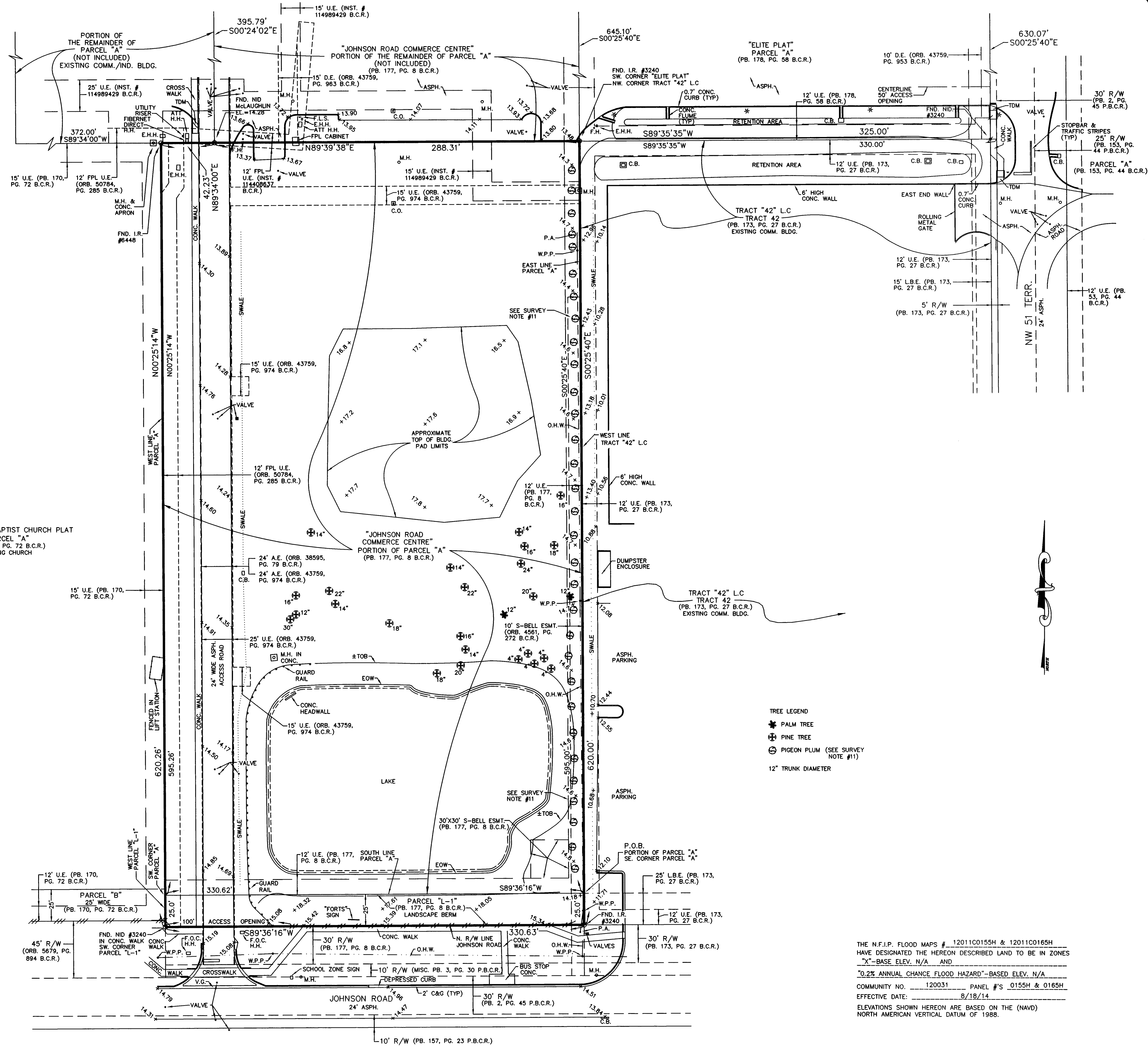
- ALL PROPERTY CORNERS ARE SET I.R. #3240 UNLESS NOTED OTHERWISE.
- THIS MAP OF BOUNDARY SURVEY IS NOT VALID UNLESS IT HAS THE SIGNATURE AND EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.
- BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF JOHNSON ROAD COMMERCE CENTRE, (PB. 177, PG. 8 B.C.R.)
- BELOW GROUND IMPROVEMENTS AND/OR ENCROACHMENTS WERE NEITHER INVESTIGATED NOR LOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
- OWNERSHIP OF FENCES AND/OR WALLS ALONG THE PROPERTY BOUNDARIES WAS NOT DETERMINED.
- LEGAL DESCRIPTION SHOWN ABOVE WAS PREPARED BY PAUL E. BREWER AND ASSOC., INC.
- NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY PAUL E. BREWER AND ASSOC., INC. REGARDING EASEMENTS OR OTHER SERVITUDES THAT MAY EFFECT THE SUBJECT PROPERTY.
- BENCHMARK OF ORIGIN: BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING BENCHMARK #2428, ELEVATION=15.890 (NGVD1929) OR ELEVATION=14.340 (NAVD1988).
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
- THE TOP OF BERM ALONG THE EAST BOUNDARY OF THE SUBJECT PROPERTY COINCIDES APPROXIMATELY WITH THE LINE OF PIGEON PLUM TREES.
- ALL THE PIGEON PLUM TREES ALONG THE EAST BOUNDARY OF THE SUBJECT PROPERTY ARE MORE LIKE SHRUBS WITH MULTIPLE SMALL DIAMETER (2" TO 3") STEMS/TRUNKS.
- THE LIMITS OF THE TREE LOCATION PER THE CLIENTS REQUEST IS AS FOLLOWS:  
THE WESTERN LIMITS IS THE EAST SIDE OF 24' WIDE ACCESS ROAD.  
THE SOUTHERN LIMITS IS THE NORTH SIDE OF PARCEL "L-1".  
THE EASTERN LIMITS IS THE LINE OF PIGEON PLUM TREES SHOWN HEREON.  
THE NORTHERN LIMITS IS THE NORTH BOUNDARY LINE OF THIS SURVEY.

### LEGEND:

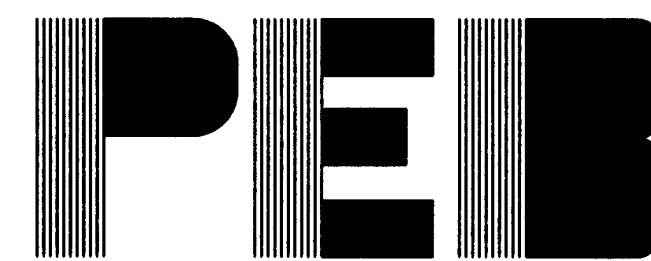
A/C	AIR CONDITIONING	(N.R.)	NON-RADIAL
ASPH.	ASPHALT	NAIL IN DISC	NAIL IN DISC
A.E.	ACCESS EASEMENT	NIT.	NAIL IN TAB
APPROX.	APPROXIMATE	O.H.W.	OVERHEAD WIRES
BOC	BACK OF CURB	ORB.	OFFICIAL RECORD BOOK
BM.	BENCHMARK	O/S	OFFSET
BOL.	BOLLARD	P.O.B.	POINT OF BEGINNING
BLDG.	BUILDING	P.O.C.	POINT OF COMMENCEMENT
BFP	BACKFLOW PREVENTER	P.O.T.	POINT OF TERMINATION
BOW	BACK OF WALK	PB.	PLATBOOK
B.C.R.	BROWARD COUNTY RECORDS	P.C.P.	PERMANENT CONTROL POINT
COR.	CORNER	P.C.	POINT OF CURVATURE
COMM.	COMMERCIAL	P.R.C.	POINT OF REVERSE CURVATURE
CONC.	CONCRETE	P.C.C.	POINT OF COMPOUND CURVATURE
C&G	CURB AND GUTTER	P.I.	POINT OF INTERSECTION
CATV	CABLE TELEVISION	PL	PLAT
C.B.	CATCH BASIN	P.M.T.	PAVEMENT
C.L.F.	CHAIN LINK FENCE	PG.	PAGE
(C)	CALCULATED	P.A.	POLE ANCHOR
CHRD.	COVERED	PLTR.	PLANTER
COL.	COLUMN	PROP.	PROPOSED
CPP	CONCRETE POWER POLE	PVC	POLYVINYL CHLORIDE
C.O.	CLEANOUT	P.K.	PARKER KALON
(CFT)	CALCULATED FROM FIELD TRAVERSE	RET.	RETENTION
DESC.	DESCRIPTION	R	RADIUS
D	DRAINAGE EASEMENT	(RAD)	RADIAL
DIA.	DIAMETER	RES.	RESIDENCE
D.E.	DRAINAGE EASEMENT	REF.	REFERENCE
EL.	ELEVATION	R/W	RIGHT OF WAY
E.H.H.	ELECTRIC HANDHOLE	RNG.	RANGE
EXIST.	EXISTING	SEC.	SECTION
E.O.W.	EDGE OF WATER	SAN.	SANITARY
EOP	EDGE OF PAVEMENT	STA.	STATION
ESMT.	EASEMENT	S-BELL	SOUTHERN BELL
EXT.	EXTENDED	STY.	STORY
ELEC.	ELECTRIC	SEW.	SEWER
FIN. FL.	FINISHED FLOOR	SERV.	SERVICE
F.C.	FENCE CORNER	S.F.	SQUARE FEET
F.H.	FIRE HYDRANT	TWP.	TOWNSHIP
FPL	FLORIDA POWER & LIGHT	(TYP)	TYPICAL
FT.	FOOT	TAN.	TANGENT
FND.	FOUND	T.O.B.	TOP OF BANK
GAR.	GARAGE	U.E.	UTILITY EASEMENT
G.T.	GREASE TRAP	V.G.	VALLEY GUTTER
H.H.	HAND HOLE	W.F.	WOOD FENCE
INV.	INVERT	W.P.P.	WOOD POWER POLE
I.R.	IRON ROD	W.V.	WATER VALVE
I.P.	IRON PIPE	W.M.	WATER METER
IRRIG.	IRRIGATION	W.S.	WATER SERVICE
I.E.	INGRESS/EGRESS	Y.D.	YARD DRAIN
IND.	INDUSTRIAL	0.00	EXISTING ELEVATION
I.D.	IDENTIFICATION	0.00	PROPOSED ELEVATION
L.P.	ARC LENGTH	(C)	CENTERLINE
LQP.	LIQUID PROPANE	* L.P.	LIGHT POLE
MON.	MONUMENT	L.B.E.	LANDSCAPE BUFFER
(M)	MEASURED	P.B.C.R.	PALM BEACH COUNTY RECORDS
M.H.	MANHOLE	+15.19	SPOT ELEVATION
M.B.	METAL BOLLARD	INST. #	INSTRUMENT NUMBER
M.W.	MONITORING WELL		
M.R.F.	METAL RAIL FENCE		
M.F.	METAL FENCE		
MISC.	MISCELLANEOUS		



NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL



THE N.F.I.P. FLOOD MAPS # 12011C0155H & 12011C0165H HAVE DESIGNATED THE HEREON DESCRIBED LAND TO BE IN ZONES "X"-BASE ELEV. N/A AND "0.2% ANNUAL CHANCE FLOOD HAZARD"-BASED ELEV. N/A  
COMMUNITY NO. 120031 PANEL #'S 0155H & 0165H  
EFFECTIVE DATE: 8/18/14  
ELEVATIONS SHOWN HEREON ARE BASED ON THE (NAVD) NORTH AMERICAN VERTICAL DATUM OF 1988.



**PAUL E. BREWER & ASSOCIATES, INC.**  
12321 N.W. 35th Street  
Coral Springs, FL 33065  
PH: (954) 753-5210  
FAX: (954) 753-9813  
E-MAIL: BREWERIN@BELLSSOUTH.NET

### CERTIFICATION:

I HEREBY CERTIFY THAT THE ABOVE MAP OF BOUNDARY SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.000 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES, AS AMENDED.

DATED: 10/17/14

PAUL E. BREWER  
REGISTERED PROFESSIONAL SURVEYOR  
FLORIDA REGISTRATION NO. 3240

## PARCELS "L-1" & A PORTION OF PARCEL "A", JOHNSON ROAD COMMERCE CENTRE (PB. 177, PG. 8 B.C.R.)

### NOTE:

THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD

### SCALE: 1" = 40'

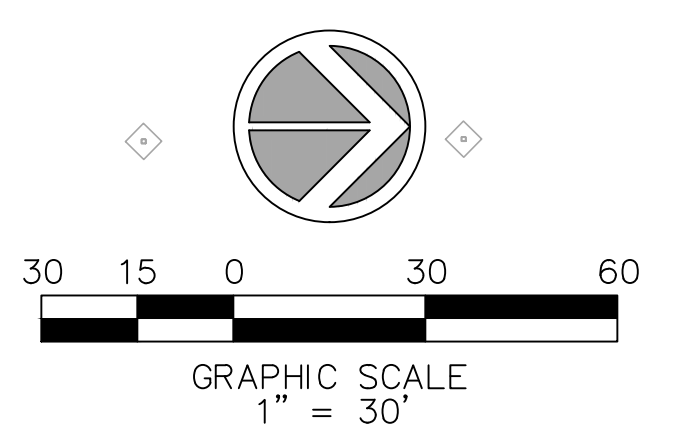
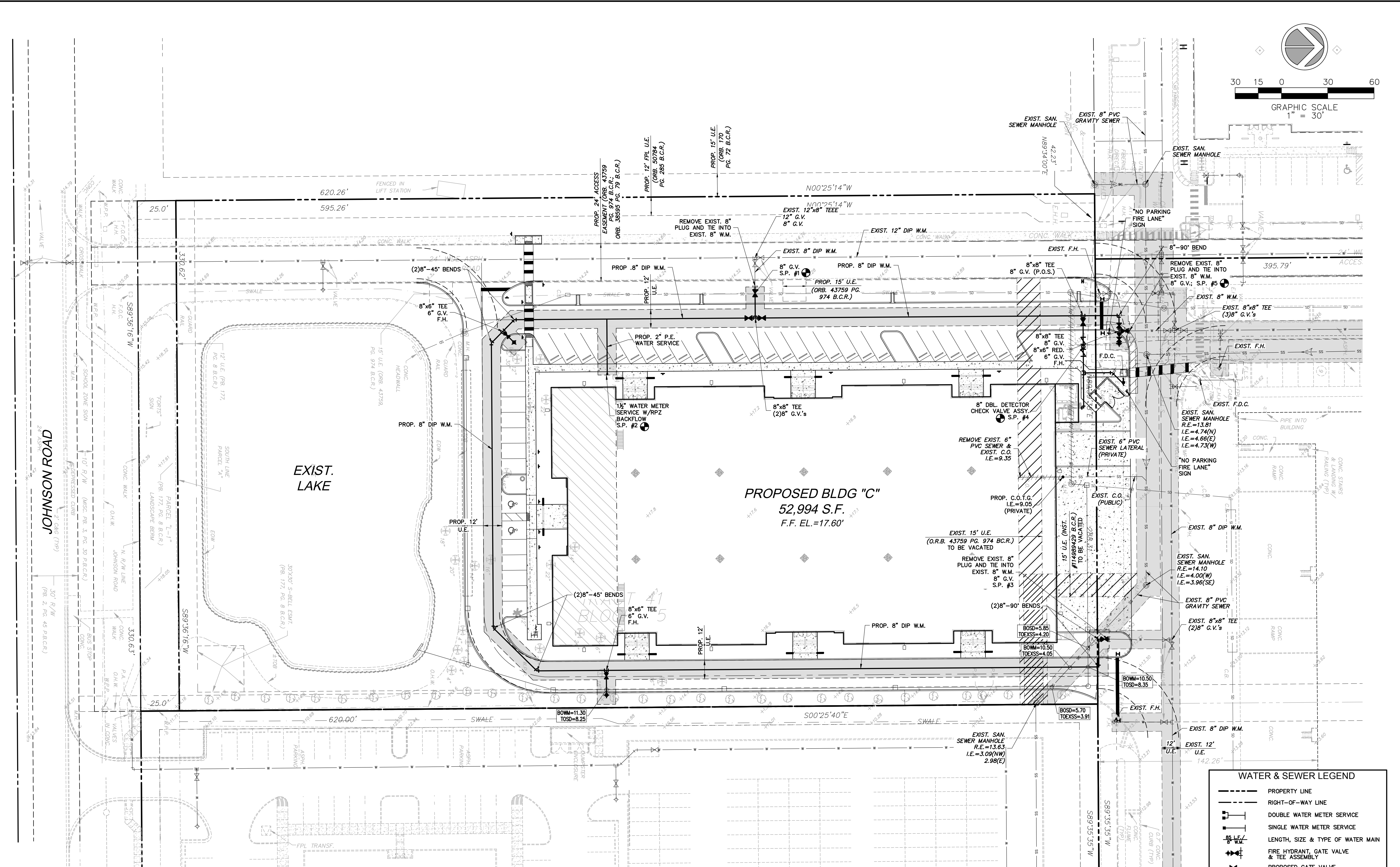
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OTHERS: FILE  
DRAWN BY: A.F.F.  
CHKD. BY: WDK  
RPT# 14-47-1004-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020  
JOB NO: 19-60

### REVISIONS

REVISIONS	DATE	BY	CKD	FB/PG
ADD U.E. (INST. #114989429 B.C.R.) NOT A FIELD UPDATE	12/3/19	WDK	AFF	N/A
BLDG. PAD LOCATION & TOPOGRAPHY	10/2/19	WDK	AFF	N/A
TREE LOCATION & TOPOGRAPHY ALONG E. BOUNDARY (SEE SURVEY NOTES #10, #11 & #12)	9/24/19	WDK	AFF	N/A
SOUTH LEGAL ONLY	4/18/16	AFF	WDK	N/A

K:\PROJECTS\19-xxx\19-3965.dwg, C-3.2, 12/19/2019 12:54:00 PM, L1, Sun, Tech Engineering, Inc. (MAS), Sun, Tech Engineering, Inc. (MAS)

FILE: K:\PROJECTS\19-xxx\19-3965.dwg  
 PLOT DATE: 12/19/2019 12:54 PM BY: Miguel A. Sosa  
 LAYOUT: [C-3.2]



- NOTE:**
- ALL TAPPING SLEEVES TO BE MECHANICAL JOINT.
  - FIRE HYDRANTS TO BE A MINIMUM 6' FROM F.D.C.
  - GATE VALVES SHALL BE A MINIMUM OF 12" AND MAXIMUM 5' FROM FIRE HYDRANTS.
  - DOUBLE VALVES REQUIRED IN ALL TIE-IN LOCATIONS.
  - WATER METERS SHALL NOT BE PLACED ON PAVED DRIVEWAYS OR SIDEWALKS.
  - BOLLARDS AND RPM'S SHALL BE INSTALLED BY FIRE HYDRANTS PER CITY STANDARDS.
  - FIRE HYDRANTS SHALL BE AMERICAN DARLING OR MUELLER CENTURIUM.

**WATER & SEWER LEGEND**

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	DOUBLE WATER METER SERVICE
	SINGLE WATER METER SERVICE
	LENGTH, SIZE & TYPE OF WATER MAIN
	FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY
	PROPOSED GATE VALVE
	PROPOSED CHECK VALVE
	BACTERIOLOGICAL SAMPLING POINT
	EXISTING OR FUTURE UTILITIES
	DRAINAGE STRUCTURE w/PIPE
	D.I.P. PIPE
	R.E. RIM ELEVATION
	I.E. INVERT ELEVATION
	MANHOLE DESIGNATION
	LENGTH & SLOPE OF PIPE
	DOUBLE SEWER LATERAL
	SINGLE SEWER LATERAL
	CLEAN OUT TO GRADE
	PROP LIGHT POLE

4577 Nob Hill Road, Suite 102  
 Sunrise, FL 33351  
 www.suntecheng.com  
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 Phone (954) 777-3123  
 Fax (954) 777-3114

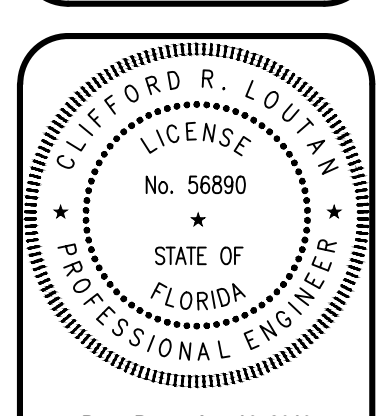


**REVISIONS**

NO.	DATE	DESCRIPTION

**JOHNSON TECHNOLOGY PARK III**  
 CITY OF COCONUT CREEK  
 FLORIDA  
**WATER AND SEWER PLAN**

DATE: 8/15/19  
 SCALE: 1"=30'  
 DESIGNED BY: M.G.  
 DRAWN BY: M.A.S.  
 JOB #: 19-3965

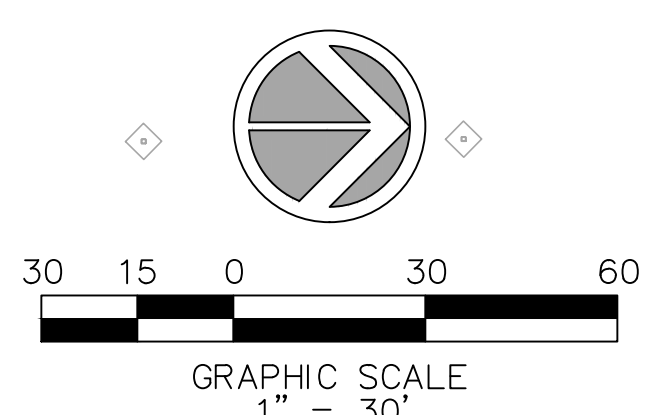
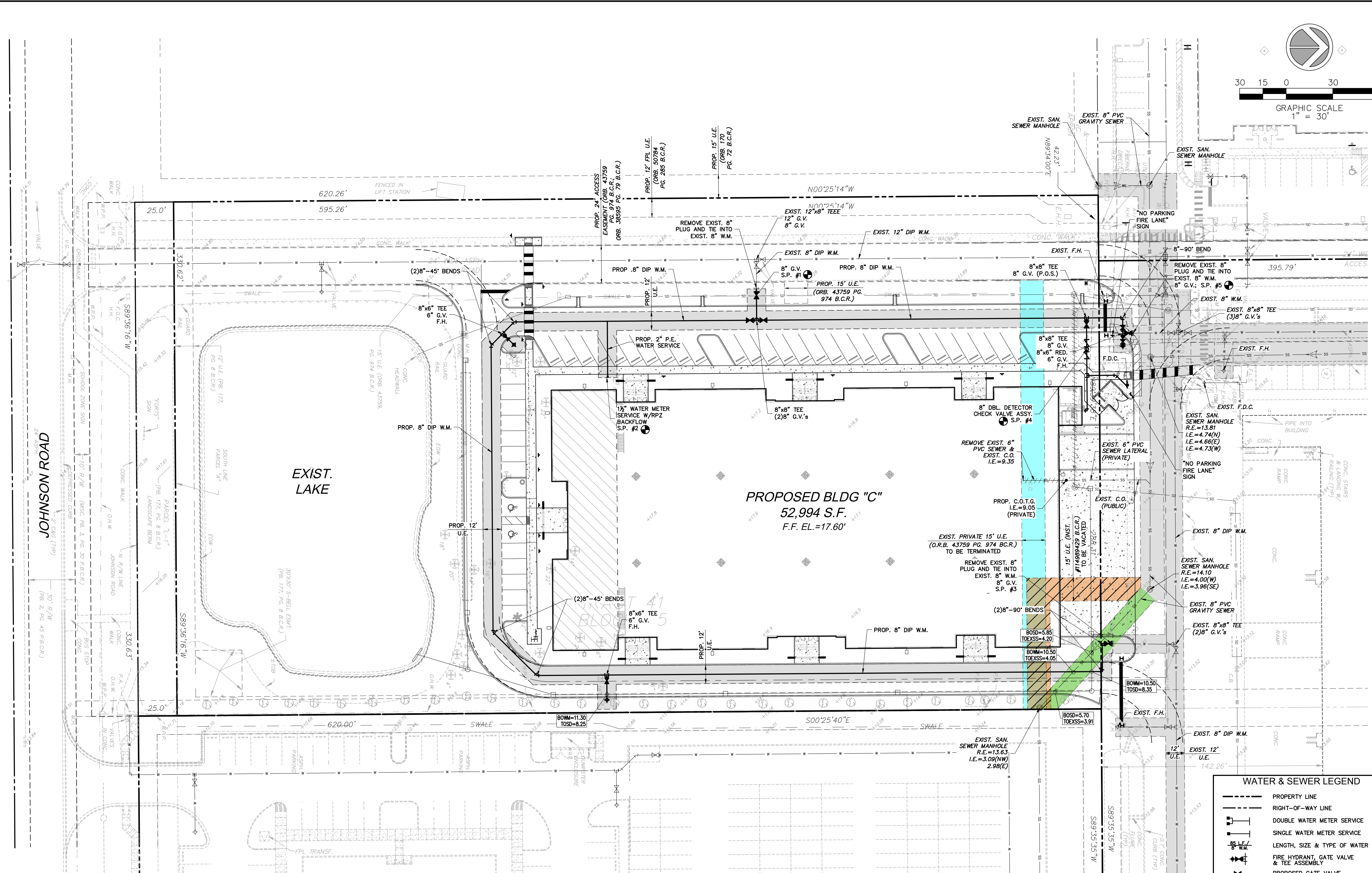


Date: December 16, 2019  
 This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.  
 C-3.2

K:\PROJECTS\19-xxx\19-3965.dwg, C-3.2, 1/28/2020 1:58 PM, L1, Sun-Tech Engineering, Inc. (M&S), Sun-Tech Engineering, Inc. (M&S)

FILE: K:\PROJECTS\19-xxx\19-3965.dwg, 3965ws.dwg  
 PLOT DATE: 1/28/2020 1:58 PM BY: Miguel A. Soso  
 LAYOUT: [C-3.2]



- PRIVATE EASEMENT TO BE TERMINATED
- RELOCATED SEWER MAIN OUT EASEMENT
- EXIST. CITY OF COCONUT CREEK UTILITY EASEMENT TO BE VACATED

**NOTE:**

- ALL TAPPING SLEEVES TO BE MECHANICAL JOINT.
- FIRE HYDRANTS TO BE A MINIMUM 6' FROM FDC.
- GATE VALVES SHALL BE A MINIMUM OF 12" AND MAXIMUM 5' FROM FIRE HYDRANTS.
- DOUBLE VALVES REQUIRED IN ALL TIE-IN LOCATIONS.
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	RIM ELEVATION
	INVERT ELEVATION
	MANHOLE DESIGNATION
	LENGTH & SLOPE OF PIPE
	DOUBLE SEWER LATERAL
	SINGLE SEWER LATERAL
	CLEAN OUT TO GRADE
	PROP LIGHT POLE

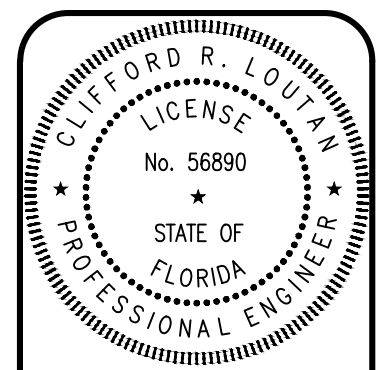
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 Sunrise, FL 33351  
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 Certificate of Auth. #7057LB 7019  
 Phone (954) 777-3123  
 Fax (954) 777-3114



NO.	DATE	DESCRIPTION

**JOHNSON TECHNOLOGY PARK III**  
 CITY OF COCONUT CREEK  
 FLORIDA  
**WATER AND SEWER PLAN**

DATE: 8/15/19  
 SCALE: 1"=30'  
 DESIGNED BY: M.G.  
 DRAWN BY: M.A.S.  
 JOB #: 19-3965



Date: January 24, 2020  
 This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.  
 C-3.2