

PREPARED BY  
**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
954-572-1777  
FAX NO. 954-572-1778  
FEBRUARY, 2019

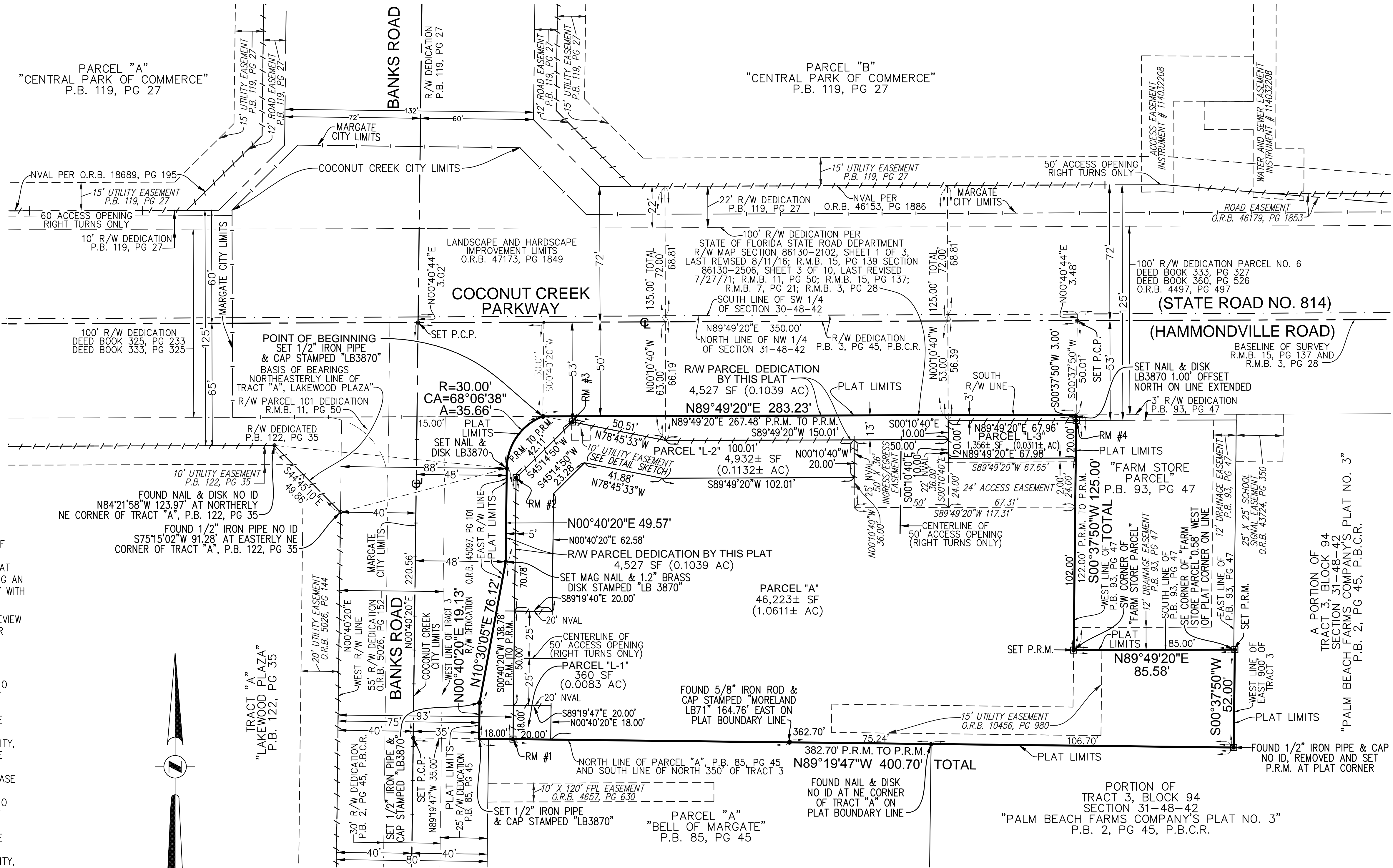
# "7-ELEVEN #34941"

A REPLAT OF A PORTION OF TRACT 3, BLOCK 94, "PALM BEACH FARMS COMPANY PLAT NO. 3", IN SECTION 31, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

- LEGEND:**
- P.R.M. □ DENOTES: PERMANENT REFERENCE MONUMENT (4" X 4" X 24" CONCRETE MONUMENT WITH 2" ALUMINUM DISC STAMPED "PRM LB 3870" UNLESS OTHERWISE NOTED)
  - P.C.P. ● DENOTES: PERMANENT CONTROL POINT (MAG NAIL & 1.2" BRASS WASHER STAMPED "P.C.P. 3870" UNLESS OTHERWISE NOTED)
  - DENOTES: NAIL & 1.2" BRASS DISK
  - DENOTES: 1/2" IRON PIPE WITH PLASTIC CAP
  - LB DENOTES: LICENSED BUSINESS
  - P.B.C.R. DENOTES: PALM BEACH COUNTY RECORDS
  - P.B. DENOTES: PLAT BOOK
  - O.R.B. DENOTES: OFFICIAL RECORD BOOK
  - PG DENOTES: PAGE
  - NVAL --- DENOTES: NON-VEHICULAR ACCESS LINE
  - DENOTES: SECTION CORNER
  - DENOTES: CENTERLINE
  - R DENOTES: RADIUS
  - CA DENOTES: CENTRAL ANGLE
  - A DENOTES: ARC LENGTH
  - R/W DENOTES: RIGHT-OF-WAY
  - NO. OR # DENOTES: NUMBER
  - RM DENOTES: REFERENCE MONUMENT
  - SF DENOTES: SQUARE FEET
  - AC DENOTES: ACRES
  - R.M.B. DENOTES: RIGHT OF WAY MAP BOOK

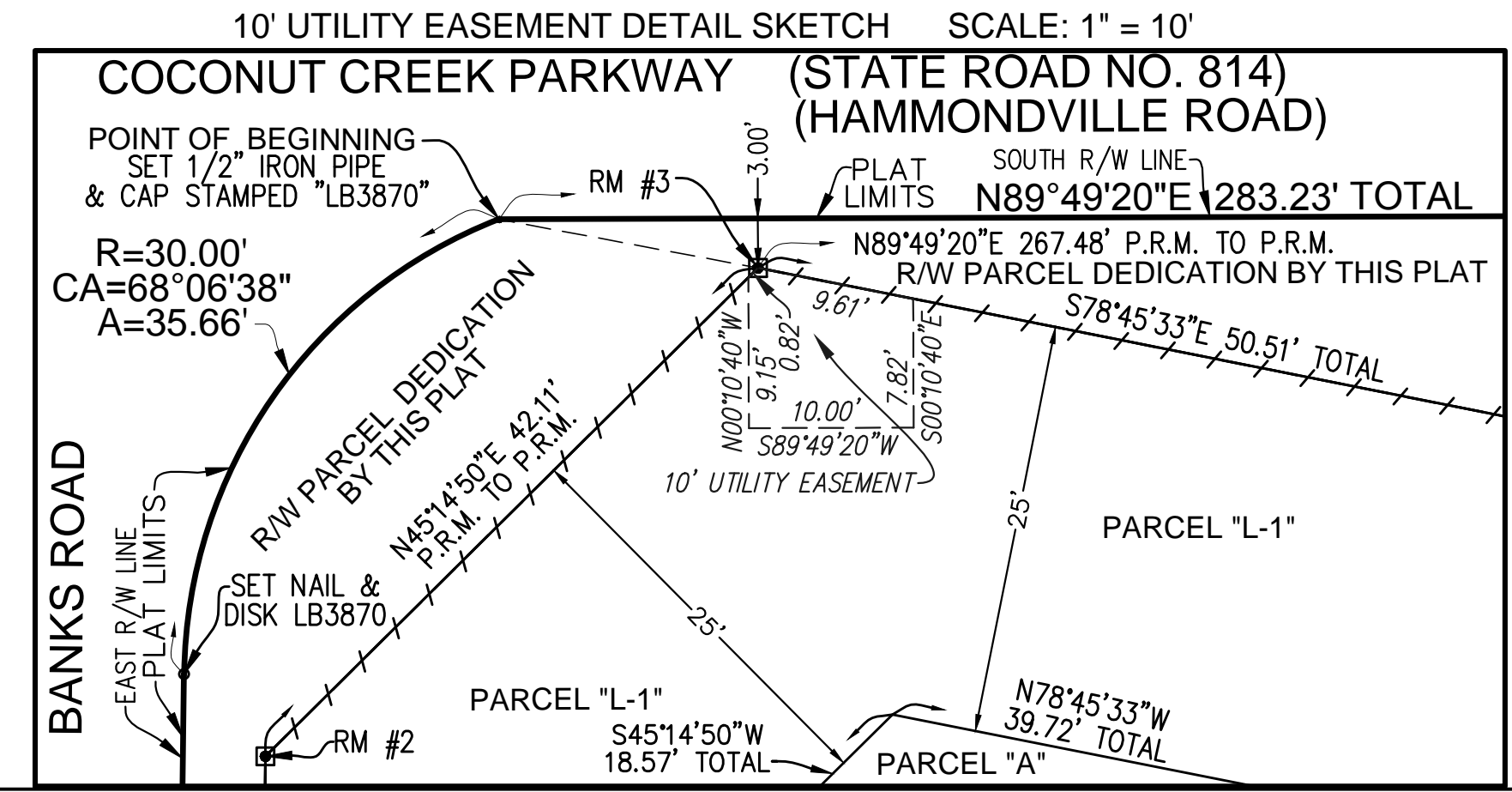
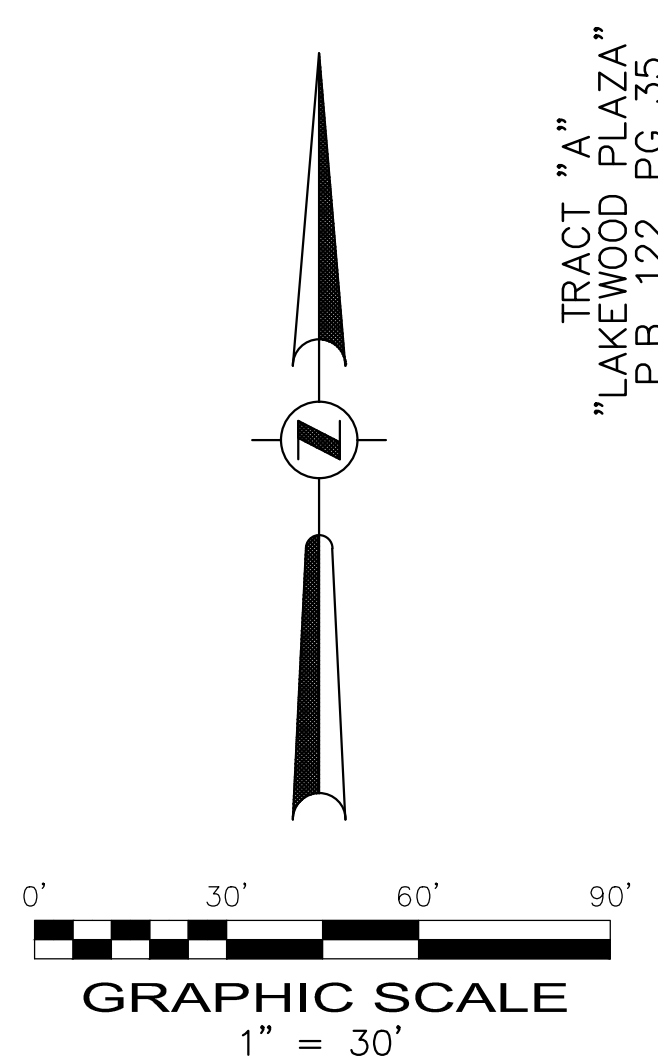
**NOTICE:**  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE CITY AND THIS COUNTY.

STATE ROAD NO. 7  
U.S. HIGHWAY NO. 441



**SURVEYOR'S NOTES:**

- 1) THIS PLAT IS RESTRICTED TO CONVENIENCE STORE WITH 16 FUELING POSITIONS.  
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.  
ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2B.1.f, DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- 2A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY \_\_\_\_\_, 2024, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER 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
- 2B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY \_\_\_\_\_, 2024, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER 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.
- 3) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN OF S44°45'10"E AS SHOWN ON THE NORTHEASTERLY LINE OF TRACT "A", "LAKEWOOD PLAZA", PLAT BOOK 122, PAGE 35, BROWARD COUNTY RECORDS.
- 4) 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 THE 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 AN ELECTRIC, TELEPHONE, GAS, OR 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.
- 5) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA UNLESS OTHERWISE NOTED.



**REFERENCE MONUMENT INFORMATION**

RM #1 SET RM P.R.M. STAMPED "PRM OFFSET 18.7' E LB 3870" 18.00' OFFSET EAST ON LINE	RM #4 SET RM P.R.M. STAMPED "PRM OFFSET 15.7' E LB 3870" 15.70' OFFSET EAST ON LINE
RM #2 SET RM P.R.M. STAMPED "PRM OFFSET 7.02' SE LB 3870" S44°47'56"E 7.02'	RM #5 SET RM P.R.M. STAMPED "PRM OFFSET 3' S LB 3870" 3.00' OFFSET SOUTH ON LINE
RM #3 SET RM P.R.M. STAMPED "PRM OFFSET 15.99' SE LB 3870" S79°21'47"E 15.99'	

# "7-ELEVEN #34941"

A REPLAT OF A PORTION OF TRACT 3, BLOCK 94, "PALM BEACH FARMS COMPANY PLAT NO. 3", IN SECTION 31, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

PREPARED BY  
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**LEGAL DESCRIPTION:**

A PORTION OF TRACT 3, BLOCK 94, "PALM BEACH FARMS COMPANY PLAT NO. 3", IN SECTION 31, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 89°49'20" EAST ALONG THE CENTERLINE OF (HAMMONDVILLE ROAD) COCONUT CREEK PARKWAY 2320.49 FEET; THENCE SOUTH 00°40'20" WEST 50.01 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID (HAMMONDVILLE ROAD) COCONUT CREEK PARKWAY AS SHOWN ON STATE OF FLORIDA STATE RIGHT OF WAY MAP SECTION 86130-2506, SHEET 3 OF 10; THENCE NORTH 89°49'20" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE BEING A LINE LYING 50.00 FEET SOUTH OF AND PARALLEL TO SAID CENTERLINE 283.23 FEET TO THE INTERSECTION WITH THE WEST LINE OF "FARM STORE PARCEL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 00°37'50" WEST ALONG SAID WEST LINE 125.00 FEET TO THE SOUTHWEST CORNER OF SAID PLAT; THENCE NORTH 89°49'20" EAST ALONG THE SOUTH LINE OF SAID "FARM STORE PARCEL" AND ITS EASTERLY EXTENSION 85.58 FEET TO THE INTERSECTION WITH A LINE LYING 900 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID TRACT 3; THENCE SOUTH 00°37'50" WEST ALONG SAID PARALLEL LINE 52.00 FEET TO THE INTERSECTION WITH A LINE LYING 350 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT 3; THENCE NORTH 89°19'47" WEST ALONG SAID PARALLEL LINE 400.70 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF BANKS ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 45097, PAGE 101, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES; 1) NORTH 00°40'20" EAST 19.13 FEET; 2) NORTH 10°30'05" EAST 76.12 FEET; 3) NORTH 00°40'20" EAST 49.57 FEET A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; 4) NORTHEASTERLY ON THE ARC OF SAID CURVE, HAVING A RADIUS 30.00 FEET, A CENTRAL ANGLE OF 68°06'38", FOR AN ARC DISTANCE OF 35.66 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING 57,398 SQUARE FEET (1.3177 ACRES), MORE OR LESS.

**DEDICATION:**

STATE OF \_\_\_\_\_ SS  
COUNTY OF \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS: THAT 7-ELEVEN, INC., A TEXAS CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND THOMAS KIEL, A SINGLE MAN, THE OWNERS OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "7-ELEVEN #34941", A REPLAT.

PARCELS "L-1", "L-2" AND "L-3" (LANDSCAPE PARCELS) AS SHOWN HEREON ARE HEREBY DEDICATED FOR ROADWAY LANDSCAPE BUFFERS. LANDSCAPE BUFFERS ALONG COCONUT CREEK PARKWAY AND BANKS ROAD CONTAINED WITHIN THIS PLAT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNERS. IMPROVEMENTS IN PARCELS "L-1" AND "L-2" ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OR PARCEL "A", THEIR SUCCESSORS AND/OR ASSIGNS.

THE ADDITIONAL RIGHT-OF-WAY PARCEL AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

THE INGRESS/EGRESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

THE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR INGRESS AND EGRESS ACCESS TO THE PROPERTY EAST OF THIS PLAT.

THE UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF MARGATE, FLORIDA, AND OTHER UTILITIES, FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS WHEREOF: THAT 7-ELEVEN, INC., A TEXAS CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY \_\_\_\_\_, ITS \_\_\_\_\_, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

WITNESSES: \_\_\_\_\_ 7-ELEVEN, INC., A TEXAS CORPORATION

BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ BY: \_\_\_\_\_

BY: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

**ACKNOWLEDGMENT:**

STATE OF \_\_\_\_\_ SS  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ OF 7-ELEVEN, INC., A TEXAS CORPORATION, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

MY COMMISSION NUMBER: \_\_\_\_\_ NOTARY PUBLIC - STATE OF \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

IN WITNESS WHEREOF: THAT THOMAS KIEL, A SINGLE MAN, HAS CAUSED THESE PRESENTS TO BE SIGNED IN THE PRESENCE OF THESE TWO WITNESSES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

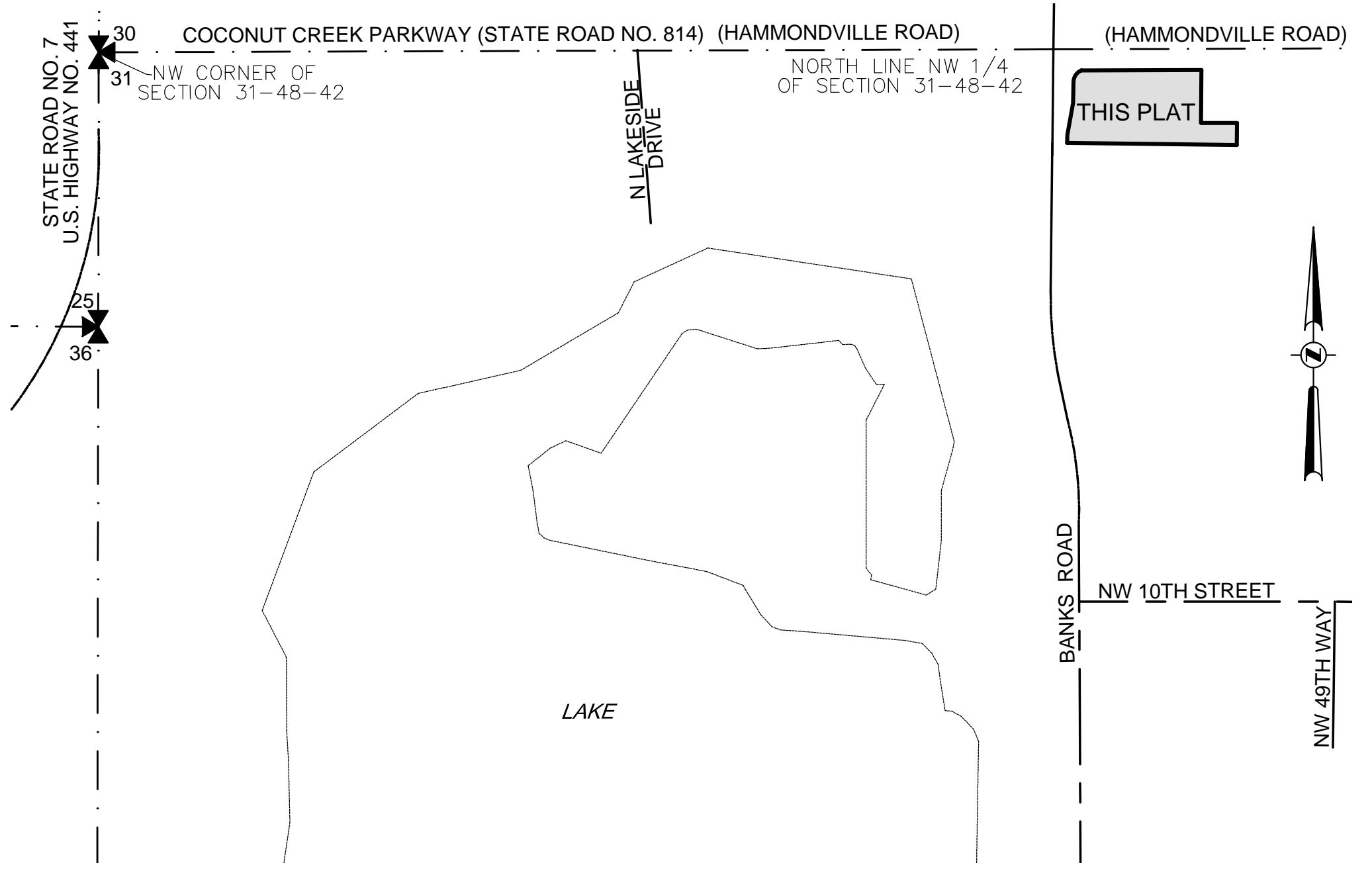
WITNESSES: \_\_\_\_\_

BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ BY: \_\_\_\_\_

BY: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_



**ACKNOWLEDGMENT:**

STATE OF \_\_\_\_\_ SS  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME THOMAS KIEL, A SINGLE MAN, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

MY COMMISSION NUMBER: \_\_\_\_\_ NOTARY PUBLIC - STATE OF \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, AND WITH THE APPLICABLE SECTION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WERE SET THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_, IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177.

\_\_\_\_\_  
BETH BURNS  
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136  
STATE OF FLORIDA  
PULICE LAND SURVEYORS, INC.  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

7-ELEVEN, INC., A TEXAS CORPORATION	PLATTING SURVEYOR	CITY CLERK	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER
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**CITY COMMISSION OF COCONUT CREEK:**

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK BY ORDINANCE NO. \_\_\_\_\_, ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_, PURSUANT TO SECTION 13-166, COCONUT CREEK CODE OF ORDINANCES.

EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS INCLUDING BUT NOT LIMITED TO PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, TREES, SHRUBS, HEDGES, PLANTS AND LANDSCAPING, EXCEPT THAT UTILITIES, PUBLIC IMPROVEMENTS AND SOD ARE ALLOWED.

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 CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

BY: \_\_\_\_\_  
CITY CLERK  
LESLIE WALLACE MAY

**CITY PLANNING AND ZONING BOARD:**

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF COCONUT CREEK, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

BY: \_\_\_\_\_  
CHAIRPERSON

**CITY ENGINEER:**

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

BY: \_\_\_\_\_  
CITY ENGINEER

PRINT NAME: \_\_\_\_\_ OSAMA ELSHAMI  
FLORIDA P.E. # \_\_\_\_\_

**BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:**

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

BY: \_\_\_\_\_  
DIRECTOR / DESIGNEE

**BROWARD COUNTY PLANNING COUNCIL:**

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

BY: \_\_\_\_\_  
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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

BY: \_\_\_\_\_  
EXECUTIVE DIRECTOR OR DESIGNEE

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

BY: \_\_\_\_\_  
MAYOR, COUNTY COMMISSION

**BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:**

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: \_\_\_\_\_  
ROBERT P. LEGG, JR.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS4030

BY: \_\_\_\_\_  
RICHARD TORNESE  
DIRECTOR  
PROFESSIONAL ENGINEER  
FLORIDA REGISTRATION NO. 40263



**LEGAL DESCRIPTION:**

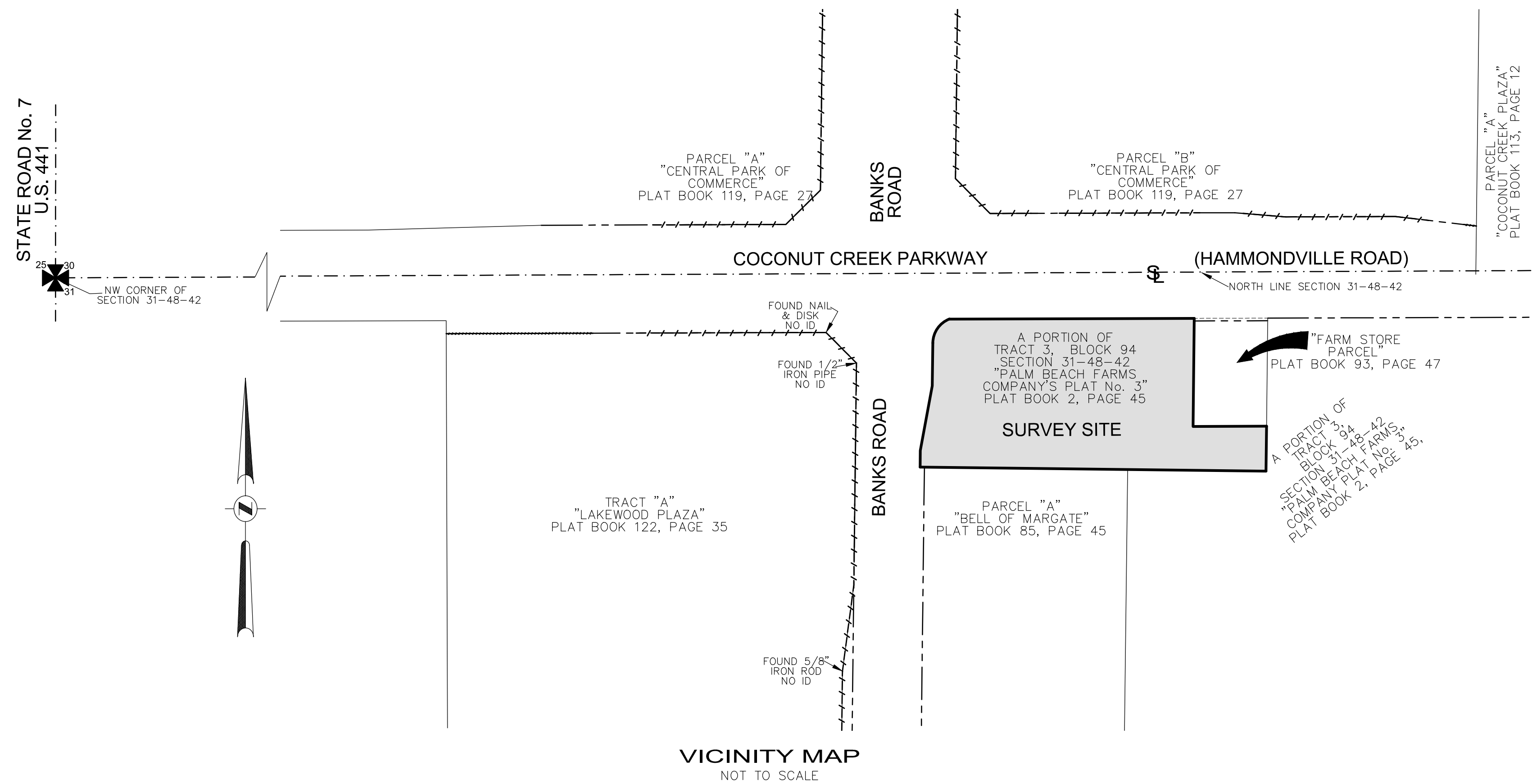
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SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING 57,398 SQUARE FEET (1.3177 ACRES), MORE OR LESS

**NOTES:**

- 1) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #3008; ELEVATION: 11.743 FEET. TO CONVERT THE ELEVATIONS HEREON TO NATIONAL GEODETIC VERTICAL DATUM OF 1929, ADD 1.581 FEET.
- 2) FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #120031 0355H; MAP DATE: 08/18/14.
- 3) THIS SITE LIES IN SECTION 31, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- 4) BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF BANKS ROAD BEING N00°40'20"E.
- 5) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- 6) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
- 7) THIS SITE CONTAINS 37 TOTAL PARKING SPACES (34 REGULAR & 3 HANDICAPPED).
- 8) THIS SURVEY WAS PREPARED WITH BENEFIT OF A TITLE CERTIFICATE PREPARED BY PARAMOUNT TITLE SERVICES, INC., SEARCH NO. 19-806-2, DATED FEBRUARY 2, 2019. THE FOLLOWING ITEMS ARE LISTED IN SAID CERTIFICATE.
  - EASEMENTS AND RIGHTS-OF-WAY:
    - ITEM 1: EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND CONDITIONS IN PLAT BOOK 2, PAGE 45, P.B.C.R. APPLY TO THIS SITE. THERE ARE NO PLATTED EASEMENTS.
    - ITEM 2: RIGHT OF WAY MAP IN RIGHT-OF-WAY MAP BOOK 15, PAGE 13 APPLIES TO COCONUT CREEK PARKWAY RIGHT-OF-WAY AS SHOWN HEREON.
    - ITEM 3: RIGHT OF WAY MAP IN RIGHT-OF-WAY MAP BOOK 3, PAGE 28 APPLIES TO COCONUT CREEK PARKWAY RIGHT-OF-WAY AS SHOWN HEREON.
    - ITEM 4: RIGHT OF WAY MAP IN RIGHT-OF-WAY MAP BOOK 7, PAGE 21 APPLIES TO COCONUT CREEK PARKWAY RIGHT-OF-WAY AS SHOWN HEREON.
    - ITEM 5: RIGHT OF WAY DEED IN DEED BOOK 333, PAGE 327 APPLIES TO COCONUT CREEK PARKWAY RIGHT-OF-WAY AS SHOWN HEREON.
    - ITEM 6: RIGHT OF WAY DEED IN DEED BOOK 360, PAGE 526 APPLIES TO COCONUT CREEK PARKWAY RIGHT-OF-WAY AS SHOWN HEREON.
    - ITEM 7: COUNTY DEED IN DEED BOOK 4497, PAGE 497 APPLIES TO COCONUT CREEK PARKWAY RIGHT-OF-WAY AS DEPICTED HEREON.
    - ITEM 8: FPL EASEMENT IN O.R.B. 4657, PAGE 630 DOES NOT APPLY TO THIS SITE AS DEPICTED HEREON.
    - ITEM 9: TELEPHONE RIGHT-OF-WAY EASEMENT IN O.R.B. 6269, PAGE 128 APPLIES TO BANKS ROAD RIGHT-OF-WAY AS DEPICTED HEREON.
    - ITEM 10: RESOLUTION REGARDING ROADWAY EASEMENT IN O.R.B. 9054, PAGE 648 APPLIES TO THIS SITE AS DEPICTED HEREON.
    - ITEM 11: RESOLUTION REGARDING ROADWAY EASEMENT IN O.R.B. 9108, PAGE 576 APPLIES TO THIS SITE AS DEPICTED HEREON.
    - ITEM 12: RESOLUTION REGARDING FIRE HYDRANT EASEMENT IN O.R.B. 9431, PAGE 507 APPLIES TO THIS SITE AS DEPICTED HEREON.
    - ITEM 13: RESOLUTION REGARDING 15' UTILITY EASEMENT IN O.R.B. 10456, PAGE 980 APPLIES TO THIS SITE AS DEPICTED HEREON.
    - ITEM 14: FPL EASEMENT IN O.R.B. 10700, PAGE 509 APPLIES TO THIS SITE AS DEPICTED HEREON.
    - ITEM 15: QUIT CLAIM DEED IN O.R.B. 45097, PAGE 101 APPLIES TO BANKS ROAD RIGHT-OF-WAY AS DEPICTED HEREON.
    - ITEM 16: AGREEMENT REGARDING LANDSCAPE AND HARDSCAPE IMPROVEMENT LIMITS IN O.R.B. 47173, PAGE 1849 APPLIES TO BANKS ROAD AND COCONUT CREEK PARKWAY RIGHT-OF-WAY AS DEPICTED HEREON.
  - TITF DEEDS AND RELEASES:
    - ITEM 1: DEED IN DEED BOOK 54, PAGE 190 APPLIES TO THIS SITE BUT HAS BEEN RELEASED AND IS NOT DEPICTED.
    - ITEM 2: QUIT CLAIM DEED IN DEED BOOK 223, PAGE 384 APPLIES TO THIS SITE.
    - ITEM 3: RELEASE OF RESERVATIONS IN O.R.B. 1817, PAGE 82 DOES NOT APPLY TO THIS SITE.
    - ITEM 4: RELEASE OF RESERVATIONS IN O.R.B. 1817, PAGE 84 DOES NOT APPLY TO THIS SITE.
    - ITEM 5: RELEASE OF RESERVATIONS IN O.R.B. 3928, PAGE 681 APPLIES TO THIS SITE BUT IS NOT DEPICTED.
    - ITEM 6: RELEASE OF RESERVATIONS IN O.R.B. 3928, PAGE 683 APPLIES TO THIS SITE BUT IS NOT DEPICTED.
    - ITEM 7: RELEASE OF RESERVATIONS IN O.R.B. 6815, PAGE 762 DOES NOT APPLY TO THIS SITE.
    - ITEM 8: RELEASE OF RESERVATIONS IN O.R.B. 6815, PAGE 764 DOES NOT APPLY TO THIS SITE.
    - ITEM 9: RELEASE OF RESERVATIONS IN O.R.B. 10508, PAGE 574 DOES NOT APPLY TO THIS SITE.



TO CREIGHTON CONSTRUCTION & MANAGEMENT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, & 11 OF TABLE A THEREOF.

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
  - BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
  - VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- STATE OF FLORIDA

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SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

5		
4		
3		
2	ADDED UTILITY EASEMENT	LS-
1	#65587-ORIGINAL SURVEY 1/23/19	LD
NO.	REVISIONS	BY

**PLS**

**PROPOSED**

**7-ELEVEN SITE #34941**

4960 AND 4990 COCONUT CREEK PARKWAY  
COCONUT CREEK, BROWARD COUNTY,  
FLORIDA 33063

**BOUNDARY AND TOPOGRAPHIC SURVEY  
ALTA/NSPS LAND TITLE SURVEY**

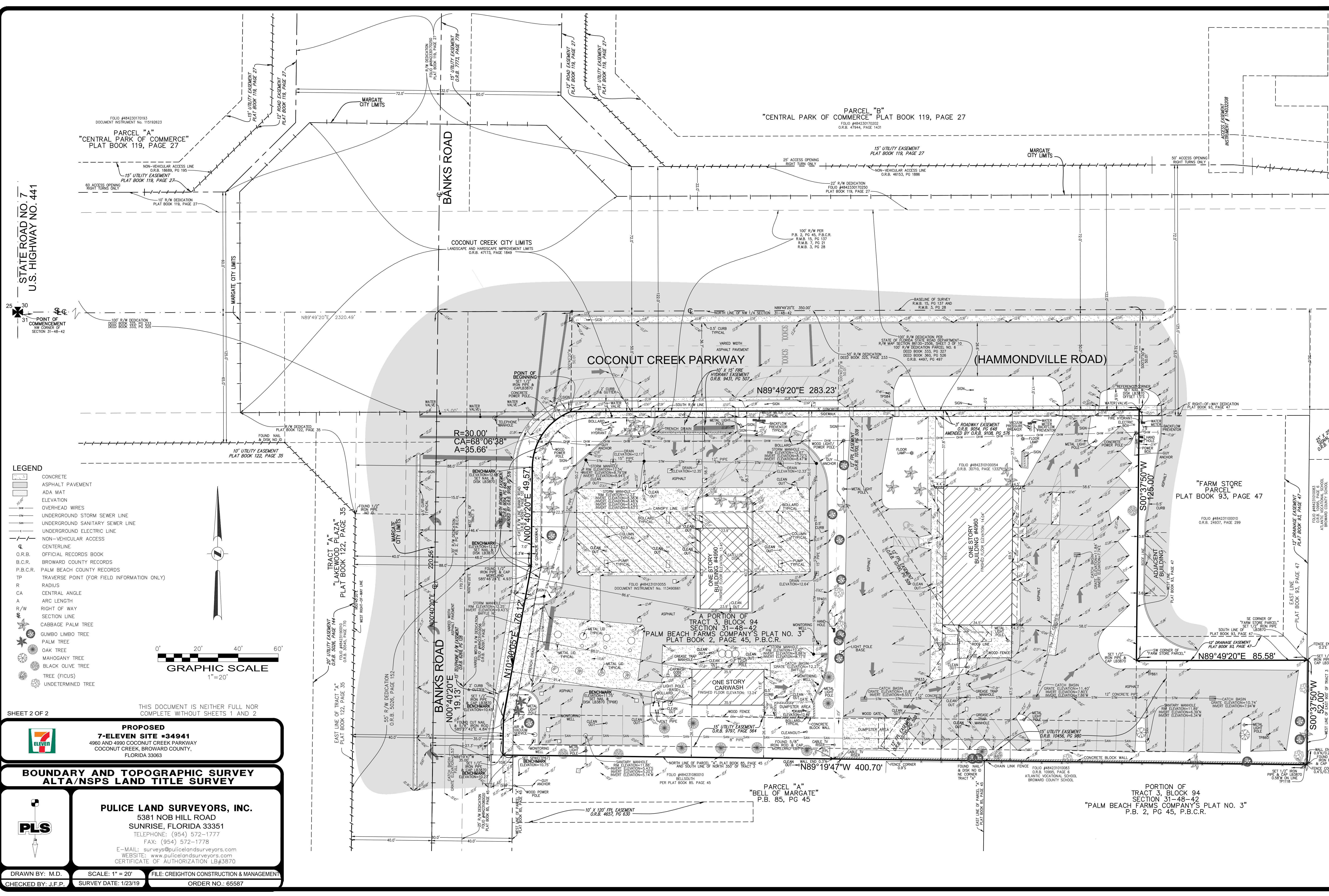
**PLS**

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
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FAX: (954) 572-1778  
E-MAIL: surveys@pulicelandsurveyors.com  
WEBSITE: www.pulicelandsurveyors.com  
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: M.D.	SCALE: 1" = 20'	FILE: CREIGHTON CONSTRUCTION & MANAGEMENT
CHECKED BY: J.F.P.	SURVEY DATE: 1/23/19	ORDER NO.: 65587

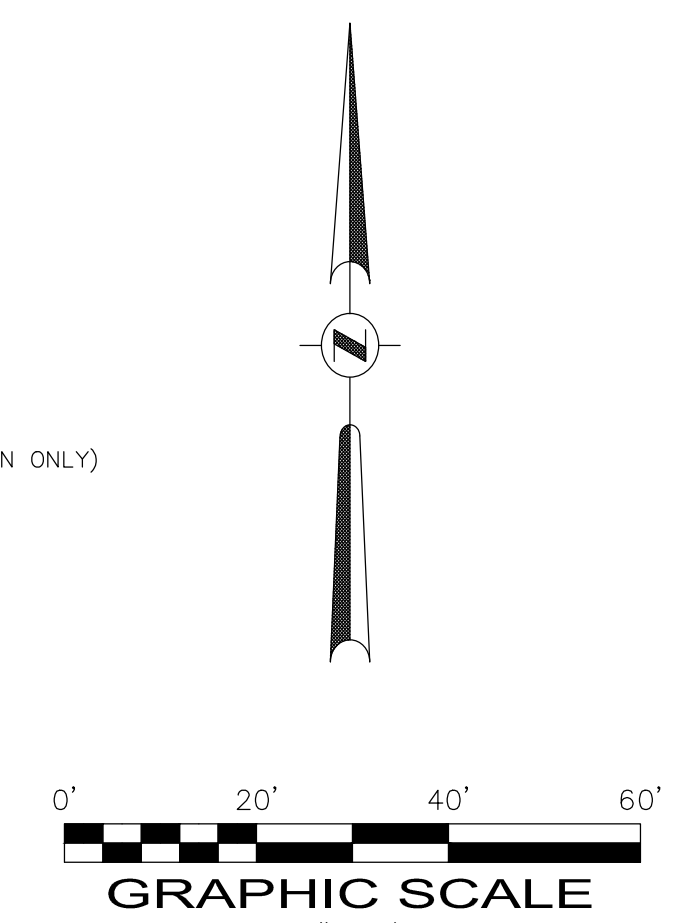




STATE ROAD NO. 7  
U.S. HIGHWAY NO. 441

POINT OF COMMENCEMENT  
NW CORNER OF SECTION 31-48-42

- LEGEND**
- CONCRETE
  - ASPHALT PAVEMENT
  - ADA MAT
  - ELEVATION
  - OVERHEAD WIRES
  - UNDERGROUND STORM SEWER LINE
  - UNDERGROUND SANITARY SEWER LINE
  - UNDERGROUND ELECTRIC LINE
  - NON-VEHICULAR ACCESS
  - CENTERLINE
  - O.R.B. OFFICIAL RECORDS BOOK
  - B.C.R. BROWARD COUNTY RECORDS
  - P.B.C.R. PALM BEACH COUNTY RECORDS
  - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
  - R RADIUS
  - CA CENTRAL ANGLE
  - A ARC LENGTH
  - R/W RIGHT OF WAY
  - SECTION LINE
  - CABBAGE PALM TREE
  - GUMBO LIMBO TREE
  - PALM TREE
  - OAK TREE
  - MAHOGANY TREE
  - BLACK OLIVE TREE
  - TREE (FIGUS)
  - UNDETERMINED TREE



THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

SHEET 2 OF 2

**PROPOSED**  
**7-ELEVEN**  
7-ELEVEN SITE #34941  
4960 AND 4990 COCONUT CREEK PARKWAY  
COCONUT CREEK, BROWARD COUNTY,  
FLORIDA 33063

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
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PORTION OF TRACT 3, BLOCK 94 SECTION 31-48-42 "PALM BEACH FARMS COMPANY'S PLAT NO. 3" P.B. 2, PG 45, P.B.C.R.

PARCEL "A" "BELL OF MARGATE" P.B. 85, PG 45

A PORTION OF TRACT 3, BLOCK 94 SECTION 31-48-42 "PALM BEACH FARMS COMPANY'S PLAT NO. 3" P.B. 2, PG 45, P.B.C.R.

"FARM STORE PARCEL" PLAT BOOK 93, PAGE 47

PARCEL "A" "CENTRAL PARK OF COMMERCE" PLAT BOOK 119, PAGE 27

PARCEL "B" "CENTRAL PARK OF COMMERCE" PLAT BOOK 119, PAGE 27

COCONUT CREEK PARKWAY

(HAMMONDVILLE ROAD)

TRACT "A" "LAKEWOOD PLAZA" PLAT BOOK 122, PAGE 35

BANKS ROAD

BANKS ROAD

R=30.00'  
CA=68°06'38"  
A=35.66'

N00°40'20"E 49.57'

N10°30'05"E 176.12'

N00°40'20"E 49.57'

N10°30'05"E 176.12'

N89°49'20"E 283.23'

N89°19'47"W 400.70'

N89°49'20"E 85.58'

S00°37'50"W 52.00'

S00°37'50"W 126.00'

S00°37'50"W 126.00'

S00°37'50"W 126.00'