



SPECIAL LAND USE CHECK LIST

All items must be checked and addressed **BEFORE** submittal. This checklist is provided to assist in preparing a complete application which can be processed and reviewed more efficiently.

REQUIREMENT CHECKLIST		
	Checklist / Documents	File Name and Type SQ# - Sequential Numbers, see User Guide
GENERAL PART 1	<input checked="" type="checkbox"/> Pre-DRC meeting <i>prior</i> to submittal	
	<input checked="" type="checkbox"/> Gather Application information (Property info, agent info, etc.)	
SUPPORTING DOCUMENTS PART 2	<input checked="" type="checkbox"/> Letter of transmittal (list docs submitted) INCLUDE detail summary of request	Transmittal.pdf
	<input checked="" type="checkbox"/> Legal description (if current survey is not provided) SEE BCPA	Legal Description.pdf
	<input checked="" type="checkbox"/> Proof of Ownership (BCPA, Bill of Sale, Warranty Deed)	Ownership.pdf
	<input checked="" type="checkbox"/> Agent authorization from property owner	Authorization.pdf
	<input checked="" type="checkbox"/> Justification responses to each of the following standards per Section 13-35 of the City Land Development Code https://www.municode.com/library/fl/coconut_creek/codes/code_of_ordinances?nodeId=PTIICOOR_CH13LADECO_ARTIADREPR_DIV3IMPR_S13-35SPLAUS (Please see following page for form)	Justification.pdf
	<input checked="" type="checkbox"/> 2 sets of mailing labels (hard copy to be delivered to City)	Labels ordered
<input checked="" type="checkbox"/> Certified list & map of property owners within 500 feet of Boundary Lines	Ordered this item. Label List.pdf & Label Map.pdf	
PLAN DOCUMENTS PART 3	<input type="checkbox"/> Site plan – <i>as needed</i> N/A	SQ#-SP1.0-Project Name.pdf
	<input type="checkbox"/> Signed and sealed survey – <i>as needed</i> N/A	SQ#-SURV-Project Name.pdf
	<input type="checkbox"/> Building elevations – <i>as needed</i> N/A	SQ#-A3.0-Project Name.pdf
	<input checked="" type="checkbox"/> Other – site specific photos and drawings may be required	
*** Refer to User Guide for the complete description for the proper File Naming Convention ***		
FEES		
\$2000Special Land Use Fee		





SPECIAL LAND USE JUSTIFICATION STATEMENT

Please fill out the following in **COMPLETE DETAIL**, a restatement does not satisfy code requirements.

GENERAL STANDARDS (Section 13-35f)	
1.	The proposed special land use will be in harmony with nearby uses permitted under Article III of the Land Development Code. See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
2.	The proposed special land use will be in harmony with nearby existing uses. See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
3.	The proposed special land use must be reasonably compatible with surrounding and adjacent uses in its function, its hours of operation, the type and amount of traffic to be generated, the building size and setbacks, and its relationships to the land values. See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
4.	The proposed special land use will be in the best interests of the City, the convenience of the community, the public welfare, and be a substantial improvement to the property in the immediate vicinity. See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
5.	The proposed special land use will contribute to the economic stability of the community. See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
6.	The proposed special land use will not decrease public benefit or increase undesirable impacts other than those resulting from use of the site as permitted by right under Article III of the Land Development Code or some other special land use permitted on the site. See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
7.	The proposed special land use will not result in more intensive development than what is approved by the land use element of the Comprehensive Plan. See attached document for Corrected Responses in "Response to Urban Design and Dev."
8.	The proposed special land use will be consistent with goals, objectives, and policies of the Comprehensive Plan. See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"

SPECIFIC STANDARDS FOR ALL USES (Section 13-35g)	
1.	The proposed use will not reduce the level of service provided on any street to a lower level than would result from a development permitted by right. See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
2.	The proposed use will not result in significantly greater amount of through traffic on local streets than would result from a development permitted by right. See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
3.	The proposed use will not require extension or enlargement of the thoroughfare system at a higher net public cost than would result from a development permitted by right. See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
4.	The proposed use will not require enlargement or alteration of utility facilities, drainage



	systems, and other utility systems other than what would result from a development permitted by right.
	See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
5.	The proposed use will not demand greater municipal public safety services exceeding the demand resulting from a development permitted by right.
	See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
6.	If a special land use is combined with other special land uses or permitted uses on a site, the overall intensity and scale of uses on the site is appropriate given the adequacy of proposed buffers and setbacks and the land uses of surrounding properties.
	See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"

STANDARDS FOR NONRESIDENTIAL USES IN RESIDENTIAL DISTRICTS (Sec. 13-35h)

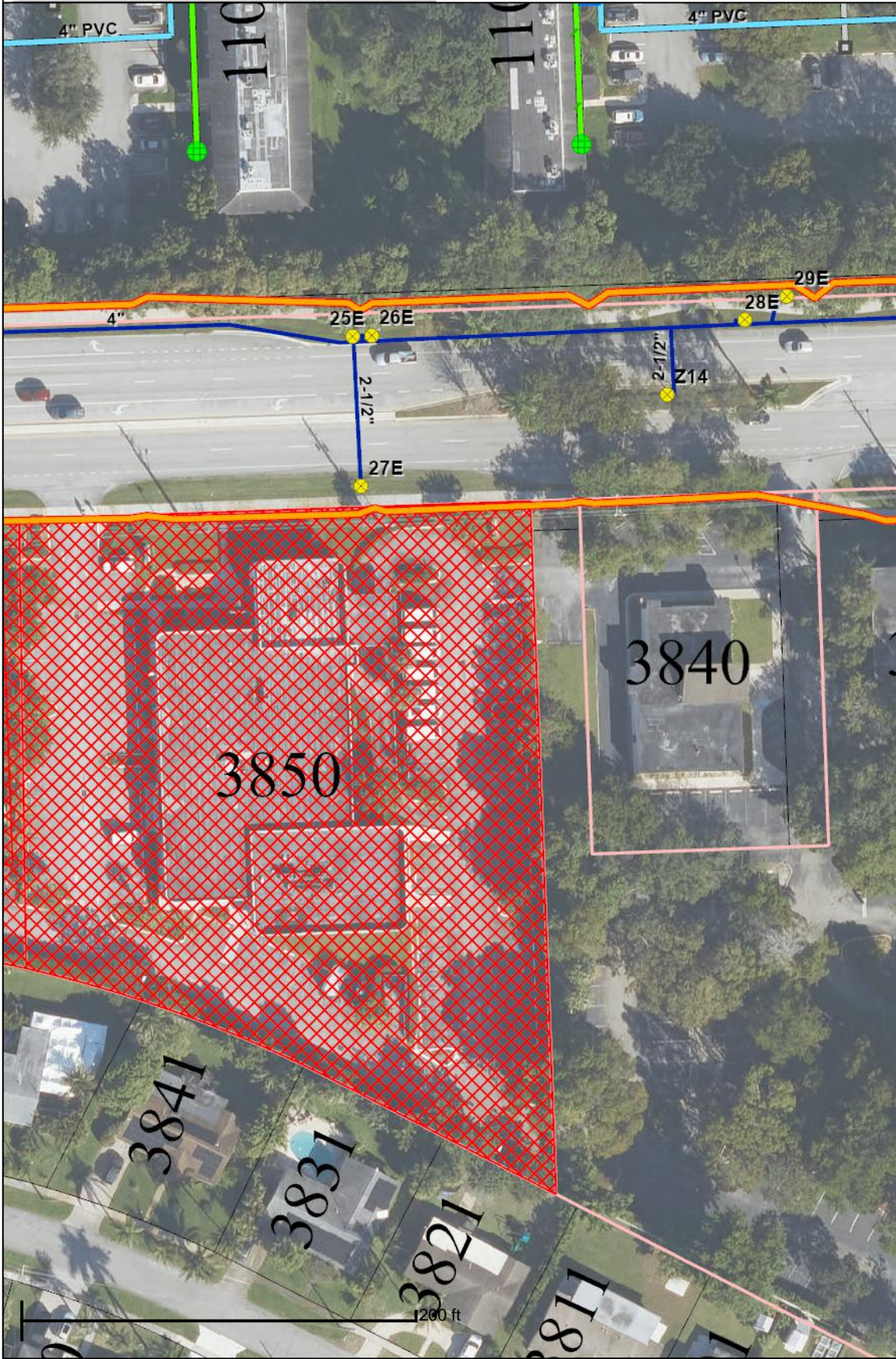
1.	The location of the proposed special land use will not be hazardous or inconvenient to the residential character of the area where it is to be located.
	See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
2.	The size of the special land use application and nature and intensity of the operations involved will not be hazardous or inconvenient to the residential character of the area or to long range development in accordance with the land use element of the Comprehensive Plan.
	See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
3.	The location of the special land use will not result in isolating an existing or planned residential area from other residential development.
	See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
4.	The design of buildings for commercial and office space special land uses in residential districts shall be in a manner similar to residential structures in the same general area or neighborhood. Such a finding shall be based on consideration of building mask, height, materials, window arrangements, yards, and other considerations.
	See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
5.	The proposed use will have direct access to an arterial or collector street. Ingress and egress shall be designed to minimize traffic congestion on the public roadways.
	See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"
6.	Parking areas for special land uses shall be of adequate size for the particular use and shall be properly located and suitably screened from adjoining residential uses, and that ingress and egress shall be designed for maximum safety for vehicles and pedestrians and minimize traffic congestion in the residential district.
	See attached document for Corrected Responses in "Response to Urban Design and Dev. Comments"





20m
60ft





- Water Structures**
 - Fire Hydrant
 - Reclaimed Hydrant
 - Hydrant Valve
 - Gate Valve
 - Reclaimed Valve
 - Blow-off Valve
 - Reducer
 - Master Meter
 - Flushing Unit
 - Fire Hydrant (by others)
 - Hydrant Valve (by others)
 - Gate Valve (by others)
 - Reducer (by others)
- Water Lines**
 - WATERMAIN, CITY
 - WATERMAIN, OTHER
 - WATERSERVICE, CITY
 - WATERSERVICE, OTHER
 - RECLAIMED, CITY
 - RECLAIMED, OTHER
- Sewer Structures**
 - Sewer Lift Station, CITY
 - Sewer Manhole, CITY
 - Sewer In-Line Valve, CITY
 - Air Release Valve, CITY
 - Reducer, CITY
 - ▶ Direction of Flow, CITY
 - Lift Station (by others)
 - Manhole (by others)
 - ▶ In-Line Valve (by others)
 - ARV (by others)
 - ▶ Reducer (by others)
 - ▶ Direction (by others)
- Sewer Lines**
 - Sewer Gravity Main
 - Sewer Force Main
 - Sewer Lateral
 - Gravity Main (by others)
 - Force Main (by others)
 - Lateral (by others)
- Drainage Structures**
 - Inlet
 - Yard Drain
 - Storm Manhole
 - Control Structure
 - Headwall
 - ▲ Outfall
 - Inlet (by others)
 - Yard Drain (by others)
 - Storm Manhole (by others)
 - Control Structure (by others)
 - Headwall (by others)
 - ▲ Outfall (by others)
- Drainage Lines**
 - Storm Drain
 - Storm Drain (by others)
- Irrigation Structures**
 - Inline Valve
 - Irrigation Pump
 - Zone Valve
- Irrigation Lines**
 - Irrigation Lateral
 - Irrigation Main
- Electric/Fiber Structures**
 - E-HANDHOLE
 - F-HANDHOLE
 - SPLICE BOX
 - SWITCH CABINET
- Electric/Fiber Lines**
 - ELECTRIC
 - FIBER
- City Bigger Roads**
- City Lakes**
- City Parcels Dissolve**
- ParcelBasemap**
- City Boundary**
 - CCK
- Anti-City Boundary**
 - CCK
 - OUTSIDE
 - UBC
- Aerials.sid**
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

GIS on the Web



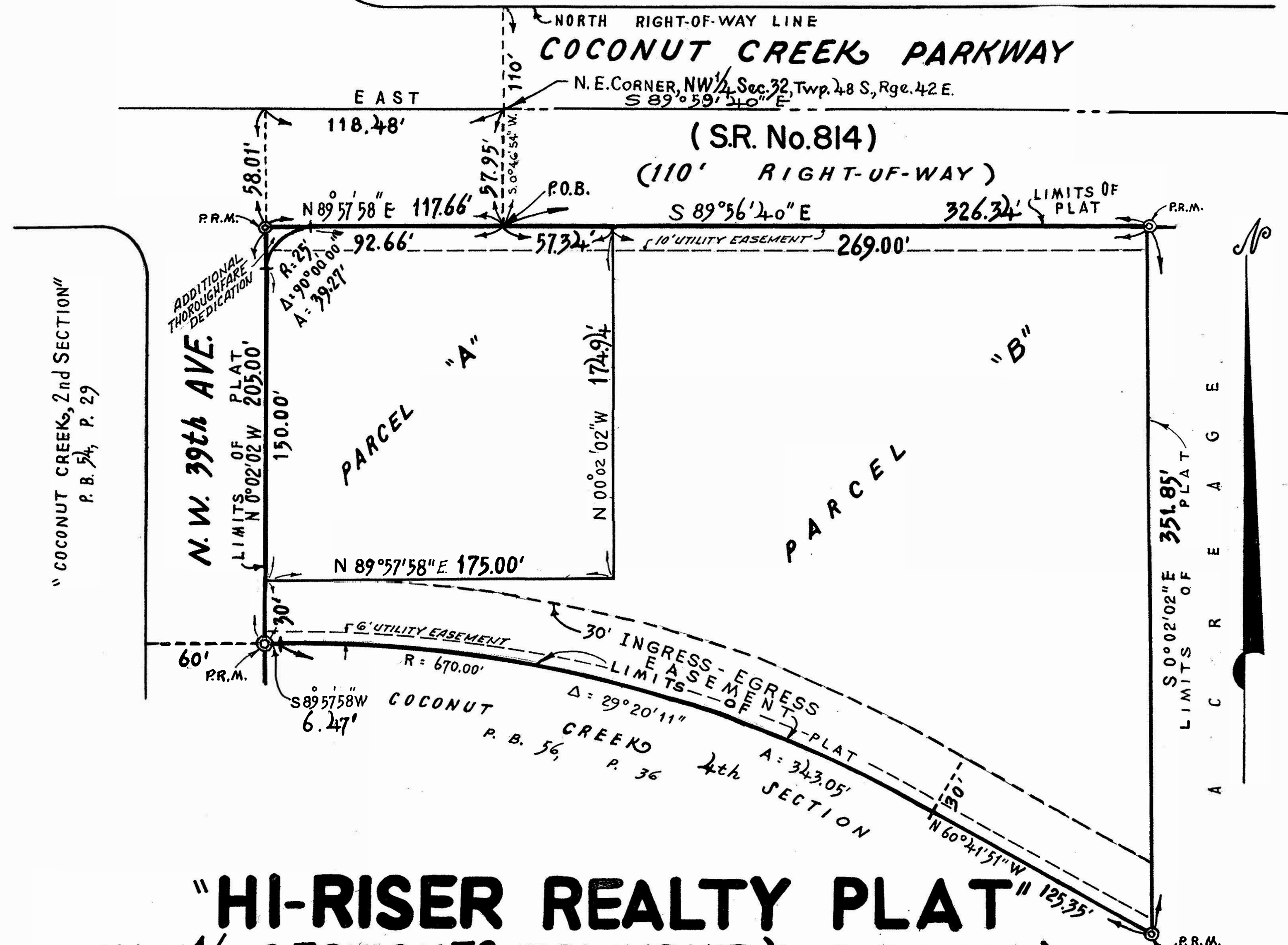
Data Disclaimer:

All GIS and electronic database materials, and any services which may be provided related thereto, are provided "as is" without any warranty of any kind, and all warranties on merchantability and fitness for a particular purpose are hereby disclaimed.

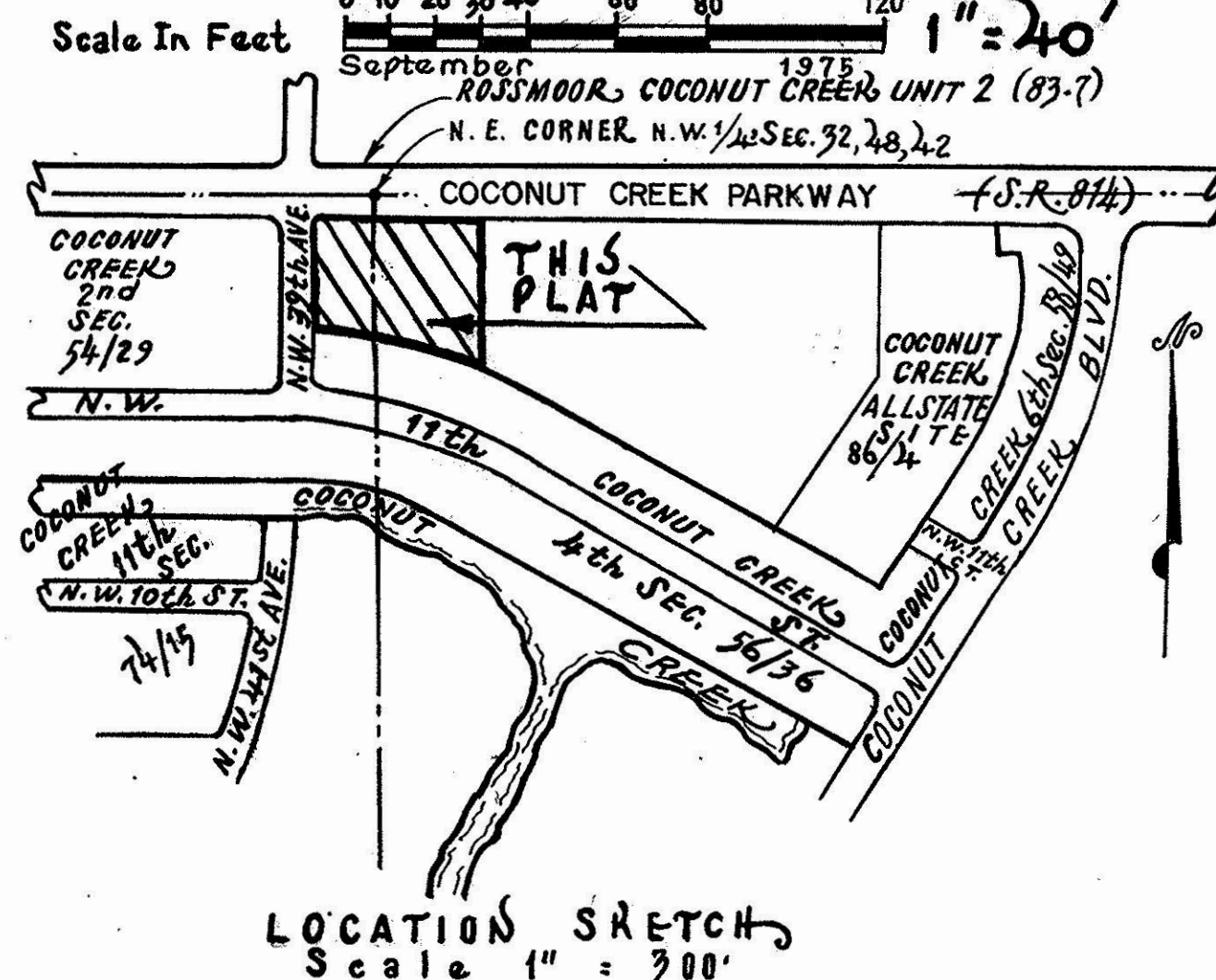
APPLICATION INFORMATION

Application Details	Involved Parties (name, address, email, phone #)
Project Name Coconut Creek Medical Pharmacy	Agent Information Dr. JUAN BASTO
Project Location 3850 COCONUT CREEK PARKWAY, COCONUT CREEK, FL 3306	Owner Information COCONUT CREEK MEDICAL PLAZA, LLC
Plat Name HI-RISER REALTY PLAT	Developer Information NA
Folio Number 4842 32 13 0020	Attorney Information N/A
Plat Restriction NONE	Architect Information N/A
Current Zoning B-3	Engineer Information FRONTIER ENGINEERING DEVELOPMENT, LLC
Proposed Zoning B-3 (SAME)	Landscape Architect Information NA
Future Land Use COMM	Surveyor Information JOHN A. GRANT, JR. INC.
To convert a portion inside of existing doctor's clinic at Suite #3 (510 sf) from reception to pharmacy to serve he clients of the Dr.'s clinic. This will be operated by the clinic staff and will serve the clients of the clinic.	Other Information

"ROSSMOOR COCONUT CREEK, UNIT 2" P. B. 83, P. 7



"HI-RISER REALTY PLAT"
 IN N¹/₂ SECTION 32, TOWNSHIP 48S, RANGE 42E.
 CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA



P.R.M. NOTES
 © Indicates Permanent Reference Monuments.
 Bearings Refer To An Assumed Meridian.

COCONUT CREEK WATER MANAGEMENT DISTRICT.
 THIS IS TO CERTIFY: That the Coconut Creek Water Management District has approved and accepted this plat for record this 16 day of Oct, 1975.
 By: Garold L. Smith
 Garold L. Smith - Secretary - Treasurer.

DESCRIPTION: A portion of the North one-half (N¹/₂) of Section 32, Township 48 South, Range 42 East, Broward County, Florida, being more particularly described as follows: COMMENCE at the North East Corner of the North West one-quarter (NW¹/₄) of said Section 32 and run South 0°26'52" West, along the East line of said North West one-quarter (NW¹/₄) for 57.95 feet to the South Right-of-Way line of ATLANTIC BLVD EXT. (COCONUT CREEK PKWY) (State Road No. 814) and the Point of Beginning; thence South 89°56'40" East along said South Right-of-Way line for 326.34 feet; thence South 0°02'02" East for 351.85 feet; thence North 60°24'51" West for 125.75 feet to a Point of Curvature; thence Northwesterly along a circular curve to the left, having a Radius of 670.00 feet and a Central Angle of 29°20'11", for an Arc distance of 324.05 feet to a Point of Tangency; thence South 89°57'58" West for 6.47 feet (said last mentioned three courses being coincident with the Northernly boundary of Block 17, "COCONUT CREEK, FOURTH SECTION" according to the Plat thereof as recorded in PLAT BOOK 76 at PAGE 36, of the Public Records of Broward County, Florida); thence North 0°02'02" West along the Easterly Right-of-Way line of NORTH WEST 39th AVENUE, as shown on that certain Plat of "COCONUT CREEK SECOND SECTION" as recorded in PLAT BOOK 54 at PAGE 29, of the Public Records of Broward County, Florida, for 20 feet to a point on the South Right-of-Way line of ATLANTIC BLVD EXT. (COCONUT CREEK PKWY) (State Road No. 814); thence North 89°57'58" East, along said South Right-of-Way line, a distance of 117.66 feet to the POINT OF BEGINNING.

DEDICATION
 STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That Ralph Pelia, as Trustee, owner of the land described and shown as included in this Plat, has caused said land to be subdivided and platted as hereon shown. Said Plat to be known as "HI-RISER REALTY PLAT". The thoroughfare is hereby dedicated to the perpetual use of the public in fee simple. All easements are hereby dedicated to the perpetual use of the public for purposes as indicated.
 IN WITNESS WHEREOF: I have hereunto set my hand in the City of Ft. Lauderdale, County of Broward, State of Florida, this 15th day of Sept, 1975.
 WITNESS: Debra Johnson
 WITNESS: James Johnson
 RALPH PELIA Ralph Pelia TRUSTEE

ACKNOWLEDGEMENT
 STATE OF FLORIDA SS I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized COUNTY OF BROWARD by law to administer oaths and take acknowledgements, Ralph Pelia as Trustee, to me well known to be the individual described in, and who executed the foregoing Dedication, and he acknowledged before me, that he executed the same, freely and voluntarily for purposes and uses therein expressed.
 WITNESS: My hand and official seal in the City of Ft. Lauderdale, County of Broward, State of Florida, this 15th day of SEPTEMBER, 1975.
 My Commission Expires: May 16, 1978
Marion O'Connell
 NOTARY PUBLIC STATE OF FLORIDA

DEDICATION
 STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That Alec P. Courtelis and Donald L. Smith, as Trustees, owners of the land described and shown as included in this Plat, have caused said land to be subdivided and platted as hereon shown. Said Plat to be known as "HI-RISER REALTY PLAT". The thoroughfare is hereby dedicated to the perpetual use of the public in fee simple. All easements are hereby dedicated to the perpetual use of the public for purposes as indicated.
 IN WITNESS WHEREOF: We, have hereunto set our hands in the City of Miami, County of Dade, State of Florida, this 16th day of September, 1975.
 WITNESS: Dolores Wyatt
 WITNESS: Cybil M. Hargray
 ALEC P. COURTELIS Alec P. Courtelis Trustee.
 DONALD L. SMITH Donald L. Smith Trustee.

ACKNOWLEDGEMENT
 STATE OF FLORIDA SS I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by COUNTY OF DADE by law to administer oaths and take acknowledgements, Alec P. Courtelis and Donald L. Smith, Trustees, to me well known to be the individuals described in, and who executed the foregoing Dedication, and they acknowledged before me, that they executed the same, freely and voluntarily for purposes and uses therein expressed.
 WITNESS: My hand and official seal in the City of Miami, County of Dade, State of Florida, this 16th day of September, 1975.
 My Commission Expires: May 12, 1978
Arinda Adams
 NOTARY PUBLIC STATE OF FLORIDA

COCONUT CREEK PLANNING AND ZONING BOARD.
 THIS IS TO CERTIFY: That this Plat is hereby approved for Record, this 2 day of Oct, 1975 By: Joseph S. Parker, Chairman
 By: James V. Dankenberger, Jr. Secretary
 CITY OF COCONUT CREEK

STATE OF FLORIDA SS THIS IS TO CERTIFY: That this Plat has been approved and accepted for Record by the Council of CITY OF COUNTY OF BROWARD COCONUT CREEK, FLORIDA, in and by Resolution, adopted this 1st day of October, 1975.
 IN WITNESS WHEREOF: The said Council has caused these presents to be attested by its Council President, Mayor, and City Engineer and the Corporate Seal of said City to be affixed this 1st day of October, 1975.
 This Plat has been approved by: Robert F. Bagley COUNCIL PRESIDENT
 this 9th day of October, 1975. CITY ENGINEER: Anthony A. Nolan Anthony A. Nolan, Fla. P.E. Reg. NO. 14084

BROWARD COUNTY PLANNING COUNCIL.
 THIS IS TO CERTIFY: That the Broward County Planning Council approved this Plat with regard to Dedication of Rights-of-Way for Traffic Ways by Resolution, duly adopted this 30 day of October, 1975.
 By: James V. Dankenberger, Jr., this 22 day of Oct, 1975.

BROWARD COUNTY DEPARTMENT OF TRANSPORTATION.
 This Plat was approved and accepted for Record, this 22nd day of JAN, 1976.
 By: John M. Garren, Jr., John M. Garren, Jr., Director, Florida, P. E. Reg. No. 6895.
 By: James V. Dankenberger, Jr., James V. Dankenberger, Jr., County Land Surveyor, Florida, P. L. S. Reg. No. 2421.

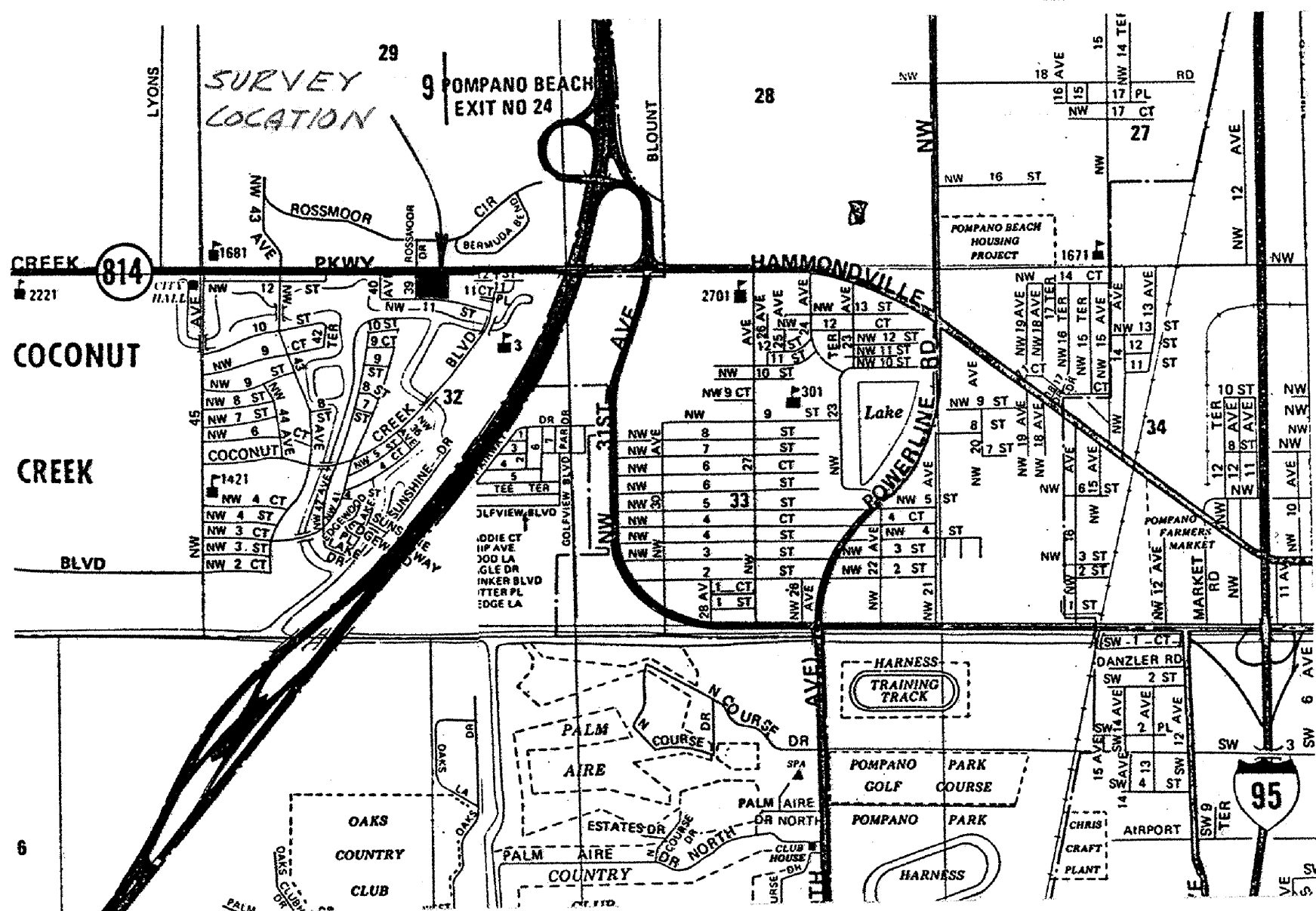
BROWARD COUNTY DEPARTMENT OF FINANCE - DIVISION OF COMPTROLLER
 STATE OF FLORIDA) SS I HEREBY CERTIFY: That this Plat complies with the provisions of an "ACT TO REGULATE COUNTY OF BROWARD THE MAKING AND FILING FOR RECORD OF MAPS AND PLATS IN THE STATE OF FLORIDA", approved by the Governor, June 27th 1971. This Plat accepted and approved for Record by the BOARD OF COUNTY COMMISSIONERS of Broward County, Florida, this 27th day of JAN, 1976.
 L. A. HESTER COUNTY ADMINISTRATOR BY: Stuart McFree DEPUTY
 This Instrument filed for Record, this 29 day of January, 1976, in BOOK 87 of PLATS, at PAGE 50, "RECORD VERIFIED"
 L. A. HESTER COUNTY ADMINISTRATOR BY: Stuart McFree DEPUTY

SURVEYOR'S CERTIFICATE.
 STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached Plat is a true and correct representation of the COUNTY OF BROWARD lands recently surveyed, subdivided and platted under my responsible direction and supervision, that the Survey Data shown, complies with the applicable requirements of Chapter 177, FLORIDA STATUTES, A.D. 1971, and further that the Permanent Reference Monuments were set in accordance with Section 177.091, of said Chapter 177, on this 1 day of Oct, 1975.
 This Instrument dated at Fort Lauderdale, FLORIDA, this 1 day of Oct, 1975. McLAUGHLIN ENGINEERING CO.
 By: James M. McLaughlin, James M. McLaughlin, Registered Land Surveyor, No. 2021, State of Florida.

PROPERTY DESCRIPTION:

TRACT B, HI-RISER REALTY PLAT, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 87, PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

COCONUT CREEK PARKWAY (S.R. No. 814)
(110' R/W PER PLAT)



LOCATION MAP
(Not to Scale)

GRAPHIC SCALE IN FEET
SCALE: 1" = 20'

PARCEL A
HI-RISER REALTY PLAT
PLAT BOOK 87, PAGE 50

GRANT OF EASEMENT FOR
INGRESS AND EGRESS PER
O.R.B. 6481, PG. 394

N89°57'58"E 175.00' P
N89°45'48"E 174.84' F

L=343.05' P
L=344.87' F
R=670.00'
Δ=29°23'07" P
Δ=29°27'46" F

NOTE: ALL EASEMENTS AND RIGHTS-OF-WAY INCLUDED IN THE COMMITMENT FOR TITLE REFERENCED BELOW HAVE BEEN REVIEWED BY THE SURVEYOR AND ARE REFLECTED HEREON TO THE EXTENTS PLOTTABLE.

TITLE COMMITMENT
CHICAGO TITLE INSURANCE COMPANY
FILE #: FL2012470
EFFECTIVE DATE: 19 APR 3, 2012 AT 08:00 AM

COCONUT CREEK 4TH SECTION
PLAT BOOK 56, PAGE 36

STREET ADDRESS:
3850 COCONUT CREEK PKWY
COCONUT CREEK, FLORIDA

- LEGEND
- BLDG = Building
 - C = Calculated
 - CATV = Cable Television Riser
 - CL = Centerline
 - CLF = Chain Link Fence
 - CBS = Concrete Block Structure
 - CM = Concrete Monument
 - CONC = Concrete
 - CP = Concrete Pole
 - Δ = Central Angle
 - DRNG = Drainage
 - ESMT = Easement
 - ELEV = Elevation
 - FH = Measured in field or calculated from field measurements
 - FND = Fire Hydrant
 - FPL = Florida Power & Light
 - HH = Handhole
 - IP = Iron Pipe
 - IR = Iron Rod
 - IRC = Iron Rod & Plastic Cap
 - L = Arc Length
 - MH = Manhole
 - NTS = Not To Scale
 - N&D = Nail and Disc
 - E- = Overhead Wire
 - ORB = Official Record Book
 - PC = Plastic Cap
 - PBCR = Palm Beach County Records
 - PLTR = Planter
 - P = Plat
 - PCP = Permanent Control Point
 - PG = Page
 - PP = Power Pole
 - PRM = Permanent Reference Monument
 - SAN = Sanitary
 - SBT = Southern Bell Riser
 - SWK = Sidewalk
 - TYP = Typical
 - R = Radius
 - R/W = Right-of-Way
 - UE = Utility Easement
 - WF = Wood Fence
 - WP = Wood Pole
 - WV = Water Valve

SURVEY NOTES:

THE BEARINGS REFERENCED HEREON ARE BASED ON A BEARING OF SOUTH 89°56'40" EAST ALONG THE NORTH BOUNDARY OF SAID PARCEL B AS SHOWN ON SAID HI-RISER REALTY PLAT.

OWNERSHIP OF FENCES AND WALLS SHOWN ON THIS DRAWING WERE NOT DETERMINED.

PROPERTY LOCATED IN FLOOD ZONE X
FLOOD INSURANCE RATE MAP INFORMATION
COMMUNITY NO.: 120031
PANEL NO.: 0115-F
MAP REVISED: AUGUST 18, 1992

PARCEL AREA 82,212 SQUARE FEET (1.887 ACRES)

SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.

THIS SURVEY IS LIMITED TO THE LOCATION OF ABOVE GROUND IMPROVEMENTS ONLY. UNDERGROUND FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED OR SHOWN HEREON. ANY UTILITY LINES SHOWN HEREON WERE LOCATED AS PAINT MARKS ON THE GROUND, AS MARKED BY OTHERS.

ALL INSTRUMENTS OF RECORD NOTED HEREON REFER TO THE PUBLIC RECORDS OF BROWARD COUNTY UNLESS NOTED OTHERWISE.

NO.	REVISION	BY	DATE
9	UPDATE ALTA FB 2030/73	SAR	5/14/12
8	Update Cert. Fb 645, 574, 79 RL	RL	2/24/09
7	UPDATE SURVEY/CERTIFICATION Fb 645, Pg. 578, 78	RL	3/13/09
6	Revised Parking Areas	RL	4-28-07
5	Added Parking Island EG.	RL	4-8-07
4	Added Utilities 735/54 EG.	RL	4-7-07
3	Final Survey 645/57 EG.	RL	3-17-07
2	As-Built Rock Parking Lot	RL	2-20-07
1	STEAMWELL	JEV	11/12/06

SURVEY OF PROPERTY DESCRIBED HEREON

BOUNDARY SURVEY

JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS
3333 NORTH FEDERAL HIGHWAY
BOCA RATON, FLORIDA 33431
PH. NO. 561-395-3333 FAX NO. 561-395-3315
LICENSED BUSINESS NO. LB 50

MADE	SAR	DATE	5/14/12	F.B. 645	PG 57
CHECKED		DATE		SCALE	1" = 20'
JOB NO.	JG-100-9214			SHEET	1 OF 1

Drawing: \GIS214\CAD Files\65214 ALTA Uprt May 12.dwg\505

ALTA/ACSM LAND TITLE SURVEY:

To: Coconut Creek Medical Plaza, LLC
JPMorgan Chase Bank
Majesty Title Services, LLC
Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items [NONE] of Table A thereof. The field work was completed on 14 MAY 2012.

Date of Plat or Map: _____

SCOTT A. REID
Professional Surveyor & Mapper No. 6258
State of Florida

Not Valid Without The Signature And The Original Raised Seal of A Florida Licensed Surveyor And Mapper.

SECTION 32, TOWNSHIP 48 SOUTH, RANGE 42 EAST

