

25 November 2019

Scott Stoudenmire, Deputy Director
Department of Sustainable Development
City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063
954.973.6756

Project: **Chick-Fil-A Coconut Creek**
4670 N State Road 7, Coconut Creek
Easement Vacation application

Project Narrative

The purpose of this letter is to accompany the easement vacation process for the proposed Chick-fil-A project at Village Shoppes of Coconut Creek.

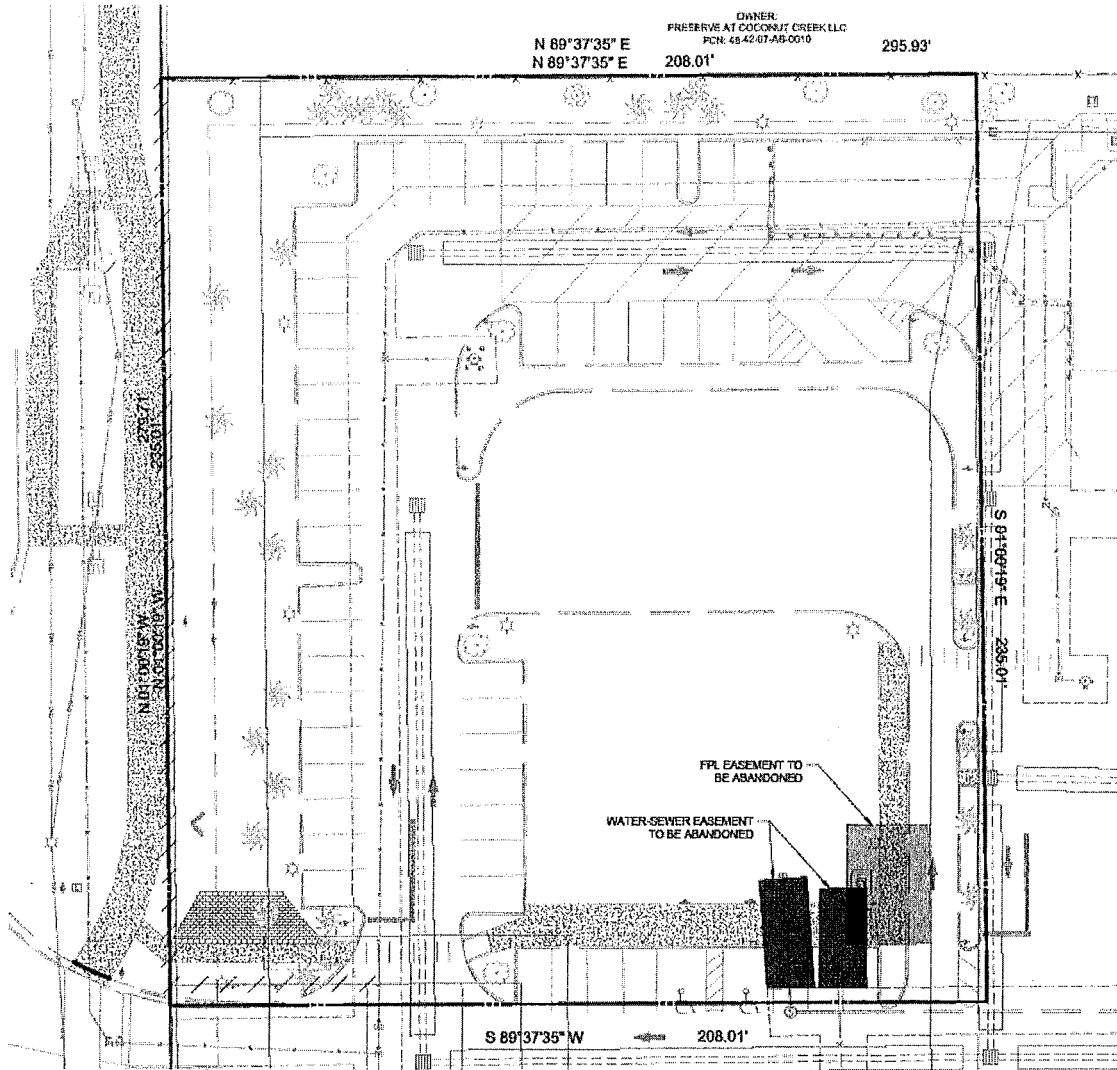
Chick-Fil-A, Inc ("applicant") is looking to develop the vacant parcel into a 4,151 square-foot restaurant with drive-thru. The site is currently encumbered by two easements that require partial vacation:

Water-sewer easement
(O.R.B. 45025, PG. 300; O.R.B. 47022, PG. 628; O.R.B. 48592, PG. 1809)

The applicant will modify the water and sewer easement to adapt the design to the proposed Chick-fil-A restaurant. Please see the enclosed sketch and legal description for the area that is being abandoned and the image below (highlighted in red) for the exact location of the easement portion to be vacated.

FPL Easement
(O.R.B. 45931, PG. 1976)

The site, although vacant, has an existing FPL transformer and easement on the southeast area of the site. This transformer is being relocated towards the northeast portion of the site, and a new easement will be proposed and coordinated with FPL for the new Chick-fil-A development. Please see the enclosed utility plan and site plan for the new transformer location, as well as the enclosed sketch and legal description for the area of the FPL to be vacated. The image below, in blue, also depicts the location of the FPL easement in question.



If you have any questions or require additional information, please do not hesitate to contact us,

Jenny Baez | Project Manager
Bowman Consulting

13450 W. Sunrise Blvd, Suite 320, Sunrise, FL 33323
 Office: 954-314-8480 | mobile: 954-682-9014
jbaez@bowmanconsulting.com | bowmanconsulting.com

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

LYING IN ALEXANDER-YOUNG PLAT, RECORDED IN PLAT BOOK 164, PAGE 10
BROWARD COUNTY, FLORIDA


LEGAL DESCRIPTION:

A PORTION OF AN FPL EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 45931, PAGE 1976, LYING WITHIN TRACT B, ALEXANDER-YOUNG PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 164, PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT B OF SAID ALEXANDER-YOUNG PLAT;
THENCE NORTH 89°37'35" EAST, ALONG THE SOUTH LINE OF SAID TRACT B OF SAID ALEXANDER-YOUNG PLAT, A DISTANCE OF 193.36 FEET;
THENCE NORTH 00°24'15" WEST, A DISTANCE OF 59.35 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 89°35'45" WEST, A DISTANCE OF 21.68 FEET;
THENCE NORTH 00°24'15" WEST, A DISTANCE OF 30.00 FEET;
THENCE NORTH 89°35'45" EAST, A DISTANCE OF 21.68 FEET;
THENCE SOUTH 00°24'15" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 650 SQUARE FEET OR 0.01493, MORE OR LESS.

LEGEND

B.C.R.	= BROWARD COUNTY RECORDS	PG.	= PAGE
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION	P.O.B.	= POINT OF BEGINNING
FPL	= FLORIDA POWER & LIGHT	P.O.C.	= POINT OF COMMENCEMENT
LB	= LICENSED BUSINESS	P.O.T.	= POINT OF TERMINATION
LTD.	= LIMITED	REF. PT.	= REFERENCE POINT
O.R.B.	= OFFICIAL RECORDS BOOK	R/W	= RIGHT-OF-WAY
P.B.	= PLAT BOOK		= DESCRIBED PROPERTY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



Digitally signed by
Steven N Brickley
Date: 2019.11.19
16:05:33 -05'00'

STEVEN N. BRICKLEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE No. LS - 6841

DATE OF SIGNATURE

BOWMAN CONSULTING GROUP, LTD., INC.
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON ARE ASSUMED, BASED UPON ALEXANDER-YOUNG PLAT, RECORDED IN PLAT BOOK 164, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE SOUTH LINE OF TRACT B OF SAID PLAT BEING NORTH 89°37'35" EAST.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON. NO OPINION OF TITLE IS EXPRESSED OR IMPLIED.

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.
DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

Bowman CONSULTING

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
301 SE Ocean Blvd. Fax: (772) 220-7881
Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

Bowman Consulting Group, Ltd.

Professional Surveyors and Mapper Business Certificate # LB 8030

**PORTION OF FPL EASEMENT
IN O.R.B. 45931, PG. 1976**

BROWARD COUNTY

FLORIDA

PATH: P:\New Projects\010014-01-034\Survey\Topo

PROJECT NO. 010004-01-034

REVISED DATE:

DATE: NOV. 17, 2019

CADD FILE: 014-034 FPL ESMT

SCALE: 1"=40'

SHEET 2 OF 2

SKETCH OF DESCRIPTION

LYING IN ALEXANDER-YOUNG PLAT, RECORDED IN PLAT BOOK 164, PAGE 10
BROWARD COUNTY, FLORIDA



(IN FEET)
1 inch = 50 ft.
THIS MAP IS INTENDED TO
BE DISPLAYED AT A SCALE
OF 1" = 50' OR SMALLER



STATE ROAD NO. 7 / U.S. HIGHWAY 441 (VARIABLE WIDTH RIGHT-OF-WAY)
R/W PER O.R.B. 6141-160 R/W PER F.D.O.T. MAP SECTION 86100-2507

WILES BUTLER PLAT NO. 1
P.B. 160, PG. 18 - B.C.R.

TRACT A-1

SPEAR PLAT
P.B. 170, PG. 82 -
B.C.R.

TRACT A-1

TRACT
A

TRACT B
ALEXANDER-YOUNG PLAT
P.B. 164, PG. 10 - B.C.R.

FPL EASEMENT
O.R.B. 45931, PG. 1976

N 89°35'45" E 21.68'

PORTION OF
FPL EASEMENT
O.R.B. 45931, PG. 1976
0.01493 ACRES

N 00°24'15" W 30.00'

S 89°35'45" W 21.68'
P.O.B.

N 00°24'15" W 59.35'

S 00°24'15" E
30.00'

SOUTH LINE OF TRACT B

N 89°37'35" E 193.36'
(BEARING BASE)

P.O.C.
S.W. CORNER OF TRACT B,
ALEXANDER-YOUNG PLAT
P.B. 164, PG. 10, B.C.R.

TRACT A-1
ALEXANDER-YOUNG PLAT
P.B. 164, PG. 10 - B.C.R.

NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

THIS IS NOT A SURVEY

Bowman
CONSULTING

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
301 SE Ocean Blvd. Fax: (772) 220-7881
Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.
Professional Surveyors and Mapper Business Certificate # LB 8030

**PORTION OF FPL EASEMENT
IN O.R.B. 45931, PG. 1976**

BROWARD COUNTY

FLORIDA

PATH: P:\New Projects\010014-01-034\Survey\Topo

PROJECT NO. 010004-01-034

REVISED DATE:

DATE: NOV. 17, 2019

CADD FILE: 014-034 FPL ESMT

SCALE: 1"=50'

SHEET 2 OF 2



November 26, 2019

Jenny Baez
Bowman Consulting

RE: Partial Easement Vacation Request for portion of FPL Easement O.R.B 45931, PG 1976

Per your request, FPL has no objection to the proposed site plan and the partial vacation of the FPL easement per O.R.B 45931, PG 1976, however, there is additional information and various forms required for the legal vacation of that easement along with fee of \$150.00 for this easement vacation. See enclosed forms. Please return these to me at your earliest convenience.

FPL does have existing facility on the site plan and these will need to be removed prior to demolition of the existing site and this will be at the customer's expense.

For the new construction project planned, the customer will need to provide any additional easement requirements needed by FPL. These easements will be provided by instrument and will be provided prior to construction or installation of FPL facilities.

Should any other FPL facilities need to be removed or relocated, then the applicant will pay for the total costs of any relocation or replacement of those FPL facilities as deemed necessary by FPL or requested by the applicant. Additionally, the applicant will pay for any relocation costs associated with any relocation of FPL facilities due to turn lanes, de-acceleration lanes, road right-of-way vacations etc.

FPL will require a complete set of plans prior to construction. These would include site, civil, landscape, and electrical. As the FPL engineering, design, and construction process encompasses about a four to six month schedule it is imperative that complete plans be provided well in advance of construction or demolition.

If I can be of assistance feel free to contact me at 954-956-2010 my fax is 954-956-2020.

Sincerely,

A handwritten signature in black ink that reads 'Akeem Bakare'.

Akeem Bakare
Customer Project Manager
Office 954-956-2010; Fax 954-956-2020
Akeem.Bakare@Fpl.com