

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.

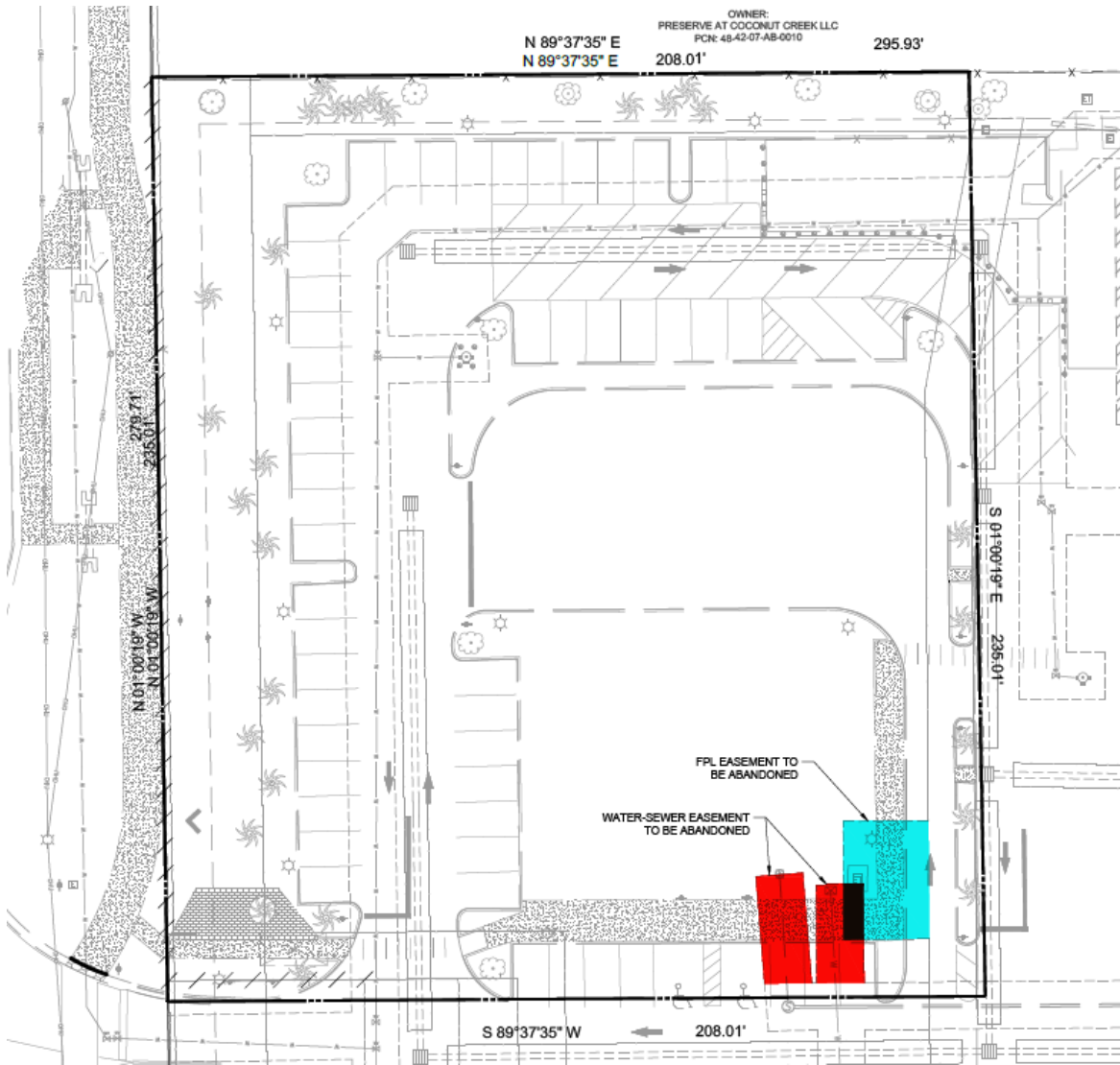
Chick-Fil-A, Inc (“applicant”) is looking to develop the vacant parcel into a 4,151 square-foot restaurant with drive-thru. The site is currently encumbered by two easements that require partial vacation:

**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](mailto:jbaez@bowmanconsulting.com) | [bowmanconsulting.com](http://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 A UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 48592, PAGE 1809, 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT REFERENCE POINT J, AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 48592, PAGE 1809; THENCE NORTH 00°33'08" WEST, A DISTANCE OF 29.45 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 00°33'08" WEST ALONG THE CENTERLINE, A DISTANCE OF 25.00 FEET TO THE **POINT OF TERMINATION** OF SAID CENTERLINE.

SAID EASEMENT BEING 12.00 FEET WIDE, WITH THE SIDELINES LYING 6.00 FEET ON EACH SIDE OF SAID CENTERLINE.

CONTAINING 300 SQUARE FEET OR 0.00689 ACRES, 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
LB	= LICENSED BUSINESS	P.O.C.	= POINT OF COMMENCEMENT
LTD.	= LIMITED	P.O.T.	= POINT OF TERMINATION
O.R.B.	= OFFICIAL RECORDS BOOK	REF. PT.	= REFERENCE POINT
P.B.	= PLAT BOOK	R/W	= RIGHT-OF-WAY
			= 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  
 16:04:46 -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 THE UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 48592, PAGE 1809 AND THE ALEXANDER-YOUNG PLAT, RECORDED IN PLAT BOOK 164, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE EAST LINE OF TRACT B OF SAID PLAT BEING SOUTH 00°24'15" 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 UTILITY EASEMENT IN**  
**O.R.B. 48592, PG. 1809**

**BROWARD COUNTY**

**FLORIDA**

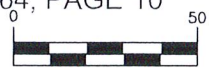
PATH: P:\New Projects\010014-01-034\Survey\Topo

PROJECT NO. 010004-01-034	REVISED DATE:	DATE: NOV. 17, 2019
CADD FILE: 014-034 UTIL ESMT (J)	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 )

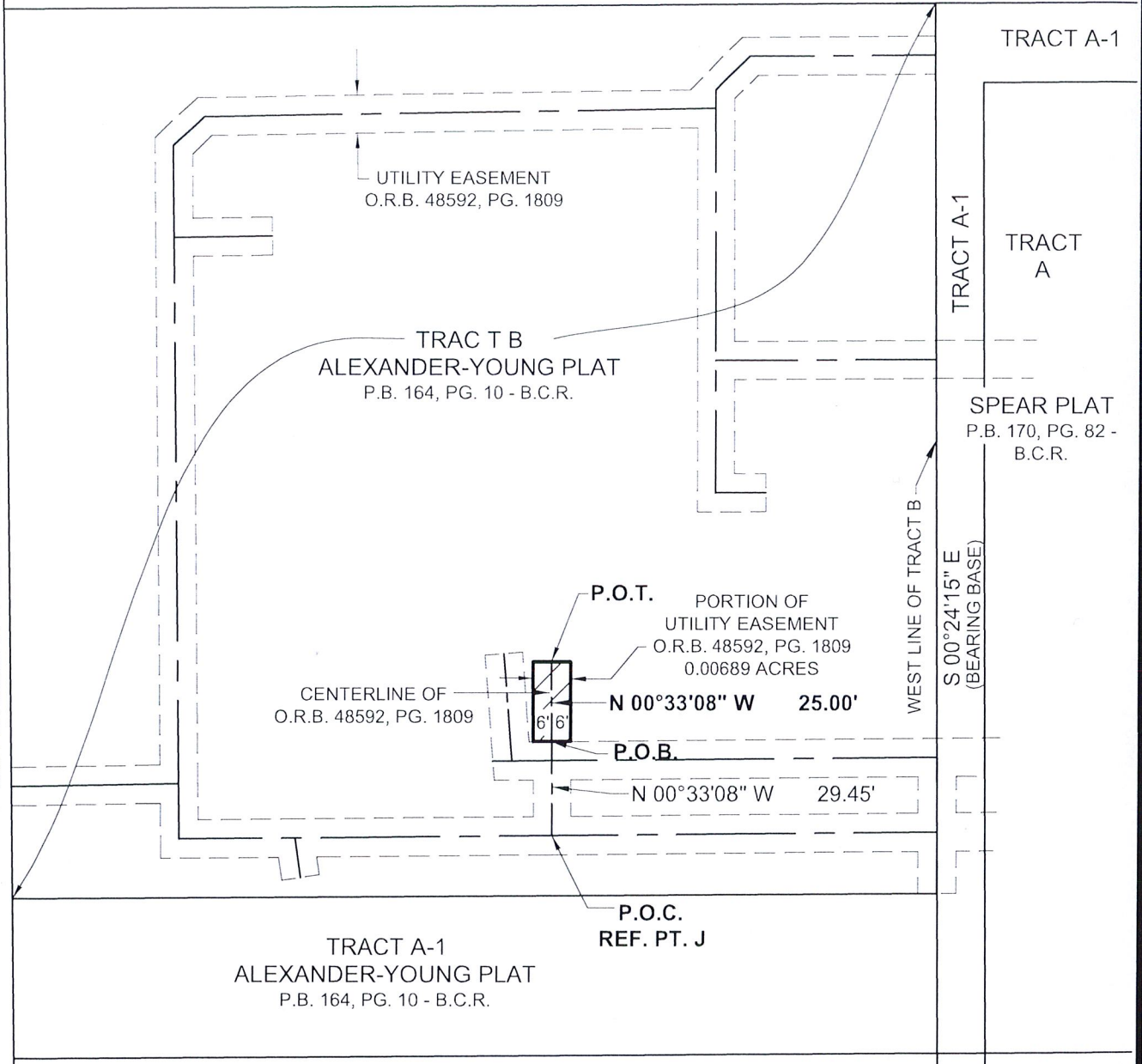
1 inch = 50 ft.

THIS MAP IS INTENDED TO  
BE DISPLAYED AT A SCALE  
OF 1" = 50' OR SMALLER



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

STATE ROAD NO. 7 / U.S. HIGHWAY 441 (VARIABLE WIDTH RIGHT-OF-WAY)  
R/W PER O.R.B. 61411-160 R/W PER F.D.O.T. MAP SECTION 86100-2507



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 UTILITY EASEMENT IN  
O.R.B. 48592, PG. 1809**

**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 UTIL ESMT (J)

SCALE: 1"=50'

SHEET 2 OF 2

**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 A UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 48592, PAGE 1809, 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT REFERENCE POINT BB, AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 48592, PAGE 1809; THENCE NORTH 04°38'34" WEST, A DISTANCE OF 6.02 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 04°38'34" WEST ALONG THE CENTERLINE, A DISTANCE OF 27.71 FEET TO THE **POINT OF TERMINATION** OF SAID CENTERLINE.

SAID EASEMENT BEING 12.00 FEET WIDE, WITH THE SIDELINES LYING 6.00 FEET ON EACH SIDE OF SAID CENTERLINE.

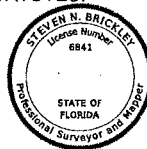
CONTAINING 333 SQUARE FEET OR 0.00763, MORE OR LESS.

**LEGEND**

B.C.R. = BROWARD COUNTY RECORDS	PG. = PAGE
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	P.O.B. = POINT OF BEGINNING
LB = LICENSED BUSINESS	P.O.C. = POINT OF COMMENCEMENT
LTD. = LIMITED	P.O.T. = POINT OF TERMINATION
O.R.B. = OFFICIAL RECORDS BOOK	REF. PT. = REFERENCE POINT
P.B. = PLAT BOOK	R/W = RIGHT-OF-WAY
	 = 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  
16:04:23 -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 THE UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 48592, PAGE 1809 AND THE ALEXANDER-YOUNG PLAT, RECORDED IN PLAT BOOK 164, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE EAST LINE OF TRACT B OF SAID PLAT BEING SOUTH 00°24'15" 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 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 UTILITY EASEMENT IN  
O.R.B. 48592, PG. 1809**

**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 UTIL ESMT (BB)

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

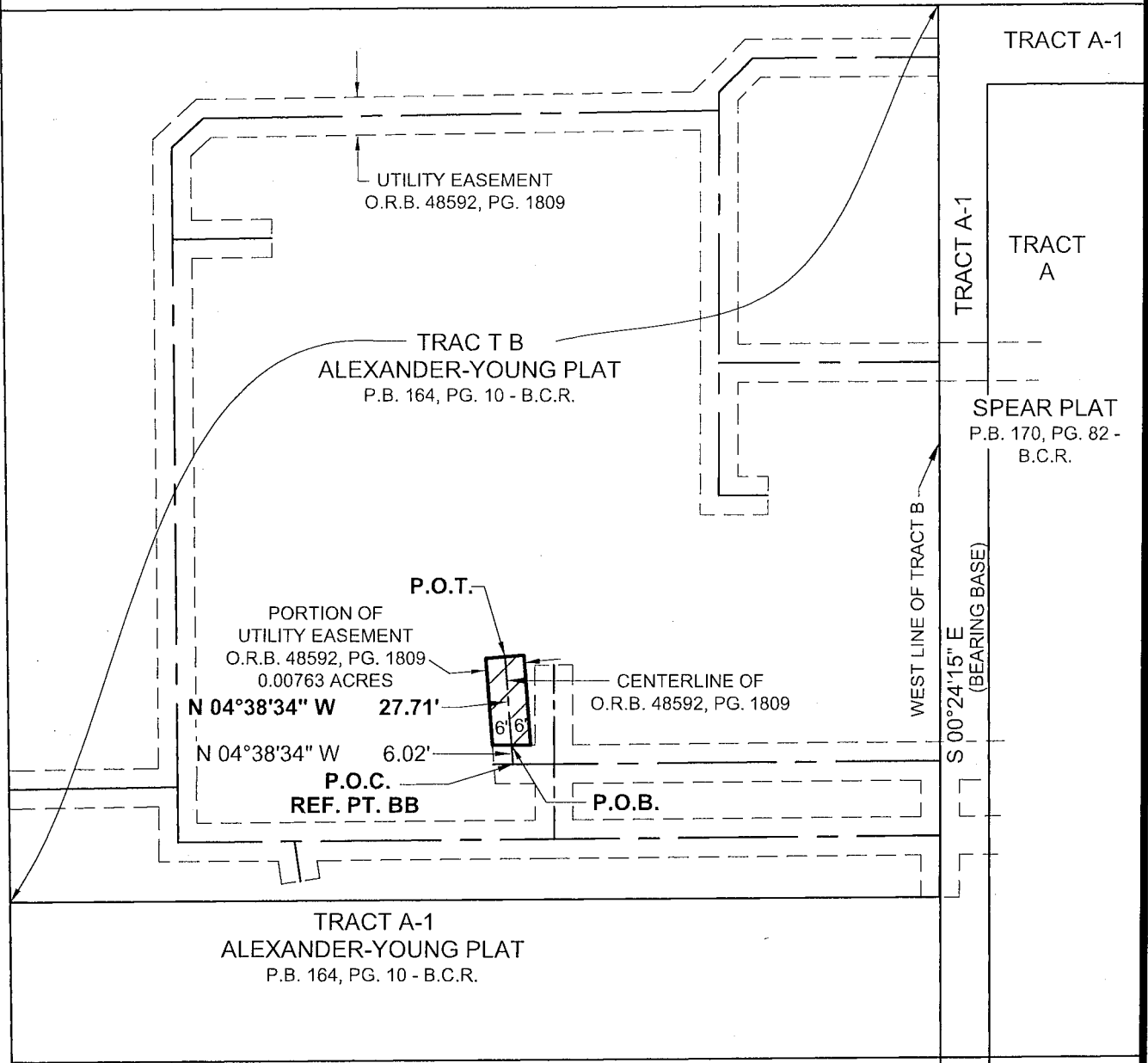


( IN FEET )  
1 inch = 50 ft.  
THIS MAP IS INTENDED TO  
BE DISPLAYED AT A SCALE  
OF 1" = 50' OR SMALLER



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

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



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

**THIS IS NOT A SURVEY**

**Bowman  
CONSULTING**

**PORTION OF UTILITY EASEMENT IN  
O.R.B. 48592, PG. 1809**

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

**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 UTIL ESMT (BB)

SCALE: 1"=50'

SHEET 2 OF 2

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mapper Business Certificate # LB 8030



OSAMA ELSHAMI, PE, CFM  
DEPARTMENT DIRECTOR

Date: 12/05/2019

Jenny Baez  
Bowman Consulting  
13450 W Sunrise Blvd, Suite 320  
Sunrise, FL 33323

RE: Letter of No Objection for partial vacation of the two twelve (12) feet Utility Easements on the Southeast corner of the new proposed Chick-Fil-A project

Dear Jenny

The City of Coconut Creek has no objection to the partial vacation of the two twelve (12) feet Utility Easements on the Southeast corner of the new proposed Chick-Fil-A project, as shown on the attached sketches. The proposed project is located at 4670 N. State Road 7, Coconut Creek, FL, 33073.

If you need any additional information, please feel free to contact us.

**Approved by:**

Name: Osama Elshami, PE, CFM  
Title: Director of Utilities & Engineering  
Signature: *Osama Elshami*  
Date: 12/05/19  
Phone: (954) 973-6786  
Company: City of Coconut Creek