

GreenspoonMarder

Cynthia A. Pasch, AICP
PNC Building
200 East Broward Boulevard, Suite 1800
Fort Lauderdale, Florida 33301
Direct Phone: 954.527.6266
Direct Fax: 954.333.4266
Email: cynthia.pasch@gmlaw.com

October 24, 2017

VIA EPLAN

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

Re: Leder Hillsboro – Underground Utility Waiver Application 17060004

Dear Scott:

In conjunction with the application submitted for the Leder Hillsboro Development, we are requesting an underground utility waiver. Enclosed with this submittal you will find a cost estimate for the underground work that is signed and sealed by an engineer. Also enclosed are responses to the last DRC comments.

We are requesting this waiver because the Subject Property that is included in the related site plan application has only 260 feet of frontage along Hillsboro Boulevard. Parcels on either side of the Subject Property have utilities installed above ground. The amount of effort and cost associated with undergrounding utilities for only 260 feet would exceed the benefit gained by the work. The proposed development on the Subject Property is not a use that would necessitate the extra protection of underground utilities. The Applicant's per linear cost estimate is comparable to others approved by the City. The Applicant believes that the money that would be spent to underground the utilities in this location could be better spent by the City at a more meaningful location.

Please let me know if you have any questions concerning this matter.

Sincerely,

GREENSPOON MARDER, P.A.



Cynthia A. Pasch, AICP
Land Planner

enclosures

Boca Raton | Denver | Ft. Lauderdale | Las Vegas | Miami | Miami Beach | Naples | Nashville
New York | Orlando | Port St. Lucie | Portland | San Diego | Tallahassee | Tampa | West Palm Beach

34076.0002
GM 32424820:1

loucks engineering inc.
consulting engineers

(954) 938-1881
(954) 938 1884 fax

4520 ne 18 ave.
suite 400
ft. lauderdale
florida 33334

City of Coconut Creek
Department of Sustainable Development
4800 W. Copans Road
Coconut Creek, FL 33063

11/09/17

Re: Leder Storage – Hillsboro Blvd.
Project #17060004

To Whom It May Concern:

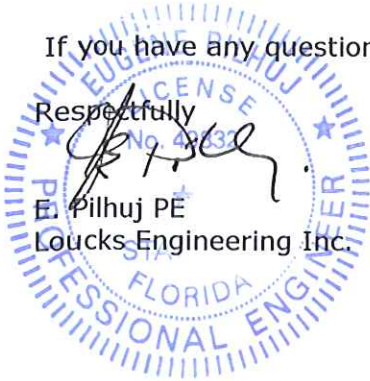
- (1) Fibernet underground system is existing
- (2) Comcast 4" conduit system and wire: 260' @ \$50/lf = \$13,000.00
- (3) AT&T 4" conduit system and wire: 260' @ \$50/lf = \$13,000.00
- (4) FPL 4" conduit system and wire: 260' @ \$160/lf = \$41,600.00.

The total cost estimate is \$67,600.00

If you have any questions on any of the above, please feel free to call.

Respectfully


E. Pilhuj PE
Loucks Engineering Inc.





June 2, 2017

Chris Peck

DC Construction Associates, INC.

RE: 4171 W HILLSBORO BLVD., COCONUT CREEK- REQUEST FOR
CONVERSION OF FPL PRIMARY OVERHEAD FEEDER FACILITIES TO
UNDERGROUND

Dear Mr. Peck,

Per your email we have reviewed your request to convert the FPL Primary Overhead Feeder facilities and place them underground. The frontage of this specific site is only approximately 475 feet.

Due to service reliability and good engineering practices FPL would not convert these facilities from overhead to underground. FPL needs to maintain its high standard for service reliability and conversions of this type create several additional potential points of failure for the FPL facilities. If FPL were to convert spans as short as this, it would have an up and down roller coaster effect on our facilities creating an excessive amount of potential points of failure and severely impact the service reliability to the surrounding community.

Conversions of this type do nothing to improve the reliability or the aesthetics of the surrounding area as the poles do not disappear; they either become a much larger self-supporting concrete pole or FPL has to add additional equipment such as down guys and anchors in the ground to support the momentum of the overhead facilities being stopped or dead-ended on either side of the proposed site for conversion.

If FPL were to convert these facilities it would be more practical to be done as part of the overall conversion of Johnson Road. The City of Coconut Creek has contacted me about such an undertaking and as such the new ballpark cost that would be the approximate portion for this parcel is approximately \$55,000 which would include one switch cabinet, single phase transformer, and the underground feeder cable. This Ballpark Estimate is based upon the customer installing the PVC, transformer pad, and switch cabinet chamber.

Should you have any other questions please feel free to contact me at 954-956-2032 or 954-610-8274.

Sincerely,



Megan Bailey

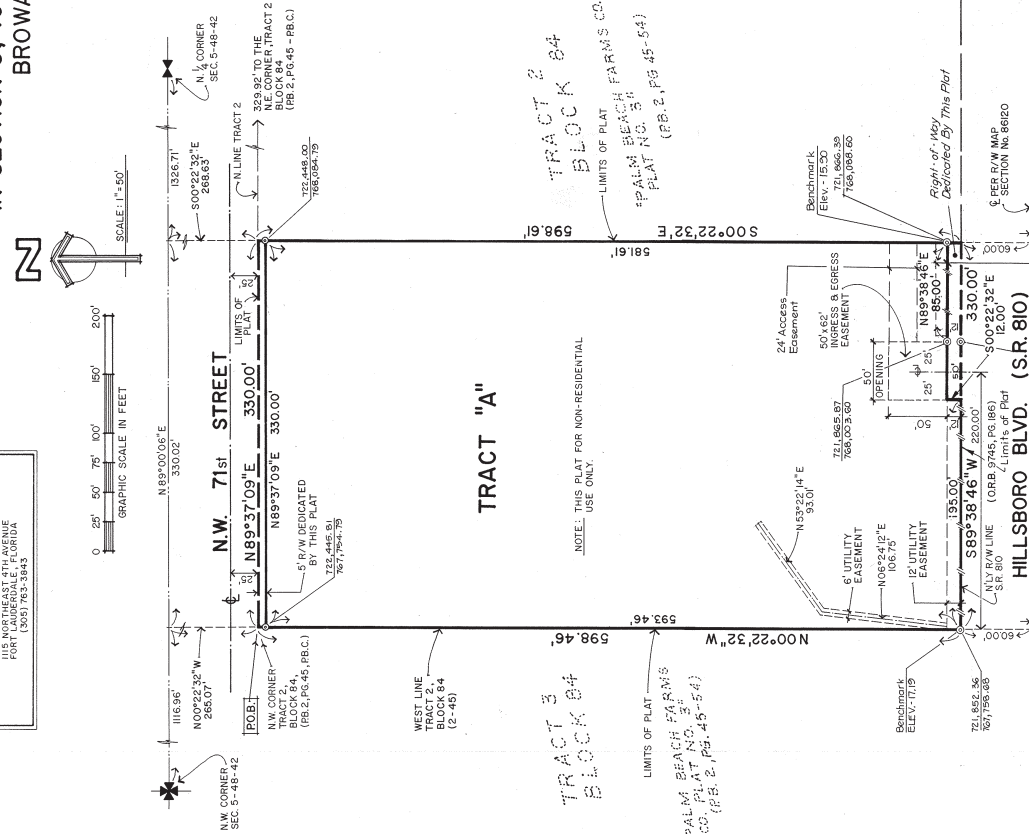
Engineer II

Office 954-956-2015; Fax 954-956-2020

LEDER HILLSBORO COMPANY LIMITED - PART 1

A REPLAT OF A PORTION OF TRACT 2, BLOCK 84
PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PGS. 45-54 PALM BCH.)
IN SECTION 5, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA

PREPARED BY
KEITH AND SCHNARS, P.A.
ENGINEERS AND SURVEYORS
1115 NORTH EAST 5TH AVENUE
FORT LAUDERDALE, FLORIDA
L2001782-3845



DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF TRACT 2, BLOCK 84, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREON; THENCE SOUTH 89°37'09" EAST ALONG THE NORTH LINE OF SAID TRACT 2 FOR 330.00 FEET; THENCE SOUTH 0°22'32" WEST TO THE NORTHERLY RIGHT-OF-WAY LINE OF HILLSBORO BLVD. (S.R. 810) FOR 116.96 FEET; THENCE SOUTH 89°37'09" WEST ALONG SAID RIGHT-OF-WAY LINE FOR 330.00 FEET; THENCE SOUTH 0°22'32" WEST TO THE WEST BOUNDARY OF 71ST STREET FOR 598.46 FEET; THENCE SOUTH 89°37'09" WEST ALONG SAID BOUNDARY TO THE POINT OF BEGINNING. SAID LANDS LIE IN BROWARD COUNTY, FLORIDA AND CONTAINING 4.5344 ACRES MORE OR LESS.

DEDICATION

STATE OF FLORIDA)
COUNTY OF BROWARD) S5
I HEREBY CERTIFY THAT THE TRACTS HAS CAUSED THESE PRESENTS TO BE EXERCISED THIS 27th DAY OF FEBRUARY, 1984.

IN WITNESS WHEREOF THE TRUSTEE HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 27th DAY OF FEBRUARY, 1984.

SAMUEL E. LEDER, TRUSTEE

NOTARY PUBLIC

STATE OF FLORIDA)
COUNTY OF BROWARD) S5
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN ENGINEER AND SURVEYOR, SAMUEL E. LEDER, AS TRUSTEE FOR THE OWNER, AND HE HAS EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED BEFORE ME THAT HE IS THE OWNER OF SAID LANDS, THAT HE IS OF SOUND MIND AND THAT HE HAS FREELY AND VOLUNTARILY, FOR USES AND PURPOSES THEREIN EXPRESSED, MADE THE FOREGOING DEDICATION AND ACKNOWLEDGMENT.

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SAMUEL E. LEDER, TRUSTEE

NOTARY PUBLIC

LOCATION SKETCH

THIS INSTRUMENT WAS FILED FOR RECORD THIS 27th DAY OF FEBRUARY, 1984, AND RECORDED IN PLAT BOOK 120, PAGE 31, RECORD NO. 11621.

ATTEST: F. T. JOHNSON
COUNTY ADMINISTRATOR

BY: *Charles C. Payne*
DEPUTY

BY: *Robert J. Thompson*
CHAIRPERSON-COUNTY COMMISSION

BY: *Maurice Sternola*
DEPUTY

BY: *Bernie Sternola*
CHAIRPERSON-COUNTY COMMISSION

BY: *John E. Pancher*
DEPUTY

BY: *Maureen Sternola*
DEPUTY

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BY: *John E. Pancher*
DEPUTY

BY: *Maureen Sternola*
DEPUTY

O.R. BK 129-58-827

LEDER HILLSBORO COMPANY LIMITED - PART 2

BEING A REPLAT OF A PORTION OF TRACT 2, BLOCK 84
PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PG. 45-54) OF THE PUBLIC RECORDS OF PALM BEACH CO., FLA.
IN SECTIONS 5, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

PREPARED BY:
KEITH AND SCHMARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(954) 776-1686
SEPTEMBER 1996
LF 1537

DESCRIPTION

THE EAST 21.147 FEET OF SAID TRACT 2, BLOCK 84 AND ALL PORTIONS OF SAID RECORD, LESS THEREFROM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1666, PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 67,125 SQUARE FEET, (1.547 ACRES) MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, ALSO VETTED AND APPROVED BY ME IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 17, PART F, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 6101, 65, FLORIDA ADMINISTRATIVE CODE. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC CERTIFICATE STANDARD STANDARDS ADOPTED BY THE NATIONAL GEODETIC SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATE 8/19/96 KEITH AND SCHMARS, P.A.
LF 1537

[Signature]
PROFESSIONAL SURVEYOR AND MAPPER # 4641
STATE OF FLORIDA

DEDICATION

STATE OF FLORIDA }
I, HEREBY DEDICATE TO THE PUBLIC FOR THE USE AND BENEFIT OF THE PEOPLE OF THIS STATE ALL RIGHTS AND TITLE TO THE LANDS SHOWN AND DESCRIBED HEREON AND HAVE BEEN SHOWN AS LEADER HILLSBORO COMPANY LIMITED - PART 2, A REPLAT ACCESS AND PUBLIC FOR MOTOR VEHICLES, LANDSCAPE WATER IS AGRICULTURE, FOR UTILITIES AND LANDSCAPE WATER. THE LANDS ARE TO BE USED FOR THE USES AND PURPOSES EXPRESSLY SET FORTH IN THE INSTRUMENT BY THE INSTRUMENT AND ASSOCIATED PROPERTIES OF SAID SHOWN HEREON ARE DEDICATED TO THE PUBLIC IN FEE SIMPLE.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND SEAL THIS 19th DAY OF August, 1996.
WITNESS *[Signature]* Samuel E. Lewis
PROF. LEADER, AS TESTEE
DATE 8/19/96

MORTGAGEE'S CONSENT

STATE OF FLORIDA }
COUNTY OF BROWARD }
I, BRENDA STERNELA, OWNER, HEREBY CONSENT THAT THE MORTGAGEE HAS THE RIGHT TO REDEEM THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE REDEMPTION OF THE LAND DESCRIBED IN SAID DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 1996, PAGE 632, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALL MODIFICATIONS, SUPPLEMENTS, EXTENSIONS AND AMENDMENTS THERETO.

IN WITNESS WHEREOF, THE MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED THE 17th DAY OF March, A.D. 1996.

WITNESS MY HAND AND SEAL THIS 17th DAY OF March, 1996.
WITNESS *[Signature]* Sam Lewis
PROF. LEADER, AS TESTEE

WITNESS *[Signature]* Brenda Sternela
PROF. LEADER, AS TESTEE

MORTGAGEE'S CONSENT

STATE OF FLORIDA }
COUNTY OF BROWARD }
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WITNESS MY HAND AND SEAL THIS 17th DAY OF March, 1997.
WITNESS *[Signature]* Sam Lewis
PROF. LEADER, AS TESTEE

WITNESS *[Signature]* Brenda Sternela
PROF. LEADER, AS TESTEE

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF BROWARD }
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER OF THE CITIZEN AND SOUTHERN NATIONAL BANK OF FLORIDA, AN OFFICER OF THE CITIZEN AND SOUTHERN NATIONAL BANK OF FLORIDA, N/A, WHO SIGNED THE FOREGOING INSTRUMENT AS SAID OFFICER, AND HE ACKNOWLEDGED THAT THE FOREGOING INSTRUMENT WAS HIS ACT AND DEED FOR THE PURPOSES AND INTENTIONS SET FORTH THEREIN AND THAT HE DID NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS 19th DAY OF March, 1997.
WITNESS *[Signature]* John Chismann
NOTARY PUBLIC

WITNESS *[Signature]* John Chismann
NOTARY PUBLIC

CITY OF COCONUT CREEK 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, FLORIDA, THE 19th DAY OF March, 1996.
WITNESS MY HAND AND SEAL THIS 19th DAY OF March, 1996.
WITNESS *[Signature]* John Chismann
CITY CLERK

CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, ON 19th DAY OF March, 1996.
WITNESS MY HAND AND SEAL THIS 19th DAY OF March, 1996.
WITNESS *[Signature]* John Chismann
CITY CLERK

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COUNTY OF BROWARD }
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PROF. LEADER, AS TESTEE

WITNESS *[Signature]* Brenda Sternela
PROF. LEADER, AS TESTEE

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WITNESS *[Signature]* John Chismann
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WITNESS *[Signature]* John Chismann
CITY CLERK

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WITNESS *[Signature]* John Chismann
CITY CLERK

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.
BY *[Signature]* John M. Rose DATE 4/16/99
DIRECTOR

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.
BY *[Signature]* William S. Payne DATE 4/17/99
WILLIAM S. PAYNE, COUNTY SURVEYOR
1000 UNIVERSITY AVENUE, SUITE 200
STATE OF FLORIDA
ASST. DIRECTOR OF ENGINEERING

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHT-OF-WAY FOR TRAFFICWAYS THIS 14th DAY OF June, A.D. 1997.
BY *[Signature]* John M. Rose DATE 4/17/99
CHAIRPERSON

THIS PLAT COMPLETES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 7th DAY OF April, A.D. 1996.
BY *[Signature]* John M. Rose DATE 4/17/99
ADMINISTRATOR FOR RESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES

THIS IS TO CERTIFY THAT THIS PLAT COMPLETES WITH THE PROVISIONS OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 7th DAY OF October, A.D. 1997.
ATTEST: ROGER J. DEARBORN, COUNTY ADMINISTRATOR BY *[Signature]* Mark J. Arroy
COUNTY ADMINISTRATOR

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-RECORD SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS 9th DAY OF April, 1996.
ATTEST: ROGER J. DEARBORN, COUNTY ADMINISTRATOR BY *[Signature]* Ronaco Andrews
COUNTY ADMINISTRATOR

CITY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17th DAY OF July, 1996.
WITNESS MY HAND AND SEAL THIS 17th DAY OF July, 1996.
WITNESS *[Signature]* Paul J. D'Amico
PAUL J. D'AMICO, COUNTY ENGINEER
FLORIDA P.E. REG. NO. 4833

LEDER HILLS, PART 2	CHECKED BY	DATE
PRELIMINARY CHECK	DN	08/07/97
ENGINEERING CHECK	DP	08/07/96
EXAMINATION OF SURVEY	DAL	08/08/96
CALCULATIONS	DF	08/08/96
PHYS. SET-OUT	RP	08/08/96
FINAL CHECK	FW	08/08/96

LEDER HILLSBORO COMPANY LIMITED - PART 2

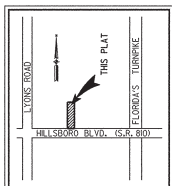
BEING A REPLAT OF A PORTION OF TRACT 2, BLOCK 84
 "PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PG. 45-54) OF THE PUBLIC RECORDS OF PALM BEACH CO., FLA.
 IN SECTIONS 5, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD CO., FLORIDA

PREPARED BY:
 KEITH AND SCHMARS, P.A.
 ENGINEERS - PLANNERS - SURVEYORS
 6500 NORTH ANDREWS AVENUE
 FORT LAUDERDALE, FLORIDA 33309
 (954) 776-1616
 SEPTEMBER 1996
 LPROJECTSHISURV45370UPLDGN

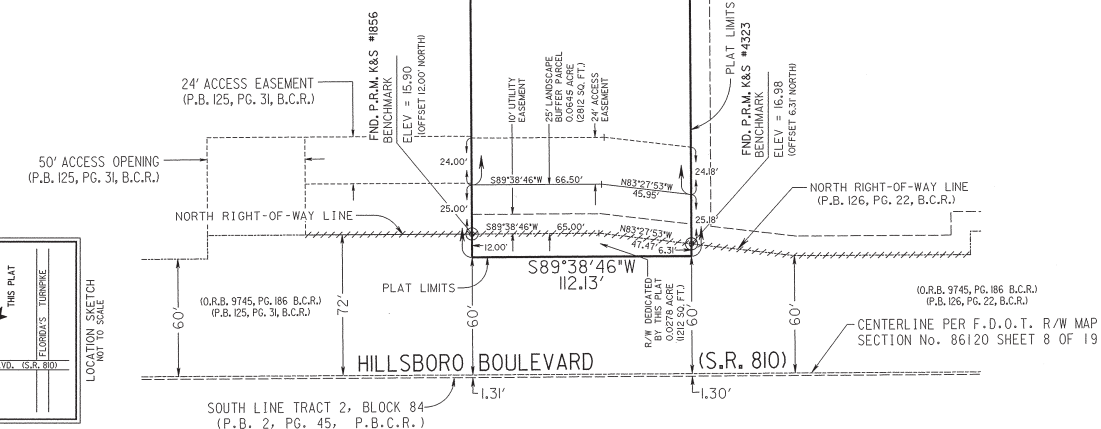
TRACT "A" LEDER HILLSBORO COMPANY LIMITED - PART 1 (P.B. 125, PG. 31, B.C.R.)

PARCEL "A" (4387 ACRES 162540 50. FT.)

PARCEL "A" WORKINGMAN'S NURSERY (P.B. 126, PG. 22, B.C.R.)



LOCATION SKETCH
 NOT TO SCALE



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 SUPPLEMENTED IN ANY MANNER BY ANY OTHER RECORDS OR INSTRUMENTS. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- B.M. BENCH MARK
- ELEV. ELEVATION
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- FIND. FOUND
- L.B. LEADER HILLSBORO COMPANY LIMITED
- L.S. LICENSE BUREAU
- P.B.-C.R. PALM BEACH COUNTY RECORDS
- P.B. PLAT BOOK
- P.C.M. PROFESSIONAL CORRECTION MONUMENT
- P.S.M. PROFESSIONAL SURVEYOR MAPPER
- P.R.M. PERMANENT REFERENCE MONUMENT
- R.O.W. RIGHT-OF-WAY
- SEC. SECTION
- S.R. STATE ROAD
- S.P. FT. SURVEY POINT
- T.W. TOWNSHIP
- U.E. UTILITY EASEMENT
- ////// NON-VEHICULAR ACCESS LINE

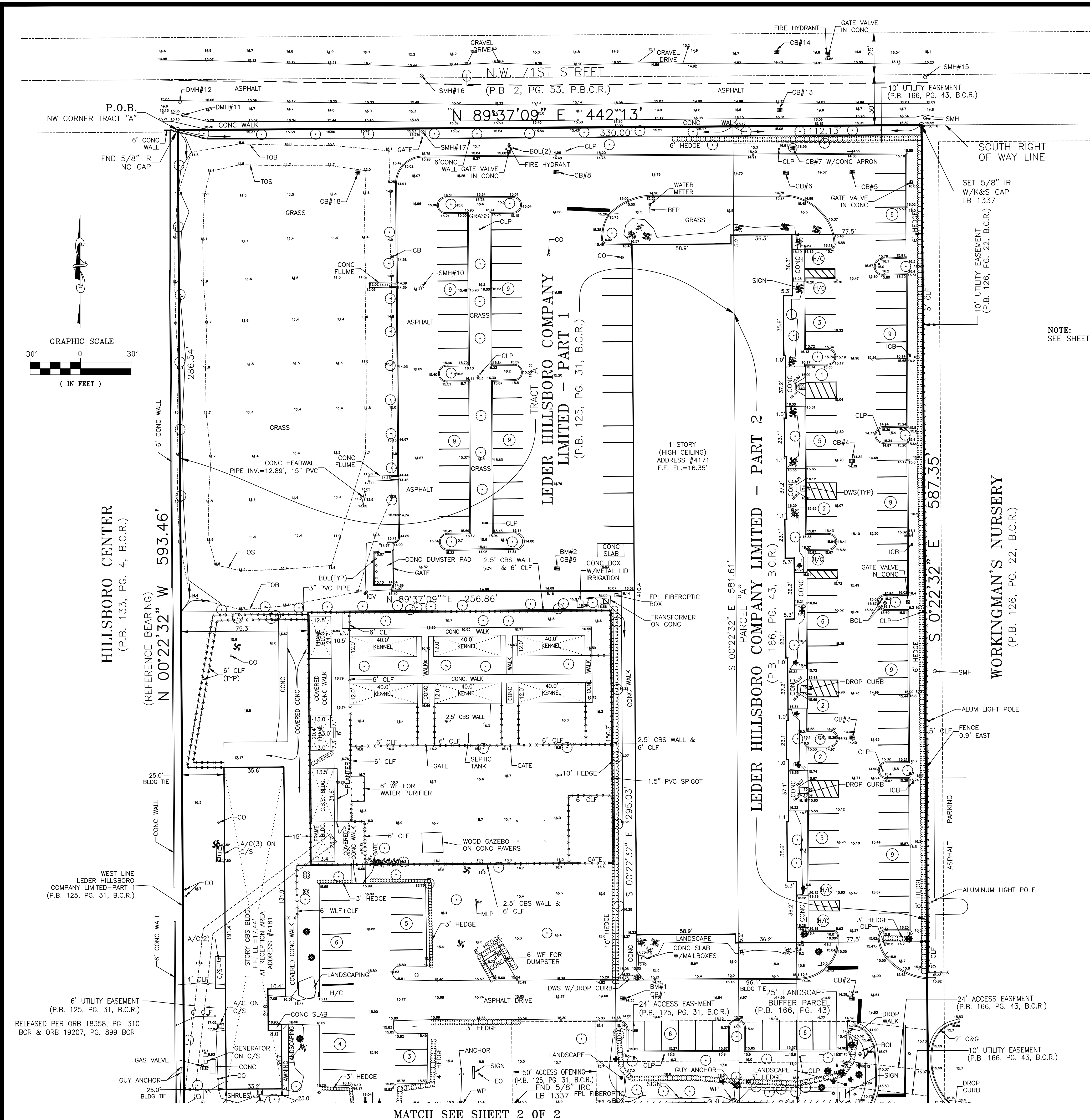
AREA	DESCRIPTION	AREA (SQ. FT.)
LANDSCAPE BUFFER PARCEL	0.0278	62,540.46
R/W DEDICATION (S.R. 810)	0.0278	2,811.73
UTILITY EASEMENT (P.B. 126, PG. 22, B.C.R.)	0.0278	1,922.26
TOTAL	0.0834	67,274.45

RESTRICTIONS

- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING EXCLUDING DRIFT MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE OBTAINED BY THE OWNER OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FRAME OF ARGUMENT SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE PROPERTY OF THE OWNER OF THIS PLAT IS NOT IN COMPLIANCE WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OF THE OWNER OF THIS PLAT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DOCUMENTATION IN COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME AND/OR
- IF CONSTRUCTION OF PROJECT WALKS, LINES, SEWER LINES, DRAINAGE AND ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY 05/15/2002, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FRAME OF ARGUMENT SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIED THE ARGUMENT REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OF THE OWNER OF THIS PLAT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DOCUMENTATION IN COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
- THIS PLAT IS RESTRICTED TO 30.00 ACRE FEET OF COMMERCIAL USE. THIS TITLE IS RESTRICTED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE ALTERED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE INDICATION AND ANY AMENDMENTS HERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PRESENT OWNER OR AS A RESTRICTION IN FAVOR OF ANY FUTURE OWNER OF THIS PLAT. TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

SURVEY NOTES

- CONCRETE MONUMENT SET OR FOUND PERMANENT REFERENCE MONUMENT AND IS 4" x 4" x 24"
- SURVEY DATA IN FIELD BOOK 890
- BEARINGS SHOWN HEREON ARE RELATIVE TO "LEDER HILLSBORO COMPANY LIMITED-PART 1" AS RECORDED IN PLAT BOOK 125, PAGE 31 OF THE BROWARD COUNTY RECORDS, WITH A REFERENCE BEARING OF SOUTH 09°22'32" EAST ALONG THE EAST LINE OF SAID PLAT.
- BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BENCHMARKS SUPPLIED BY BROWARD COUNTY ENGINEERING DEPARTMENT - BENCHMARK NO. 842, ELEV. +16.50.
- ////// INDICATES NON-VEHICULAR ACCESS LINE.



AS-BUILT TABLE

STRUCTURE ID	RIM EL.	PIPE INFORMATION	INVERT EL.
#1-CB	14.34'	E, 15" CONC	11.28'
#2-CB	14.36'	BM#1	9.81'
		BOTTOM	11.04'
#3-CB	14.36'	W, 15" CONC	11.01'
		BOTTOM	9.59'
		S, 15" CONC	10.69'
#4-CB	14.34'	N, 18" CONC	10.26'
		BOTTOM	10.18'
#5-CB	14.37'	S, 18" CONC	8.85'
		BOTTOM	9.49'
#6-CB	14.56'	W, 24" CONC	9.43'
		BOTTOM	7.82'
		E, 24" CONC	9.46'
#7-CB	16.93'	N, 24" CONC	9.38'
		BOTTOM	9.44'
		W, 24" CONC	7.98'
#8-CB	14.42'	S, 24" CONC	9.53'
		BOTTOM	9.44'
		N, 24" CONC	8.03'
#9-CB	14.40'	W, 24" CONC	9.07'
		BOTTOM	6.28'
		N, 18" CONC	9.87'
#10-SMH	14.88'	N, 6" PVC	8.37'
#11-DMH	15.24'	E, 24" CONC	6.13'
		BOTTOM	8.79'
#12-DMH	15.13'	N, 24" CONC	10.10'
		BOTTOM	7.39'
		S, 24" CONC	10.22'
#13-CB	14.53'	W, 24" CONC	10.17'
		BOTTOM	8.76'
		S, 24" CONC	7.98'
#14-CB	14.43'	E, 24" CONC	9.39'
		BOTTOM	8.06'
		N, 15" CONC	10.00'
#15-SMH	15.37'	W, 8" PVC	6.46'
		N, 8" PVC	2.98'
		E, 8" PVC	5.79'
#16-SMH	15.63'	W, 8" PVC	2.92'
		S, 8" PVC	2.88'
		N, 6" PVC	3.64'
#17-SMH	15.74'	E, 8" PVC	5.48'
		S, 6" PVC	5.48'
		W, 8" PVC	3.74'
#18-CB	11.42'	S, 6" PVC	5.72'
		BOTTOM	7.42'
		N, 24" CONC	6.04'

NOTE:
SEE SHEET 2 OF 2 FOR LEGEND

LEGAL DESCRIPTION:
ALL OF PARCEL "A", LEDER HILLSBORO COMPANY LIMITED - PART 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 166, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:
ALL OF TRACT "A", LEDER HILLSBORO COMPANY LIMITED - PART 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 125, PAGE 31, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

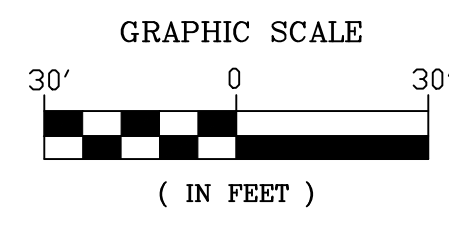
SAID LANDS LYING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

- NOTES:**
- NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
 - BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF LEDER HILLSBORO COMPANY LIMITED - PART 1, AS RECORDED IN PLAT BOOK 125, PAGE 31 OF THE BROWARD COUNTY RECORDS, WITH A REFERENCE BEARING OF NORTH 00°22'32" WEST ALONG THE WEST LINE OF SAID PLAT.
 - THE "LAND DESCRIPTION" HEREON IS IN ACCORDANCE WITH THE INSTRUMENT OF RECORD.
 - UNDERGROUND ENCROACHMENTS NOT LOCATED OR SHOWN.
 - THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OR POTENTIAL JURISDICTIONAL BOUNDARIES.
 - THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST; HOWEVER, NO SUBSURFACE INVESTIGATION WAS PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS ARE PRESENT.
 - MEASURED DISTANCES ARE IN U.S. SURVEY FEET. DISTANCES AND DIRECTIONS AGREE WITH RECORDED DISTANCES AND DIRECTIONS UNLESS OTHERWISE NOTED.
 - THE SYMBOLS RELECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS DO NOT REFLECT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK UTILIZED WAS SUPPLIED BY: BROWARD COUNTY ENGINEERING DEPARTMENT - BENCHMARK NUMBER 842, WITH A NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) ELEVATION OF 16.50 FEET. SAID BENCHMARK ELEVATION OF 16.50 FEET ON NGVD 29 DATUM WAS CONVERTED TO NAVD 88 DATUM BY A FACTOR OF -1.55 FEET; RESULTING IN A NAVD 88 ELEVATION OF 14.95 FEET. THIS CONVERSION OF -1.55 FEET WAS OBTAINED BY THE USE OF THE SOFTWARE "VERTCON"; ACQUIRED FROM THE NATIONAL GEODETIC SURVEY (NGS).
 - **CONVERSION EXAMPLE: 10.00' (NGVD 29) - 1.55' = 8.45' (NAVD 88).
 - ELEVATIONS SHOWN HEREON WERE OBTAINED AS OF APRIL 22, 2012 AND HAVE NOT BEEN VERIFIED AS OF THE CERTIFICATION DATE SHOWN HEREON.

CERTIFICATE:
I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS SURVEYED UNDER MY DIRECTION ON FEBRUARY 11, 2017. I FURTHER CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE 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, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH AND SCHNARS, P.A.
ENGINEERS-PLANNERS-SURVEYORS

DATE SIGNED:
BY: ROBERT K. KRISAK, P.S.M.
FLORIDA REGISTRATION NO. 4641



HILLSBORO CENTER
(P.B. 133, PG. 4, B.C.R.)

(REFERENCE BEARING)
N 00°22'32" W 593.46'

LEDER HILLSBORO COMPANY LIMITED - PART 1
(P.B. 125, PG. 31, B.C.R.)

LEDER HILLSBORO COMPANY LIMITED - PART 2
(P.B. 166, PG. 43, B.C.R.)

WORKINGMAN'S NURSERY
(P.B. 126, PG. 22, B.C.R.)

MATCH SEE SHEET 2 OF 2

BOUNDARY AND TOPOGRAPHIC SURVEY
LEDER

KEITH and SCHNARS, P.A.
ENGINEERS, PLANNERS, SURVEYORS

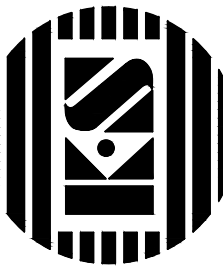
LB 1337

6500 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FL. 33309-2132 (954)776-1616

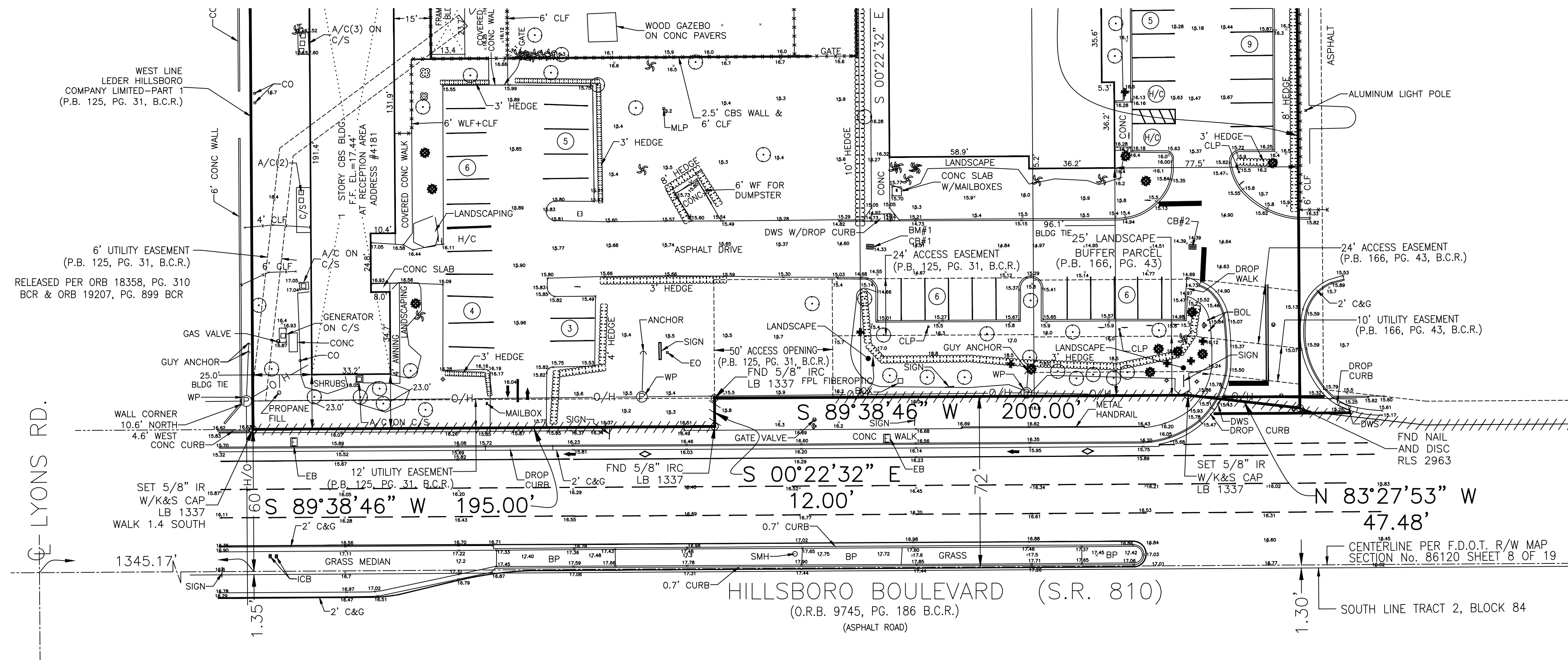
DATE	REVISIONS
3/5/2014	UPDATE SURVEY
2/10/2017	UPDATE SURVEY
2/23/2017	CONVERT ELEVATIONS FROM NGVD 29 TO NAVD 88

DATE	4/22/2012
SCALE	AS SHOWN
FIELD BOOK	890/985/1052/1258
DRAWN BY	JV/BBH
CHECKED BY	RKK

A PORTION OF TRACT "A", LEDER HILLSBORO COMPANY LIMITED - PART 1
(P.B. 125, PG. 31, B.C.R.)
AND A PORTION OF LEDER HILLSBORO COMPANY LIMITED - PART 2
(P.B. 166, PG. 43, B.C.R.)
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA



MATCH SEE SHEET 1 OF 2



DATE	REVISIONS
3/5/2014	UPDATE SURVEY
2/10/2017	UPDATE SURVEY
2/23/2017	CONVERT ELEVATIONS FROM NGVD 29 TO NAVD 88

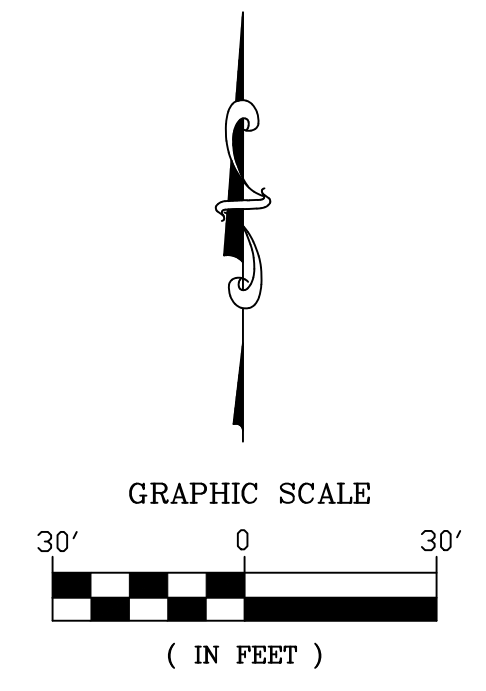
DATE	4/22/2012
SCALE	AS SHOWN
FIELD BOOK	890/985/1052/1258
DRAWN BY	JV/BBH
CHECKED BY	RKK

CENTERLINE PER F.D.O.T. R/W MAP SECTION No. 86120 SHEET 8 OF 19

BOUNDARY AND TOPOGRAPHIC SURVEY
LEDER

A PORTION OF TRACT "A", LEDER HILLSBORO COMPANY LIMITED-PART 1 (P.B. 125, PG. 31, B.C.R.) AND A PORTION OF LEDER HILLSBORO COMPANY LIMITED-PART 2 (P.B. 166, PG. 43, B.C.R.)
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

SHEET NO.	2
OF	2 SHEETS
PROJECT NO.	15370C



NOTE:
SEE SHEET 1 OF 2 FOR ASBUILT INFORMATION

LEGEND:							
A/C	AIR CONDITIONER	CL	CENTERLINE	O.R.B.	OFFICIAL RECORDS BOOK	⊕	FIRE HYDRANT
ALUM	ALUMINUM	DWS	DETECTABLE WARNING SURFACE	P.B.	PLAT BOOK	⊕	GATE VALVE (UNLESS NOTED OTHERWISE)
B.C.R.	BROWARD COUNTY RECORDS	EB	ELECTRIC BOX	PG.	PAGE	⊕	CATCH BASIN
BLDG.	BUILDING	EL	ELEVATION	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	⊕	TREE
BFP	BACKFLOW PREVENTOR	EO	ELECTRIC OUTLET	PVC	POLYVINYL CHLORIDE PIPE	⊕	PALM TREE
BOL	BOLLARD	F.F.	FINISHED FLOOR	RLS	REGISTERED LAND SURVEYOR	⊕	PALM CLUSTER
BM	BENCHMARK	FND	FOUND	R/W	RIGHT-OF-WAY	⊕	PALM CLUSTER
BP	BRICK PAVERS	H/C	HANDICAP	SMH	SANITARY MANHOLE	⊕	SPOTLIGHT AND/OR FLOODLIGHT
CB	CATCH BASIN	IR	IRON ROD	TOS	TOP OF BANK	⊕	SIGN
CBS	CONCRETE BLOCK STRUCTURE	ICB	IRRIGATION CONTROL BOX	TOS	TOP OF SLOPE	⊕	NUMBER OF PARKING SPACES
CLF	CHAIN LINK FENCE	ICV	IRRIGATION CONTROL VALVE	TYP	TYPICAL	⊕	HANDICAP PARKING SPACE
CLP	CONCRETE LIGHT POLE	LB	LICENSED BUSINESS	WF	WOOD FENCE	⊕	NON-VEHICULAR ACCESS LINE
CO	CLEANOUT	MLP	METAL LIGHT POLE	WP	WOOD POLE	⊕	
CONC	CONCRETE	NAVJ	NORTH AMERICAN VERTICAL DATUM	W/	WITH	⊕	
C/S	CONCRETE SLAB	NOVD	NATIONAL GEODETIC VERTICAL DATUM			⊕	
C&G	CURB AND GUTTER	O/H	OVERHEAD WIRES			⊕	