



**SANITARY MAIN**  
**SANITARY SEWER EASEMENT TO BE RELEASED IN TRACT "B",**  
**"COMMERCE CENTER OF COCONUT CREEK"**

**LEGAL DESCRIPTION**

A 12 FOOT WIDE STRIP OF LAND LYING WITHIN TRACT "B", "COMMERCE CENTER OF COCONUT CREEK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 131 AT PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE CENTERLINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHEAST CORNER OF SAID TRACT "B"; THENCE SOUTH 89°37'19" WEST, ALONG THE NORTH LINE OF SAID TRACT "B", A DISTANCE OF 674.37 FEET; THENCE SOUTH 00°25'15" EAST, A DISTANCE OF 154.06 FEET; THENCE NORTH 89°34'45" EAST, A DISTANCE OF 284.06 FEET; THENCE SOUTH 00°25'15" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 89°34'45" WEST, A DISTANCE OF 61.00 FEET TO THE **POINT OF BEGINNING** ; THENCE CONTINUE SOUTH 89°34'45" WEST, A DISTANCE OF 67.00 FEET TO THE **POINT OF TERMINATION**.

THE SIDE LINES OF SAID STRIP ARE TO BE LENGTHENED AND/OR SHORTENED SO AS TO FORM A CONTINUOUS STRIP, AND TO MEET AT THE SUBJECT EASEMENT LINES.

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

**NOTES:**

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SUCH INFORMATION SHOULD BE OBTAINED BY OTHERS THROUGH AN APPROPRIATE TITLE SEARCH.
3. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

**ABBREVIATIONS:**

B.C.R. = BROWARD COUNTY RECORDS  
P.B. = PLAT BOOK  
PG. = PAGE  
P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCEMENT  
P.O.T. = POINT OF TERMINATION  
REF. PT. = REFERENCE POINT

RW = RIGHT-OF-WAY  
T.P.A. = TREE PRESERVATION AREA  
U.E. = UTILITY EASEMENT

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

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DANIEL C. LAAK  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS5118



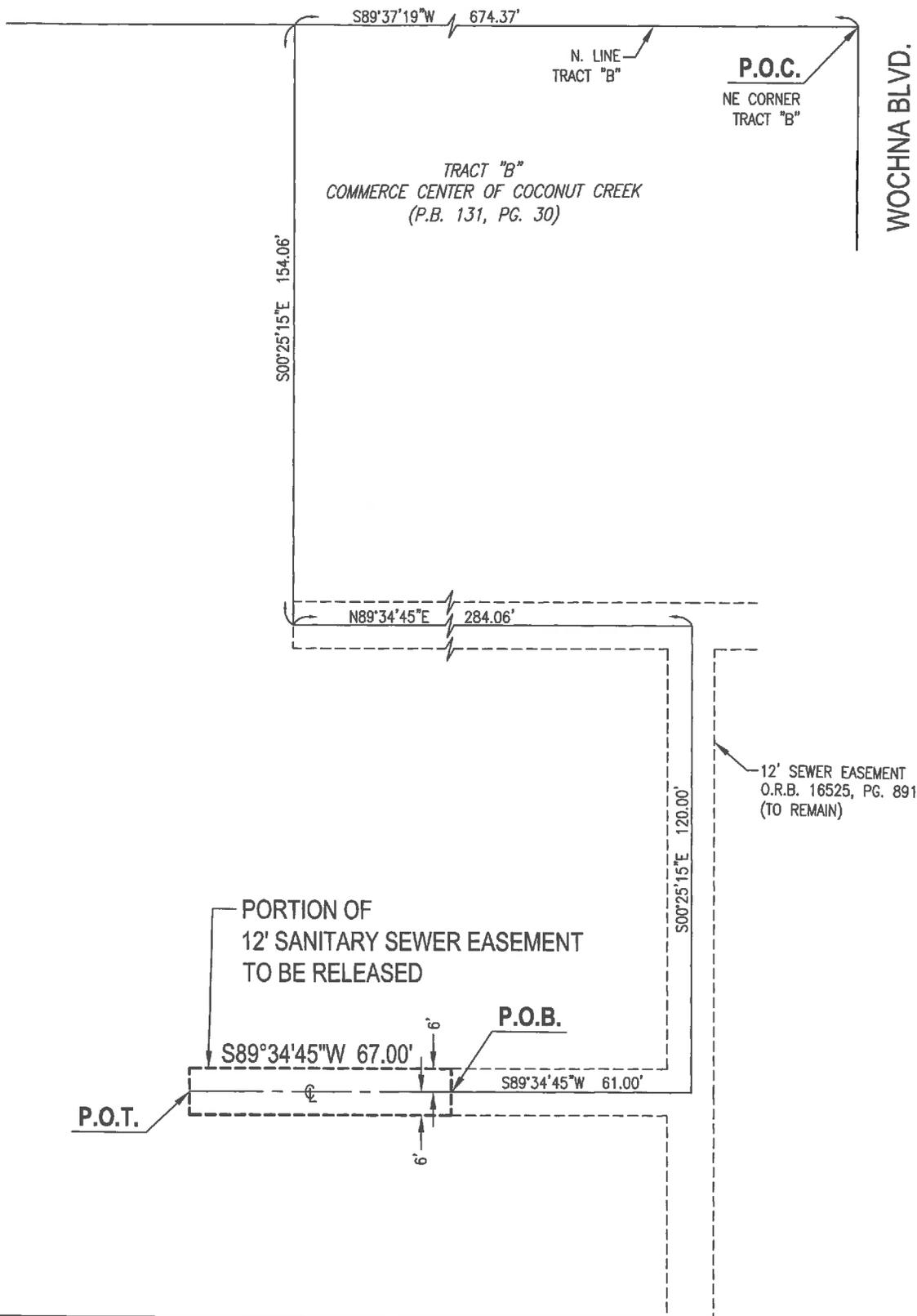
**HSQ GROUP, INC.**  
**Engineers • Planners • Surveyors**  
1489 West Palmetto Park Rd., Suite 340  
Boca Raton, Florida 33486 • 561.392.0221  
CA26258 • LB7924

PROJECT: **COCONUT CREEK INFINITY**

PROJECT NO.: 160427

DATE: 2/22/17

SHEET 1 OF 2



WOCHNA BLVD.

TRACT "B"  
 COMMERCE CENTER OF COCONUT CREEK  
 (P.B. 131, PG. 30)

N. LINE  
 TRACT "B"

P.O.C.  
 NE CORNER  
 TRACT "B"

S00°25'15"E 154.06'

S89°37'19"W 674.37'

N89°34'45"E 284.06'

S00°25'15"E 120.00'

12' SEWER EASEMENT  
 O.R.B. 16525, PG. 891  
 (TO REMAIN)

PORTION OF  
 12' SANITARY SEWER EASEMENT  
 TO BE RELEASED

P.O.B.

S89°34'45"W 67.00'

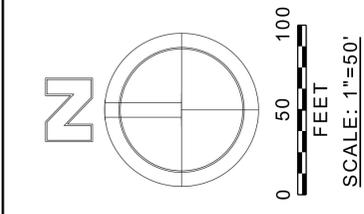
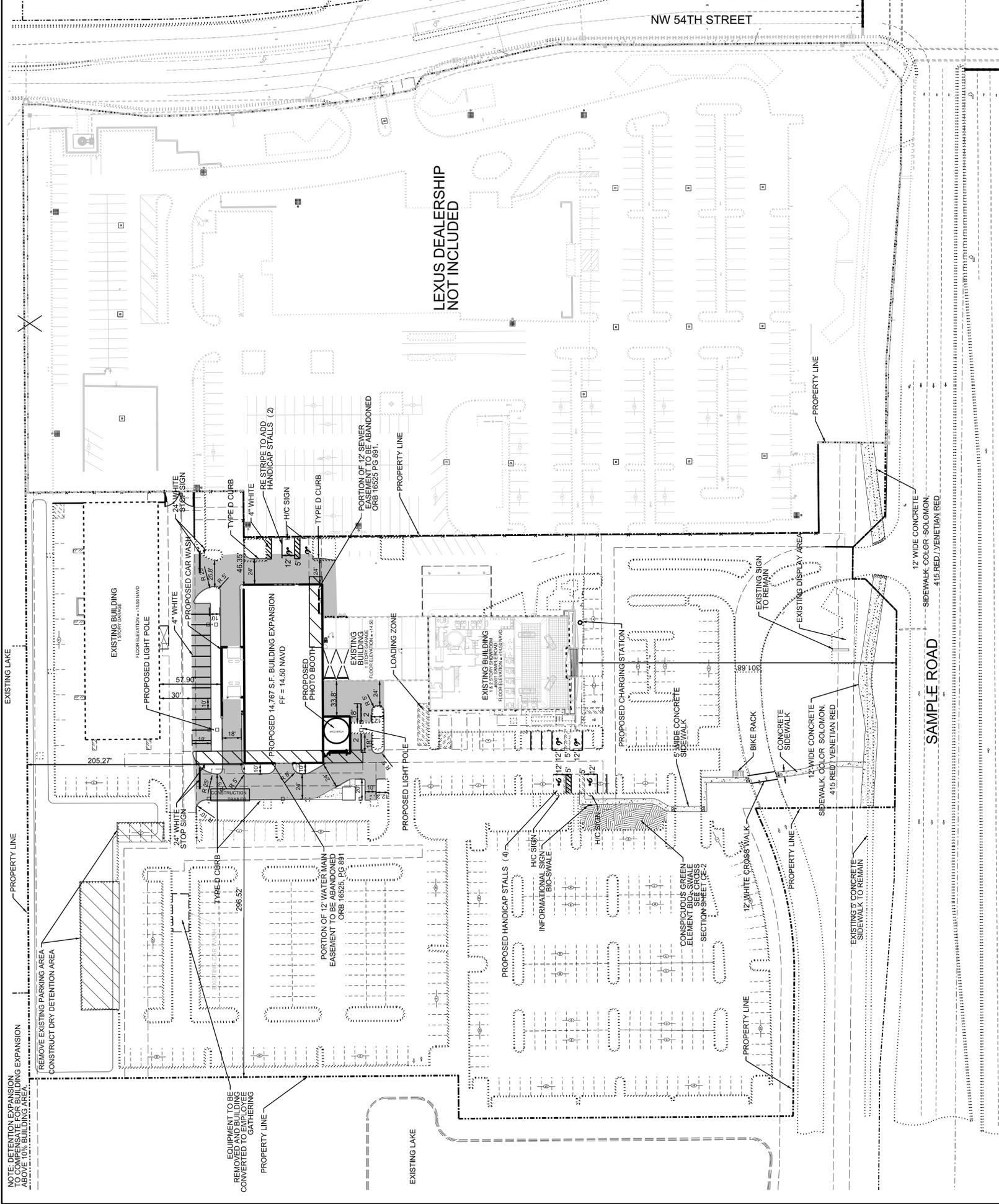
S89°34'45"W 61.00'

P.O.T.

6'  
 6'

LEGEND:  
 C CENTERLINE

12' SEWER EASEMENT TO BE RELEASED	2/22/17	JDV	DCL	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT: INFINITY COCONUT CREEK	SCALE: 1" = 40'			
PROJECT NO.: 160427	SHEET 2 OF 2			



- LEGEND**
- LIGHT POLE
  - FPL TRANSFORMER
  - HANDICAP STALL
  - SIGN
  - PERVIOUS SIDEWALK
  - CONCRETE SIDEWALK
  - PROPOSED PAVEMENT

SITE DATA TABLE		
LAND USE CLASSIFICATION:	COMMERCIAL	
ZONING CLASSIFICATION:	B-4 TO PMDD	
SITE AREA:	EXISTING:	PROPOSED:
BUILDINGS:	33,846 S.F. 0.777 AC.	48,613 S.F. 1.116 AC.
PAVEMENT AREAS:	253,301 S.F. 5.815 AC.	233,247 S.F. 5.355 AC.
GREEN AREAS:	134,122 S.F. 3.079 AC.	139,408 S.F. 3.20 AC.
TOTAL AREA:	421,269 S.F. 9.671 AC.	421,269 S.F. 9.671 AC.
	PERVIOUS AREA: 139,409 S.F. (33%)	
	IMPERVIOUS AREA: 281,860 S.F. (67%)	
	FAR: 0.12	
LEGAL DESCRIPTION:	A PORTION OF TRACT "B", "COMMERCE CENTER OF COCONUT CREEK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1511, AT PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.	
UTILITY COMPANY INFORMATION:	COCONUT CREEK UTILITIES COCONUT CREEK UTILITIES S.F.W.M.D. & B.C.E.P.D. BELLSOUTH FLORIDA POWER & LIGHT COMPANY WASTE MANAGEMENT, INC.	

PARKING DATA TABLE	
EXISTING PARKING COUNT:	
CUSTOMER SPACES:	165 SPACES
INVENTORY SPACES:	376 SPACES
REVISED PARKING COUNT:	
SHOWROOM/OFFICE SPACE 11,817 S.F./200	59 SPACES
AUTO REPAIR SPACE 36,796 S.F./150	245 SPACES
REQUIRED HANDICAP STALLS (8)	
INDOOR SERVICE BAYS:	62 SERVICE BAY SPACES
CUSTOMER/EMPLOYEE SPACES:	242 SPACES
INVENTORY SPACES:	138 SPACES

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Designed by: JH Date: 3/16  
 Drawn by: AZ Date: 3/16  
 Checked by: JH Date: 3/16

NO.	DATE	BY	REVISIONS	NO.	DATE	BY	REVISIONS
1	2/20/17	JMH	REVISE PER DRC COMMENTS				

COMMERCIAL TOC

SCALE: 1" = 50'  
 PROJECT NUMBER: 1604-27  
 SHEET NUMBER: SP-1

**INFINITI OF COCONUT CREEK**  
 SITE PLAN