



**WATER MAIN  
UTILITY 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 00°25'15" EAST ALONG THE EAST BOUNDARY LINE OF SAID TRACT "B", A DISTANCE OF 9.89; THENCE DEPARTING FROM SAID EAST BOUNDARY LINE, SOUTH 89°34'45" WEST, A DISTANCE OF 17.10 FEET; THENCE NORTH 79°15'49" WEST, A DISTANCE OF 12.45 FEET; THENCE SOUTH 89°37'19" WEST, A DISTANCE OF 224.65 FEET; THENCE SOUTH 18°18'44" WEST, A DISTANCE OF 18.42 FEET; THENCE SOUTH 00°25'15" EAST, A DISTANCE OF 115.76 FEET; THENCE SOUTH 89°34'45" WEST, A DISTANCE OF 362.32 FEET; THENCE SOUTH 00°25'15" EAST, A DISTANCE OF 6.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 00°25'15" EAST, A DISTANCE OF 170.88 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

R/W = 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.

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



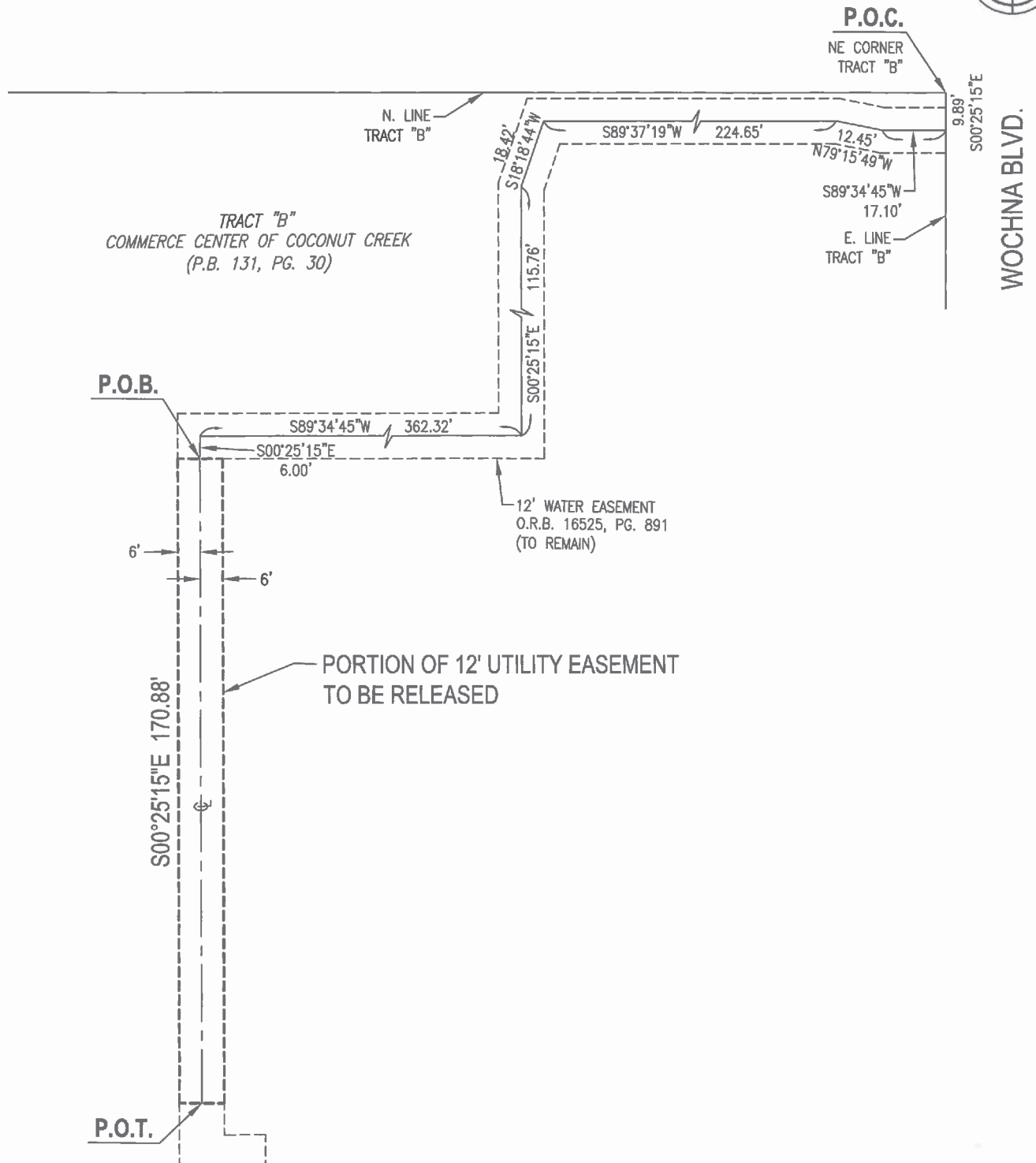
**HSQ GROUP, INC.**  
Engineers • Planners • Surveyors  
1489 West Palmetto Park Rd., Suite 340  
Boca Raton, Florida 33486 • 561.392.0221  
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PROJECT: **COCONUT CREEK INFINITY**

PROJECT NO.: 160427

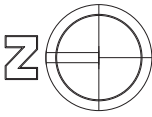
DATE: 2/14/17

SHEET 1 OF 2



LEGEND:  
 ☉ CENTERLINE

12' UTILITY EASEMENT TO BE RELEASED	2/14/17	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			



0 50 100  
FEET  
SCALE: 1"=50'

- LEGEND**
- LIGHT POLE
  - PA TRANSFORMER
  - HANDICAP STALL
  - SIGN
  - PERVIOUS DRIVEWAY
  - CONCRETE DRIVEWAY
  - PROPOSED PAVEMENT

**SITE DATA TABLE**

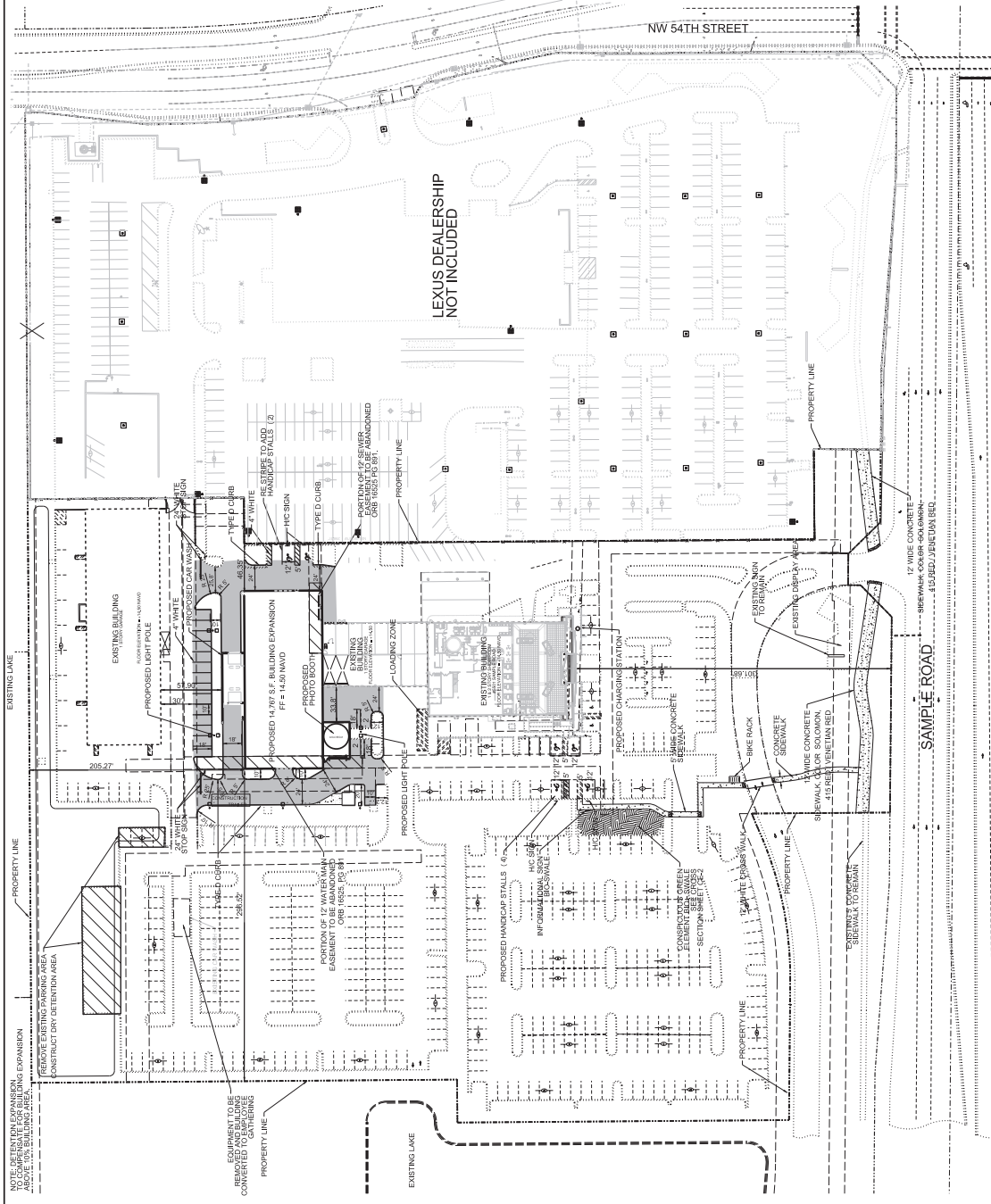
LAND USE CLASSIFICATION:	COMMERCIAL
ZONING CLASSIFICATION:	B-4 TO PADD
SITE AREA:	EXISTING: 33,848 S.F. 0.77 AC. PROPOSED: 48,810 S.F. 1.12 AC. 11.5%
BUILDINGS:	33,848 S.F. 0.77 AC. 48,810 S.F. 1.12 AC. 58.4%
PAVEMENT AREAS:	253,301 S.F. 5.815 AC. 220,347 S.F. 5.35 AC. 55.4%
GREEN AREAS:	134,122 S.F. 3.079 AC. 138,408 S.F. 3.20 AC. 33.1%
TOTAL AREA:	421,200 S.F. 9.671 AC. 421,200 S.F. 9.671 AC. 100.0%
PERVIOUS AREA:	138,408 S.F. (33%)
IMPERVIOUS AREA:	282,792 S.F. (67%)

**LEGAL DESCRIPTION:**  
A PORTION OF 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.

- UTILITY COMPANY INFORMATION:**
- POTABLE WATER SERVICE: COCONUT CREEK UTILITIES
  - SANITARY SEWER SERVICE: COCONUT CREEK UTILITIES
  - STORMWATER MANAGEMENT: S.W.M.D. & S.C.E.P.O.
  - TELEPHONE SERVICE: BELLSOUTH
  - ELECTRICAL SERVICE: FLORIDA POWER & LIGHT COMPANY
  - SOLID WASTE PICKUP: WASTE MANAGEMENT, INC.

**PARKING DATA TABLE**

<b>EXISTING PARKING COUNT:</b>	
CUSTOMER SPACES:	165 SPACES
INVENTORY SPACES:	378 SPACES
<b>REQUIRED PARKING COUNT:</b>	
PERVIOUS SPACES (1,000 S.F./200):	69 SPACES
AUTO REPAIR SPACES (30,796 S.F./150):	248 SPACES
REQUIRED HANDICAP STALLS (8):	8 SPACES
<b>INDOOR SERVICE BAYS:</b>	
CUSTOMER/EMPLOYEE SPACES:	24 SPACES
INVENTORY SPACES:	198 SPACES



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Designed by:            Date:             
Drawn by:            Date:             
Checked by:            Date:           

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

COMMERCIAL TOC

**INFINITI OF COCONUT CREEK**  
SITE PLAN

SCALE: 1"=50'  
PROJECT NUMBER: 1504-27  
SHEET NUMBER: SP-1

Date: 2/20/17  
Author: JMH  
Reviewed: JMH  
Scale: 1"=50'