

**Written Justification Statement in Accordance with Section 13-36.1 for Vacation  
and Abandonment of Streets and Easements**

The Applicant, FR Lyons Road, LLC, c/o First Industrial Realty Trust, Inc. ("Applicant") is the owner of the land located along Lyons Road just north of Sawgrass Boulevard in the City of Coconut Creek at **Folio ID: 4842 0628 0021** ("Property"). The easement to be abandoned also is on a portion of land just to the north of the Applicant's Property owned by Food for the Poor, Inc. on **Folio ID: 4842 06 28 0020**. The Property is located on the Springs – McKenzie Plat, recorded at Plat Book 165, Page 7 ("Plat")

The Plat dedicated two (2) right turn lanes, and a 12' utility easement ("Abandoned Easement") behind the two (2) turn lanes. First Sawgrass Commerce Center is proposing a new right turn lane for their site at the Property. The new right turn lane is over the Abandoned Easement which Broward County is requiring the Applicant to abandon. Broward County is also requiring (i) a new 12' utility easement outside of the new right turn lane ("Replacement Easement") and (ii) a roadway easement dedication for the new right turn lane.

From the standpoint of the benefit of the community as a whole, the request to vacate the Abandoned Easement does not have any negative impacts as the Applicant will be providing a Replacement Easement to service the Property. The Replacement Easement has been analyzed to ensure it is provided in an area that will continue a regular and harmonious system for pedestrian and traffic circulation in the area.

The existing 12' Abandoned Easement and the proposed 12' Replacement Easement are depicted on the attached easement location graphic, attached hereto. The 6' FP&L easement located within the Abandoned Easement is going to remain in place.





Martin Barrett  
Specialist OSPE  
Engineering

AT&T Florida  
8601 West Sunrise Blvd  
Plantation, FL 33322

Tel : 954-805 5061  
Fax: 954-476 7481  
martin.barrett@att.com  
www.att.com

August 10, 2020

Marla Neufeld, Esq.  
PNC Building 200 East Broward Boulevard,  
Suite 1800, Fort Lauderdale, Florida 33301

Re:

Petitioner/Owner Intent to Vacate a 12ft utility easement on the Springs –  
("Easement") further McKenzie Plat, recorded at Plat Book 165, Page 7  
described on Exhibit 1, attached hereto

1.

\_\_\_\_\_x\_\_\_\_\_. We have no objection to the vacation of the Easement.

2.

\_\_\_\_\_. We have no objection to the vacation of the Easement if the  
following is satisfied:

\_\_\_\_\_

3.

\_\_\_\_\_. We have an objection to the vacation of the Easement as  
follows:

\_\_\_\_\_

If you have any questions, I can be reached at the above telephone number.

Sincerely,

*Martin Barrett*

Martin Barrett  
Mgr OPS Planning & Design SE/CA  
SE Construction & Engineering

July 30, 2020

**Via Email:**

**City Utility Engineer**

**James Moore**

**Email: [JMoore@coconutcreek.net](mailto:JMoore@coconutcreek.net)**

**City Director of Utilities and Engineering**

**Osama Elshami, PE, CFM**

**Email: [OEIshami@coconutcreek.net](mailto:OEIshami@coconutcreek.net)**

**Re: Petitioner/Owner Intent to Vacate 12' utility easement on the Springs – McKenzie Plat, recorded at Plat Book 165, Page 7 (Portion of Folios : 484206280021 and 4842 06 28 0020), property located along Lyons Road just north of Sawgrass Boulevard in the City of Coconut Creek**

To City Engineering Department,

The undersigned intends to submit an application for vacation and abandonment of a 12' foot utility easement to the City of Coconut Creek and the Broward County Board of County Commissioners for property located within the boundaries of the City of Coconut Creek and Broward County.

The easement being vacated in attached hereto as **Exhibit 1**. A replacement 12' utility easement shall be provided which is attached hereto as **Exhibit 2**. Attached you will also find an aerial of the vacation area. We have included a form for a response for the 12' utility easement we are vacating. Please complete the form and return the signed and dated form to me. Thank you for your review of this request.

Sincerely,

GREENSPOON MARDER LLP

/s Marla Neufeld, Esq.

Attachments: Agreement Comments form  
Aerial of vacation area  
Sketch and Legal of Easement  
Sketch and Legal of Replacement Easement

**Re: Petitioner/Owner Intent to Vacate a 12 foot utility easement on the Springs – McKenzie Plat, recorded at Plat Book 165, Page 7 (“Easement”) further described on Exhibit 1, attached hereto**

1.       X      . We have no objection to the vacation of the Easement.
2. \_\_\_\_\_ . We have no objection to the vacation of the Easement if the following is satisfied:  
\_\_\_\_\_.
3. \_\_\_\_\_ . We have an objection to the vacation of the Easement as follows:  
\_\_\_\_\_.

**City of Coconut Creek City Engineering Department**

Signature:           Osama Elshami            
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date:           08/12/20          

**Osama Elshami, PE, CFM**  
Director of Utilities & Engineering

COMCAST 8/10/2020

Marla Neufeld, Esq.  
PNC Building  
200 East Broward Boulevard, Suite 1800  
Fort Lauderdale, Florida 33301  
Phone: 954.491.1120  
Fax: 954.771.9264  
Direct Phone: 954.761.2929  
Direct Fax: 954.333.4129  
Email: marla.neufeld@gmlaw.com

July 30, 2020

**VIA EMAIL –**

**Comcast**

[leonard\\_maxwell-newbold@cable.comcast.com](mailto:leonard_maxwell-newbold@cable.comcast.com)

Re: **Petitioner/Owner Intent to Vacate 12' utility easement on the Springs – McKenzie Plat, recorded at Plat Book 165, Page 7 (Portion of Folios : 484206280021 and 4842 06 28 0020), property located along Lyons Road just north of Sawgrass Boulevard in the City of Coconut Creek**

To Leonard Maxwell-Newbold,

The undersigned intends to submit an application for vacation and abandonment of a 12' foot utility easement to the City of Coconut Creek and the Broward County Board of County Commissioners for property located within the boundaries of the City of Coconut Creek and Broward County.

The easement being vacated in attached hereto as **Exhibit 1**. A replacement 12' utility easement shall be provided which is attached hereto as **Exhibit 2**. Attached you will also find an aerial of the vacation area.

We have included a form for a response for the 12' utility easement we are vacating. Please complete the form and return the signed and dated form to me. Thank you for your review of this request.

Sincerely,

GREENSPOON MARDER LLP

/s Marla Neufeld, Esq.

Attachments: Agreement Comments form  
Aerial of vacation area  
Sketch and Legal of Easement  
Sketch and Legal of Replacement Easement



**Re: Petitioner/Owner Intent to Vacate a 12 foot utility easement on the Springs – McKenzie Plat, recorded at Plat Book 165, Page 7 (“Easement”) further described on Exhibit 1, attached hereto**

1. Comcast. We have no objection to the vacation of the Easement.
  
2. \_\_\_\_\_ . We have no objection to the vacation of the Easement if the following is satisfied:  
\_\_\_\_\_.
  
3. \_\_\_\_\_ . We have an objection to the vacation of the Easement as follows:  
\_\_\_\_\_.

**Comcast**

Signature: Sherell McKay  
Print Name: Sherell McKay  
Title: Sr. Permit Coordinator  
Date: 8/13/2020



**EXHIBIT 1**

**EXHIBIT "A"**

**DESCRIPTION:**

A PORTION OF THAT CERTAIN DEDICATED 12.00 FOOT WIDE UTILITY EASEMENT LYING IN TRACT "GB-1", SPRINGS - MCKENZIE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "GB-1"; THENCE ALONG THE EAST LINE OF SAID TRACT "GB-1", SOUTH 00°24'54" EAST A DISTANCE OF 55.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE, SOUTH 00°24'54" EAST A DISTANCE OF 283.75 FEET; THENCE SOUTH 89°35'06" WEST A DISTANCE OF 12.00 FEET TO THE WEST SIDELINE OF SAID UTILITY EASEMENT; THENCE ALONG SAID WEST SIDELINE, NORTH 00°24'54" WEST A DISTANCE OF 78.48 FEET; THENCE NORTH 89°35'06" EAST A DISTANCE OF 2.25 FEET; THENCE NORTH 00°24'54" WEST A DISTANCE OF 1.90 FEET; THENCE SOUTH 89°35'06" WEST A DISTANCE OF 2.25 FEET TO SAID WEST SIDELINE; THENCE ALONG SAID WEST SIDELINE, NORTH 00°24'54" WEST A DISTANCE OF 153.37 FEET; THENCE NORTH 13°04'52" EAST A DISTANCE OF 51.42 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 3,101 SQUARE FEET (0.0712 ACRE), MORE OR LESS.

**NOTES:**

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
6. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SPRINGS-MCKENZIE PLAT, RECORDED IN PLAT BOOK 165, PAGE 7, BROWARD COUNTY PUBLIC RECORDS. THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD IS SHOWN TO BEAR SOUTH 00°24'54" EAST.

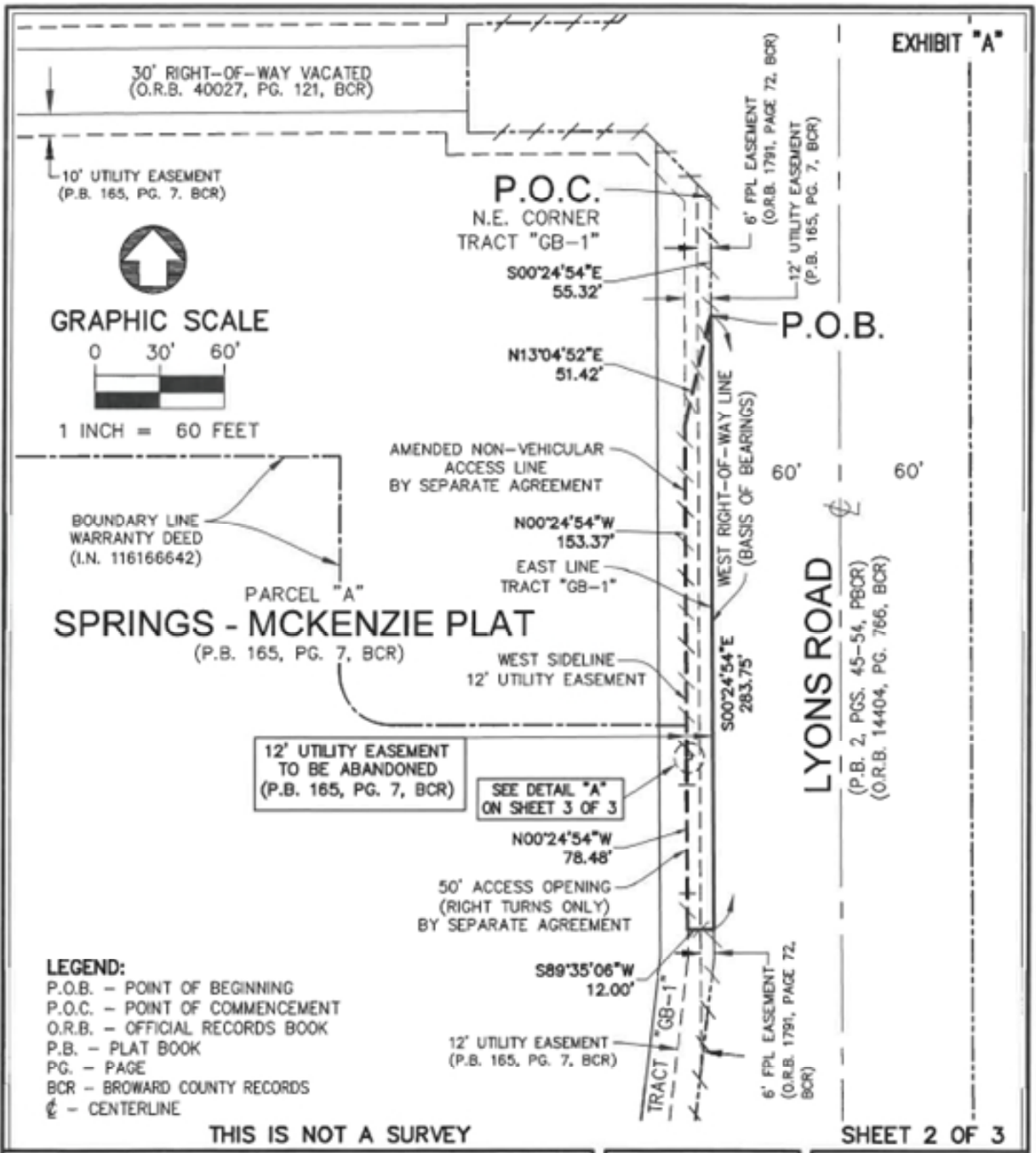
**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JULY 20, 2020. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

**THIS IS NOT A SURVEY**

**SHEET 1 OF 3**

 <p><b>CAULFIELD &amp; WHEELER, INC.</b>          CIVIL ENGINEERING          LANDSCAPE ARCHITECTURE - SURVEYING          7900 GLADES ROAD - SUITE 100          BOCA RATON, FLORIDA 33434          PHONE (561)-392-1991 / FAX (561)-750-1452</p>		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">DATE</td> <td style="padding: 2px;">7/20/20</td> </tr> <tr> <td style="padding: 2px;">DRAWN BY</td> <td style="padding: 2px;">der</td> </tr> <tr> <td style="padding: 2px;">F.B./ PG.</td> <td style="padding: 2px;">NONE</td> </tr> <tr> <td style="padding: 2px;">SCALE</td> <td style="padding: 2px;">NONE</td> </tr> <tr> <td style="padding: 2px;">JOB NO.</td> <td style="padding: 2px;">8281</td> </tr> </table>	DATE	7/20/20	DRAWN BY	der	F.B./ PG.	NONE	SCALE	NONE	JOB NO.	8281
DATE	7/20/20											
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F.B./ PG.	NONE											
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<p><b>SPRINGS - MCKENZIE PLAT          UTILITY EASEMENT ABANDONMENT          SKETCH AND DESCRIPTION</b></p>												



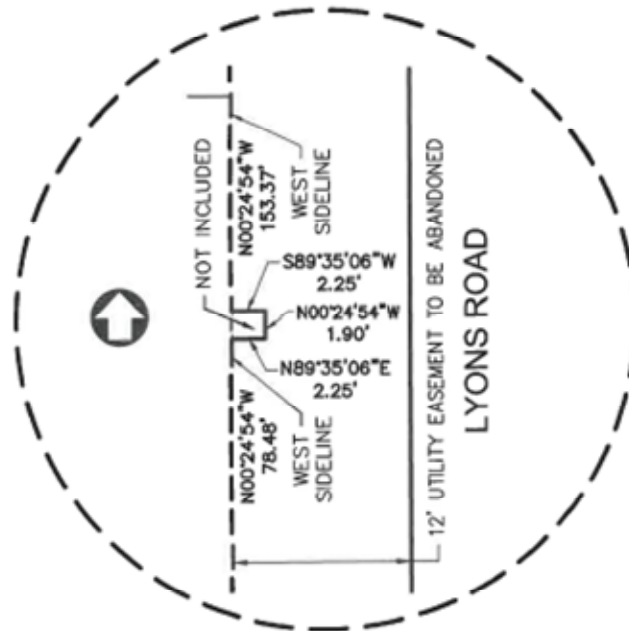
**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	7/20/20
DRAWN BY	der
F.B./ PG.	NONE
SCALE	AS SHOWN
JOB NO.	8281

**SPRINGS - MCKENZIE PLAT  
UTILITY EASEMENT ABANDONMENT  
SKETCH AND DESCRIPTION**

EXHIBIT "A"



DETAIL "A"

1 INCH = 10 FEET

THIS IS NOT A SURVEY

SHEET 3 OF 3

**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
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 PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	7/20/20
DRAWN BY	der
F.B./ PG.	NONE
SCALE	AS SHOWN
JOB NO.	8281

SPRINGS - MCKENZIE PLAT  
 UTILITY EASEMENT ABANDONMENT  
 SKETCH AND DESCRIPTION

**EXHIBIT 2**

**EXHIBIT "A"**

**DESCRIPTION:**

A PORTION OF TRACT "GB-1", SPRINGS - MCKENZIE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "GB-1"; THENCE ALONG THE EAST LINE OF SAID TRACT "GB-1", SOUTH 00°24'54" EAST A DISTANCE OF 53.90 FEET; THENCE SOUTH 89°35'06" WEST A DISTANCE OF 12.00 FEET TO THE WEST SIDELINE OF THAT CERTAIN DEDICATED 12.00 FOOT UTILITY EASEMENT AS SHOWN ON SAID PLAT AND THE POINT OF BEGINNING; THENCE ALONG SAID WEST SIDELINE, SOUTH 00°24'54" EAST A DISTANCE OF 297.17 FEET; THENCE SOUTH 89°35'06" WEST A DISTANCE OF 12.00 FEET; THENCE ALONG A LINE 12.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID WEST SIDELINE, NORTH 00°24'54" WEST A DISTANCE OF 247.17 FEET; THENCE NORTH 13°04'52" EAST A DISTANCE OF 51.42 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 3,266 SQUARE FEET (0.075 ACRE), MORE OR LESS.

**NOTES:**

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
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**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JULY 20, 2020. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

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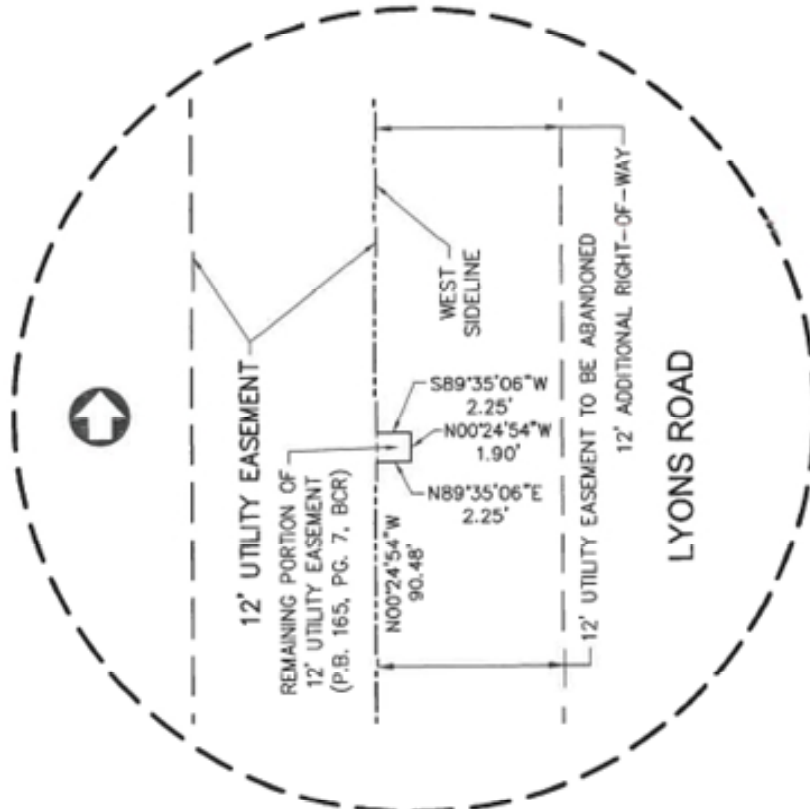
**SHEET 1 OF 3**

 <b>CAULFIELD &amp; WHEELER, INC.</b> CIVIL ENGINEERING LANDSCAPE ARCHITECTURE - SURVEYING 7900 GLADES ROAD - SUITE 100 BOCA RATON, FLORIDA 33434 PHONE (561)-392-1991 / FAX (561)-750-1452		DATE 7/20/20
		DRAWN BY der
SPRINGS - MCKENZIE PLAT UTILITY EASEMENT SKETCH AND DESCRIPTION	F.B./ PG. NONE	
	SCALE NONE	
	JOB NO. 8281	





EXHIBIT "A"



DETAIL "A"

1 INCH = 10 FEET

THIS IS NOT A SURVEY

SHEET 3 OF 3



**CAULFIELD & WHEELER, INC.**

CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

SPRINGS - MCKENZIE PLAT  
 UTILITY EASEMENT  
 SKETCH AND DESCRIPTION

DATE	7/20/20
DRAWN BY	der
F.B./ PG.	NONE
SCALE	AS SHOWN
JOB NO.	8281



Re: **Petitioner/Owner Intent to Vacate a 12 foot utility easement on the Springs – McKenzie Plat, recorded at Plat Book 165, Page 7 (“Easement”) further described on Exhibit 1, attached hereto**

1. FPL. We have no objection to the vacation of the Easement provided FPL’s 6’ existing easement remains on the Property within the area of the vacated easement.

2. \_\_\_\_\_ . We have no objection to the vacation of the Easement if the following is satisfied:

\_\_\_\_\_.

3. \_\_\_\_\_ . We have an objection to the vacation of the Easement as follows:

\_\_\_\_\_.

**FPL**

Signature: *Barry Thompson*  
Print Name: Barry Thompson  
Title: Technical Specialist  
Date: Aug. 10<sup>th</sup> 2020



# EXHIBIT 1

## EXHIBIT "A"

### DESCRIPTION:

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SAID LANDS LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 3,101 SQUARE FEET (0.0712 ACRE), MORE OR LESS.

### NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
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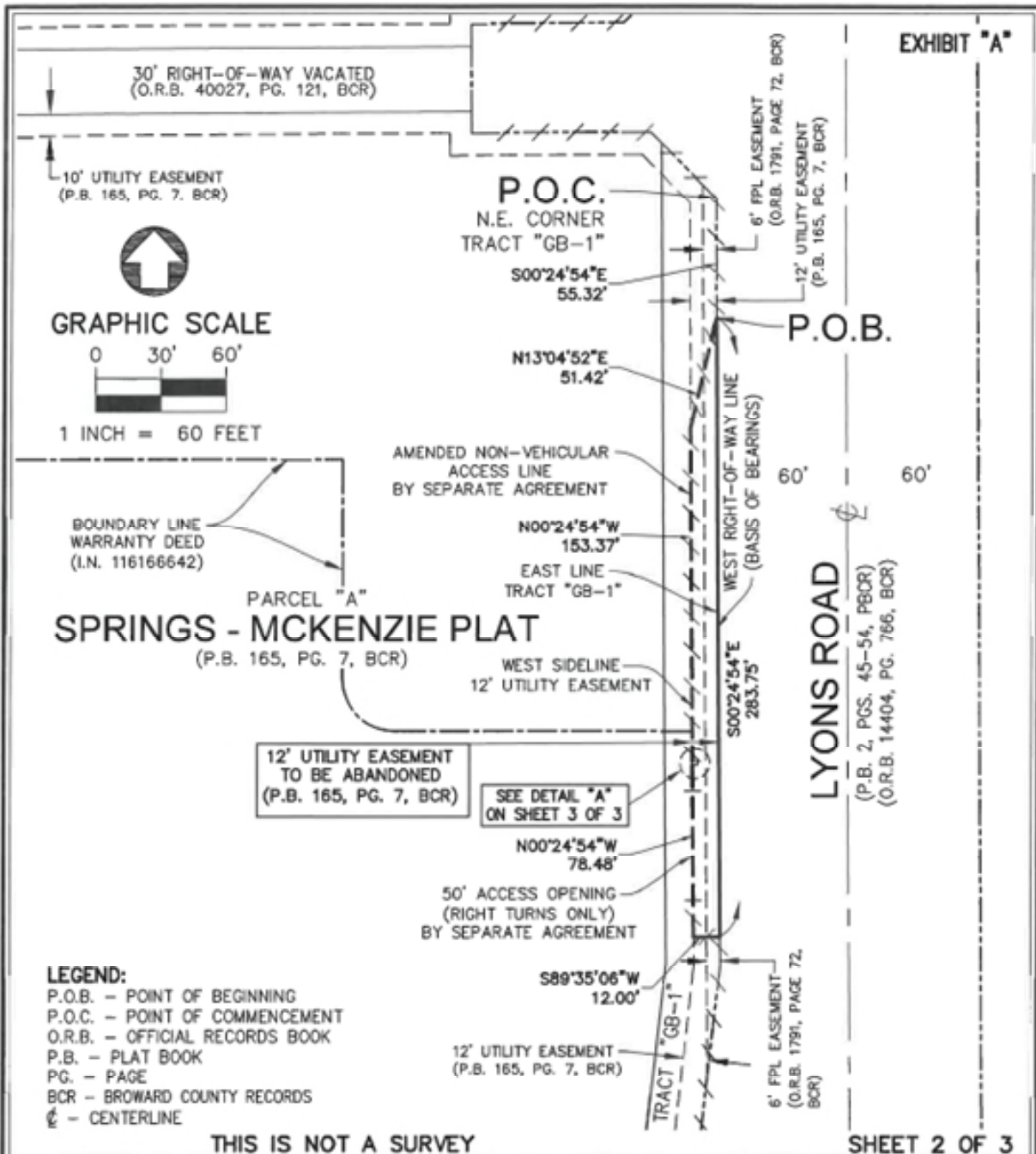
### CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JULY 20, 2020. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 3

 <b>CAULFIELD &amp; WHEELER, INC.</b> CIVIL ENGINEERING LANDSCAPE ARCHITECTURE - SURVEYING 7900 GLADES ROAD - SUITE 100 BOCA RATON, FLORIDA 33434 PHONE (561)-392-1991 / FAX (561)-750-1452		DATE 7/20/20
		DRAWN BY der
SPRINGS - MCKENZIE PLAT UTILITY EASEMENT ABANDONMENT SKETCH AND DESCRIPTION		F.B./ PG. NONE
		SCALE NONE
		JOB NO. 8281



THIS IS NOT A SURVEY

SHEET 2 OF 3



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452

SPRINGS - MCKENZIE PLAT  
UTILITY EASEMENT ABANDONMENT  
SKETCH AND DESCRIPTION

DATE 7/20/20

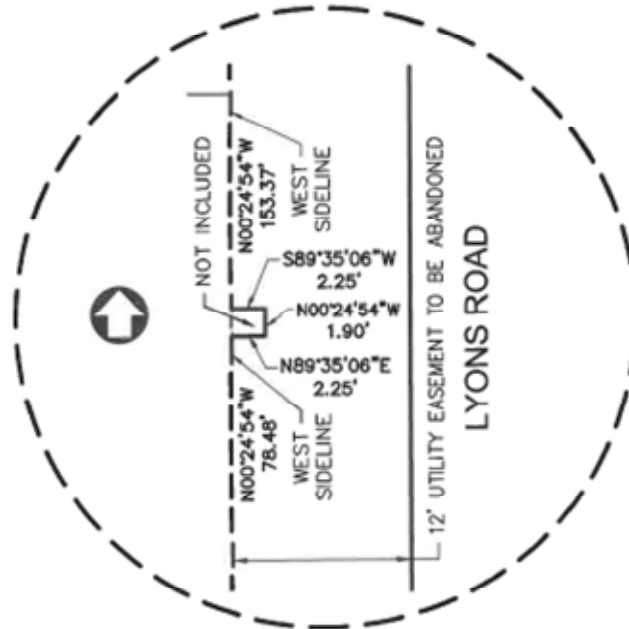
DRAWN BY der

F.B./ PG. NONE

SCALE AS SHOWN

JOB NO. 8281

EXHIBIT "A"



DETAIL "A"

1 INCH = 10 FEET

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SHEET 3 OF 3

**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
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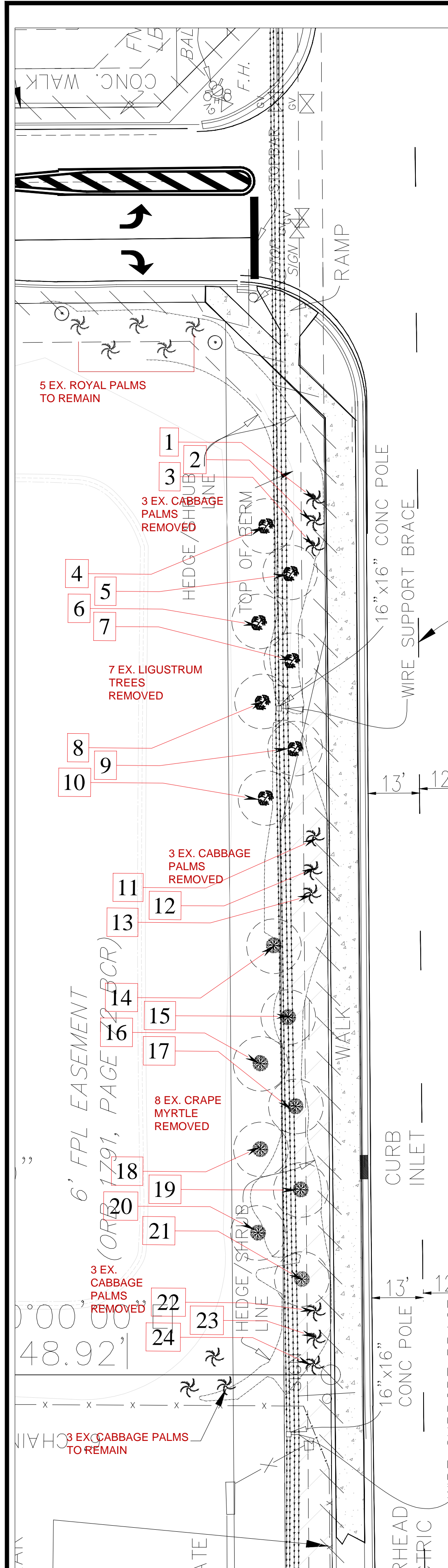


DATE	7/20/20
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F.B./ PG.	NONE
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SPRINGS - MCKENZIE PLAT  
 UTILITY EASEMENT ABANDONMENT  
 SKETCH AND DESCRIPTION





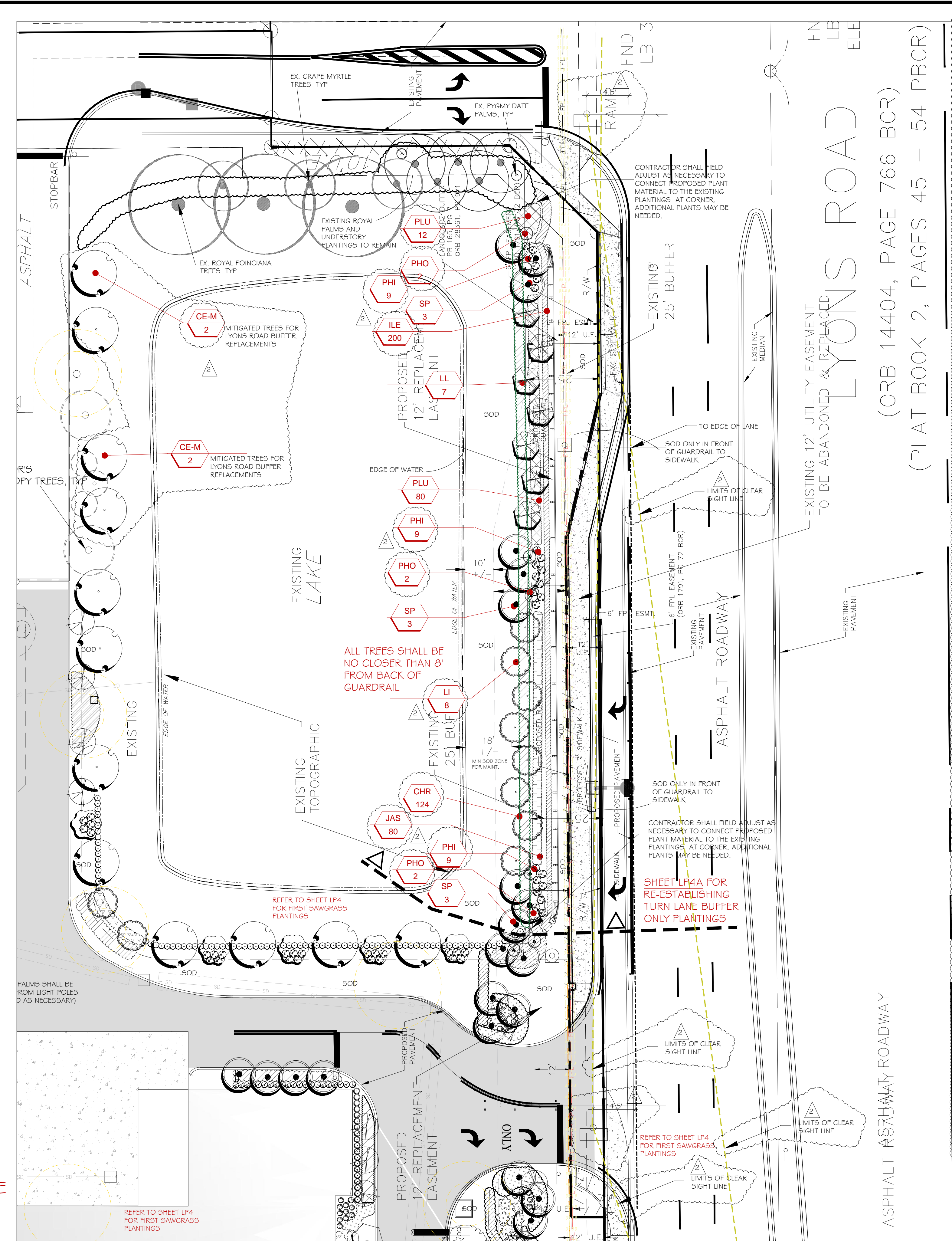


**EXISTING CONDITIONS BEFORE TURN-LANE**

RE-ESTABLISHMENT OF EXISTING BUFFER :  
 8 - CRAPE MYRTLES TREES REMOVED & REPLACED  
 7 - LIGUSTRUM TREES REMOVED & REPLACED  
 9 - CABBAGE PALMS REMOVED & REPLACED

NEW UNDERSTORY PLANTINGS SIMILAR TO WHAT WAS REMOVED

REFER TO THE TDP CHART FOR FURTHER DETAIL ON THE REMOVED TREES / PALMS



**PROPOSED PLANTINGS**

REFER TO SHEET LP4 FOR FIRST SAWGRASS PLANTINGS

REFER TO SHEET LP4 FOR FIRST SAWGRASS PLANTINGS

REFER TO SHEET LP4 FOR FIRST SAWGRASS PLANTINGS

**IRRIGATION NOTE:** (Water source from existing FFTP overall IR system)  
 An automatic properly functioning underground irrigation system with a rain sensing cutoff device shall be in compliance with the South Florida Building Code and city Building Code requirements. The rain sensing cutoff device shall be located and installed in such a manner that the building eaves, balconies and similar overhangs do not interfere with the operation of the device. The irrigation system shall be rust free & properly maintained in good working order and provide a minimum coverage of 100% with 100% overlap.

Adequate irrigation of all newly proposed landscaped areas shall be provided for the first full growing season and continue thereafter only as necessary to maintain required vegetation in good and healthy condition. Irrigation systems shall conform to following standards:  
 a. Irrigation systems shall be continuously maintained in working order and shall be designed so not to overlap water zones or to water impervious areas.  
 b. No irrigation system shall be installed or maintained abutting any public street which causes water from the system to spurt onto the roadway or to strike passing vehicular traffic.

**EXISTING FOOD FOR THE POOR IRRIGATION SYSTEMS SHALL BE RE-ESTABLISHED TO PROVIDE THE ABOVE REQUIRED COVERAGE FOR ALL NEWLY PLANTED MATERIAL. AS-BUILT IR PLANS ARE TO BE PROVIDED TO THE CITY & OWNERS FOR REFERENCE OF FIELD ADJUSTMENTS.**

**NOTE: ALL NEWLY PLANTED TREES & PALMS SHALL HAVE BUBBLERS.**

**PLANT LEGEND - FFTP BUFFER ONLY**  
 (plant material used to match plants used on FFTP site is designated with \*)

- CE GREEN BUTTWOOD  
12' HT. X 5' SPR.; 2" DBH MIN, FULL CANOPY
- SP SABAL PALM  
3 @ 12' OA, 3 @ 14' CT # 3 @ 16' CT, STG HTS IN GROUPINGS
- LL LIGUSTRUM  
10' HT. X 10' SPR. MUTLI, TREE FORM
- LI CRAPE MYRTLE  
16' HT. X 7' SPR. MULTI 5 TRUNK MIN. FULL CANOPY
- PHO PYGMY DATE PALM  
4' OA; TRIPLE
- PHI PHILLODENDRON  
7 GAL, 30" HT, FULL
- CHR RED TIP COCOPLUM  
36" MIN HT @ INSTALL.; 2' OC MIN; FULL TO BASE, (PLANT SOLID, NO GAPS)
- JAS JASMINE  
18" HT. @ install; 18" OC; FULL
- PLU PLUMBAGO  
18" HT x 18" spr.; 18" OC; FULL
- ILE DWF YAUPON HOLLY  
12' HT.; 15" OC; FULLY ROOTED POTS

(plant material used to match plants used on FFTP site is designated with \*)

**OVERALL SITE - PROPOSED PLANT LIST ADDENDUM - FOOD FOR THE POOR BUFFER ONLY**  
 (matching existing plant material used on the FFTP site to re-create pervious buffer)

TYPE / CATEGORY	KEY	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE / SPECIFICATION	NATIVE	DIVERSITY %	CANOPY REMOVED / REPLACEMENT NOTES
TREES								
CANOPY / CAT 1	CE-M	4	GREEN BUTTWOOD	Conocarpus erectus	12' HT X 5' SPR MIN; 2" DBH FULL CANOPY	YES	n/a	*additional mitigation for removed trees
INTERMEDIATE / CAT 2	LL	7	LIGUSTRUM	Ligustrum spp.	10' HT. X 10' SPR. MUTLI TREE FORM	NO	n/a	1:1 replaced PLUS mitigation
SMALL / CAT 3	LI	8	CRAPE MYRTLE	Lagerstroemia spp	16' HT X 7' SPR. MULTI, 5 TRUNK MIN FULL CANOPY	NO	n/a	1:1 replaced PLUS mitigation
PALMS								
CAT 3	SP	9	CABBAGE PALM	Sabal palmetto	3 @ 12 CT, 3 @ 14 CT, 3 @ 16 CT; STG HTS IN GROUPINGS	YES	n/a	replaced @ 1:1
SHRUBS & GROUNDCOVER								
ACCENT	PHO	6	PYGMY DATE PALM	Phoenix roebelenii	3'-4' OA, TRIPLE	NO	n/a	
SHRUB	PHI*	27	PHILODENDRON	Philodendron Selloum	7 GAL. MIN, 30" OA HT, FULL, TIP TO TIP	NO	n/a	
SHRUB	PLU	92	PLUMBAGO	Plumbago zeylanica	18" X 18" MIN.; 18" OC; FULL	NO	n/a	
SHRUB	JAS*	80	JASMINE	Jasminum multiflorum	18" HT MIN @ INSTALL; 18" OC; FULL	NO	n/a	
HEDGE	CHR	124	RED TIP COCOPLUM	Chrysobalanus icaco 'Red Tip'	36" HT MIN @ INSTALL; PLANT TIP TO TIP; FULL TO BASE	YES	n/a	
SHRUB**	ILE	200	DWF YAUPON HOLLY	Ilex vomitoria 'Schilling's Dwarf'	12" HT MIN @ INSTALL; 15" OC; FULLY ROOTED	YES	n/a	**MAINTAIN @ 18" HT MAX FOR FRONT ROW TREE
TURF	SOD	TBD	ST AUGUSTINE	Stenotaphrum secundatum	SOD LAY FLAT; END TO END; NO GAPS; ROLLED			SOD ONLY EAST OF NEW GUARDRAIL & REPAIR LAKE BANK AS NEEDED
			TBD	MULCH	2 CU FT BAGS, NON-CYPRESS; FDA INSPECTED AND CERT. GRADE 'A' (approx tbd of at 3" thick min.)			

**EXISTING TREE DISPOSITION CHART**

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	HT (FT)	SPREAD (FT)	DISPOSITION	CONDITION - RATING	NOTES	CANOPY REMOVED (SF)	MITIGATION*
1	Sabal palmetto	CABBAGE PALM	12	22	10	MISSING	GOOD	REMOVED		REPLACE 1:1
2	Sabal palmetto	CABBAGE PALM	12	22	10	MISSING	GOOD	REMOVED		REPLACE 1:1
3	Sabal palmetto	CABBAGE PALM	12	18	10	MISSING	GOOD	REMOVED		REPLACE 1:1
4	Ligustrum lucidum	GLOSSY PRIVET	MULTI	15	15	MISSING	GOOD	REMOVED, 3.5 significant 3'-5" trunks	177	SEE NOTE BELOW
5	Ligustrum lucidum	GLOSSY PRIVET	MULTI	15	15	MISSING	GOOD	REMOVED, 3.5 significant 3'-5" trunks	177	SEE NOTE BELOW
6	Ligustrum lucidum	GLOSSY PRIVET	MULTI	15	15	MISSING	GOOD	REMOVED, 3.5 significant 3'-5" trunks	177	SEE NOTE BELOW
7	Ligustrum lucidum	GLOSSY PRIVET	MULTI	15	15	MISSING	GOOD	REMOVED, 3.5 significant 3'-5" trunks	177	SEE NOTE BELOW
8	Ligustrum lucidum	GLOSSY PRIVET	MULTI	15	15	MISSING	GOOD	REMOVED, 3.5 significant 3'-5" trunks	177	SEE NOTE BELOW
9	Ligustrum lucidum	GLOSSY PRIVET	MULTI	15	15	MISSING	GOOD	REMOVED, 3.5 significant 3'-5" trunks	177	SEE NOTE BELOW
10	Ligustrum lucidum	GLOSSY PRIVET	MULTI	15	10	MISSING	GOOD	REMOVED, 3.5 significant 3'-5" trunks	177	SEE NOTE BELOW
11	Sabal palmetto	CABBAGE PALM	12	22	10	MISSING	GOOD	REMOVED		REPLACE 1:1
12	Sabal palmetto	CABBAGE PALM	12	18	10	MISSING	GOOD	REMOVED		REPLACE 1:1
13	Sabal palmetto	CABBAGE PALM	12	20	10	MISSING	GOOD	REMOVED		REPLACE 1:1
14	Lagerstroemia indica	CRAPE MYRTLE	MULTI	16'-18"	12'-14"	MISSING	GOOD	REMOVED, 5.6 significant 2'-4" trunks	154	SEE NOTE BELOW
15	Lagerstroemia indica	CRAPE MYRTLE	MULTI	16'-18"	12'-14"	MISSING	GOOD	REMOVED, 5.6 significant 2'-4" trunks	154	SEE NOTE BELOW
16	Lagerstroemia indica	CRAPE MYRTLE	MULTI	16'-18"	12'-14"	MISSING	GOOD	REMOVED, 5.6 significant 2'-4" trunks	154	SEE NOTE BELOW
17	Lagerstroemia indica	CRAPE MYRTLE	MULTI	16'-18"	12'-14"	MISSING	GOOD	REMOVED, 5.6 significant 2'-4" trunks	154	SEE NOTE BELOW
18	Lagerstroemia indica	CRAPE MYRTLE	MULTI	16'-18"	12'-14"	MISSING	GOOD	REMOVED, 5.6 significant 2'-4" trunks	154	SEE NOTE BELOW
19	Lagerstroemia indica	CRAPE MYRTLE	MULTI	16'-18"	12'-14"	MISSING	GOOD	REMOVED, 5.6 significant 2'-4" trunks	154	SEE NOTE BELOW
20	Lagerstroemia indica	CRAPE MYRTLE	MULTI	16'-18"	12'-14"	MISSING	GOOD	REMOVED, 5.6 significant 2'-4" trunks	154	SEE NOTE BELOW
21	Lagerstroemia indica	CRAPE MYRTLE	MULTI	16'-18"	12'-14"	MISSING	GOOD	REMOVED, 5.6 significant 2'-4" trunks	154	SEE NOTE BELOW
22	Sabal palmetto	CABBAGE PALM	12	20	10	MISSING	GOOD	REMOVED		REPLACE 1:1
23	Sabal palmetto	CABBAGE PALM	12	22	10	MISSING	GOOD	REMOVED		REPLACE 1:1
24	Sabal palmetto	CABBAGE PALM	12	18	10	MISSING	GOOD	REMOVED		REPLACE 1:1
									TOTAL SF REMOVED =	2477 SF

**MITIGATION CALCULATIONS NOTE:**  
 2,477 SF OF CANOPY REMOVED PLUS A CITY DETERMINED ADDITIONAL SF REQUIRED MITIGATION CANOPY TO BE REPLACED. (to be part of the After the fact removal permit)  
 2,700 SF OF CANOPY CREDITS PER NEWLY PROPOSED TREES TO SATISFY THE REMOVED SF WITH CITY; (1500 of credit for the 15 re-established buffer trees & 1200 of credit for 4 additional canopy trees)  
 9 CABBAGE PALMS TO BE REPLACED @ 1:1 WITH NEW SABAL PALMS

**THIS SHEET LP4A SHALL BE AN ADDENDUM TO THE FIRST SAWGRASS OVERALL LANDSCAPE PLAN SET. ALL DETAILS, SPECIFICATION & NOTES SHALL APPLY AS PER ORIGINALLY APPROVED.**

NOTE: Root barriers shall be installed (and included in bidding) by the Landscape Contractor, where required & in accordance to the municipality &/or other regulating agencies. Refer to sheet LP-6 for further details.

Scale in Feet  
 1" = 20' - 0"

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG  
 www.callsunshine.com

**LP4A LANDSCAPE PLAN - FOOD FOR THE POOR TURN LANE BUFFER ONLY**

**REVISION** | **DATE**

1 | **DRC COMMENT** | 9/24/20

2 | **REVIEW #2** |

**LBLA, Inc.**  
 Landscape Architecture  
 5610 Adair Way  
 Lake Worth, FL 33467  
 Phone: 561-644-3237  
 LbenderLarch@gmail.com  
 FL-LA666715

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE LANDSCAPE ARCHITECT. REPRODUCTION OF DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS IN PART OR WHOLE IS FORBIDDEN WITHOUT THE LANDSCAPE ARCHITECT'S WRITTEN PERMISSION.

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY L.A. ARCHITECT &/OR ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

**First Sawgrass Commerce Center**  
 SPECULATIVE INDUSTRIAL BUILDING  
 6301 Lyons Road  
 Coconut Creek, Florida 33073

**LANDSCAPE PLAN**

LYNN M. BENDER ARCHITECT  
 1500 N. W. 11th St., Suite 100  
 Ft. Lauderdale, FL 33304  
 930326

PROJECT NO: 18-030 (H/M) | CADD I.D.: LYONS EXCHANGE

DRAWN BY: LMB

CHECKED BY: LMB

SCALE: 1" = 20'-0"

DATE: 08-21-20

SHEET: **LP4A**  
 4 OF 6\* SHEETS

\*this sheet is an addendum page to a 6 sheet original set



**EXHIBIT "A"**

**DESCRIPTION:**

A PORTION OF TRACT "GB-1", SPRINGS - MCKENZIE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT "GB-1"; THENCE ALONG THE EAST LINE OF SAID TRACT "GB-1", SOUTH 00°24'54" EAST A DISTANCE OF 55.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE, SOUTH 00°24'54" EAST A DISTANCE OF 189.18 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE LANDS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 116166642 OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH LINE, SOUTH 90°00'00" WEST A DISTANCE OF 12.00 FEET; THENCE NORTH 00°24'54" WEST A DISTANCE OF 139.09 FEET; THENCE NORTH 13°04'52" EAST A DISTANCE OF 51.42 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 1,970 SQUARE FEET (0.0452 ACRE), MORE OR LESS.

**NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT AN ORIGINAL SIGNATURE AND SEALED WITH A SURVEYOR'S SEAL.
2. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR DIGITALLY SIGNED, BY A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
3. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SPRINGS-MCKENZIE PLAT, RECORDED IN PLAT BOOK 165, PAGE 7, BROWARD COUNTY PUBLIC RECORDS. THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD IS SHOWN TO BEAR SOUTH 00°24'54" EAST.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON SEPTEMBER 11, 2020. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

**THIS IS NOT A SURVEY**

**SHEET 1 OF 2**

**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452



DAVID E. ROHAL  
REGISTERED LAND  
SURVEYOR NO. 4315  
STATE OF FLORIDA  
L.B. 3591

DATE	9/11/20
DRAWN BY	der
F.B. / PG.	NONE
SCALE	NONE
JOB NO.	8281

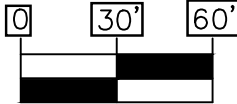
**SPRINGS - MCKENZIE PLAT  
ROAD EASEMENT (NORTH PORTION)  
SKETCH AND DESCRIPTION**

30' RIGHT-OF-WAY VACATED  
(O.R.B. 40027, PG. 121, BCR)

10' UTILITY EASEMENT  
(P.B. 165, PG. 7. BCR)



GRAPHIC SCALE



1 INCH = 60 FEET

P.O.C.

N.E. CORNER  
TRACT "GB-1"

S00°24'54"E  
55.32'

N13°04'52"E  
51.42'

6' FPL EASEMENT  
(O.R.B. 1791, PAGE 72, BCR)

12' UTILITY EASEMENT  
(P.B. 165, PG. 7. BCR)

P.O.B.

PROPOSED  
AMENDED NON-VEHICULAR  
ACCESS LINE  
BY SEPARATE AGREEMENT

N00°24'54"W  
139.09'

EAST LINE  
TRACT "GB-1"

S00°24'54"E 189.18'

WEST RIGHT-OF-WAY LINE  
(BASIS OF BEARINGS)

LYONS ROAD

(P.B. 2, PGS. 45-54, PBCR)  
(O.R.B. 14404, PG. 766, BCR)

# SPRINGS - MCKENZIE PLAT

(P.B. 165, PG. 7, BCR)

PARCEL "A"

S90°00'00"W  
12.00'

NORTH LINE  
WARRANTY DEED  
(I.No. 116166642)

N00°24'54"W  
14.28'

1.9'x2.25'  
NOTCH-OUT

N00°24'54"W  
78.48'

NOT INCLUDED

PROPOSED  
50' ACCESS OPENING  
(RIGHT TURNS ONLY)  
BY SEPARATE AGREEMENT

S89°35'06"W  
12.00'

S00°24'54"E  
94.57'

60'

60'

TRACT "GB-1"

**LEGEND:**  
 I.No. - INSTRUMENT NUMBER  
 P.O.B. - POINT OF BEGINNING  
 P.O.C. - POINT OF COMMENCEMENT  
 O.R.B. - OFFICIAL RECORDS BOOK  
 P.B. - PLAT BOOK  
 PG. - PAGE  
 BCR - BROWARD COUNTY RECORDS  
 PBCR - PALM BEACH COUNTY RECORDS  
 C - CENTERLINE

THIS IS NOT A SURVEY

SHEET 2 OF 2

**CAULFIELD & WHEELER, INC.**



CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

DATE	9/11/20
DRAWN BY	der
F.B./ PG.	NONE
SCALE	AS SHOWN
JOB NO.	8281

SPRINGS - MCKENZIE PLAT  
ROAD EASEMENT (NORTH PORTION)  
SKETCH AND DESCRIPTION

**EXHIBIT "A"**

**DESCRIPTION:**

A PORTION OF TRACT "GB-1", SPRINGS - MCKENZIE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "GB-1"; THENCE ALONG THE EAST LINE OF SAID TRACT "GB-1", SOUTH 00°24'54" EAST A DISTANCE OF 53.90 FEET; THENCE SOUTH 89°35'06" WEST A DISTANCE OF 12.00 FEET TO THE WEST SIDELINE OF THAT CERTAIN DEDICATED 12.00 FOOT UTILITY EASEMENT AS SHOWN ON SAID PLAT AND THE POINT OF BEGINNING; THENCE ALONG SAID WEST SIDELINE, SOUTH 00°24'54" EAST A DISTANCE OF 190.51 FEET TO THE NORTH LINE OF THAT CERTAIN WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 116166642 OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH LINE, SOUTH 90°00'00" WEST A DISTANCE OF 12.00 FEET; THENCE ALONG A LINE 12.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID WEST SIDELINE, NORTH 00°24'54" WEST A DISTANCE OF 140.42 FEET; THENCE NORTH 13°04'52" EAST A DISTANCE OF 51.42 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 1,986 SQUARE FEET (0.0456 ACRE), MORE OR LESS.

**NOTES:**

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
6. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SPRINGS-MCKENZIE PLAT, RECORDED IN PLAT BOOK 165, PAGE 7, BROWARD COUNTY PUBLIC RECORDS. THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD IS SHOWN TO BEAR SOUTH 00°24'54" EAST.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON AUGUST 18, 2020. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

**THIS IS NOT A SURVEY**

**SHEET 1 OF 2**

	<b>CAULFIELD &amp; WHEELER, INC.</b>
	CIVIL ENGINEERING
	LANDSCAPE ARCHITECTURE - SURVEYING
	7900 GLADES ROAD - SUITE 100 BOCA RATON, FLORIDA 33434
	PHONE (561)-392-1991 / FAX (561)-750-1452

DAVID E. ROHAL REGISTERED LAND SURVEYOR NO. 4315 STATE OF FLORIDA L.B. 3591

DATE	8/18/20
DRAWN BY	der
F.B. / PG.	NONE
SCALE	NONE
JOB NO.	8281

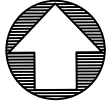
SPRINGS - MCKENZIE PLAT UTILITY EASEMENT (NORTH PORTION) SKETCH AND DESCRIPTION
---



30' RIGHT-OF-WAY VACATED  
(O.R.B. 40027, PG. 121, BCR)

WEST RIGHT-OF-WAY LINE  
(BASIS OF BEARINGS)

10' UTILITY EASEMENT  
(P.B. 165, PG. 7, BCR)



GRAPHIC SCALE

0 30' 60'



1 INCH = 60 FEET

P.O.C.  
N.E. CORNER TRACT "GB-1"

EAST LINE TRACT "GB-1"

S00°24'54"E  
53.90'

P.O.B.

N13°04'52"E  
51.42'

S89°35'06"W  
12.00'

12' UTILITY EASEMENT

AMENDED NON-VEHICULAR  
ACCESS LINE  
BY SEPARATE AGREEMENT

N00°24'54"W  
140.42'

S00°24'54"E  
190.51'

PARCEL "A"

# SPRINGS - MCKENZIE PLAT

(P.B. 165, PG. 7, BCR)

WEST SIDELINE  
12' UTILITY EASEMENT  
(P.B. 165, PG. 7, BCR)

NORTH LINE  
WARRANTY DEED  
(I.N. 116166642)

S90°00'00"W  
12.00'

(PROPOSED)  
12' ROAD EASEMENT

12' UTILITY EASEMENT TO BE ABANDONED  
(P.B. 165, PG. 7, BCR)

LYONS ROAD

(P.B. 2, PGS. 45-54, PBCR)  
(O.R.B. 14404, PG. 766, BCR)

THIS PORTION OF  
12' UTILITY EASEMENT  
NOT INCLUDED

TRACT "GB-1"

12' UTILITY EASEMENT  
(P.B. 165, PG. 7, BCR)

6' FPL EASEMENT  
(O.R.B. 1791, PAGE 72, BCR)

### LEGEND:

- I.N. - INSTRUMENT NUMBER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- PG. - PAGE
- BCR - BROWARD COUNTY RECORDS
- C - CENTERLINE

THIS IS NOT A SURVEY

SHEET 2 OF 2

CAULFIELD & WHEELER, INC.



CIVIL ENGINEERING

LANDSCAPE ARCHITECTURE - SURVEYING

7900 GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 8/18/20

DRAWN BY der

F.B./ PG. NONE

SCALE AS SHOWN

JOB NO. 8281

SPRINGS - MCKENZIE PLAT  
UTILITY EASEMENT (NORTH PORTION)  
SKETCH AND DESCRIPTION

**EXHIBIT "A"**

**DESCRIPTION:**

A PORTION OF TRACT "GB-1", SPRINGS - MCKENZIE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 165, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "GB-1"; THENCE ALONG THE EAST LINE OF SAID TRACT "GB-1", SOUTH 00°24'54" EAST A DISTANCE OF 53.90 FEET; THENCE SOUTH 89°35'06" WEST A DISTANCE OF 12.00 FEET TO THE WEST SIDELINE OF THAT CERTAIN DEDICATED 12.00 FOOT UTILITY EASEMENT AS SHOWN ON SAID PLAT; THENCE ALONG SAID WEST SIDELINE, SOUTH 00°24'54" EAST A DISTANCE OF 190.51 FEET TO THE NORTH LINE OF THAT CERTAIN WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 116166642 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST SIDELINE, SOUTH 00°24'54" EAST A DISTANCE OF 106.66 FEET; THENCE SOUTH 89°35'06" WEST A DISTANCE OF 12.00 FEET; THENCE ALONG A LINE 12.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH SAID WEST SIDELINE, NORTH 00°24'54" WEST A DISTANCE OF 106.75 FEET TO SAID NORTH LINE OF SAID WARRANTY DEED; THENCE ALONG SAID NORTH LINE NORTH 90°00'00" EAST A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 1,280 SQUARE FEET (0.0294 ACRE), MORE OR LESS.

**NOTES:**

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
6. BEARINGS SHOWN HEREON ARE REFERENCED TO THE SPRINGS-MCKENZIE PLAT, RECORDED IN PLAT BOOK 165, PAGE 7, BROWARD COUNTY PUBLIC RECORDS. THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD IS SHOWN TO BEAR SOUTH 00°24'54" EAST.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON AUGUST 18, 2020. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

**THIS IS NOT A SURVEY**

**SHEET 1 OF 3**

**CAULFIELD & WHEELER, INC.**  
CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE - SURVEYING  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452



DAVID E. ROHAL  
REGISTERED LAND  
SURVEYOR NO. 4315  
STATE OF FLORIDA  
L.B. 3591

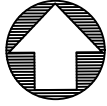
DATE	8/18/20
DRAWN BY	der
F.B. / PG.	NONE
SCALE	NONE
JOB NO.	8281

SPRINGS - MCKENZIE PLAT  
UTILITY EASEMENT (SOUTH PORTION)  
SKETCH AND DESCRIPTION

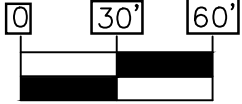
30' RIGHT-OF-WAY VACATED  
(O.R.B. 40027, PG. 121, BCR)

WEST RIGHT-OF-WAY LINE  
(BASIS OF BEARINGS)

10' UTILITY EASEMENT  
(P.B. 165, PG. 7, BCR)



GRAPHIC SCALE



1 INCH = 60 FEET

P.O.C.  
N.E. CORNER TRACT "GB-1"

EAST LINE TRACT "GB-1"  
S00°24'54"E  
53.90'

6' FPL EASEMENT  
(O.R.B. 1791, PAGE 72, BCR)  
12' UTILITY EASEMENT  
(P.B. 165, PG. 7, BCR)

N13°04'52"E  
51.42'

S89°35'06"W  
12.00'

AMENDED NON-VEHICULAR  
ACCESS LINE  
BY SEPARATE AGREEMENT

THIS PORTION OF  
12' UTILITY EASEMENT  
NOT INCLUDED

PARCEL "A"

# SPRINGS - MCKENZIE PLAT

(P.B. 165, PG. 7, BCR)

WEST SIDELINE  
12' UTILITY EASEMENT

P.O.B.

NORTH LINE  
WARRANTY DEED  
(I.N. 116166642)

SEE DETAIL "A"  
ON SHEET 3 OF 3

(PROPOSED)  
12' ROAD EASEMENT  
12' UTILITY EASEMENT TO BE ABANDONED  
(P.B. 165, PG. 7, BCR)

LYONS ROAD

(P.B. 2, PGS. 45-54, PBCR)  
(O.R.B. 14404, PG. 766, BCR)

12' UTILITY EASEMENT

N90°00'00"E  
12.00'

S00°24'54"E  
106.66'

N00°24'54"W  
106.75'

S89°35'06"W  
12.00'

TRACT "GB-1"

12' UTILITY EASEMENT  
(P.B. 165, PG. 7, BCR)

6' FPL EASEMENT  
(O.R.B. 1791, PAGE 72, BCR)

### LEGEND:

- I.N. - INSTRUMENT NUMBER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- PG. - PAGE
- BCR - BROWARD COUNTY RECORDS
- ⊕ - CENTERLINE

THIS IS NOT A SURVEY

SHEET 2 OF 3

**CAULFIELD & WHEELER, INC.**



CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 8/18/20

DRAWN BY der

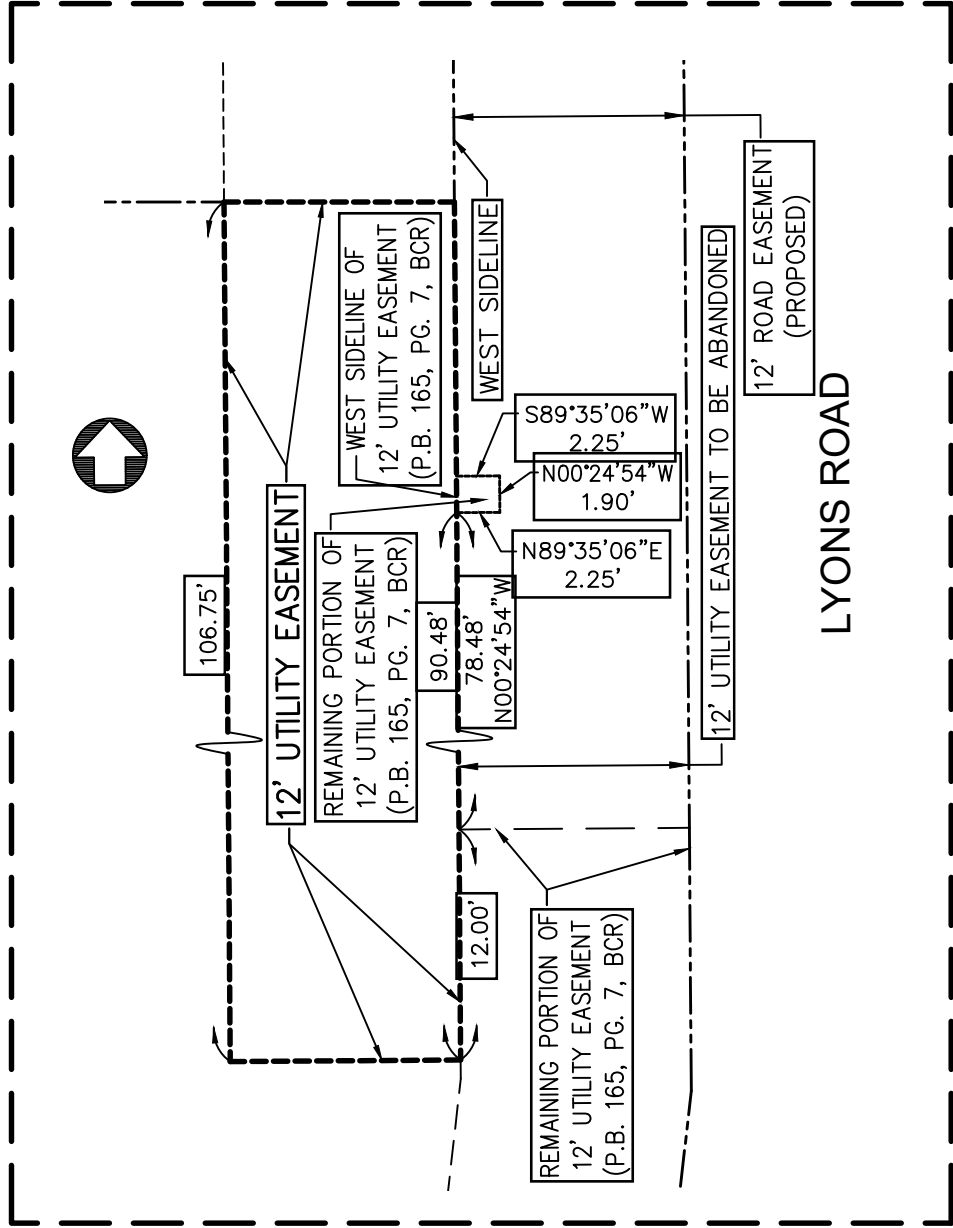
F.B./ PG. NONE

SCALE AS SHOWN

JOB NO. 8281

SPRINGS - MCKENZIE PLAT  
UTILITY EASEMENT (SOUTH PORTION)  
SKETCH AND DESCRIPTION

EXHIBIT "A"



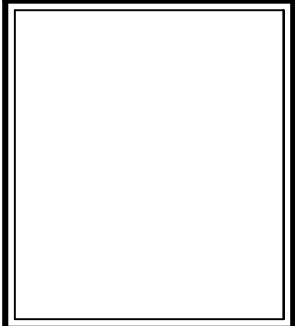
DETAIL "A"

1 INCH = 10 FEET

THIS IS NOT A SURVEY

SHEET 3 OF 3

**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
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DATE	8/18/20
DRAWN BY	der
F.B./ PG.	NONE
SCALE	AS SHOWN
JOB NO.	8281

SPRINGS - MCKENZIE PLAT  
 UTILITY EASEMENT (SOUTH PORTION)  
 SKETCH AND DESCRIPTION