

4577 Nob Hill Road, Suite 102  
Sunrise, FL 33351  
www.suntecheng.com

Certificate of Auth. #7097/LB 7019  
Phone (954) 777-3123  
Fax (954) 777-3114

December 19, 2019

Liz Aguiar  
Principle Planner  
City of Coconut Creek  
Urban Design and Development  
4800 West Copans Road  
Coconut Creek, Florida 33063

RE: Vacation of Easements Johnson Technology Park 3

Dear Ms. Aguiar

Please find attached the following information relative to the vacation of two utility easements in favor of the city on the above mentioned project

1. Site plan highlighting the portion of the easements to be vacated
2. Copy of the original easement document
3. Survey of the property
4. Sketch and legal of the portion of easement to be vacated
5. Water and sewer plan showing proposed and existing water and sewer for the site
6. Agent Authorization letter
7. Copy of the Deed for the property

As you can see by the attached water and sewer plan that portion of easement (ORB43759 PG974) which runs east is not being utilized as the water and sewer exists to the north of the easement. The portion of the easement as recorded in Instrument # 114989429 originally had sewer in it but said sewer was relocated as part of the Johnson Technology Park Phase 2 project and new easement given to the city. The documentation for the new easement is currently under review at the city. Therefore the easement to be vacated is no long required. This easement was in favor of the city and no other utility company's have a right to utilize the easement therefore a letter of no objection is not required by other utilities.

I trust the information submitted is sufficient for your needs and should you have any questions or require any additional information please feel free to call

Sincerely

Michael Gai

A portion of that certain Utility Easement as recorded in Official Records Instrument Number 114989429 and lying over and across a portion of Parcel "A", "JOHNSON ROAD COMMERCE CENTRE", according to the Plat thereof, as recorded in Plat Book 177, Page 8, both of the Public Records of Broward County, Florida, being more particularly described as follows:

**COMMENCE** at the southeast corner of said Parcel "A"; thence along the East line of said Parcel "A", North 00°25'40" West, 547.48 feet to the **POINT OF BEGINNING**; thence South 89°33'43" West, 84.51 feet; thence North 00°26'17" West, 73.54 feet; thence North 89°33'43" East, 15.00 feet; thence South 00°26'17" East, 58.54 feet; thence North 89°33'43" East, 69.51 to a point on aforementioned East line of Parcel "A"; thence along said line, South 00°25'40" East, 15.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Coconut Creek, Broward County, Florida, and containing 0.049 acres (2,146 square feet), more or less.

**SURVEYOR'S NOTES**

1. Measurements shown hereon are expressed in U.S. Survey feet and decimal parts thereof.
2. Sun-Tech Engineering, Inc. reserves the right to utilize any and all information obtained in the preparation of this Survey, including Sketch of Description for any other purposes.
3. This drawing may not be reproduced in whole or in part without the permission of Sun-Tech Engineering, Inc. Additions or deletions to the Sketch by other than the signing party is prohibited without the written consent of the signing party.
4. This drawing is not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
5. The certification contained herein is applicable to the preparation date or latest revision date, whichever applicable.
6. Some features shown hereon may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled measurements.
7. Sources of information used in the preparation of this Sketch and Description are as follows:  
 A) Plat of "JOHNSON ROAD COMMERCE CENTRE", Plat Book 177, Page 9;  
 B) Site Plan prepared by Sun-Tech Engineering, Job. No. 19-3965;  
 Unless otherwise noted the above referenced documents are recorded in the Public Records of Broward County, Florida.
8. Sun-Tech Engineering, Inc., is authorized to provide Surveying and Mapping Services by the State of Florida Department of Agriculture and Consumer Services, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
9. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
10. This sketch and description consists of 2 sheets and each sheet shall not be considered full, valid and complete unless attached to each other.
11. Bearings shown hereon are based on the record Plat and are relative to the South line of Parcel "A", bearing South 89°34'00" West.

Digitally signed by Donald L. Cooper  
 DN: cn=Donald L. Cooper, o=Sun-Tech Engineering Inc., ou=PSM6269, email=dcooper@suntech.com, c=US  
 Date: 2019.12.18 09:15:16 -05'00'

Donald L. Cooper

**SURVEYOR'S CERTIFICATION**

DATE	REVISION	BY	CHK.

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

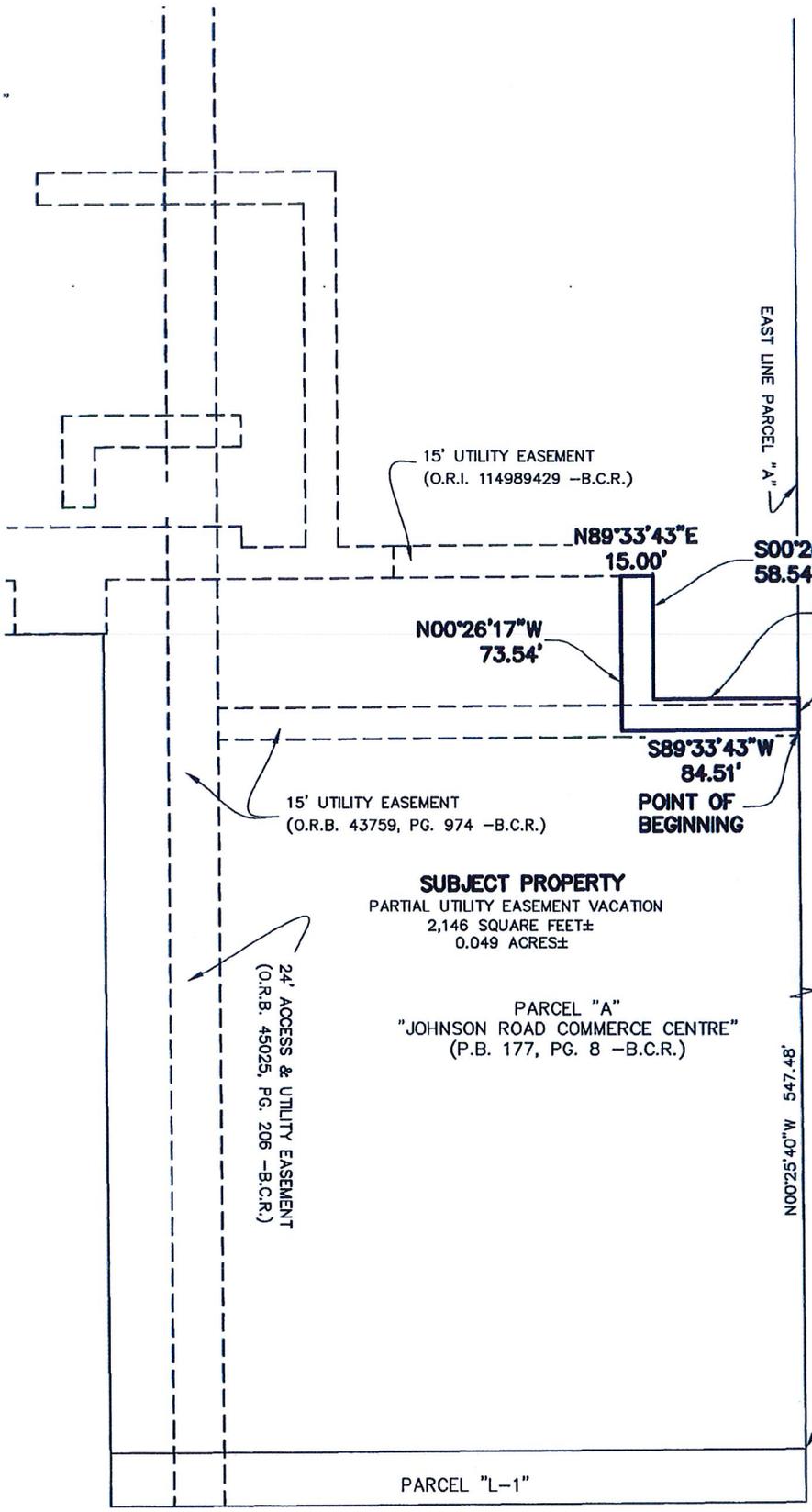
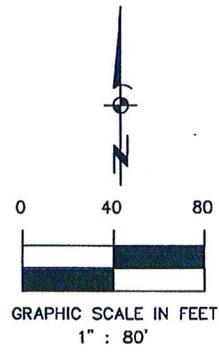
**Sun-Tech Engineering, Inc.**  
 Date of Preparation: December 10, 2019

*Donald L. Cooper* 12.11.2019  
 Donald L. Cooper, P.S.M Date  
 Professional Surveyor and Mapper  
 Florida Registration No. 6269



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3965sk1UEvac.dwg  
 JOB No.:  
**19-3965**



**KEY TO ABBREVIATIONS LEGEND**

B.C.R.	BROWARD COUNTY RECORDS
☉	CENTRELINE
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
(P)	PLAT
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
O.R.I.	OFFICIAL RECORDS INSTRUMENT
(TYP)	TYPICAL

JOHNSON ROAD



**Sun-Tech Engineering, Inc.**  
 Engineers - Planners - Surveyors

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3965sk2UEvac.dwg  
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# MAP OF BOUNDARY SURVEY

## FOR: ELITE ALUMINIUM

DESCRIPTION:  
PARCEL "L-1" JOHNSON ROAD COMMERCE CENTRE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGES 8 THROUGH 12 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH THE FOLLOWING:

A PORTION OF PARCEL "A", JOHNSON ROAD COMMERCE CENTRE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 177, PAGES 8 THROUGH 12 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°36'16" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 330.62 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 00°25'14" WEST, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 595.26 FEET; THENCE NORTH 89°34'00" EAST, A DISTANCE OF 42.23 FEET; THENCE NORTH 89°39'38" EAST, A DISTANCE OF 288.31 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A"; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE "ELITE PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGES 58 AND 59 OF SAID BROWARD COUNTY PUBLIC RECORDS, AND SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE TRACT "42" L.C. PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 173, PAGES 27 THROUGH 29 OF SAID BROWARD COUNTY PUBLIC RECORDS; THENCE SOUTH 00°25'40" EAST, ALONG THE EAST LINE OF SAID PARCEL "A" AND ALONG THE WEST LINE OF SAID TRACT "42" L.C. PLAT, A DISTANCE OF 595.00 FEET TO THE POINT OF BEGINNING.

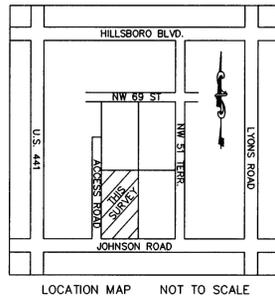
SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 205,014 SQUARE FEET OR 4.7065 ACRES MORE OR LESS.

### SURVEY NOTES:

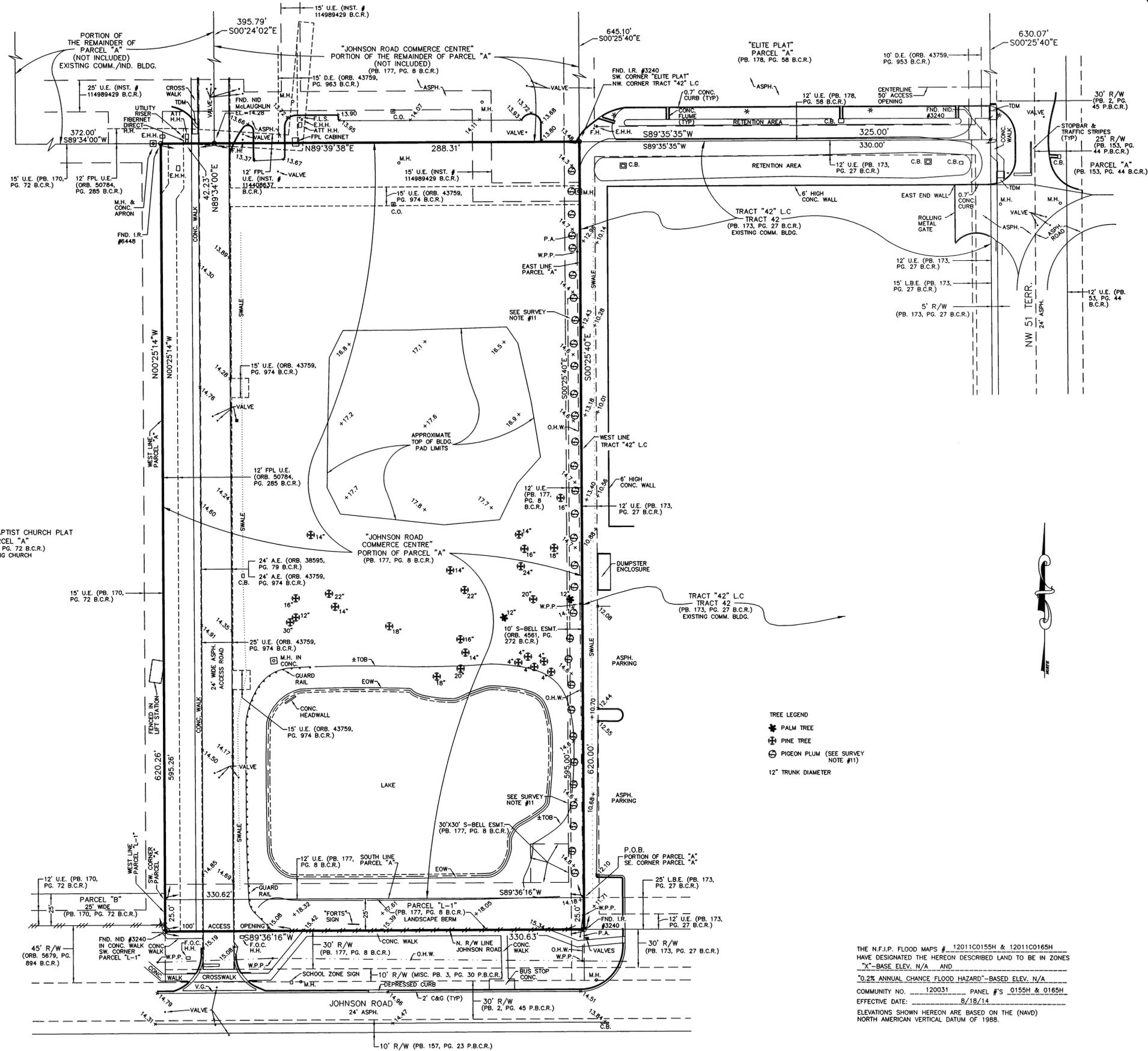
- ALL PROPERTY CORNERS ARE SET I.R. #3240 UNLESS NOTED OTHERWISE.
- THIS MAP OF BOUNDARY SURVEY IS NOT VALID UNLESS IT HAS THE SIGNATURE AND EMBOSSED SEAL OF THE CERTIFYING SURVEYOR.
- BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF JOHNSON ROAD COMMERCE CENTRE, (PB. 177, PG. 8 B.C.R.).
- BELOW GROUND IMPROVEMENTS AND/OR ENCROACHMENTS WERE NEITHER INVESTIGATED NOR LOCATED UNLESS SPECIFICALLY NOTED OTHERWISE.
- OWNERSHIP OF FENCES AND/OR WALLS ALONG THE PROPERTY BOUNDARIES WAS NOT DETERMINED.
- LEGAL DESCRIPTION SHOWN ABOVE WAS PREPARED BY PAUL E. BREWER AND ASSOC., INC.
- NO SEARCH OF THE PUBLIC RECORDS WAS DONE BY PAUL E. BREWER AND ASSOC., INC. REGARDING EASEMENTS OR OTHER SERVITUDES THAT MAY AFFECT THE SUBJECT PROPERTY.
- BENCHMARK OF ORIGIN: BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING BENCHMARK #2428, ELEVATION=15.890 (NGVD1929) OR ELEVATION=14.340 (NAVD1988).
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
- THE TOP OF BERM ALONG THE EAST BOUNDARY OF THE SUBJECT PROPERTY COINCIDES APPROXIMATELY WITH THE LINE OF PIGEON PLUM TREES.
- ALL THE PIGEON PLUM TREES ALONG THE EAST BOUNDARY OF THE SUBJECT PROPERTY ARE MORE LIKE SHRUBS WITH MULTIPLE SMALL DIAMETER (2" TO 3") STEMS/TRUNKS.
- THE LIMITS OF THE TREE LOCATION PER THE CLIENTS REQUEST IS AS FOLLOWS:  
THE WESTERN LIMITS IS THE EAST SIDE OF 24' WIDE ACCESS ROAD.  
THE SOUTHERN LIMITS IS THE NORTH SIDE OF PARCEL "L-1".  
THE EASTERN LIMITS IS THE LINE OF PIGEON PLUM TREES SHOWN HEREON.  
THE NORTHERN LIMITS IS THE NORTH BOUNDARY LINE OF THIS SURVEY.

### LEGEND:

A/C	AIR CONDITIONING	(N.R.)	NON-RADIAL
ASPH.	ASPHALT	NAIL IN DISC	NAIL IN DISC
A.E.	ACCESS EASEMENT	NIT.	NAIL IN TAB
APPROX.	APPROXIMATE	O.H.W.	OVERHEAD WIRES
BOC	BACK OF CURB	ORB.	OFFICIAL RECORD BOOK
BM.	BENCHMARK	O/S	OFFSET
BOL.	BOLLARD	P.O.B.	POINT OF BEGINNING
BLDG.	BUILDING	P.O.C.	POINT OF COMMENCEMENT
BFP	BACKFLOW PREVENTER	P.O.T.	POINT OF TERMINATION
BOW	BACK OF WALK	PB.	PLATBOOK
B.C.R.	BROWARD COUNTY RECORDS	P.C.P.	PERMANENT CONTROL POINT
COR.	CORNER	P.C.	POINT OF CURVATURE
COMM.	COMMERCIAL	P.R.C.	POINT OF REVERSE CURVATURE
CONC.	CONCRETE	P.C.C.	POINT OF COMPOUND CURVATURE
C&G	CURB AND GUTTER	P.I.	POINT OF INTERSECTION
CAV	CABLE TELEVISION	PL	PLAT
C.B.	CATCH BASIN	P.M.T.	PAVEMENT
C.L.F.	CHAIN LINK FENCE	PG.	PAGE
(C)	CALCULATED	P.A.	POLE ANCHOR
CHRD.	COVERED	PLTR.	PLANTER
COL.	COLUMN	PROP.	PROPOSED
CPP	CONCRETE POWER POLE	PVC	POLYVINYL CHLORIDE
C.O.	CLEANOUT	P.K.	PARKER KALON
(CFT)	CALCULATED FROM FIELD TRAVERSE	RET.	RETENTION
DESC.	DESCRIPTION	R	RADIUS
D	DRAINAGE EASEMENT	(RAD)	RADIAL
DIA.	DIAMETER	RES.	RESIDENCE
D.E.	DRAINAGE EASEMENT	REF.	REFERENCE
EL.	ELEVATION	R/W	RIGHT OF WAY
E.H.H.	ELECTRIC HANDHOLE	RNG.	RANGE
EXIST.	EXISTING	SEC.	SECTION
E.O.W.	EDGE OF WATER	SAN.	SANITARY
EOP	EDGE OF PAVEMENT	STA.	STATION
ESMT.	EASEMENT	S-BELL	SOUTHERN BELL
EXT.	EXTENDED	STY.	STORY
ELEC.	ELECTRIC	SEW.	SEWER
FIN. FL.	FINISHED FLOOR	SERV.	SERVICE
F.C.	FENCE CORNER	S.F.	SQUARE FEET
F.H.	FIRE HYDRANT	TWP.	TOWNSHIP
FPL	FLORIDA POWER & LIGHT	(TYP)	TYPICAL
FT.	FOOT	TAN.	TANGENT
FND.	FOUND	T.O.B.	TOP OF BANK
GAR.	GARAGE	U.E.	UTILITY EASEMENT
G.T.	GREASE TRAP	V.G.	VALLEY GUTTER
H.H.	HAND HOLE	W.F.	WOOD FENCE
INV.	INVERT	W.P.P.	WOOD POWER POLE
I.R.	IRON ROD	W.V.	WATER VALVE
I.P.	IRON PIPE	W.M.	WATER METER
IRRIG.	IRRIGATION	W.S.	WATER SERVICE
I.E.	INGRESS/EGRESS	Y.D.	YARD DRAIN
IND.	INDUSTRIAL	0.00	EXISTING ELEVATION
I.D.	IDENTIFICATION	0.00	PROPOSED ELEVATION
L.P.	ARC LENGTH	(C)	CENTERLINE
LQP.	LIQUID PROPANE	* L.P.	LIGHT POLE
MON.	MONUMENT	L.B.E.	LANDSCAPE BUFFER
(M)	MEASURED	P.B.C.R.	PALM BEACH COUNTY RECORDS
M.H.	MANHOLE	+15.19	SPOT ELEVATION
M.B.	METAL BOLLARD	INST. #	INSTRUMENT NUMBER
M.W.	MONITORING WELL		
M.R.F.	METAL RAIL FENCE		
M.F.	METAL FENCE		
MISC.	MISCELLANEOUS		



NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL



THE N.F.P. FLOOD MAPS # 12011C0155H & 12011C0165H HAVE DESIGNATED THE HEREON DESCRIBED LAND TO BE IN ZONES "X"-BASE ELEV. N/A AND "0.2% ANNUAL CHANCE FLOOD HAZARD"-BASED ELEV. N/A  
COMMUNITY NO. 120031 PANEL #'S 0155H & 0165H  
EFFECTIVE DATE: 8/18/14  
ELEVATIONS SHOWN HEREON ARE BASED ON THE (NAVD) NORTH AMERICAN VERTICAL DATUM OF 1988.



**PAUL E. BREWER & ASSOCIATES, INC.**  
12321 N.W. 35th Street  
Coral Springs, FL 33065  
PH: (954) 753-5210  
FAX: (954) 753-9813  
E-MAIL: BREWERIN@BELLSSOUTH.NET

### CERTIFICATION:

I HEREBY CERTIFY THAT THE ABOVE MAP OF BOUNDARY SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND CONFORMS WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER SJ-17.040, OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES, AS AMENDED.

DATED: 10/17/14

PAUL E. BREWER  
REGISTERED PROFESSIONAL SURVEYOR  
FLORIDA REGISTRATION NO. 3240

PARCELS "L-1" & A PORTION OF PARCEL "A",  
JOHNSON ROAD COMMERCE CENTRE  
(PB. 177, PG. 8 B.C.R.)

### NOTE:

THE UNDERSIGNED AND PAUL E. BREWER & ASSOCIATES, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LIMITS, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND OR EASEMENTS OF RECORD.

### SCALE:

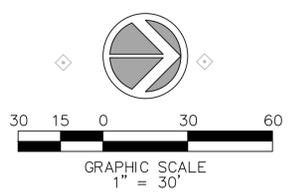
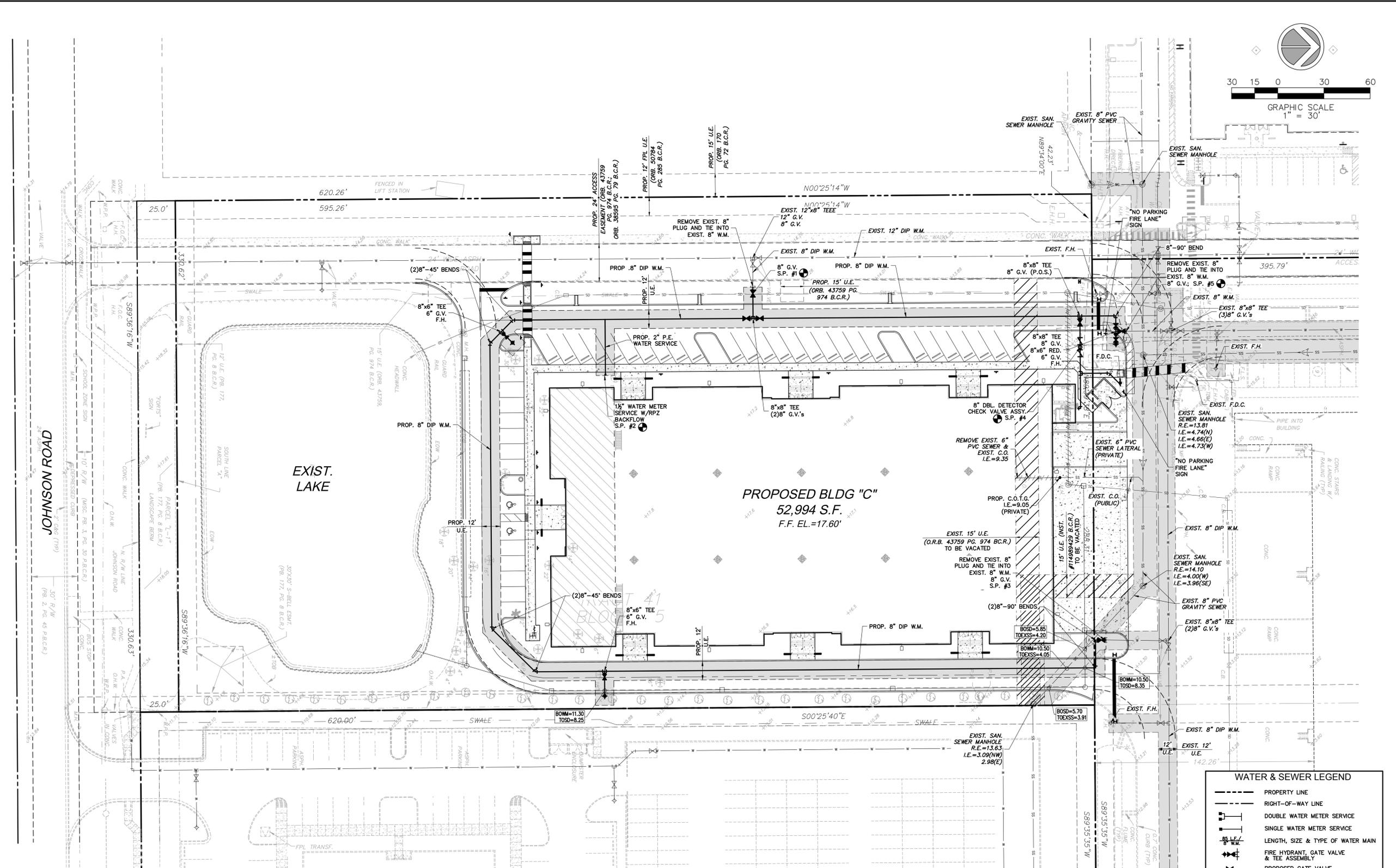
1" = 40'  
ELECTRONIC & FB/PG: FILE  
OTHERS: FILE  
DRAWN BY: A.F.F.  
CHKD. BY: WDK  
RPT# 14-47-1004-104-2019  
JOB NO: 19-60

### REVISIONS

REVISIONS	DATE	BY	CKD	FB/PG
ADD U.E. (INST. #114989429 B.C.R.) NOT A FIELD UPDATE	12/3/19	WDK	AFF	N/A
BLDG. PAD LOCATION & TOPOGRAPHY	10/2/19	WDK	AFF	N/A
TREE LOCATION & TOPOGRAPHY ALONG E. BOUNDARY (SEE SURVEY NOTES #10, #11 & #12)	9/24/19	WDK	AFF	N/A
SOUTH LEGAL ONLY	4/18/16	AFF	WDK	N/A

K:\PROJECTS\19-xxx\19-3965.dwg, C-3.2, 12/19/2019 12:54:00 PM, L1, Sun, Tech Engineering, Inc. (MAS), Sun, Tech Engineering, Inc. (MAS)

FILE: K:\PROJECTS\19-xxx\19-3965.dwg  
 PLOT DATE: 12/19/2019 12:54 PM BY: Miguel A. Sosa  
 LAYOUT: [C-3.2]



**NOTE:**  
 1. ALL TAPPING SLEEVES TO BE MECHANICAL JOINT.  
 2. FIRE HYDRANTS TO BE A MINIMUM 6' FROM FDC.  
 3. GATE VALVES SHALL BE A MINIMUM OF 12" AND MAXIMUM 5' FROM FIRE HYDRANTS.  
 4. DOUBLE VALVES REQUIRED IN ALL TIE-IN LOCATIONS.  
 5. WATER METERS SHALL NOT BE PLACED ON PAVED DRIVEWAYS OR SIDEWALKS.  
 6. BOLLARDS AND RPM'S SHALL BE INSTALLED BY FIRE HYDRANTS PER CITY STANDARDS.  
 7. FIRE HYDRANTS SHALL BE AMERICAN DARLING OR MUELLER CENTURIUM.

**WATER & SEWER LEGEND**

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	DOUBLE WATER METER SERVICE
	SINGLE WATER METER SERVICE
	LENGTH, SIZE & TYPE OF WATER MAIN
	FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY
	PROPOSED GATE VALVE
	PROPOSED CHECK VALVE
	BACTERIOLOGICAL SAMPLING POINT
	EXISTING OR FUTURE UTILITIES
	DRAINAGE STRUCTURE w/PIPE
	D.I.P. PIPE
	RIM ELEVATION
	INVERT ELEVATION
	MANHOLE DESIGNATION
	LENGTH & SLOPE OF PIPE
	DOUBLE SEWER LATERAL
	SINGLE SEWER LATERAL
	CLEAN OUT TO GRADE
	PROP LIGHT POLE

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**REVISIONS**

NO.	DATE	DESCRIPTION

**JOHNSON TECHNOLOGY PARK III**  
 CITY OF COCONUT CREEK  
 FLORIDA  
**WATER AND SEWER PLAN**

DATE: 8/15/19  
 SCALE: 1"=30'  
 DESIGNED BY: M.G.  
 DRAWN BY: M.A.S.  
 JOB #: 19-3965



Date: December 16, 2019  
 This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET No.  
 C-3.2



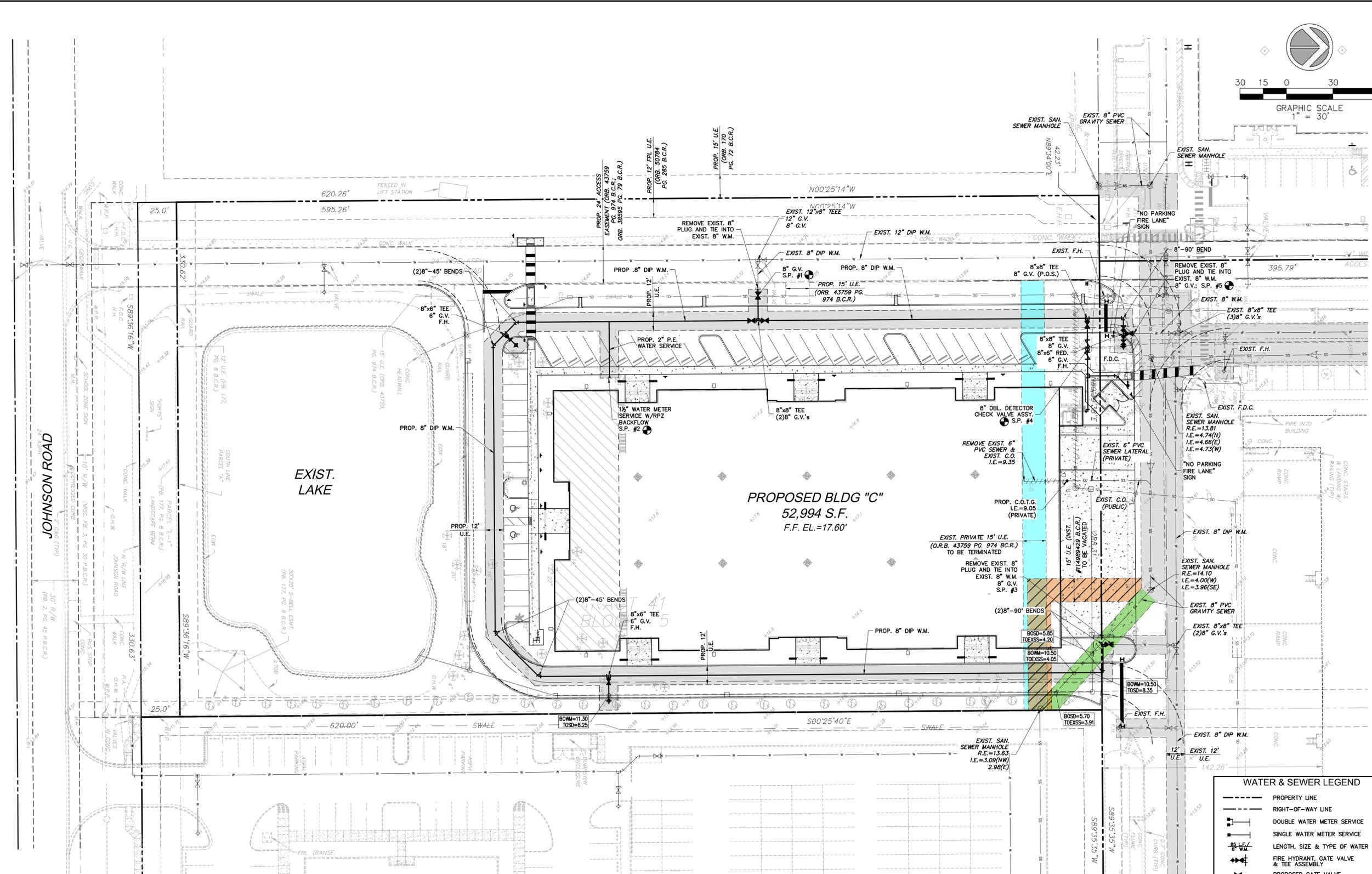
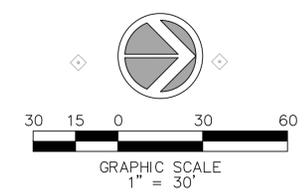
NO.	DATE	DESCRIPTION

**JOHNSON TECHNOLOGY PARK III**  
 CITY OF COCONUT CREEK  
 FLORIDA  
**WATER AND SEWER PLAN**

DATE: 8/15/19  
 SCALE: 1"=30'  
 DESIGNED BY: M.G.  
 DRAWN BY: M.A.S.  
 JOB #: 19-3965



Date: January 24, 2020  
 This item has been digitally signed and sealed by CLIFFORD R. LOUTAN, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



- PRIVATE EASEMENT TO BE TERMINATED
- RELOCATED SEWER MAIN OUT EASEMENT
- EXIST. CITY OF COCONUT CREEK UTILITY EASEMENT TO BE VACATED

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	RIM ELEVATION
	INVERT ELEVATION
	MANHOLE DESIGNATION
	LENGTH & SLOPE OF PIPE
	DOUBLE SEWER LATERAL
	SINGLE SEWER LATERAL
	CLEAN OUT TO GRADE
	PROP LIGHT POLE