

1 October 2018

Liz Aguiar, Principal Planner
City of Coconut Creek
4800 W. Copans Road
Coconut Creek, FL 33063
954-973-6756 / laguiar@coconutcreek.net

**Re: Chick-Fil-A restaurant – Village Shoppes (NEC Wiles Road and N. State Road 7)
Parcel ID number 484218150010**

Underground Utility Waiver
Justification Letter

Chick-Fil-A, Inc (the "Applicant"), is the prospective lessee of property located at 4690 N. State Road 7, which is generally located on the northeast corner of Wiles Road and N. State Road 7 in the City of Coconut Creek. The applicant is currently proposing to develop a 4,151 square foot single-story Chick-Fil-A restaurant including drive through facilities on a ±1.09-acre vacant pad within the Village Shoppes of Coconut Creek shopping center. The Shopping Center is zoned PCD, Planned Commerce District, and the parcel to be developed is associated with folio number 484218150010, owned by Village Shoppes at Coconut Creek Investments LLC (hereto "Property Owner").

Pursuant to City of Coconut Creek land development code, section 13-142, all utilities for new commercial/retail development applications to be located within or in the public rights-of-way adjacent to the development shall be installed underground. Existing overhead utilities on public rights-of-way adjacent to the new development and within that development even if not in the public rights-of-way shall be converted to underground utilities at the developer's and/or owner's cost, provided that, where applicable, such cost is determined pursuant to a utility's tariffs, such as those of Florida Power & Light Company, that are approved by the enforceable by the Florida Public Service Commission.

The proposed parcel to be developed has the following utilities services abutting State Road 7:

- **Florida Power and Light (FPL):** In 2008, FPL already installed all their facilities underground, simultaneous to the infrastructure construction for the shopping plaza. The overhead power lines that are located on the east side of State Road 7 are on FPL transmission poles and carry voltages of 138,000 (138KV) - therefore, cannot be placed underground. No underground FPL facilities are therefore being proposed for this project.
- **AT&T:** AT&T has three (3) fiber optic cables going north on State Road 7, and all three share a splice location point on the SE corner of Wiles and State Road 7. These were installed in the 1990s along the FPL transmission lines on State Road; some of those cables are in 1,500'-2,000' sections.

By means of this letter, the applicant is requesting relief from the undergrounding requirements under section 13-142 for the proposed Chick-Fil-A development. This code section provides certain criteria to exempt undergrounding projects; for instance, electrical transmission or distribution lines with a rated load of more than 27 kV (27,000 volts) are be exempt from the requirements of this section. The only FPL aerial lines along State Road 7 greatly exceed the rated voltage at 138,000 (138KV). These facilities

cannot be placed underground; therefore, are qualified for a waiver under the pertinent section of Code of Ordinance.

Further, the applicant seeks relief from the undergrounding requirement for the AT&T facilities servicing the area as well. Undergrounding the AT&T fiber optic cables would require constructing a directional bore under Wiles Road and construction of a new line along State Road 7 extending up to the Sawgrass Expressway – approximately one mile northward from the parcel the applicant is seeking to develop – due to splicing complications. It is anticipated AT&T would need to run between 1,500 feet up to 4,300 feet of new cable. This effort would require consent and participation from all the property owners and utility providers abutting the right-of-way for the undergrounding project, which fall outside of the Chick-Fil-A parcel property owner jurisdiction or control, and still would not address or remove the overhead transmission lines or poles from the subject parcel to be developed. Aside from the coordination challenges, AT&T does not have any approved utility's tariffs or fund program enforceable by the Florida Public Service Commission for the Applicant to participate in.

Due to the electrical configuration of utilities on the subject property, the undergrounding of AT&T facilities is unfeasible due to the lengths and location of their facilities. Finally, these facilities are on FPL-owned transmission lines that cannot be placed underground due to the voltage they carry – and therefore the project would place a measurable, undue hardship to the applicant, property owner and AT&T in order to develop the vacant parcel for the Shopping Center with limited benefit to the public.

Thank you for the consideration. For any questions, please do not hesitate to contact us at (954) 314-8468.



Jenny Baez | Project Coordinator
Bowman Consulting

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jbaez@bowmanconsulting.com | bowmanconsulting.com



13450 West Sunrise Blvd, Suite 320, Sunrise FL 33323

Engineer's Opinion of Probable Cost

Project Name: Chick-Fil-A // Village Shoppes at Coconut Creek

Date: October 2018

Project No.: 17110005

Prepared by: William Pfeffer, P.E.

The following is an estimate of the anticipated construction costs to underground the existing aerial AT&T fiber optic cable line along the frontage of the proposed Chick-Fil-A parcel located 4690 N State Road 7, Coconut Creek. This cost estimate does not include the cost of construction for any required directional bores or extension of electric configurations beyond the property line of the proposed site to be developed.

Item#	Quantity	Unit	Description	Unit Price		Total
	235.01	LS	Swale excavation, incl. labor	\$ 15.00	\$	3,525.15
0633 1420	235.01	LF	Fiber Optic Cable, relocation / underground	\$ 25.29	\$	5,943.40
	1	LS	One (1) hand-hole	\$ 1,500.00	\$	1,500.00
				TOTAL:	\$	10,968.55

William Pfeffer, P.E.

Florida License No. 73058

Bowman Consulting Group, Ltd.

Board of Professional Engineers –
Certificate of Authorization No. 30462



9 SANDALFOOT

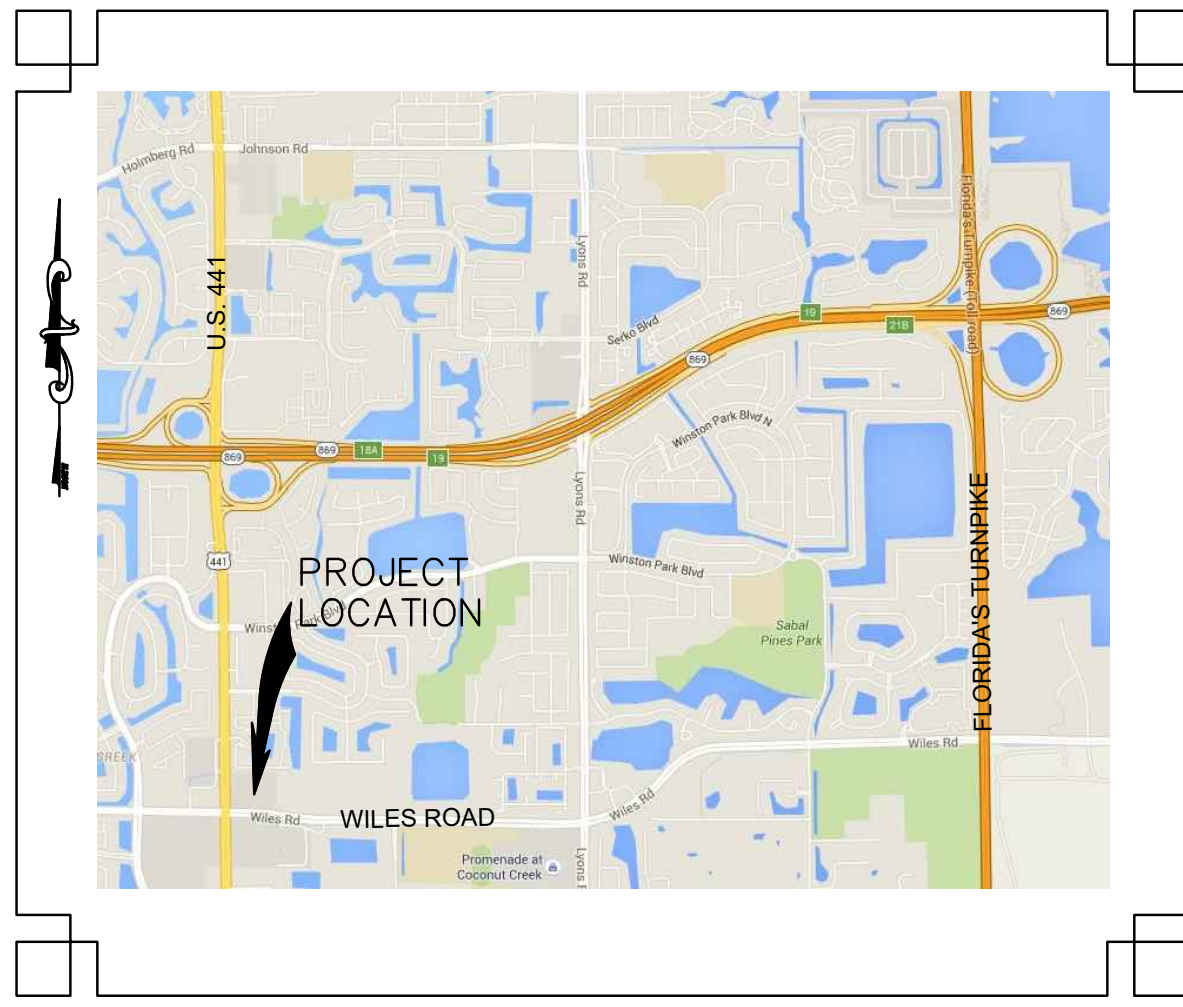
WELCOME



FedEx FedEx

FRANK KOMINSKY

**ALTA/NSPS LAND TITLE SURVEY
BOUNDARY AND TOPOGRAPHIC SURVEY
TRACT "B" OF ALEXANDER - YOUNG PLAT , PLAT BOOK 164, PAGE 10
LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA**



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

PARCEL 1:
A PARCEL OF LAND LYING WITHIN AND BEING A PORTION OF TRACT B, ALEXANDER-YOUNG PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 164, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT B, SAID ALEXANDER-YOUNG PLAT, THENCE NORTH 89°37'35" EAST ALONG THE NORTH LINE OF SAID TRACT B, A DISTANCE OF 208.01 FEET; THENCE SOUTH 01°00'19" EAST A DISTANCE OF 235.01 FEET; THENCE SOUTH 89°37'35" WEST A DISTANCE OF 208.01 FEET TO THE WEST LINE OF SAID TRACT B; THENCE NORTH 01°00'19" WEST ALONG SAID WEST LINE A DISTANCE OF 235.01 FEET TO THE POINT OF BEGINNING.

CONTAINING +/- 48,883 SQUARE FEET OR 1.1222 ACRES MORE OR LESS.

PARCEL 2:
TOGETHER WITH THOSE CERTAIN NON-EXCLUSIVE EASEMENTS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS AND VARIOUS UTILITIES FOR THE BENEFIT OF PARCEL 1 CREATED IN THAT CERTAIN EASEMENT GIVEN BY CHIANTI ASSOCIATES, LLC, IN FAVOR OF REGIONS BANK, DATED JULY 24, 2008, RECORDED MAY 28, 2009 IN OFFICIAL RECORDS BOOK 46261, PAGE 145, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

A.L.T.A. COMMITMENT
FIDELITY NATIONAL TITLE
SCHEDULE B - SECTION II
TITLE COMMITMENT: ORDER NO.: FTPA15-18023,
EFFECTIVE DATE: OCTOBER 24, 2017 AT 8:00 AM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT:
NOT A SURVEY MATTER.
2. TAXES AND ASSESSMENTS FOR THE YEAR 2017 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
NOT A SURVEY MATTER.
3. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
4. INTENTIONALLY DELETED
5. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
6. INTENTIONALLY DELETED
7. THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE ARISING AS THE RESULT OF UNPAID CHARGES FOR PUBLIC UTILITIES FURNISHED BY ANY COUNTY, MUNICIPALITY, OR PUBLIC SERVICE CORPORATION, WHICH MAY BE OR MAY BECOME A LIEN UPON THE LAND INSURED HEREBY UNDER ANY PROVISION OF THE FLORIDA STATUTES, INCLUDING SECTION 159.17, AND/OR ANY COUNTY, MUNICIPAL, OR SPECIAL TAXING DISTRICT ASSESSMENT, INCLUDING THOSE LEVIED UNDER THE PROVISIONS OF CHAPTER 190, FLORIDA STATUTES.
NOT A SURVEY MATTER.
8. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF ALEXANDER - YOUNG PLAT, AS RECORDED IN PLAT BOOK 164, PAGE 10, AS AFFECTED BY AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT RECORDED IN OFFICIAL RECORDS BOOK 27347, PAGE 912, OFFICIAL RECORDS BOOK 32520, PAGE 1780, AND OFFICIAL RECORDS BOOK 45357, PAGE 1106, AND AS AFFECTED BY NOTICES IN OFFICIAL RECORDS BOOK 27347, PAGE 925 AND OFFICIAL RECORDS BOOK 45357, PAGE 1115; AND AS AFFECTED BY THE ORDINANCE RECORDED IN OFFICIAL RECORDS BOOK 45025, PAGE 295, AND AS AFFECTED BY THE RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 45575, PAGE 1248, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (AS TO PARCEL 2).
ALL LISTED ABOVE ARE NOT SURVEY ITEMS EXCEPT: THE PLATTED EASEMENTS AS SHOWN, AND A 12-FOOT WIDE UTILITY AND DRAINAGE EASEMENT ALONG TRACT "B" EASTERN BOUNDARY LINE VACATED, IN O.R.B. 45025, PAGE 295/O.R.B. 45575, PAGE 1248.
9. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF SPEAR PLAT, AS RECORDED IN PLAT BOOK 170, PAGE 82, AS AFFECTED BY AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT RECORDED IN OFFICIAL RECORDS BOOK 38233, PAGE 1435, OFFICIAL RECORDS BOOK 39788, PAGE 751, OFFICIAL RECORDS BOOK 42405, PAGE 1760, AND OFFICIAL RECORDS BOOK 45189, PAGE 295; AND AS AFFECTED BY THE NOTICES RECORDED IN OFFICIAL RECORDS BOOK 38233, PAGE 1443, OFFICIAL RECORDS BOOK 39788, PAGE 759, OFFICIAL RECORDS BOOK 42405, PAGE 1768, AND OFFICIAL RECORDS BOOK 45189, PAGE 304; AND AS AFFECTED BY THE ORDINANCES RECORDED IN OFFICIAL RECORDS BOOK 45025, PAGE 328 AND IN OFFICIAL RECORDS BOOK 45025, PAGE 333; AND AS AFFECTED BY THE RESOLUTIONS RECORDED IN OFFICIAL RECORDS BOOK 45575, PAGE 1460 AND IN OFFICIAL RECORDS BOOK 45575, PAGE 1504, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (AS TO PARCEL 1).
ALL LISTED ABOVE ARE NOT SURVEY ITEMS OR DO NOT AFFECT THE PROPERTY.
10. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF STATE ROAD 7 RIGHT OF WAY MAP AS RECORDED IN RIGHT OF WAY MAP BOOK 13, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (AS TO PARCEL 2).
DOES NOT AFFECT THE PROPERTY.
11. AGREEMENT RELATING TO THE EXTENSION OF WILES ROAD RECORDED IN OFFICIAL RECORDS BOOK 20912, PAGE 528, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (AS TO PARCEL 2).
DOES NOT AFFECT THE PROPERTY.
12. ORDINANCE RECORDED IN OFFICIAL RECORDS BOOK 26295, PAGE 242, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (AS TO PARCEL 2).
AFFECTS THE PROPERTY, NOT A SURVEY MATTER.
13. ROAD IMPACT AGREEMENT RECORDED AUGUST 29, 1997 IN OFFICIAL RECORDS BOOK 26926, PAGE 328, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (AS TO PARCEL 2).
AFFECTS THE PROPERTY, NOT A SURVEY MATTER.
14. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 3, 1997, IN OFFICIAL RECORDS BOOK 27355, PAGE 813, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (AS TO PARCEL 2).
NOT A SURVEY MATTER.
15. ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 27355, PAGE 834, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (AS TO PARCEL 2).
AFFECTS THE PROPERTY AS SHOWN.
16. ACCESS AND FILL EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 27355, PAGE 847, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (AS TO PARCEL 2).
AFFECTS THE PROPERTY AS SHOWN.
17. CROSS ACCESS, DRAINAGE AND UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 27355, PAGE 858, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (AS TO PARCEL 2).
AFFECTS THE PROPERTY BUT NOT PLOTTABLE.
18. RESOLUTION NO. 99-6 AND EASEMENT RECORDED AUGUST 25, 1999 IN OFFICIAL RECORDS BOOK 29786, PAGE 1325, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (AS TO PARCEL 1).
DOES NOT AFFECT THE PROPERTY.

19. DECLARATION OF COVENANTS FOR ACCESS RECORDED AUGUST 23, 2000 IN OFFICIAL RECORDS BOOK 30789, PAGE 1097, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (AS TO PARCEL 1).
DOES NOT AFFECT THE PROPERTY.
20. RESOLUTION NO. 2001-145 BY THE CITY COMMISSION OF COCONUT CREEK RECORDED IN OFFICIAL RECORDS BOOK 32498, PAGE 315, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (AS TO PARCEL 2).
AFFECTS THE PROPERTY, NOT A SURVEY MATTER.
21. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY FILED DECEMBER 11, 2003 IN OFFICIAL RECORDS BOOK 36574, PAGE 1971, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (AS TO PARCEL 2).
AFFECTS THE PROPERTY AS SHOWN.
22. RESTRICTIONS CONTAINED IN SPECIAL WARRANTY DEED FROM BMS COCONUT CREEK, LLC TO SHELTON DEALERSHIPS, INC. RECORDED JUNE 10, 2005 IN OFFICIAL RECORDS BOOK 39825, PAGE 1447, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (AS TO PARCEL 1).
ONLY ADJACENT LANDS TO EAST (PARCEL 1) ARE DESCRIBED, NOT A SURVEY MATTER.
23. STORM WATER RETENTION EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 44572, PAGE 1063, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (AS TO PARCELS 1 AND 2).
DOES NOT AFFECT THE PROPERTY.
24. WATER AND WASTEWATER AGREEMENT BETWEEN THE CITY OF COCONUT CREEK AND COCONUT CREEK DEVELOPMENT, LLC, RECORDED IN OFFICIAL RECORDS BOOK 45025, PAGE 300, AS AFFECTED BY THE AMENDMENT RECORDED IN OFFICIAL RECORDS BOOK 47022, PAGE 628, AND AS AMENDED IN OFFICIAL RECORDS BOOK 47440, PAGE 506, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (AS TO PARCELS 1 AND 2).
AFFECTS THE PROPERTY AS SHOWN.
25. EASEMENT TO FLORIDA POWER LIGHT COMPANY, ITS LICENSEES, AGENTS, SUCCESSORS, AND ASSIGNS RECORDED IN OFFICIAL RECORDS BOOK 45931, PAGE 1976, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (AS TO PARCELS 1 AND 2).
AFFECTS THE PROPERTY AS SHOWN.
26. ORDINANCE RECORDED IN OFFICIAL RECORDS BOOK 47989, PAGE 1270, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (AS TO PARCELS 1 AND 2).
AFFECTS THE PROPERTY, NOT A SURVEY MATTER.
27. UTILITY EASEMENT TO THE CITY OF COCONUT CREEK RECORDED IN OFFICIAL RECORDS BOOK 48592, PAGE 1809, AS AFFECTED BY THE RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 48592, PAGE 1797, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (AS TO PARCELS 1 AND 2).
AFFECTS THE PROPERTY AS SHOWN.
28. WATER AND WASTEWATER AGREEMENT BY AND BETWEEN THE CITY OF COCONUT CREEK AND CHIANTI ASSOCIATES, LLC, RECORDED IN OFFICIAL RECORDS BOOK 50338, PAGE 1536, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (AS TO PARCELS 1 AND 2).
AFFECTS THE PROPERTY BUT IS NOT PLOTTABLE (BLANKET EASEMENT).
29. MORTGAGE, SECURITY AGREEMENT AND ASSIGNMENT OF RENTS AND LEASES EXECUTED BY VILLAGE SHOPPES OF COCONUT CREEK INVESTMENTS, LLC, IN FAVOR OF MERCANTIL COMMERCEBANK, N.A., DATED FEBRUARY 11, 2015, RECORDED FEBRUARY 17, 2015 IN INSTRUMENT NUMBER 112814840, TOGETHER WITH ASSIGNMENT OF RENTS AND LEASES DATED FEBRUARY 11, 2015, RECORDED FEBRUARY 17, 2015 IN INSTRUMENT NUMBER 112814841, TOGETHER WITH STATE OF FLORIDA UCC FINANCING STATEMENT RECORDED FEBRUARY 17, 2015, IN INSTRUMENT NUMBER 112814842, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (AS TO PARCELS 1 AND 2).
NOT A SURVEY MATTER.
30. MATTERS AS SHOWN ON THE SURVEY BY BOWMAN CONSULTING, DATED JANUARY 8, 2016, LAST REVISED SEPTEMBER 21, 2018, UNDER JOB NO. 010014-01-034, AS FOLLOWS:
A. SANITARY SEWER BOX ENCLOSED OUTSIDE OF EASEMENT IN ORB 45025 PG 300, ORB 47022 PG 628 & ORB 48592 PG 1809
B. BOLLARDS AND GUARDRAIL ENCROACH INSIDE OF THE EASEMENT IN ORB 45025 PG 300, ORB 47022 PG 628 & ORB 48592 PG 1809
31. TERMS AND CONDITIONS IN THAT CERTAIN EASEMENT GIVEN BY CHIANTI ASSOCIATES, LLC IN FAVOR OF REGIONS BANK, DATED JULY 24, 2008, RECORDED MAY 28, 2009, IN OFFICIAL RECORDS BOOK 46261, PAGE 145, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
AFFECTS THE PROPERTY, NOTHING TO PLOT.
32. TERMS, CONDITIONS AND PROVISIONS IN THAT CERTAIN LEASE EXECUTED BY CHIANTI ASSOCIATES, LLC, AS LESSOR/LANDLORD, AND REGIONS BANK, AS LESSEE/TENANT, DATED APRIL 17, 2007, AND AS AMENDED BY BY FIRST AMENDMENT TO GROUND LEASE AGREEMENT DATED APRIL 11, 2011, AND AS FURTHER AMENDED BY THAT CERTAIN SECOND AMENDMENT TO GROUND LEASE DATED FEBRUARY 06, 2015, AS DISCLOSED BY THAT CERTAIN MEMORANDUM OF LEASE AGREEMENT DATED JULY 24, 2008, RECORDED MAY 28, 2009 IN OFFICIAL RECORDS BOOK 46261, PAGE 140, AS AFFECTED BY THE LIMITED WAIVER OF RIGHT OF FIRST REFUSAL DATED FEBRUARY 11, 2015, RECORDED FEBRUARY 13, 2015 IN OFFICIAL RECORDS INSTRUMENT 112809862, AS AFFECTED BY THE SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT DATED FEBRUARY 11, 2015, RECORDED FEBRUARY 13, 2015 IN OFFICIAL INSTRUMENT 112809861, AS ASSUMED BY CHICK-FIL-A, INC., A GEORGIA CORPORATION IN THE _____ DATED _____, 2017, RECORDED _____, 2017 IN OFFICIAL RECORDS INSTRUMENT _____, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
AFFECTS THE PROPERTY, NOTHING TO PLOT.

SURVEYOR'S NOTES:

1. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS OR EXCEEDS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS 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.

THE TOPOGRAPHIC SURVEY SHOWN ON SHEET 2 WAS PERFORMED IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(B), 7(A)(B)(1), 8, 9, 11, 13, 16, 17, 18, 20 AND 21 OF TABLE "A" AND WAS PERFORMED IN ACCORDANCE WITH THE "MEASUREMENT STANDARDS FOR LAND TITLE SURVEYS" AS ADOPTED BY THE AMERICAN CONGRESS ON SURVEYING AND MAPPING, THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, AND THE AMERICAN LAND TITLE ASSOCIATION. SAID SURVEY WAS PREPARED UTILIZING FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT ORDER NO.: FTPA15-18023, EFFECTIVE DATE: OCTOBER 24, 2017 AT 8:00AM, NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.

2. THE BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED DEED BEARING OF N89°37'35"E ALONG THE SOUTH LINE OF TRACT B OF THE ALEXANDER-YOUNG PLAT, PLAT BOOK 164, PAGE 10 OF THE BROWARD COUNTY PUBLIC RECORDS.

3. THE ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE BASED UPON THE FOLLOWING BENCHMARKS AS PUBLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION PROJECT NETWORK CONTROL FINANCIAL PROJECT ID 427937-1-52-01 FOR STATE ROAD 7 IN BROWARD COUNTY:

"C-10"
F.D.O.T. BRASS DISC IN CONCRETE STAMPED "7 86 07 C10"
EL. = 14.44' (NAVD88)

"BM-12"
F.D.O.T. BRASS DISC IN CONCRETE STAMPED "7 86 07 B12"
EL. = 14.44' (NAVD88)

4. THIS SURVEY WAS PERFORMED UTILIZING G.P.S.-R.T.K. PROCEDURES AND TRADITIONAL SURVEY PROCEDURES WITH REDUNDANT MEASUREMENTS, AND HAS A HORIZONTAL AND VERTICAL POSITIONAL TOLERANCE OF 0.10 FEET.

5. THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD, PER FLOOD INSURANCE RATE MAP NUMBER 12011C0165H, DATED AUGUST 18, 2014.

6. THE EXPECTED USE OF THE LAND BOUND BY THIS SURVEY, AS CLASSIFIED IN CHAPTER 5J-17.05(1)(B)15 B II, F.A.C. IS "COMMERCIAL/HIGH RISK" WITH THE MINIMUM LINEAR CLOSURE FOR THIS TYPE OF BOUNDARY SURVEY TO BE 1 FOOT IN 10,000 FEET (1:10,000). THE ACCURACY OBTAINED BY REDUNDANT MEASUREMENT, OBSERVATION AND CALCULATION OF THE CLOSED GEOMETRIC FIGURE FOR THIS SURVEY WAS DETERMINED TO EXCEED SAID REQUIREMENT.

7. SUBSURFACE OR UNDERGROUND UTILITIES OR FOUNDATIONS HAVE NOT BEEN LOCATED AND ARE NOT A PART OF THIS SURVEY.

NOTE - WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

8. THE CURRENT ZONING OF THIS PROPERTY IS "PCD" (PLANNED COMMERCIAL DISTRICT) AND DEVELOPMENT OF THE OVERALL SHOPPING CENTER IS GOVERNED BY THE VILLAGE SHOPPES OF COCONUT CREEK PCD.

THE FUTURE LAND USE DESIGNATION OF THE PROPERTY IS "COMMERCIAL AND EMPLOYMENT CENTER".

BUILDING SETBACKS:
FRONT (WEST): 25' FROM THE INTERIOR LINE OF THE LANDSCAPE BUFFER
LEFT SIDE (NORTH): 25' FROM THE INTERIOR LINE OF THE LANDSCAPE BUFFER
RIGHT SIDE (SOUTH): 25' FROM THE INTERIOR LINE OF THE LANDSCAPE BUFFER
REAR (EAST): 25' FROM THE INTERIOR LINE OF THE LANDSCAPE BUFFER

LANDSCAPE SETBACKS:
A. FRONT (WEST): 25'
B. LEFT SIDE (NORTH): 15'
C. RIGHT SIDE (SOUTH): 5'
D. REAR (EAST): 5'

EXISTING PARKING:
53 - REGULAR SPACES
2 - HANDICAP SPACES
55 - TOTAL SPACES

9. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF AND ARE PLAT DISTANCES UNLESS OTHERWISE NOTED.

10. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

SURVEYOR'S CERTIFICATION:

TO: CHICK-FIL-A, INC. A GEORGIA CORPORATION
FIDELITY NATIONAL TITLE INSURANCE COMPANY
TROUTMAN SANDERS LLP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(B), 7(A)(B)(1), 8, 9, 11, 13, 16, 17, 18, 20 AND 21 OF TABLE A THEREOF.

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

ALSO

I FURTHER CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS 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.


STEVEN N. BRICKLEY
FLORIDA SURVEYOR AND MAPPER
REGISTRATION NO. 6841
SBICKLEY@BOWMANCONSULTING.COM
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEPTEMBER 17, 2018
DATE OF LAST FIELDWORK

BOWMAN CONSULTING GROUP, LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
(LB 8030 = LICENSED BUSINESS NUMBER 8030)



Bowman Consulting Group, Ltd., Inc.
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Shuttl, FL 34994
Phone: (772) 283-1413
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A.L.T.A. BOUNDARY AND TOPOGRAPHIC SURVEY
CHICK-FIL-A, INC.
FSU# 3841
BROWARD COUNTY
FLORIDA

PROJECT NO
010014-01-034

REVISIONS	
DATE	DESCRIPTION
9/21/18	UPDATED SURVEY
11/10/17	UPDATED TITLE
3/24/16	PER COMMENTS

DATE	DESCRIPTION
FIELD BOOK	PAGE

TNY DRAWN	A.C.D. CHKD
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SCALE H: N/A
V: N/A

JOB No. 010014-01-034

DATE: JAN. 8, 2016

FILE No. 10014-D-BP-034

SHEET 1 OF 2

ALTA/NSPS LAND TITLE SURVEY BOUNDARY AND TOPOGRAPHIC SURVEY

CARRINGTON AT COCONUT CREEK CONDOMINIUM
(O.R.B. 41584, PG. 1337)

TRACT D
GARDEN APARTMENTS
WILES BUTLER PLAT No. 1
(P.B. 160, PG. 18)

OWNER:
PRESERVE AT COCONUT CREEK LLC
PCN: 48-42-07-AB-0010

295.93'
N 89°37'35" E
208.01'

SET IRON ROD
AND CAP
"BOWMAN CG
LB 8030"

OWNER:
VILLAGE SHOPPES OF COCONUT CREEK
INVESTMENTS LLC
PCN: 48-42-18-15-0010
INSTR. No. 112814838

TRACT A
SPEAR PLAT T.E.#9
(P.B. 170, PG. 82)

OWNER:
VILLAGE SHOPPES OF COCONUT CREEK
INVESTMENTS LLC
PCN: 48-42-18-15-0010
INSTR. No. 112814838

TRACT B
ALEXANDER-YOUNG PLAT
(P.B. 164, PG. 10)

OWNER:
VILLAGE SHOPPES OF COCONUT CREEK
INVESTMENTS, LLC
PCN: 48-42-18-15-0010
INSTR. No. 112814838

TITLE PARCEL 1
PORTION OF
TRACT B
SUBJECT TO
O.R.B. 46261, PG. 145
±48,882.971 S.F.
±1.122 ACRES
(NO BUILDINGS OBSERVED)

TRACT A-1
ALEXANDER-YOUNG PLAT
(P.B. 164, PG. 10)

OWNER:
SOUTH FLORIDA COMMERCIAL
PROPERTIES LLC
PCN: 48-42-18-10-0010
INSTR. No. 111599629

OWNER:
SOUTH FLORIDA COMMERCIAL
PROPERTIES LLC
PCN: 48-42-18-10-0010
INSTR. No. 111599629

TRACT A

TRACT B
T.E.#9

TRACT A-1

TRACT B-1

TRACT A

TRACT B

TRACT A

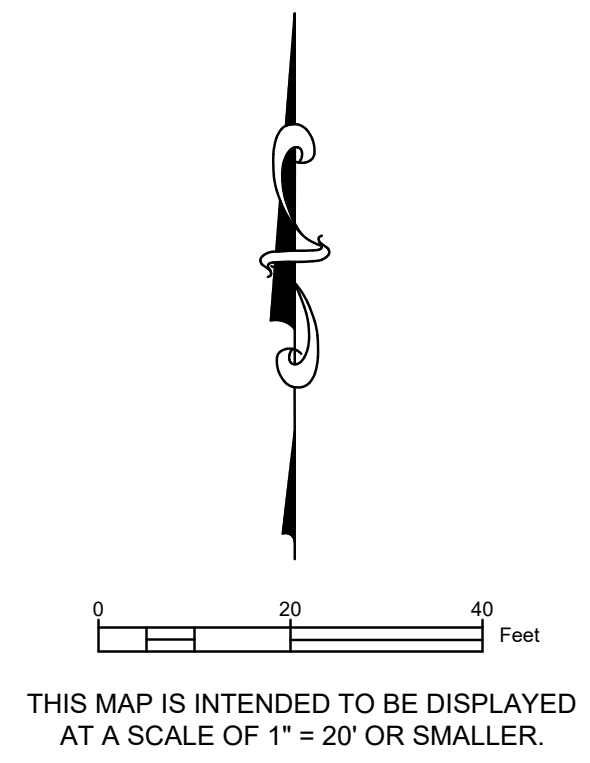
TRACT B

TRACT A

TRACT B

TRACT A

TRACT B



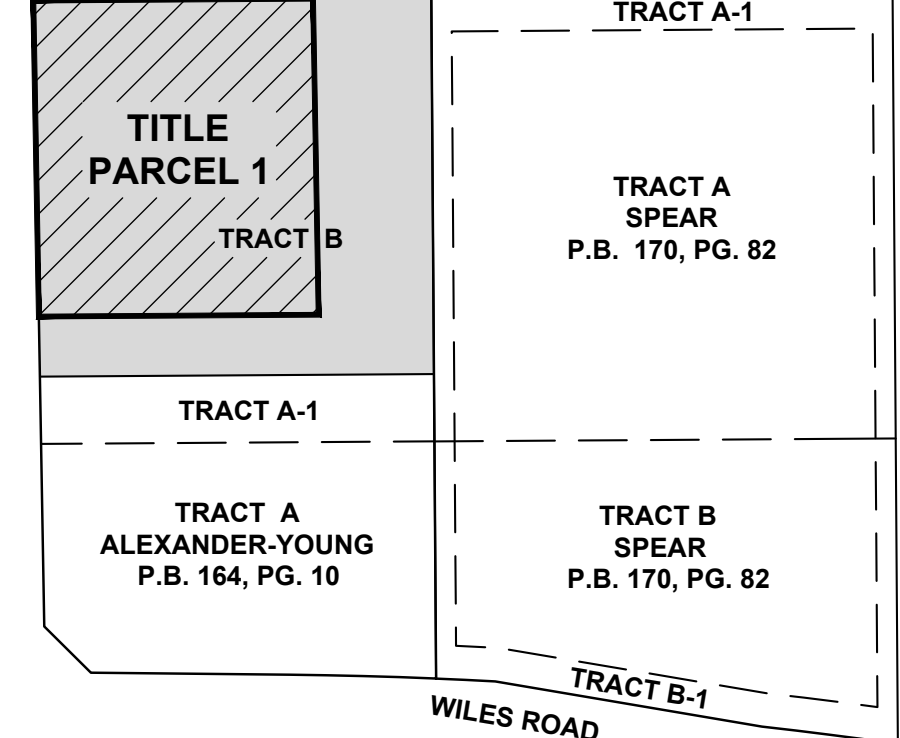
THIS MAP IS INTENDED TO BE DISPLAYED
AT A SCALE OF 1" = 20' OR SMALLER.

LEGEND

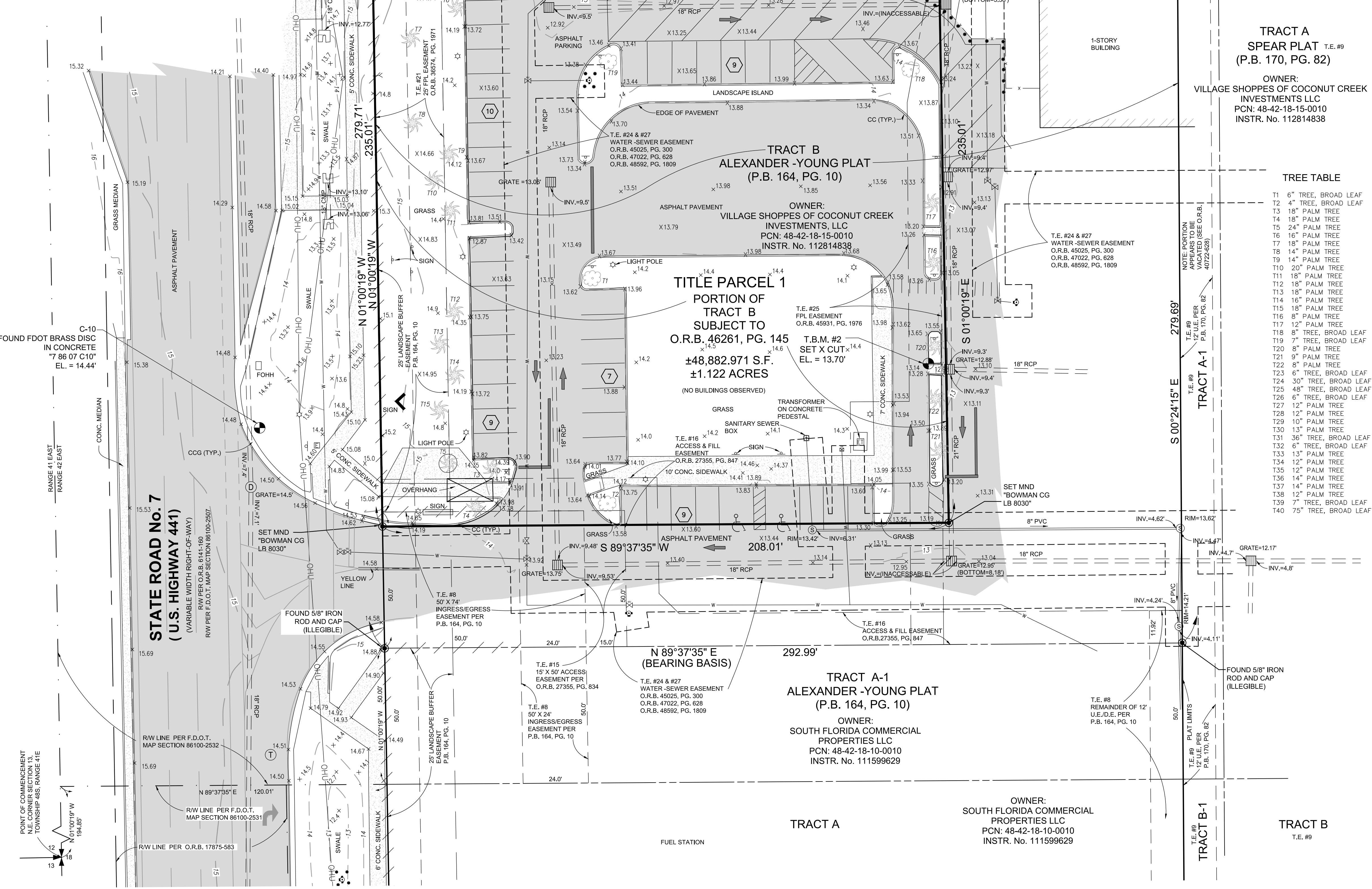
- ALTA = AMERICAN LAND TITLE ASSOCIATION
- ACSM = AMERICAN CONGRESS ON SURVEYING AND MAPPING
- CONC. = CONCRETE
- CCG = CONCRETE CURB AND GUTTER
- CMP = CORRUGATED METAL PIPE
- CPP = CORRUGATED PLASTIC PIPE
- EL. = ELEVATION
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FOHH = FIBER OPTIC HANDHOLE
- FPL = FLORIDA POWER AND LIGHT
- G.P.S. = GLOBAL POSITIONING SYSTEM
- INVERT = INVERT
- NAVD = NORTH AMERICAN VERTICAL DATUM
- NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- No. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- PCN = PARCEL CONTROL NUMBER
- P.B. = PLAT BOOK
- PG. = PAGE
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT OF WAY
- S.F. = SQUARE FEET
- T.B.M. = TEMPORARY BENCHMARK
- T.E. = TITLE EXCEPTION
- TYP. = TYPICAL
- SPOT ELEVATION
- ELECTRIC BOX
- ELECTRIC TRANSFORMER
- POWER POLE
- LIGHT POLE
- GUY WIRE
- SANITARY MANHOLE
- SANITARY BOX
- STORM MANHOLE
- TELEPHONE MANHOLE
- WATER VALVE
- WATER METER
- HYDRANT
- BOLLARD
- TREE, MISC
- PALM TREE
- MONUMENT (AS NOTED)
- SIGN
- BENCHMARK
- OVERHEAD ELECTRIC
- CURB
- GUARD RAIL
- FENCE
- WATERLINE
- PROPOSED LEASE AREA
- NON-VEHICULAR ACCESS LINE
- CONTOUR LINE
- NUMBER OF PARKING SPACES

TREE TABLE

- T1 6" TREE, BROAD LEAF
- T2 4" TREE, BROAD LEAF
- T3 18" PALM TREE
- T4 18" PALM TREE
- T5 24" PALM TREE
- T6 16" PALM TREE
- T7 18" PALM TREE
- T8 14" PALM TREE
- T9 14" PALM TREE
- T10 20" PALM TREE
- T11 18" PALM TREE
- T12 18" PALM TREE
- T13 18" PALM TREE
- T14 16" PALM TREE
- T15 18" PALM TREE
- T16 8" PALM TREE
- T17 12" PALM TREE
- T18 8" TREE, BROAD LEAF
- T19 7" TREE, BROAD LEAF
- T20 8" PALM TREE
- T21 9" PALM TREE
- T22 8" PALM TREE
- T23 6" TREE, BROAD LEAF
- T24 30" TREE, BROAD LEAF
- T25 48" TREE, BROAD LEAF
- T26 6" TREE, BROAD LEAF
- T27 12" PALM TREE
- T28 12" PALM TREE
- T29 10" PALM TREE
- T30 13" PALM TREE
- T31 36" TREE, BROAD LEAF
- T32 6" TREE, BROAD LEAF
- T33 13" PALM TREE
- T34 12" PALM TREE
- T35 12" PALM TREE
- T36 14" PALM TREE
- T37 14" PALM TREE
- T38 12" PALM TREE
- T39 7" TREE, BROAD LEAF
- T40 75" TREE, BROAD LEAF



KEY MAP
NOT TO SCALE



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BOARD OF PROFESSIONAL ENGINEERS; CERTIFICATE OF AUTHORIZATION NO. 30462

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A.L.T.A. BOUNDARY AND TOPOGRAPHIC SURVEY
CHICK-FIL-A, INC.
FSU# 3841

FLORIDA
BROWARD COUNTY

PROJECT NO 010014-01-034	
REVISIONS	
9/21/18	UPDATED SURVEY
1/10/17	UPDATE PER TITLE
3/24/16	PER COMMENTS
DATE	DESCRIPTION
FIELD BOOK	PAGE
TNY DRAWN	A.C.D. CHKD
SCALE H: 1"=20' V: N/A	
JOB No. 010014-01-034	
DATE: JAN. 8, 2016	
FILE No. 10014-D-BP-034	
SHEET 2 OF 2	