

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

LEGAL DESCRIPTION

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

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

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

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

NOTES:

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

ABBREVIATIONS:

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

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

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

SURVEYOR'S CERTIFICATION:

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

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



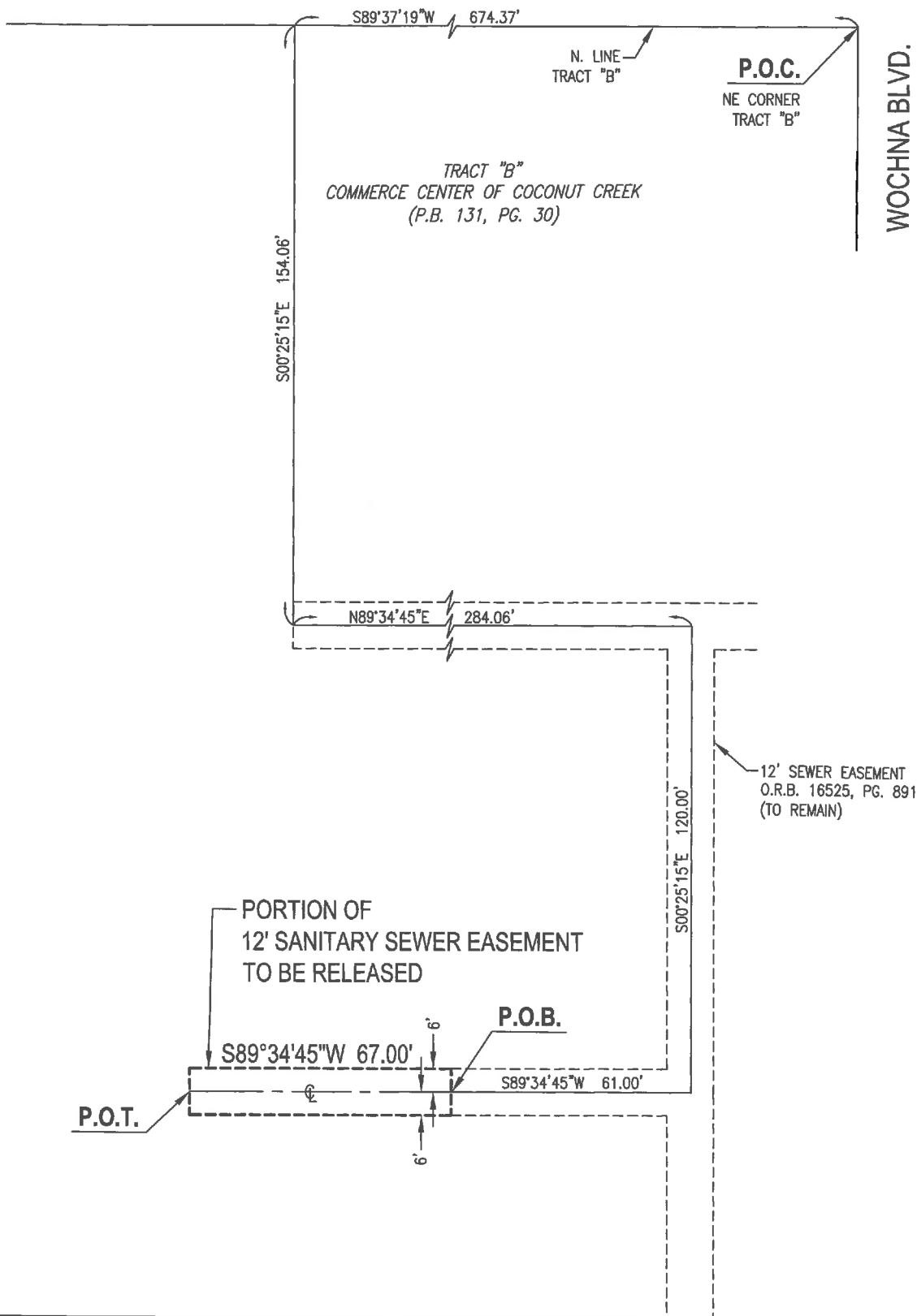
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PROJECT: **COCONUT CREEK INFINITY**

PROJECT NO.: 160427

DATE: 2/22/17

SHEET 1 OF 2



WOCHNA BLVD.

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

N. LINE
 TRACT "B"

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

S00°25'15"E 154.06'

N89°34'45"E 284.06'

S00°25'15"E 120.00'

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

PORTION OF
 12' SANITARY SEWER EASEMENT
 TO BE RELEASED

P.O.B.

S89°34'45"W 67.00'

S89°34'45"W 61.00'

P.O.T.

6'
 6'

LEGEND:
 ☉ CENTERLINE

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

