

LYONS COMMUNITY CENTER

A REPLAT OF THE WEST 330 FEET OF TRACT 25, BLOCK 83, THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, TOGETHER WITH A PORTION OF PARCEL "A", NORTH BROWARD SCHOOL REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGE 103, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTIONS 31 & 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT NOTES:

☒ INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4"x24" CONCRETE MONUMENT WITH ALUMINUM DISC NO. LB6860 (UNLESS NOTED OTHERWISE).

BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF SOUTH 89°33'29" WEST ALONG NORTH LINE OF PARCEL "A", THE NORTH BROWARD SCHOOL REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGE 103, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THE FOLLOWING NOTE IS REQUIRED BY CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND.

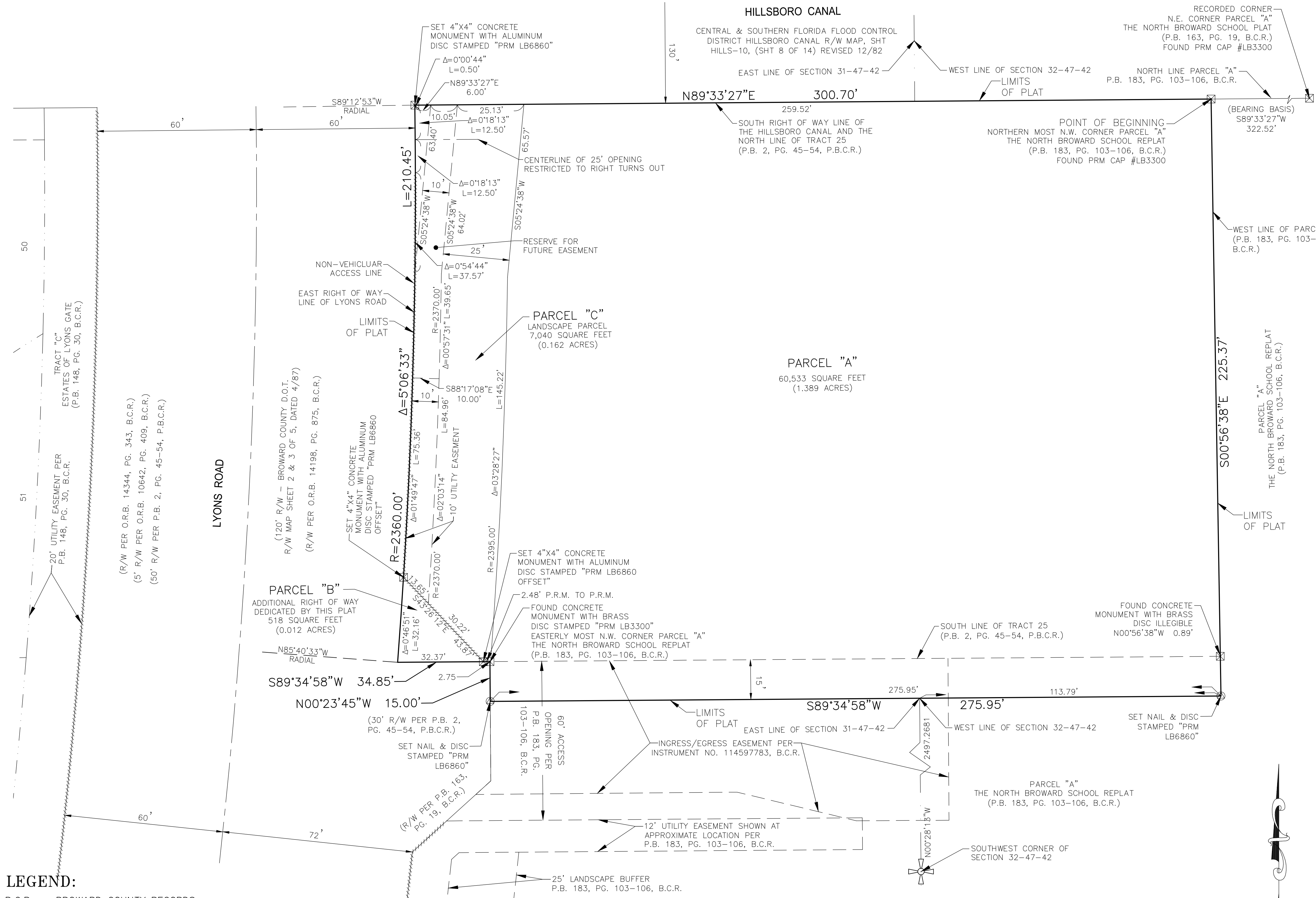
IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY XXXX XX, 2023, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR

IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY XXXX XX, 2023, THEN THE COUNTY'S FINDINGS OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDINGS THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME

THIS PLAT IS RESTRICTED TO 16,000 SQUARE FEET OF CHURCH USE.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.f, DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARD TO AIR NAVIGATION.



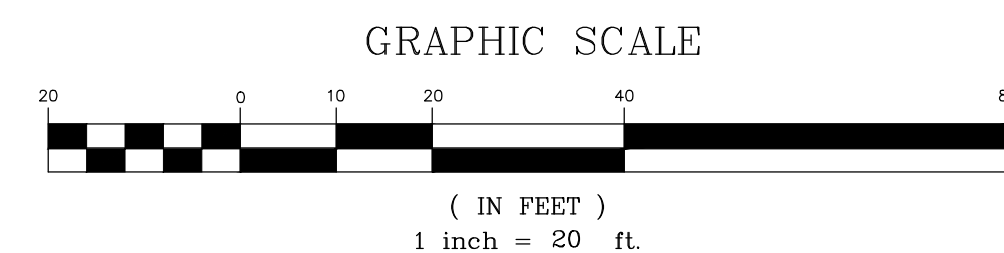
LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- L.B. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION
- M.P.B. MISCELLANEOUS PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- PLS. PROFESSIONAL LAND SURVEYOR
- P.B.C.R. PALM BEACH COUNTY RECORDS
- PRM. PERMANENT REFERENCE MONUMENT
- R/W. RIGHT-OF-WAY

- RADIUS
- CENTRAL ANGLE
- ARC LENGTH
- CENTERLINE
- QUARTER SECTION CORNER
- SECTION CORNER
- NON VEHICULAR ACCESS LINE

AREA TABULATION TABLE:

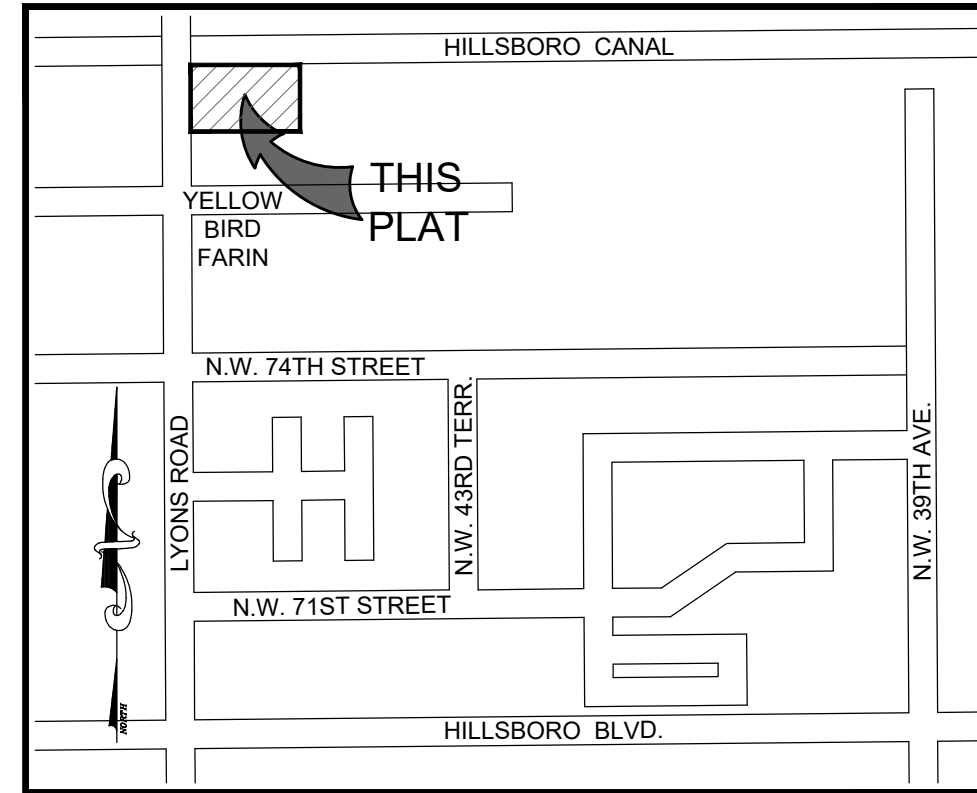
PARCEL NAME	SQUARE FOOTAGE	ACREAGE
PARCEL "A"	60,533	1.389
PARCEL "B"	518	0.012
PARCEL "C"	7,040	0.162
TOTAL	68,091	1.563



PREPARED BY:
KEITH ASSOCIATES, INC.
consulting engineers
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POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX(954) 788-3500
EMAIL: MAIL@KEITH-ASSOCIATES.COM LB NO. 6860
038-MP-17

LYONS COMMUNITY CENTER

A REPLAT OF THE WEST 330 FEET OF TRACT 25, BLOCK 83, THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, TOGETHER WITH A PORTION OF PARCEL "A", NORTH BROWARD SCHOOL REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGE 103, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTIONS 31 & 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA



LOCATION SKETCH

NOT TO SCALE

DESCRIPTION:

TRACT 25, BLOCK 83, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THRU 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING SOUTH OF HILLSBORO CANAL, LESS THE EAST 322.5 FEET THEREOF, ALSO LESS AND EXCEPT THAT PORTION DESCRIBED IN ORDER OF TAKING, RECORDED IN OFFICIAL RECORDS BOOK 14198, PAGE 875, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

THAT PARTICULAR PORTION OF PARCEL "A", THE NORTH BROWARD SCHOOL REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183 PAGES 103 THRU 106 AS DESCRIBED IN INSTRUMENT NUMBER 114597783, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

ALSO DESCRIBED AS:

A PORTION OF TRACT 25, BLOCK 83, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54, TOGETHER WITH A PORTION OF PARCEL "A", NORTH BROWARD SCHOOL REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGE 103, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERN MOST, NORTHWEST CORNER OF PARCEL "A", THE NORTH BROWARD SCHOOL REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183 PAGES 103 THRU 106 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 00°56'38" EAST, ALONG THE WEST LINE OF SAID PARCEL "A" AND IT'S SOUTHERLY EXTENSION, 225.37 FEET TO A POINT ON A LINE LYING 15.00 FOOT SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 25; THENCE SOUTH 89°34'58" WEST ALONG SAID PARALLEL LINE, 275.95 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "A", THENCE NORTH 00°23'45" WEST ALONG SAID WEST LINE, 15.00 FEET TO A POINT ON SAID SOUTH LINE; THENCE SOUTH 89°34'58" WEST ALONG SAID SOUTH LINE, 34.85 FEET TO A POINT OF CUSP WITH A NON-TANGENT CURVE CONCAVED TO THE NORTHWEST; THENCE ALONG SAID CURVE TO THE LEFT, ALSO BEING THE EAST RIGHT OF WAY LINE OF LYONS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 14198, PAGE 875 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HAVING A RADIAL BEARING OF NORTH 85°40'33" WEST FROM SAID POINT, A RADIUS OF 2360.00 FEET, A CENTRAL ANGLE OF 05°06'33", AN ARC DISTANCE OF 210.45 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 25, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF THE HILLSBORO CANAL, AS SHOWN ON THE CENTRAL & SOUTHERN FLORIDA FLOOD CONTROL DISTRICT HILLSBORO CANAL RIGHT OF WAY MAP, SHEET 8 OF 14, LAST REVISED 12/82; THENCE NORTH 89°33'27" EAST, ALONG SAID NORTH LINE, 300.70 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATED, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY FLORIDA, AND CONTAINING 68,091 SQUARE FEET (1.563 ACRES) MORE OR LESS.

ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF BROWARD }
BEFORE ME PERSONALLY APPEARED }
GERALDO STAZIAKI, WHO IS PERSONALLY }
KNOWN TO ME, AND WHO EXECUTED THE FOREGOING }
INSTRUMENT AS MANAGING MEMBER OF LYONS 7600 LLC, A FLORIDA LIMITED }
LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT }
HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGING MEMBER OF SAID }
CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS }
THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID }
INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS }
THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 201__.

MY COMMISSION EXPIRES:

NOTARY PUBLIC: _____

PRINT NAME: _____

DEDICATION:

STATE OF FLORIDA }
COUNTY OF BROWARD }
I, LYONS 7600 LLC, A FLORIDA LIMITED LIABILITY }
COMPANY, AS OWNERS OF THE LANDS, AS SHOWN HEREON, BEING IN SECTION }
31 & 32, TOWNSHIP 47 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, }
BROWARD COUNTY, FLORIDA, SHOWN HEREON AS LYONS COMMUNITY CENTER, }
DO HEREBY DEDICATE THE FOLLOWING:

PARCEL "B", AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC ROAD PURPOSES.

PARCEL "C", AS SHOWN HEREON, IS RESERVED FOR THE PROPERTY OWNER, ITS SUCCESSOR AND ASSIGNS, AS LANDSCAPE BUFFERS WITH THE OBLIGATION OF PERPETUAL MAINTENANCE OF SAID PARCEL.

THE PUBLIC UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SERVICES; PROVIDED HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, TREES, SHRUBS, HEDGES, PLANTS AND LANDSCAPING, EXCEPT THAT UTILITIES, PUBLIC IMPROVEMENTS AND SOD ARE ALLOWED.

IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE SEALS THIS _____ DAY OF _____, 201__.

WITNESS: _____ LYONS 7600 LLC,
PRINT NAME: _____ A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____ BY: _____
PRINT NAME: _____ GERALDO STAZIAKI
(MANAGING MEMBER)

CITY OF COCONUT CREEK APPROVALS:

CITY OF COCONUT CREEK PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF COCONUT CREEK, THIS _____ DAY OF _____ A.D., 201__.

BY: _____
PLANNING AND ZONING BOARD CHAIR

CITY OF COCONUT CREEK CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK BY ORDINANCE NO. _____, ADOPTED THIS _____ DAY OF _____, A.D., 201__, PURSUANT TO SECTION 13-166, COCONUT CREEK CODE OF ORDINANCES. NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: _____
CITY CLERK
LESLIE WALLACE MAY

CITY OF COCONUT CREEK ENGINEERING:

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS _____ DAY OF _____ A.D., 201__.

BY: _____
CITY ENGINEER
OSAMA ELSHAMI
FLORIDA P.E. NO. 74098

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY THIS _____ DAY OF _____, A.D., 201__.

BY: _____ DATE: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D., 201__.

BY: _____ DATE: _____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, 201__.

DEPUTY _____

MAYOR-COUNTY COMMISSION _____

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: _____
RICHARD TORNESE
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER,
REGISTRATION NO. 40263

BY: _____
ROBERT P. LEGG, JR.
FLORIDA PROFESSIONAL SURVEYOR
AND MAPPER
REGISTRATION NO. 4030

DATE: _____

DATE: _____

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

DIRECTOR OR DESIGNEE _____ DATE _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON MAY 4, 2016.

KEITH & ASSOCIATES, INC. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION NUMBER LB 6860.

DATE: _____ FOR THE FIRM BY: _____

A.M. LAZOWICK
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4105
STATE OF FLORIDA

CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR	PREPARED BY: consulting engineers 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX(954) 788-3500 EMAIL: MAIL@KEITH-ASSOCIATES.COM LB NO. 6860 038-MP-17
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