

MAIN STREET at COCONUT CREEK

A REPLAT OF PORTIONS OF BLOCK 89, THE PALM BEACH FARMS CO'S PLAT NO. 3, PLAT BOOK 2, PAGE 45-54, PALM BEACH COUNTY RECORDS;
AND PORTIONS OF BOTH LYONS COMMONS, PLAT BOOK 181, PAGE 183-184 & McJAMES PLAT NO. 1, PLAT BOOK 147, PAGE 18,
AND ALL OF R. M. GREEN CORPORATION PLAT, PLAT BOOK 164, PAGE 19, BROWARD COUNTY RECORDS;
AND PORTIONS OF WILES ROAD, CULLUM ROAD, LYONS ROAD, BANKS ROAD & WOCHNA BOULEVARD / NW 54 AVENUE RIGHT-OF-WAYS
SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

NOVEMBER 2022

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 FOR TRAFFICWAYS THIS ____ DAY OF _____, 20__.

BY: CHAIRPERSON

THIS PLAT COMPLES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF _____, 20__.

BY: EXECUTIVE DIRECTOR OR DESIGNEE

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

THIS IS TO CERTIFY THAT THIS PLAT COMPLES 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 _____, 20__.

BY: MAYOR - COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

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

BY: ROBERTO CHANEZ DATE _____ BY: RICHARD TORNESE DATE _____
PROFESSIONAL SURVEYOR AND MAPPER DIRECTOR OF ENGINEERING
FLORIDA REGISTRATION NO. LS 7280 PROFESSIONAL ENGINEER
FLORIDA REGISTRATION NO. L02453

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF _____, 20__.

BY: DESIGNEE

CITY OF COCONUT CREEK - CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, BY ORDINANCE NO. _____ DULY ADOPTED THIS ____ DAY OF _____, 20__ PURSUANT TO SECTION 13-166, COCONUT CREEK CODE OF ORDINANCES.

CONCURRENCY/IMPACT FEES FOR CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF THE BUILDING DEPARTMENT PERMIT ISSUANCE.

IN WITNESS WHEREOF, THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED TO BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS ____ DAY OF _____, 20__.

BY: CITY CLERK - JOSEPH J. KAIYANAGH BY: MAYOR - JOSH RYDELL

CITY OF COCONUT CREEK - PLANNING & ZONING BOARD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING & ZONING BOARD OF THE CITY OF COCONUT CREEK, FLORIDA THIS ____ DAY OF _____, 20__.

BY: CHAIRPERSON -
CITY ENGINEER

THIS PLAT HAS BEEN APPROVED FOR RECORD THIS ____ DAY OF _____, 20__.
BY: CITY ENGINEER - OSAMA ELSHAMI, PE, CFM
FLORIDA P.E. REGISTRATION NO. _____

DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD

KNOW ALL PEOPLE BY THESE PRESENTS, THAT THE CITY OF COCONUT CREEK, A FLORIDA MUNICIPAL CORPORATION, OWNER OF LANDS AS SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREIN, SAID PLAT TO BE KNOWN AS MAIN STREET AT COCONUT CREEK, A REPLAT.

THE WILAGE GREEN AS SHOWN HEREON AS TRACT 2 IS HEREBY DEDICATED TO THE CITY OF COCONUT CREEK FOR PARK AND PARK RELATED USE.

THE EIGHT (8) RIGHT-OF-WAY PARCELS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF COCONUT CREEK FOR ROADS AND ROAD RELATED PURPOSES.

THE BRANAGE AND UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE PURPOSES INDICATED.

THE FLOWAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE COCONUT WATER CONTROL DISTRICT FOR PROPER PURPOSES.

BUFFERS T-1A, T-1B, T-6A, T-6-B, T-6A, T-6B AND T-6C AS SHOWN HEREON ARE HEREBY RESERVED FOR LANDSCAPING, SIDEWALKS, SIGNAGE, AND UTILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATIONS AND/OR ASSIGNS. BUFFERS T-1A, T-1B, T-6A, T-6B, T-6B, T-6A, T-6B AND T-6C AS SHOWN HEREON ARE HEREBY RESERVED AS UTILITY AND SIDEWALK EASEMENTS FOR THE CITY OF COCONUT CREEK.

THE TRACT A LARC/WETLAND PRESERVE CONSERVATION EASEMENT AREA AS SHOWN HEREON IS HEREBY RESERVED FOR WETLANDS AND WETLAND BUFFERS, AND RELATED PURPOSES. THE PERMIT AND CONSERVATION EASEMENT FOR TRACT A WILL DICTATE WHAT IS ALLOWED IN THE LARC/WETLAND PRESERVE CONSERVATION EASEMENT AREA. AFTER A 5-YEAR MONITORING AND MAINTENANCE PERIOD, BROWARD COUNTY WILL TAKE OWNERSHIP OF THE LARC/WETLAND PRESERVE CONSERVATION EASEMENT AREA.

THE BUS SHELTER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, THE CITY OF COCONUT CREEK HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ____ THIS
DAY OF _____, 20__.

CITY OF COCONUT CREEK,
A FLORIDA MUNICIPAL CORPORATION

BY: _____ TITLE _____

WITNESS _____ WITNESS _____

WITNESS - PRINTED NAME _____ WITNESS - PRINTED NAME _____

ACKNOWLEDGEMENT

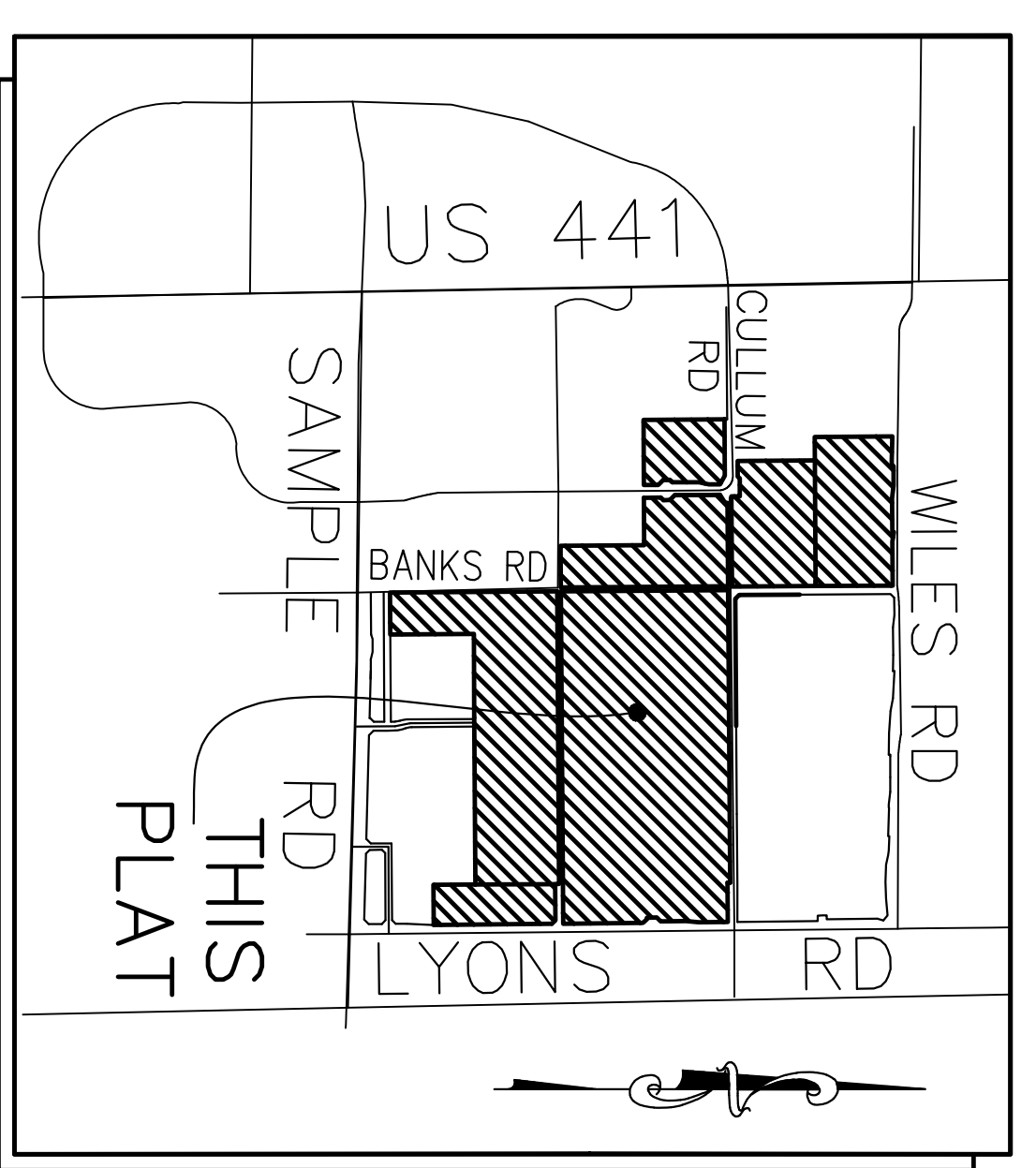
STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME _____ OF THE CITY OF COCONUT CREEK, THE PERSON KNOWN TO ME AND DESCRIBED WITHIN, AND WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION AND SERIALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN EXPRESSED.

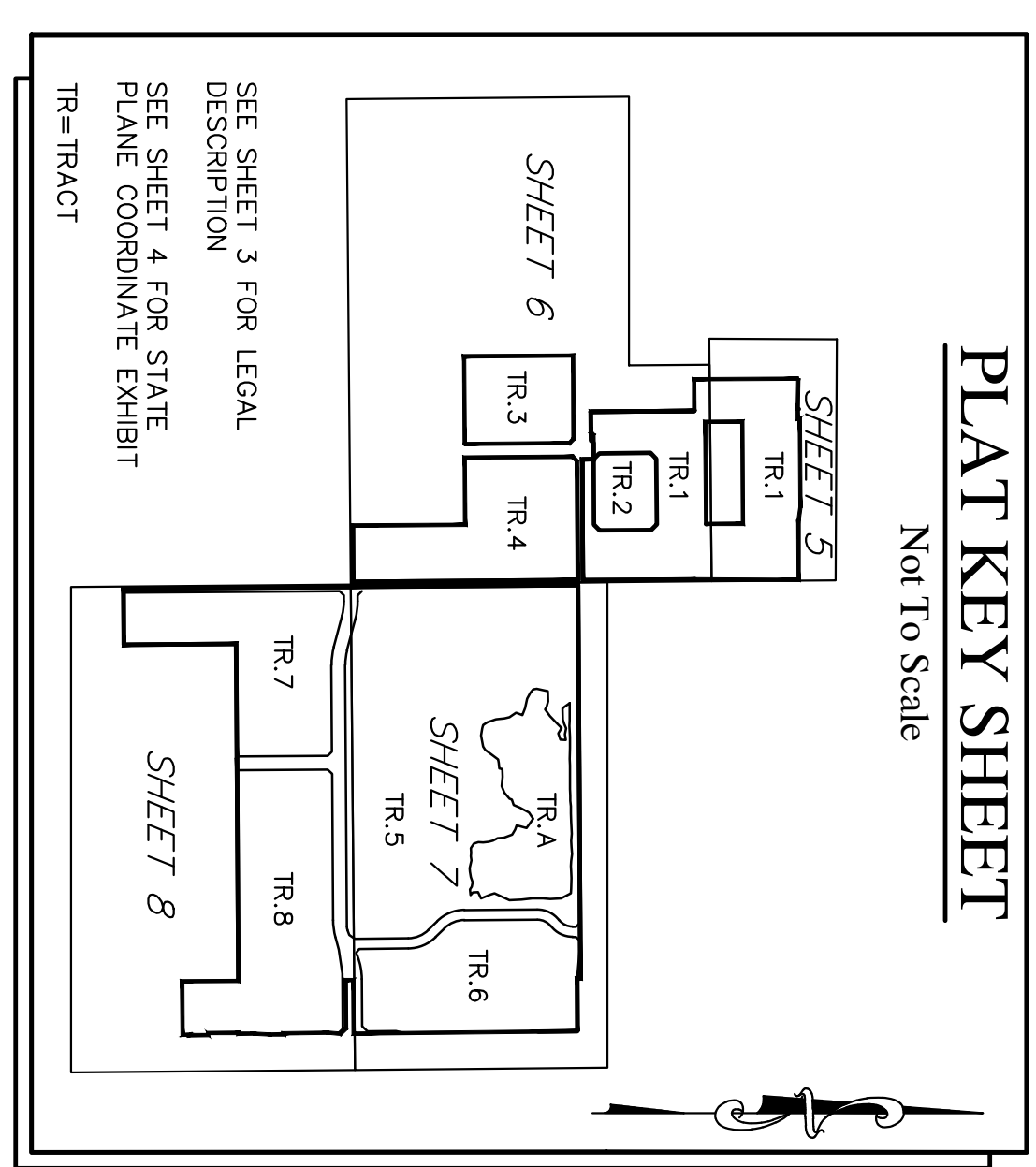
WITNESS MY SIGNATURE AND OFFICIAL SEAL THIS ____ DAY OF _____, 20__.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC - STATE OF FLORIDA
NOTARY - PRINTED NAME _____



SECTION 18-48-42
LOCATION MAP
Not To Scale



PLAT KEY SHEET
Not To Scale

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE PLAT AND SURVEY DATA SHOWN CONFORMS TO ALL THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5-17, FLORIDA ADMINISTRATIVE CODE, AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177 ON THIS ____ DAY OF _____, 20__.

BY: RICHARD G. CRAWFORD, JR. - FOR THE FIRM DATE _____
PROFESSIONAL LAND SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NUMBER 5371
GRAVEN THOMPSON & ASSOCIATES, INC.
3563 NW 53RD STREET
FORT LAUDERDALE, FL 33309-6311
CERTIFICATE OF AUTHORIZATION NUMBER LB 271

PREPARED BY: RICHARD G. CRAWFORD, JR., PLS/PSM 5371

GRAVEN THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS & ASSOCIATES • SURVEYORS

5114 OKEECHOBEE BOULEVARD, SUITE 112, WEST PALM BEACH, FLORIDA 33417
TEL.: (561) 688-5010 FAX: (561) 688-1037
3563 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33309
TEL.: (954) 739-6400 FAX: (954) 739-6400
FLORIDA LICENSED PROFESSIONAL ENGINEER - LICENSE NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. 0520114

CITA PROJECT NO. 08-0049-005-01

MAIN STREET at COCONUT CREEK

A REPLAT OF PORTIONS OF BLOCK 89, THE PALM BEACH FARMS CO'S PLAT NO. 3, PLAT BOOK 2, PAGE 45-54, PALM BEACH COUNTY RECORDS;
AND PORTIONS OF BOTH LYONS COMMONS, PLAT BOOK 181, PAGE 183-184 & McJAMES PLAT NO. 1, PLAT BOOK 147, PAGE 18,
AND ALL OF R. M. GREEN CORPORATION PLAT, PLAT BOOK 164, PAGE 19, BROWARD COUNTY RECORDS;
SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA
NOVEMBER 2022

DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD

KNOW ALL PEOPLE BY THESE PRESENTS, THAT JOHN'S FAMILY PARTNERS, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF LANDS AS SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREIN, SAID PLAT TO BE KNOWN AS MAIN STREET AT COCONUT CREEK, A REPLAT.

THE VILLAGE GREEN AS SHOWN HEREON AS TRACT 2 IS HEREBY DEDICATED TO THE CITY OF COCONUT CREEK FOR PARK AND PARK RELATED USE.

THE EIGHT (8) RIGHT-OF-WAY PARCELS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF COCONUT CREEK IN FEE SIMPLE FOR ROADS AND ROAD RELATED PURPOSES.

THE DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE PURPOSES INDICATED.

THE FLOORAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE COCONAR WATER CONTROL DISTRICT FOR PROPER PURPOSES.

BUFFERS 7'-0" TO 14'-0" AS SHOWN HEREON ARE HEREBY RESERVED FOR LANDSCAPING, SIDEWALKS, SIGNAGE, AND UTILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATIONS AND/OR ASSIGNS. BUFFERS 7'-0" TO 14'-0", 14'-0" TO 24'-0", 24'-0" TO 34'-0" AND 34'-0" AS SHOWN HEREON ARE HEREBY RESERVED AS UTILITY AND SIDEWALK EASEMENTS FOR THE CITY OF COCONUT CREEK.

THE TRACT A LARC/WETLAND PRESERVE CONSERVATION EASEMENT AREA AS SHOWN HEREON IS HEREBY RESERVED FOR WETLANDS AND WETLAND BUFFERS AND RELATED PURPOSES. THE PERMIT AND CONSERVATION EASEMENT FOR TRACT A WILL DICTATE WHAT IS ALLOWED IN THE LARC/WETLAND PRESERVE CONSERVATION EASEMENT AREA. AFTER A 5-YEAR MONITORING AND MAINTENANCE PERIOD, BROWARD COUNTY WILL TAKE OWNERSHIP OF THE LARC/WETLAND PRESERVE CONSERVATION EASEMENT AREA.

THE BUS SHELTER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OFFICERS) THIS ____ DAY OF _____, 20__.

JOHN'S FAMILY PARTNERS, L.L.P.
A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: COCONUT GREEN VENTURES, LLC
A FLORIDA LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: DAVID AULD, MANAGER

WITNESS _____

WITNESS - PRINTED NAME _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, DAVID AULD, AS MANAGER OF COCONUT CREEK VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF THE JOHN'S FAMILY PARTNERS, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, THE PERSON KNOWN TO ME AND DESCRIBED WITHIN, AND WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION AND SEVERALLY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL THIS ____ DAY OF _____, 20__.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC - STATE OF FLORIDA
NOTARY - PRINTED NAME _____

DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD

KNOW ALL PEOPLE BY THESE PRESENTS, THAT ELSTER/ROCANTICA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF LANDS AS SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREIN, SAID PLAT TO BE KNOWN AS MAIN STREET AT COCONUT CREEK, A REPLAT.

THE VILLAGE GREEN AS SHOWN HEREON AS TRACT 2 IS HEREBY DEDICATED TO THE CITY OF COCONUT CREEK FOR PARK AND PARK RELATED USE.

THE EIGHT (8) RIGHT-OF-WAY PARCELS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF COCONUT CREEK IN FEE SIMPLE FOR ROADS AND ROAD RELATED PURPOSES.

THE DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE PURPOSES INDICATED.

THE FLOORAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE COCONAR WATER CONTROL DISTRICT FOR PROPER PURPOSES.

BUFFERS 7'-0" TO 14'-0" AS SHOWN HEREON ARE HEREBY RESERVED FOR LANDSCAPING, SIDEWALKS, SIGNAGE, AND UTILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION AND RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATIONS AND/OR ASSIGNS. BUFFERS 7'-0" TO 14'-0", 14'-0" TO 24'-0", 24'-0" TO 34'-0" AND 34'-0" AS SHOWN HEREON ARE HEREBY RESERVED AS UTILITY AND SIDEWALK EASEMENTS FOR THE CITY OF COCONUT CREEK.

THE TRACT A LARC/WETLAND PRESERVE CONSERVATION EASEMENT AREA AS SHOWN HEREON IS HEREBY RESERVED FOR WETLANDS AND WETLAND BUFFERS AND RELATED PURPOSES. THE PERMIT AND CONSERVATION EASEMENT FOR TRACT A WILL DICTATE WHAT IS ALLOWED IN THE LARC/WETLAND PRESERVE CONSERVATION EASEMENT AREA. AFTER A 5-YEAR MONITORING AND MAINTENANCE PERIOD, BROWARD COUNTY WILL TAKE OWNERSHIP OF THE LARC/WETLAND PRESERVE CONSERVATION EASEMENT AREA.

THE BUS SHELTER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OFFICERS) THIS ____ DAY OF _____, 20__.

ELSTER / ROCANTICA, A FLORIDA LIMITED LIABILITY COMPANY

BY: LARRY ELSTER, MANAGER

WITNESS _____

WITNESS - PRINTED NAME _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, LARRY ELSTER, AS MANAGER OF ELSTER / ROCANTICA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE PERSON KNOWN TO ME AND DESCRIBED WITHIN, AND WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION, AND SEVERALLY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL THIS ____ DAY OF _____, 20__.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC - STATE OF FLORIDA
NOTARY - PRINTED NAME _____

JOINDER AND CONSENT OF MORTGAGE HOLDER

STATE OF FLORIDA
COUNTY OF _____

KNOW ALL PEOPLE BY THESE PRESENTS, THAT FIRST SOUTHERN BANK, A FLORIDA BANKING CORPORATION, AS HOLDER OF A CERTAIN MORTGAGE ON LANDS SHOWN AND DESCRIBED HEREON, DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE SHALL BE SUBORDINATED TO THE DEDICATION OF SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON.

IN WITNESS WHEREOF, SAID MORTGAGE HOLDER HAS CAUSED THESE PRESENTS TO BE SIGNED HERETO AND ITS CORPORATE SEAL AFFIXED HEREON THIS ____ DAY OF _____, 20__.

BY: _____

WITNESS _____

WITNESS - PRINTED NAME _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF _____

I HEREBY CERTIFY THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME _____, THE PERSON KNOWN TO ME AND DESCRIBED WITHIN, OR WHO HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION AS AN OFFICER OF SAID CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN EXPRESSED, AND THAT THE SEAL AFFIXED THEREON IS THE CORPORATE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY SIGNATURE AND OFFICIAL SEAL THIS ____ DAY OF _____, 20__.
SEAL/MY COMMISSION EXPIRES: _____

NOTARY PUBLIC - STATE OF FLORIDA

JOINDER AND CONSENT OF MORTGAGE HOLDER

STATE OF FLORIDA
COUNTY OF _____

KNOW ALL PEOPLE BY THESE PRESENTS, THAT GSR RE PARTNERS LEISERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS HOLDER OF A CERTAIN MORTGAGE ON LANDS SHOWN AND DESCRIBED HEREON, DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE SHALL BE SUBORDINATED TO THE DEDICATION OF SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON.

IN WITNESS WHEREOF, SAID MORTGAGE HOLDER HAS CAUSED THESE PRESENTS TO BE SIGNED HERETO AND ITS CORPORATE SEAL AFFIXED HEREON THIS ____ DAY OF _____, 20__.

BY: _____

WITNESS _____

WITNESS - PRINTED NAME _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF _____


I HEREBY CERTIFY THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME _____, THE PERSON KNOWN TO ME AND DESCRIBED WITHIN, OR WHO HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION AS AN OFFICER OF SAID LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN EXPRESSED, AND THAT THE SEAL AFFIXED THEREON IS THE CORPORATE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY SIGNATURE AND OFFICIAL SEAL THIS ____ DAY OF _____, 20__.
SEAL/MY COMMISSION EXPIRES: _____

NOTARY PUBLIC - STATE OF FLORIDA

EXHIBIT "B"

PREPARED BY: RICHARD G. GRANFORD, JR., P.L.S./P.S.M. 5371



CRAVEN THOMPSON & ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

514 ONECHOBEE BLVD., SUITE 201, PALM BEACH, FLORIDA 33407
3563 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33309
TEL.: (954) 739-6400 FAX: (954) 739-6409
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. CD00014
C/OA PROJECT NO. 08-0049-005-01

MAIN STREET at COCONUT CREEK

A REPLAT OF PORTIONS OF BLOCK 89, THE PALM BEACH FARMS CO'S PLAT NO. 3, PLAT BOOK 2, PAGE 45-54, PALM BEACH COUNTY RECORDS;
AND PORTIONS OF BOTH LYONS COMMONS, PLAT BOOK 181, PAGE 183-184 & McJAMES PLAT NO. 1, PLAT BOOK 147, PAGE 18,
AND PORTIONS OF BOTH LYONS COMMONS, PLAT BOOK 181, PAGE 183-184 & McJAMES PLAT NO. 1, PLAT BOOK 147, PAGE 18,
AND ALL OF R. M. GREEN CORPORATION PLAT, PLAT BOOK 164, PAGE 19, BROWARD COUNTY RECORDS;
AND PORTIONS OF WILES ROAD, CULLUM ROAD, LYONS ROAD, BANKS ROAD & WOCCHNA BOULEVARD / NW 54 AVENUE RIGHT-OF-WAYS
SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA
NOVEMBER 2022

LEGAL DESCRIPTION

A PARCEL OF LAND BEING TRACTS 24, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60 AND 61, BEING BEACH FARMS CO'S PLAT NO. 3, PLAT BOOK 2, PAGE 45-54, PALM BEACH COUNTY RECORDS; AND A PARCEL OF LAND BEING TRACTS 43-54 OF THE PUBLIC RECORDS OF PALM BEACH, FLORIDA, SAID AND SAID NOV LING, IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BEING AND SITuate IN BROWARD COUNTY, FLORIDA; LESS AND EXCEPT THE NORTH 20 FEET OF TRACTS 33 AND 42 CONVEYED TO BROWARD COUNTY BY WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 14, PAGE 599 AND OFFICIAL RECORDS BOOK 24, PAGE 594, TOGETHER WITH ALL OF PARCEL "A", LYONS COMMONS, ACCORDING TO THE PLAN, THE RECORDS RECORDED IN PLAT BOOK 181, PARCELS TO BE RECORDED IN PLAT BOOK 182, PAGE 182, TOGETHER WITH PARCELS A AND "B" AND A PORTION OF WILES ROAD AND BANKS ROAD RIGHT-OF-WAYS, R. M. GREEN CORPORATION PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 164, PAGE 19, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID R.M. GREEN CORPORATION PLAT;

THENCE SOUTH 893735" WEST ALONG THE NORTH LINE OF SAID R.M. GREEN CORPORATION PLAT, THE EASTERLY PROLONGATION OF THE EXISTING SOUTH RIGHT-OF-WAY LINE, AND THE EXISTING SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 540.00 FEET;

THENCE SOUTH 002870S" EAST, A DISTANCE OF 12.00 FEET;

THENCE SOUTH 893735" WEST, A DISTANCE OF 55.85 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 025870S" AND A RADIUS OF 3,467.00 FEET FOR AN ARC DISTANCE OF 179.45 FEET TO A POINT ON A NON-TANGENT LINE. THE PREVIOUS THREE COURSES BEING CONJOINED WITH THE SAID SOUTH RIGHT-OF-WAY LINE;

THENCE SOUTH 001933S" EAST, A DISTANCE OF 613.01 FEET TO THE NORTH LINE OF TRACT "A", WHITNORTH PLAT NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164, PAGE 1 OF THE SAID PUBLIC RECORDS;

THENCE NORTH 893735" EAST ALONG SAID NORTH LINE, A DISTANCE OF 186.21 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "B";

THENCE SOUTH 002432" EAST ALONG EAST LINE OF SAID TRACT "A" AND THE WEST LINE OF SAID TRACT 24, A DISTANCE OF 608.06 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE FOR CULLUM ROAD;

THENCE NORTH 893743" EAST ALONG THE SAID NORTH RIGHT OF WAY LINE AND ITS EASTERLY EXTENSION THEREOF, A DISTANCE OF 189.71 FEET;

THENCE NORTH 443743" EAST, A DISTANCE OF 21.21 FEET

THENCE NORTH 893743" EAST, A DISTANCE OF 77.91 FEET;

THENCE SOUTH 451632" EAST, A DISTANCE OF 24.15 FEET;

THENCE SOUTH 002420" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 24;

THENCE NORTH 893733" EAST, A DISTANCE OF 710.42 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 24 AND THE WEST RIGHT OF WAY LINE FOR BANKS ROAD, THE PREVIOUS FOUR COURSES ARE CONJOINED WITH THE SAID NORTH RIGHT-OF-WAY LINE OF CULLUM ROAD;

THENCE NORTH 002570S" WEST ALONG SAID EAST LINE AND WEST RIGHT OF WAY LINE, A DISTANCE OF 1,280.52 FEET TO THE NORTHEAST CORNER OF SAID R.M. GREEN CORPORATION PLAT AND THE POINT OF BEGINNING;

TOGETHER WITH:

BEGIN AT THE NORTHEAST CORNER OF PARCEL "A", SAMPASS RANCH ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 94 OF THE SAID PUBLIC RECORDS, SAID POINT BEING 20 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID TRACT 42;

THENCE NORTH 893733" EAST ALONG PARALLEL LINE, A DISTANCE OF 489.29 FEET;

THENCE SOUTH 452324" EAST, A DISTANCE OF 34.65 FEET TO A POINT ON THE EXISTING RIGHT-OF-WAY LINE FOR N.W. 54TH AVENUE (WOCCHNA BOULEVARD);

THENCE SOUTH 002431" EAST ALONG SAID RIGHT OF WAY LINE AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 615.41 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 42;

THENCE SOUTH 893752" WEST ALONG THE SAID SOUTH LINE, A DISTANCE OF 514.37 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 42 AND THE SOUTHEAST CORNER OF SAID PARCEL "A";

THENCE NORTH 002118" WEST ALONG THE WEST LINE OF SAID TRACT 42 AND THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 639.86 FEET TO THE POINT OF BEGINNING;

LEGAL DESCRIPTION (CONTINUED)

TOGETHER WITH:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 48, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE FOR BANKS ROAD;

THENCE SOUTH 893757" WEST ALONG THE SOUTH LINE OF SAID TRACT 48, A DISTANCE OF 330.09 FEET TO SOUTHWEST CORNER OF SAID TRACT 48, SAID POINT ALSO BEING REFERRED TO AS REFERENCE POINT "A", COMMERCIAL CENTER OF COCONUT CREEK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 131, PAGE 30 OF THE SAID PUBLIC RECORDS;

THENCE NORTH 002431" WEST ALONG THE WEST LINE OF SAID TRACT 48 AND THE EAST LINE OF TRACT "F" OF SAID COMMERCIAL CENTER OF COCONUT CREEK, A DISTANCE OF 600.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 48 AND THE NORTHEAST CORNER OF SAID TRACT "I";

THENCE SOUTH 893749" WEST ALONG THE SOUTH LINE OF SAID TRACT 41 AND THE NORTH LINE OF SAID TRACT "F", A DISTANCE OF 385.14 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE FOR N.W. 54TH AVENUE (WOCCHNA BOULEVARD) AND TO THE NORTHWEST CORNER OF SAID TRACT "F" AND THE SOUTHWEST CORNER OF SAID TRACT 41;

THENCE NORTH 002431" WEST ALONG OF SAID RIGHT OF WAY LINE, ITS NORTHERLY EXTENSION THEREOF, AND THE WEST LINE OF SAID TRACT 41, A DISTANCE OF 634.40 FEET;

THENCE NORTH 443614" EAST, A DISTANCE OF 36.06 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE FOR CULLUM ROAD;

THENCE NORTH 893733" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE NORTH LINE OF SAID TRACT 41, A DISTANCE OF 699.51 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE FOR SAID BANKS ROAD;

THENCE SOUTH 002570S" EAST ALONG SAID WEST RIGHT OF WAY LINE AND THE EAST LINE OF SAID TRACTS 41 AND 48, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 40, SAID POINT BEING AT THE RIGHT-OF-WAY CORNER FOR BOTH BANKS AND CULLUM ROAD;

THENCE NORTH 893735" EAST ALONG SAID SOUTH RIGHT OF WAY LINE AND NORTH LINE OF SAID TRACTS 34, 35, 36, 37, 38, 39, AND 40, BLOCK 89, A DISTANCE OF 2,310.42 FEET TO THE NORTHEAST CORNER OF SAID TRACT 34;

THENCE SOUTH 002439" EAST ALONG THE EAST LINE OF SAID TRACT 34 AND THE WEST LINE OF SAID TRACT 33, A DISTANCE OF 20.00 FEET;

THENCE NORTH 893735" EAST, A DISTANCE OF 309.98 FEET TO A POINT 20.08 FEET WEST OF THE EAST LINE OF SAID TRACT 33, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE FOR LYONS ROAD;

THENCE SOUTH 003648" EAST ALONG THE SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1,300.48 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 55 AND BEING 13.45 FEET WEST OF THE SOUTHWEST CORNER OF SAID TRACT 53;

THENCE SOUTH 893732" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 314.54 FEET;

THENCE SOUTH 002434" EAST, A DISTANCE OF 60.00 FEET TO A POINT 18.25 FEET NORTHERLY OF THE NORTHWEST CORNER OF SAID PARCEL "A", LYONS COMMONS PLAT;

THENCE NORTH 893732" EAST ALONG A LINE 18.25 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 284.75 FEET;

THENCE SOUTH 441359" EAST, A DISTANCE OF 43.49 FEET;

THENCE SOUTH 044129" WEST, A DISTANCE OF 70.30 FEET;

THENCE SOUTH 003648" EAST, A DISTANCE OF 265.00 FEET;

THENCE NORTH 892312" EAST, A DISTANCE OF 6.50 FEET;

THENCE SOUTH 003648" EAST, A DISTANCE OF 78.92 FEET;

THENCE SOUTH 037020" WEST, A DISTANCE OF 100.21 FEET;

THENCE SOUTH 003648" EAST, A DISTANCE OF 84.91 FEET;

THENCE SOUTH 893726" WEST, A DISTANCE OF 5.50 FEET;

THENCE SOUTH 002434" EAST, A DISTANCE OF 180.09 FEET;

THENCE NORTH 893526" EAST, A DISTANCE OF 12.00 FEET;

THENCE SOUTH 002434" WEST, A DISTANCE OF 110.01 FEET;

THENCE SOUTH 893726" WEST, A DISTANCE OF 3.00 FEET;

LEGAL DESCRIPTION (CONTINUED)

THENCE SOUTH 002434" EAST, A DISTANCE OF 40.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A"; THE PREVIOUS TWELVE COURSES ARE CONJOINED WITH THE EAST LINE OF SAID PARCEL "A" AND THE WEST RIGHT-OF-WAY LINE FOR LYONS ROAD;

THENCE SOUTH 893759" WEST ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 314.40 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A";

THENCE NORTH 002434" WEST ALONG THE WEST LINE OF SAID PARCEL "A" AND THE EAST LINE OF SAID PARCEL "D-2" BUFFER, A DISTANCE OF 330.11 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL D-2 BUFFER;

THENCE SOUTH 893826" WEST ALONG THE NORTH LINE OF SAID PARCEL D-2 BUFFER AND PARCELS C-2 AND B-2 BUFFER, A DISTANCE OF 1,320.00 FEET TO THE NORTHWEST CORNER OF SAID LYONS CREEK PLAT;

THENCE SOUTH 002434" EAST ALONG THE WEST LINE OF SAID LYONS CREEK PLAT, A DISTANCE OF 0.30 FEET TO THE NORTHEAST CORNER OF BERBER PLAT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 182, PAGE 53 OF THE SAID PUBLIC RECORDS;

THENCE SOUTH 893826" WEST ALONG THE NORTH LINE OF SAID BERBER PLAT TWO AND THE NORTH LINE OF TRACT "A", SAID BERBER PLAT TWO, A DISTANCE OF 660.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A", SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 73;

THENCE SOUTH 002434" EAST ALONG THE WEST LINE OF SAID TRACT "A" AND THE EAST LINE OF SAID TRACT 73, A DISTANCE OF 660.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 73, SAID POINT BEING ON THE NORTH LINE OF A 50-FOOT ROAD RESERVATION DEDICATED BY SAID PALM BEACH FARMS CO, PLAT NO. 3;

THENCE SOUTH 893826" WEST ALONG THE SOUTH LINE OF SAID TRACT 73 AND THE WEST LINE OF SAID TRACT 73, SAID POINT BEING ON SAID 50-FOOT ROAD;

THENCE NORTH 893753" WEST ALONG SAID SOUTH LINE OF SAID TRACT 73 AND THE WEST LINE OF SAID TRACT 73, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE FOR BANKS ROAD;

THENCE NORTH 002570S" WEST ALONG THE WEST LINE OF SAID TRACTS 60 AND 73 AND SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1,334.98 FEET TO A POINT ON THE CENTRALINE FOR N.W. 40TH STREET;

THENCE NORTH 002570S" WEST ALONG THE WEST LINE OF SAID TRACTS 60 AND 73 AND SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1,335.37 FEET TO THE SAID NORTHWEST CORNER OF SAID TRACT 40, AND THE POINT OF BEGINNING;

LESS THE FOLLOWING:

A PORTION OF PARCEL A OF SAID R.M. GREEN CORPORATION PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "B" OF SAID PLAT;

THENCE NORTH 602356" EAST 74.46 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 002436" WEST, 217.00 FEET;

THENCE SOUTH 00-2436" EAST, 217.00 FEET;

THENCE SOUTH 893753" EAST 600.00 FEET;

THENCE SOUTH 00-2436" WEST 600.00 FEET TO THE POINT OF BEGINNING;

SAID LANDS LING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING **2,623,804.47** SQUARE FEET (179,636 ACRES), MORE OR LESS.

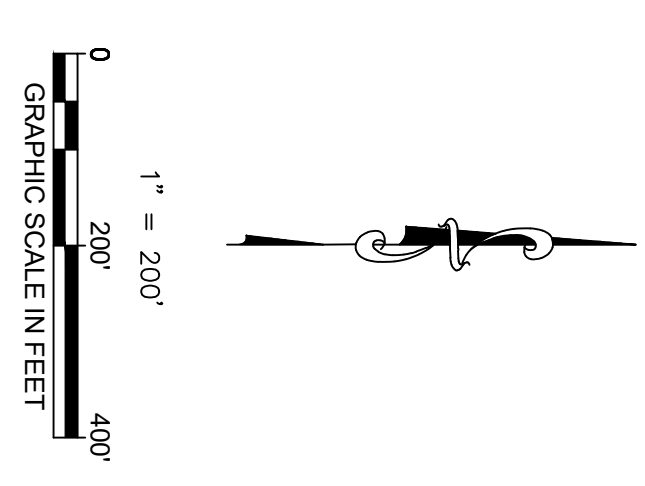
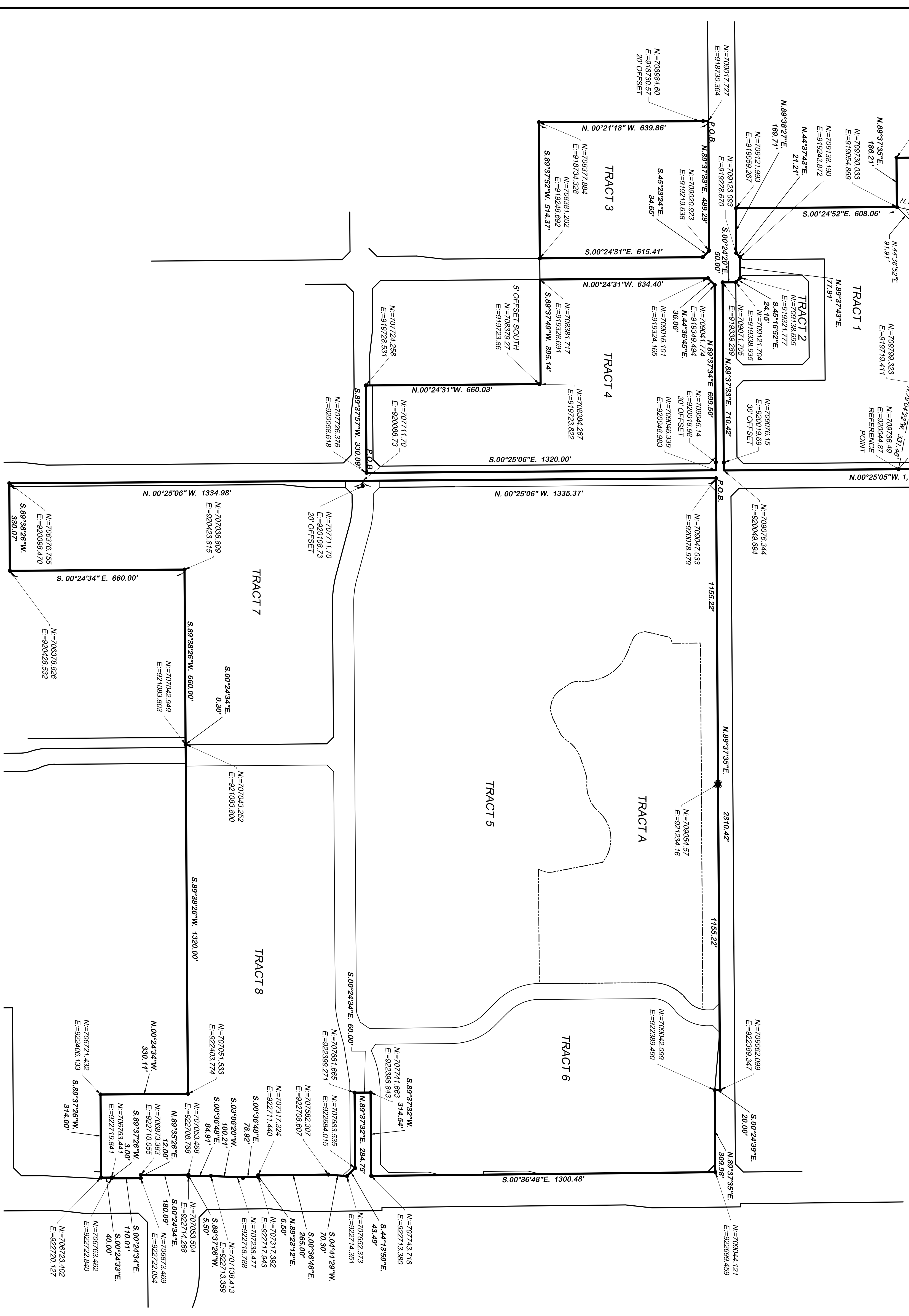


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FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114
CTA PROJECT NO. 08-0049-005-01

MAINS STREET at COCONUT CREEK

A REPLAT OF A PORTION OF BLOCK 80, THE PALM BEACH FARMS COS PLAT NO. 3, PLAT BOOK 2, PAGE 45-54, PALM BEACH COUNTY RECORDS; AND PORTIONS OF BOTH LYONS COMMONS, PLAT BOOK 181, PAGES 183-184; & MCJAMES PLAT NO. 1, PLAT BOOK 147, PAGE 18, AND ALL OF OF R. M. GREEN CORPORATION PLAT, PLAT BOOK 164, PAGE 19; BROWARD COUNTY RECORDS; AND PORTIONS OF WILES ROAD, CULLUM ROAD, LYONS ROAD, BANKS ROAD & WOSHINA BOULEVARD / NW 54 AVENUE RIGHT-OF-WAYS SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA
NOVEMBER 2022

STATE PLANE COORDINATE EXHIBIT



PLAT NOTES:

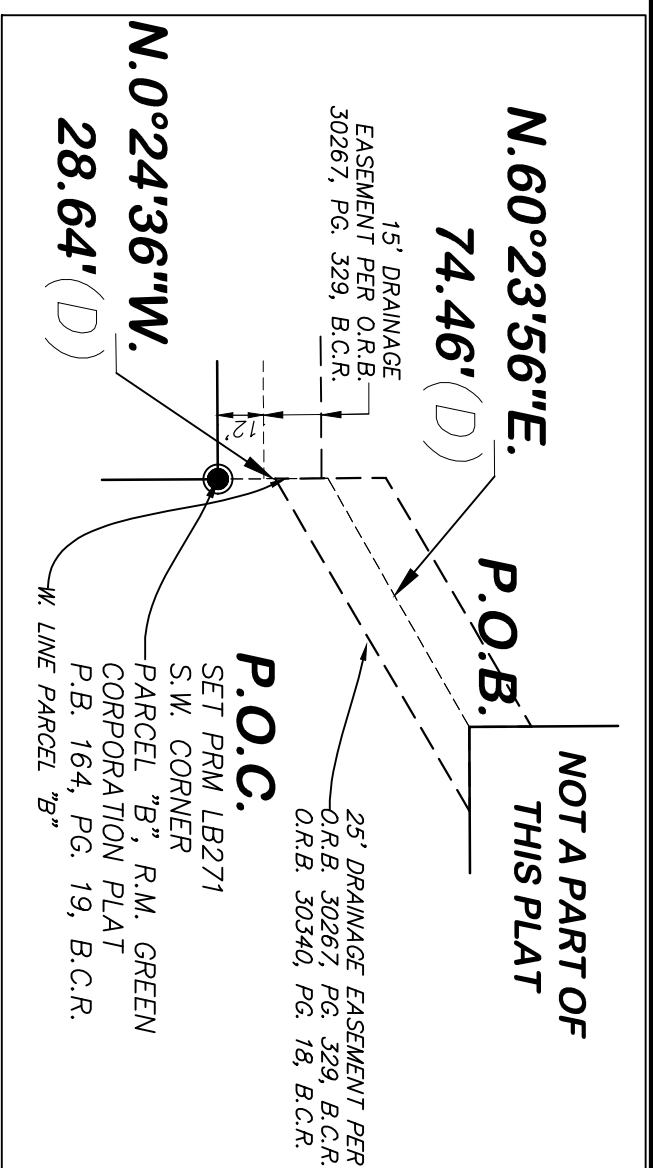
1. THIS PLAT IS RESTRICTED TO 540 TOWNHOUSE UNITS AND 1,820 MID-RISE UNITS WITH ANGLIARY USES, 225,000 SQUARE FEET OF COMMERCIAL USE, 50,000 SQUARE FEET OF GOVERNMENTAL USE.
2. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SUPERVISOR PURSUANT TO CHAPTER 117.091, SUBSECTION (2)(b) FLORIDA STATUTES: 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 ANY ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CONFLICT DOES EXIST BETWEEN THE FACILITIES AND SERVICES OF ANY PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES OF 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.
3. 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.
4. THE STATE PLANE COORDINATES AND BEARINGS SHOWN ON THIS PLAT WERE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES SHOWN ON THE STOWER-KEITH RESURVEY OF TOWNSHIP 48 SOUTH, RANGE 41 EAST, AS RECORDED IN MISCELLANEOUS PLAT BOOK 3, PAGE 44 OR THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. AND, THE 1980 ADJUSTED STATE PLANE COORDINATE VALUES SHOWN ON THIS PLAT ARE THE 1980 ADJUSTED STATE PLANE COORDINATE VALUES REFERENCED TO A LINE BETWEEN THE FOUNDATION CORNER OF SECTION 18-50-42 AS DELINEATED HEREON HAVING A BEARING OF NORTH 88°28'34" WEST.
5. EASEMENTS SHALL NOT CONTAIN REMAINT IMPROVEMENTS INCLUDING BUT NOT LIMITED TO PATIOS, DECKS, POOLS, AIR CONDITIONERS, PAVEMENTS, FENCES, SHEDS, POLES, FENCES, TREES, SHEDS, HERGOS PLANTS AND LANDSCAPING, EXCEPT UTILITIES, PUBLIC IMPROVEMENTS AND SOD ARE ALLOWED.

LEGEND

- N INDICATES NORTHING
- E INDICATES EASTING
- M.A.D., M.A.D. INDICATES NORTH AMERICAN DATUM

PREPARED BY: RICHARD G. CRAWFORD JR., P.L.S./P.S.M. 5371
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 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
 FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C000114
 CTA PROJECT NO. 08-0049-005-01

EXHIBIT "B"



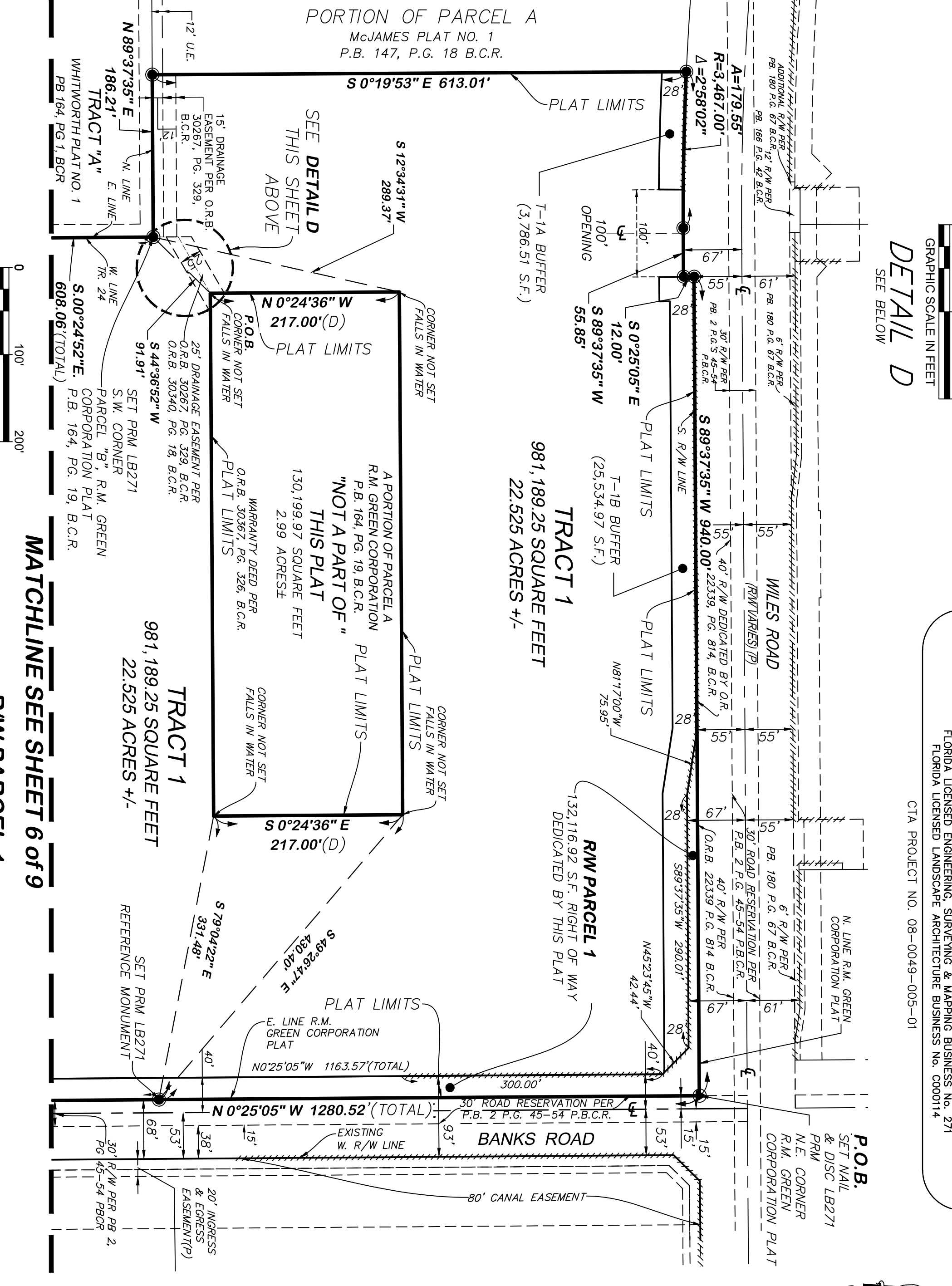
PREPARED BY: RICHARD G. GRAYCORP., JR., P.L.S./P.S.M. 5371
GRAVEN THOMPSON & ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
 5114 ORCHERBEE BOULEVARD, SUITE 112, WEST PALM BEACH, FLORIDA 33417
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 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
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 FLORIDA LICENSED PROFESSIONAL ENGINEER NO. 271
 FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C000114
 CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA
 NOVEMBER 2022

MAIN STREET at COCONUT CREEK

AREPLAT OF A PORTION OF BLOCK 89, THE PALM BEACH FARMS COS PLAT NO. 3, PLAT BOOK 2, PAGE 45-54, PALM BEACH COUNTY RECORDS;
 AND PORTIONS OF BOTH LYONS COMMONS, PLAT BOOK 181, PAGES 183-184, & MCGAMES PLAT NO. 1, PLAT BOOK 147, PAGE 18, AND
 ALL OF OF R. M. GREEN CORPORATION PLAT, PLAT BOOK 104, PAGE 19; BROWARD COUNTY RECORDS; AND PORTIONS OF WILLES ROAD, CULLUM
 ROAD, LYONS ROAD, BANKS ROAD & WOCHNA BOULEVARD / NW 54 AVENUE RIGHT-OF-WAYS
 SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST
 CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA
 NOVEMBER 2022

LEGEND

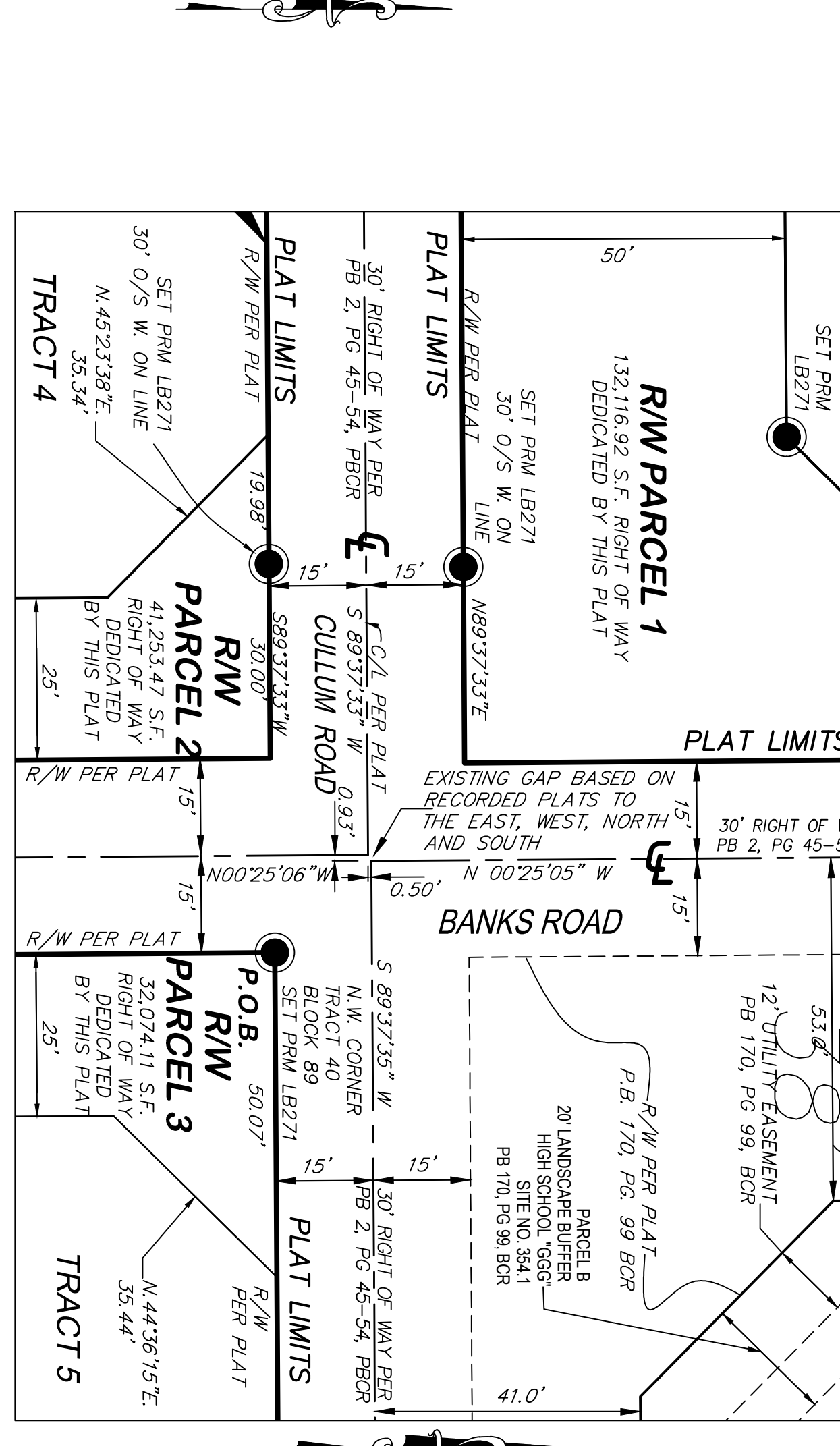
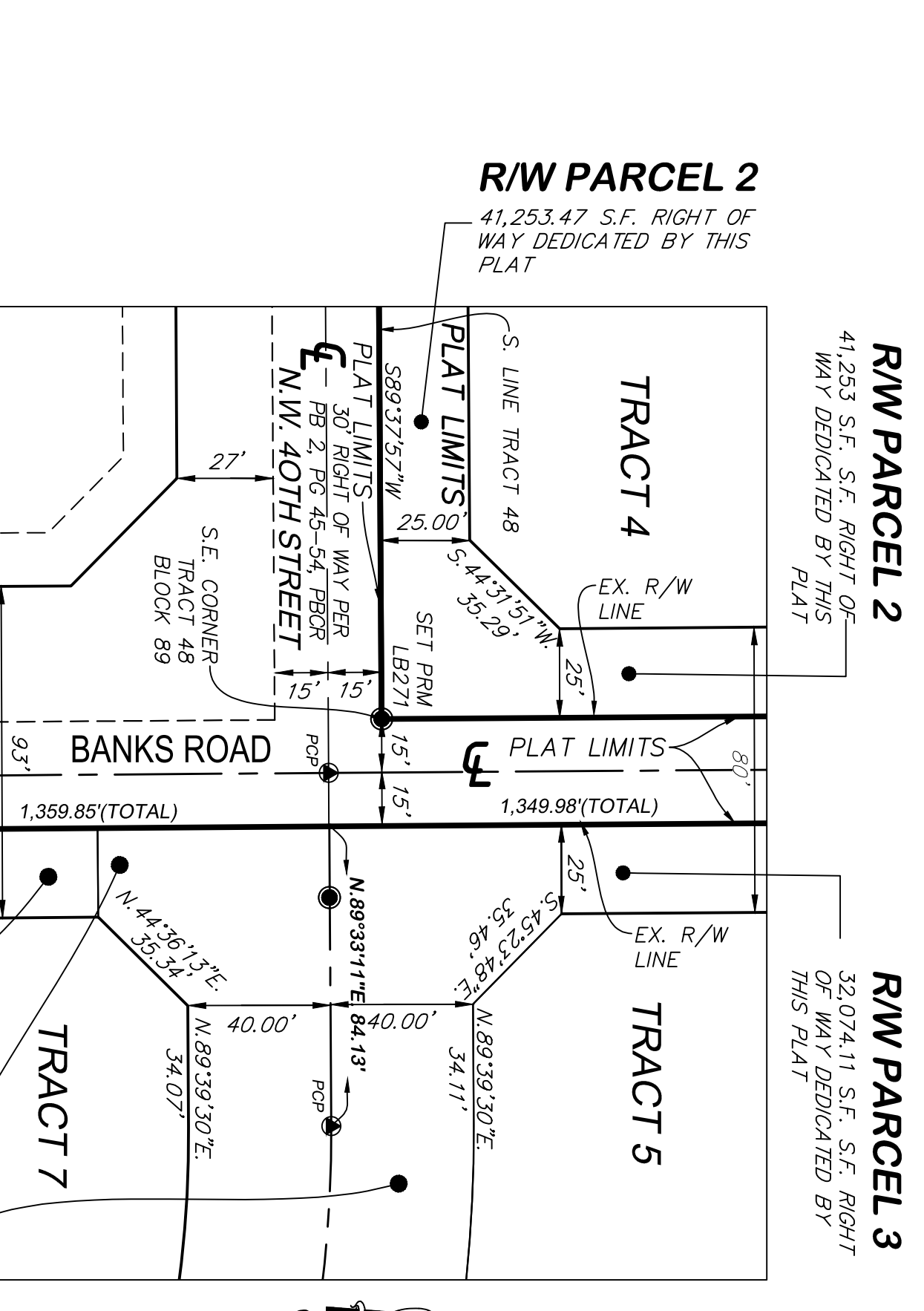
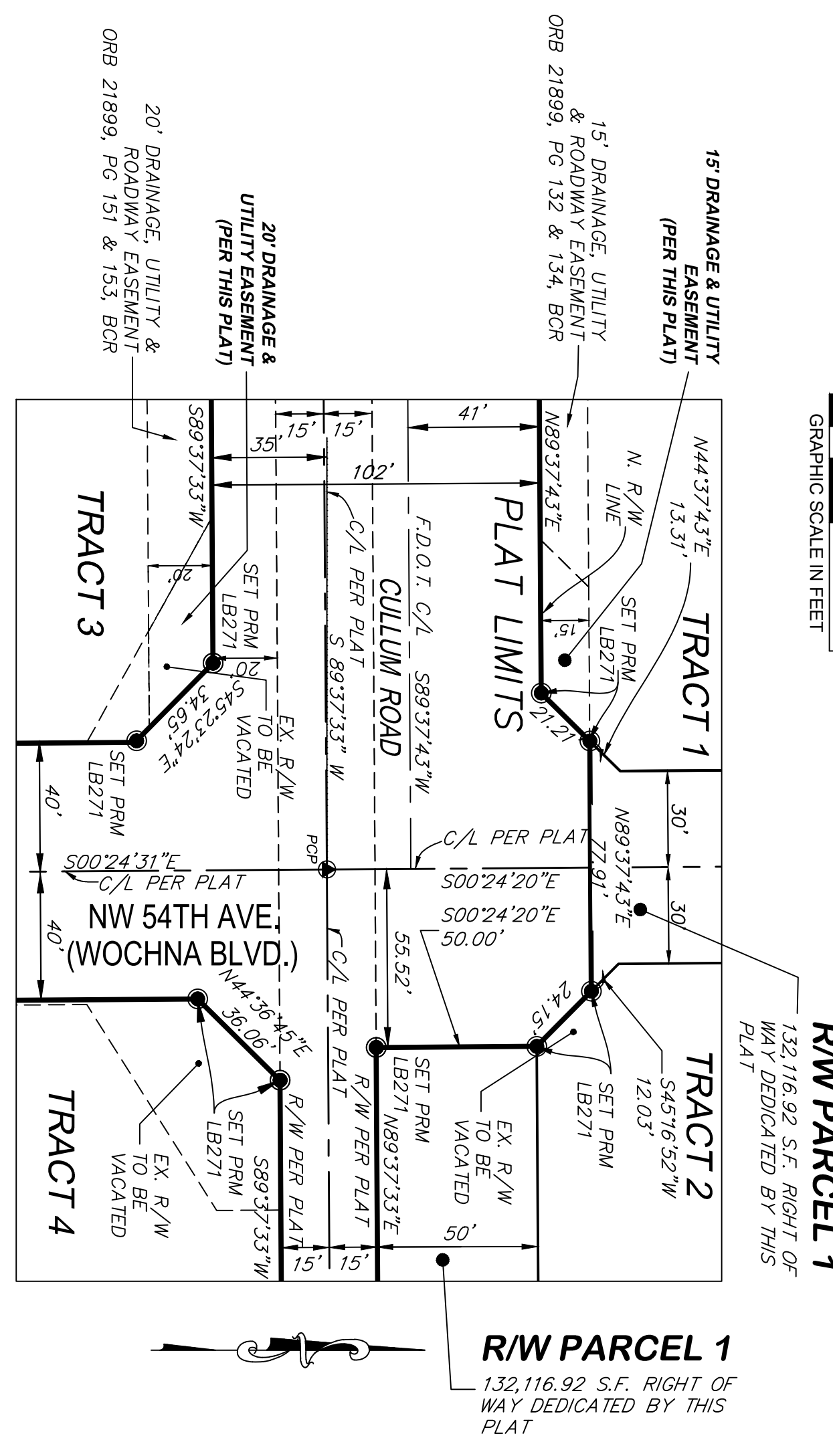
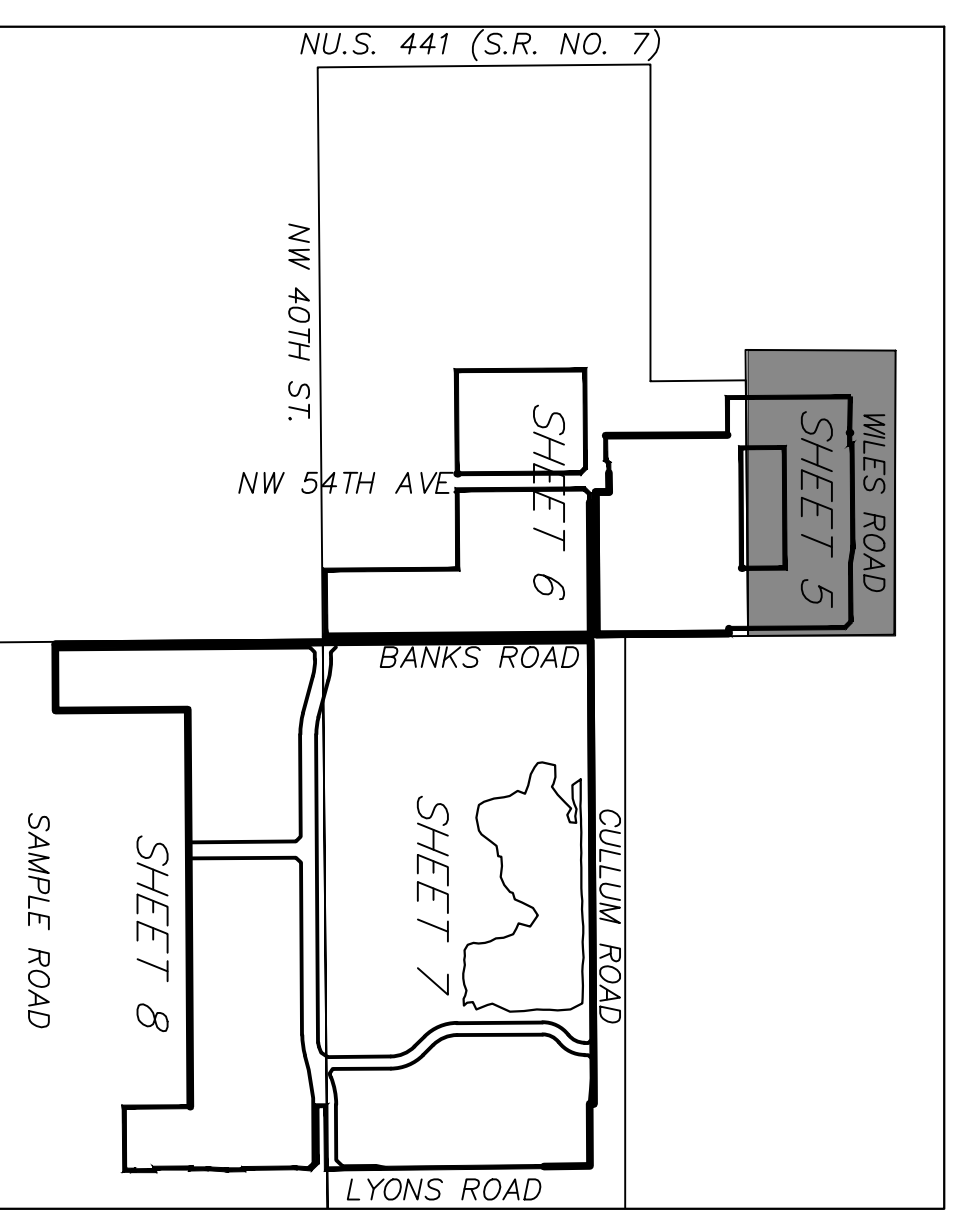
- INDICATES 4" x 4" CONCRETE MONUMENT, MINIMUM LENGTH 24"
- STAMPED WITH "TM-#4271" BRASS DISC (UNLESS OTHERWISE NOTED)
- INDICATES NAIL AND WASHER IN CONCRETE STAMPED WITH "TM-#4271" DISC (UNLESS OTHERWISE NOTED)
- INDICATES BROWARD COUNTY RECORDS
- INDICATES CENTRALINE
- INDICATES DEED BOOK
- INDICATES EASEMENT
- INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION
- INDICATES FLORIDA POWER AND LIGHT
- INDICATES LANDSCAPE, SIGNAGE & UTILITY EASEMENT
- INDICATES NAIL AND TAG
- INDICATES NOT TO SCALE
- INDICATES OFFICIAL RECORDS BOOK
- INDICATES O/S
- INDICATES PALM BEACH COUNTY RECORDS
- INDICATES PERMANENT CONTROL POINT
- INDICATES PAGE
- INDICATES PERMANENT REFERENCE MONUMENT
- INDICATES RIGHT OF WAY
- INDICATES SQUARE FEET
- INDICATES WITH
- INDICATES PLUS OR MINUS
- INDICATES NON-VEHICULAR ACCESS LINE (RWML)



ROW DESIGNATIONS	SQUARE FEET	BUFFERS	SQUARE FEET
ROW PARCEL 1	132,116.92	T-1A	3,786.51
ROW PARCEL 2	41,253.47	T-1B	25,534.97
ROW PARCEL 3	32,074.11	T-6A	24,101.18
ROW PARCEL 4	2,181.93	T-8	6,344.50
ROW PARCEL 5	446.23	T-8B	12,183.06
ROW PARCEL 6	2,288.25	T-8	5,186.79
ROW PARCEL 7	345,200.93	T-8C	
ROW PARCEL 8	17,611.90		
TRACTS			
TRACT 1 (PARK)	981,189.25		
TRACT 2 (PARK)	91,662.78		
TRACT 3	328,645.98		
TRACT 4	628,754.72		
TRACT 5	2,013,739.38		
TRACT 6	711,561.16		
TRACT 7	173,687.93		
TRACT 8	920,070.24		
TRACT A (RESERVED)	641,070.85		
SUBTOTALS	7,166,395.52		
TRACTS	573,179.24		
ROW	13,156		
BUFFERS	86,229.21		
TOTAL	7,825,804.47		179,656

PLAT NOTES:

- THIS PLAT IS RESTRICTED TO 540 TOWNHOUSE UNITS AND 1,820 MID-RISE UNITS WITH ANGLIARY USES, 225,000 SQUARE FEET OF COMMERCIAL USE, 50,000 SQUARE FEET OF GOVERNMENTAL USE.
- THIS NOTE IS REQUIRED BY CHAPTER 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 THERE TO 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 OF OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (2b), FLORIDA STATUTES:
 PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND MAINTENANCE AND OPERATION OF CABLE TELEVISION AND SERVICES 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.
- 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 SUPERPLANNED 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.
- THE BEARINGS SHOWN HEREON ARE RELATIVE TO GRID NORTH, STATE PLANE COORDINATES, FLORIDA EAST ZONE, NAD83 WITH 1980 ADJUSTMENT AND BASED ON A LINE BETWEEN THE FOUND MONUMENTATION AT THE SOUTH QUARTER (S1/4) CORNER AND THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST WHICH BEARS SOUTH 88°28'14" EAST.
- EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS INCLUDING BUT NOT LIMITED TO PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, TREES, SHARERS, HEDGES, PLANTS AND LANDSCAPING, EXCEPT UTILITIES, PUBLIC IMPROVEMENTS AND SOD ARE SET PERMITTED.



MAIN STREET at

COCONUT CREEK

A REPLAT OF A PORTION OF BLOCK 89, THE PALM BEACH FARMS CO'S PLAT NO. 3, PLAT BOOK 2, PAGE 45-54, PALM BEACH COUNTY RECORDS; AND PORTIONS OF BOTH LYONS COMMONS, PLAT BOOK 181, PAGES 183-184; & MCJAMES PLAT NO. 1, PLAT BOOK 147, PAGE 18, AND ALL OF OF R. M. GREEN CORPORATION PLAT, PLAT BOOK 164, PAGE 19; BROWARD COUNTY RECORDS; AND PORTIONS OF WILLES ROAD, CULLUM ROAD, LYONS ROAD, BANKS ROAD & WOODHNA BOULEVARD / NW 54 AVENUE RIGHT-OF-WAYS SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA NOVEMBER 2022



PREPARED BY: RICHARD G. CRAWFORD, JR., P.L.S./P.S.M. 5371
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 FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. 0000114
 CTA PROJECT NO. 08-0049-005-01

MATCHLINE SEE SHEET 5 OF 9

TRACT 1
 991,189.25 SQUARE FEET
 22,525 ACRES +/-

TRACT 2
 VILLAGE GREEN PARK
 91,662.78 SQUARE FEET
 2,104 ACRES +/-

TRACT 1
 R/W PARCEL 1
 981,189.26 SQUARE FEET
 22,525 ACRES +/-

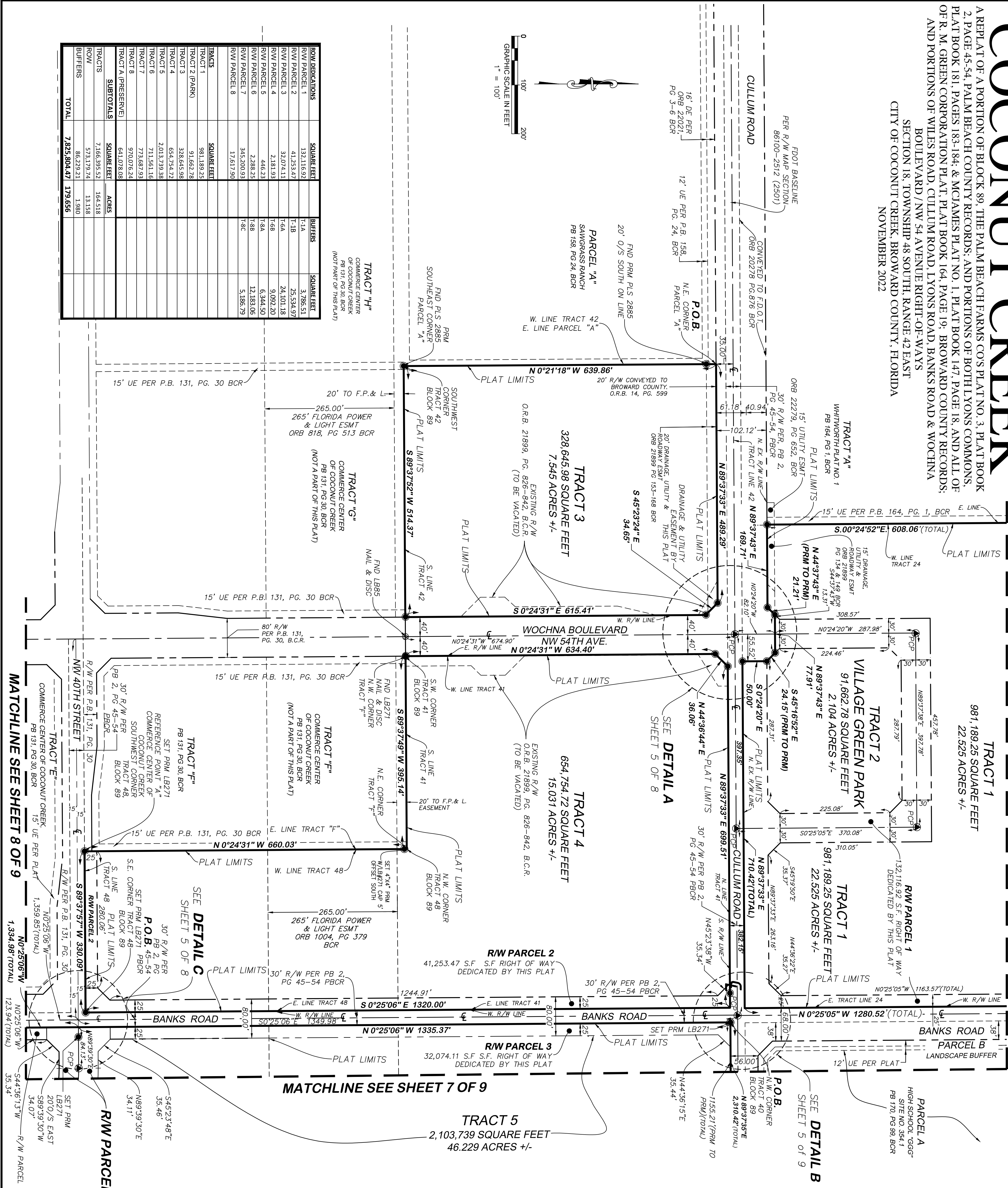
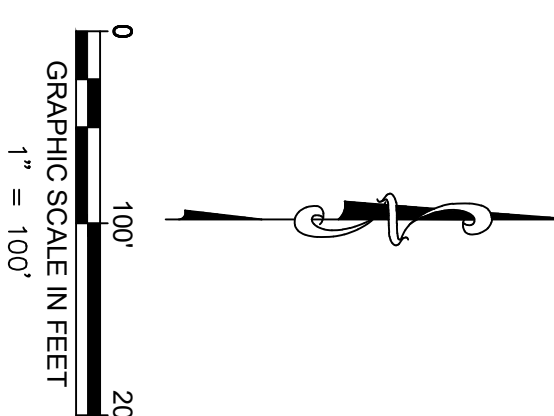
TRACT 4
 654,754.72 SQUARE FEET
 15,031 ACRES +/-

R/W PARCEL 2
 41,253.47 S.F. S.F. RIGHT OF WAY
 DEDICATED BY THIS PLAT

R/W PARCEL 3
 32,074.11 S.F. S.F. RIGHT OF WAY
 DEDICATED BY THIS PLAT

TRACT 5
 2,103,739 SQUARE FEET
 46.229 ACRES +/-

ROW DEDICATIONS	SQUARE FEET	BUFFERS	SQUARE FEET
ROW PARCEL 1	132,116.92	T-1A	3,786.51
ROW PARCEL 2	41,253.47	T-1B	25,534.97
ROW PARCEL 3	32,074.11	T-5A	24,101.18
ROW PARCEL 4	2,181.93	T-6B	9,092.20
ROW PARCEL 5	446.23	T-8A	6,344.50
ROW PARCEL 6	2,288.25	T-8B	12,183.06
ROW PARCEL 7	345,200.93	T-8C	5,186.79
ROW PARCEL 8	17,617.90		
TRACTS	SQUARE FEET		
TRACT 1	981,189.25		
TRACT 2 (PARK)	91,662.78		
TRACT 3	328,645.98		
TRACT 4	654,754.72		
TRACT 5	2,013,239.38		
TRACT 6	711,561.18		
TRACT 7	773,689.93		
TRACT 8	970,076.24		
TRACT A (PRESERVE)	641,078.08		
TRACT A (PRESERVE)	SQUARE FEET	ACRES	
TRACTS	7,166,995.52	164,418	
ROW	573,179.24	13,158	
BUFFERS	862,232.21	1,980	
TOTAL	7,825,804.47	179,656	



MATCHLINE SEE SHEET 8 OF 9

MATCHLINE SEE SHEET 7 OF 9

PLAT NOTES:

1. THIS PLAT IS RESTRICTED TO 540 TOWNHOUSE UNITS AND 1,820 MID-RISE UNITS WITH A GROUND FLOOR AREA OF 2,925,000 SQUARE FEET OF COMMERCIAL USE, 50,000 SQUARE FEET OF GOVERNMENTAL USE.
2. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES AND MAY BE REMOVED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES AND MAY BE REMOVED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. 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 OWNER'S OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
3. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURETYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (2B), FLORIDA STATUTES:
 PLATED 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 ANY PUBLIC UTILITY, IT SHALL BE RESPONSIBLE TO REPAIR AND RESTORE SUCH FACILITIES TO PRIVATE ESTATEMENTS TO BE AGREEMENTED BY THE PUBLIC UTILITY, 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.
4. NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE ORIGINAL DERIVATION OF THE AUTHORITY FOR ANY UTILITY EASEMENT OR DIGITAL FORM OF THE PLAT. THESE EASEMENTS MAY BE SUBJECT TO ANY RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE ADDITIONAL RECORDS OF THIS COUNTY.
5. THE BEARINGS SHOWN HEREON ARE RELATIVE TO GRID NORTH, STATE PLANE COORDINATES, FLORIDA EAST ZONE, MODELS WITH 1990 ADJUSTMENT AND BASED ON A LINE BETWEEN THE ROUND MOUND QUARTER (S1/4) CORNER AND THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST WHICH BEARS SOUTH 88°28'54" EAST.
6. EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS INCLUDING BUT NOT LIMITED TO PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, TREES SHRUBS, HERDS, PLANTS AND LANDSCAPING, EXCEPT UTILITIES, PUBLIC IMPROVEMENTS AND SOD ARE ALLOWED.

LEGEND

- INDICATES 4" x 4" CONCRETE MONUMENT, MINIMUM LENGTH 24"
- STAMPED WITH "TRM-18271 BRASS DISC (UNLESS OTHERWISE NOTED)
- INDICATES NAIL AND WASHER IN CONCRETE (UNLESS OTHERWISE NOTED)
- INDICATES "18271" DISC (UNLESS OTHERWISE NOTED)
- INDICATES BROWARD COUNTY RECORDS
- INDICATES CERTIFIED CORNER RECORD
- INDICATES DEED BOOK
- INDICATES EASEMENT
- INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION
- INDICATES FLORIDA POWER AND LIGHT
- INDICATES LICENSED BUSINESS
- INDICATES MAIL AND TAG
- INDICATES NOT TO SCALE
- INDICATES OFFICIAL RECORDS BOOK
- INDICATES OFFSET
- INDICATES PLAT BOOK
- INDICATES PALM BEACH COUNTY RECORDS
- INDICATES PERMANENT CONTROL POINT
- INDICATES PLAT BOOK
- INDICATES PERMANENT REFERENCE MONUMENT
- INDICATES RIGHT OF WAY
- INDICATES SQUARE FEET
- INDICATES WITH
- INDICATES PLUS OR MINUS
- INDICATES NON-VEHICULAR ACCESS LINE (NVAL)

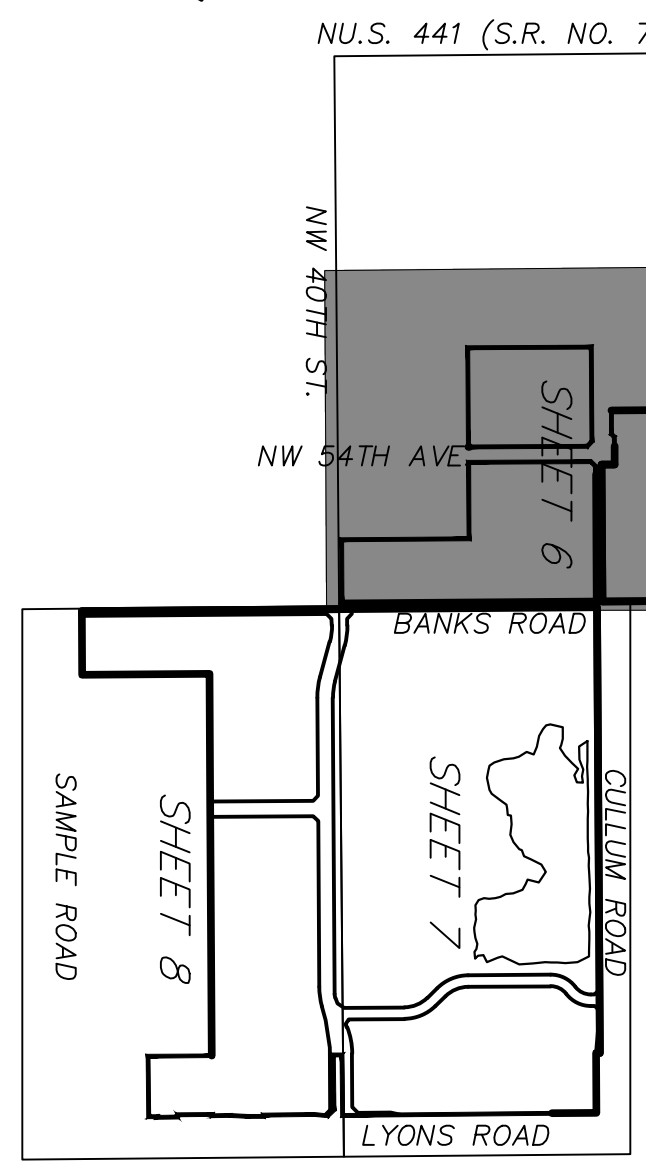
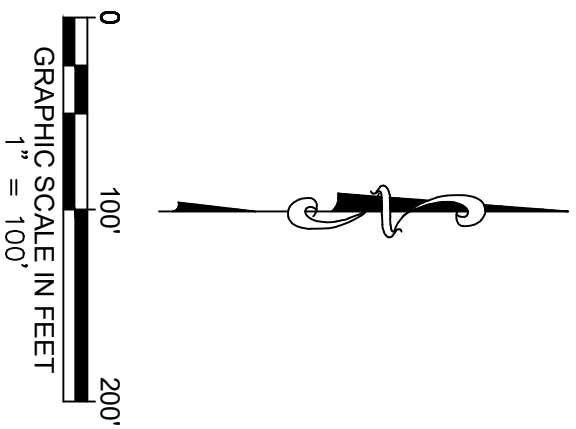


EXHIBIT "B"

MAIN STREET at COCONUT CREEK

A REPLAT OF A PORTION OF BLOCK 89, THE PALM BEACH FARMS COS PLAT NO. 3, PLAT BOOK 2, PAGE 45-54, PALM BEACH COUNTY RECORDS; AND PORTIONS OF BOTH LYONS COMMONS, PLAT BOOK 181, PAGES 183-184; & MCJAMES PLAT NO. 1, PLAT BOOK 147, PAGE 18, AND ALL OF OF R. M. GREEN CORPORATION PLAT, PLAT BOOK 164, PAGE 19, BROWARD COUNTY RECORDS; AND PORTIONS OF WILES ROAD, CULLUM ROAD, LYONS ROAD, BANKS ROAD & WUCHINA BOULEVARD / NW 54 AVENUE RIGHT-OF-WAYS SECTION 18, TOWNSHIP 48 SOUTH RANGE 42 EAST CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA NOVEMBER 2022

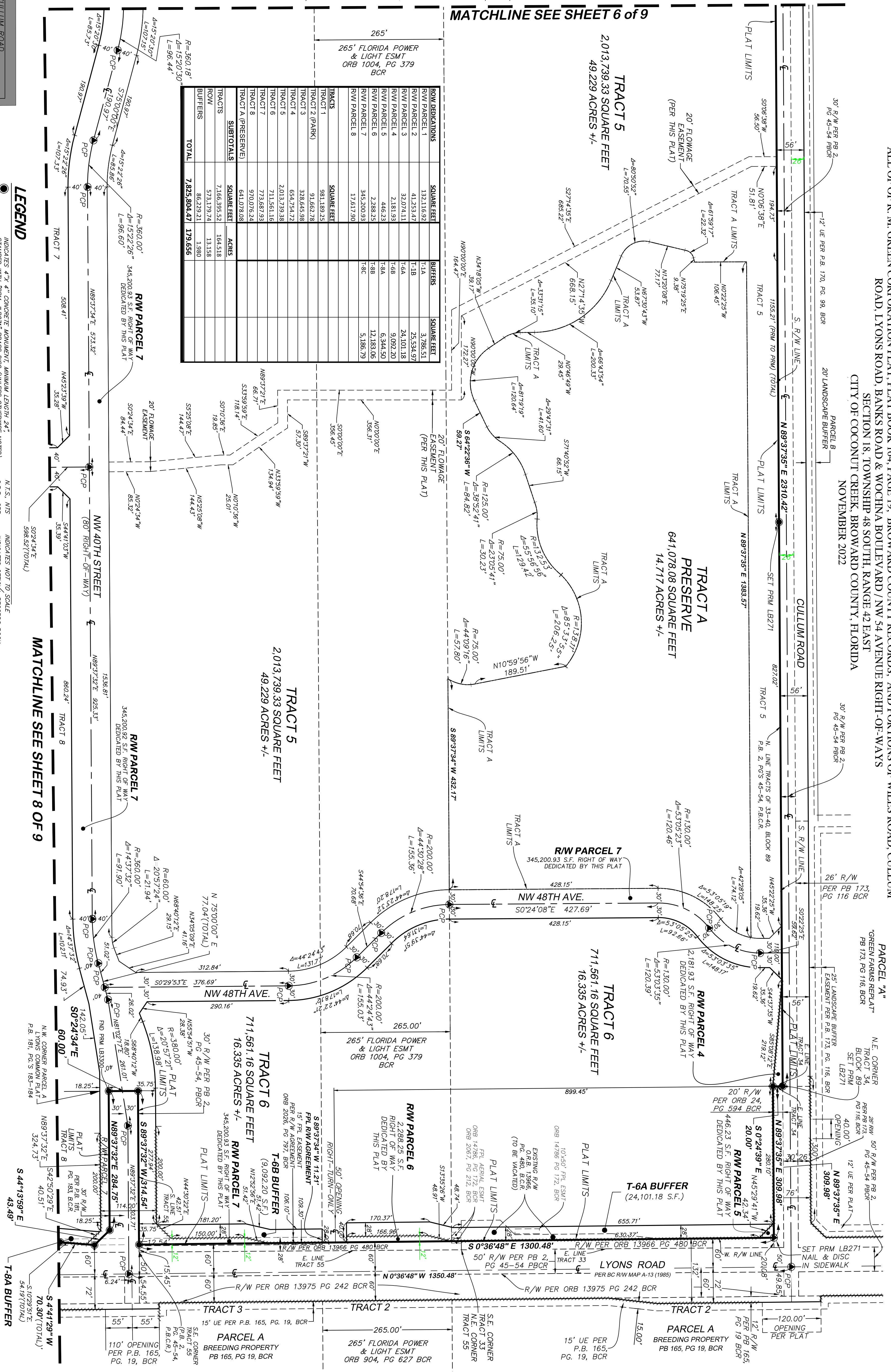


PLAT NOTES:

- THIS PLAT IS RESTRICTED TO 340 TOWNHOUSE UNITS AND 1,820 MID-RISE UNITS WITH ANCILLARY USES, 225,000 SQUARE FEET OF COMMERCIAL USE, 50,000 SQUARE FEET OF GOVERNMENTAL USE.
- THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IV, BROWARD COUNTY CODE OF ORDINANCES AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERE TO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY OTHER PARTY. ANY OTHER PARTY OR OWNERS OF PROPERTY INCLUDING PLANNERS WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO 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 ANY ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT THE FACILITIES OR 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 SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 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 SUPERSEDED IN FORM OR BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL EASEMENTS, RIGHTS, AND INTERESTS NOT SHOWN HEREIN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE BEARINGS SHOWN HEREON ARE RELATIVE TO GRID NORTH, STATE PLANE COORDINATES, FLORIDA EAST ZONE, NAD83 WITH 1990 ADJUSTMENT AND BASED ON A LINE BETWEEN THE FOUND MONUMENTATION AT THE SOUTHEAST CORNER (S1) OF CORNER AND THE SOUTHEAST CORNER SECTION 18 TOWNSHIP 48 SOUTH RANGE 42 EAST WHICH BEARS SOUTH 88°28'34" EAS1.
- 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 UTILITIES, PUBLIC IMPROVEMENTS AND SOD ARE ALLOWED.

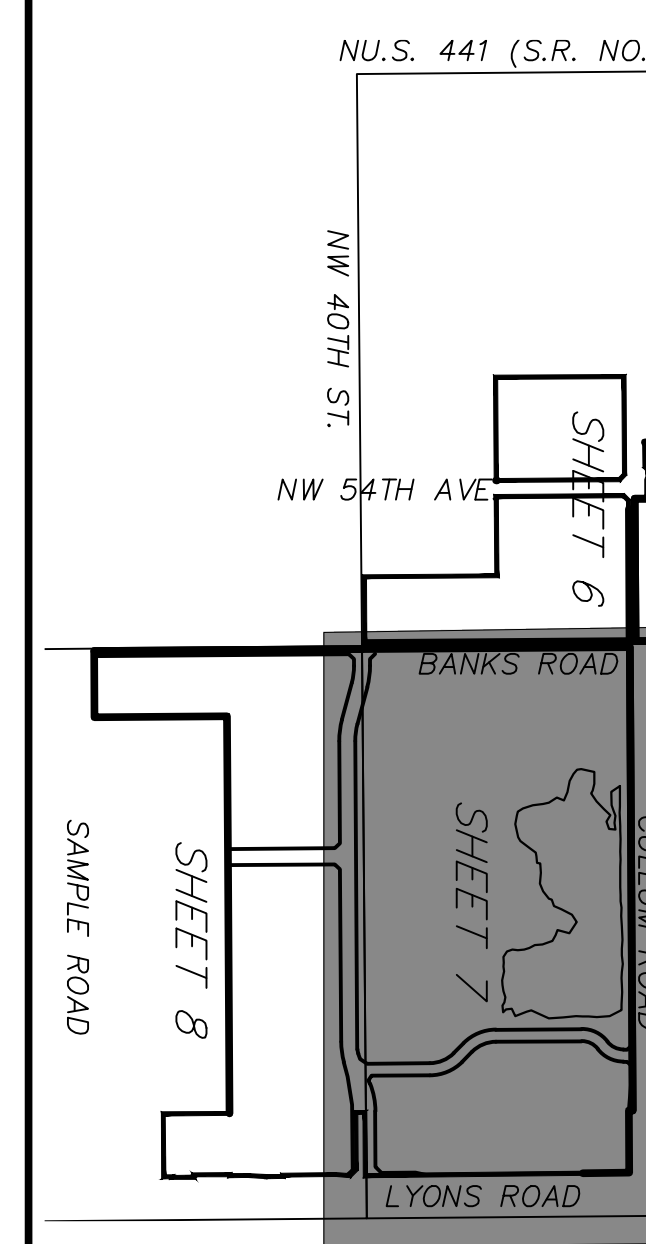
MATCHLINE SEE SHEET 6 OF 9

ROW DESIGNATIONS	SQUARE FEET	BUFFERS	SQUARE FEET
ROW PARCEL 1	132,116.93	T-1A	3,786.51
ROW PARCEL 2	41,353.47	T-1B	23,534.97
ROW PARCEL 3	32,074.11	T-6A	24,101.18
ROW PARCEL 4	2,181.93	T-6B	9,092.20
ROW PARCEL 5	4,466.23	T-6A	6,344.50
ROW PARCEL 6	2,288.25	T-6B	12,183.06
ROW PARCEL 7	345,200.93	T-6C	5,186.79
ROW PARCEL 8	17,617.90		
TOTALS	641,078.08		64,078.08
SUBTOTALS	641,078.08		64,078.08
AGRES	164,518		164,518
ROW	71,663,955.21		13,138
ROW	51,317,974		13,138
ROW	86,229.21		1,980
TOTAL	7,935,804.47		179,656



LEGEND

- INDICATES 4" X 4" CONCRETE MONUMENT, MINIMUM LENGTH 24"
- STAMPED WITH "PM-AE271 BRASS DISC (UNLESS OTHERWISE NOTED)
- INDICATES NAIL AND WASHER IN CONCRETE STAMPED WITH "PM-AE271 DISC (UNLESS OTHERWISE NOTED)
- INDICATES BROWARD COUNTY RECORDS
- INDICATES CENTRIUM
- INDICATES DEED BOOK
- INDICATES EASEMENT
- INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION
- INDICATES FLORIDA POWER AND LIGHT
- INDICATES LICENSED BUSINESS
- INDICATES LANDSCAPE ARCHITECTURE BUSINESS NO. 0000114
- INDICATES MAIL AND TAB
- INDICATES NOT TO SCALE
- N.T.S. NTS
- O.R.B. ORB
- O/S
- P.B. PB
- INDICATES OFFSET
- INDICATES PLAT BOOK
- INDICATES PALM BEACH COUNTY RECORDS
- P.C.P. P.C.P
- INDICATES PERMANENT CONTROL POINT
- P.G. PG
- INDICATES PAGE
- P.R.M. P.M
- INDICATES PERMANENT REFERENCE MONUMENT
- R/W
- INDICATES RIGHT OF WAY
- S.F.
- INDICATES SQUARE FEET
- W/
- INDICATES WARE
- +/-
- INDICATES PLUS OR MINUS
- INDICATES NON-VEHICULAR ACCESS LINE (NVAL)



PREPARED BY: RICHARD G. CRAWFORD JR., PLS/PSM 5371

GRAVEN THOMPSON & ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

5114 OKEECHOBEE BOULEVARD, SUITE 112, WEST PALM BEACH, FLORIDA 33417
TEL: (561) 688-5900 FAX: (561) 688-1037
3683 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. 0000114
CITA PROJECT NO. 08-0049-005-01

040-MP-22

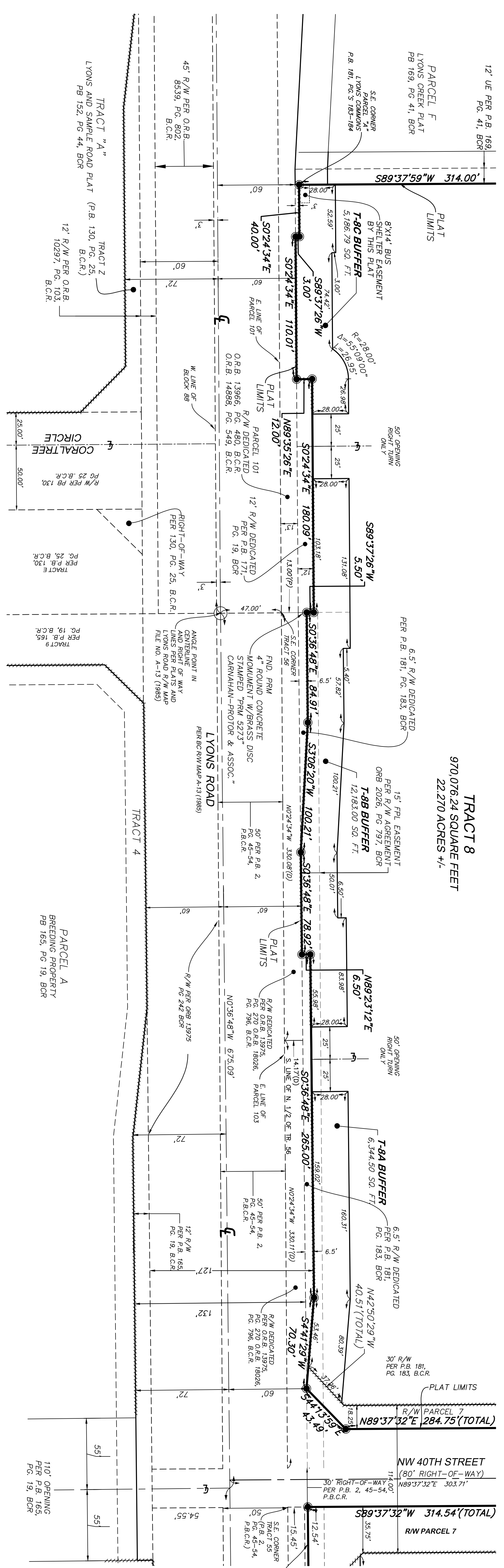
MAIN STREET at COCONUT CREEK



Craven Thompson & Associates, Inc.
ENGINEERS PLANNERS SURVEYORS
5114 OKEECHOBEE BOULEVARD, SUITE 112, WEST PALM BEACH, FLORIDA 33417
TEL.: (561) 688-5070 FAX: (561) 688-1037
3563 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33309
TEL.: (954) 739-4400 FAX: (954) 739-4409
FLORIDA LICENSED PROFESSIONAL ENGINEER, SURVEYOR & PLANNER NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. 2900011

CITIA PROJECT NO. 08-0049-002-02

A REPLAT OF A PORTION OF BLOCK 89, THE PALM BEACH FARMS CO'S PLAT NO. 3, PLAT BOOK 2, PAGE 45-54, PALM BEACH COUNTY RECORDS; AND PORTIONS OF BOTH LYONS COMMONS, PLAT BOOK 181, PAGES 183-184; & McJAMES PLAT NO. 1, PLAT BOOK 147, PAGE 18, AND ALL OF OF R. M. GREEN CORPORATION PLAT, PLAT BOOK 164, PAGE 19; BROWARD COUNTY RECORDS; AND PORTIONS OF WILLS ROAD, CULLUM ROAD, LYONS ROAD, BANKS ROAD & WOCHINA BOULEVARD / NW 54 AVENUE RIGHT-OF-WAYS SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA NOVEMBER 2022



DETAIL "F"
FROM SHEET 8 OF 9
SCALE: 1"=40'

LEGEND

- INDICATES 4" X 4" CONCRETE MONUMENT, MINIMUM LENGTH 24"
- INDICATES 1/2" DIA. BRASS DISC (UNLESS OTHERWISE NOTED)
- INDICATES WALL AND WALKER IN CONCRETE STAMPED WITH "TRM-AB27" DISC (UNLESS OTHERWISE NOTED)
- INDICATES BROWARD COUNTY RECORDS
- INDICATES CERTIFIED CORNER RECORD
- INDICATES CENTERLINE
- INDICATES DEED BOOK
- INDICATES DEPARTMENT OF TRANSPORTATION
- INDICATES EASEMENT
- INDICATES FLORIDA POWER AND LIGHT
- INDICATES LICENSED BUSINESS
- INDICATES MAIL AND TAG
- INDICATES NOT TO SCALE
- INDICATES OFFICIAL RECORDS BOOK
- INDICATES OFFSET
- INDICATES PLAT BOOK
- INDICATES PALM BEACH COUNTY RECORDS
- INDICATES PLAT PAGE
- INDICATES PERMANENT REFERENCE MONUMENT
- INDICATES RIGHT OF WAY
- INDICATES SQUARE FEET
- INDICATES WITH
- INDICATES PLUS OR MINUS
- INDICATES NON-VEHICULAR ACCESS LINE (N.V.A.L.)

BUILDING DEDICATIONS	SQUARE FEET	BUFFERS	SQUARE FEET
ROW PARCEL 1	132,116.92	T-1A	3,786.51
ROW PARCEL 2	41,253.47	T-1B	25,534.97
ROW PARCEL 3	32,074.11	T-6A	24,101.18
ROW PARCEL 4	2,181.93	T-6B	9,092.20
ROW PARCEL 5	446.23	T-3A	6,344.50
ROW PARCEL 6	2,288.25	T-3B	12,183.06
ROW PARCEL 7	345,200.93	T-6C	5,186.79
ROW PARCEL 8	17,817.90		
TRACTS	SQUARE FEET		
TRACT 1	981,189.25		
TRACT 2 (PARK)	91,662.78		
TRACT 3	328,645.88		
TRACT 4	664,754.72		
TRACT 5	2,013,739.38		
TRACT 6	711,561.16		
TRACT 7	773,887.93		
TRACT 8	970,076.24		
TRACT A (PRESERVED)	641,078.08		
TRACTS	SQUARE FEET	ACRS	
TRACTS	7,156,995.52	164.518	
ROW	573,279.74	13.158	
BUFFERS	86,279.21	1.980	
TOTAL	7,825,804.47	179.656	

PLAT NOTES:

1. THIS PLAT IS RESTRICTED TO 540 TOWNHOUSE UNITS AND 1,820 MID-RISE UNITS WITH ANGLIARY USES, 225,000 SQUARE FEET OF COMMERCIAL USE, 50,000 SQUARE FEET OF GOVERNMENTAL USE.

2. 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 THERE TO 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.

3. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO 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 BE CONSIDERED TO BE A PUBLIC UTILITY UNDER THE NATIONAL ELECTRIC SAFETY CODE UNLESS 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.

4. 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.

5. THE BEARINGS SHOWN HEREON ARE RELATIVE TO GRID NORTH, STATE PLANE COORDINATES, FLORIDA EAST ZONE, NAD83 WITH 1980 ADJUSTMENT AND BASED ON A LINE BETWEEN THE FOUND MONUMENTATION AT THE SOUTH QUARTER (S1/4) CORNER AND THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST WHICH BEARS SOUTH 88°28'34" EAST.

6. 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 UTILITIES PUBLIC IMPROVEMENTS AND SOO ARE ALLOWED.