

COMMERCE CENTER OF COCONUT CREEK

BEING A REPLAT OF PORTIONS OF "PALM BEACH FARMS COMPANY PLAT NO. 3" IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 48 S., RANGE 42 E. (P.B. 2, PGS. 45-54, PALM BEACH COUNTY, FLORIDA) LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

ACCESS NOTE:

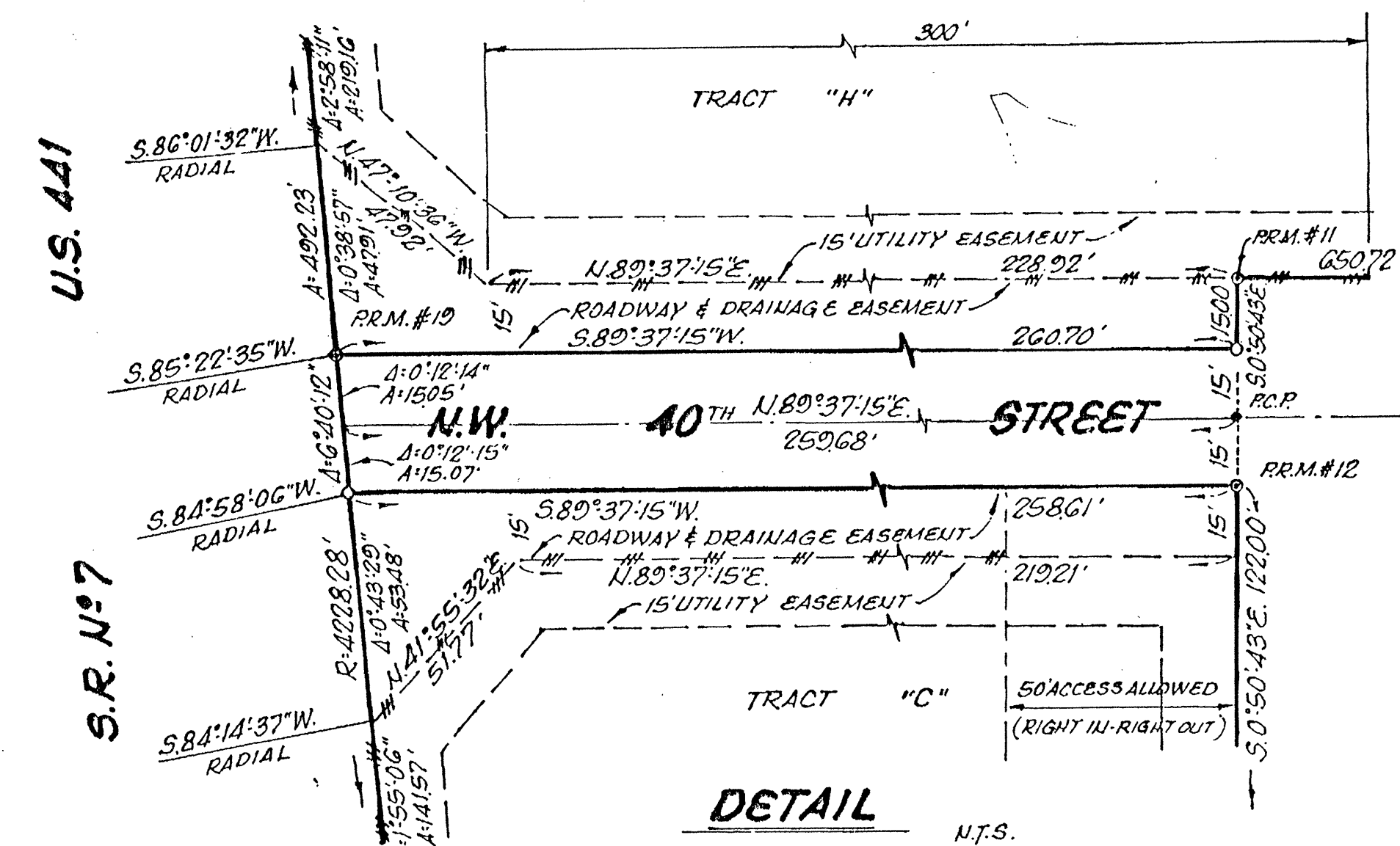
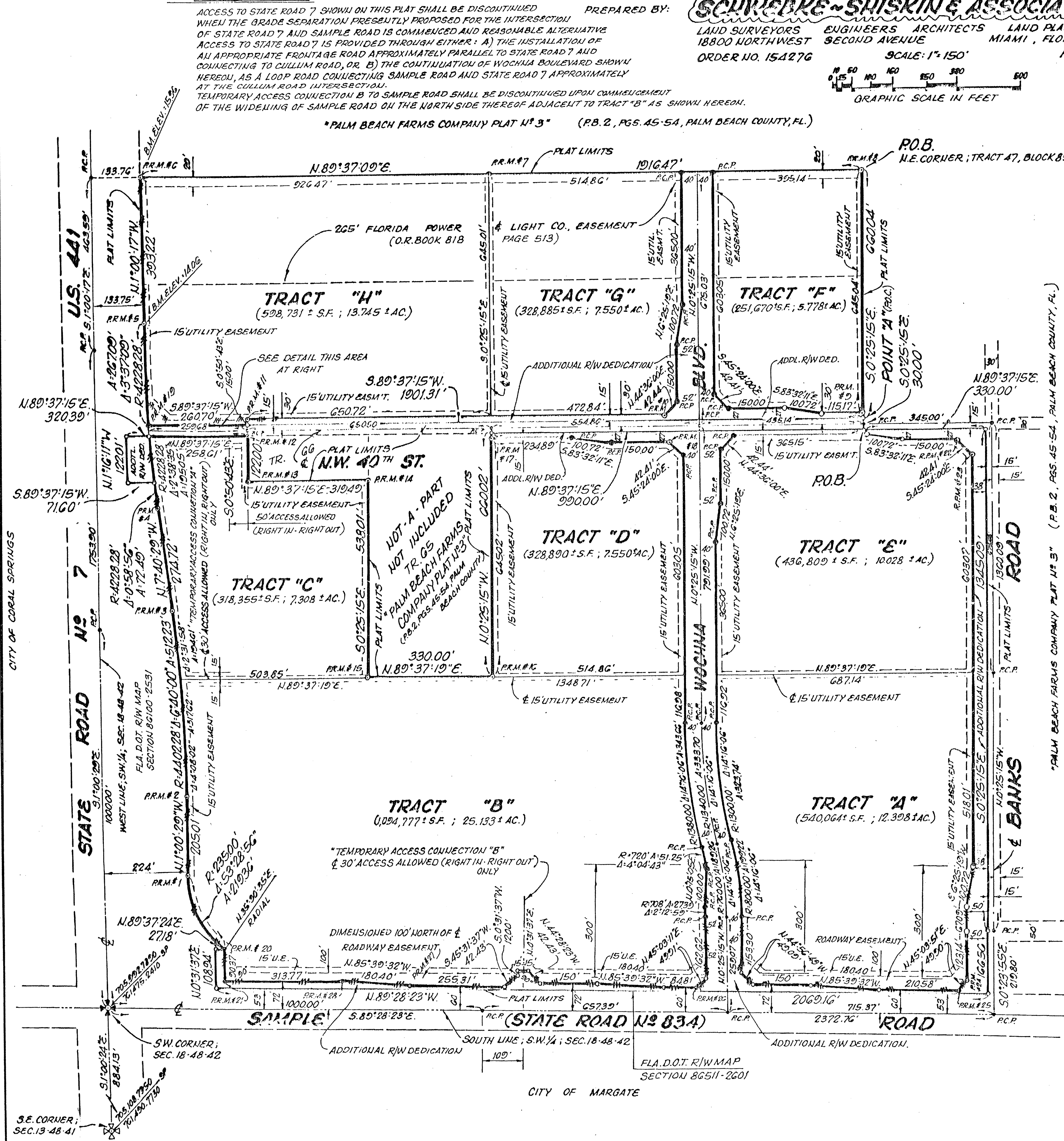
ACCESS TO STATE ROAD 7 SHOWN ON THIS PLAT SHALL BE DISCONTINUED WHEN THE GRADE SEPARATION PROPOSED FOR THE INTERSECTION OF STATE ROAD 7 AND SAMPLE ROAD IS COMPLETED AND REASONABLE ALTERNATIVE ACCESS TO STATE ROAD 7 IS PROVIDED THROUGH EITHER: A) THE INSTALLATION OF AN APPROPRIATE FRONTAGE ROAD APPROXIMATELY PARALLEL TO STATE ROAD 7 AND CONNECTING TO CULLUM ROAD, OR, B) THE CONTINUATION OF WACHNA BOULEVARD SHOWN HEREON, AS A LOOP ROAD CONNECTING SAMPLE ROAD AND STATE ROAD 7 APPROXIMATELY AT THE CULLUM ROAD INTERSECTION. TEMPORARY ACCESS CONNECTION B TO SAMPLE ROAD SHALL BE DISCONTINUED UPON COMMENCEMENT OF THE WIDENING OF SAMPLE ROAD ON THE NORTH SIDE THEREOF ADJACENT TO TRACT "B" AS SHOWN HEREON.

PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PGS. 45-54, PALM BEACH COUNTY, FL.)

SCURLOCK & SHISKINE ASSOCIATES, INC.

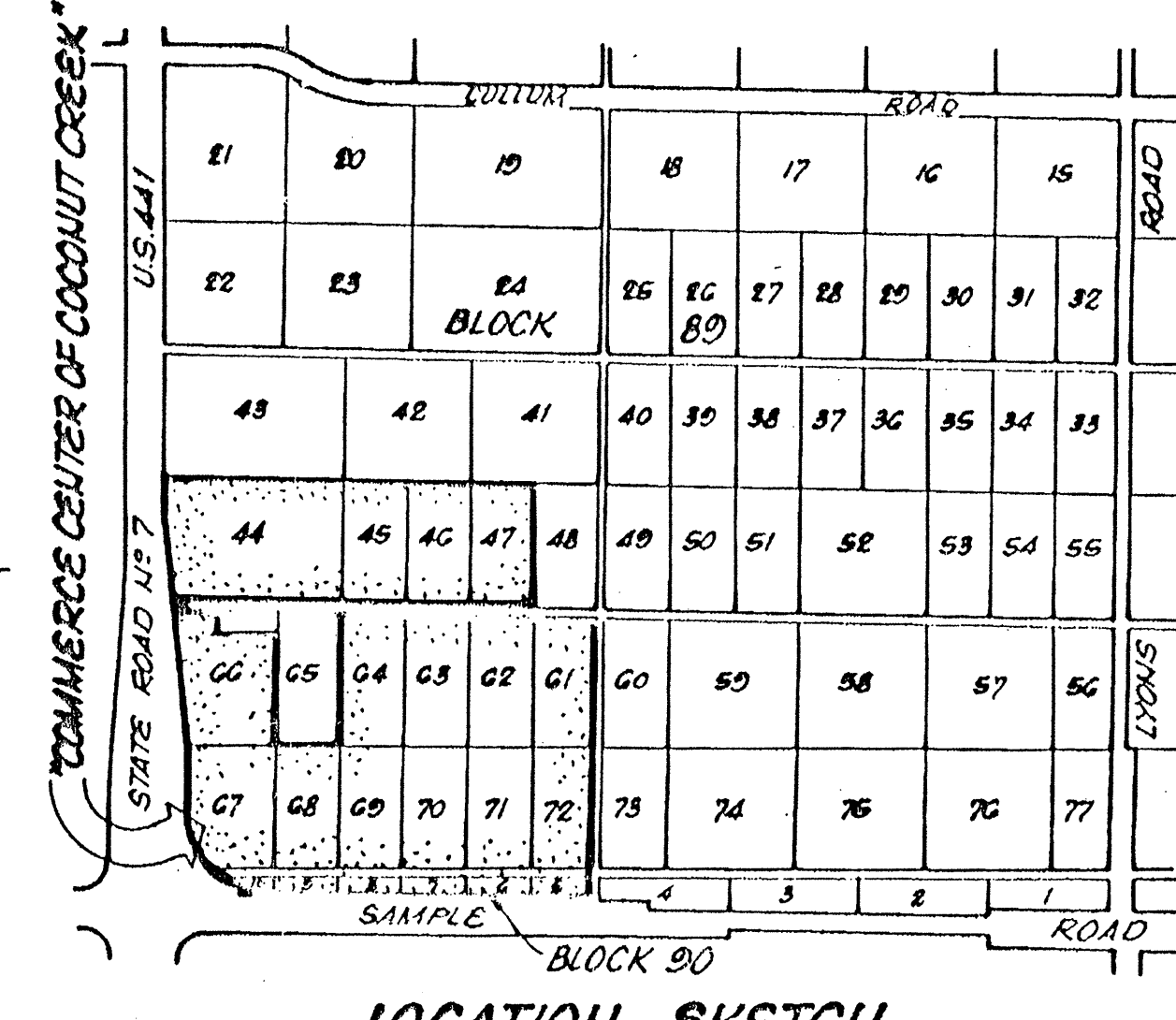
LAND SURVEYORS ENGINEERS ARCHITECTS LAND PLANNERS SOILS
18800 NORTHWEST SECOND AVENUE MIAMI, FLORIDA 33162
ORDER NO. 154276 SCALE: 1" = 150' FEBRUARY, 1987.

GRAPHIC SCALE IN FEET



COORDINATE TABULATION

PRM. #	NORTHING	EASTING
1	706,339.1164	761,023.1766
2	706,544.3047	761,089.5008
3	707,054.8654	761,050.8165
4	707,327.1263	761,014.1277
5	707,817.6666	761,576.2018
6	708,216.8238	761,570.0068
7	708,216.8238	762,456.4521
8	708,223.5621	763,486.4302
9	707,578.5574	763,401.1679
10	707,578.5574	762,974.0194
11	707,567.6829	761,850.4815
12	707,522.6833	761,851.1464
13	707,400.6892	761,852.9453
14	707,402.8040	762,172.4234
15	706,864.8075	762,176.3751
16	706,866.9850	762,506.3679
17	707,511.9881	762,501.6303
18	707,503.1972	762,086.5916
19	707,550.9503	761,590.0123
20	706,152.2704	761,791.6405
21	706,061.9033	761,790.5093
22	707,508.2730	763,763.7128
23	707,478.4940	763,783.9104
24	706,067.1397	763,782.2276
25	706,031.8977	763,746.9066
26	706,038.3715	763,044.5312
27	706,045.3624	762,284.4465
28	706,059.0176	762,104.5645



SURVEYOR'S NOTES:

- PRM. DENOTES PERMANENT REFERENCE MONUMENT.
- R.C.P. DENOTES PERMANENT CONTROL POINT.
- DENOTES NON-VEHICULAR ACCESS LINE.
- STATE PLANE COORDINATES ARE BASED ON THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 41 EAST, AS SHOWN ON STONER/KEITH RESURVEY AS RECORDED IN MISCELLANEOUS PLAT BOOK 3 AT PAGE 44 (SHEET 3 OF 10 SHEETS) OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- BEARINGS SHOWN ARE STATE PLANE BEARINGS AND ARE BASED ON THE EAST LINE OF SECTION 13, TOWNSHIP 48 SOUTH, RANGE 41 EAST OF THE SAID STONER/KEITH RESURVEY.
- BENCHMARK: U.S.C. & G.S. B.M. # 2-97; BRASS DISC 1942 IN NORTH END OF CONC. HEADWALL, 17' WEST OF & OF U.S. 441 AND 1,155' NORTH OF & OF SAMPLE ROAD. ELEVATION: 15.771
- R.O.B. DENOTES POINT OF BEGINNING.
- R.O.C. DENOTES POINT OF COMMENCEMENT.
- U.E. DENOTES UTILITY EASEMENT.
- D.E. DENOTES DRAINAGE EASEMENT.
- ADDITIONAL RIGHT-OF-WAY DEDICATION BY THIS PLAT: 334,722 ± S.F.; 7.684 ± AC.
- SEE ACCESS NOTE THIS SHEET.

RESTRICTION NOTE:

THIS PLAT IS RESTRICTED TO: 487,270 SQUARE FEET OF COMMERCIAL; 323,389 SQUARE FEET OF OFFICE; 199,938 SQUARE FEET OF INDUSTRIAL. INDUSTRIAL USES ARE NOT PERMITTED ON TRACTS "A" THRU "E". THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.

SHEET 4 OF 4 SHEETS

Michael Singer Inc.
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MICHAEL@MICHAEL-SINGER.COM

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KEITH@KEITH-SCHNARS.COM

State of Florida
Professional Surveyor
and Mapper
License No. 4641

Robert K. Kirsak, P.S.M.

PHASE I TRANSPORTATION CENTER
SEMINOLE COCONUT CREEK CASINO
SEMINOLE TRIBE OF INDIANS
5600 NW 40TH STREET
COCONUT CREEK, FLORIDA 33073

DRAWN BY
KEITH AND SCHNARS, P.A. XX

CHECKED BY
Robert K. Kirsak

DATE
N/A

JOB NUMBER
17796.00

SHEET NAME
COMMERCE CENTER OF COCONUT CREEK
P.B. 131, PG. 30, B.C.R.

SHEET NUMBER
P-4