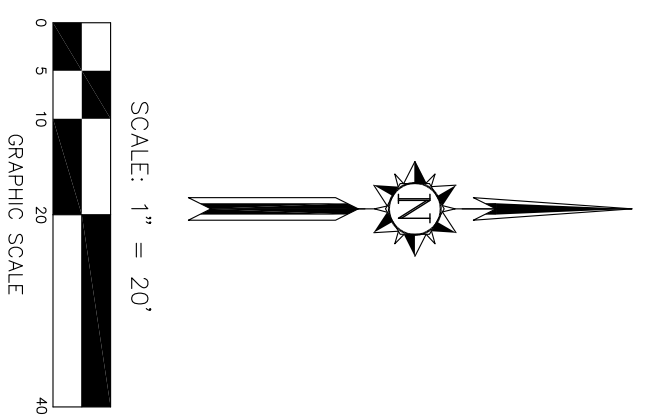
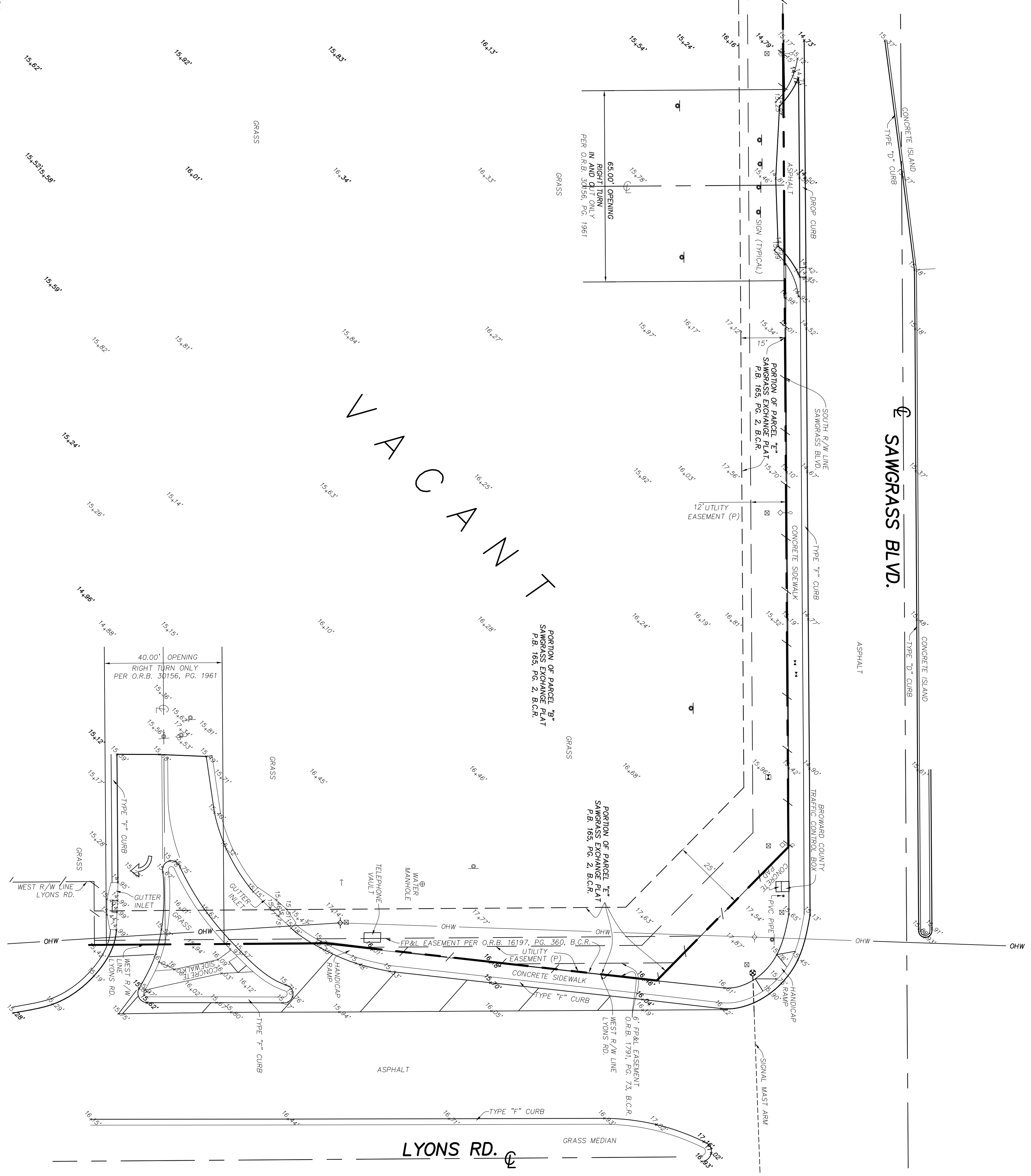


Location Map
NOT TO SCALE



- LEGEND:**
- B.C.R. BROWARD COUNTY RECORDS
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - P.C. PAGE
 - L.B. LICENSED BUSINESS
 - O.R.B. OFFICIAL RECORDS BOOK
 - € CENTERLINE
 - (P) PER PLAT
 - F.P.R.L. FLORIDA POWER & LIGHT COMPANY
 - R/W RIGHT OF WAY
 - ☒ WIRE PULL BOX
 - ☒ SIGN
 - ☒ VALVE
 - ☒ CONCRETE POWER POLE
 - ☒ ANCHOR
 - ☒ CONCRETE LIGHT POLE
 - OH- OVERHEAD WIRES
 - OH- NON-VEHICULAR ACCESS LINE
 - 15.54' SURFACE ELEVATION



APPLICABLE RESTRICTIONS OF RECORD AND ZONING BUILDING CODES.

THE PROPERTY IS LOCATED WITHIN A PLANNED COMMERCE DISTRICT (PCD), CITY OF COCOVUT CREEK, SEC. 15-305, PCD, PLANNED COMMERCE DISTRICT.

- (C) PERMITTED USES:
 - (1) MAXIMUM INTENSITY IN PCD: THE MAXIMUM INTENSITY OF NONRESIDENTIAL BUILDINGS PER ACRE PERMITTED IN THIS DISTRICT IS 100,000 SQUARE FEET PER ACRE. THE MAXIMUM NUMBER OF BUILDINGS PER ACRE PERMITTED IN THIS DISTRICT IS 10. THE MAXIMUM FLOOR AREA RATIO SHALL BE 1.0. THE MAXIMUM BUILDING HEIGHT SHALL BE 35 FEET. THE MAXIMUM BUILDING FOOTPRINT SHALL BE 50% OF THE TOTAL LOT AREA. THE MAXIMUM BUILDING SETBACK SHALL BE 10 FEET FROM ALL SIDES OF THE LOT. THE MAXIMUM BUILDING SETBACK SHALL BE 5 FEET FROM THE FRONT AND REAR SIDES OF THE LOT. THE MAXIMUM BUILDING SETBACK SHALL BE 5 FEET FROM THE SIDE SIDES OF THE LOT. THE MAXIMUM BUILDING SETBACK SHALL BE 5 FEET FROM THE FRONT AND REAR SIDES OF THE LOT. THE MAXIMUM BUILDING SETBACK SHALL BE 5 FEET FROM THE SIDE SIDES OF THE LOT.
- (D) DEVELOPMENT REGULATIONS:
 - (1) MINIMUM SIZE OF A PLANNED COMMERCE DISTRICT: TEN (10) ACRES OF CONTIGUOUS LAND.
 - (2) SITE REGULATIONS:
 - A. MAXIMUM BUILDING COVERAGE:
 - 1. COMMERCIAL AND OFFICE USE: FORTY (40) PERCENT.
 - 2. WAREHOUSE AND STORAGE USE: FORTY (40) PERCENT.
 - 3. MINIMUM DISTANCE BETWEEN BUILDINGS: TEN (10) FEET PER STORY.
 - 4. MAXIMUM FLOOR AREA RATIO SHALL BE DETERMINED BY THE PCD ZONING DEVELOPMENT PLAN.
 - B. REQUIRED SETBACKS AND YARDS:
 - A. A SETBACK OF NOT LESS THAN TWENTY-FIVE (25) FEET IN DEPTH ABUTTING PUBLIC ROAD RIGHTS-OF-WAY WITHIN OR ADJACENT TO A PCD.
 - B. A SETBACK OF NOT LESS THAN TWENTY-FIVE (25) FEET SHALL BE REQUIRED NEXT TO THE FRONT AND REAR SIDES OF THE LOT.
 - C. A SETBACK OF NOT LESS THAN TWENTY-FIVE (25) FEET SHALL BE REQUIRED BETWEEN LAND USES.
 - D. SETBACKS BETWEEN BUILDINGS AND OTHER APPLICABLE SITE DEVELOPMENT REGULATIONS SHALL CONFORM TO THE STANDARDS CONTAINED IN THE DESIGN DEVELOPMENT STANDARDS REQUIRED BY SECTION 15-35(2).
 - E. TWENTY-FIVE (25) FEET FROM THE FRONT AND REAR SIDES OF THE LOT SHALL BE MAINTAINED IN RESERVATION WITH TREES AND LANDSCAPE PLANTS.
 - C. PARKING AND LOADING REQUIREMENTS: OFF-STREET PARKING AND LOADING REQUIREMENTS SHALL CONFORM TO SUBDIVISION II OF DIVISION 4 OF THE ARTICLE.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY MINIMUM TECHNICAL STANDARDS FOR SURVEYING AND MAPPING, CHAPTER 61G01-6, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE X, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 12010105 F, COMMUNITY NUMBER 120031, EFFECTIVE DATE AUGUST 18, 1992.
3. THE SURVEYOR'S REFLECTION IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
4. THE ELEVATIONS SHOWN HEREON ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.S.D., 1929), ESTABLISHED FROM BROWARD COUNTY ENGINEERING DIVISION BENCHMARK NO. 2428, DESCRIBED AS FOLLOWS: RAILROAD SPUR SET IN ASPHALT ENTRANCE TO TRAILER PARK, 107°+09'-NORTH OF CENTERLINE OF JOHNSON ROAD, 61°+08'-EAST OF CENTERLINE OF LYONS ROAD, ELEVATION = 15.890.
5. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOW HEREON FOR ENVIRONMENTAL HAZARDS.
7. THIS SURVEY IS LIMITED TO THE LOCATION OF ABOVE-GROUND APPROPRIATELY MARKED UTILITIES. FOUNDATIONS AND ENCLOSURES WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4270) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.
8. THE PROPERTY LINES OF THE PARCEL OF LAND SHOWN HEREON ARE BASED UPON LEGAL DESCRIPTION SHOWN IN SCHEDULE A, FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. FA-C-10283, DATE EFFECTIVE: FEBRUARY 14, 2006 AT 8:00AM.
9. THE PARCEL SHOWN HEREON WAS ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. FA-C-10283. THE SURVEYOR REVIEWED SAID TITLE COMMITMENT BUT ONLY THOSE ITEMS THAT AFFECT THE SURVEYED PARCEL OF LAND AND BEING GRAPHICALLY PLOTTABLE ARE SHOWN HEREON.
10. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY STONER & ASSOCIATES, INC. (S&A). S&A HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL. IF ANY DISCREPANCIES ARE FOUND, THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS, CONTACT S&A DIRECTLY FOR VERIFICATION OF ACCURACY.
11. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

THIS SURVEY IS CERTIFIED TO:

WALTER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6091
STONER AND ASSOCIATES, INC. LB. 6633

DATE: FEBRUARY 21, 2006.

WALTER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6091
STONER AND ASSOCIATES, INC. LB. 6633

NO.	REVISION	DATE	BY :

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STONER & ASSOCIATES, Inc.
SURVEYORS - MAPPERS
Florida Licensed Surveyor
and Mapping Business No. 6633
4341 S.W. 62nd AVENUE TOWN OF DAVIE, FLORIDA 33314

TEL (954) 585-0997
FAX (954) 585-3927

TOPOGRAPHIC SURVEY
A PORTION OF PARCELS "B" AND "E"
SAWGRASS EXCHANGE PLAT
PLAT BOOK 165, PAGE 2, B.C.R.
CITY OF COCOVUT CREEK, BROWARD COUNTY, FLORIDA

DATE OF FIELD SURVEY:	12/19/05
DRAWN BY :	WDLR
CHECKED BY :	JDLR
FIELD BOOK :	
DATE OF FIELD DATA COLLECTOR:	

SEAL

NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

PROJECT
05-6843

SHEET NO.
1 of 1

