

# "GRIF'S WESTERN AT COCONUT CREEK"

PLAT BOOK 180 PAGE 135  
SHEET 1 OF 2 SHEETS

A REPLAT OF A PORTION OF TRACT 13, BLOCK 86,  
"THE PALM BEACH FARMS COMPANY PLAT NO. 3", PLAT BOOK 2, PAGES 45-54, P.B.C.R.  
SECTION 7, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

CFN # 111305381,  
Page 1 of 2  
Recorded 02/06/2013 at 10:46 AM

**LEGAL DESCRIPTION:**

A PORTION OF TRACT 13, BLOCK 86, "THE PALM BEACH FARMS COMPANY PLAT NO. 3" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 45-54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST WESTERLY SOUTHWEST CORNER OF PARCEL "A" OF "GROVE PARC PLAT" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 178, PAGE 149 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 89°36'22" EAST ON THE NORTH LINE OF THE SOUTH 380 FEET OF SAID TRACT 13, ALSO BEING A SOUTH LINE OF SAID PARCEL "A", 369.42 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 330 FEET OF SAID TRACT 13, ALSO BEING A WEST LINE OF SAID PARCEL "A"; THENCE SOUTH 0°24'49" EAST ON SAID EAST AND WEST LINES 208.14 FEET TO A SOUTHWEST CORNER OF SAID PARCEL "A", ALSO BEING THE INTERSECTION WITH A NORTH LINE OF PARCEL "A" OF "REGENCY LAKES AT COCONUT CREEK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 157, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°45'03" WEST ON SAID NORTH LINE 367.07 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE 50 FOOT RIGHT-OF-WAY RECORDED IN DEED BOOK 207, PAGE 11 AND IN OFFICIAL RECORDS BOOK 6082, PAGE 312 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01°03'50" WEST ON SAID EAST RIGHT-OF-WAY LINE 207.23 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN COCONUT CREEK, BROWARD COUNTY, FLORIDA AND CONTAINING 76,475 SQUARE FEET, 1.7556 ACRES.

**DEDICATION:**

STATE OF FLORIDA SS  
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: ALFRED D. GRIFFIN, JR., THE OWNER IN FEE SIMPLE OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "GRIF'S WESTERN AT COCONUT CREEK", A REPLAT.

THE UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

PARCELS "L-1" AND "L-2" (LANDSCAPE PARCELS) ARE HEREBY DEDICATED FOR A ROADWAY LANDSCAPE BUFFER. LANDSCAPE IMPROVEMENTS IN PARCELS "L-1" AND "L-2" ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF PARCEL "A", THEIR SUCCESSORS AND/OR ASSIGNS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL, IN THE STATE OF FLORIDA, COUNTY OF BROWARD, THIS 11<sup>th</sup> DAY OF June, 2012.

WITNESS: Barbara Mayes  
PRINT NAME: Barbara Mayes

WITNESS: Teresa Hudson BY: Alfred D. Griffin, Jr.  
PRINT NAME: Teresa Hudson PRINT NAME: ALFRED D. GRIFFIN, JR.

**ACKNOWLEDGMENT:**

STATE OF FLORIDA SS  
COUNTY OF BROWARD

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME ALFRED GRIFFIN, JR. TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED. HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS 11<sup>th</sup> DAY OF June, A.D., 2012.

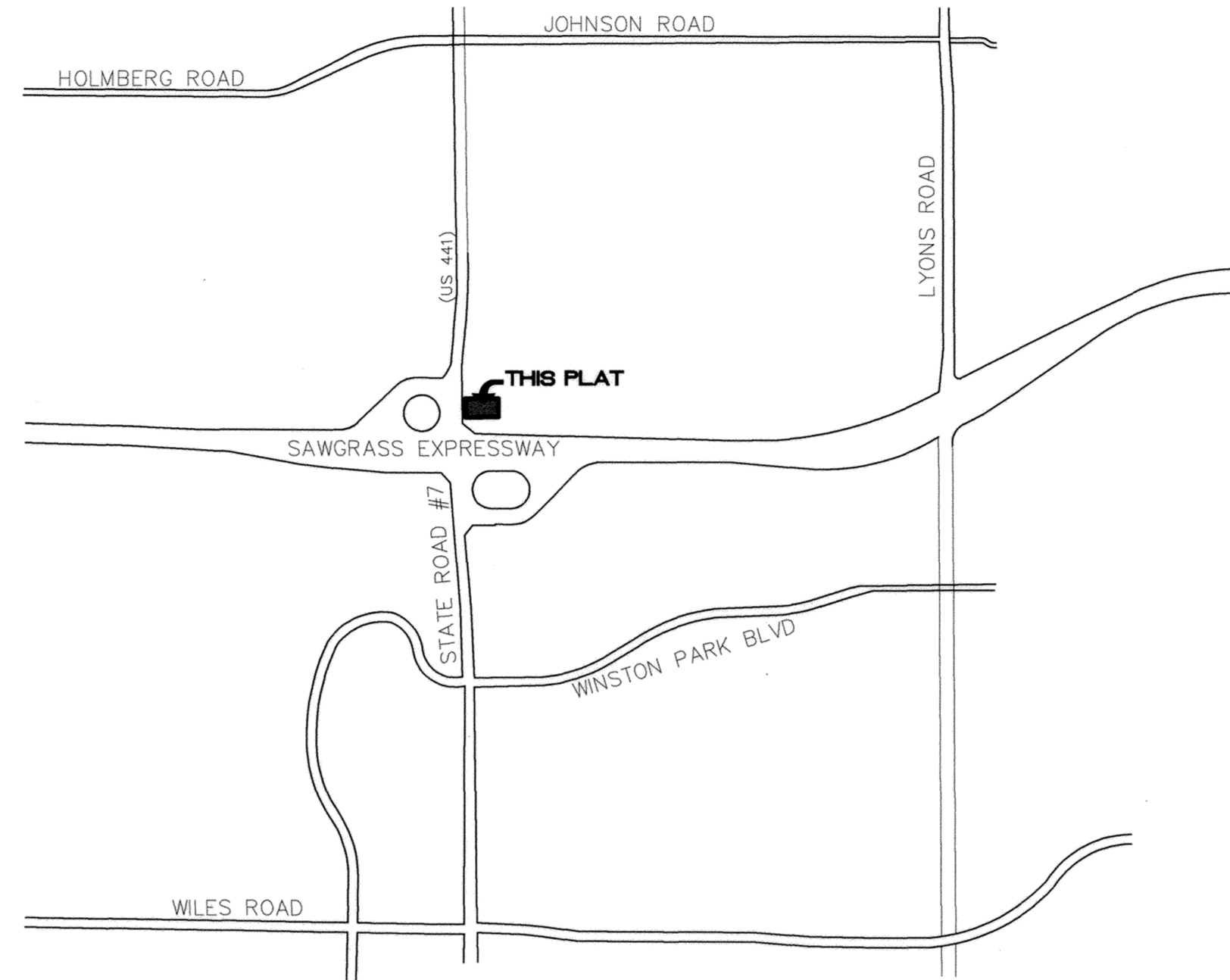
MY COMMISSION NUMBER: EE 033769 NOTARY PUBLIC - STATE OF FLORIDA  
MY COMMISSION EXPIRES: December 29, 2014 PRINT NAME: J. Jane Storms

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177, PART 1. THE BENCHMARKS SHOWN HEREON ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED IN CONFORMITY WITH THE STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER VERTICAL CONTROL. PERMANENT CONTROL POINTS (PCP'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

Beth Burns JUNE 4, 2012  
DATE  
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136  
STATE OF FLORIDA  
PULICE LAND SURVEYORS, INC.  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA  
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

PREPARED BY  
**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
954-572-1777  
FAX NO. 954-572-1778  
NOVEMBER 2010



LOCATION MAP  
NOT TO SCALE

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, FLORIDA, THIS 11<sup>th</sup> DAY OF April, A.D. 2012.

BY: Edward S. Hammel  
CHAIRMAN

**CITY COMMISSION:**

THIS IS TO CERTIFY, THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK, FLORIDA, BY ORDINANCE NO. 2012-009 ADOPTED THIS 21<sup>st</sup> DAY OF May, 2012, 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 IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

BY: Barbara Price  
CITY CLERK

**CITY ENGINEER:**

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30<sup>th</sup> DAY OF January, A.D. 2012.

BY: Osama Elshami  
NAME: OSAMA ELSHAMI  
CITY ENGINEER  
FLORIDA P.E. REGISTRATION NO. 74098

**BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT**

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 23<sup>rd</sup> DAY OF January, A.D. 2012.

BY: Wally  
DIRECTOR / DESIGNEE

**BROWARD COUNTY PLANNING COUNCIL:**

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS 23<sup>rd</sup> DAY OF August, A.D. 2012.

BY: Spill  
CHAIRMAN

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 4<sup>th</sup> DAY OF February, A.D. 2013.

BY: DDK  
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 21<sup>st</sup> DAY OF October, A.D. 2012. (Item #34)

ATTEST: BERTHA HENRY  
COUNTY ADMINISTRATOR

BY: Susan Lefran DEPUTY COUNTY ADMINISTRATOR  
BY: Kristin Jones MAYOR, COUNTY COMMISSION

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION:**

THIS IS TO CERTIFY: THAT THIS PLAT WAS FILED FOR RECORD ON THIS 6<sup>th</sup> DAY OF February, A.D. 2013, AND RECORDED IN PLAT BOOK 180 AT PAGE 135 RECORD VERIFIED.

ATTEST: BERTHA HENRY  
COUNTY ADMINISTRATOR

BY: Elaine McLarney DEPUTY COUNTY ADMINISTRATOR

**BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:**

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: Robert P. Legg, Jr. 1/22/13  
ROBERT P. LEGG, JR. DATE  
BROWARD COUNTY SURVEYOR  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NUMBER LS4030

BY: Richard Torinese 1/25/13  
RICHARD TORNESE DATE  
DIRECTOR  
PROFESSIONAL ENGINEER  
FLORIDA REGISTRATION NO. 40263

PLATTING SURVEYOR 	DEDICATION ACKNOWLEDGMENT 	COUNTY COMMISSION 	CITY ENGINEER 	CITY CLERK 	COUNTY SURVEYOR 	COUNTY ENGINEER 
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PLAT FILE NO. 021-MP-10

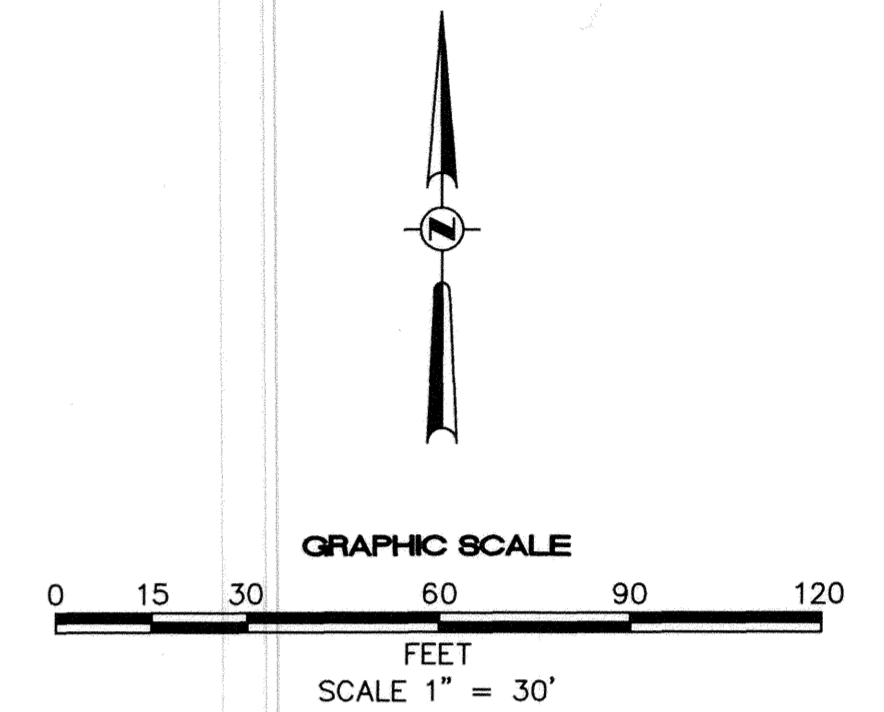
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 SECTION 7, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
 CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

CFN #111305381  
 Page 2 of 2

PREPARED BY  
**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
 SUNRISE, FLORIDA 33351  
 954-572-1777  
 FAX NO. 954-572-1778  
 NOVEMBER 2010



**LEGEND:**

P.R.M. □	DENOTES: PERMANENT REFERENCE MONUMENTS (SET 4"x4"x24" CONCRETE MONUMENT WITH 1.3" BRASS DISC STAMPED "P.R.M. LB3870" UNLESS OTHERWISE NOTED)
P.C.P. ●	DENOTES: PERMANENT CONTROL POINT.
LB	DENOTES: LICENSED BUSINESS
B.C.R.	DENOTES: BROWARD COUNTY RECORDS.
P.B.C.R.	DENOTES: PALM BEACH COUNTY RECORDS.
P.B.	DENOTES: PLAT BOOK
O.R.B.	DENOTES: OFFICIAL RECORD BOOK
PG(S)	DENOTES: PAGE(S)
---	DENOTES: NON-VEHICULAR ACCESS LINE
R/W	DENOTES: RIGHT-OF-WAY
F.D.O.T.	DENOTES: FLORIDA DEPARTMENT OF TRANSPORTATION
D.B.	DENOTES: DEED BOOK
///	DENOTES: LIMITED ACCESS RIGHT-OF-WAY LINE
---	DENOTES: CITY LIMITS LINE
---	DENOTES: SECTION CORNER
---	DENOTES: SECTION LINE
---	DENOTES: CENTERLINE
MISC	DENOTES: MISCELLANEOUS

NORTHERLY R/W LINE  
 PER F.D.O.T. R/W MAP  
 SAWGRASS/DEERFIELD EXPRESSWAY  
 MISC. MAP BOOK R/W 11, PG 36, B.C.R.  
 SHEET 28 OF 28 LAST REVISED 1-21-85

BASELINE RAMP "B" PER  
 F.D.O.T. R/W MAP  
 SAWGRASS/DEERFIELD EXPRESSWAY  
 MISC. MAP BOOK R/W 11, PG 36, B.C.R.  
 SHEET 28 OF 28 LAST REVISED 1-21-85

**SAWGRASS EXPRESSWAY**  
 SAWGRASS EXPRESSWAY PARCEL 336A, BROWARD COUNTY  
 EXPRESSWAY AUTHORITY  
 O.R.B. 12204, PG 429, B.C.R., R/W MAP BOOK 11, PG 36,  
 B.C.R., SHEETS 18 & 28, B.C.R.  
 O.R.B. 13131, PG 560, B.C.R., O.R.B. 28788, PG 419, B.C.R.

**SURVEYOR'S NOTES:**

- THIS PLAT IS RESTRICTED TO 16,000 SQUARE FEET OF COMMERCIAL USE. NO FREESTANDING BANKS OR DRIVE-THRU BANK FACILITIES ARE PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.  
  
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.
- 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.
- THE BASIS OF BEARING FOR THIS PLAT IS THE SOUTH LINE OF PARCEL "A", "GROVE PARK PLAT", PLAT BOOK 178, PAGE 149, BROWARD COUNTY RECORDS, BEARING N89°36'22"E.
- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY OCTOBER 23, 2017, 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 OCTOBER 23, 2017, 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.
- 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 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.
- ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929. BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK NO. 2947; ELEVATION: 18.067' 'X' CUT ON BULLNOSE AT INTERSECTION OF HOLMBERG ROAD AND STATE ROAD #7. 'X' CUT IS IN THE WEST BULL NOSE.

PARKLAND CITY LIMITS PER RESOLUTION NO. 84-2  
 O.R.B. 32497, PG 1041, B.C.R.

COCONUT CREEK CITY LIMITS PER RESOLUTION NO. 84-2  
 O.R.B. 32497, PG 1041, B.C.R.

SAWGRASS EXPRESSWAY PARCEL 336A, BROWARD COUNTY  
 EXPRESSWAY AUTHORITY  
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 B.C.R., SHEETS 18 & 28, B.C.R.  
 O.R.B. 13131, PG 560, B.C.R., O.R.B. 28788, PG 419, B.C.R.

WEST R/W LINE STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441)  
 174' ROAD AND CANAL R/W, R/W MAP BOOK 8, PG 22, B.C.R.

60' R/W, RIGHT OF WAY MAP BOOK 13, PG 25, B.C.R.  
 MAINTENANCE MAP IN R/W MAP BOOK 8, PGS 8 & 22, B.C.R., SHEET 3 OF 5  
 F.D.O.T. RIGHT OF WAY MAP SECTION 6E100-2532, 9/16/89

WEST LINE N.W. 1/4 SECTION 7-48-42  
 PLAT BOOK 2, PGS 45-54, P.B.C.R.  
 O.R.B. 13131, PG 560, B.C.R., O.R.B. 28788, PG 419, B.C.R.

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PARCEL 335C  
**SAWGRASS EXPRESSWAY**  
 MISC. MAP BOOK R/W 11, PG 36, B.C.R.

FOUND 1/2" IRON  
 PIN & CAP  
 F.D.O.T. A21  
 CORAL SPRINGS CITY LIMITS  
 RESOLUTION NO. 83-11  
 O.R.B. 32497, PG 1033, B.C.R.

CENTERLINE OF CONSTRUCTION  
 MISC. MAP BOOK R/W 11, PG 36, B.C.R.

30' ROAD R/W  
 MISC. MAP BOOK R/W 11, PG 36, B.C.R.  
 LIMITED ACCESS R/W LINE  
 MISC. MAP BOOK R/W 11, PG 36, B.C.R.