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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

N

GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

- = CATCH BASIN
- = MANHOLE
- = CONCRETE LIGHT POLE
- = ALUMINUM LIGHT POLE
- = WATER METER
- = WATER VALVE
- = CATCH BASIN INLET
- = SIAMESE FIRE HYDRANT
- = RISER
- = FIRE HYDRANT
- = BACKFLOW PREVENTOR
- = CLEAN OUT
- = VENT
- = DRAIN
- = HANDHOLE
- = BOLLARD
- = SIGN
- = 0.5' CURB
- = 2.00' CURB & GUTTER
- = CHAIN LINK FENCE
- = GRADE ELEVATION
- P.B. = PLAT BOOK
- PG. = PAGE
- R/W = RIGHT-OF-WAY
- EL. = ELEVATION
- PLAN. = PLANTER
- SAN. = SANITARY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- = CONCRETE
- = ASPHALT PAVEMENT
- NON-VEHICULAR ACCESS LINE PER PLAT BOOK 131, PAGE 30

VACANT (NO BUILDINGS)

TRACT "C" COMMERCE CENTER OF COCONUT CREEK P.B. 131 PGS. 30

DRAINAGE EASEMENT PER O.R.B. 31141 PG. 2022

10' UTILITY EASEMENT PER P.B. 131 PG. 30

NORTH LINE OF TRACT "B"

REMAINDER OF TRACTS "A" & "B" PALM BEACH FARMS COMPANY PLAT NO. 3 P.B. 2 PG. 45

LOCK OF WATER

DRAINAGE EASEMENT PER O.R.B. 31141 PG. 2022

TRACT "C" COMMERCE CENTER OF COCONUT CREEK P.B. 131 PGS. 30

VACANT (NO BUILDINGS)

EASTERLY BOUNDARY LINE OF TRACT "B"

10' UTILITY EASEMENT PER P.B. 131 PG. 30

FOUND 1/2" PIPE & CAP LB3653 (10/2/06)

N89°27'41"E 362.94'

WATER EASEMENT (OR 15570-691 B.C.R.)

FOUND NAIL & DISK LB3653 (9/11/06)

S00°25'15"E 16.56'

POINT OF COMMENCEMENT NORTHEAST CORNER OF TR."B" FOUND 1/2" PIPE & CAP NO LB3653 (9/11/06)

WOCHNA BOULEVARD (PUBLIC RIGHT-OF-WAY)

TRACT "A" COMMERCE CENTER OF COCONUT CREEK P.B. 131 PGS. 30

UTILITY EASEMENT (OR 15570-700 B.C.R.) AND ACCESS EASEMENT (OR 15570-740 B.C.R.)

FOUND 1/2" PIPE & CAP WITNESS CORNER 5.00' OFFSET LB3653 (9/11/06)

FIXED 1/2" PIPE & CAP LB3653 (9/11/06)

S00°25'15"E 0.42'

A=10°31'47" R=1392.00' L=255.82'

NORTH LINE OF TRACT "B"

1 STORY GARAGE
FLOOR ELEVATION 15.01
TOP OF BUILDING ELEVATION 34.96
15,880 SQ. FT.

DODGE / INFINITI - SAMPLE ROAD
F.L.S. DRAWING No. 2006-169

12' WATER EASEMENT (ORB 18525-881 B.C.R.)

12' SEWER EASEMENT (ORB 18525-881 B.C.R.)

SET NAIL & DISK LB3653 (10/2/06)

SET NAIL & DISK LB3653 (10/2/06)

1 STORY GARAGE
FLOOR ELEVATION 15.97
12,570 SQ. FT.

INFINITI PARCEL
F.L.S. DRAWING No. 2003-139
(TOPOGRAPHIC INFORMATION AS OF JULY 1, 2009)

1 STORY GARAGE
FLOOR ELEVATION 16.03
6,049 SQ. FT.

FLOOR ELEVATION 16.01

#5501 SAMPLE ROAD
1 & 2 STORY SHOWROOM
15,119 SQ. FT.

FLOOR ELEVATION 19.10

#5451 SAMPLE ROAD
1 STORY BUILDING
FLOOR ELEVATION 16.01
2,186 SQ. FT.

#5401 SAMPLE ROAD
1 & 2 STORY SHOWROOM
FLOOR ELEVATION 18.97
15,119 SQ. FT.

FOUND NAIL & DISK LB3653 (9/11/06)

A=23°41'21" R=40.00 L=16.54

FOUND NAIL & DISK LB3653 (9/11/06)

AMENDED NON-VEHICULAR ACCESS LINE O.R.B. 24697 PG. 25

S28°36'10"W (RADIAL)

A=3°16'31" R=1360.00 L=78.89

FOUND 1/2" PIPE & CAP LB3653 (9/11/06)

A=4°04'43" R=720.00 L=51.25

FOUND NAIL & DISK LB3653 (9/11/06)

EASTERLY LINE OF TRACT "B"

A=2°12'59" R=708.00 L=27.39

FOUND 1/2" PIPE & CAP LB3653 (9/11/06)

FOUND 1/2" PIPE & CAP LB3653 (9/11/06)

EASTERLY LINE OF TRACT "B"

UTILITY EASEMENT PER P.B. 131 PG. 30

SET 1/2" PIPE & CAP LB3653 (10/2/06)

SET 1/2" PIPE & CAP LB3653 (10/2/06)

SET 1/2" PIPE & CAP LB3653 (10/2/06)

FOUND 1/2" PIPE & CAP LB3653 (9/11/06)

SOUTH LINE OF TRACT "B"

ROADWAY EASEMENT PER P.B. 131 PG. 30

ENTRANCEWAY EASEMENT O.R.B. 14658 PG. 619

RESET NAIL & DISK LB3653 (9/11/06)

FOUND 1/2" PIPE & CAP LB3653 (9/11/06)

SET 1/2" PIPE & CAP LB3653 (9/11/06)

180.40'

84.81'

INGRESS-EGRESS, DRAINAGE LANDSCAPED & UTILITY EASEMENT PER O.R.B. 33136 PG. 1024

INGRESS-EGRESS, DRAINAGE LANDSCAPED & UTILITY EASEMENT PER O.R.B. 33136 PG. 1024

REMAINDER OF TRACT "B" COMMERCE CENTER OF COCONUT CREEK P.B. 131 PGS. 30

INFINITI PARCEL
F.L.S. DRAWING No. 2003-139
(TOPOGRAPHIC INFORMATION AS OF JULY 1, 2009)

FOUND 1/2" PIPE & CAP LB87 0.32' NORTH & 0.13' EAST OF THE TRUE CORNER

SET NAIL & DISK LB3653 (7/1/03)

SOUTH LINE OF TRACT "B"

BROWARD COUNTY BENCHMARK ELEVATION =14.75

NORTH RIGHT-OF-WAY LINE OF SAMPLE ROAD

TEMPRURY ACCESS CONNECTION PER PLAT BOOK 131, PAGE 30 & O.R.B. 15924, PAGE 159 & O.R.B. 23697, PAGE 25

SOUTH LINE OF THE SW ¼ OF SECTION 18-48-42, AS SHOWN ON THE PLAT OF COMMERCE CENTER OF COCONUT CREEK

SAMPLE ROAD
(STATE ROAD No. 834)
(PUBLIC RIGHT-OF-WAY)

SOUTH LINE OF SW 1/4 OF SECTION 18-48-42

SAMPLE ROAD
(STATE ROAD No. 834)
(PUBLIC RIGHT-OF-WAY)

VACANT (NO BUILDINGS)

REMAINDER OF TRACT "B" COMMERCE CENTER OF COCONUT CREEK P.B. 131 PGS. 30

INFINITI PARCEL
F.L.S. DRAWING No. 2003-139
(TOPOGRAPHIC INFORMATION AS OF JULY 1, 2009)

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No.	O.N.	Revision Description

FORTIN, LEAVY, SKILES, INC.
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Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

ALTA/ACSM LAND TITLE SURVEY

LEXUS - SAMPLE ROAD

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

Date	10/2/06
Scale	1" = 40'
Drawn By.	JJB/GEM
Cad. No.	990333
Plotted:	10/30/06 4:14p
Ref. Dwg.	2003-139
Field Book.	FLD. SHT. & 512/75 RLL
Job. No.	061889
Dwg. No.	2003-170
Sheet	2 of 2

K:\dwg\990333.dwg - 10/30/2006 4:13:54 PM - GEM