



**LEGAL DESCRIPTION**

A PORTION OF TRACT "B", COMMERCE CENTER OF COCONUT CREEK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, AT PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "B"; THENCE SOUTH 0°25'15" EAST ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT "B" FOR 16.56 FEET; THENCE SOUTH 6°25'19" WEST FOR 100.72 FEET; THENCE SOUTH 0°25'15" EAST FOR 0.42 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 1392.00 FEET AND CENTRAL ANGLE OF 10°31'47" FOR AN ARC DISTANCE OF 255.82 FEET TO A POINT OF A CURVE; (SAID POINT BEARS NORTH 20°01'11" EAST FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE); THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 2°34'12" FOR AN ARC DISTANCE OF 16.54 FEET TO A POINT ON A CURVE (SAID POINT BEARS SOUTH 78°35'10" WEST FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE); THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 1380.00 FEET AND A CENTRAL ANGLE OF 3°16'31" FOR AN ARC DISTANCE OF 78.89 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 720.00 FEET AND A CENTRAL ANGLE OF 4°04'43" FOR AN ARC DISTANCE OF 51.25 FEET; THENCE SOUTH 0°15'05" WEST FOR 100.00 FEET TO A POINT ON A CURVE (SAID POINT BEARS NORTH 87°21'46" EAST FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE); THENCE SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 708.00 FEET AND A CENTRAL ANGLE OF 2°12'59" FOR AN ARC DISTANCE OF 27.39 FEET TO A POINT OF TANGENCY; THENCE SOUTH 0°25'15" EAST FOR 162.62 FEET; THENCE SOUTH 45°03'11" WEST FOR 49.91 FEET; THENCE NORTH 89°28'23" WEST ALONG A LINE PARALLEL WITH AND 60.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, AS SHOWN ON THE PLAT OF COMMERCE CENTER OF COCONUT CREEK, FOR 84.81 FEET; THENCE NORTH 85°39'32" WEST FOR 180.40 FEET; THENCE NORTH 89°28'23" WEST ALONG A LINE PARALLEL WITH AND 72.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 18 FOR 150.00 FEET; THENCE NORTH 44°28'23" WEST FOR 42.43 FEET; THENCE NORTH 89°28'23" WEST, ALONG A LINE PARALLEL WITH AND 102.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, AS SHOWN ON THE PLAT OF COMMERCE CENTER OF COCONUT CREEK, FOR 15.00 FEET TO THE POINT OF BEGINNING OF THE HEREAFTER DESCRIBED PARCEL OF LAND, (THE LAST MENTIONED ELEVEN COURSES BEING COINCIDENT WITH THE EASTERLY AND SOUTHERLY BOUNDARY LINES OF SAID TRACT "B"); THENCE NORTH 00°25'15" WEST FOR 324.62 FEET; THENCE NORTH 89°34'45" EAST FOR 29.00 FEET; THENCE NORTH 00°25'15" WEST FOR 298.37 FEET; THENCE SOUTH 89°34'45" WEST FOR 261.52 FEET; THENCE SOUTH 00°25'15" EAST FOR 246.01 FEET; THENCE SOUTH 89°34'45" WEST FOR 293.00 FEET; THENCE SOUTH 00°25'15" EAST FOR 316.58 FEET; THENCE SOUTH 89°28'23" EAST FOR 133.44 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A 342.00 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24°37'10" FOR AN ARC DISTANCE OF 146.97 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG A 354.00 FOOT RADIUS CURVE, LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 2°54'07" FOR AN ARC DISTANCE OF 17.93 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 00°25'15" EAST FOR 131.88 FEET TO A POINT ON SAID SOUTHERLY BOUNDARY LINE OF TRACT "B"; THE FOLLOWING FOUR COURSES BEING COINCIDENT WITH SAID SOUTHERLY BOUNDARY LINE; 1) THENCE SOUTH 89°28'23" EAST FOR 186.86 FEET; 2) THENCE NORTH 45°31'37" EAST FOR 42.43 FEET; 3) THENCE NORTH 00°31'37" EAST FOR 12.00 FEET; 4) THENCE SOUTH 89°28'23" EAST FOR 15.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

- NOTES:**
- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
  - RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
  - ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE DETERMINED FROM FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "C7", BEING A BRASS DISC IN CONCRETE AS SHOWN ON THE PROJECT NETWORK CONTROL PROJECT #416878-1-52-01. ELEVATION: 14.38.
  - PROPERTY ADDRESS: 5501 SAMPLE ROAD, COCONUT CREEK, FLORIDA.
  - THE SPECIFIC PURPOSE OF THIS SURVEY IS TO DEPICT THE TOPOGRAPHY AND IMPROVEMENTS LOCATED WITHIN THE CLOUDED AREAS.

- ABBREVIATIONS:**
- A = ARC LENGTH
  - A/C = AIR CONDITIONER
  - ALUM. = ALUMINUM
  - B.C.R. = BROWARD COUNTY RECORDS
  - BOT = BOTTOM
  - BRKN = BROKEN
  - CB = CATCH BASIN
  - C.B. = CONCRETE BLOCK & STUCCO
  - CLF = CHAIN LINK FENCE
  - CMP = CORRUGATED METAL PIPE
  - CONC. = CONCRETE
  - Δ = DELTA (CENTRAL ANGLE)
  - D.E. = DRAINAGE EASEMENT
  - ELEV. = ELEVATION
  - FA = FINISHED FLOOR
  - FIP = FOUND IRON PIPE
  - FIR/C = FOUND IRON ROD W/CAP
  - FIR = FOUND IRON ROD
  - FND = FOUND
  - ICV = IRRIGATION CONTROL VALVE
  - INV = INVERT
  - L.B. = LANDSCAPE BUFFER
  - MON. = MONUMENT
  - N/D = NAIL AND DISC
  - P.B. = PLAT BOOK
  - P.B.C.R. = PALM BEACH COUNTY RECORDS
  - PC. = PAGE
  - R = RADIUS
  - R/W = RIGHT-OF-WAY
  - SIR/C = SET 1/2" IRON ROD W/CAP LB7924
  - SMH = SANITARY SEWER MANHOLE
  - SN/D = SET NAIL & DISC LB7924
  - SQ. = SQUARE
  - STR. = STRURY
  - TCB = TRAFFIC CONTROL BOX
  - TYP. = TYPICAL
  - U.E. = UTILITY EASEMENT
  - WRP = WIRE FULL BOX
  - WV = WATER VALVE
- LEGEND:**
- BACKFLOW PREVENTER
  - BOLLARD
  - CABLE BOX
  - CATCH BASIN
  - CENTERLINE
  - CLEANOUT
  - ELEVATION
  - FIRE HYDRANT
  - MANHOLE, DRAINAGE
  - MANHOLE, SANITARY
  - NON-VEHICULAR ACCESS LINE
  - POLE, LIGHT
  - POLE, WOOD
  - SIGN
  - TREE
  - VALVE, WATER
  - WATER METER
  - WIRES, OVERHEAD

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

DANIEL C. LAAK  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NO. L55118  
 LAST DATE OF FIELD SURVEY: 11/28/16

NO.	DATE	BY	CKD	REVISIONS	FB/PG

SCALE: 1"=40'  
 DATE: 12/02/16  
 DRAWN BY: JDV  
 FIELD BOOK: 37/33  
 CHECKED BY: DCL  
 SURVEY TYPE: SPECIFIC PURPOSE

**HSQ GROUP, INC.**  
 Engineers · Planners · Surveyors  
 1489 West Palmetto Park Road, Suite 340  
 Boca Raton, Florida 33486 · 561.392.0221  
 CA26258 · LB7924

**MAP OF SPECIFIC PURPOSE SURVEY**  
**A PORTION OF TRACT "B", COMMERCE OF CENTER COCONUT CREEK**  
 CITY OF COCONUT CREEK, FLORIDA

PROJECT NUMBER  
 160427  
 SHEET NUMBER  
 1 OF 1