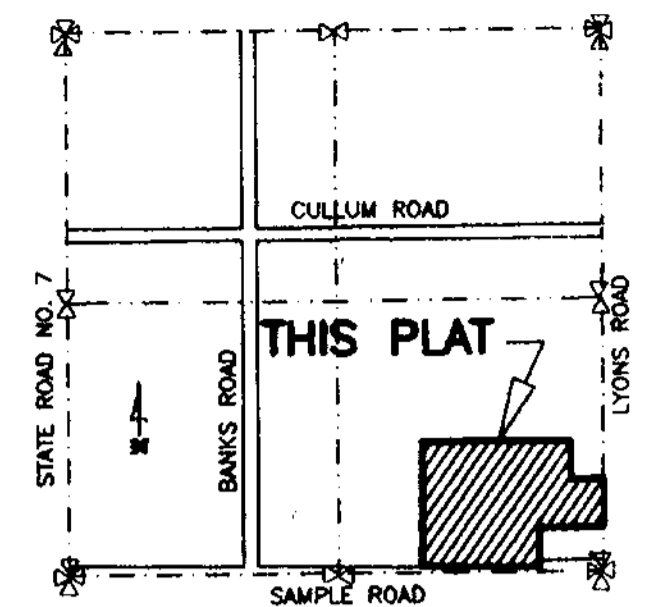


# LYONS CREEK PLAT

A REPLAT OF TRACTS 75 AND 76 IN BLOCK 89, AND PORTIONS OF TRACTS 2 AND 3 IN BLOCK 90  
PALM BEACH FARMS COMPANY PLAT NO. 3 (P.B. 2, PG. 45-54, P.B.C.R.), AND A REPLAT OF PARCEL "A",  
LUGAR DEL REY (P.B. 163, PG. 25, B.C.R.) IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

INSTR # 100640257

SHEET 2 OF 2 SHEETS



LOCATION MAP

NOT TO SCALE  
SECTION 18, T. 48 S. - R. 42 E

AREA TABULATION

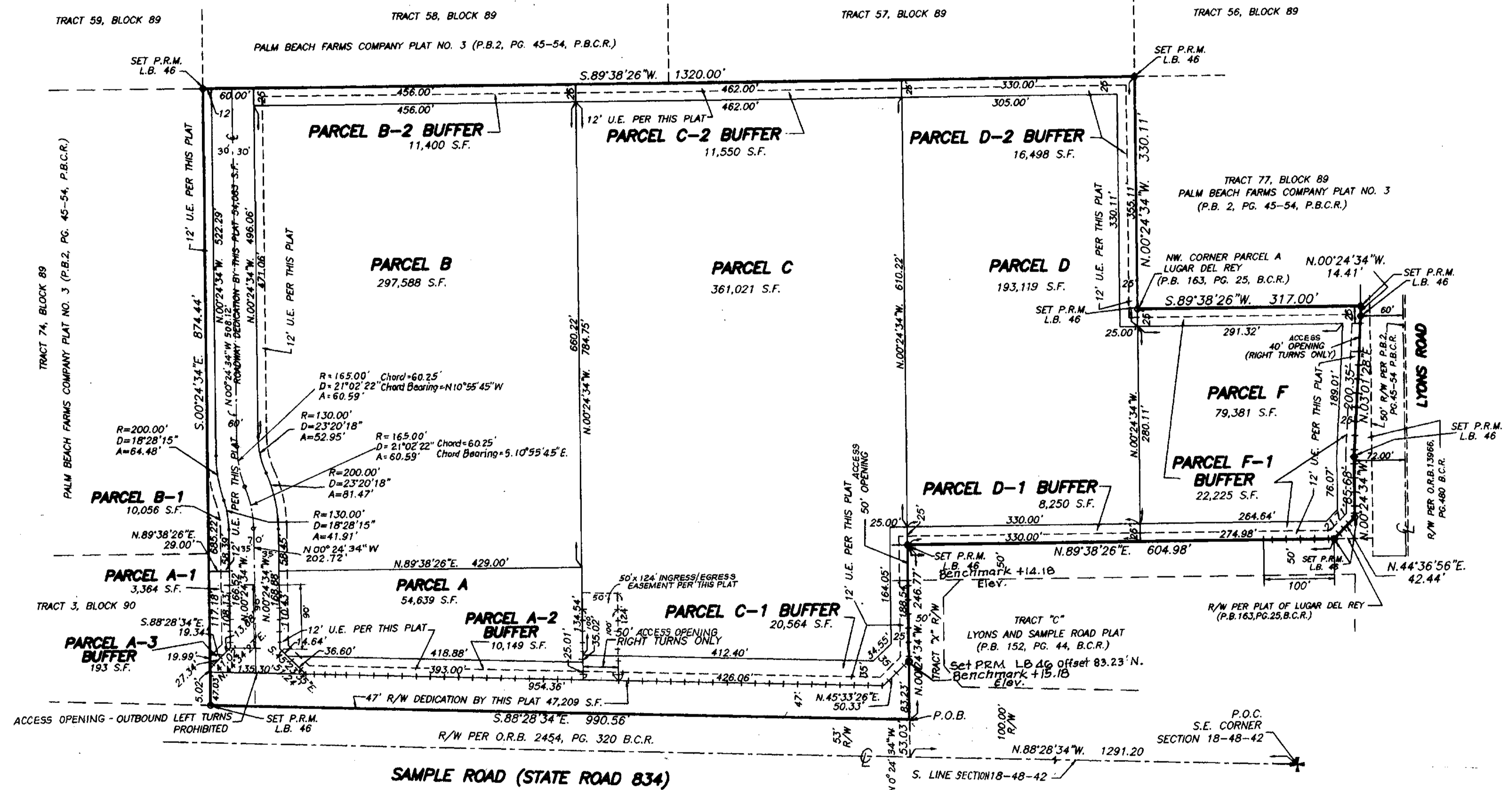
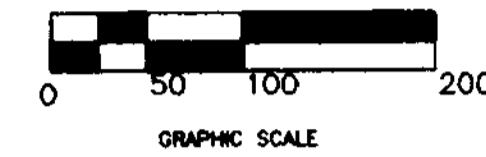
PARCEL	SQUARE FEET	ACRES
A	54,639	1.254
A-1	3,364	0.077
A-2	10,149	0.233
A-3	193	0.004
B	297,588	6.832
B-1	10,056	0.231
B-2	11,400	0.262
C	361,021	8.288
C-1	20,564	0.472
C-2	11,550	0.265
D	193,119	4.434
D-1	8,250	0.190
D-2	16,498	0.379
F	79,381	1.822
F-1	22,225	0.510
R/W DED.	101,292	2.325
TOTAL	1,201,289	27.578

PREPARED BY:  
**C.C. WINNINGHAM CORPORATION**

1040 N. E. 45th STREET  
OAKLAND PARK, FLORIDA  
33334

Phone: (954) 772-2640 - Fax: (954) 938-9072

SCALE: 1"=100' APRIL 1999



### SURVEY ABBREVIATIONS

- B.C.R. BROWARD COUNTY RECORDS
- P.B.C.R. PALM BEACH COUNTY RECORDS
- B.M. BENCH MARK
- C/L CENTER LINE
- D.B. DEED BOOK
- D.E. DRAINAGE EASEMENT
- +++++ NON-VEHICULAR ACCESS LINE
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- P.G. PAGE
- PRM PERMANENT REFERENCE MONUMENT
- S.F. SQUARE FEET
- U.E. UTILITY EASEMENT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- P.E. PROFESSIONAL ENGINEER
- L.B. LICENSED BUSINESS
- ELEV. ELEVATION
- o INDICATES PERMANENT CONTROL POINT

### NOTES:

1. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY MARCH 21, 2005, WHICH DATE IS FIVE(5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, 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 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

2. IF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY MARCH 21, 2005, WHICH DATE IS FIVE(5) YEARS FROM THE DATE OF APPROVAL OF THE APPLICATION BY BROWARD COUNTY, 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. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITHIN THE ABOVE REFERENCED TIME FRAME

3. THIS PLAT IS RESTRICTED TO: 7,500 SQUARE FEET OF COMMERCIAL USE ON PARCEL A; 17,000 SQUARE FEET OF COMMERCIAL USE AND 77,000 SQUARE FEET OF INDUSTRIAL USE ON PARCEL B; 80,000 SQUARE FEET OF AUTO DEALERSHIP ON PARCEL C; 105,000 SQUARE FEET OF SELF-STORAGE USE ON PARCEL D; AND 38,000 SQUARE FEET OF GENERAL INDUSTRIAL USE ON PARCEL F.

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 WITHIN THIS PLAT.

4. 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.

5. BENCHMARK ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM (1929)

6. BENCHMARKS REFER TO BROWARD COUNTY ENGINEERING DIVISION BENCHMARK NO. 2602 CANAL CROSSING SAMPLE ROAD ON EAST SIDE OF LYONS ROAD. TOP OF NORTHERLY END OF CMP: ELEVATION +11.04; METAL POST IN NORTHEAST CORNER: ELEVATION +14.75

7. BEARINGS SHOWN ON THIS PLAT ARE REFERENCED TO AN ASSUMED VALUE OF NORTH 88°28'34" WEST FOR THE SOUTH LINE OF SECTION 18; TOWNSHIP 48 SOUTH, RANGE 42 EAST.

8. 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.

P. BK 90169 PG 0042