

# "FARRIS CORNER PLAT"

A REPLAT OF PORTION OF BLOCK 85, PALM BEACH FARMS CO. PLAT NO. 3 (PLAT BOOK 2 PAGES 45 THROUGH 54 P.B.C.R.) TOGETHER WITH REPLAT OF PORTION OF TRACT "A", SEVEN HILLS MULTI-CENTER (PLAT BOOK 151, PAGE 30 B.C.R.)

LYING AND BEING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST,

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

JULY, 2005

### Description:

Tract 11, Block 85, Palm Beach Farms Company Plat No. 3, according to the plat thereof as recorded in Plat Book 2, pages 45 through 54, Public Records, Palm Beach County, together with the north half (15 feet) of that particular 30 foot wide roadway adjoining and south of Tract 11, as abandoned by Broward County Resolution 3-V-91, as recorded in Official Records Book 18295, page 491, Public Records, Broward County, Florida, together with a portion of Tract "A", Seven Hills Multi-Center, according to the plat thereof as recorded in Plat Book 151, page 30, Public Records, Broward County, Florida, all lying and being in Section 6, Township 48 South, Range 42 East, Broward County, Florida, LESS portion of Tract 11 for right of way for State Road No. 7, and LESS portion of Tract 11 for right of way for State Road No. 810, being more particularly described as follows:

Begin at the Northwest Corner of said Tract "A", SEVEN HILLS MULTI-CENTER, according to the plat thereof as recorded in Plat Book 151, on page 30 of the Public Records of Broward County, Florida and the easterly right of way line for State Road No. 7 as described on the Florida Department of Transportation Right of Way Map #86120-2508, Sheet 3, said point bears North 87°17'50" East from the radius point of the following described curve; Thence northerly along a circular curve to the left having a radius of 21,585.94 feet, a central angle of 00°46'30", for an arc distance of 291.90 feet; Thence North 03°28'36" West, 287.49 feet; Thence North 43°04'20" East, 50.82 feet; Thence North 89°37'16" East, 385.24 feet; Thence South 76°01'07" East, 32.26 feet; Thence North 89°37'16" East, along the southerly line of that particular Warranty Deed as recorded in Official Records Book 41833, on page 176, of the Public Records of Broward County, Florida, 342.14 feet; Thence South 00°24'25" East, along the westerly line of said Tract "A", SEVEN HILLS MULTI-CENTER and the westerly line of that particular portion of said Tract "A" described in Official Records Book 39839, on page 369, of the Public Records of Broward County, Florida, 258.40 feet; Thence North 89°35'30" East, along the southerly line of said portion of Tract "A", 318.53 feet; Thence South 00°38'04" East, 348.93 feet; Thence South 89°36'06" West, along the northerly line of said Tract "A", SEVEN HILLS MULTI-CENTER and its easterly prolongation, 1,084.46 feet to the POINT OF BEGINNING.

Containing 587,468 square feet or 13.49 acres, more or less.

### Dedication:

State of Florida } ss KNOW ALL MEN BY THESE PRESENTS: That County of Broward } CALIGIO CROSSING, LLC a Delaware limited liability company, owner of Parcels A and A-1, A-2 and A-3 as shown hereon, and 559 NORTH FEDERAL ASSOCIATES, an Ohio general partnership, owner of Parcels B and B-1, as shown hereon, owners of the lands described and shown as included in this plat, have caused said lands to be subdivided and platted as shown hereon, said plat to be known as "FARRIS CORNER PLAT", a replat, do hereby dedicate the following:

Additional Right of Way and Road Easement, as shown hereon, is hereby dedicated to the public for proper purposes.

Bus Shelter Easement, as shown hereon, is hereby dedicated to the public for proper purposes.

Utility Easements, as shown hereon are hereby dedicated to the public for the installation and maintenance of utilities.

Parcels A-1, A-2, A-3, as shown hereon, is hereby reserved to the owner of Parcel A, their successors and or assigns, for landscape buffer purposes and may not be used otherwise without expressed written authorization from the City of Coconut Creek.

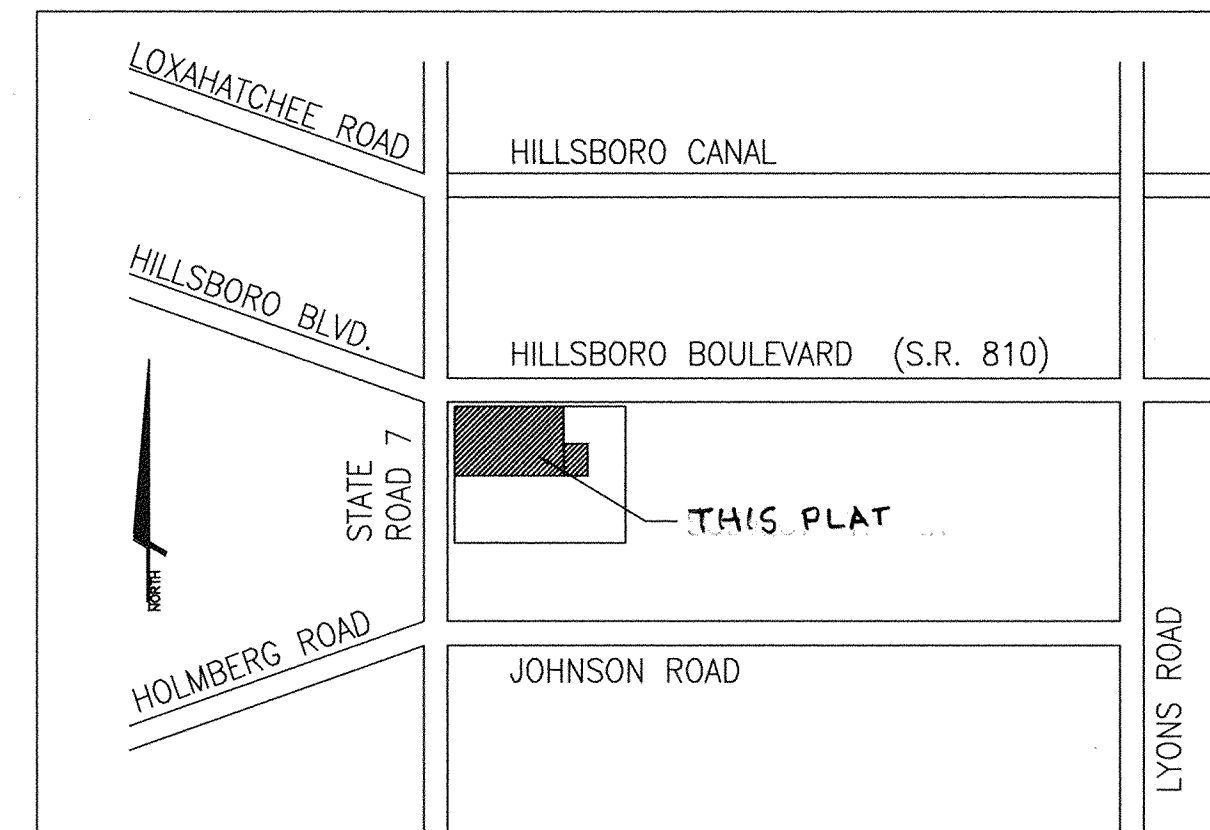
Parcel B, as shown hereon, is hereby reserved to the owner of Parcel B-1, for lake purposes.

Lake Maintenance Easement, as shown hereon, is hereby reserved to the owner of Parcel B-1 for proprs purposes and may be released at their discession.

IN WITNESS WHEREOF: We hereto set our hands and affix our seal this 14<sup>th</sup> day of September, 2007.

Caligo Crossing, LLC, a Delaware limited liability company  
By: Regency Realty Group, Inc., a Florida corporation, its managing member  
Paul Maxwell  
Managing member

Witness: Chris Anderson  
Print Name: Chris Anderson  
Witness: Diane P. Wager  
Print Name: Diane P. Wager



Location Sketch:

### Dedication Continued:

IN WITNESS WHEREOF: the 559 NORTH FEDERAL ASSOCIATES, an Ohio general partnership has caused these presents to be signed by its managing general partner this 14<sup>th</sup> day of July, 2005.

By: 559 NORTH FEDERAL ASSOCIATES, an Ohio general partnership  
Witness: Linda K. Davis  
Print Name: LINDA K. DAVIS  
By: Myron Baker, its managing general partner  
Witness: Darlene Bozzo  
Print Name: DARLENE BOZZO  
Myron Baker, Managing General Partner

### Acknowledgment:

State of Florida } ss I HEREBY CERTIFY that on this County of Broward } day, before me, as officer duly authorized in the State of Florida aforesaid and in the county aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Myron Baker. He is personally known to me or has produced as identification.

WITNESS my hand and official seal in the County and State last aforesaid th s 19 day of July, 2005.

My Commission Expires: Notary Public  
Jacquelyn L. Leflar  
Commission # 00194025  
Expires July 15, 2006  
Bonded thru Atlantic Bonding Co., Inc.

### Acknowledgment:

State of Florida } ss BEFORE ME personally appeared County of } PAUL MAXWELL, who is personally known to me, and who executed the foregoing instrument as Manager of Caligo Crossing, LLC a Delaware limited liability company and severally acknowledged to and before me that he executed such instrument as such Manager of said company, and that the seal affixed to the foregoing instrument is the company seal of said company and that it is affixed to said instrument by due and regular authority, and that said instrument is the free act and deed of said company.

WITNESS my hand and official seal this 14<sup>th</sup> day of September, 2007.  
Notary Public  
ANNE T. PULLO  
Typed, printed or stamped name of Notary Public

### Mortgage Consent:

State of Florida } ss The undersigned hereby certifies that it County of Broward } is the holder of a mortgage, upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof, and agrees that its mortgage which is recorded in Official Record Book 32640 at Page 397 of the Public Records of Broward County, Florida, shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Senior Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 22<sup>nd</sup> day of July, 2005.

Witness: Gregory A. Comer  
Print Name: Gregory A. Comer  
By: Bank of America, N.A.  
Witness: Brian Mulroy  
Print Name: Brian Mulroy  
Senior Vice President

### Mortgage Acknowledgment:

State of Florida } ss The forgoing instrument was acknowledged County of Broward } before me this 22<sup>nd</sup> day of July, 2005, by KARA KATERICE as Senior Vice President of Bank of America, N.A., on behalf of the association. He or she is:

[X] personally known to me, or  
[ ] produced identification. Type of identification produced: Notary Public  
My Commission Expires: Notary Public  
Gregory Comer  
Typed, printed or stamped name of Notary Public

### CITY OF COCONUT CREEK APPROVALS:

#### City Commission:

This is to certify that this plat has been approved for record by the City Commission of the City of Coconut Creek by Ordinance No. 2005-014 adopted this 26<sup>th</sup> day of May, A.D. 2005. The City agrees not to issue building permits for the construction, expansion, and / or conversion of a building within this plat until such time as the developer provides the City with written confirmation from Broward County that all applicable impact fees have been paid of are not due.

In WITNESS WHEREOF said City Commission  
Barbara S. Price  
City Clerk  
Barbara S. Price

#### 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 13<sup>th</sup> day of April, A.D. 2005.

#### City Engineer:

This plat is hereby approved for record this 17<sup>th</sup> day of January, A.D., 2008.  
Raj Verma  
City Engineer  
Florida Professional Engineer  
Registration No. 39841

REGENCY CENTER	NOTARY ANNE T. PULLO COMMISSION # 00194025 EXPIRES JULY 15, 2006 BONDED THRU ATLANTIC BONDING CO., INC.	CITY ENGINEER RAJ VERMA REGISTRATION NO. 39841	CITY OF COCONUT CREEK	COUNTY COMMISSION	COUNTY ENGINEER GREGORY A. COMER REGISTRATION NO. 40264	COUNTY SURVEYOR GREGORY MIRE REGISTRATION NO. 4437
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### 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 15<sup>th</sup> day of August, A.D., 2006.

Attest: BERTHA HENRY  
INTERIM County Administrator  
Major County Commission

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

This instrument was filed for record this 23 day of Jan 2008 A. D., 2007 and recorded in PLAT BOOK 177 PAGE 153, Record # 153.

Attest: BERTHA HENRY  
INTERIM County Administrator  
Deputy Mary L. Carbo

### BROWARD COUNTY URBAN PLANNING AND REDEVELOPMENT DEPARTMENT

This plat is hereby APPROVED and ACCEPTED for record.

By: Deb M. Dancy  
Director or Designee  
Date: 1-11-08

### BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

This plat is hereby APPROVED and ACCEPTED for record.

By: Richard Tornese  
Director  
Professional Engineer,  
Registration No. 40263  
By: Robert P. Legg, Jr.  
Broward County Highway Construction & Engineering Division  
Professional Surveyor and Mapper  
Florida Registration LS 4030  
Date: 1/16/08  
Date: 1/10/08

### BROWARD COUNTY PLANNING COUNCIL

This is to certify that the Broward County Planning Council APPROVED this plat subject to its compliance with dedication of rights of way this 26<sup>th</sup> day of January, A.D., 2006.

By: Suehly  
Chair  
Date: 8/24/06

This plat complies with the APPROVAL of the Broward County Planning Council on the above date and is hereby APPROVED and ACCEPTED for record this 11 day of January, A.D., 2008.

Barbara S. Price  
Executive Director

### SURVEYOR'S CERTIFICATE

We hereby certify that the attached plat is a true and correct representation of the lands recently surveyed, subdivided and platted under our responsible direction and supervision, that the survey data shown conforms to the applicable requirements of Chapter 177, Part 1, Florida Statutes, and with the applicable sections of Chapter 61G17-6, Florida Administrative Code. The Permanent Reference Monuments (P.R.M.'s) were set on January 23, 2003. The Bench marks shown are referenced to the National Geodetic Vertical Datum of 1929 in conformity with standards adopted by the National Ocean Survey for third order control standards.

Keith & Associates, Inc. Florida Department of Business and Professional Regulation Certificate of Authorization number LB 6860.

Date: 6/20/06 For the Firm By: Gregory Mire  
Gregory Mire  
Professional Surveyor and Mapper  
Registration No. 4437  
State of Florida

SURVEYOR GREGORY MIRE REGISTRATION NO. 4437	PREPARED BY: <b>KEITH ASSOCIATES, INC.</b> consulting engineers 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954)788-3400 FAX(954)788-3500 EMAIL:mail@keith-associates.com LB NO. 6860
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# "FARRIS CORNER PLAT"

OF PORTION OF BLOCK 85, PALM BEACH FARMS CO. PLAT NO. 3 (PLAT BOOK 2 PAGES 45 THROUGH 54, P.B.C.R.)  
 TOGETHER WITH REPLAT OF PORTION OF TRACT "A", SEVEN HILLS MULTI-CENTER (PLAT BOOK 151, PAGE 30 B.C.R.)  
 LYING AND BEING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST,  
 CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

**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.

**PLAT NOTES:**  
 Ⓞ Indicates set Permanent Reference Monument (P.R.M.) 4"x4"x24" concrete monument with brass disc No. LB6860 (unless noted otherwise).  
 Bearings, shown hereon, are based on an assumed meridian based on the West line of the Northwest One-quarter (N.W. 1/4), of Section 6, Township 48 South, Range 42 East = North 00°54'32" West.

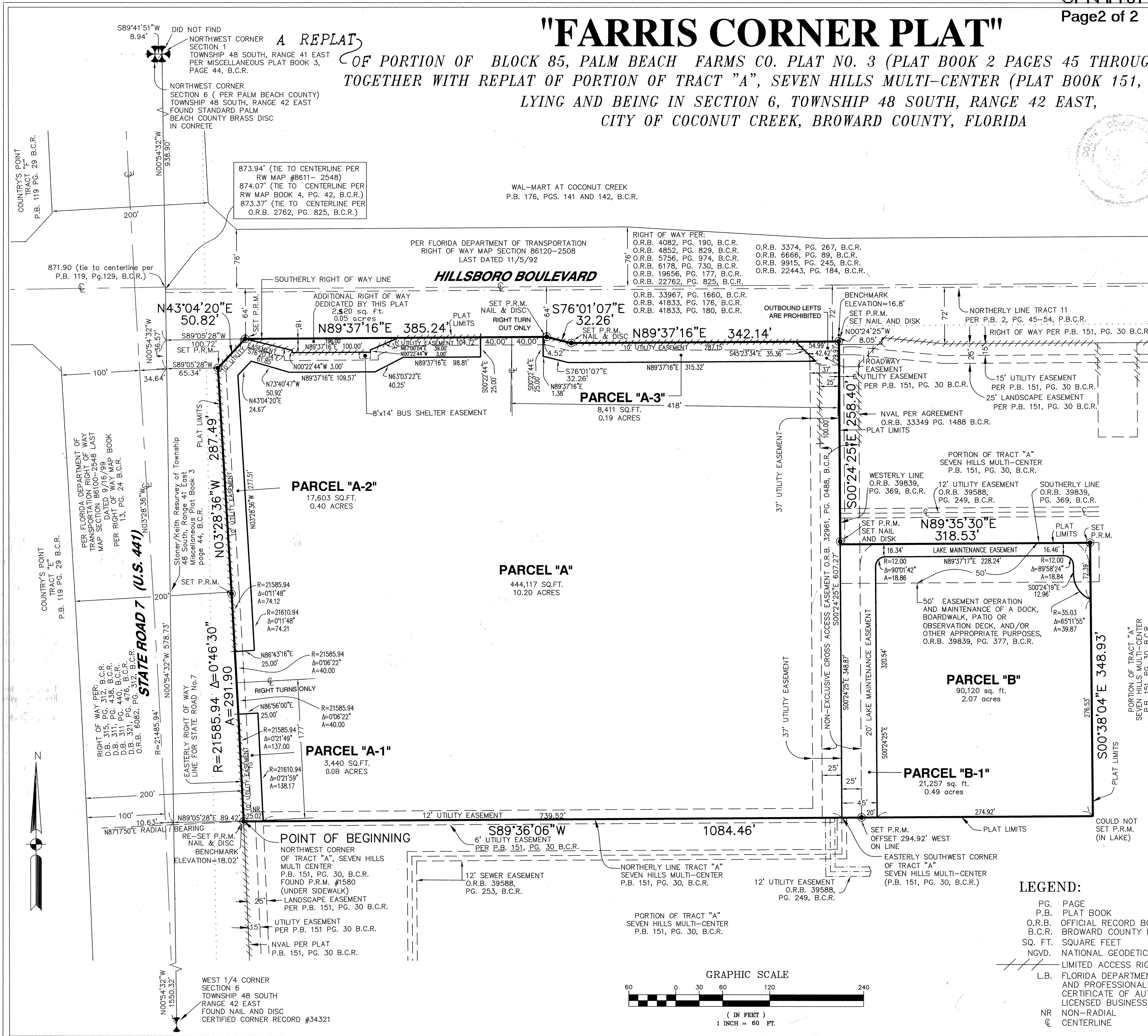
Elevations, shown hereon, are derived from National Geodetic Vertical Datum of 1929 and said elevations are derived from benchmarks supplied by the Broward County Engineering Division; Benchmark #2969: Benchmark location is described as follows: "X" cut at the intersection of Hillsboro Boulevard and State Road 7. "X" cut is in the West bullnose. Elevation= 18.733'.

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 assessments 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.  
 If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by August 15, 2011, 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 makes 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

If project water lines, sewer lines, drainage, and the rock base for internal roads are not installed by August 15, 2011, 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 makes 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 with this requirement within the above referenced time frame.

This plat is restricted to 113,500 square feet of commercial use and 6,500 square feet of bank use. Freestanding banks or banks with drive-thru facilities are not permitted within the commercial square footage without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts. Any structure within this plat must comply with Section IV D. 1. f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

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.



**LEGEND:**

- PG. PAGE
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORD BOOK
- B.C.R. BROWARD COUNTY RECORDS
- SQ. FT. SQUARE FEET
- NGVD. NATIONAL GEODETIC VERTICAL DATUM OF 1929
- LIMITED ACCESS RIGHT OF WAY LINE
- L.B. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION
- NR NON-RADIAL
- ⊕ CENTERLINE

PREPARED BY:  
**KEITH ASSOCIATES, INC.**  
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