

LYONS CORPORATE PARK

A PORTION OF SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST
A REPLAT OF A PORTION OF TRACTS 25, 28, 29, AND 43 - 50, AND A REPLAT OF ALL OF TRACTS 26, 27, AND 30 - 32, BLOCK 85,
"PALM BEACH FARMS CO. PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 - 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT RESTRICTIONS

THIS PLAT IS RESTRICTED TO 1,000,000 SQUARE FEET OF OFFICE USE AND SEVEN ACRES OF THIS PLAT ARE DESIGNATED AS A PRESERVE SUBJECT TO AN AGREEMENT RECORDED IN CLERK'S FILE 93163761. COMMERCIAL/RETAIL USES ARE NOT 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 HERETO 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.

SURVEY NOTES

1. \odot INDICATES SET PERMANENT REFERENCE MONUMENT.
2. SURVEY DATA IN FIELD BOOK 644.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF "LYONS ROAD BUSINESS PARK" AS RECORDED IN PLAT BOOK 137, PAGE 47 B.C.R., AND ARE ASSUMED.
4. +1+1+1+1+1 INDICATES NON-VEHICULAR ACCESS LINE.
5. BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BENCHMARKS SUPPLIED BY U.S.G.C.S. BENCHMARK Y-97, ELEVATION 16.493.
6. P.O.B. INDICATES POINT OF BEGINNING.
7. R/W INDICATES RIGHT-OF-WAY.
8. P.O.C. INDICATES POINT OF COMMENCEMENT.
9. % INDICATES OFF SET.

NOTE: $\frac{1}{2}$ OF EQUIVALENT RESIDENTIAL UNITS ARE ATTRIBUTABLE TO THIS PLAT

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AREA TABULATION

PARCEL "A"	1,568,854 SQ. FT.	36.02 ACRES
PARCEL "B"	1,546,214 SQ. FT.	35.50 ACRES
PARCEL "C"	31,007 SQ. FT.	0.71 ACRES
R/W DEDICATED	120,163 SQ. FT.	2.76 ACRES
TOTAL	3,266,238 SQ. FT.	74.99 ACRES

