



JUNE 2008

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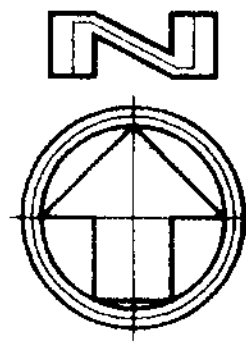
JM

# 5150 HILLSBORO

A REPLAT OF A PORTION OF TRACT 16, BLOCK 85, THE PALM BEACH FARMS COMPANY PLAT NO. 3  
(PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA)  
IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

CFN #107050674

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0' 50' 100' 150'  
SCALE 1" = 50'

## SURVEYOR'S NOTES

- BENCHMARK ELEVATIONS (B.M. ELEV.) ARE LOCATED ON TOP OF PERMANENT REFERENCE MONUMENTS.
- BENCHMARK ORIGIN - BROWARD COUNTY ENGINEERING BENCHMARK #2200, "X" CUT AT THE INTERSECTION OF HILLSBORO BOULEVARD (STATE ROAD NO. 810 AND STATE ROAD NO. 7. "X" CUT IS IN THE WEST BULL NOSE. ELEVATION: 14.04 FEET, NATIONAL GEODETIC VERTICAL DATUM OF 1929
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF TRACT B, FIRST BAPTIST CHURCH AT HILLSBORO (P.B. 176, PG. 123-124, B.C.R.) HAVING A BEARING OF SOUTH 00°25'02" EAST, ACCORDING TO SAID PLAT.
- THIS PLAT IS RESTRICTED TO 75,000 SQUARE FEET OF OFFICE USE. BANKS AND COMMERCIAL/RETAIL USE 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 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 OF OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE 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.
- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY JANUARY 23, 2012, 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. THIS REQUIREMENT MAY BE SATISFIED FOR A 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 JANUARY 23, 2012, 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 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.
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (2B), 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.

## TABULAR DATA

TRACT "A"	3.799 ACRES	165,503 SF
TRACT "B1"	0.316 ACRES	13,748 SF
TRACT "B2"	0.235 ACRES	10,246 SF
R/W DEDICATION	0.182 ACRES	8,364 SF
TOTAL	4.542 ACRES	197,861 SF

## LEGEND

- SET P.R.M. - 4" DIAMETER X 24" LENGTH CONCRETE MONUMENT W/ BRASS CAP STAMPED LB2836 (UNLESS OTHERWISE NOTED)
- NON-VEHICULAR ACCESS LINE

## DESCRIPTION DETAIL NOT TO SCALE

## ABBREVIATIONS

- B.C.R. = BROWARD COUNTY RECORDS
- B.M. = BENCH MARK
- CONC. = CONCRETE
- (D) = DESCRIPTION
- ELEV. = ELEVATION
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- F.P.L. = FLORIDA POWER & LIGHT COMPANY
- LB = LICENSED BUSINESS
- O.R.B. = OFFICIAL RECORDS BOOK
- M.B. = MAP BOOK
- P.B. = PLAT BOOK
- P.B.C.R. = PALM BEACH COUNTY RECORDS
- P.R.M. = PERMANENT REFERENCE MONUMENT
- PG. = PAGE(S)
- R/W = RIGHT-OF-WAY
- SF = SQUARE FEET
- S.R. = STATE ROAD
- S.W.E. = SIDEWALK EASEMENT
- U.E. = UTILITY EASEMENT

