

Board of County Commissioners, Broward County, Florida  
Environmental Protection and Growth Management Department  
Planning and Development Management Division



**Application to Change or Waive Requirements  
of the Broward County Land Development Code**

**INSTRUCTIONS**

This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. These include changes or waivers to the following:

**ROADWAY RELATED**

- 1. Non-Vehicular Access Lines
- 2. Roadway Improvements (such as turn lanes, busbays traffic signals, etc.)
- 3. Right-of-Way Dedications
- 4. Sidewalks and Paved Access
- 5. Design Criteria

**NON-ROADWAY RELATED**

- 6. Design Criteria
- 7. Waste Water Disposal/Source of Potable Water
- 8. Fire Protection
- 9. Parks and/or School Dedications
- 10. Impact/Concurrency Fee(s)
- 11. Environmental Impact Report
- 12. Other Changes

For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate documentation attached. Please type this application or print legibly in **black ink**.

**PROJECT INFORMATION**

Plat/Site Plan Name TARA

Plat/Site Plan Number 015-UP-94 Plat Book - Page 162/20 (If recorded)

Owner/Applicant AKAI ESTATES, LLC Phone 954-325-7504

Address 333 LAS OLAS WAY City FT. LAUD. State FL Zip Code 33301

Owner's E-mail Address ALEXYO@ME.COM Fax # 954-337-0620

Agent SCHWEBKE-SHISKIN & ASSOCIATES, INC. Phone 954-435-7010

Contact Person RONALD A. FRITZ, ASSISTANT VICE PRESIDENT

Address 3240 CORPORATE WAY City MIRAMAR State FL Zip Code 33025

Agent's E-mail Address rfritz@shiskin.com Fax # 954-438-3288

**PROPOSED CHANGES**

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. If you are requesting changes to a specific staff recommendation(s) listed in a Development Review Report, please specify the staff recommendation number(s). If you are requesting a waiver or variation of a provision of the Land Development Code, please cite the specific section(s).

Staff Recommendation No(s) SEE ATTACHED LETTER

Land Development Code citation(s) NONE

Have you contacted anyone in County Government regarding this request?  Yes  No

If yes, indicate name(s), department and date JEAN-PAUL PEREZ & KARINA DA LUZ - PLANNING & DEVELOPMENT

Narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary):

SEE ATTACHED LETTER

**Please see the reverse side of this form for Required Documentation  
and Owner/Agent Certification**

**REQUIRED DOCUMENTATION:** Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

All requests listed on this application must include the following documents:

- **Letter from the applicable municipality**, dated within six (6) months of this application, stating the city's position on this request.
- **Approved or recorded plat** (a survey and site plan may be accepted for single family and duplex applications. Please consult with Planning and Development Management Division staff).
- **A check for the application fees** (if applicable) made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

For **ROADWAY RELATED** items (1 through 5) listed under **INSTRUCTIONS** on Page 1 of this form, the following additional documents are also required:

- **The proposed site plan (2 original)** which shows, at a minimum, the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). The site plan must provide relevant dimensions and must be drawn to scale.
- **Signed and sealed drawings (2 original)** clearly illustrating the proposed change(s). The drawings must provide relevant dimensions and must be drawn to scale.
- **A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which abut a Trafficway that is functionally classified as a State Road.** This requirement includes the creation or amendment of vehicular access and/or any improvements requiring permits from the State.

For **NON-ROADWAY RELATED** items (6 through 12) listed under **INSTRUCTIONS** on Page 1 of this form, please consult with Planning and Development Management staff to determine any additional required documentation.

**OWNER/AGENT CERTIFICATION**

State of FLORIDA

County of BROWARD

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent Ronald A. Schwebke SCHWEBKE-SHISKIN & ASSOCIATES, INC.

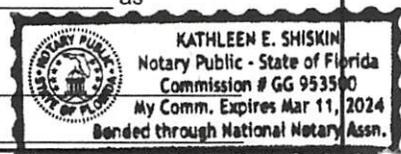
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22 day of JUNE, 2020 (year)

By \_\_\_\_\_ (name of person acknowledging) who is

personally known to me or  has presented \_\_\_\_\_ as identification.

Signature of Notary Kathleen E. Shiskin

Public Type or Print Name KATHLEEN E. SHISKIN



**FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY**

Time 3:00 pm Application Date 7/30/20 Acceptance Date 7/30/20

Comments Due 8/19/20 C.C. Mtg. Date 10/6/20 Fee \$ 4,140.

Report Due 8/31/20 Adjacent City WESTON

Plats  Site Plans/Drawings  City Letter  FDOT Letter

Other (Describe) \_\_\_\_\_

Title of Request NVAL Amendment and Modification to Plat Requirements

Distribute to:  Engineering  Traffic Engineering  Mass Transit

Other \_\_\_\_\_  Other \_\_\_\_\_

Comments \_\_\_\_\_

Received by Diego Penaloza

## EXHIBIT "A"

### PLAT OF "TARA", AS RECORDED IN PLAT BOOK 162 AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

#### BROWARD COUNTY PROPERTY APPRAISER PROPERTY IDENTIFICATION NUMBERS

LOT NUMBER	OWNER	IDENTIFICATION NUMBER
1	Akai Estates, LLC	5039-36-15-0010
2	Akai Estates, LLC	5039-36-15-0020
3	Akai Estates, LLC	5039-36-15-0030
4	Akai Estates, LLC	5039-36-15-0040
5	Akai Estates, LLC	5039-36-15-0050
Parcel "A"	Akai Estates, LLC	5039-36-15-0170

All of the above parcels effected by the Application to Change or Waive Requirements of the Broward County Land Development Code as shown on the plat of "Tara", as recorded in Plat Book 162 at Page 20, of the Public Records of Broward County, Florida, all lying and being in the Southeast 1/4 of Section 25, Township 50 South, Range 39 East and the Northeast 1/4 of Section 36, Township 50 South, Range 39 East, Town of Southwest Ranches, Broward County, Florida.



October 26, 2020

Josie P. Sesodia, AICP, Director  
Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
1 North University Dr. Suite 102A  
Plantation, FL 33324

**Re: Delegation Request for TARA Plat - Plat Book 162, Page 60**  
Broward County Reference Number: 015-UP-94

Dear Josie,

Based on several meetings with representatives of Broward County and the Town of Southwest Ranches we are requesting the nullification of all requirements and conditions previously approved by Broward County Board of County Commissioners on November 10, 2015. In addition, this request amends the following:

- 1) Amends the NVAL along the South Limits of the Road Easement adjacent to the South Right-of-Way Line of Griffin Road, per the attached sketch and legal description. This request is to provide a permanent 50.02 foot allowed access opening along the South Limits of the Road Easement at the Northwest corner of Lot One (1), starting at the West property line of Lot One (1). This request is also to designate the 50.02 foot allowed access opening as a permanent Right-in, Right-out condition.
- 2) Amends the NVAL along the West Limits of the Road Easement adjacent to the West Right-of-Way Line Southwest 184<sup>th</sup> Avenue, per the attached sketch and legal description. This request is to eliminate the two (2) 50 foot allowed right turns only access openings along the West Limits of the Road Easement adjacent to the West Right-of-Way Line of Southwest 184<sup>th</sup> Avenue, the first centered on the South line of Lot One (1) and the North line of Lot Two (2) and the second centered on the South line of Lot Three (3) and the North Line of Lot Four (4). This request is also the elimination of the East-West portion of the NVAL lying 25 feet North of the South line of Lot One (1) being 79 feet in length, the elimination of the East-West portion of the NVAL lying 25 feet South of the North line of Lot Two (2) being 79 feet in length, the elimination of the East-West portion of the NVAL lying 25 feet North of the South line of Lot Three (3) being 79 feet in length and the elimination of the East-West portion of the NVAL lying 25 feet South of the North line of Lot Four (4) being 79 feet in length.

Josie P. Sesodia, AICP, Director  
Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
Page Two

- 3) Amends that portion the NVAL line along the West limits of the existing Road Easement, per the attached sketch and legal description. This request is to eliminate the NVAL lying in the Southeasterly corner of Lot 4 and the Easterly portion of Parcel "A", being designed for a future right turn lane, adjacent to the West Right-of-Way Line of Southwest 184<sup>th</sup> Avenue. This portion of the existing NVAL being more particularly described as the West limits of the 100 foot transition and the West limits of the 150 foot storage of the Road Easement. This request also includes the elimination the NVAL along the Chamfer of the Road Easement adjacent to the unnamed dedicated Right-of-Way, commonly known as Southwest 49<sup>th</sup> Street.
- 4) Amends the NVAL along the South Right-of-Way Line and along the North Right-of-Way Line of the unnamed dedicated Right-of-Way, commonly known as Southwest 49<sup>th</sup> Street, per the attached sketch and legal description. This request is to eliminate the NVAL for the designated 100 feet in length along the North Right-of-Way Line and corner chord of the Road Easement. This request also includes the elimination of the NVAL for the designated 100 feet in length along the South Right-of-Way Line and corner chord of the Right-of-Way.
- 5) Amends the NVAL along Southwest 184<sup>th</sup> Avenue, per the attached sketch and legal description. This request is to eliminate the entire allowed full access opening at the unnamed dedicated Right-of-Way, commonly known as Southwest 49<sup>th</sup> Street. This request is also to provide a new NVAL across the undesignated allowed full access opening at the unnamed dedicated Right-of-Way, commonly known as Southwest 49<sup>th</sup> Street.

Should you have any questions during your review or require additional information, please do not hesitate to contact me at 954-288-4474 or rfritz@shiskin.com.

Regards,

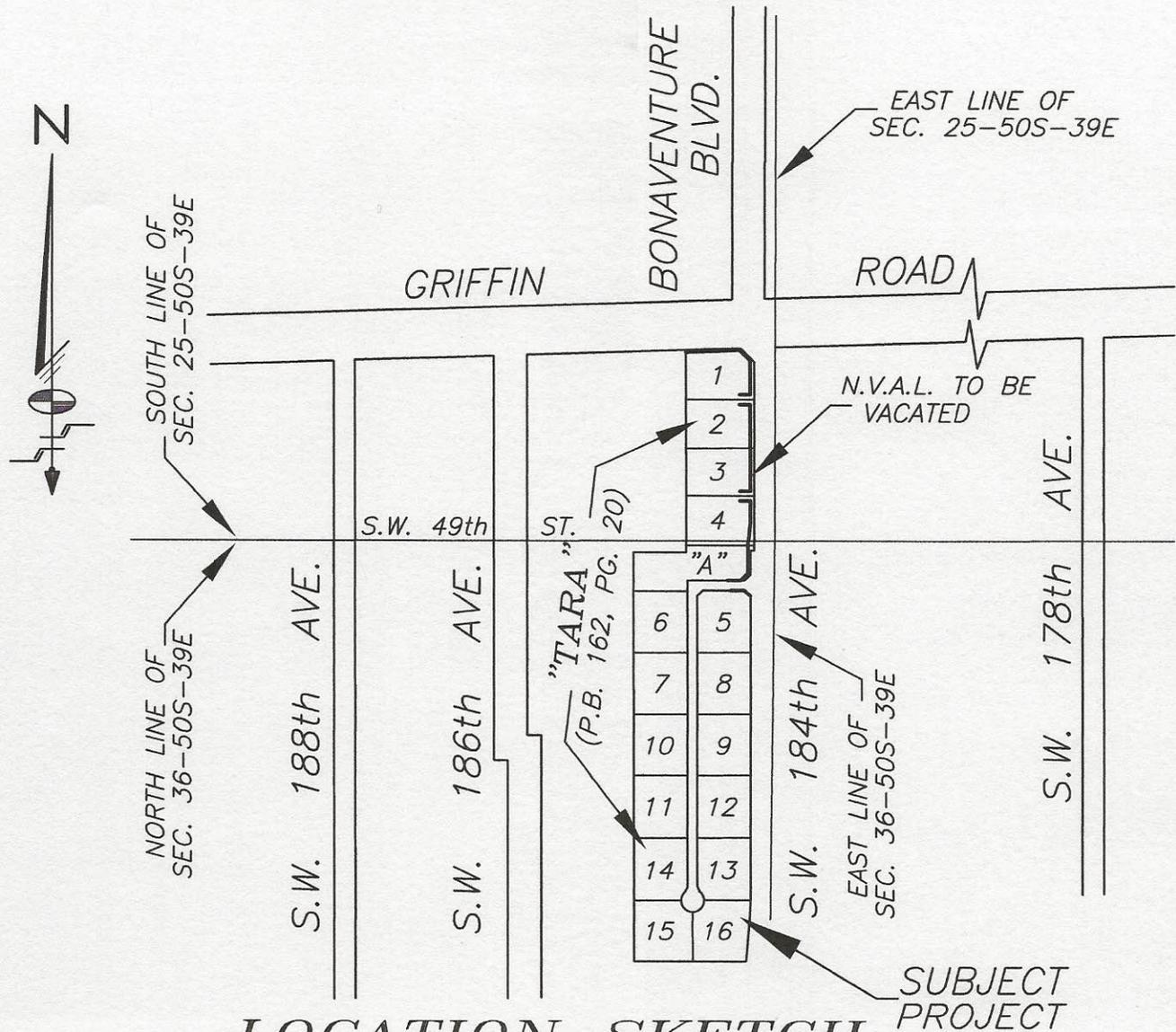
*Schwebke-Shiskin & Associates, Inc.*



Ronald A. Fritz, P.L.S.  
Assistant Vice President

RAF/vf

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION OLD NON-VEHICULAR ACCESS LINE



**LOCATION SKETCH**  
NOT-TO-SCALE

**LEGEND:**

- |        |                               |          |                                   |
|--------|-------------------------------|----------|-----------------------------------|
| P.O.C. | DENOTES POINT OF COMMENCEMENT | U.E.     | DENOTES UTILITY EASEMENT          |
| P.O.B. | DENOTES POINT OF BEGINNING    | D.E.     | DENOTES DRAINAGE EASEMENT         |
| P.O.T. | DENOTES POINT OF TERMINATION  | MAINT.   | DENOTES MAINTENANCE               |
| P.B.   | DENOTES PLAT BOOK             | EASMT.   | DENOTES EASEMENT                  |
| O.R.B. | DENOTES OFFICIAL RECORDS BOOK | DRAIN.   | DENOTES DRAINAGE                  |
| PG.    | DENOTES PAGE                  | N.V.A.L. | DENOTES NON-VEHICULAR ACCESS LINE |
| PGS.   | DENOTES PAGES                 | ⊙        | DENOTES CENTER LINE               |

EXHIBIT "B"  
SHEET 1 OF 5 SHEETS



**Schwebke-Shiskin & Associates, Inc.**  
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
PHONE No.(954)435-7010 FAX No. (954)438-3288

ORDER NO. 203348  
DATE: OCT. 22, 2014

THIS IS NOT A "BOUNDARY SURVEY"  
CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

*Ronald A. Fritz*  
RONALD A. FRITZ, ASSISTANT VICE PRESIDENT  
FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

REVISIONS
LIMITS OF NVAL
06/17/20 #211259



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION OLD NON-VEHICULAR ACCESS LINE

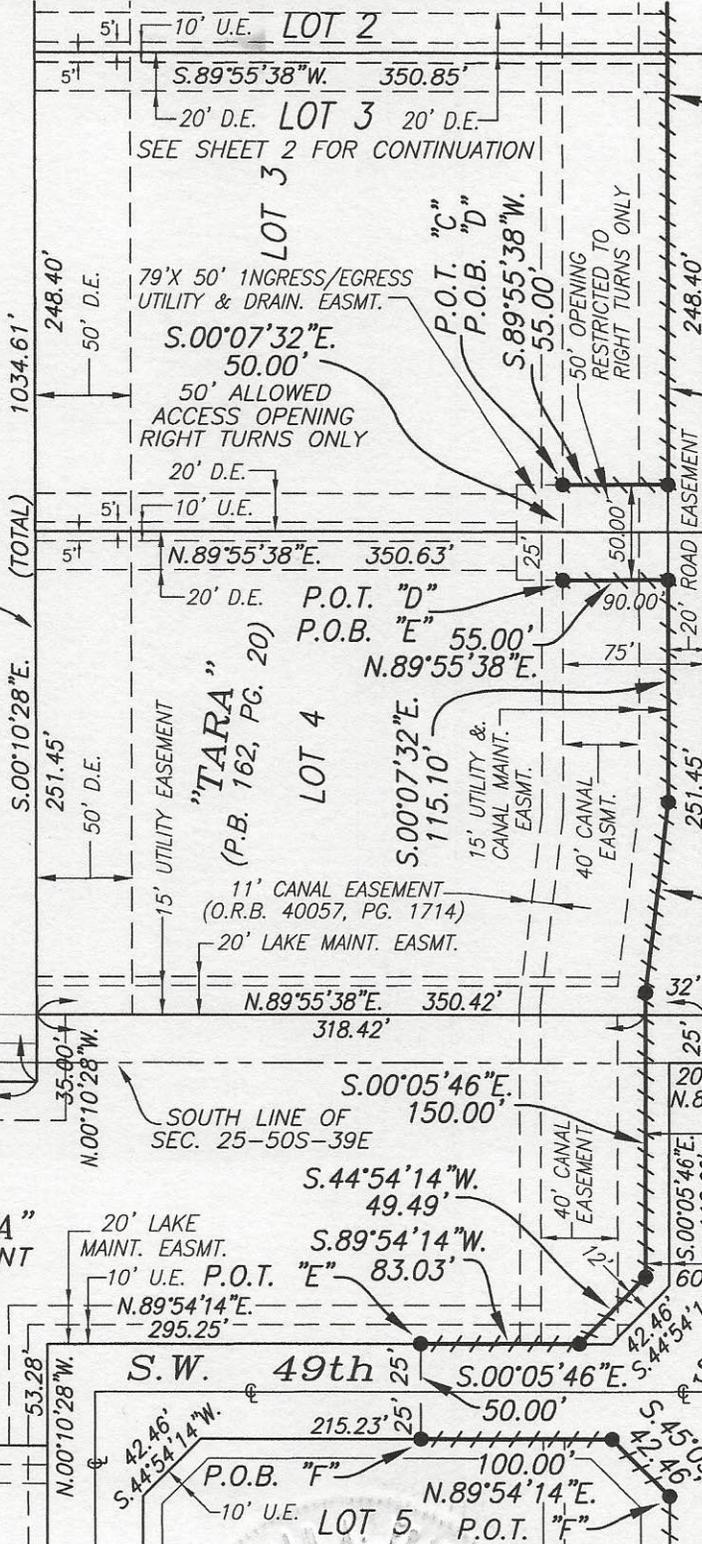


"NEW RIVER BAPTIST MISSION"  
(P.B. 143, PG. 12, B.C.R.)

20' ROAD R/W PER  
P.B. 1, PG. 63, D.C.R.

15' ROAD R/W PER PLAT  
BOOK 143, PG. 12, B.C.R.

WEST LINE; LOTS 1 THROUGH 4  
(TOTAL) 1034.61'



40'  
968.64'  
S.00°07'32"E.  
446.80' (TOTAL)

184th AVENUE  
EAST LINE; S.E. 1/4;  
SEC. 25-50S-39E  
NON-VEHICULAR ACCESS  
LINE TO BE VACATED

S.W. 100.78'  
S.07°02'40"E.

SOUTH LINE OF  
SEC. 25-50S-39E  
S.00°05'46"E.  
150.00'

S.E. CORNER OF  
SEC. 25-50S-39E  
EAST LINE; N.E. 1/4;  
SEC. 36-50S-39E

"TARA" PARCEL "A"  
LAKE EASEMENT  
(P.B. 162, PG. 20)

EXHIBIT "B"  
SHEET 3 OF 5 SHEETS

**Schwebke-Shiskin & Associates, Inc.**  
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
PHONE No. (954)435-7010 FAX No. (954)438-3288

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06/17/20	#211259

# LEGAL DESCRIPTION TO ACCOMPANY SKETCH OLD NON-VEHICULAR ACCESS LINE

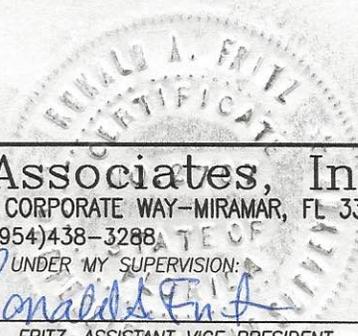
## LEGAL DESCRIPTION:

BEING A PORTION OF THE EXISTING NON-VEHICULAR ACCESS LINE AS SHOWN ON PARCEL "A" AND LOTS 1 THROUGH 4, INCLUSIVE, ACCORDING TO THE PLAT OF "TARA", AS RECORDED IN PLAT BOOK 162 AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, FOR 12.00 FEET TO THE POINT OF BEGINNING "A" OF THE FOLLOWING DESCRIBED NON-VEHICULAR ACCESS LINE; THENCE NORTH 88 DEGREES 07 MINUTES 42 SECONDS EAST, ALONG A LINE THAT IS 12.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID LOT 1, FOR 279.70 FEET; THENCE SOUTH 46 DEGREES 01 MINUTES 14 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 12.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTHEASTERLY LINE OF SAID LOT 1, FOR 72.02 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 32 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 20.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID LOT 1, FOR 173.06 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 38 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH AND 25.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 1, FOR 55.00 FEET TO THE POINT OF TERMINATION "A" OF SAID NON-VEHICULAR ACCESS LINE AND THE POINT OF BEGINNING "B" OF AN ALLOWED 50 FOOT WIDE ACCESS OPENING; THENCE SOUTH 00 DEGREES 07 MINUTES 32 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 75.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID LOTS 1 AND 2, FOR 50.00 FEET TO THE POINT OF TERMINATION "B" OF SAID ALLOWED 50 FOOT WIDE ACCESS OPENING AND THE POINT OF BEGINNING "C" OF THE FOLLOWING DESCRIBED NON-VEHICULAR ACCESS LINE; THENCE NORTH 89 DEGREES 55 MINUTES 38 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 25.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID LOT 2, FOR 55.00 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 32 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 20.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID LOTS 2 AND 3, FOR 446.80 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 38 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH AND 25.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID LOT 3, FOR 55.00 FEET TO THE POINT OF TERMINATION "C" OF SAID NON-VEHICULAR ACCESS LINE AND THE POINT OF BEGINNING "D" OF THE FOLLOWING DESCRIBED 50.00 FOOT WIDE ALLOWED ACCESS OPENING; THENCE SOUTH 00 DEGREES 07 MINUTES 32 SECONDS EAST, ALONG A LINE THAT IS 75.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID LOT 3 AND 4, FOR 50.00 FEET TO THE POINT OF TERMINATION "D" OF SAID 50 FOOT WIDE ALLOWED ACCESS OPENING AND THE POINT OF BEGINNING "E" OF THE FOLLOWING DESCRIBED NON-VEHICULAR ACCESS LINE; THENCE NORTH 89 DEGREES 55 MINUTES 38 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 25.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID LOT 4, FOR 55.00 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 32 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 20.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID LOT 4, FOR 115.10 FEET; THENCE SOUTH 07 DEGREES 02 MINUTES 40 SECONDS WEST

(CONTINUED ON SHEET 5 OF 5 SHEETS)

EXHIBIT "B"  
SHEET 4 OF 5 SHEETS



**Schwebke-Shiskin & Associates, Inc.**

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
PHONE No. (954)435-7010 FAX No. (954)438-3288

ORDER NO. 203348

DATE: OCT. 22, 2014

THIS IS NOT A "BOUNDARY SURVEY"  
CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

Ronald A. Fritz  
RONALD A. FRITZ, ASSISTANT VICE PRESIDENT  
FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

REVISIONS
LIMITS OF NVAL
06/17/20 #211259

# LEGAL DESCRIPTION TO ACCOMPANY SKETCH OLD NON-VEHICULAR ACCESS LINE

## LEGAL DESCRIPTION:

(CONTINUED FROM SHEET 4 OF 5 SHEETS)

FOR 100.78 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 46 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 72.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 39 EAST, AS SHOWN ON THE SAID PLAT OF "TARA", FOR 150.00 FEET; THENCE SOUTH 44 DEGREES 54 MINUTES 14 SECONDS WEST, ALONG A LINE THAT IS 12.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTHEASTERLY LINE OF SAID PARCEL "A", FOR 49.49 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 14 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID PARCEL "A", FOR 83.03 FEET TO THE POINT OF TERMINATION "E" OF A NON-VEHICULAR ACCESS LINE; THENCE SOUTH 00 DEGREES 05 MINUTES 46 SECONDS EAST, AT RIGHT ANGLES TO THE LAST AND NEXT DESCRIBED COURSES, FOR 50.00 FEET TO THE POINT OF BEGINNING "F" OF A NON-VEHICULAR ACCESS LINE; THENCE NORTH 89 DEGREES 54 MINUTES 14 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 5, FOR 100.00 FEET; THENCE SOUTH 45 DEGREES 05 MINUTES 46 SECONDS EAST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 5, FOR 42.46 FEET TO THE POINT OF TERMINATION "F" OF A NON-VEHICULAR ACCESS LINE; ALL LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 50 SOUTH, RANGE 39 EAST AND THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 39 EAST, TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA.

## SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF SOUTH 88 DEGREES 07 MINUTES 42 SECONDS WEST ALONG THE CENTER LINE OF GRIFFIN ROAD AS SHOWN ON THE HEREIN REFERENCED PLAT OF "TARA".
- 2) ORDERED BY: JCR HOLDINGS
- 3) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

EXHIBIT "B"  
SHEET 5 OF 5 SHEETS



**Schwebke-Shiskin & Associates, Inc.**

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No.(954)435-7010

FAX No. (954)438-3288

ORDER NO. 203348

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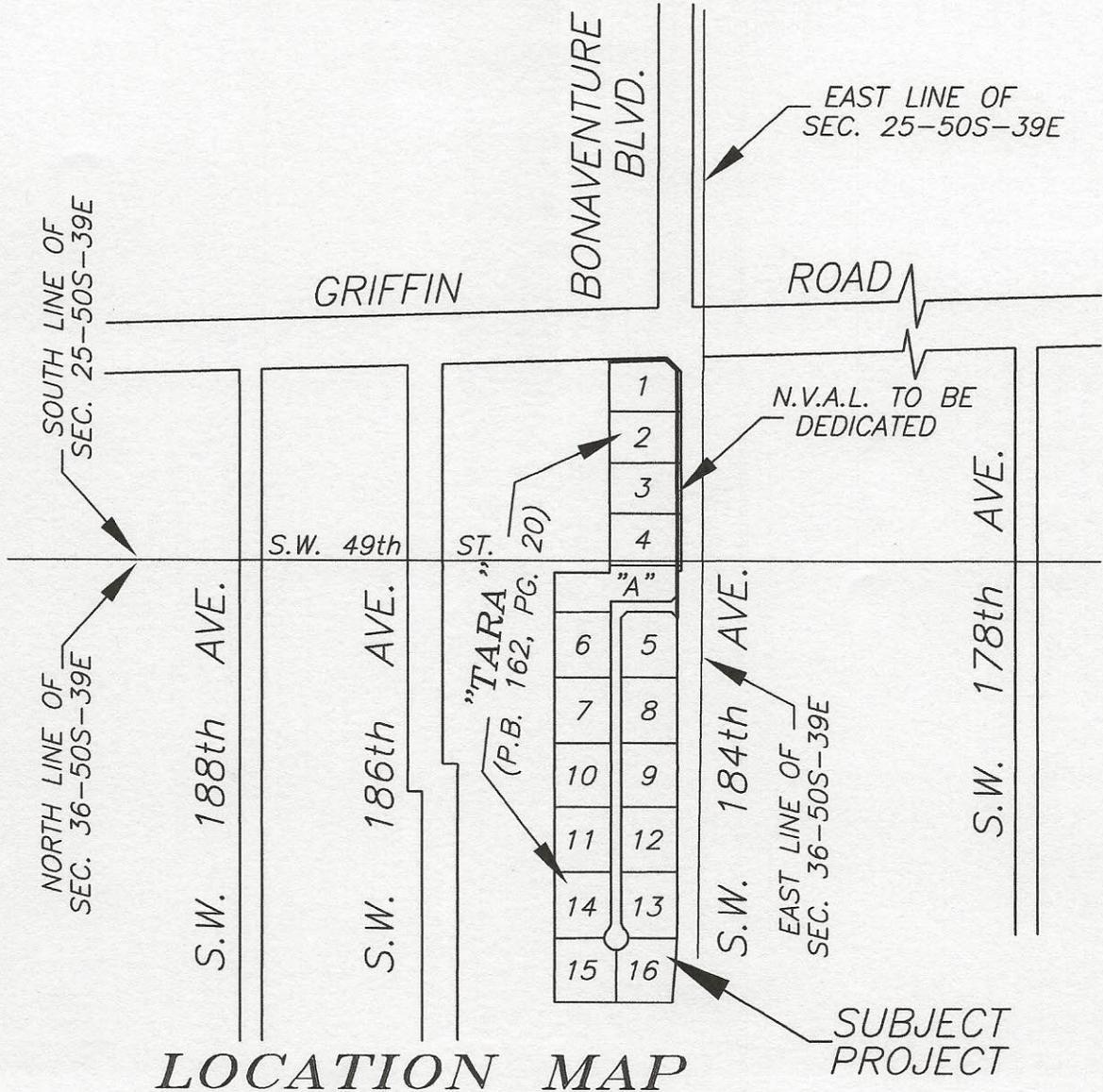
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FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

REVISIONS
LIMITS OF NVAL
06/17/20 #211259

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION NEW NON-VEHICULAR ACCESS LINE



## LOCATION MAP

NOT-TO-SCALE

### LEGEND:

- |                                      |  |
|--------------------------------------|--|
| P.O.C. DENOTES POINT OF COMMENCEMENT | U.E. DENOTES UTILITY EASEMENT              |
| P.O.B. DENOTES POINT OF BEGINNING    | D.E. DENOTES DRAINAGE EASEMENT             |
| P.O.T. DENOTES POINT OF TERMINATION  | MAINT. DENOTES MAINTENANCE                 |
| P.B. DENOTES PLAT BOOK               | EASMT. DENOTES EASEMENT                    |
| O.R.B. DENOTES OFFICIAL RECORDS BOOK | DRAIN. DENOTES DRAINAGE                    |
| PG. DENOTES PAGE                     | N.V.A.L. DENOTES NON-VEHICULAR ACCESS LINE |
| PGS. DENOTES PAGES                   | ⊙ DENOTES CENTER LINE                      |

EXHIBIT "C"  
SHEET 1 OF 4 SHEETS



**Schwebke-Shiskin & Associates, Inc.**  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
 PHONE No.(954)435-7010 FAX No. (954)438-3288  
 ORDER NO. 203348  
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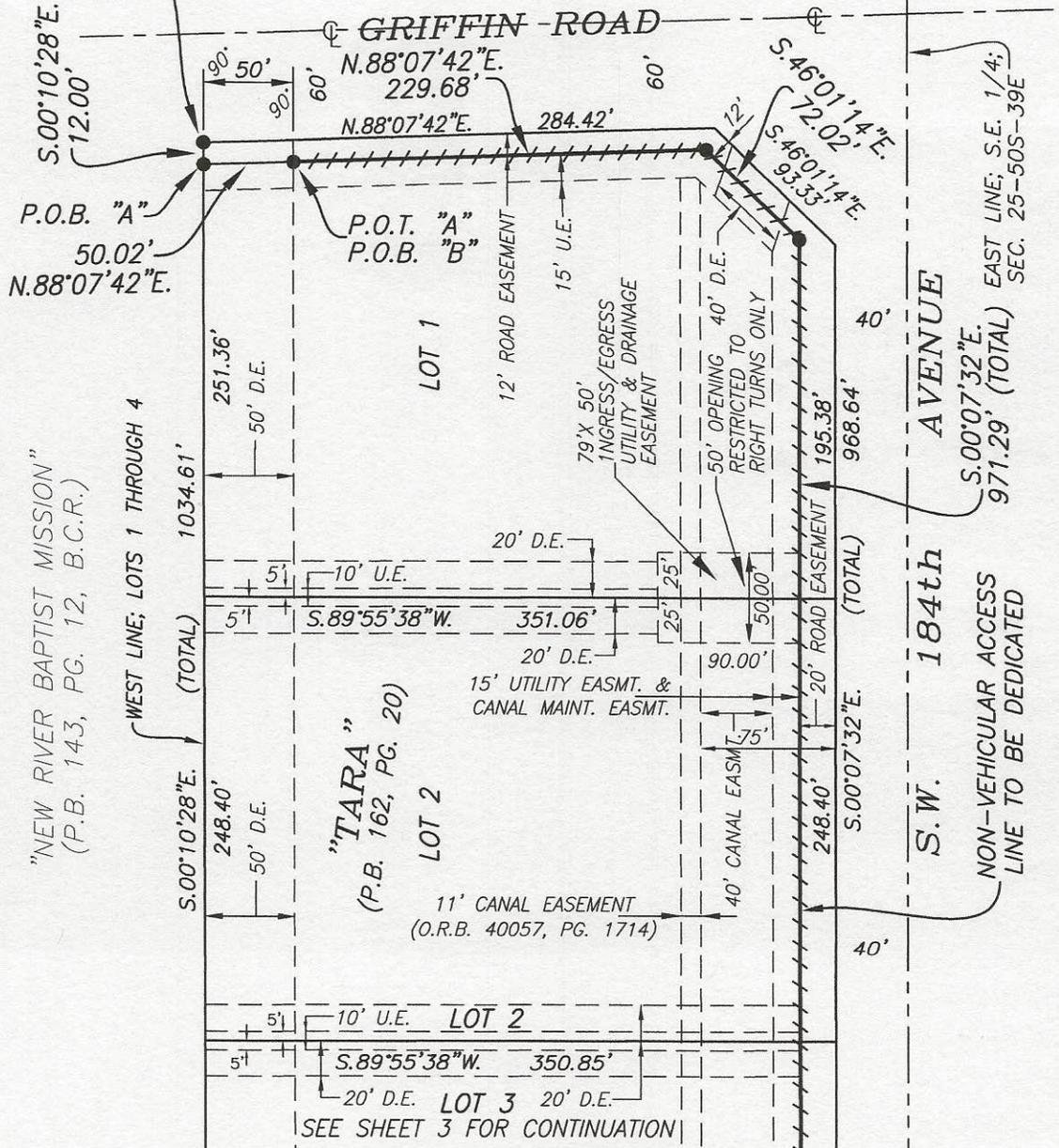
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*Ronald A. Fritz*  
 RONALD A. FRITZ, ASSISTANT VICE PRESIDENT  
 FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

REVISIONS
LIMITS OF NVAL
06/17/20 #211259

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION NEW NON-VEHICULAR ACCESS LINE



P.O.C.  
N.W. CORNER; LOT 1;  
(P.B. 162, PG. 20)



"NEW RIVER BAPTIST MISSION"  
(P.B. 143, PG. 12, B.C.R.)

"TARA"  
(P.B. 162, PG. 20)

S.W. 184th AVENUE  
NON-VEHICULAR ACCESS  
LINE TO BE DEDICATED



EXHIBIT "C"  
SHEET 2 OF 4 SHEETS

**Schwebke-Shiskin & Associates, Inc.**  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
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 FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

REVISIONS
LIMITS OF NVAL
06/17/20 #211259

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION NEW NON-VEHICULAR ACCESS LINE



"NEW RIVER BAPTIST MISSION"  
(P.B. 143, PG. 12, B.C.R.)

20' ROAD R/W PER  
P.B. 1, PG. 63, D.C.R.

15' ROAD R/W PER PLAT  
BOOK 143, PG. 12, B.C.R.

WEST LINE; LOTS 1 THROUGH 4  
(TOTAL) 1034.61'

S.00°10'28"E. 251.45'

"TARA"  
(P.B. 162, PG. 20)  
LOT 4

11' CANAL EASEMENT  
(O.R.B. 40057, PG. 1714)  
20' LAKE MAINT. EASMT.

N.89°55'38"E. 350.42'

S.W. 49th ST.

S.89°55'38"W. 270.45'  
20' LAKE MAINT. EASMT.  
& UTILITY EASMT.

"TARA" PARCEL "A"  
(P.B. 162, PG. 20) LAKE EASEMENT

20' DRAIN. EASMT. &  
LAKE MAINT. EASMT.

N.89°54'14"E. 275.54'

20' LAKE MAINT. EASMT.

10' U.E.

N.89°54'14"E. 295.25'

(TO BE CLOSED AND VACATED)

S.W. 49th ST. P.O.T. "B"

N.89°54'14"E. 215.23'

10' U.E. LOT 5

10' U.E. LOT 2

S.89°55'38"W. 350.85'

20' D.E. LOT 3 20' D.E.

SEE SHEET 3 FOR CONTINUATION

248.40'

50' D.E.

LOT 3

10' U.E.

20' D.E.

N.89°55'38"E. 350.63'

20' D.E.

10' U.E.

20' D.E.

25' U.E.

25' U.E.

90.00'

75'

40' CANAL EASMT.

251.45'

20' ROAD EASEMENT

(TOTAL) 968.64'

S.00°07'32"E.

S.W. 184th AVENUE

EAST LINE; S.E. 1/4;  
SEC. 25-50S-39E

NON-VEHICULAR ACCESS  
LINE TO BE DEDICATED

S.E. CORNER OF  
SEC. 25-50S-39E

40'

25'

20.00'

N.89°55'38"E.

40' CANAL EASEMENT

S.00°05'46"E. 118.62'

60'

12' ROAD EASEMENT

S.44°54'14"W. 42.46'

42.46'

N.E. 1/4;  
SEC. 36-50S-39E

S.00°05'46"E. 228.67' (TOTAL)

60'

10' U.E.

N.45°05'46"W.

42.46'

60'

60'

60'

60'

60'

60'

60'

60'

60'

60'

60'

60'

60'

60'

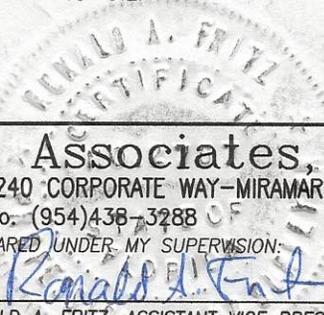


EXHIBIT "C"  
SHEET 2 OF 4 SHEETS

## Schwebke-Shiskin & Associates, Inc.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No. (954)435-7010

FAX No. (954)438-3288

ORDER NO. 203348

DATE: OCT. 22, 2014

THIS IS NOT A "BOUNDARY SURVEY"

CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

Ronald A. Fritz  
RONALD A. FRITZ, ASSISTANT VICE PRESIDENT  
FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

REVISIONS

LIMITS OF NVAL

06/17/20 #211259

# LEGAL DESCRIPTION TO ACCOMPANY SKETCH NEW NON-VEHICULAR ACCESS LINE

## LEGAL DESCRIPTION:

BEING A PORTION OF THE EXISTING NON-VEHICULAR ACCESS LINE, AS SHOWN ON LOTS 1 THROUGH 4, INCLUSIVE, ACCORDING TO THE PLAT OF "TARA", AS RECORDED IN PLAT BOOK 162 AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH THE PROPOSED NON-VEHICULAR ACCESS LINE, LYING WITHIN A PORTION OF LOT 4, TRACT "A" AND THE PUBLIC RIGHT-OF-WAY (KNOWN AS SOUTHWEST 49TH STREET, ACCORDING TO THE PLAT OF "TARA", AS RECORDED IN PLAT BOOK 162 AT PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 10 MINUTES 28 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, FOR 12.00 FEET TO THE POINT OF BEGINNING "A" OF A 50.00 FOOT WIDE ALLOWED ACCESS OPENING TO THE FRONTAGE ROAD ONLY; THENCE NORTH 88 DEGREES 07 MINUTES 42 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 12.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID LOT 1, FOR 50.02 FEET TO THE POINT OF TERMINATION "A" OF SAID 50.00 FOOT WIDE ALLOWED ACCESS OPENING TO THE FRONTAGE ROAD ONLY AND THE POINT OF BEGINNING "B" OF A NON-VEHICULAR ACCESS LINE; THENCE CONTINUE NORTH 88 DEGREES 07 MINUTES 42 SECONDS EAST, ALONG THE LAST DESCRIBED COURSE, FOR 229.68 FEET; THENCE SOUTH 46 DEGREES 01 MINUTES 14 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 12.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTHEASTERLY LINE OF SAID LOT 1, FOR 72.02 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 32 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 20.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID LOTS 1 THROUGH 4, INCLUSIVE, AND ITS SOUTHERLY PROLONGATION, FOR 971.29 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SAID SOUTHEAST 1/4 OF SAID SECTION 25, TOWNSHIP 50 SOUTH, RANGE 39 EAST; SAID POINT OF INTERSECTION ALSO BEING ON THE NORTH LINE OF THE SAID NORTHEAST 1/4 OF SAID SECTION 36, TOWNSHIP 50 SOUTH, RANGE 39 EAST; SAID LAST DESCRIBED COURSE ALSO BEING ALONG A LINE THAT IS PARALLEL WITH AND 60.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE SAID SOUTHEAST 1/4 OF SAID SECTION 25, TOWNSHIP 50 SOUTH, RANGE 39 EAST; THENCE SOUTH 00 DEGREES 05 MINUTES 46 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 12.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID TRACT "A", AS SHOWN ON THE SAID PLAT OF "TARA" AND ITS NORTHERLY AND SOUTHERLY EXTENSION FOR 228.67 FEET TO THE POINT OF TERMINATION "B" OF A NON-VEHICULAR ACCESS LINE; SAID LAST DESCRIBED COURSE ALSO BEING ALONG A LINE THAT IS PARALLEL WITH AND 62.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 36, TOWNSHIP 50 SOUTH, RANGE 39 EAST; SAID POINT OF TERMINATION "B" BEING THE INTERSECTION OF THE NORTHEASTERLY LINE AND EAST LINE OF LOT 5, AS SHOWN ON THE SAID PLAT OF "TARA"; ALL LYING AND BEING IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 50 SOUTH, RANGE 39 EAST AND THE NORTHEAST 1/4 OF SAID SECTION 36, TOWNSHIP 50 SOUTH, RANGE 39 EAST, TOWN OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA.

## SURVEYOR'S NOTES:

- 1) BEARINGS AS SHOWN HEREON REFER TO AN ASSUMED BEARING OF SOUTH 88 DEGREES 07 MINUTES 42 SECONDS WEST ALONG THE CENTER LINE OF GRIFFIN ROAD AS SHOWN ON THE HEREIN REFERENCED PLAT OF "TARA".
- 2) ORDERED BY: JCR HOLDINGS
- 3) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

EXHIBIT "C"  
SHEET 4 OF 4 SHEETS



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