

RESOLUTION NO. R 2021-242

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO CHANGE THE RESTRICTIVE NOTE ON THE PLAT KNOWN AS "COLLEGE CROSSINGS TWO"; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as the "College Crossings Two" was recorded in the public records of Broward County in Plat Book 181, Pages 36, 37, 38, 39, 40 and 41;

WHEREAS, the owner desires to revise the restrictive note associated with said plat; and

WHEREAS, Broward County requires that the Town of Davie concur with this change prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE THAT:

Section 1. Legislative Findings/Recitals. The above recitals are hereby adopted by the Town of Davie as its legislative findings relative to the subjects and matters set forth in this Resolution.

Section 2. The Town Council of the Town of Davie has no objection to amending the restrictive note shown on the "College Crossings Two" plat through Delegation Application DG21-004 and being specifically described in the Exhibit "A".

Section 3. Conflict. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

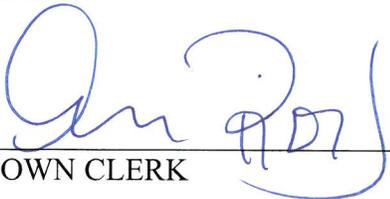
Section 4. Severability. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, it is the intent of the Town Council that such invalidity shall not affect other provisions or applications of the Resolution which can be given effect without the invalid provision or application and, to this end, the provisions of this Resolution are declared severable.

Section 5. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 4TH DAY OF AUGUST, 2021.

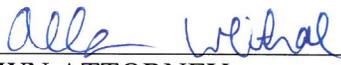

MAYOR/COUNCILMEMBER

ATTEST:


TOWN CLERK

APPROVED THIS 4TH DAY OF AUGUST, 2021.

Approved as to Form and Legality:


TOWN ATTORNEY

EXHIBIT**AMENDMENT TO NOTATION ON PLAT**

The existing notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended from:

350 TOWNHOUSE UNITS AND 251,450 SF OF COMMERCIAL USE ON PARCEL "A-1"
106 GARDEN APRTMENTS AND 288 MID-RISE UNITS ON PARCEL "A-2-A"
78 MID-RISE UNITS AND A 75-ROOM HOTEL ON PARCEL "A-2-B"
115,000 SF OF GENERAL INDUSTRIAL USE ON PARCEL "A-3-A"
585,000 SF OF GENERAL INDUSTRIAL USE ON PARCEL "A-3-B",
AND A 124-ROOM HOTEL ON PARCEL "B"

The notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended to:

350 TOWNHOUSE UNITS AND 251,450 SF OF COMMERCIAL USE ON PARCEL "A-1",
106 GARDEN APRTMENTS AND 288 MID-RISE UNITS ON PARCEL "A-2-A",
170 MID-RISE UNITS ON PARCEL "A-2-B",
(see attached sketch and legal description)
115,000 SF OF GENERAL INDUSTRIAL USE ON PARCEL "A-3-A",
585,000 SF OF GENERAL INDUSTRIAL USE ON PARCEL "A-3-B",
AND A 124-ROOM HOTEL ON PARCEL "B"

COLLEGE CROSSINGS TWO

A PORTION OF COLLEGE CROSSINGS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH TRACTS 3 AND 4, TIER 19; TRACTS 3 AND 4, TOGETHER WITH A PORTION OF TRACT 2, TIER 21; TRACTS 3, AND 4, TOGETHER WITH A PORTION OF TRACT 2, TIER 23; TRACTS 3, AND 4, TOGETHER WITH A PORTION OF TRACT 2, TIER 25; TRACTS 3 AND 4, TOGETHER WITH A PORTION OF TRACT 2, TIER 27; TOGETHER WITH PORTIONS OF TRACTS 2, 3, AND 4, TIER 29; A PORTION OF THE 30 FOOT WIDE RIGHT OF WAY LYING BETWEEN TIERS 21 AND 23; AND A PORTION OF THE 30 FOOT WIDE RIGHT OF WAY LYING BETWEEN TIERS 19, 25 & 27, SAID RIGHTS OF WAY AS VACATED BY OFFICIAL RECORDS BOOK 3759, PAGES 512 & 518, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; ALL OF NEWMAN'S SURVEY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; PORTIONS OF SECTION 14 AND SECTION 23, TOWNSHIP 50 SOUTH, RANGE 41 EAST SEPTEMBER, 2013

PLAT PREPARED BY: NICHOLAS MESSINA JR. P.S.M. No. 6559
Craven Thompson & Associates, Inc.
ENGINEERS PLANNERS SURVEYORS
2047 VISTA PARKWAY, SUITE 200, WEST PALM BEACH, FLORIDA 33411
TEL: (561) 838-9000 FAX: (561) 838-1027
3563 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33309
TEL: (954) 738-4400 FAX: (954) 738-4409
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 0000114
UST 2013 87-0050-701

amended 112559112

amended 113359959

amended 113738767

INSTR # 112118026,
Page 1 of 6
Recorded 02/24/2014 at 10:22 AM

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHT-OF-WAY FOR TRAFFIC WAYS THIS 12TH DAY OF December, 2013, A.D.

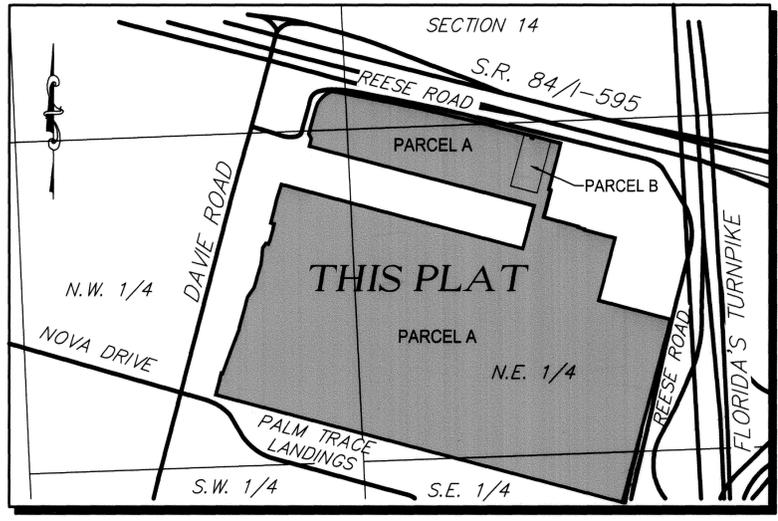
BY: [Signature]
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS February DAY OF 21st, 2014, A.D.

BY: [Signature]
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES
THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.
BY: [Signature] 2/13/14 DATE: [Signature] 2/19/14 DATE
ROBERT P. LEGG, JR. RICHARD TORNESE
PROFESSIONAL SURVEYOR AND MAPPER DIRECTOR
FLORIDA REGISTRATION NO. LS 4030 FLORIDA REGISTRATION NO. 40263



VICINITY MAP
SECTION 23-50-41
NOT TO SCALE

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT FORMAN INDUSTRIAL LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON, TO BE KNOWN AS COLLEGE CROSSINGS TWO, A PORTION BEING A REPLAT.

DATE: 12/10/2013
WITNESS: [Signature]
PRINT NAME: Helen Gray
WITNESS: [Signature]
PRINT NAME: Clay Cannon

FORMAN INDUSTRIAL LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: [Signature]
TITLE: MANAGER
PRINTED NAME: M. AUSTIN FORMAN

ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF BROWARD } SS
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, M. AUSTIN FORMAN, THE PERSON KNOWN TO ME AND DESCRIBED WITHIN, AND WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION AS OFFICER OF SAID COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN EXPRESSED, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF December, 2013.
[Signature] PRINT NAME: Catherine A. Donn
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION # DD987611 MY COMMISSION EXPIRES: 8/29/14



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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 24 DAY OF February, 20014, A.D., AND RECORDED IN PLAT BOOK 181, PAGE 36, RECORD VERIFIED.

ATTEST: BERTHA HENRY COUNTY ADMINISTRATOR
DEPUTY: [Signature]



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 BROWARD COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA THIS 11th DAY OF February, 2014, A.D.

ATTEST: BERTHA HENRY COUNTY ADMINISTRATOR
BY: [Signature] DEPUTY
BY: [Signature] MAYOR - COUNTY COMMISSION

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 19th DAY OF February, 2014, A.D.

BY: [Signature]
DIRECTOR/DESIGNEE

TINDALL HAMMOCK IRRIGATION AND SOIL CONSERVATION DISTRICT

THIS PLAT IS APPROVED BY THE TINDALL HAMMOCK IRRIGATION AND SOIL CONSERVATION DISTRICT.

DATE: 12/10/2013 BY: [Signature] CHAIRPERSON

TOWN COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE TOWN COUNCIL OF DAVIE, BROWARD COUNTY, FLORIDA, BY SAID RESOLUTION ADOPTED THIS 19th DAY OF December, 2013. ALL PREVIOUS PLATS OF SAID LANDS ARE HEREBY VOIDED, CANCELED AND SUPERCEDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF, THE SAID COUNCIL HAS CAUSED THESE PRESENTS TO BE ATTESTED TO BY ITS TOWN CLERK AND THE CORPORATE SEAL OF SAID TOWN TO BE AFFIXED THIS 26th DAY OF December, 2013.

ATTESTED BY: [Signature] TOWN CLERK, acting
BY: [Signature] MAYOR

TOWN DEVELOPMENT SERVICES DEPARTMENT:

THIS IS TO CERTIFY THAT THE DEVELOPMENT SERVICES DEPARTMENT OF THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT FOR RECORD.

DATE: 2/13/14 BY: [Signature] DIRECTOR/DESIGNEE

TOWN PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT.

DATE: 12-26-2013 BY: [Signature] CHAIRPERSON

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE PLAT AND SURVEY DATA SHOWN CONFORMS TO ALL THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE, AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED, OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, PART 1, ON THIS 16 DAY OF December, 2013.

THE BENCHMARKS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER VERTICAL CONTROL.

BY: [Signature] DATE: December 18, 2013
NICHOLAS MESSINA JR., PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NUMBER 6559
CRAVEN THOMPSON & ASSOCIATES, INC.
3563 NW 53RD STREET, FORT LAUDERDALE, FL. 33309
CERTIFICATE OF AUTHORIZATION NUMBER LICENSE BUSINESS 271

TOWN COUNCIL	COUNTY COMMISSIONERS	BROWARD COUNTY ENGINEER	BROWARD COUNTY SURVEYOR	SURVEYOR & MAPPER

COLLEGE CROSSINGS TWO

A PORTION OF COLLEGE CROSSINGS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH TRACTS 3 AND 4, TIER 19; TRACTS 3 AND 4, TOGETHER WITH A PORTION OF TRACT 2, TIER 21; TRACTS 3, AND 4, TOGETHER WITH A PORTION OF TRACT 2, TIER 23; TRACTS 3, AND 4, TOGETHER WITH A PORTION OF TRACT 2, TIER 25; TRACTS 3 AND 4, TOGETHER WITH A PORTION OF TRACT 2, TIER 27; TOGETHER WITH PORTIONS OF TRACTS 2, 3, AND 4, TIER 29; A PORTION OF THE 30 FOOT WIDE RIGHT OF WAY LYING BETWEEN TIERS 21 AND 23; AND A PORTION OF THE 30 FOOT WIDE RIGHT OF WAY LYING BETWEEN TIERS 17&19, 25&27, SAID RIGHTS OF WAY AS VACATED BY OFFICIAL RECORDS BOOK 3759, PG 512 & 518, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; ALL OF NEWMAN'S SURVEY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; PORTIONS OF SECTION 14 AND SECTION 13, TOWNSHIP 50 SOUTH, RANGE 41 EAST
SEPTEMBER, 2013

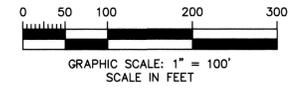
PLAT PREPARED BY: NICHOLAS MESSINA JR., P.S.M. No. 6559



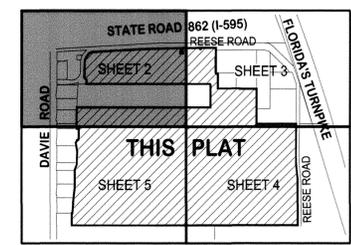
Craven Thompson & Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
2047 VISTA PARKWAY, SUITE 200, WEST PALM BEACH, FLORIDA 33411
TEL: (561) 886-5010 FAX: (561) 886-1037
3983 N.W. 53rd STREET, FORT LAUDERDALE, FLORIDA 33309
TEL: (954) 738-4600 FAX: (954) 738-4608

FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114
AUGUST 2013 87-0050-704-03

- LEGEND:**
- B.M. INDICATES BENCHMARK
 - B.C.R. INDICATES BROWARD COUNTY RECORDS
 - BNDY INDICATES BOUNDARY
 - C INDICATES CENTER LINE
 - Δ INDICATES DELTA (CENTRAL ANGLE)
 - CCR# INDICATES CERTIFIED CORNER RECORDS NUMBER
 - D.C.R. INDICATES DADE COUNTY RECORDS
 - D.B. INDICATES DEED BOOK
 - D.E. INDICATES DRAINAGE EASEMENT
 - FDOT INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION
 - FP&L INDICATES FLORIDA POWER & LIGHT
 - L INDICATES ARC LENGTH
 - LB# INDICATES LICENSED BUSINESS
 - LLC INDICATES LIMITED LIABILITY COMPANY
 - OS INDICATES OFFSET REFERENCE MONUMENT ONLINE
 - P.B. INDICATES PLAT BOOK
 - PG INDICATES PAGE
 - P.R.M. INDICATES PERMANENT REFERENCE MONUMENT
 - O.R.B. INDICATES OFFICIAL RECORDS BOOK
 - R INDICATES RADIUS
 - R.W. INDICATES RIGHT-OF-WAY
 - S.F. INDICATES SQUARE FEET
 - U.E. INDICATES UTILITY EASEMENT
 - W.C. INDICATES WITNESS CORNER
 - N:800000.000 INDICATES NORTHING STATE PLANE COORDINATE
 - E:800000.000 INDICATES EASTING STATE PLANE COORDINATE
 - (R) INDICATES LIMITED ACCESS LINE PER FDOT
 - (R) INDICATES RADIAL BEARING (TO RADIUS POINT)
 - INDICATES SET PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH NAIL & DISC STAMPED "P.R.M. LB#271" UNLESS OTHERWISE NOTED.
 - INDICATES SET NAIL & DISC PERMANENT REFERENCE MONUMENT STAMPED "P.R.M. LB#271" IN CONCRETE.



INSTR #112118026
Page 2 of 6

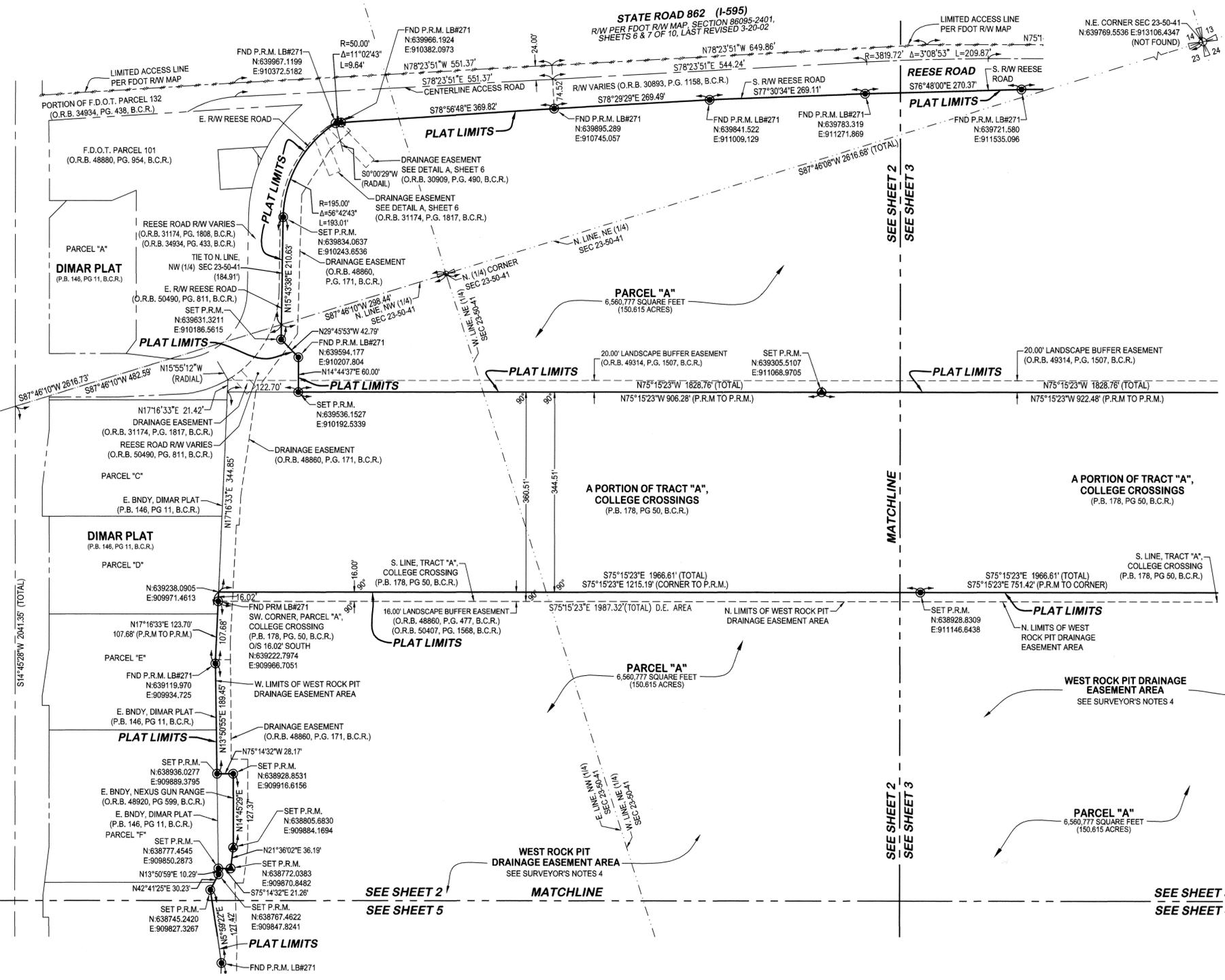


PLAT NOTES:

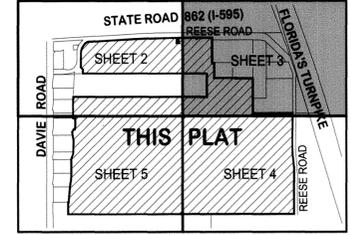
- THIS PLAT IS RESTRICTED TO 20,000 SF OF BANK USE AND 425,250 SF OF COMMERCIAL USE ON PARCEL "A" AND A 124 ROOM HOTEL ON PARCEL "B". NO FREE STANDING OR DRIVE-THRU BANK FACILITIES ARE PERMITTED WITHIN THE COMMERCIAL USE WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS 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 OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
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.
- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY FEBRUARY 11, 2019, 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 CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY FEBRUARY 11, 2019, 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.
- THE FOLLOWING NOTE IS REQUIRED BY THE 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 OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

SURVEYOR'S NOTES:

- THE GRID COORDINATES AND GRID BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983/1990 (NAD 83/90) ARE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES SHOWN ON THE STONER/KEITH RESURVEY NO. III, AS RECORDED IN MISCELLANEOUS PLAT BOOK 5, AT PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT THE WITH THE NORTHEASTERN MOST NORTH LINE OF PARCEL "A", COLLEGE CROSSINGS, AS RECORDED IN PLAT BOOK 178, PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEARING NORTH 75°15'32" EAST.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 AND IS REFERENCED TO THE FOLLOWING BENCHMARK, BROWARD COUNTY ENGINEERING DIVISION BENCHMARK #2112: U.S. CORPS OF ENGINEERS BRASS DISK 769± WEST THE CENTERLINE OF DAVIE ROAD ALONG STATE ROAD 84, AND 131± NORTH OF THE NORTH EDGE OF STATE ROAD 84 DRIVE, AT THE EAST END OF THE CONCRETE SEA WALL AT THE SOUTH SIDE OF NEW RIVER CANAL. ELEVATION = 10.511 (NGVD) OF 1929.
- 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.
- THE WEST AND EAST ROCK PIT DRAINAGE EASEMENT AREAS DEPICTED HEREON ARE SUBJECT TO THE FOLLOWING RECORDED EASEMENTS AND NOTES:
THE N. LINE OF THE EAST ROCKPIT BEING THE NORTH LINE OF THE SOUTH 880' OF TRACT 4, TIER 19 AND TIER 21, AS RECORDED IN (O.R.B. 48860, PG. 477), AS AMENDED BY (O.R.B. 9314, PG. 1488) FOR CRP-GREP COLLEGE CROSSINGS LLC; (O.R.B. 48790, PG. 317) FOR DAVIE BUSINESS CENTER LLC.
THE N. LINE OF THE EAST ROCKPIT BEING 800' SOUTH OF THE SOUTH BOUNDARY OF ZACCO PLAT AND ITS WESTERLY EXTENSION THEREOF AS RECORDED IN (O.R.B. 48860, PG. 1597) FOR CC DAVIE LLC; (O.R.B. 50051, PG. 980) FOR DAVIE COLLEGIATE LLC; (O.R.B. 50407, PG. 1568) FOR CC DAVIE II LLC, ALL RECORDED IN BROWARD COUNTY FLORIDA.



C:\Users\nmessina\AppData\Local\Temp\AcTemp\AcTemp\COLLEGE_CROSSINGS-TWO-PLAT-REVISED3.dwg [2] Feb 07, 2014 3:22pm NMESSINA



KEY MAP
NOT TO SCALE

COLLEGE CROSSINGS TWO

A PORTION OF COLLEGE CROSSINGS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH TRACTS 3 AND 4, TIER 19; TRACTS 3 AND 4, TOGETHER WITH A PORTION OF TRACT 2, TIER 21; TRACTS 3, AND 4, TOGETHER WITH A PORTION OF TRACT 2, TIER 23; TRACTS 3, AND 4, TOGETHER WITH A PORTION OF TRACT 2, TIER 25; TRACTS 3 AND 4, TOGETHER WITH A PORTION OF TRACT 2, TIER 27; TOGETHER WITH PORTIONS OF TRACTS 2, 3, AND 4, TIER 29; A PORTION OF THE 30 FOOT WIDE RIGHT OF WAY LYING BETWEEN TIERS 21 AND 23; AND A PORTION OF THE 30 FOOT WIDE RIGHT OF WAY LYING BETWEEN TIERS 17&19, 25&27, SAID RIGHTS OF WAY AS VACATED BY OFFICIAL RECORDS BOOK 3759, PG 512 & 518, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; ALL OF NEWMAN'S SURVEY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 28, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; PORTIONS OF SECTION 14 AND SECTION 23, TOWNSHIP 50 SOUTH, RANGE 41 EAST

SEPTEMBER, 2013

INSTR #112118026
Page 3 of 6

PLAT PREPARED BY: NICHOLAS MESSINA JR. P.S.M. No. 6559

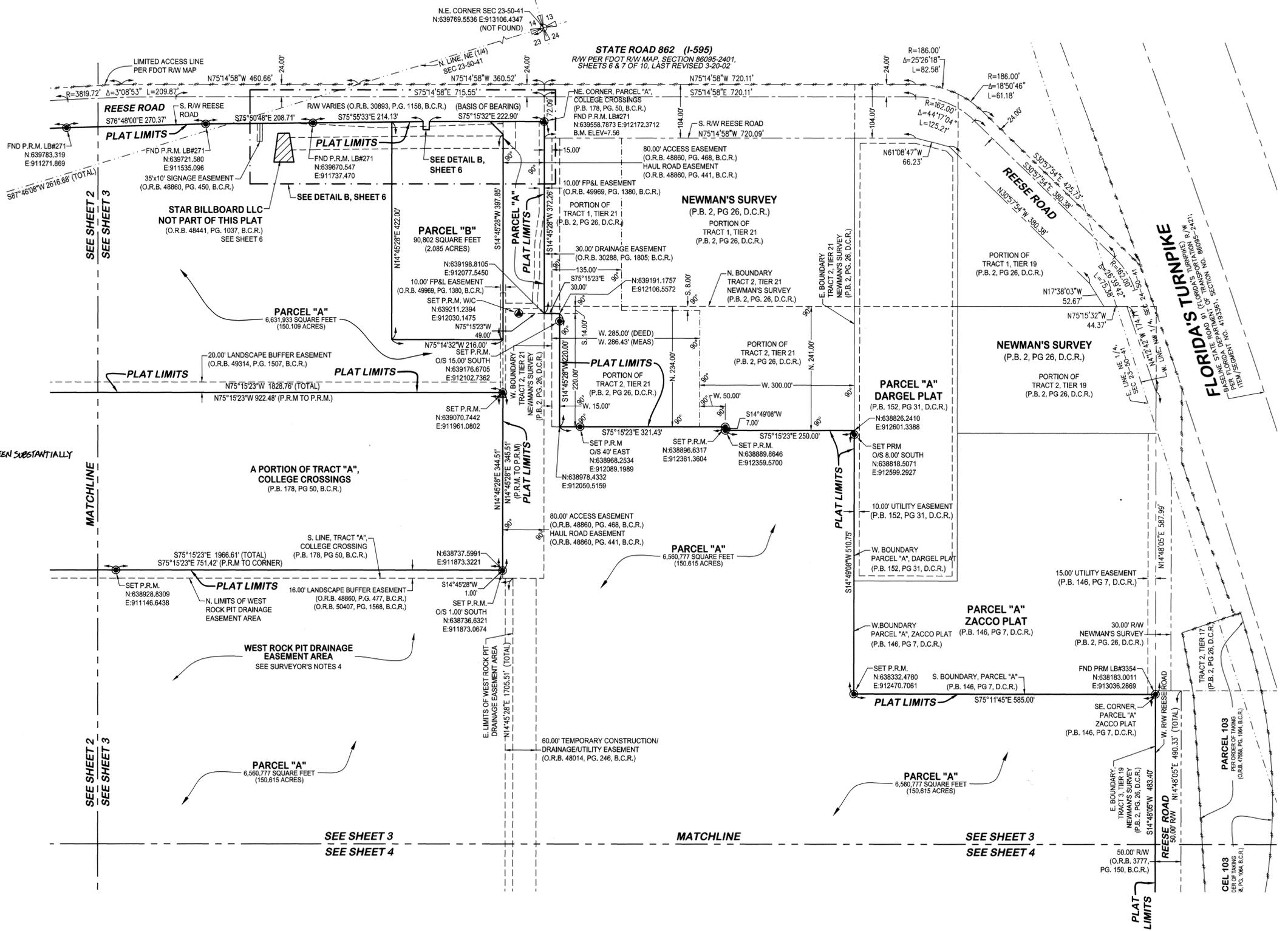
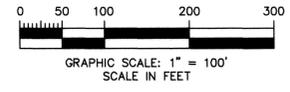
CRAVEN THOMPSON & ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

2047 VISTA PARKWAY, SUITE 200, WEST PALM BEACH, FLORIDA 33411
TEL: (561) 886-3000 FAX: (561) 886-1037
3083 N.W. 13TH STREET, WEST PALM BEACH, FLORIDA 33409
TEL: (561) 738-8400 FAX: (561) 738-8400

FLORIDA LICENSED ENGINEERING SURVEYING & MAPPING BUSINESS NO. 2771
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C000114

AUGUST 2013 87-0050-704-03

- LEGEND:**
- B.M. INDICATES BENCHMARK
 - B.C.R. INDICATES BROWARD COUNTY RECORDS
 - BNDY INDICATES BOUNDARY
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COLLEGE CROSSINGS TWO

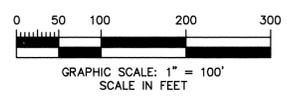
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PLAT PREPARED BY: NICHOLAS MESSINA JR. P.S.M. No. 6559



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ENGINEERS PLANNERS SURVEYORS
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AUGUST 2013 87-0050-T04-03

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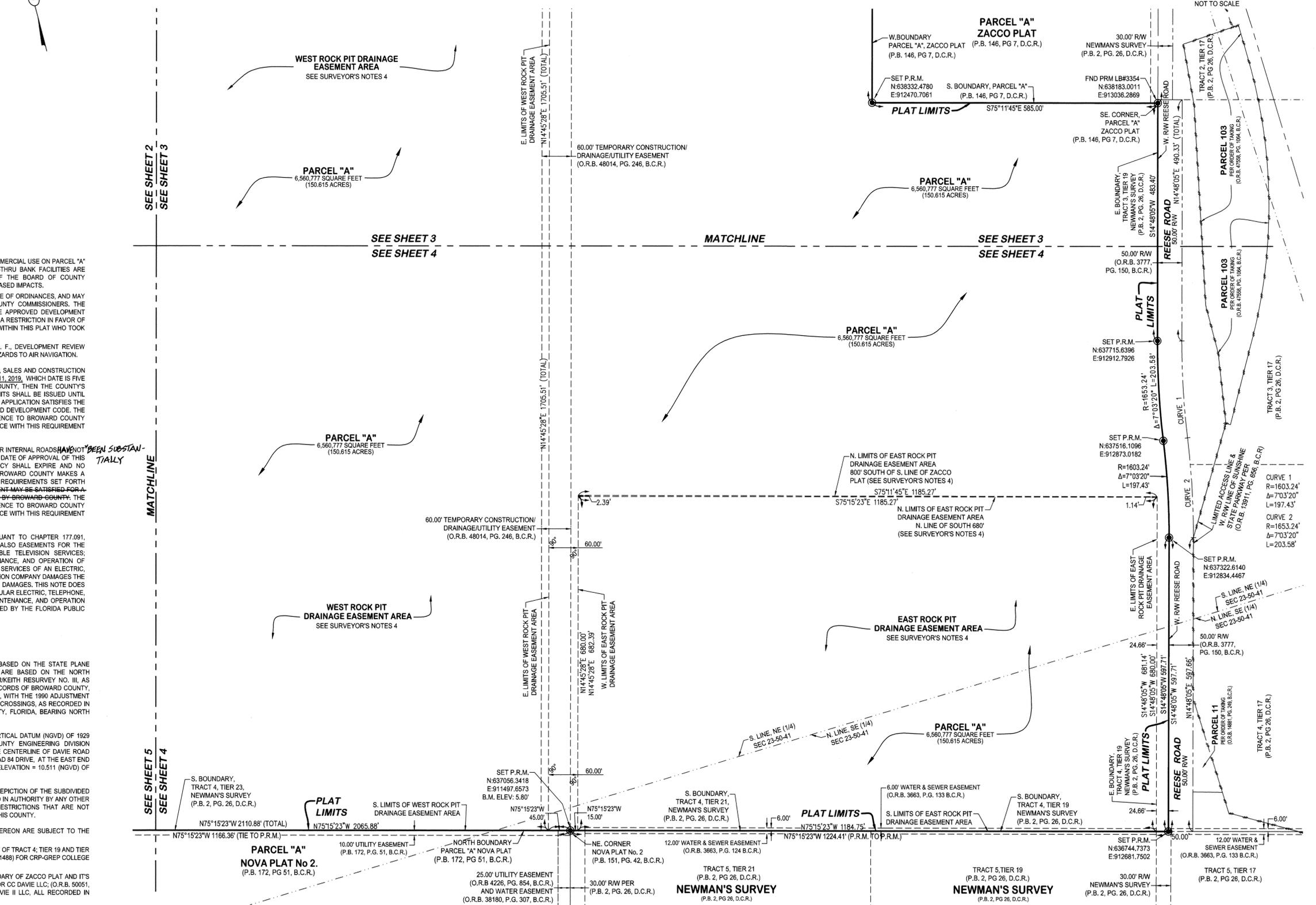
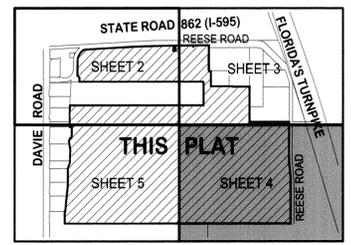
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Page 4 of 6



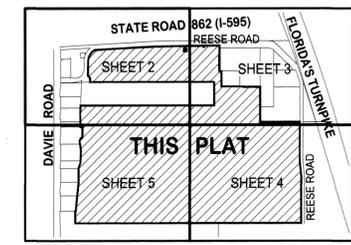
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COLLEGE CROSSINGS TWO

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PLAT PREPARED BY: NICHOLAS MESSINA JR. P.S.M. No. 6559

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FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C200114
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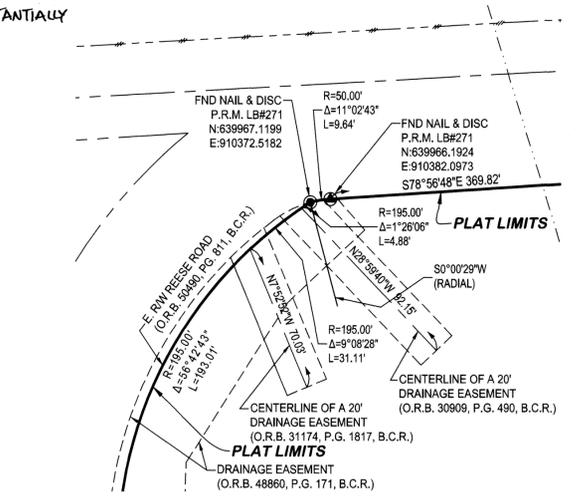
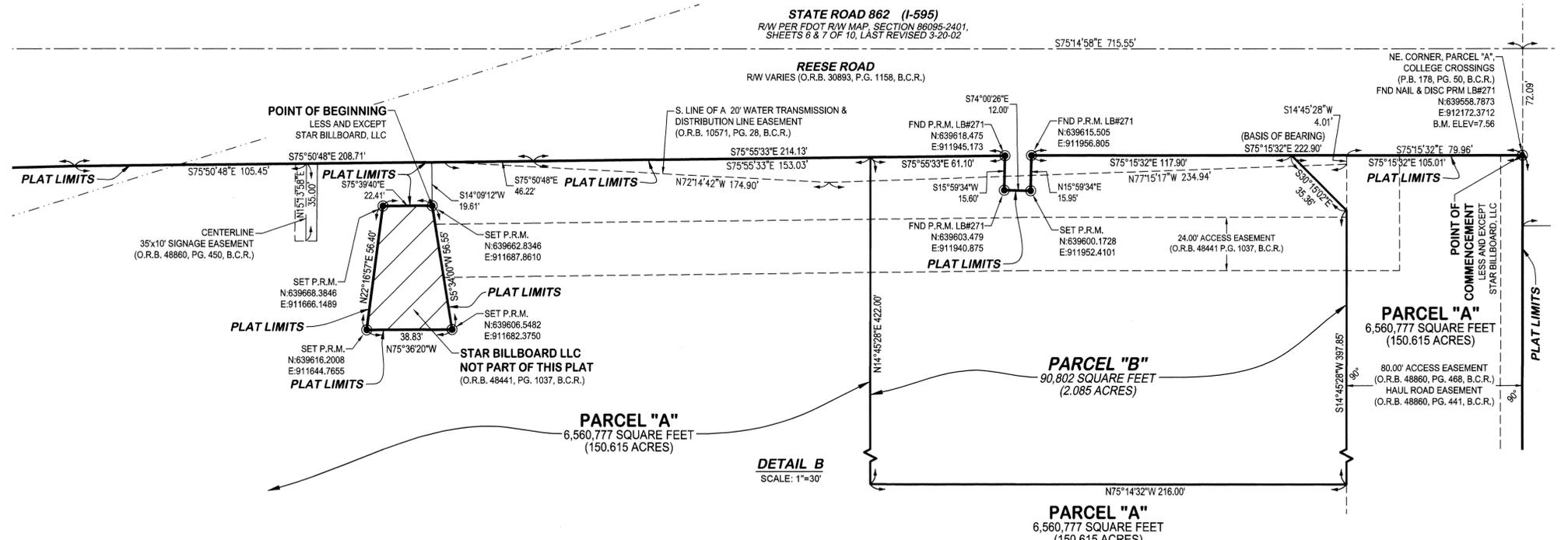
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- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY FEBRUARY 11, 2019, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD 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 HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY FEBRUARY 11, 2019, 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.
- THE FOLLOWING NOTE IS REQUIRED BY THE 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, THE DAMAGES TO BE PAID SHALL BE THE SOLE RESPONSIBILITY OF THE CABLE TELEVISION COMPANY. 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 ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

SURVEYOR'S NOTES:

- THE GRID COORDINATES AND GRID BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983/1990 (NAD 83/90) ARE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES SHOWN ON THE STONER/KEITH RESURVEY NO. III, AS RECORDED IN MISCELLANEOUS PLAT BOOK 5, AT PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND ADJUSTED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT WITH THE NORTHEASTERN MOST NORTH LINE OF PARCEL "A", COLLEGE CROSSINGS, AS RECORDED IN PLAT BOOK 178, PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEARING NORTH 75°15'32" EAST.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929 AND IS REFERENCED TO THE FOLLOWING BENCHMARK, BROWARD COUNTY ENGINEERING DIVISION BENCHMARK #2112: U.S. CORPS OF ENGINEERS BRASS DISK 765; WEST THE CENTERLINE OF DAVIE ROAD ALONG STATE ROAD 84, AND 151+ NORTH OF THE NORTH EDGE OF STATE ROAD 84 DRIVE, AT THE EAST END OF THE CONCRETE SEA WALL AT THE SOUTH SIDE OF NEW RIVER CANAL. ELEVATION = 10.511 (NGVD) OF 1929.
- 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.
- THE WEST AND EAST ROCK PIT DRAINAGE EASEMENT AREA'S DEPICTED HEREON ARE SUBJECT TO THE FOLLOWING RECORDED EASEMENTS AND NOTES:
THE N. LINE OF THE EAST ROCKPIT BEING THE NORTH LINE OF THE SOUTH 880' OF TRACT 4; TIER 19 AND TIER 21, AS RECORDED IN (O.R.B. 48860, PG. 477), AS AMENDED BY (O.R.B. 9314, PG. 1488) FOR CRP-GREP COLLEGE CROSSINGS LLC; (O.R.B. 48790, PG. 317) FOR DAVIE BUSINESS CENTER LLC;
THE N. LINE OF THE EAST ROCKPIT BEING 800' SOUTH OF THE SOUTH BOUNDARY OF ZACCO PLAT AND ITS WESTERLY EXTENSION THEREOF AS RECORDED IN (O.R.B. 48860, PG. 1597) FOR CC DAVIE LLC; (O.R.B. 50051, PG. 980) FOR DAVIE COLLEGIATE LLC; (O.R.B. 50407, PG. 1568) FOR CC DAVIE II LLC, ALL RECORDED IN BROWARD COUNTY FLORIDA.



DESCRIPTION:

A PORTION OF TRACT A, COLLEGE CROSSINGS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 178, PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH TRACTS 3 AND 4, TIER 19; TOGETHER WITH A PORTION OF TRACT 2, TIER 21; TRACTS 3 AND 4, TIER 21; TOGETHER WITH A PORTION OF TRACT 2, TIER 23; TRACTS 3 AND 4, TIER 23; TOGETHER WITH A PORTION OF TRACT 2, TIER 25; TRACTS 3 AND 4, TIER 25; TOGETHER WITH A PORTION OF TRACT 2, TIER 27; TOGETHER WITH PORTIONS OF TRACTS 2, 3, AND 4, TIER 29; TOGETHER WITH A PORTION OF THE 30 FOOT WIDE RIGHT OF WAY LYING BETWEEN TIERS 21 AND 23, SAID RIGHTS OF WAY AS VACATED BY OFFICIAL RECORDS BOOK 3759, PAGE 518, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE 30 FOOT WIDE RIGHT OF WAY LYING BETWEEN TIERS 25 AND 27; ALL OF NEWMAN'S SURVEY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALL DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF PARCEL "K", DIMAR PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 19°24'09" EAST, A DISTANCE OF 129.20 FEET; THENCE NORTH 20°45'57" EAST, A DISTANCE OF 236.78 FEET; THENCE NORTH 15°18'53" EAST, A DISTANCE OF 264.92 FEET; THENCE NORTH 34°43'40" EAST, A DISTANCE OF 86.57 FEET; THENCE NORTH 16°48'43" EAST, A DISTANCE OF 195.98 FEET; THENCE NORTH 05°59'22" EAST, A DISTANCE OF 127.42 FEET; THENCE NORTH 42°41'25" EAST, A DISTANCE OF 30.23 FEET; THENCE NORTH 13°50'55" EAST, A DISTANCE OF 10.29 FEET; THE LAST EIGHT (8) DESCRIBED COURSES BEING COINCIDENT WITH THE EASTERLY BOUNDARY OF SAID DIMAR PLAT; THENCE SOUTH 75°14'32" EAST, A DISTANCE OF 21.26 FEET; THENCE NORTH 21°36'02" EAST, A DISTANCE OF 36.19 FEET; THENCE NORTH 14°45'29" EAST, A DISTANCE OF 127.37 FEET; THENCE NORTH 75°14'32" WEST, A DISTANCE OF 28.17 FEET; THE LAST FOUR (4) DESCRIBED COURSES BEING COINCIDENT WITH THE NEXUS PROPERTY HOLDINGS, LLC BOUNDARY, AS RECORDED IN OFFICIAL RECORDS BOOK 48920, PAGE 599, OF SAID PUBLIC RECORDS; THENCE NORTH 13°50'55" EAST, A DISTANCE OF 189.45 FEET; THENCE NORTH 17°16'33" EAST, A DISTANCE OF 123.70 FEET; THE LAST TWO (2) DESCRIBED COURSES BEING COINCIDENT WITH THE EAST BOUNDARY OF SAID DIMAR PLAT; THENCE SOUTH 75°15'23" EAST, ALONG A LINE 16.00 FEET NORTH OF, AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID TRACT A, A DISTANCE OF 1966.61 FEET; THENCE NORTH 14°45'28" EAST, ALONG A LINE 80.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE EAST BOUNDARY OF SAID TRACT A, A DISTANCE OF 344.51 FEET; THENCE NORTH 75°15'23" WEST, ALONG A LINE 360.51 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE SOUTH BOUNDARY OF SAID TRACT A, A DISTANCE OF 1828.76 FEET; THE LAST THREE (3) DESCRIBED COURSES BEING COINCIDENT WITH THE CRP-GREP COLLEGE CROSSINGS LLC BOUNDARY, AS RECORDED IN OFFICIAL RECORDS BOOK 48860, PAGE 411, OF SAID PUBLIC RECORDS; THENCE NORTH 14°44'37" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 29°45'53" WEST, A DISTANCE OF 42.79 FEET; THENCE NORTH 15°43'38" EAST, A DISTANCE OF 210.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 195.00 FEET, A CENTRAL ANGLE OF 56°42'43", FOR AN ARC DISTANCE OF 193.01 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 0°00'29" WEST FROM THE LAST DESCRIBED POINT; THE LAST FOUR (4) DESCRIBED COURSES BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY OF REESE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 50490, PAGE 811 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 11°02'43", FOR AN ARC DISTANCE OF 9.64 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 78°56'48" EAST, A DISTANCE OF 369.82 FEET; THENCE SOUTH 78°29'29" EAST, A DISTANCE OF 269.49 FEET; THENCE SOUTH 77°30'34" EAST, A DISTANCE OF 269.11 FEET; THENCE SOUTH 76°48'06" EAST, A DISTANCE OF 270.37 FEET; THENCE SOUTH 75°50'48" EAST, A DISTANCE OF 208.71 FEET; THENCE SOUTH 75°55'33" EAST, A DISTANCE OF 214.13 FEET; THENCE SOUTH 15°59'34" WEST, A DISTANCE OF 15.60 FEET; THENCE SOUTH 74°00'26" EAST, A DISTANCE OF 12.00 FEET; THENCE NORTH 15°59'34" EAST, A DISTANCE OF 15.95 FEET; THENCE SOUTH 75°15'32" EAST, A DISTANCE OF 222.90 FEET; THE LAST ELEVEN (11) DESCRIBED COURSES BEING COINCIDENT WITH THE NORTH BOUNDARY OF SAID TRACT A AND THE SOUTH RIGHT-OF-WAY OF REESE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 30893, PAGE 1158 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 14°45'28" WEST, ALONG THE EAST BOUNDARY OF SAID TRACT A, A DISTANCE OF 372.26 FEET; THENCE SOUTH 75°15'23" EAST, ALONG A LINE 14.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTH BOUNDARY OF SAID TRACT 2, TIER 21, A DISTANCE OF 30.00 FEET; THENCE SOUTH 14°45'28" WEST, ALONG THE EAST LINE OF THE WEST 15.00 FEET OF THE SOUTH 220.00 FEET OF THE OF THE NORTH 234.00 FEET OF SAID TRACT 2, TIER 21, A DISTANCE OF 220.00 FEET; THENCE SOUTH 75°15'23" EAST, ALONG A LINE 234.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE NORTH BOUNDARY OF SAID TRACT 2, TIER 21, A DISTANCE OF 7.00 FEET; THENCE SOUTH 75°15'23" EAST, ALONG A LINE 241.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTH BOUNDARY OF SAID TRACT 2, TIER 21, A DISTANCE OF 250.00 FEET; THENCE SOUTH 14°49'08" WEST, ALONG THE WEST BOUNDARY OF PARCEL "A", "DARGEL PLAT", AS RECORDED IN PLAT BOOK 152, PAGE 31, AND ALONG THE WEST BOUNDARY OF PARCEL "A", ZACCO PLAT, AS RECORDED IN PLAT BOOK 146, PAGE 7, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 510.75 FEET; THENCE SOUTH 75°11'45" WEST, ALONG THE SOUTH BOUNDARY OF SAID PARCEL "A", ZACCO PLAT, A DISTANCE OF 585.00 FEET; THENCE SOUTH 14°48'05" WEST, ALONG THE EAST BOUNDARY OF SAID TRACTS 3, TIER 19, A DISTANCE OF 483.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,653.24 FEET, A CENTRAL ANGLE OF 7°03'20", FOR AN ARC DISTANCE OF 203.58 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,603.24 FEET, A CENTRAL ANGLE OF 7°03'20", FOR AN ARC DISTANCE OF 197.43 FEET TO A POINT OF TANGENCY; THENCE SOUTH 14°48'05" WEST, A DISTANCE OF 597.71 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH BOUNDARY OF SAID TRACT 4, TIER 19; THE LAST FOUR (4) DESCRIBED COURSES BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY OF REESE ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 3777, PAGE 150 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 75°15'23" WEST, ALONG SAID EASTERLY EXTENSION AND ALONG THE SOUTH BOUNDARIES OF SAID TRACT 4, TIER 19 AND SAID TRACT 4, TIER 21 AND SAID TRACT 4, TIER 21 AND A WESTERLY EXTENSION THEREOF, A DISTANCE OF 1224.41 FEET TO THE NORTHEAST CORNER OF NOVA PLAT NO. 2, AS RECORDED IN PLAT BOOK 172, PAGE 51, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 75°15'23" WEST, ALONG THE NORTH BOUNDARY OF PARCEL B, OF SAID NOVA PLAT NO. 2, A DISTANCE OF 2110.88 FEET; THENCE NORTH 14°45'28" EAST, A DISTANCE OF 175.91 FEET; THENCE SOUTH 75°16'10" EAST, ALONG THE SOUTH BOUNDARY OF SAID PARCEL "K", A DISTANCE OF 10.44 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT:

A PORTION OF TRACT A, COLLEGE CROSSINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 178, PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID LAND BEING, A PARCEL OF LAND FOR STAR BILLBOARD, LLC., AS RECORDED IN THAT CERTAIN WARRANTY DEED IN OFFICIAL RECORDS BOOK 48441, PAGE 1037, OF SAID PUBLIC RECORDS, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT A; THENCE NORTH 75°15'32" WEST, A DISTANCE OF 222.90 FEET; THENCE SOUTH 15°59'34" WEST, A DISTANCE OF 15.95 FEET; THENCE NORTH 74°00'26" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 15°59'34" EAST, A DISTANCE OF 15.60 FEET; THENCE NORTH 75°55'33" WEST, A DISTANCE OF 214.13 FEET; THENCE NORTH 75°50'48" WEST, A DISTANCE OF 46.22 FEET, THE LAST SIX (6) COURSES BEING ALONG THE NORTH BOUNDARY OF SAID TRACT A AND THE SOUTH RIGHT OF WAY LINE OF REESE ROAD; THENCE SOUTH 14°09'12" WEST, A DISTANCE OF 19.61 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05°34'00" WEST, A DISTANCE OF 56.55 FEET; THENCE NORTH 75°36'20" WEST, A DISTANCE OF 38.83 FEET; THENCE NORTH 22°16'57" EAST, A DISTANCE OF 56.40 FEET; THENCE SOUTH 75°39'40" EAST, A DISTANCE OF 22.41 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA. CONTAINING 6,651,579 SQUARE FEET OR (152.699) ACRES, MORE OR LESS.

FOR: **FORMAN INDUSTRIAL LANDS, LLC**

SKETCH AND DESCRIPTION WATERWALK PARCEL (PARCEL A-2-B)

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", COLLEGE CROSSINGS TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERNMOST NORTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 75°15'32" WEST, A DISTANCE OF 222.90 FEET; THENCE SOUTH 15°59'34" WEST, A DISTANCE OF 15.95 FEET; THENCE NORTH 74°00'26" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 15°59'34" EAST, A DISTANCE OF 15.60 FEET; THENCE NORTH 75°55'33" WEST, A DISTANCE OF 61.10 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHWEST CORNER OF PARCEL "B" OF SAID COLLEGE CROSSINGS TWO, THE LAST FIVE (5) DESCRIBED COURSES BEING ALONG THE NORTH BOUNDARIES OF SAID PARCEL "A" AND SAID PARCEL "B" AND THE SOUTH RIGHT OF WAY LINE OF REESE ROAD; THENCE SOUTH 14°45'28" WEST ALONG THE WEST BOUNDARY OF SAID PARCEL "B", A DISTANCE OF 422.00 FEET; THENCE SOUTH 75°14'32" EAST ALONG THE SOUTH BOUNDARY OF SAID PARCEL "B", A DISTANCE OF 216.00 FEET; THENCE SOUTH 14°45'28" WEST ALONG THE SOUTHERLY EXTENSION OF THE EAST BOUNDARY OF SAID PARCEL "B", A DISTANCE OF 102.88 FEET; THENCE NORTH 75°15'23" WEST ALONG A BOUNDARY OF SAID PARCEL "A", SAID LINE ALSO LYING 360.51 FEET NORTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE SOUTH BOUNDARY OF TRACT A, COLLEGE CROSSINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 178, PAGE 50 OF SAID PUBLIC RECORDS, A DISTANCE OF 532.00 FEET; THENCE NORTH 14°45'28" EAST ALONG A LINE 316.00 FEET WEST OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, SAID WEST BOUNDARY, A DISTANCE OF 464.58 FEET; THENCE SOUTH 75°14'32" EAST, A DISTANCE OF 79.61 FEET; THENCE SOUTH 14°45'28" WEST, A DISTANCE OF 17.98 FEET; THENCE SOUTH 75°14'32" EAST, A DISTANCE OF 56.85 FEET; THENCE NORTH 14°45'28" EAST, A DISTANCE OF 17.98 FEET; THENCE SOUTH 75°14'32" EAST, A DISTANCE OF 35.18 FEET; THENCE NORTH 14°45'28" EAST, A DISTANCE OF 58.71 FEET; THENCE SOUTH 75°55'33" EAST ALONG SAID NORTH BOUNDARY AND SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 144.37 FEET TO THE POINT OF BEGINNING..

SAID LANDS SITUATE IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA. CONTAINING 176,601 SQUARE FEET OR 4.054 ACRES MORE OR LESS.

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF PARCEL "A" & PARCEL "B", AS SHOWN ON THE PLAT OF COLLEGE CROSSINGS TWO, PLAT BOOK 181, PAGE 36 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID BOUNDARY BEARING NORTH 75°15'32" WEST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- D.C.R. DADE COUNTY RECORDS
- O.R.B. OFFICAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- R/W RIGHT-OF-WAY
- U.E. UTILITY EASEMENT

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

APR 30 2015

RAYMOND YOUNG
PROFESSIONAL SURVEYOR AND MAPPER NO 5799
STATE OF FLORIDA

THE SKETCH OF SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

G:\1987\870050T02 PACIFIC STAR\DRAWINGS\SD_WATERWALK BOUNDARY

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

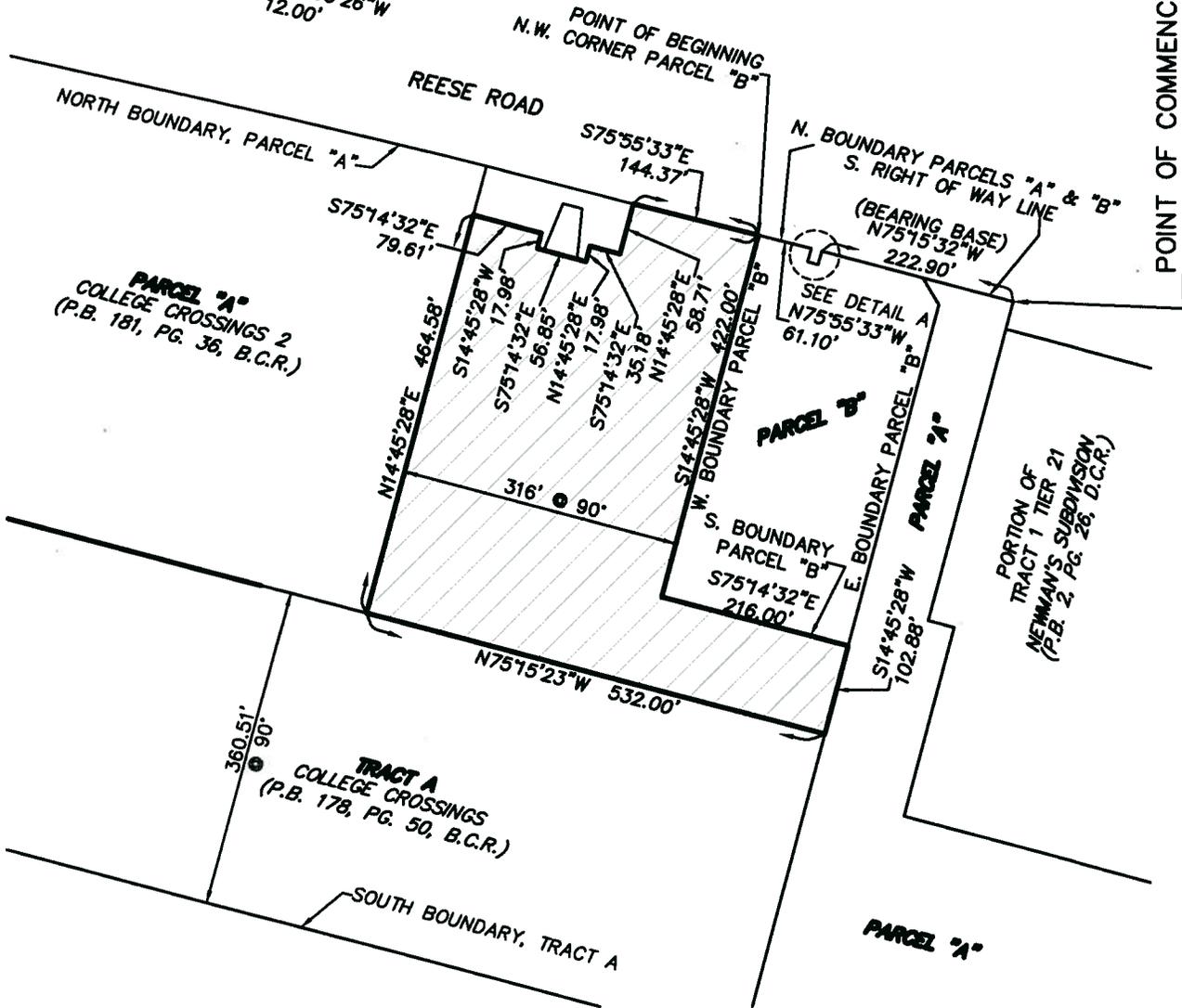
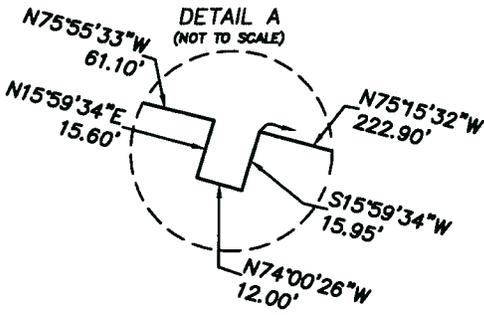
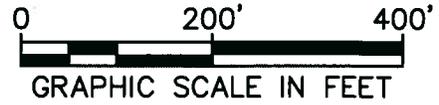
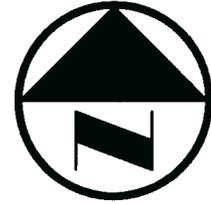
UPDATES and/or REVISIONS	DATE	BY	CK'D



CRAVEN • THOMPSON & ASSOCIATES, INC.
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FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
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JOB NO.: 87-0050-T04-06	SHEET 1 OF 2 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 04-27-15

WATERWALK PARCEL (PARCEL A-2-B)



POINT OF COMMENCEMENT
NORTHERMOST NORTHEAST CORNER
PARCEL "A", P.B. 181, PG. 36; B.C.R.

APR 30 2015

G:\1987\870050T02 PACIFIC STAR\DRAWINGS\SD_WATERWALK BOUNDARY



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JOB NO.: 87-0050-T04-06	SHEET 2 OF 2 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 04-27-15