

OFFICE OF THE MAYOR
Lynn Stoner,
Mayor

ENGINEERING
Samira Shalan, P.E.
City Engineer



CITY COUNCIL
Erik Anderson, President
Jennifer Andreu, President Pro Tem
Timothy J. Fadgen
Denise Horland
Nick Sortal

June 2, 2022

John D. Voigt, Esq.
Doumar Allsworth et al
1177 SE 3rd Avenue
Fort Lauderdale, FL 33316-1190

Re: Enclave at Jacaranda – NVAL Amendment

Dear Mr. Voigt:

I reviewed the attached exhibit and found it to be acceptable; therefore, accept this correspondence as an official statement from the City of Plantation with no objections to amending the NVAL to allow for the proposed 125' access opening along the western property line.

If you have any questions or require additional information, please contact me at (954) 797-2781 for assistance.

Sincerely,

City of Plantation

Samira Shalan, P.E.
City Engineer

Attachment

EXHIBIT "B"

DESCRIPTION:

A PORTION OF THE NON-VEHICULAR ACCESS LINE BEING COINCIDENT WITH THE WEST AND NORTH LINES OF TRACT B, THE ENCLAVE 2ND SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 156, PAGE 8 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN THAT CERTAIN STATUTORY WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 26188, PAGE 34 OF SAID PUBLIC RECORDS, SAID CORNER BEING 754.74 FEET SOUTH OF THE NORTHWEST CORNER OF SAID PLAT, AS MEASURED ALONG THE WEST LINE OF SAID PLAT; THENCE ALONG THE WEST AND NORTH LINES OF SAID TRACT B THE FOLLOWING FOUR (4) COURSES AND DISTANCES: NORTH 00°08'10" WEST A DISTANCE OF 313.11 FEET; THENCE NORTH 04°43'20" EAST A DISTANCE OF 200.72 FEET; THENCE NORTH 00°08'10" WEST A DISTANCE OF 241.75 FEET; THENCE NORTH 89°27'03" EAST A DISTANCE OF 675.60 FEET TO THE NORTHEAST CORNER OF THE AFORESAID DEED AND THE POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE.

SAID LANDS LYING IN SECTION 7, TOWNSHIP 50 SOUTH, RANGE 41 EAST, CITY OF PLANTATION, BROWARD COUNTY FLORIDA.

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1927. THE NORTH LINE OF TRACT B, THE ENCLAVE 2ND SECTION (PLAT BOOK 156, PAGE 8, BROWARD COUNTY RECORDS) IS SHOWN TO HAVE A BEARING OF NORTH 89°27'03" EAST.
5. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON NOVEMBER 10, 2021. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 4



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

David E.
Rohal,
P.S.M.

Digitally signed by David E. Rohal, P.S.M.
DN: cn=D.E. Rohal, o=Caulfield & Wheeler, Inc., ou=Survey, email=d.rohal@cwmsnc.com, Date: 2021.11.10 08:35:12 -0500

DAVID E. ROHAL
REGISTERED LAND
SURVEYOR NO. 4315
STATE OF FLORIDA
L.B. 3591

DATE 11-10-21

DRAWN BY der

F.B./ PG. N/A

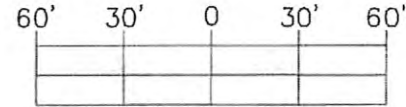
SCALE NONE

JOB NO. 8552-NVAL EXIST

EXISTING NON-VEHICULAR ACCESS LINE
ENCLAVE AT PLANTATION
SKETCH AND DESCRIPTION

MATCHLINE - SEE SHEET 3 OF 4 EXHIBIT "B"

200.72'
N04°43'20"E



GRAPHIC SCALE (IN FEET)
SCALE: 1 INCH = 60 FEET

HIATUS ROAD

PUBLIC RIGHT-OF-WAY (WIDTH VARIES)
(ORB. 21902, PG. 692) (ORB. 21902, PG. 695)
(PB 156, PG. 8) (ORB. 30226, PG. 598)

WEST LINE OF THE ENCLAVE 2ND SECTION
WEST LINE OF TRACT B

ADDITIONAL R/W
(ORB. 30226, PG. 598)
(SHADED AREA)

PORTION OF TRACT B THE ENCLAVE 2ND SECTION (PB 156, PG. 8)

5' WALL & LANDSCAPE EASEMENT
(PB 156, PG. 8)

10' WATER STORAGE
EASEMENT
(PB 156, PG. 8)

12' U.E.
(PB 156, PG. 8)

NON-VEHICULAR
ACCESS LINE

WEST LINE TRACT B

754.74'

P.O.B.
SW CORNER
STATUTORY
WARRANTY DEED
(ORB. 26188, PG. 34)

LEGEND/ABBREVIATIONS:

- LB - LICENSED BUSINESS
- ORB. - OFFICIAL RECORD BOOK
- PB - PLAT BOOK
- PG. - PAGE
- O.P.W.C.D. - OLD PLANTATION WATER CONTROL DISTRICT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.O.T. - POINT OF TERMINUS
- R/W - RIGHT-OF-WAY
- U.E. - UTILITY EASEMENT
- FPL - FLORIDA POWER & LIGHT COMPANY

10' FPL EASEMENT
(ORB. 27623, PG. 554)

PORTION OF TRACT B THE ENCLAVE 2ND SECTION (PB 156, PG. 8)

THIS IS NOT A SURVEY

SHEET 2 OF 4



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EXISTING NON-VEHICULAR ACCESS LINE
ENCLAVE AT PLANTATION
SKETCH AND DESCRIPTION

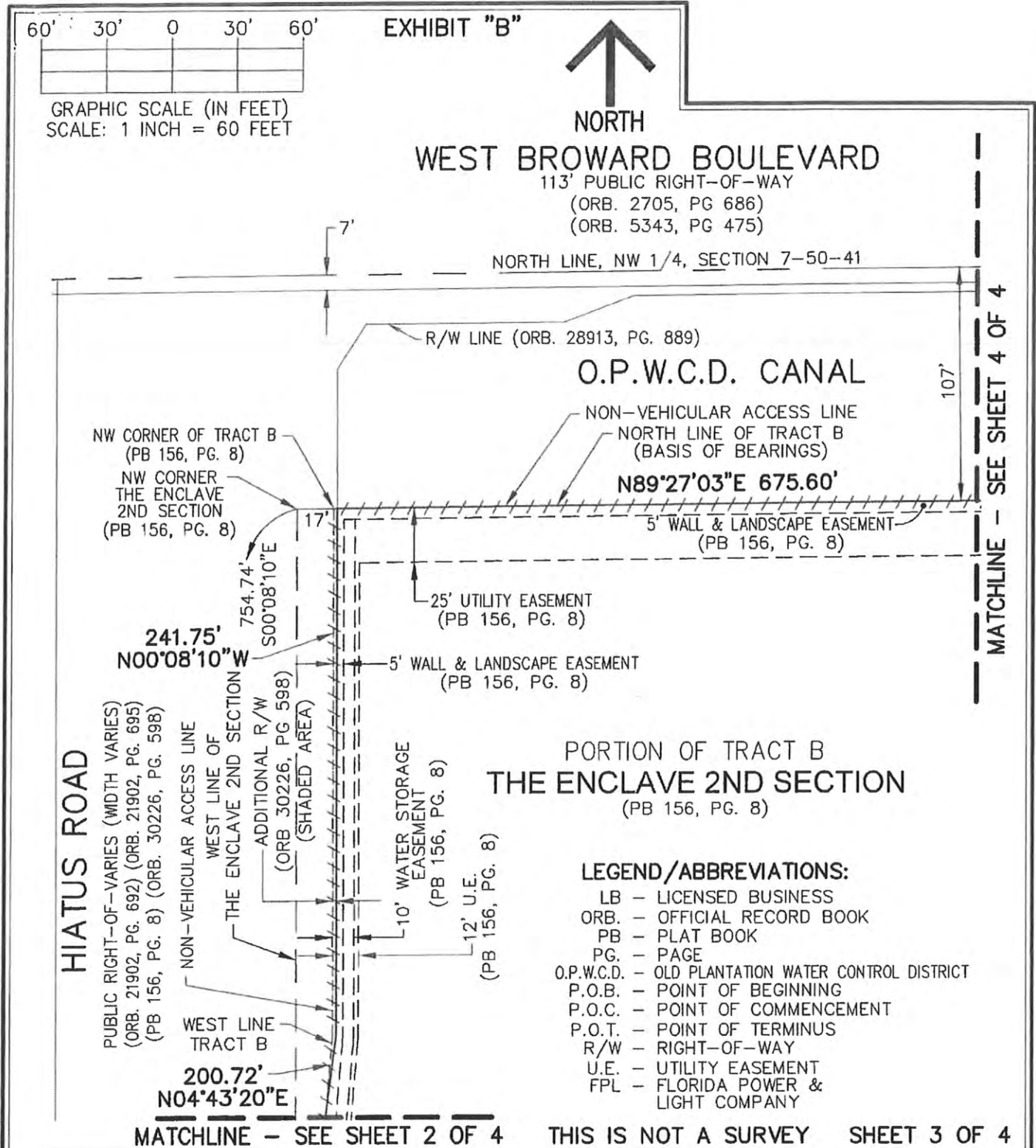
DATE 11-10-21

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F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8552-NVAL EXIST

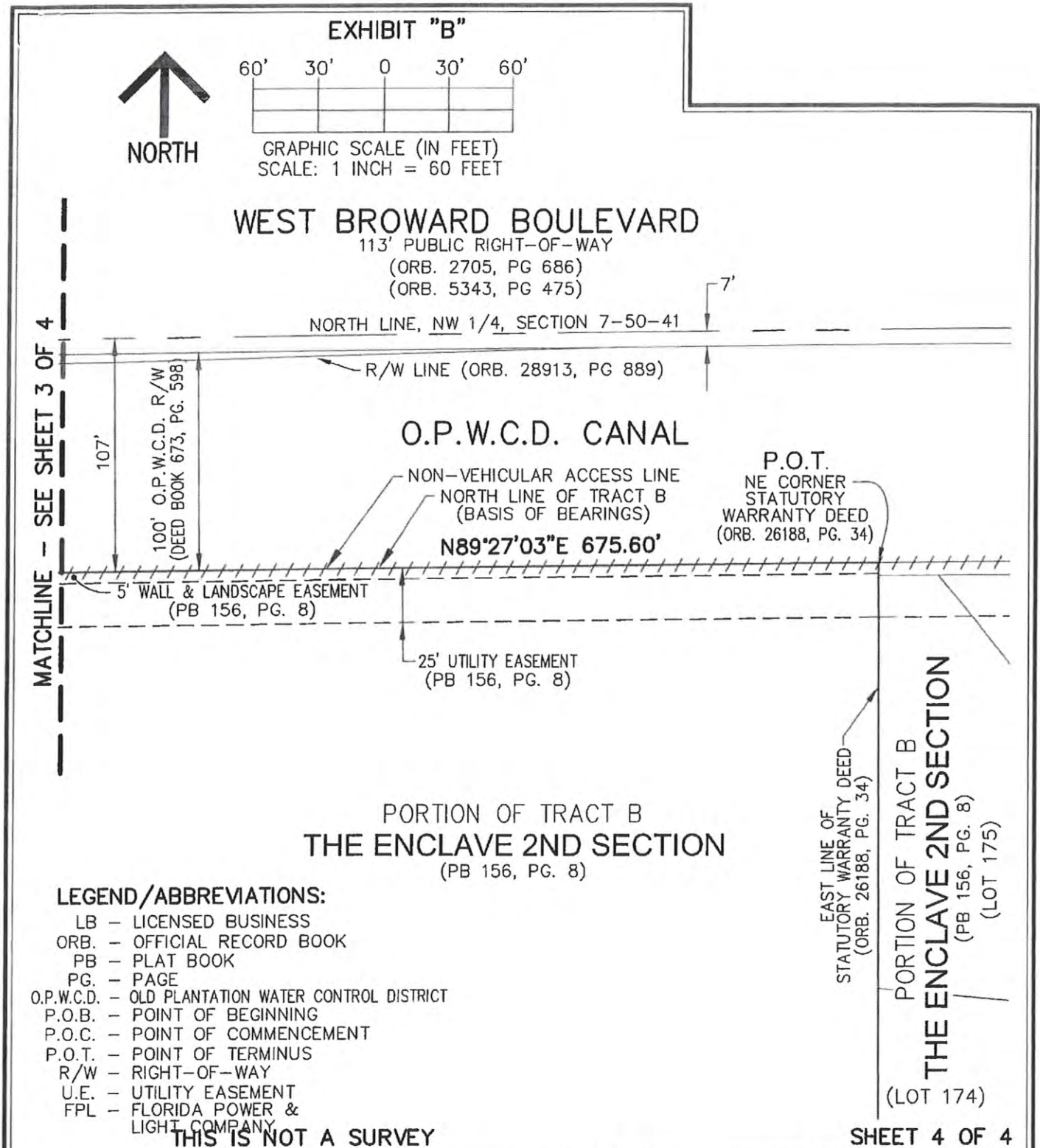


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EXISTING NON-VEHICULAR ACCESS LINE
ENCLAVE AT PLANTATION
SKETCH AND DESCRIPTION



DATE	11-10-21
DRAWN BY	der
F.B. / PG.	N/A
SCALE	AS SHOWN
JOB NO.	8552-NVAL EXIST



SHEET 4 OF 4



CAULFIELD & WHEELER, INC.

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EXISTING NON-VEHICULAR ACCESS LINE
ENCLAVE AT PLANTATION
SKETCH AND DESCRIPTION

DATE 11-10-21

DRAWN BY der

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8552-NVAL EXIST

EXHIBIT "C"

DESCRIPTION:

A NON-VEHICULAR ACCESS LINE BEING COINCIDENT WITH PORTIONS OF THE WEST AND NORTH LINES OF TRACT B, THE ENCLAVE 2ND SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 156, PAGE 8, AND THE EAST LINES OF PARCELS 8 AND 9, AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 30226, PAGE 598, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN THAT CERTAIN STATUTORY WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 26188, PAGE 34 OF SAID PUBLIC RECORDS, SAID CORNER BEING 754.74 FEET SOUTH OF THE NORTHWEST CORNER OF SAID PLAT, AS MEASURED ALONG THE WEST LINE OF SAID PLAT; THENCE ALONG THE WEST LINE OF SAID TRACT B, NORTH 00°08'10" WEST A DISTANCE OF 74.68 FEET TO THE MOST SOUTHERN CORNER OF PARCEL 9 AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 30226, PAGE 598 OF SAID PUBLIC RECORDS; THENCE ALONG THE EAST LINE OF SAID PARCEL 9, NORTH 00°51'49" EAST A DISTANCE OF 50.32 FEET TO THE POINT OF BEGINNING OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE ALONG SAID EAST LINE, NORTH 00°51'49" EAST A DISTANCE OF 249.74 FEET TO THE WEST LINE OF SAID TRACT B; THENCE ALONG SAID WEST LINE, NORTH 04°43'20" EAST A DISTANCE OF 101.23 FEET TO THE MOST SOUTHERN CORNER OF PARCEL 8 AS DESCRIBED IN SAID QUIT CLAIM DEED; THENCE ALONG THE EAST LINE OF SAID PARCEL 8 THE FOLLOWING TWO (2) COURSES AND DISTANCES: NORTH 07°13'50" EAST A DISTANCE OF 37.61 FEET; THENCE NORTH 00°08'10" WEST A DISTANCE OF 242.01 FEET TO THE NORTH LINE OF SAID TRACT B; THENCE ALONG SAID NORTH LINE, NORTH 89°27'03" EAST A DISTANCE OF 673.97 FEET TO THE NORTHEAST CORNER OF THE AFORESAID DEED AND THE POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE.

SAID LANDS LYING IN SECTION 7, TOWNSHIP 50 SOUTH, RANGE 41 EAST, CITY OF PLANTATION, BROWARD COUNTY FLORIDA.

SURVEYOR'S NOTES:

1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
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4. BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1927. THE NORTH LINE OF TRACT B, THE ENCLAVE 2ND SECTION (PLAT BOOK 156, PAGE 8, BROWARD COUNTY RECORDS) IS SHOWN TO HAVE A BEARING OF NORTH 89°27'03" EAST.
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CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON NOVEMBER 10, 2021. I FURTHER CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES CHAPTER 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 4



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PHONE (561)-392-1991 / FAX (561)-750-1452

David E.
Rohal,
P.S.M.

Digitally signed by David E.
Rohal, P.S.M.
DN: c=US, st=FL, o=Booca
Ratons, ou=Caulfield &
Wheeler, Inc., ou=Survey,
cn=David E Rohal, P.S.M.,
email=drohral@cw-ls.com
Date: 2021.11.10 08:23:58
-0500

DAVID E. ROHAL
REGISTERED LAND
SURVEYOR NO. 4315
STATE OF FLORIDA
L.B. 3591

DATE 11-10-21

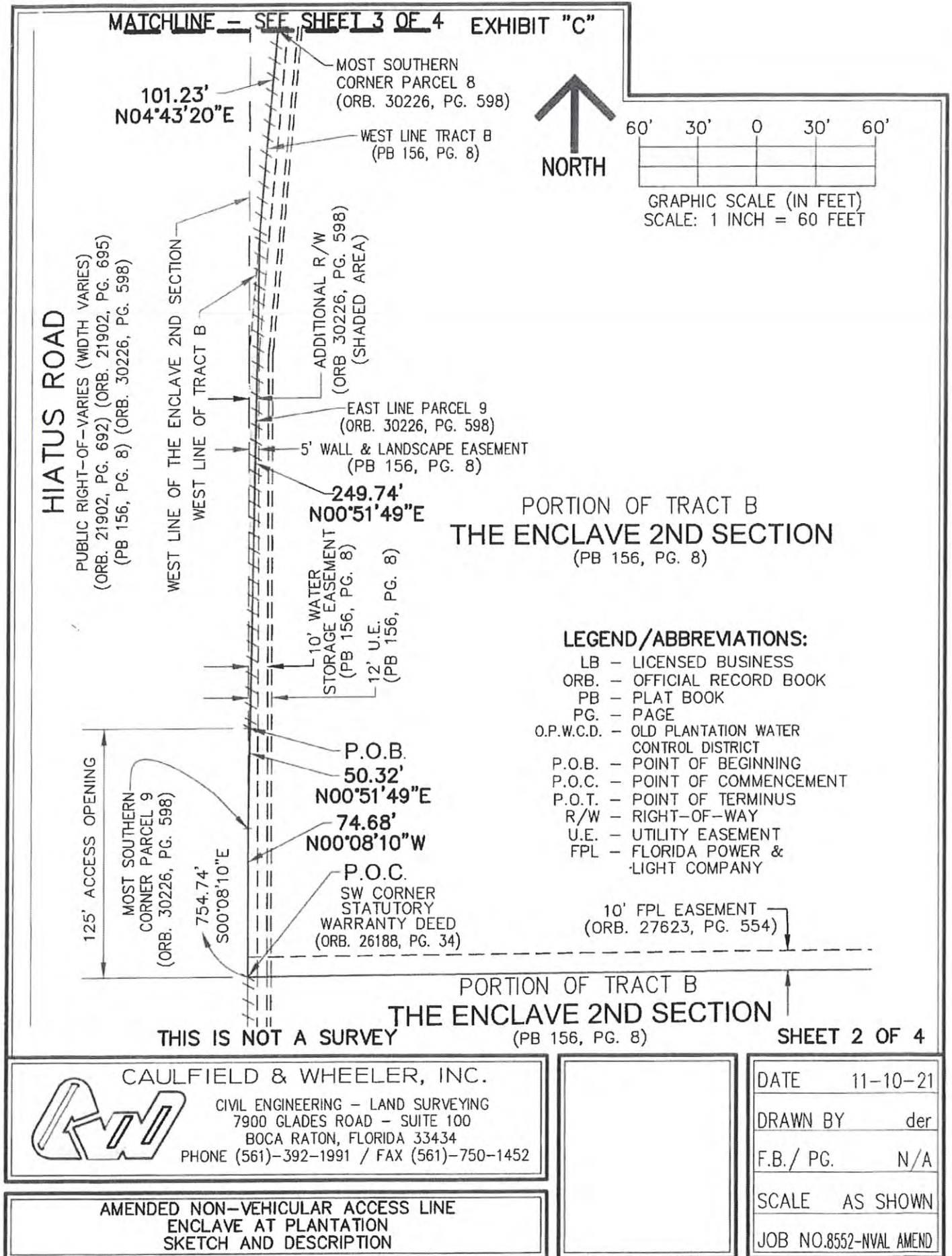
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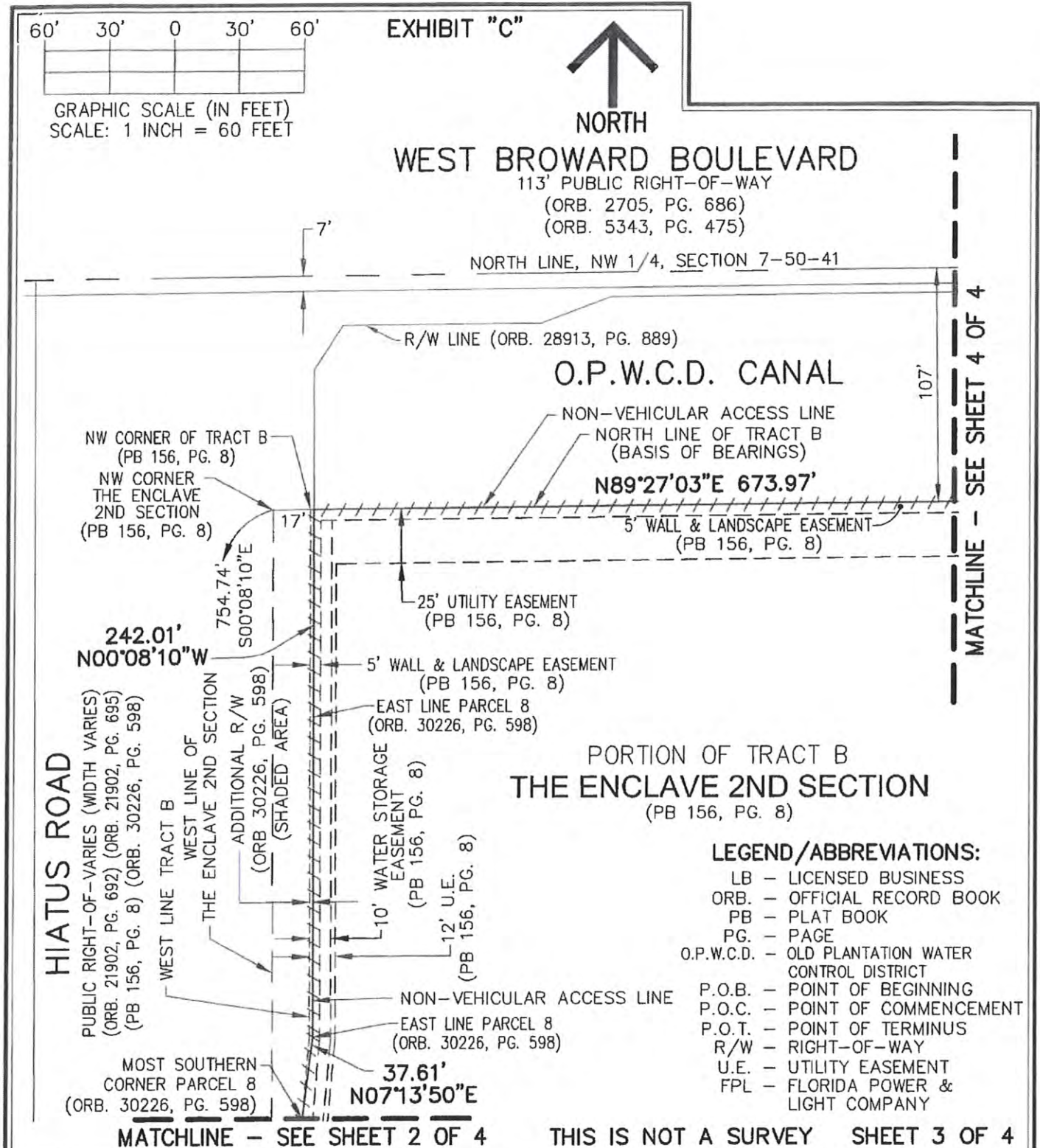
F.B./ PG. N/A

SCALE NONE

JOB NO.8552-NVAL AMEND

AMENDED NON-VEHICULAR ACCESS LINE
ENCLAVE AT PLANTATION
SKETCH AND DESCRIPTION





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AMENDED NON-VEHICULAR ACCESS LINE
ENCLAVE AT PLANTATION
SKETCH AND DESCRIPTION

DATE 11-10-21

DRAWN BY der

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO.8552-NVAL AMEND

JOB NO.8552-NVAL AMEND