



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102A · Plantation, FL 33324 · T: 954-357-6634 · F: 954-357-6521 · Broward.org/Planning

Application Number 048-MP-92

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, bus bays 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

The Enclave 2nd Section

Plat/Site Number

048-MP-92

Plat Book - Page (if recorded)

156-8

Owner/Applicant/Petitioner Name

School Board of Broward County, Florida

Address

600 SE 3rd Avenue

City

Fort Lauderdale

State

FL

Zip

33301

Phone

Email

Agent for Owner/Applicant/Petitioner

Winningham & Fradley, Inc.

Contact Person

Bealinda M. Pell, PE

Address

111 NE 44th Street

City

Oakland Park

State

FL

Zip

33334

Phone

954-771-7440

Email

bmp@winnfrad.com

Folio(s)

504107150020

Location

SE Corner side of **Hiatus Rd.** at/between/and **Broward Blvd.** and/of _____
north side/corner north street name street name / side/corner street name

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).

Land Development Code citation(s)

Have you contacted anyone in County Government regarding this request?

☒ Yes

☐ No

If yes, indicate name(s), department and date

Pre-Application meeting on 2/23/22 with Diego Penaloza and David McGuire

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

See attached Narrative Letter dated June 17, 2022, for NVAL Amendment.

REQUIRED DOCUMENTATION

Submit one (1) original and copy of each document listed below.

1. Narrative clearly describing proposed changes. Be sure to include detailed information of opening location, size, etc.
2. Letter from the applicable municipality, dated within six (6) months of this application, stating the city's position on this request.
3. Agreement and Title Opinion for staff review (contact staff for more information).
4. A valid pre-application approval letter from the Florida Department of Transportation, if applicable.
5. Approved or recorded plat. (A survey and site plan may be accepted for single family and duplex applications. Please consult with Urban Planning Division staff.)
6. 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:

1. 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.
2. Signed and sealed drawings (2 original) clearly illustrating the proposed change(s). The drawings must provide relevant dimensions and must be drawn to scale.
3. A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which about 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 Urban Planning Division staff to determine any additional required documentation.

All documents listed must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

NOTARY PUBLIC: Owner/Agent Certification

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

Vicki L. Cantwright
Owner/Agent Signature

01-06-22
Date

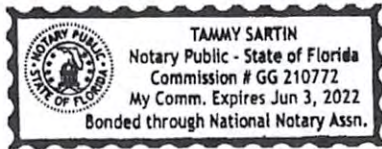
NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 6 day of January, 2022, who ☒ is personally known to me | ☐ has produced Personally known as identification.

Tammy Sartin
Name of Notary Typed, Printed or Stamped

Tammy Sartin
Signature of Notary Public - State of Florida



Notary Seal (or Title or Rank)

GG 210772
Serial Number (if applicable)

For Office Use Only

Application Type/Title of Request

NVAL Application.

Application Date
01/06/2022

Acceptance Date
6/21/22

Fee
\$ 2,410.00

Comments Due
07/11/2022

Report Due
7/21/22

CC Meeting Date
TBD.

Adjacent City or Cities

N/A

☒ Plats

☒ Site Plans

☒ City Letter

☐ FDOT Letter

☒ Other: (Narrative / Exhibits A, B, C)

Distribute To

☐ Engineering

☐ Traffic Engineering

☐ Mass Transit

☐ Other:

Comments

Received By

Diana Pennabaz



June 17, 2022

Howard Clarke
Senior Planner
Urban Planning Division
Resilient Environment Dept.
1 N. University Drive, Box 102
Plantation, FL 33324

Re: The Enclave 2nd Section
NVAL Amendment Narrative Letter
Plat Number 048-MP-92
WFI Project Number 21005.01

Dear Howard:

This letter is to accompany an "Application to Change or Waive Requirement of the Broward County Land Development Code" (Page 2), and to satisfy comments No. 4 and No. 6 from the Pre-Application Conference Receipt for an NVAL Request dated February 23, 2022, for the above referenced project.

NVAL Amendment Narrative:

Enclave at Plantation is located in Plantation, Florida. This property is bound by OPWCD Canal and OPWCD Canal Right-of Way to the north, Hawk's Landing subdivision to the east, Hawk's Landing canal to the south, and Hiatus Road to the west. The existing Non-Vehicular Access Line (NVAL) for this portion of the property abuts the east side of Hiatus Road, starting at STA 846+48.66 and runs north to STA 855+28.40. The current traffic pattern for Hiatus Road between these stations consists of three (3) lanes of movement (north to south) on the west side and three (3) lanes of movement (south to north) on the east side. There is an existing lefthand southbound turn lane on the north side of Hiatus Road. However, this left-hand turn contributes only to U-turns and does not contribute to turning movements into or out of the west side of the property as vehicular access to this side of the property is not available. Overall, no vehicles can access the property on the north, east, or south side of the property.

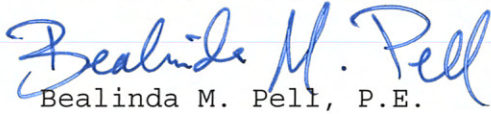
Given that forty (40) single family homes are proposed for this site and currently cannot be accessed, a modification to the Non-Vehicular Access Line (NVAL) is needed. To allow future residents to enter and exit the subject site, a 125' opening is proposed starting at STA 846+48.66 on the south side of Hiatus Road running north ending at STA 847+73.66. Turning movements would include utilization of an existing lefthand southbound turn lane on the north side of Hiatus Road into the property. In addition, future residents would be able to exit the property by making either a southbound lefthand turn crossing Hiatus Road, or making a right-hand turn headed northbound onto Hiatus Road.

June 17, 2022
Sheet 2

If you have any questions or require any additional information,
please do not hesitate to call our office.

Sincerely,

WINNINGHAM & FRADLEY, INC.



Bealinda M. Pell, P.E.

Cc: Michael Yanopoulos

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 50 SOUTH, RANGE 41 EAST, SAID PARCEL INCLUDING A PORTION OF BLOCK 2, ACCORDING TO THE EVERGLADES PLANTATION COMPANY AMENDED PLAT, AS RECORDED IN PLAT BOOK 2 AT PAGE 7 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND NOW BEING A PORTION OF TRACT B THE ENCLAVE 2ND ADDITION AS RECORDED IN PLAT BOOK 156, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 7; THENCE RUN NORTH 89°27'03" EAST (ON A TRUE BEARING) 235.01 FEET ALONG THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE RUN SOUTH 00°08'10" EAST 107 FEET, TO AN INTERSECTION WITH A LINE 107 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO SAID NORTH LINE OF SECTION 7 AND THE POINT OF BEGINNING; THENCE RUN NORTH 89°27'03" EAST 692.60 FEET ALONG SAID PARALLEL LINE; THENCE RUN SOUTH 00°18'10" EAST 754.74 FEET ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 7; THENCE RUN SOUTH 89°27'03" WEST 692.60 FEET TO AN INTERSECTION WITH A LINE 235 FEET EAST OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO THE WEST LINE OF SAID SECTION 7; THENCE RUN NORTH 00°08'10" WEST 754.74 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT RIGHT OF WAY DEDICATED BY THE ENCLAVE 2ND SECTION AS RECORDED IN PLAT BOOK 156, PAGE 8 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SAID NORTHWEST CORNER OF SECTION 7; THENCE RUN NORTH 89°27'03" EAST ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 235.01 FEET; THENCE SOUTH 0°08'10" EAST, A DISTANCE OF 107.00 FEET TO THE POINT OF BEGINNING OF SAID RIGHT OF WAY; THENCE NORTH 89°27'03" EAST, A DISTANCE OF 17.00 FEET; THENCE SOUTH 0°08'10", EAST, A DISTANCE OF 241.75 FEET, THENCE SOUTH 4°43'20" WEST, A DISTANCE OF 200.72 FEET; THENCE NORTH 0°08'10" WEST, A DISTANCE OF 441.63 FEET TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPT THEREFROM THOSE LANDS CONVEYED TO BROWARD COUNTY BY QUIT CLAIM DEED FILED FEBRUARY 1, 2000 IN OFFICIAL RECORDS BOOK 30226, PAGE 598, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ADDITIONAL RIGHT-OF-WAY (PARCEL 8):

A PARCEL OF LAND BEING A PORTION OF A 5.00 FOOT (1.524 METER) WALL AND LANDSCAPE EASEMENT, A 10 FOOT (3.048 METER) WATER STORAGE EASEMENT, AND A 12 FOOT (3.650 METER) UTILITY EASEMENT ALL BEING A PORTION OF TRACT B THE ENCLAVE 2ND ADDITION AS RECORDED IN PLAT BOOK 156, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 7, THENCE ON A GRID BEARING OF N 89°27'03"E ALONG THE NORTH LINE OF THE SAID NORTHWEST ONE-QUARTER (NW 1/4) A DISTANCE OF 252.01 FEET (76.812 METERS) TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID TRACT B; THENCE S 00°08'10" E ALONG SAID EXTENSION A DISTANCE OF 107.00 FEET (32.615 METERS) TO THE NORTHWEST CORNER OF SAID TRACT B, SAID POINT BEING THE POINT OF BEGINNING; (THE NEXT TWO COURSES ARE COINCIDENT WITH THE SAID WEST LINES.) THENCE CONTINUE S 00°08'10"E ALONG SAID WEST LINES A DISTANCE OF 241.75 FEET (73.586 METERS); THENCE S 04°43'21"W ALONG SAID WEST LINES A DISTANCE OF 37.68 FEET (11.488 METERS); THENCE N 07°13'50"E A DISTANCE OF 37.61 FEET (11.463 METERS) TO A POINT ON A LINE 1.63 FEET (0.497 METERS) EAST OF AND PARALLEL WITH THE SAID WEST LINES; THENCE N 00°08'10" W ALONG SAID PARALLEL LINE A DISTANCE OF 242.01 FEET (73.766 METERS) TO A POINT ON THE NORTH LINE OF SAID TRACT B; THENCE S 89°27'03" W ALONG SAID NORTH LINE A DISTANCE OF 1.63 FEET (0.497 METERS) TO THE POINT OF BEGINNING.

AND

ADDITIONAL RIGHT-OF-WAY (PARCEL 9):

A PARCEL OF LAND BEING A PORTION OF A 5.00 FOOT (1.524 METER) WALL AND LANDSCAPE EASEMENT, A 10 FOOT (3.048 METER) WATER STORAGE EASEMENT, AND A 12 FOOT (3.650 METER) UTILITY EASEMENT ALL BEING A PORTION OF TRACT B THE ENCLAVE 2ND ADDITION AS RECORDED IN PLAT BOOK 156, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 7, THENCE ON A GRID BEARING OF N 89°27'03"E ALONG THE NORTH LINE OF THE SAID NORTHWEST ONE-QUARTER (NW 1/4) A DISTANCE OF 236.73 FEET (72.155 METERS); THENCE S 00°32'57" E A DISTANCE OF 487.06 FOOT (148.461 METERS) TO THE POINT ON THE WEST LINE OF SAID TRACT B SAID POINT ALSO BEING ON THE WEST LINE OF SAID EASEMENTS, SAID POINT ALSO BEING THE POINT OF BEGINNING; (THE NEXT TWO COURSES ARE COINCIDENT WITH SAID WEST LINES.) THENCE S 04°43'22"W ALONG SAID WEST LINES A DISTANCE OF 61.80 FEET (16.637 METERS); THENCE S 00°08'10"E ALONG SAID WEST LINES A DISTANCE OF 238.43 FEET (72.674 METERS); THENCE N 00°51'49"E A DISTANCE OF 300.06 FEET (91.457 METERS) TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF PLANTATION, BROWARD COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESERVATIONS, AND/OR RIGHTS-OF-WAY OF RECORD.

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=US, st=FL, ou=Boca Raton, o=Caulfield & Wheeler, Inc., ou=Survey, c=David E. Rohal, P.S.M., email=drohal@caulfield.com
Date: 2021.11.10 08:35:32 -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

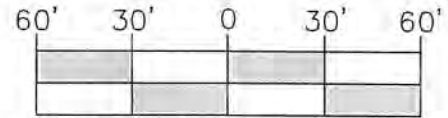
SCALE NONE

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)

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

N00°08'10"W 313.11'

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'
S00°08'10"E

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

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

PORTION OF TRACT B
THE ENCLAVE 2ND SECTION

THIS IS NOT A SURVEY

(PB 156, PG. 8)

SHEET 2 OF 4

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



CAULFIELD & WHEELER, INC.

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

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

60' 30' 0 30' 60'

EXHIBIT "B"



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

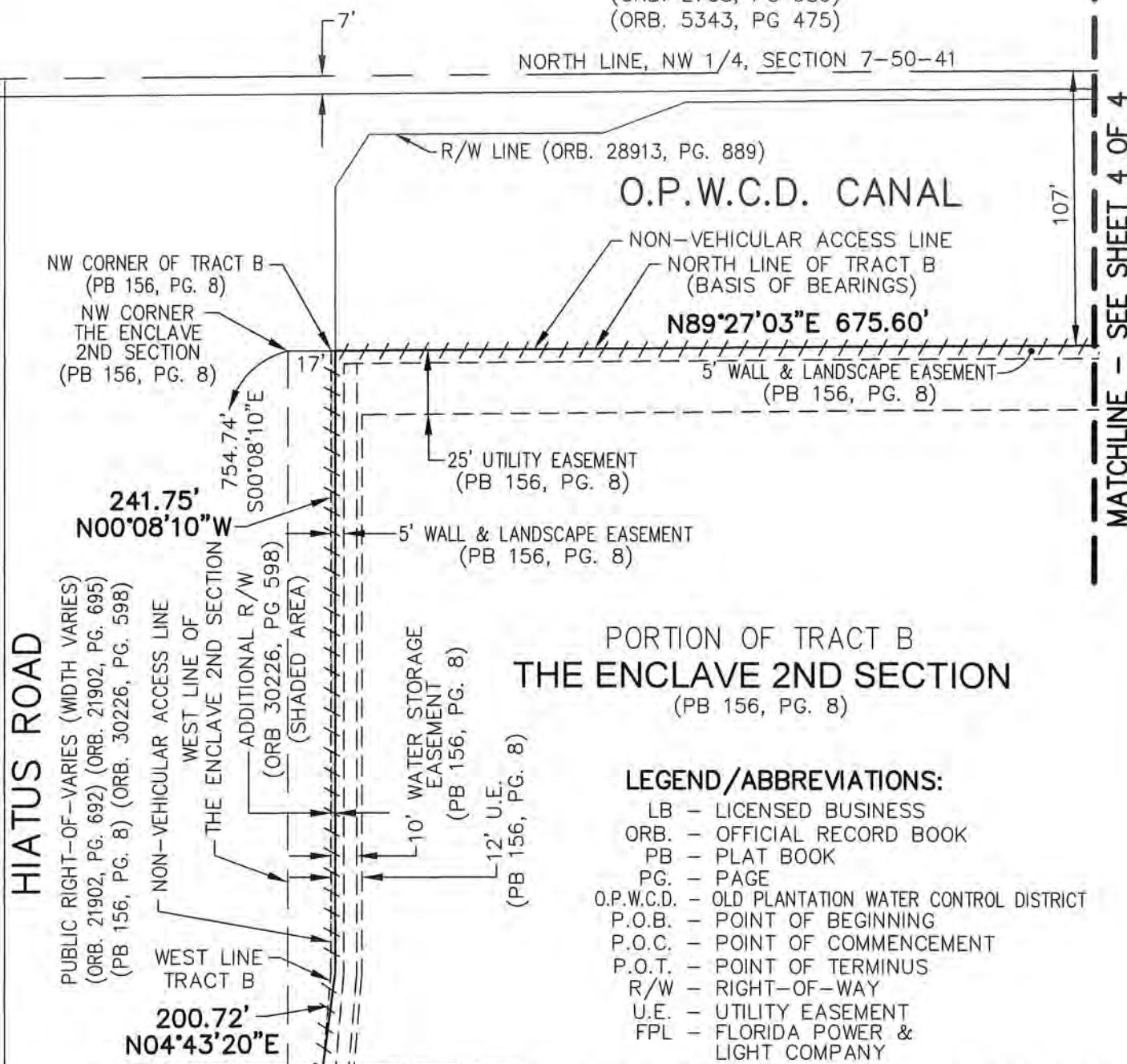
WEST BROWARD BOULEVARD

113' PUBLIC RIGHT-OF-WAY

(ORB. 2705, PG 686)

(ORB. 5343, PG 475)

NORTH LINE, NW 1/4, SECTION 7-50-41



LEGEND/ABBREVIATIONS:

- LB - LICENSED BUSINESS
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- P.O.T. - POINT OF TERMINUS
- R/W - RIGHT-OF-WAY
- U.E. - UTILITY EASEMENT
- FPL - FLORIDA POWER & LIGHT COMPANY

MATCHLINE - SEE SHEET 2 OF 4

THIS IS NOT A SURVEY

SHEET 3 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

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

DATE 11-10-21

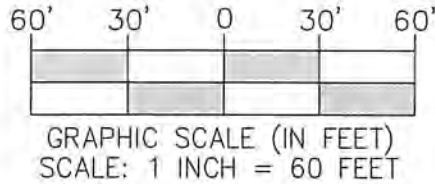
DRAWN BY der

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 8552-NVAL EXIST

EXHIBIT "B"



WEST BROWARD BOULEVARD

113' PUBLIC RIGHT-OF-WAY

(ORB. 2705, PG 686)

(ORB. 5343, PG 475)

NORTH LINE, NW 1/4, SECTION 7-50-41

R/W LINE (ORB. 28913, PG 889)

O.P.W.C.D. CANAL

NON-VEHICULAR ACCESS LINE

NORTH LINE OF TRACT B
(BASIS OF BEARINGS)

N89°27'03"E 675.60'

P.O.T.
NE CORNER
STATUTORY
WARRANTY DEED
(ORB. 26188, PG. 34)

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

25' UTILITY EASEMENT
(PB 156, PG. 8)

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

EAST LINE OF
STATUTORY WARRANTY DEED
(ORB. 26188, PG. 34)
PORTION OF TRACT B
THE ENCLAVE 2ND SECTION
(PB 156, PG. 8)
(LOT 175)
(LOT 174)

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

THIS IS NOT A SURVEY

SHEET 4 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

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

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.
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

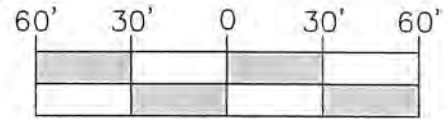
David E. Rohal, P.S.M.
Digitally signed by David E. Rohal, P.S.M.
DN: c=US, st=FL, t=Boca Raton, o=Caulfield & Wheeler, Inc., ou=Survey, cn=David E. Rohal, P.S.M., email=drohral@cwassoc.com
Date: 2021.11.10 08:33:58 -0500

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 AMEND

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

MATCHLINE - SEE SHEET 3 OF 4 EXHIBIT "C"



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)

101.23'
N04°43'20"E

MOST SOUTHERN
CORNER PARCEL 8
(ORB. 30226, PG. 598)

WEST LINE TRACT B
(PB 156, PG. 8)

WEST LINE OF THE ENCLAVE 2ND SECTION

WEST LINE OF TRACT B

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

EAST LINE PARCEL 9
(ORB. 30226, PG. 598)

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

249.74'
N00°51'49"E

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

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

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

125' ACCESS OPENING

MOST SOUTHERN
CORNER PARCEL 9
(ORB. 30226, PG. 598)

754.74'
S00°08'10"E

P.O.B.
50.32'
N00°51'49"E

74.68'
N00°08'10"W

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

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



CAULFIELD & WHEELER, INC.

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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

60' 30' 0 30' 60'

EXHIBIT "C"



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

WEST BROWARD BOULEVARD

113' PUBLIC RIGHT-OF-WAY

(ORB. 2705, PG. 686)

(ORB. 5343, PG. 475)

NORTH LINE, NW 1/4, SECTION 7-50-41

R/W LINE (ORB. 28913, PG. 889)

O.P.W.C.D. CANAL

NON-VEHICULAR ACCESS LINE

NORTH LINE OF TRACT B
(BASIS OF BEARINGS)

N89°27'03"E 673.97'

5' WALL & LANDSCAPE EASEMENT
(PB 156, PG. 8)25' UTILITY EASEMENT
(PB 156, PG. 8)5' WALL & LANDSCAPE EASEMENT
(PB 156, PG. 8)EAST LINE PARCEL 8
(ORB. 30226, PG. 598)

PORTION OF TRACT B

THE ENCLAVE 2ND SECTION

(PB 156, PG. 8)

LEGEND/ABBREVIATIONS:

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- R/W - RIGHT-OF-WAY
- U.E. - UTILITY EASEMENT
- FPL - FLORIDA POWER & LIGHT COMPANY

MATCHLINE - SEE SHEET 2 OF 4

THIS IS NOT A SURVEY

SHEET 3 OF 4

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 TRACT B

WEST LINE OF
THE ENCLAVE 2ND SECTIONADDITIONAL R/W
(ORB. 30226, PG. 598)
(SHADED AREA)10' WATER STORAGE
EASEMENT
(PB 156, PG. 8)12' U.E.
(PB 156, PG. 8)

NON-VEHICULAR ACCESS LINE

EAST LINE PARCEL 8
(ORB. 30226, PG. 598)MOST SOUTHERN
CORNER PARCEL 8

(ORB. 30226, PG. 598)

37.61'

N07°13'50"E

MATCHLINE - SEE SHEET 4 OF 4

CAULFIELD & WHEELER, INC.



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7900 GLADES ROAD - SUITE 100

BOCA RATON, FLORIDA 33434

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

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

DATE 11-10-21

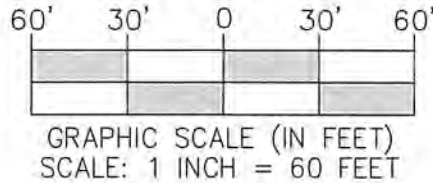
DRAWN BY der

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO.8552-NVAL AMEND

EXHIBIT "C"



WEST BROWARD BOULEVARD

113' PUBLIC RIGHT-OF-WAY

(ORB. 2705, PG. 686)

(ORB. 5343, PG. 475)

NORTH LINE, NW 1/4, SECTION 7-50-41

R/W LINE (ORB. 28913, PG. 889)

O.P.W.C.D. CANAL

NON-VEHICULAR ACCESS LINE
NORTH LINE OF TRACT B
(BASIS OF BEARINGS)

N89°27'03"E 673.97'

P.O.T.
NE CORNER
STATUTORY
WARRANTY DEED
(ORB. 26188, PG. 34)

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

25' UTILITY EASEMENT
(PB 156, PG. 8)

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

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- R/W - RIGHT-OF-WAY
- U.E. - UTILITY EASEMENT
- FPL - FLORIDA POWER & LIGHT COMPANY

THIS IS NOT A SURVEY

EAST LINE OF
STATUTORY WARRANTY DEED
(ORB. 26188, PG. 34)

PORTION OF TRACT B
THE ENCLAVE 2ND SECTION
(PB 156, PG. 8)
(LOT 175)

(LOT 174)

SHEET 4 OF 4



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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