

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 "MONTERRA PLAT"

Plat/SitePlan Number 005-UP-03 Plat Book - Page 175-155 (If recorded)

Owner/Applicant CC BROWARD PROPERTY VI, LLC Phone 305-632-2990

Address 2020 SALAZEDO ST, STE 200 City CORAL GABLES State FL Zip Code 33134

Owner's E-mail Address c/o jwright@cchomes.com (Jimmy Wright) Fax # _____

Agent Craven Thompson & Associates, Inc. Phone 954-739-6400

Contact Person Julian Bobilev

Address 3563 NW 53 STREET City Fort Lauderdale State FL Zip Code 33309

Agent's E-mail Address jbobilev@craventhompson.com Fax # 954-739-6409

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) 1) C, 29), 50), 70), 83)

Land Development Code citation(s) N/A

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

If yes, indicate name(s), department and date _____
Jean-Paul Perez, Environmental Protection and Growth Management Department, 3/23/2020

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

Request to amend the NVAL to move the previously platted and approved 50-foot-wide opening approx. 165 feet north of the current location to avoid recorded easements and canal. Location of centerline of new 50' opening would be approx. 790' south of the centerline of Monterra Blvd.

**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 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 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 Julian Bobilev

The foregoing instrument was acknowledged before me by means of physical presence or

online notarization, this 11th day of MAY, 2020 year.

By JULIAN BOBILEV (name of person acknowledging)

personally known to me or has presented _____ as identification.

Signature of Notary Patricia A. Gilbert

Public Type or Print Name PATRICIA A. GILBERT



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time 2:09 PM Application Date 05/08/2020 Acceptance Date 05/11/2020

Comments Due 05/25/2020 C.C. Mtg. Date TBD Fee \$ 2,410

Report Due TBD Adjacent City Davie

Plats Site Plans/Drawings City Letter FDOT Letter

Other (Describe) _____

Title of Request non-vehicular access

Distribute to: Engineering Traffic Engineering Mass Transit

Other _____ Other _____

Comments _____

Received by [Signature]

April 1, 2020

Ms. Karina Da Luz
Broward County, Planning and Development Management Division
1 North University Drive, #102A
Plantation, FL 33324

RE: Monterra Plat (005-UP-03)
NVAL Amendment
City of Cooper City
CT&A PROJECT NO. 10-0026-008-04

Dear Karina:

This narrative describes the rationale behind our request to amend the NVAL for the Monterra plat. When this property was platted in 2006, an NVAL was recorded along the roads bounding the property (Pine Island Road, Stirling Road, Sheridan Street, and University Drive).

Along University Drive, the plat showed three breaks in the NVAL, moving from north to south:

- 1) 100-foot-wide opening (left turns prohibited) commencing 1,201 feet south of the corner of Stirling Road and N University Drive
- 2) 50-foot-wide opening commencing 880.15 feet south of the terminus of opening #1
- 3) 120-foot-wide full access opening commencing 406.14 feet south of the terminus of opening #2

A road was built in association with opening #1 (Monterra Boulevard) and opening #3 (Solano Avenue). Openings #2 and #3 are adjacent to a 100-foot-wide drainage easement and 40-foot-wide canal easement, and associated canal. Consequently, Solano Avenue was constructed with a crossing over the canal.

The applicant now seeks to relocate opening #2 165 feet north of the current location to avoid the drainage and canal easements and the increased cost and coordination that would be needed to build a second crossing over the canal. The new 50' opening would commence 715.16 feet south of the terminus of opening #1/Monterra Blvd.

Please call me at (954) 739-6400 ext. 379 if you have any questions.

Sincerely,
 CRAVEN THOMPSON & ASSOCIATES, INC.

JULIAN BOBILEV, AICP
Planner

CRAVEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

3563 N.W. 53rd Street
Fort Lauderdale, FL 33309-6311
(954)739-6400
Fax (954) 739-6409

FOR: CC DEVCO CONSTRUCTION, LLC

SKETCH AND DESCRIPTION
OLD NON-VEHICULAR ACCESS LINE
TO BE VACATED

EXHIBIT "B"

LEGAL DESCRIPTION: NON-VEHICULAR ACCESS LINE TO BE VACATED

THE NON-VEHICULAR ACCESS LINE FOR PARCEL "C-2", "MONTERRA PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 175, PAGE 155, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "C-2", SAID NORTHEAST CORNER BEING THE CENTER OF A 100 FOOT ACCESS OPENING AND LYING ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS NORTH 64°07'47" EAST FROM THE LAST DESCRIBED POINT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2964.79 FEET, THROUGH A CENTRAL ANGLE OF 00°57'58", FOR AN ARC DISTANCE OF 50.00 FEET TO THE END OF SAID 100 FOOT ACCESS OPENING AND A POINT OF BEGINNING OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE ALONG THE LAST DESCRIBED CURVE HAVING A RADIUS OF 2964.79 FEET, THROUGH A CENTRAL ANGLE OF 05°06'02", FOR AN ARC DISTANCE OF 263.93 FEET TO A POINT OF TANGENCY; THENCE SOUTH 31°56'13" EAST, A DISTANCE OF 203.32 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2837.05 FEET, THROUGH A CENTRAL ANGLE OF 08°20'20", FOR AN ARC DISTANCE OF 412.90 FEET TO THE POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE AND THE BEGINNING OF A 50 FOOT ACCESS OPENING; THENCE CONTINUE SOUTHEASTERLY ALONG THE LAST DESCRIBED CURVE HAVING A RADIUS OF 2837.05 FEET, THROUGH A CENTRAL ANGLE OF 01°00'35", FOR AN ARC DISTANCE OF 50.00 FEET TO THE END OF SAID ACCESS OPENING AND A POINT OF BEGINNING OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE SOUTHEASTERLY ALONG THE LAST DESCRIBED CURVE HAVING A RADIUS OF 2837.05 FEET, THROUGH A CENTRAL ANGLE OF 08°12'08", FOR AN ARC DISTANCE OF 406.14 FEET TO THE POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE AND THE BEGINNING OF A 120 FOOT ACCESS OPENING; THENCE SOUTHEASTERLY ALONG THE LAST DESCRIBED CURVE HAVING A RADIUS OF 2837.05 FEET, THROUGH A CENTRAL ANGLE OF 02°25'25", FOR AN ARC DISTANCE OF 120.01 FEET TO THE END OF SAID 120 FOOT ACCESS OPENING AND A POINT OF BEGINNING OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE ALONG THE LAST DESCRIBED CURVE HAVING A RADIUS OF 2837.05 FEET, THROUGH A CENTRAL ANGLE OF 07°29'50", FOR AN ARC DISTANCE OF 371.23 FEET TO THE POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE, SAID POINT BEING THE SOUTHEAST CORNER OF SAID PARCEL "C-2". THE LAST EIGHT (8) DESCRIBED COURSES LYING ALONG THE EAST BOUNDARY OF SAID PARCEL "C-2" AND THE WEST RIGHT OF WAY LINE OF UNIVERSITY DRIVE.

SAID NON-VEHICULAR ACCESS LINE SITUATED IN COOPER CITY, BROWARD COUNTY, FLORIDA.

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE SOUTH BOUNDARY OF PARCEL "C-2", "MONTERRA PLAT", WHICH BEARS SOUTH 88°13'46" WEST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

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
- L ARC LENGTH
- O.R.B. OFFICAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.T. POINT OF TERMINUS
- R RADIUS
- Δ CENTRAL ANGLE
- ⊕ CENTERLINE

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

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 SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

R:\SURVEY\2010\10-0026-008-01_MONTERRA TURN LANE S&D\DRAWINGS\10-0026-008-01_NVAL VAC

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.	UPDATES and/or REVISIONS	DATE	BY	CK'D
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.	1. REVISE PER COUNTY COMMENTS	5/28/20	RY	JB
	2. REVISE DESCRIPTION TYPO	12/28/20	RY	RY



CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3683 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8400 TEL.: (954) 739-8400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
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JOB NO.: 10-0026-008-01	SHEET 1 OF 3 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 05-04-18

OLD NON-VEHICULAR ACCESS LINE TO BE VACATED

EXHIBIT "B"

TRACT 4

N 64°07'47" E (RADIAL)

P.O.C.
N.E. CORNER
PARCEL "C-2"

N 64°07'47" E 357.11'
R=2964.79'
Δ= 0°57'58"
L=50.00'

100' ACCESS OPENING
(LEFT TURNS OUT PROHIBITED)
P.B. 175, PG. 155; B.C.R.

P.O.B.

R=2964.79'
Δ= 5°06'02"
L=263.93'

R=2864.79'
Δ= 6°04'01"
L=303.34'

TRACT 5

UNIVERSITY DRIVE
S 31°56'13" E 203.32'

"THE EVERGLADES SUGAR AND LAND CO. SUBDIVISION OF SECTIONS
4, 5, 8, 9, 16, 17, 20, 21, 28, 29, 32, AND 33 TWP 51 SO. RANGE
41 EAST, DADE COUNTY, FLORIDA."
P.B. 2, PG. 75; D.C.R.

TRACT 6

PARCEL "C-2"
"MONTERRA PLAT"
P.B. 175, PG. 155; B.C.R.

10' UTILITY EASEMENT
P.B. 175, PG. 155; B.C.R.

30' GAS LINE EASEMENT
P.B. 43260, PG. 1860; B.C.R.

100' W. RIGHT OF WAY LINE
E. BOUNDARY PARCEL "C-2"
S 31°56'13" E 203.32'

R=2937.05'
Δ= 6°50'37"
L=453.34'

TRACT 7

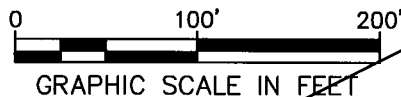
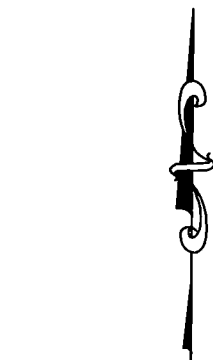
R=2837.05'
Δ= 8°20'20"
L=412.90'

50' ACCESS OPENING
(RIGHT TURNS ONLY)
P.B. 175, PG. 155; B.C.R.

P.O.T.

R=2837.05'
Δ= 1°00'35"
L=50.00'

P.O.B.



R:\SURVEY\2010\10-0026-008-01_MONTERRA TURN LANE S&D\DRAWINGS\10-0026-008-01_NVAL VAC

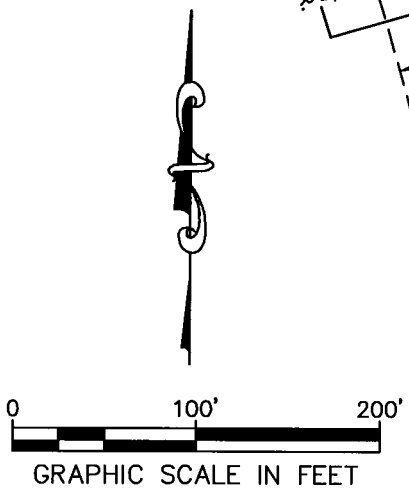
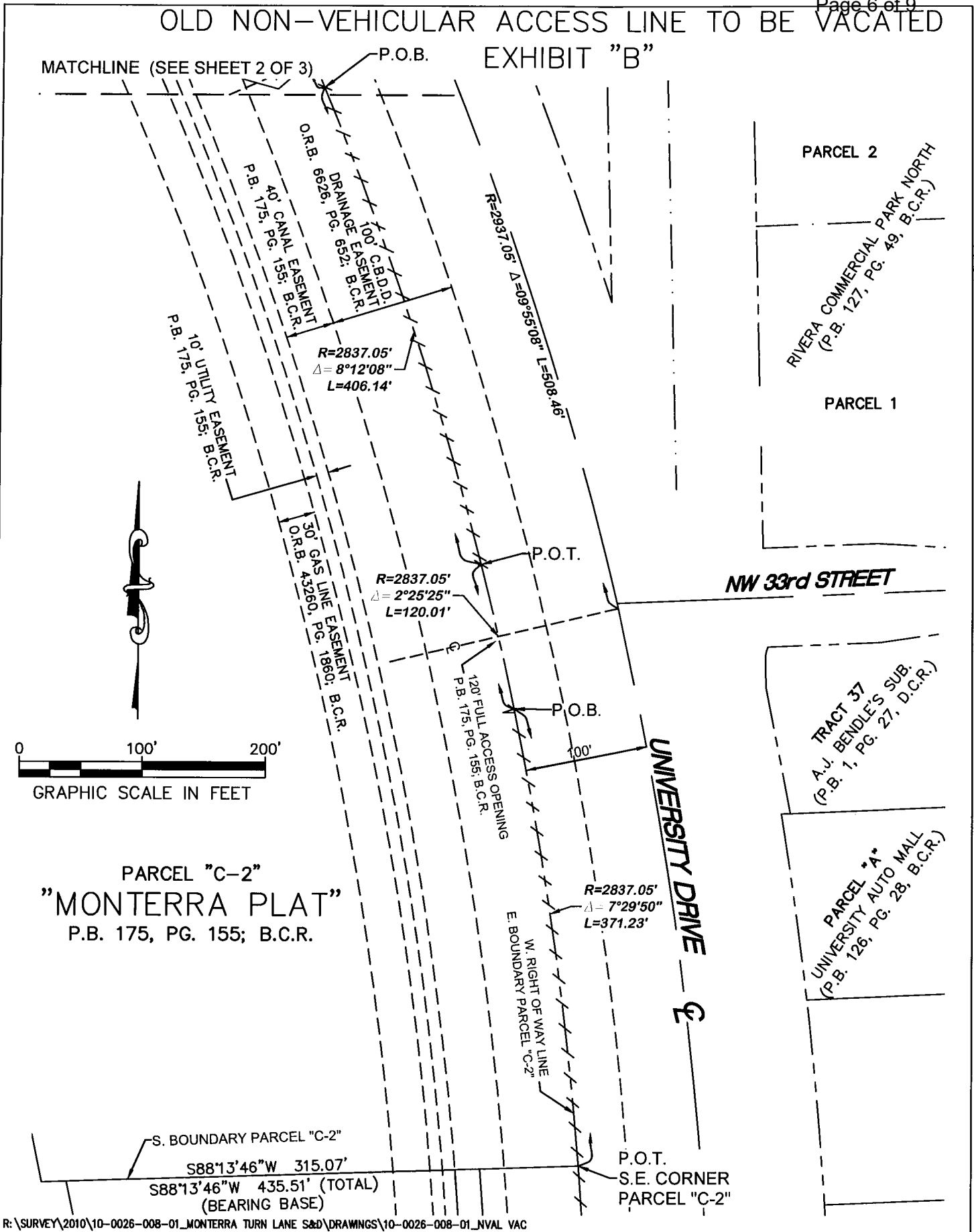
MATCHLINE (SEE SHEET 3 OF 3)

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JOB NO.: 10-0026-008-01	SHEET 2 OF 3 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 05-04-18

OLD NON-VEHICULAR ACCESS LINE TO BE VACATED

EXHIBIT "B"



R:\SURVEY\2010\10-0026-008-01_MONTERRA TURN LANE S&D\DRAWINGS\10-0026-008-01_NVAL VAC

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JOB NO.: 10-0026-008-01	SHEET 3 OF 3 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 05-04-18

FOR: CC DEVCO CONSTRUCTION, LLC

SKETCH AND DESCRIPTION NEW NON-VEHICULAR ACCESS LINE TO BE DEDICATED

EXHIBIT "C"

LEGAL DESCRIPTION: NON-VEHICULAR ACCESS LINE TO BE DEDICATED

A NON-VEHICULAR ACCESS LINE FOR PARCEL "C-2", "MONTERRA PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 175, PAGE 155, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "C-2", SAID NORTHEAST CORNER BEING THE CENTER OF A 100 FOOT ACCESS OPENING AND LYING ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS NORTH 64°07'47" EAST FROM THE LAST DESCRIBED POINT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2964.79 FEET, THROUGH A CENTRAL ANGLE OF 00°57'58", FOR AN ARC DISTANCE OF 50.00 FEET TO THE END OF SAID 100 FOOT ACCESS OPENING AND A POINT OF BEGINNING OF SAID NON VEHICULAR ACCESS LINE; THENCE CONTINUE ALONG THE LAST DESCRIBED CURVE HAVING A RADIUS OF 2964.79 FEET, THROUGH A CENTRAL ANGLE OF 05°06'02", FOR AN ARC DISTANCE OF 263.93 FEET TO A POINT OF TANGENCY; THENCE SOUTH 31°56'13" EAST, A DISTANCE OF 203.32 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2837.05 FEET, THROUGH A CENTRAL ANGLE OF 05°00'23", FOR AN ARC DISTANCE OF 247.91 FEET TO A POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE AND THE BEGINNING OF A 50 FOOT ACCESS OPENING FOR RIGHT TURNS ONLY; THENCE CONTINUE SOUTHEASTERLY ALONG THE LAST DESCRIBED CURVE HAVING A RADIUS OF 2837.05 FEET, THROUGH A CENTRAL ANGLE OF 01°00'36", FOR AN ARC DISTANCE OF 50.00 FEET TO THE END OF SAID ACCESS OPENING AND A POINT OF BEGINNING OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE SOUTHEASTERLY ALONG THE LAST DESCRIBED CURVE HAVING A RADIUS OF 2837.05 FEET, THROUGH A CENTRAL ANGLE OF 11°32'04", FOR AN ARC DISTANCE OF 571.14 FEET TO A POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE AND THE BEGINNING OF A 120 FOOT ACCESS OPENING AS SHOWN ON SAID PLAT; THENCE SOUTHEASTERLY ALONG THE LAST DESCRIBED CURVE HAVING A RADIUS OF 2837.05 FEET, THROUGH A CENTRAL ANGLE OF 02°25'25", FOR AN ARC DISTANCE OF 120.01 FEET TO THE END OF SAID ACCESS OPENING AND A POINT OF BEGINNING OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE ALONG THE LAST DESCRIBED CURVE HAVING A RADIUS OF 2837.05 FEET, THROUGH A CENTRAL ANGLE OF 07°29'50", FOR AN ARC DISTANCE OF 371.23 FEET TO A POINT OF TERMINUS OF SAID NON-VEHICULAR ACCESS LINE, SAID POINT BEING THE SOUTHEAST CORNER OF SAID PARCEL "C-2". THE LAST EIGHT (8) DESCRIBED COURSES LYING ALONG THE EAST BOUNDARY OF SAID PARCEL "C-2" AND THE WEST RIGHT OF WAY LINE OF UNIVERSITY DRIVE.

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LICENSED BUSINESS NUMBER #271

RAYMOND YOUNG
PROFESSIONAL SURVEYOR AND MAPPER NO 5799
STATE OF FLORIDA


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R:\SURVEY\2010\10-0026-008-01_MONTERRA TURN LANE S&D\DRAWINGS\10-0026-008-01_NVAL

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UPDATES and/or REVISIONS	DATE	BY	CK'D
1. REVISE PER COUNTY COMMENTS	5/28/20	RY	JB
2. REVISE DESCRIPTION TYPO	12/28/20	RY	RY

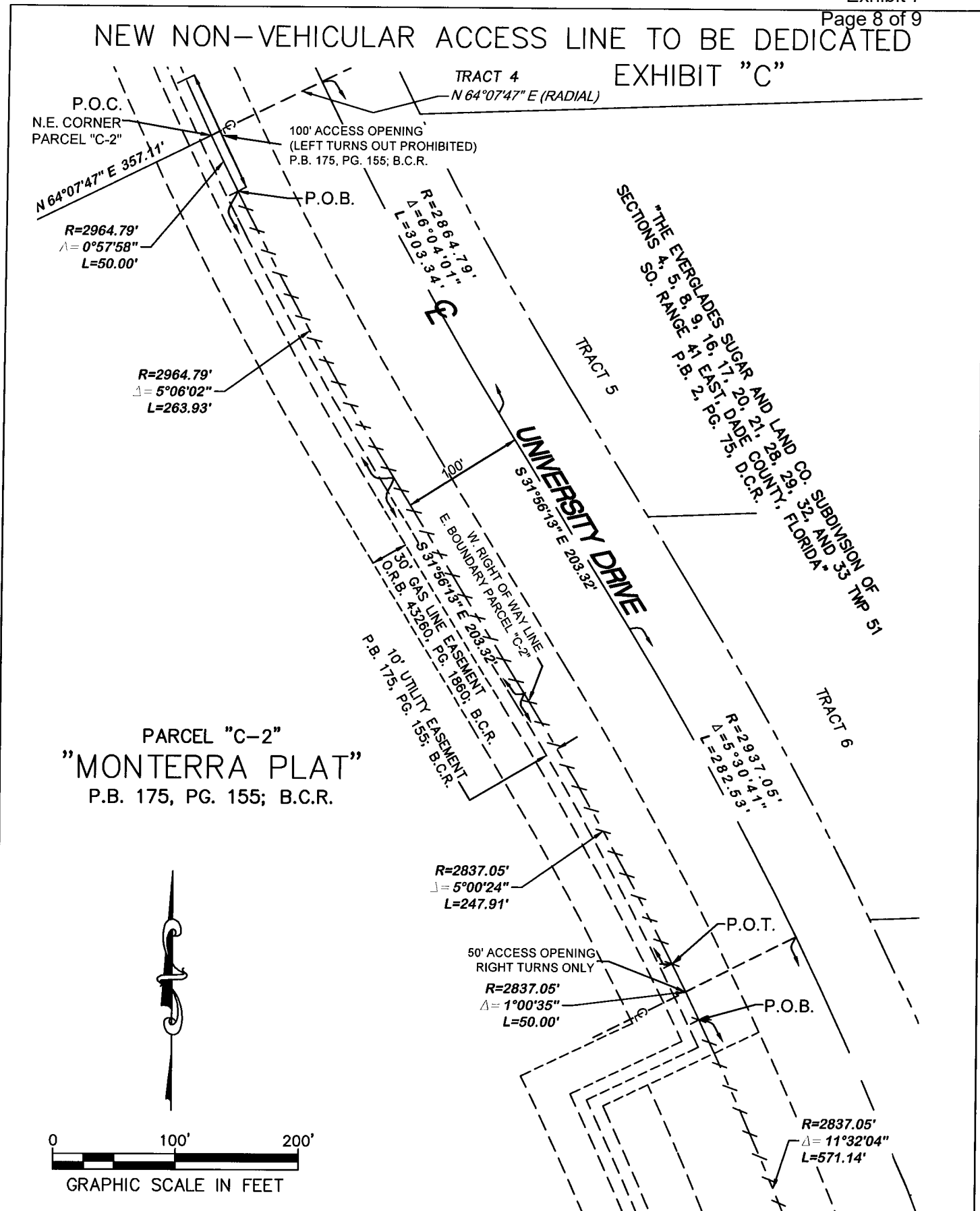


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JOB NO.: 10-0026-008-01	SHEET 1 OF 3 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 05-04-18

NEW NON-VEHICULAR ACCESS LINE TO BE DEDICATED

EXHIBIT "C"



R:\SURVEY\2010\10-0026-008-01_MONTERRA TURN LANE S&D\DRAWINGS\10-0026-008-01_NVAL

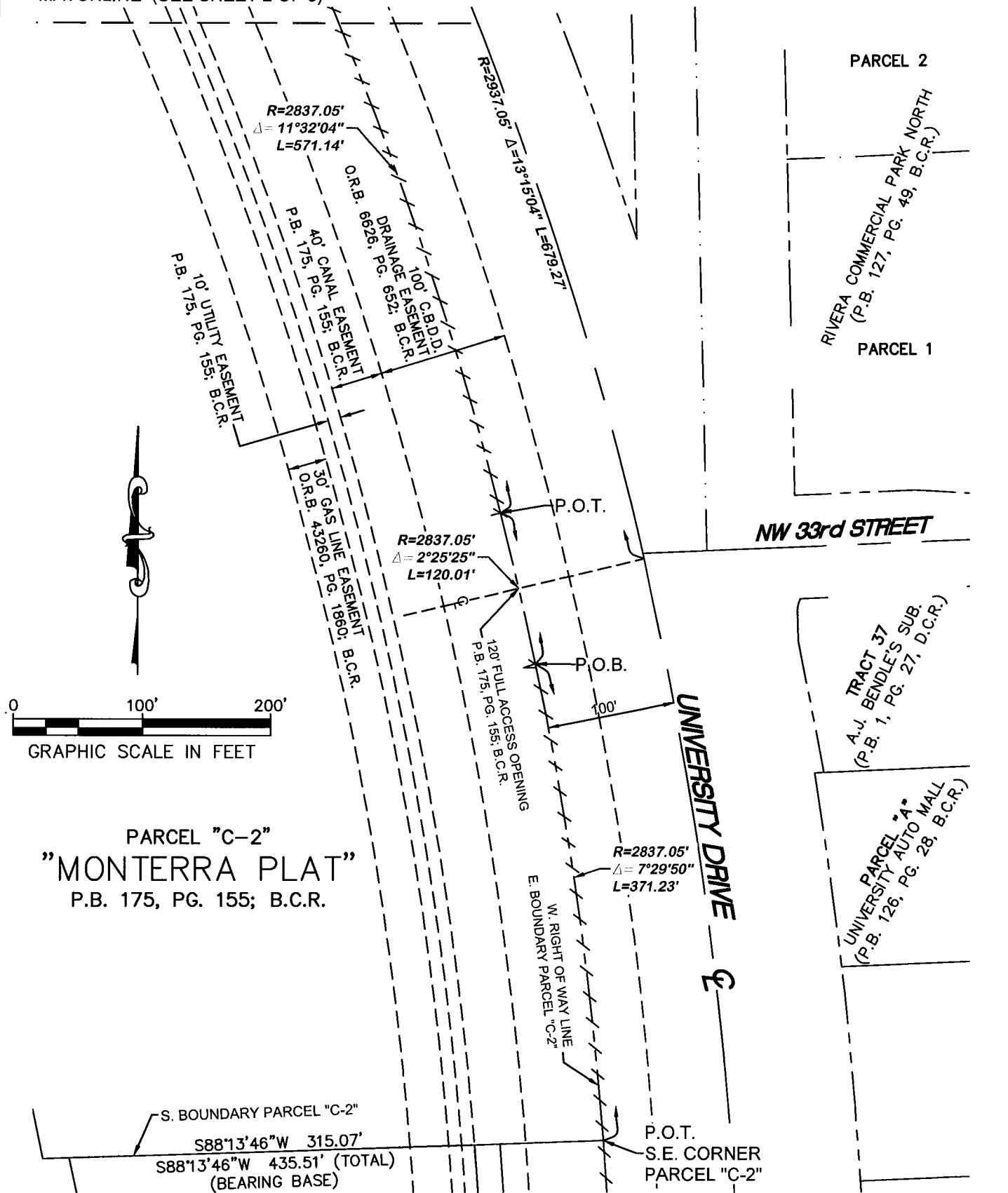
MATCHLINE (SEE SHEET 3 OF 3)

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 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400
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JOB NO.: 10-0026-008-01	SHEET 2 OF 3 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 05-04-18

NEW NON-VEHICULAR ACCESS LINE TO BE DEDICATED EXHIBIT "C"

MATCHLINE (SEE SHEET 2 OF 3)



PARCEL "C-2"
 "MONTERRA PLAT"
 P.B. 175, PG. 155; B.C.R.

NW 33rd STREET

UNIVERSITY DRIVE

TRACT 37
 A.J. BENDLE'S SUB
 (P.B. 1, PG. 27, D.C.R.)

UNIVERSITY PARCEL "A"
 (P.B. 126, PG. 28, B.C.R.)

S. BOUNDARY PARCEL "C-2"
 S88°13'46"W 315.07'
 S88°13'46"W 435.51' (TOTAL)
 (BEARING BASE)

P.O.T.
 S.E. CORNER
 PARCEL "C-2"

R:\SURVEY\2010\10-0026-008-01_MONTERRA TURN LANE S&D\DRAWINGS\10-0026-008-01_NVAL DEDICATION

Craven • Thompson & Associates, Inc.
 ENGINEERS PLANNERS SURVEYOR'S
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