



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 015-MP-94

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

TARA

Plat/Site Number

015-UP-94

Plat Book - Page (if recorded)

162-20

Owner/Applicant/Petitioner Name

AKAI ESTATES, LLC

Address

333 LAS OLAS WAY - CU#1

City

FORT LAUDERDALE

State

FL

Zip

33301

Phone

(954) 325-7504

Email

alex@akaiestates.com

Agent for Owner/Applicant/Petitioner

SCHWEBKE-SHISKIN & ASSOCIATES, INC.

Contact Person

RONALD A. FRITZ, ASSISTANT VICE PRESIDENT

Address

3240 CORPORATE WAY

City

MIRAMAR

State

FL

Zip

33025

Phone

(954) 435-7010

Email

rfritz@shiskin.com

Folio(s)

SEE ATTACHED EXHIBIT "A"

Location

SOUTH SIDE side of **GRIFFIN ROAD** at/between/and **S.W. 184th AVENUE** and/of **S.W. 186th AVENUE**
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

KARINA DA LUZ - RESILIENT ENVIRO. DEPT.-URBAN PLANNING DEPT.-SEVERAL DATES

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

SEE ATTACHED NARRATIVE LETTER DEFINING THE VARIOUS EXISTING ALLOWED ACCESS OPENINGS TO BE CLOSED ALONG THE WEST RIGHT-OF-WAY LINE OF S.W. 184th AVENUE AND THE OPENING OF AN ALLOWED ACCESS OPENING ON THE SOUTH RIGHT-OF-WAY LINE OF GRIFFIN ROAD, WITHING THE PLAT OF "TARA".

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 abut a Trafficway that is functionally classified as a State Road. This requirement includes the creation or amendment of vehicular access and/or any improvements requiring permits from the State.

For NON-ROADWAY RELATED items (6 through 12) listed under INSTRUCTIONS on Page 1 of this form, please consult with 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.
SCHWEBKE-SHISKIN & ASSOCIATES, INC.

Ronald A. Find
Owner/Agent Signature

May 6, 2022
Date

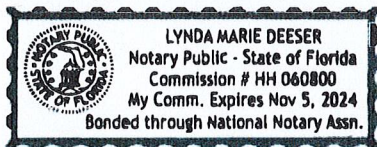
NOTARY PUBLIC

STATE OF FLORIDA COUNTY OF BROWARD

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

LYNDA MARIE DEESER
Name of Notary Typed, Printed or Stamped

Lynnda m. Deeser
Signature of Notary Public - State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type/Title of Request

Non-Vehicular Access line

Application Date <u>05/06/2022</u>	Acceptance Date <u>05/09/2022</u>	Fee <u>\$770</u>
Comments Due <u>05/30/2022</u>	Report Due <u>06/09/2022</u>	CC Meeting Date <u>TBD</u>

Adjacent City or Cities

Weston

☒ Plats ☐ Site Plans ☒ City Letter ☐ FDOT Letter

☒ Other: Sketches, city No objections letter, Narrative

Distribute To

☒ Engineering ☒ Traffic Engineering ☒ Mass Transit

☐ Other: N/A

Comments

N/A

Received By

Kawina



EXHIBIT "A"

Sheet 1 of 1 Sheets

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

BROWARD COUNTY PROPERTY APPRAISER PROPERTY IDENTIFICATION NUMBERS

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

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



May 6, 2022

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

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

Dear Josie,

Due to the expiration of the time period allotted by the Broward County Land Development Code we are respectively re-submitting the Delegation Request for the Application to Change or Waiver Requirements of the Broward County Land Development Code. The below narrative explaining the revisions requested to the Non-Vehicular Access Line was originally submitted with the Delegation Request approved by the Broward County Board of County Commission on December 8, 2020.

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

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

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

- 3) the NVAL lying 25 feet North of the South line of Lot One (1) being 79 feet in length, the elimination of the East-West portion of the NVAL lying 25 feet South of the North line of Lot Two (2) being 79 feet in length, the elimination of the East-West portion of the NVAL lying 25 feet North of the South line of Lot Three (3) being 79 feet in length and the elimination of the East-West portion of the NVAL lying 25 feet South of the North line of Lot Four (4) being 79 feet in length.
- 4) Amends that portion the NVAL line along the West limits of the existing Road Easement, per the attached sketch and legal description. This request is to eliminate the NVAL lying in the Southeasterly corner of Lot 4 and the Easterly portion of Parcel "A", being designed for a future right turn lane, adjacent to the West Right-of-Way Line of Southwest 184th Avenue. This portion of the existing NVAL being more particularly described as the West limits of the 100-foot transition and the West limits of the 150 foot storage of the Road Easement. This request also includes the elimination the NVAL along the Chamfer of the Road Easement adjacent to the unnamed dedicated Right-of-Way, commonly known as Southwest 49th Street.
- 5) Amends the NVAL along the South Right-of-Way Line and along the North Right-of-Way Line of the unnamed dedicated Right-of-Way, commonly known as Southwest 49th Street, per the attached sketch and legal description. This request is to eliminate the NVAL for the designated 100 feet in length along the North Right-of-Way Line and corner chord of the Road Easement. This request also includes the elimination of the NVAL for the designated 100 feet in length along the South Right-of-Way Line and corner chord of the Right-of-Way.
- 6) Amends the NVAL along Southwest 184th Avenue, per the attached sketch and legal description. This request is to eliminate the entire allowed full access opening at the unnamed dedicated Right-of-Way, commonly known as Southwest 49th Street. This request is also to provide a new NVAL across the undesignated allowed full access opening at the unnamed dedicated Right-of-Way, commonly known as Southwest 49th Street.



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

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

Regards,

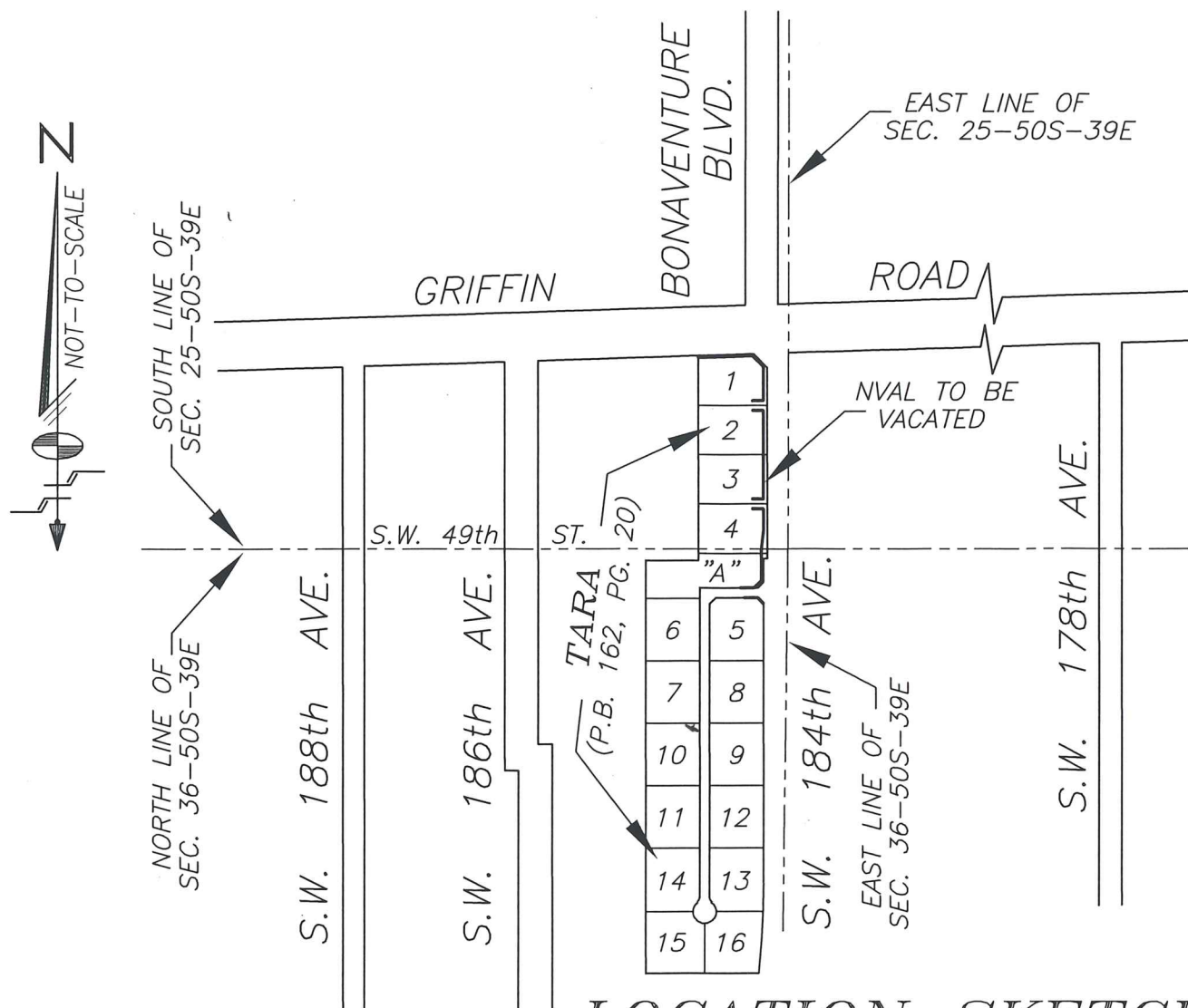
Schwebke-Shiskin & Associates, Inc.



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

RAF/vf

SKETCH TO ACCOMPANY LEGAL DESCRIPTION OLD NON-VEHICULAR ACCESS LINE



LOCATION SKETCH

LEGEND:

P.O.C. DENOTES POINT OF COMMENCEMENT
P.O.B. DENOTES POINT OF BEGINNING
P.O.T. DENOTES POINT OF TERMINATION
P.B. DENOTES PLAT BOOK
O.R.B. DENOTES OFFICIAL RECORDS BOOK
PG. DENOTES PAGE
PGS. DENOTES PAGES
☉ DENOTES CENTER LINE
R/W DENOTES RIGHT-OF-WAY

U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
MAINT. DENOTES MAINTENANCE
EASMT. DENOTES EASEMENT
DRAIN. DENOTES DRAINAGE
NVAL DENOTES NON-VEHICULAR ACCESS LINE
+++ DENOTES NON-VEHICULAR ACCESS LINE
☉ DENOTES CENTER LINE
SEC. DENOTES SECTION

EXHIBIT "B"
SHEET 1 OF 5 SHEETS



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

ORDER NO. 203348

DATE: OCT. 22, 2014

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

PREPARED UNDER MY SUPERVISION:

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

REVISIONS	
LIMITS OF NVAL	
06/17/20	#211259
RESUBMITTAL	
05/06/22	#214880

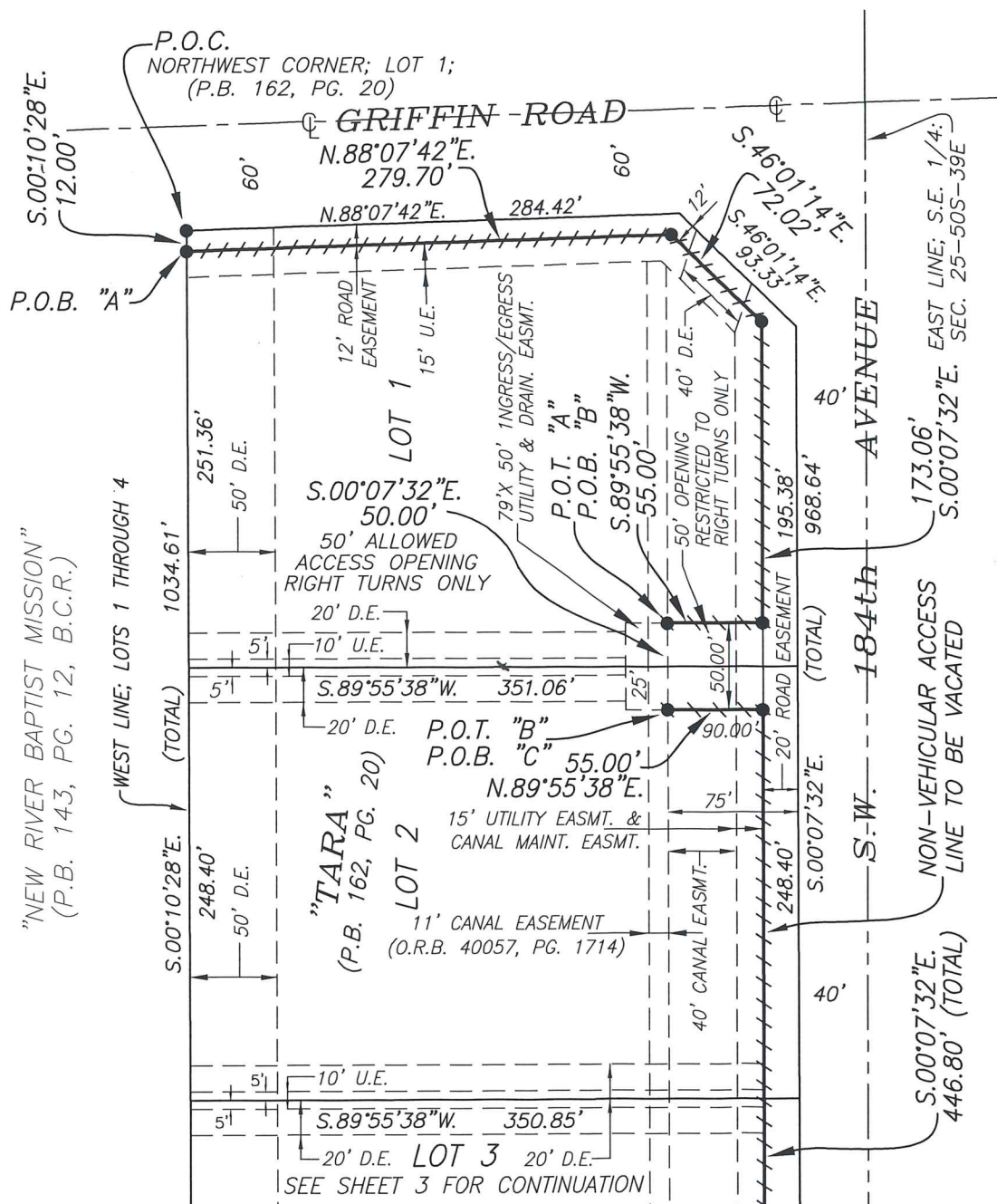


EXHIBIT "B"
SHEET 2 OF 5 SHEETS

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

REVISIONS
LIMITS OF NVAL
06/17/20 #211259
RESUBMITTAL
05/06/22 #214880

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

OLD NON-VEHICULAR ACCESS LINE

LEGAL DESCRIPTION:

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

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

(CONTINUED ON SHEET 5 OF 5 SHEETS)

EXHIBIT "B"
SHEET 4 OF 5 SHEETS



Schwebke-Shiskin & Associates, Inc.

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

PHONE No. (954) 435-7010

FAX No. (954) 438-3288

ORDER NO. 203348

DATE: OCT. 22, 2014

THIS IS NOT A "BOUNDARY SURVEY"

CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

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

REVISIONS

LIMITS OF NVAL

06/17/20 #211259

RESUBMITTAL

05/06/22 #214880

LEGAL DESCRIPTION TO ACCOMPANY SKETCH OLD NON-VEHICULAR ACCESS LINE

LEGAL DESCRIPTION:

(CONTINUED FROM SHEET 4 OF 5 SHEETS)

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

SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF SOUTH 88 DEGREES 07 MINUTES 42 SECONDS WEST ALONG THE CENTER LINE OF GRIFFIN ROAD AS SHOWN ON THE HEREIN REFERENCED PLAT OF "TARA".
- 2) THE LEGAL DESCRIPTION AS SHOWN HEREON WAS PREPARED BY THIS FIRM.
- 3) ORDERED BY: AKAI ESTATES LLC
- 4) THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF FIVE (5) SHEETS AND SHALL NOT BE CONSIDERED VALID UNLESS EACH SHEET IS ATTACHED TO THE OTHER.
- 4) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

EXHIBIT "B"
SHEET 5 OF 5 SHEETS



Schwebke-Shiskin & Associates, Inc.

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

PHONE No. (954) 435-7010

FAX No. (954) 438-3288

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FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

REVISIONS

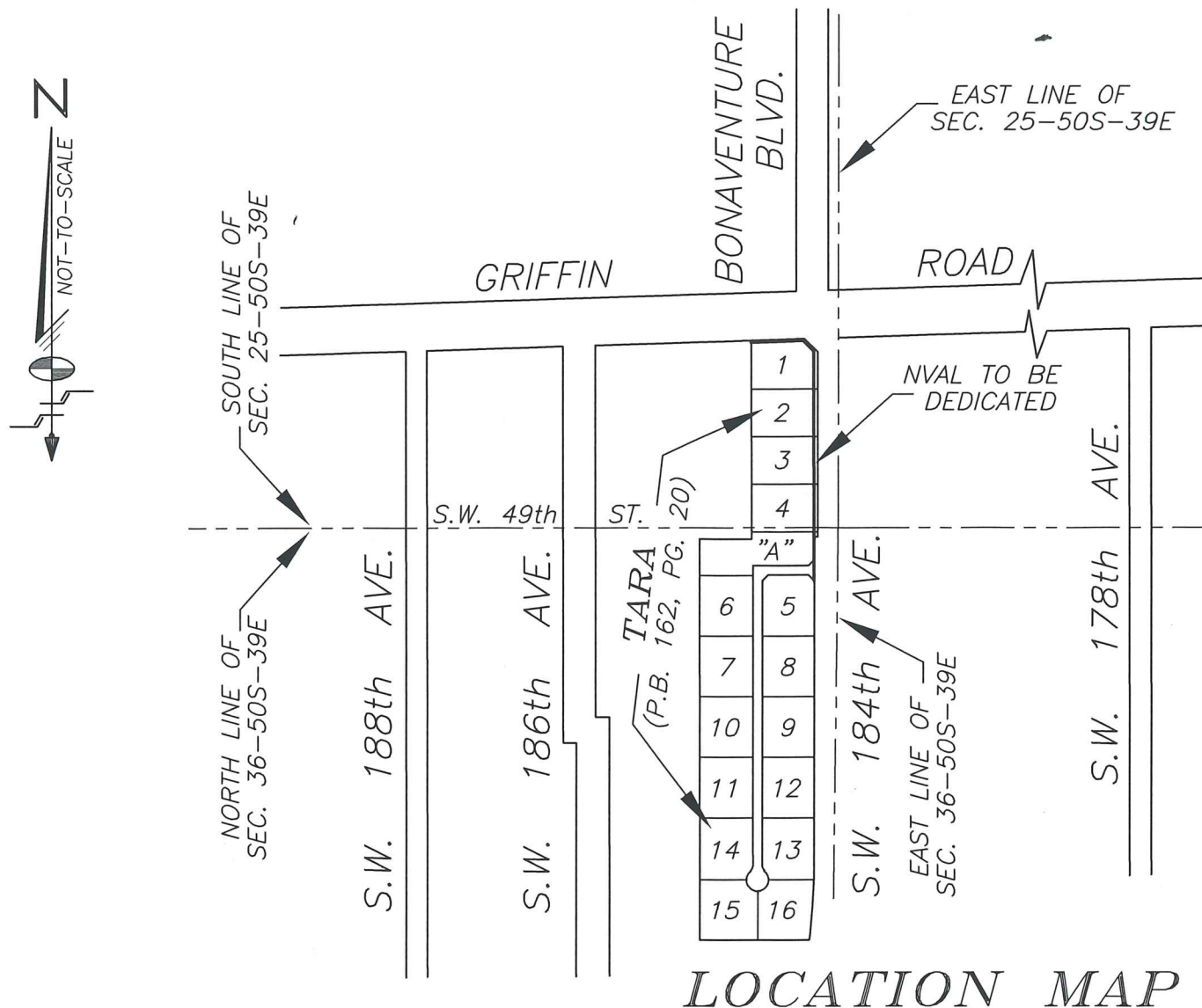
LIMITS OF NVAL

06/17/20 #211259

RESUBMITTAL

05/06/22 #214880

SKETCH TO ACCOMPANY LEGAL DESCRIPTION NEW NON-VEHICULAR ACCESS LINE



LOCATION MAP

LEGEND:

P.O.C.	DENOTES POINT OF COMMENCEMENT	U.E.	DENOTES UTILITY EASEMENT
P.O.B.	DENOTES POINT OF BEGINNING	D.E.	DENOTES DRAINAGE EASEMENT
P.O.T.	DENOTES POINT OF TERMINATION	MAINT.	DENOTES MAINTENANCE
P.B.	DENOTES PLAT BOOK	EASMT.	DENOTES EASEMENT
O.R.B.	DENOTES OFFICIAL RECORDS BOOK	DRAIN.	DENOTES DRAINAGE
PG.	DENOTES PAGE	NVAL	DENOTES NON-VEHICULAR ACCESS LINE
PGS.	DENOTES PAGES	---	DENOTES NON-VEHICULAR ACCESS LINE
CL	DENOTES CENTER LINE	CL	DENOTES CENTER LINE
R/W	DENOTES RIGHT-OF-WAY	SEC.	DENOTES SECTION

EXHIBIT "C"
SHEET 1 OF 4 SHEETS

Schwebke-Shiskin & Associates, Inc.

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

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LIMITS OF NVAL

06/17/20 #211259

RESUBMITTAL

05/06/22 #214880



SKETCH TO ACCOMPANY LEGAL DESCRIPTION NEW NON-VEHICULAR ACCESS LINE

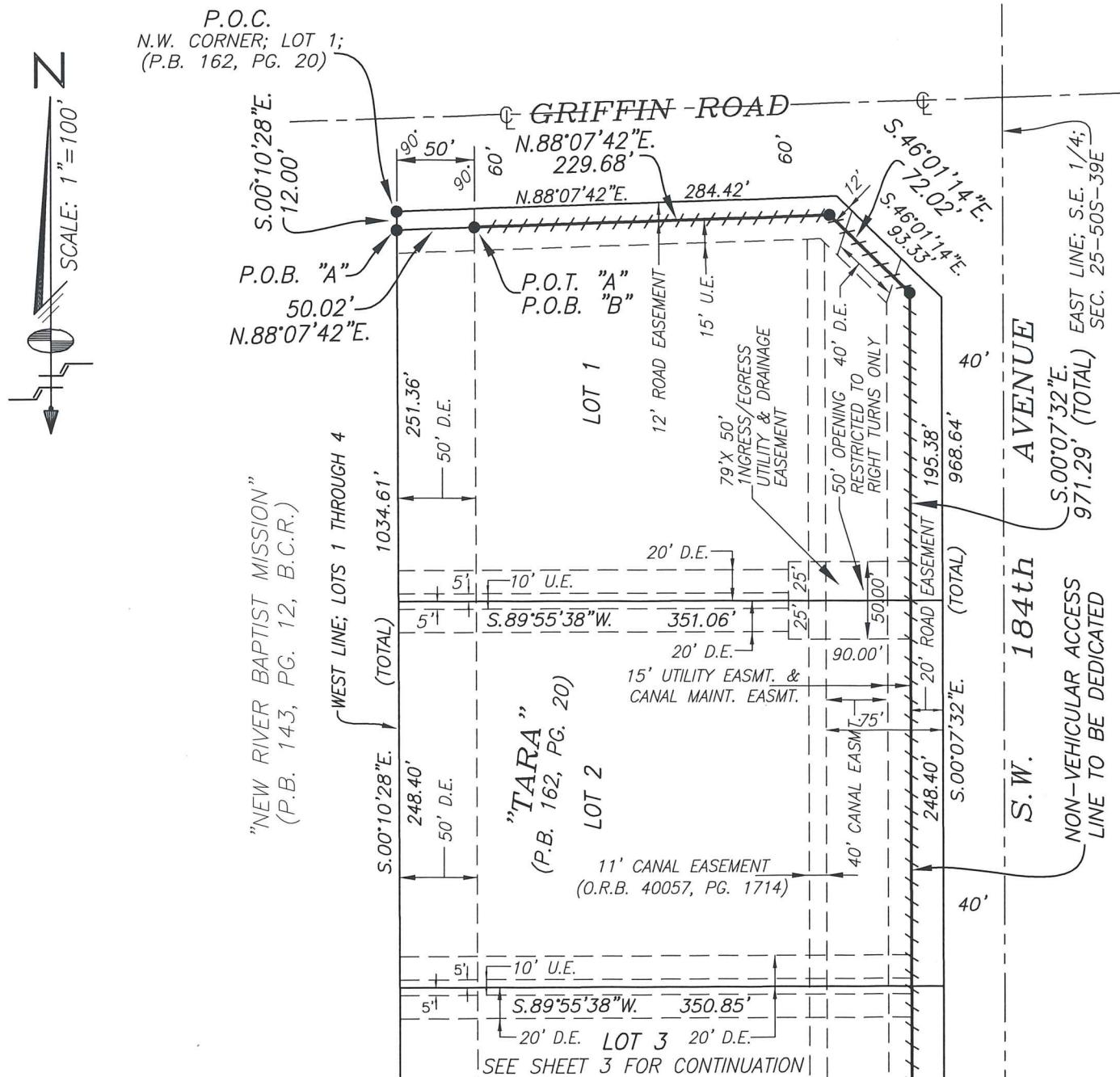


EXHIBIT "C"
SHEET 2 OF 4 SHEETS

Schwebke-Shiskin & Associates, Inc.

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

PHONE No. (954) 435-7010

FAX No. (954) 438-3288

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

REVISIONS

LIMITS OF NVAL

06/17/20 #211259

RESUBMITTAL

05/06/22 #214880



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

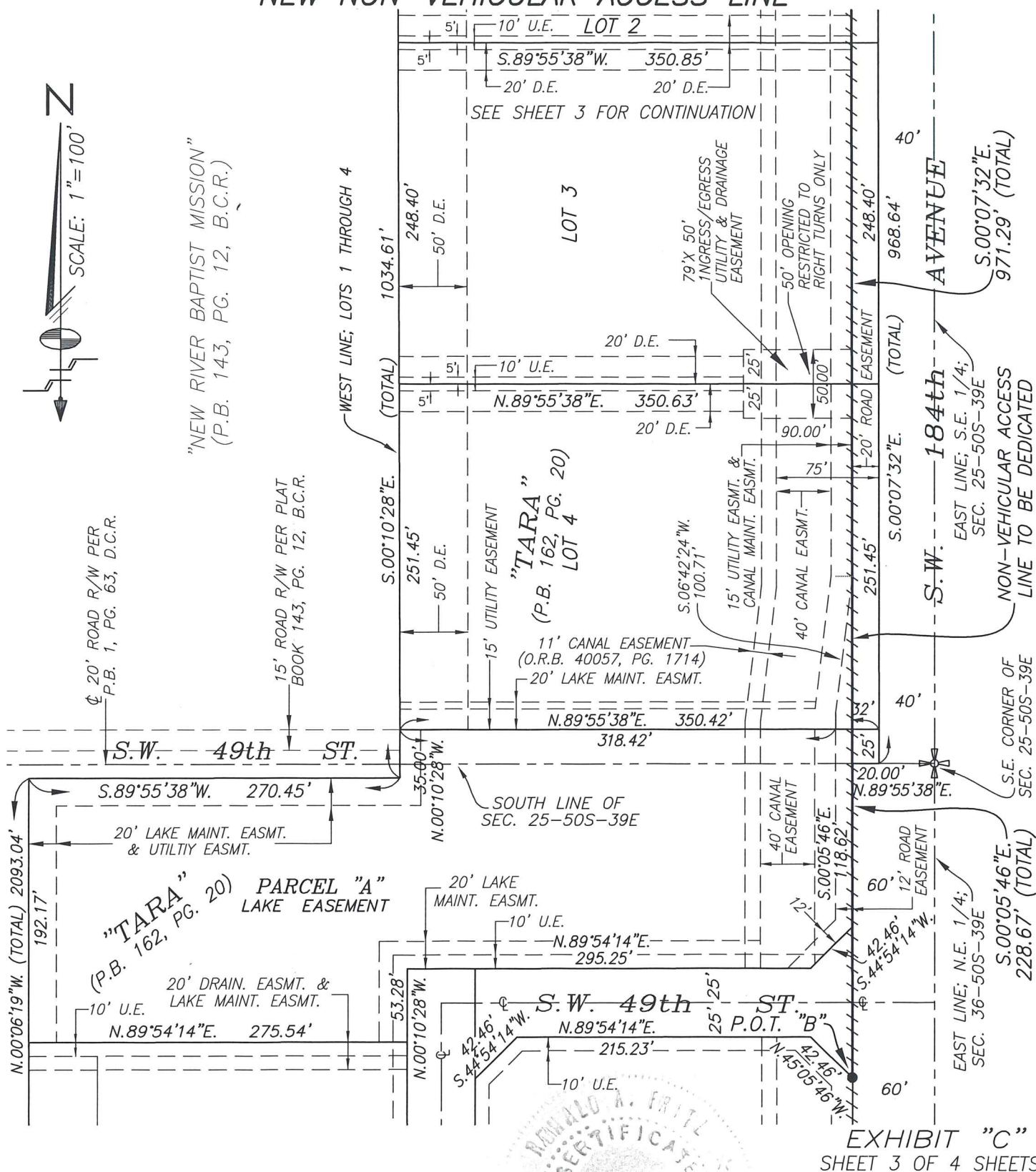


EXHIBIT "C"
SHEET 3 OF 4 SHEETS



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

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REVISIONS

LIMITS OF NVAL

06/17/20 #211259

RESUBMITTAL

05/06/22 #214880

LEGAL DESCRIPTION TO ACCOMPANY SKETCH NEW NON-VEHICULAR ACCESS LINE

LEGAL DESCRIPTION:

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

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

SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF SOUTH 88 DEGREES 07 MINUTES 42 SECONDS WEST ALONG THE CENTER LINE OF GRIFFIN ROAD AS SHOWN ON THE HEREIN REFERENCED PLAT OF "TARA".
- 2) ORDERED BY: AKAI ESTATES LLC
- 3) THE LEGAL DESCRIPTION AS SHOWN HEREIN WAS PREPARED BY THIS FIRM.
- 4) THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF FOUR (4) SHEETS AND SHALL NOT BE CONSIDERED VALID UNLESS EACH SHEET IS ATTACHED TO THE OTHER.
- 5) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

EXHIBIT "C"
SHEET 4 OF 4 SHEETS



Schwebke-Shiskin & Associates, Inc.

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

PHONE No. (954) 435-7010

FAX No. (954) 438-3288

ORDER NO. 203348

DATE: OCT. 22, 2014

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

PREPARED UNDER MY SUPERVISION:

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

REVISIONS

LIMITS OF NVAL

06/17/20 #211259

RESUBMITTAL

05/06/22 #214880