



Application Number 073-MP-83

1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Oakwood Hills			
Plat/Site Number 073-MP-83		Plat Book - Page (if recorded) 120-45	
Owner/Applicant/Petitioner Name Oakwood Business Center Limited Partnership / Oakwood Plaza Limited Partnership			
Address 1 Oakwood Boulevard, Suite 70		City Hollywood	State FL
Zip 33020			
Phone (754) 208-5217		Email jgelfman@kimcorealty.com	
Agent for Owner/Applicant/Petitioner Greenspoon Marder LLP		Contact Person Elizabeth Somerstein, Esq.	
Address 200 East Broward Boulevard, Suite 1800		City Fort Lauderdale	State FL
Zip 33301			
Phone (954) 527-2459		Email elizabeth.somerstein@gmlaw.com	
Folio(s) 514204120628, 514204120627, 514204120626, 514204120622, 514204120625, 514204120623, 514204120624, 514204120660, 514204120620, 514204120629, 514204120631, 514204120650, 514204120600, 514204120670,			
Location East and West side of N. 26 Avenue at Sheridan Street and/of Stirling Road <small>north side/corner north street name between street name / side/corner street name</small>			

Type of Application (this form required for all applications)	
Please check all that apply (use attached Instructions for this form).	
<input type="checkbox"/> Plat (fill out/PRINT Questionnaire Form, Plat Checklist)	
<input type="checkbox"/> Site Plan (fill out/PRINT Questionnaire Form, Site Plan Checklist)	
<input checked="" type="checkbox"/> Note Amendment (fill out/PRINT Questionnaire Form, Note Amendment Checklist)	
<input type="checkbox"/> Vacation (fill out/PRINT Vacation Continuation Form, Vacation Checklist , use Vacation Instructions)	
<input type="checkbox"/> Vacating Plats, or any Portion (BCAC 27.25)	
<input type="checkbox"/> Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.29)	
<input type="checkbox"/> Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.30)	
<input type="checkbox"/> Vacation (Notary Continuation Form Affidavit required, fill out Business Notary if needed)	

Application Status			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input checked="" type="checkbox"/> N/A
What was the project number assigned by the Urban Planning Division?	Project Number <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Don't Know		
Project Name	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Don't Know		
Are the boundaries of the project exactly the same as the previously submitted project?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.			

Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Number and type of units approved in the underlying plat.	
Number and type of units proposed to be deleted by this replat.	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	

School Concurrency (Residential Plats, Replats and Site Plan Submissions)	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>If the answer is "Yes" to any of the questions above</p> <p>RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.</p>	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Activity Center	Land Use Plan Designation(s) Activity Center
Zoning District(s) PD	Zoning District(s) PD

Existing Land Use					
<p>A credit against impact fees may be given for the site's current or previous use. No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans. To receive a credit, complete the following table. Note: If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within three (3) years of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.</p>					
Are there any existing structures on the site?					<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	<u>Has</u> been or <u>will</u> be Demolished?
Commercial	123,443	current	YES NO	YES NO	HAS WILL NO
Office	140,547	current	YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
<p>*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building id defined by the definition in the Land Development Code.</p>					

Proposed Use			
RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
		commercial	275,000
		office	200,000
		warehouse	11,642

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.

Cybele Pasch
Owner/Agent Signature

11/15/24
Date

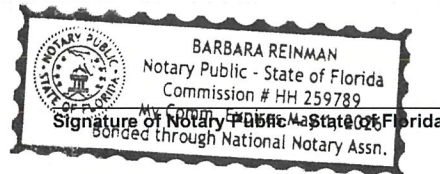
NOTARY PUBLIC

STATE OF FLORIDA

COUNTY OF BROWARD Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 15 day of November, 20 24, who ☒ is personally known to me | ☐ has produced _____ as identification.

Barbara Reinman
Name of Notary Typed, Printed or Stamped



Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type

Note Amendment

Application Date 1/17/2025	Acceptance Date 1/24/2025	Fee \$2,090
Comments Due 2/24/2025	Report Due 3/6/2025	CC Meeting Date

Adjacent City or Cities
N/A

☒ Plats ☐ Surveys ☐ Site Plans ☐ Landscaping Plans ☐ Lighting Plans
☐ City Letter ☐ Agreements

☐ Other: BCPA Receipt, Titlework

Distribute To
☒ Full Review ☐ Planning Council ☐ School Board ☐ Land Use & Permitting
☐ Health Department ☐ Zoning Code Services (BMSD only) ☐ Administrative Review

☐ Other:

Received By

Jennifer Luchong, Christian Dumay

November 6, 2024

Josie P. Sesodia, Director
Urban Planning Division
Broward County
One North University Drive, Suite 102
Plantation, Florida 33324

Re: Oakwood Hills Plat Note Amendment Letter of Intent

Dear Jo:

The current plat note amendment agreement for the Oakwood Hills Plat ("Plat") is enclosed with this application. The current language for the existing plat note as contained in that agreement is provided below.

Existing Plat Notation:

Tracts A & B are limited to 170 existing multi-family units and 10,500 square feet of commercial use.

Tracts C, D, and DD are limited to 131 hotel/motel rooms, a .73 acre park, 12,000 square feet of retail, and a 220 sleeping room (110 dwelling unit equivalents) Special Residential Facility, Category 3.

Block 1 and Block 2 are restricted to 56 single-family dwelling units; and

Park No. 1 and Park No. 2 are restricted to park use.

Tract E is restricted to 156,102 square feet of commercial use (134,481 square feet existing and 21,621 square feet proposed), an 18 screen movie theater complex, 161,119 square feet of office use, and 11,642 square feet of warehouse use, of which the commercial, office and warehouse uses shall be allocated as follows:

A. To Existing Buildings within Tract E:

- 1) To the existing building at 200 Oakwood Lane, which is 26,460 square feet: 14,818 square feet of office use and 11,642 square feet

Atlanta Boca Raton Chicago Denver Ft. Lauderdale Las Vegas Los Angeles Miami
Newark New York Orlando Scottsdale Tallahassee West Palm Beach

November 6, 2024
Page No. 2

of warehouse use. Warehouse uses may have 30%-50% ancillary office or 30% ancillary commercial use per bay or single tenant building upon satisfaction of impact/concurrency fees.

- 2) To the existing building at 300 Oakwood Lane, which is 32,460 square feet: 32,460 square feet of office.
- 3) To the existing building at 1 Oakwood Boulevard, which is 72,702 square feet and the building at 2 Oakwood Boulevard which is 52,177 square feet (for a combined building square footage for the two buildings of 124,879 square feet): 113,841 square feet of office use and 11,038 square feet of commercial use.
- 4) To the existing retail buildings within Tract E, 123,443 square feet of commercial use.

B. For future development within Tract E: 21,621 square feet of commercial use.

Freestanding banks and/or banks with drive-thru facilities are not permitted within Tract E without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

We are proposing a plat note amendment to streamline the note language for clarity. We are also proposing to create an additional parcel in the Plat to reflect the ownership patterns in the Plat. Kimco owns the majority of Tract E. We are creating a new Tract F to include all the land owned by Kimco that is currently in Tract E. The remainder of the existing Tract E will retain the Tract E designation.

The proposed plat note language is provided below.

Proposed Plat Notation:

Tracts A & B are limited to 170 existing multi-family units and 10,500 square feet of commercial use.

Tracts C, D, and DD are limited to 131 hotel/motel rooms, a .73 acre park, 12,000 square feet of retail, and a 220 sleeping room (110 dwelling unit equivalents) Special Residential Facility, Category 3.

Block 1 and Block 2 are restricted to 56 single-family dwelling units; and

Park No. 1 and Park No. 2 are restricted to park use.

November 6, 2024
Page No. 3

Tract E is restricted to 32,460 square feet of office and 21,621 square feet of commercial use.

Tract F is restricted to 275,000 square feet of commercial use; 200,000 square feet of office use; and 11,642 square feet of warehouse use.

The following graphics are attached to depict the proposed changes in the Plat:

Page 2 shows the area of the Plat for this application.

Page 3 depicts Tract E of the current Plat.

Page 4 depicts the ownership pattern in Tract E.

Page 5 depicts a smaller Tract E that is not owned by Kimco and a new Tract that is the area owned by Kimco will become the new Tract F.

In addition, we request that the findings of adequacy for this be eliminated from the plat note.

Please let me know if you need any other information to process this request for County Commission approval.

Sincerely,

GREENSPOON MARDER LLP



Cynthia A. Pasch, AICP

4341 S.W. 62nd Avenue
Davie, Florida 33314



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**LEGAL DESCRIPTION OF:
REMAINDER OF TRACT 'E'
PORTION OF TRACT 'E', OAKWOOD HILLS (P.B. 120, PG. 45, B.C.R.)
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF TRACT 'E', OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 'E';

THENCE N.88°27'20"E., ALONG THE SOUTH LINE OF SAID TRACT 'E', A DISTANCE OF 449.41 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUE N.88°27'20"E., ALONG SAID SOUTH LINE, A DISTANCE OF 325.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 'E';

THENCE N.11°34'01"E., ALONG THE EAST LINE OF SAID TRACT 'E', A DISTANCE OF 265.69 FEET;

THENCE S.88°27'11"W., A DISTANCE OF 322.78 FEET;

THENCE S.01°32'49"E., A DISTANCE OF 76.25 FEET;

THENCE S.88°27'11"W., A DISTANCE OF 62.50 FEET;

THENCE S.01°32'49"E., A DISTANCE OF 182.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 2.00 ACRES (87,129 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT SUBJECTED TO A TITLE SEARCH FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON N.88°27'20"E., ALONG THE SOUTH LINE OF TRACT 'E', AS SHOWN ON THE PLAT OF OAKWOOD HILLS, RECORDED IN PLAT BOOK 120, AT PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS LEGAL DESCRIPTION WAS PREPARED BY STONER & ASSOCIATES, INC. WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE COULD BE MATTERS OF RECORD THAT ARE NOT SHOWN HEREON.
6. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF SIGNATURE: 9.12.2024

JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

REVISIONS	DATE	BY

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DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
9/11/24	DRL	JDS	N/A



SHEET 1 OF 2

SKETCH NO.
18-8637 - TRACT 'E' - REM

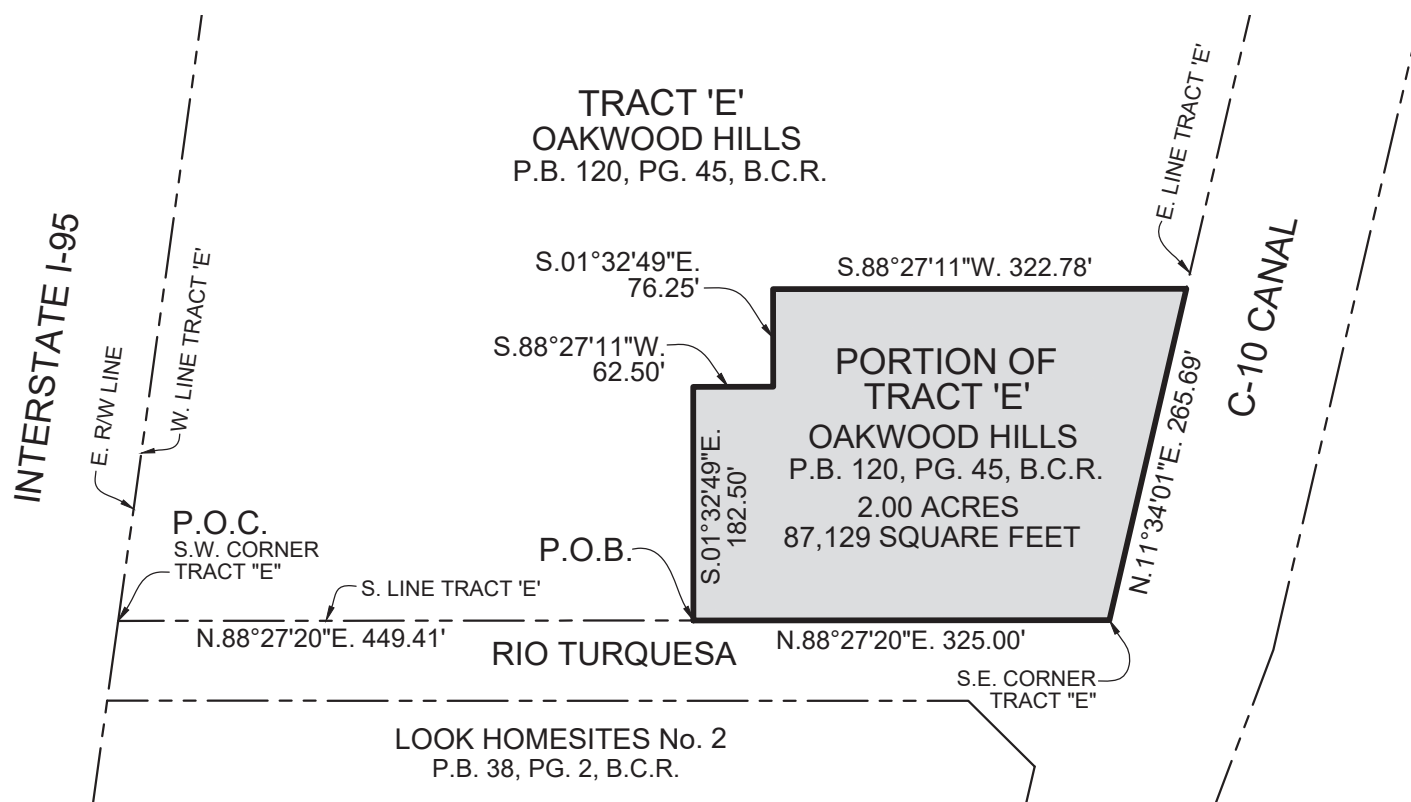
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**SKETCH OF DESCRIPTION
REMAINDER OF TRACT 'E'**
**PORTION OF TRACT 'E', OAKWOOD HILLS (P.B. 120, PG. 45, B.C.R.)
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**



SCALE: 1" = 150'



GRAPHIC SCALE

LEGEND:

B.C.R. BROWARD COUNTY RECORDS
 P.B. PLAT BOOK
 PG. PAGE
 PLS PROFESSIONAL LAND SURVEYOR
 LB. LICENSED BUSINESS
 P.O.C. POINT OF COMMENCEMENT
 P.O.B. POINT OF BEGINNING
 R/W RIGHT-OF-WAY

NOTE:
SEE SHEET 1 OF 2 FOR THE LEGAL
DESCRIPTION OF THE PROPERTY
SHOWN GRAPHICALLY HEREON.

SHEET 2 OF 2

SKETCH NO.
18-8637_TRACT 'E'_REM

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**LEGAL DESCRIPTION OF:
PROPOSED TRACT 'F'
PORTION OF TRACT 'E', OAKWOOD HILLS (P.B. 120, PG. 45, B.C.R.)
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**

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BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 'E';

THENCE N.06°21'05"E., ALONG THE WEST LINE OF SAID TRACT 'E' AND THE EAST RIGHT-OF-WAY LINE FOR I-95, A DISTANCE OF 1993.10 FEET TO THE NORTHWEST CORNER OF SAID TRACT 'E';

THENCE N.88°32'24"E., ALONG THE NORTH LINE OF SAID TRACT 'E', A DISTANCE OF 960.10 FEET TO THE NORTHEAST CORNER OF SAID TRACT 'E';

THENCE S.11°34'01"W., ALONG THE EAST LINE OF SAID TRACT 'E', A DISTANCE OF 1759.90 FEET;

THENCE S.88°27'11"W., A DISTANCE OF 322.78 FEET;

THENCE S.01°32'49"E., A DISTANCE OF 76.25 FEET;

THENCE S.88°27'11"W., A DISTANCE OF 62.50 FEET;

THENCE S.01°32'49"E., A DISTANCE OF 182.50 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 'E';

THENCE S.88°27'20"W., ALONG SAID SOUTH LINE, A DISTANCE OF 449.41 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 37.30 ACRES (1,624,651 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT SUBJECTED TO A TITLE SEARCH FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON N.06°21'05"E., ALONG THE WEST LINE OF SAID TRACT 'E', AS SHOWN ON THE PLAT OF OAKWOOD HILLS, RECORDED IN PLAT BOOK 120, AT PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
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6. SEE SHEETS 2, 3 AND 4 OF 4 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF SIGNATURE: 9.12.2024

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PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 — STATE OF FLORIDA

REVISIONS	DATE	BY

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DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
9/11/24	DRL	JDS	N/A



SHEET 1 OF 4

SKETCH NO. 18-8637 TRACT 'F'

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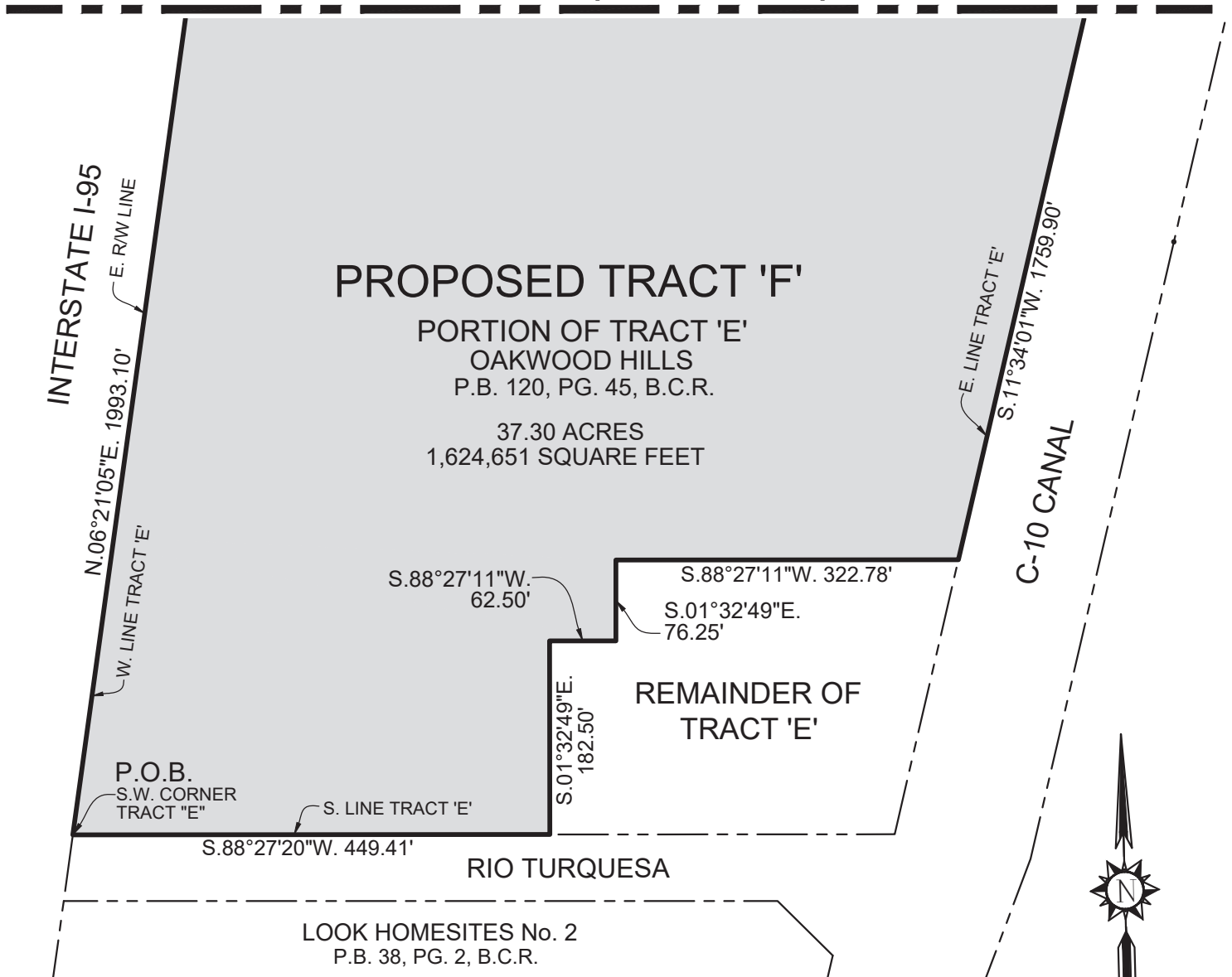
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**SKETCH OF DESCRIPTION
PROPOSED TRACT 'F'**

**PORTION OF TRACT 'E', OAKWOOD HILLS (P.B. 120, PG. 45, B.C.R.)
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**

MATCH LINE (SEE SHEET 3 OF 4)



LEGEND:

B.C.R. BROWARD COUNTY RECORDS
P.B. PLAT BOOK
PG. PAGE
PLS PROFESSIONAL LAND SURVEYOR
LB. LICENSED BUSINESS
P.O.B. POINT OF BEGINNING
R/W RIGHT-OF-WAY

NOTE:
SEE SHEET 1 OF 4 FOR THE LEGAL
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SCALE: 1" = 150'



GRAPHIC SCALE

SHEET 2 OF 4

SKETCH NO.
18-8637_TRACT 'F'



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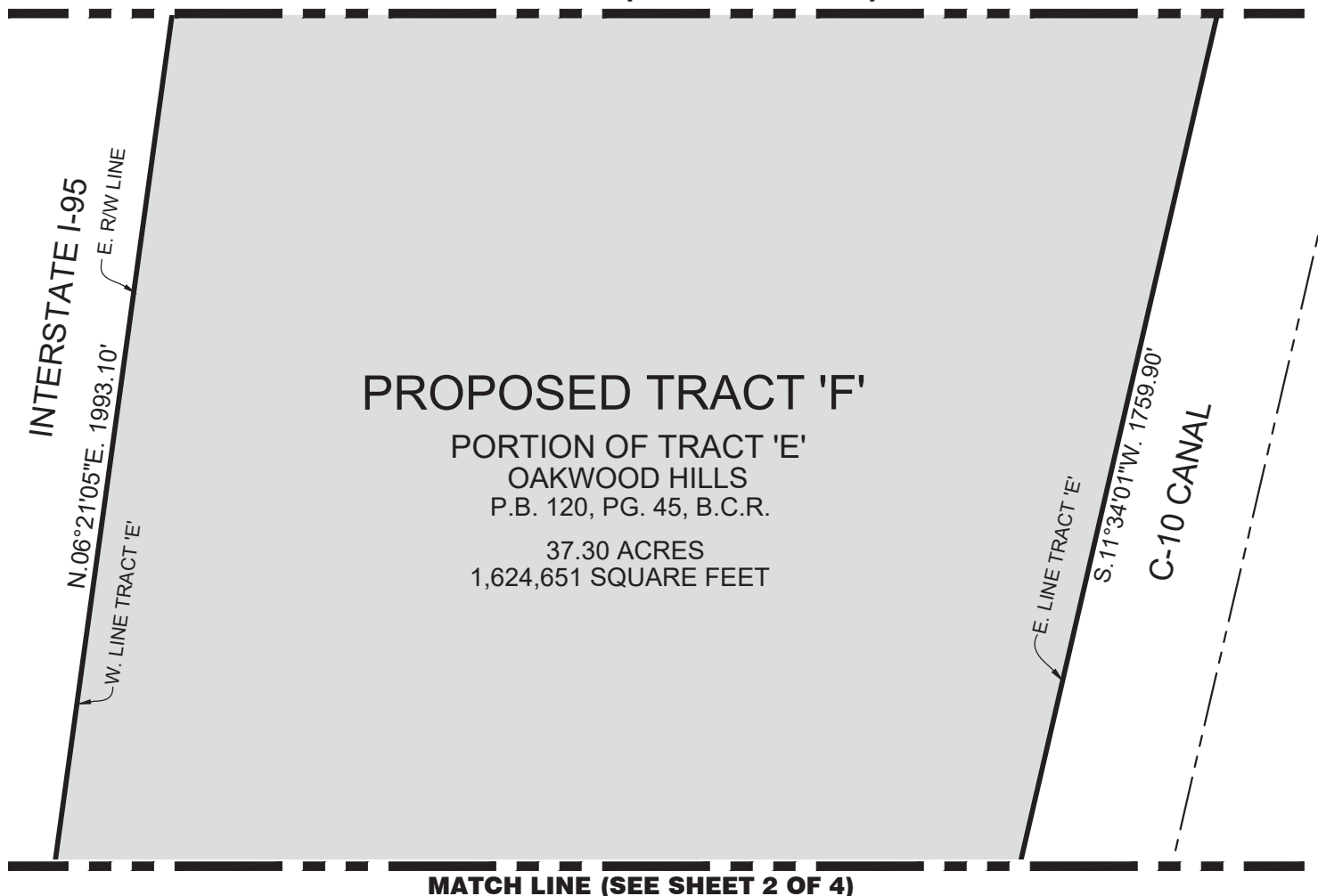
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 CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**

MATCH LINE (SEE SHEET 4 OF 4)



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GRAPHIC SCALE

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SHEET 3 OF 4

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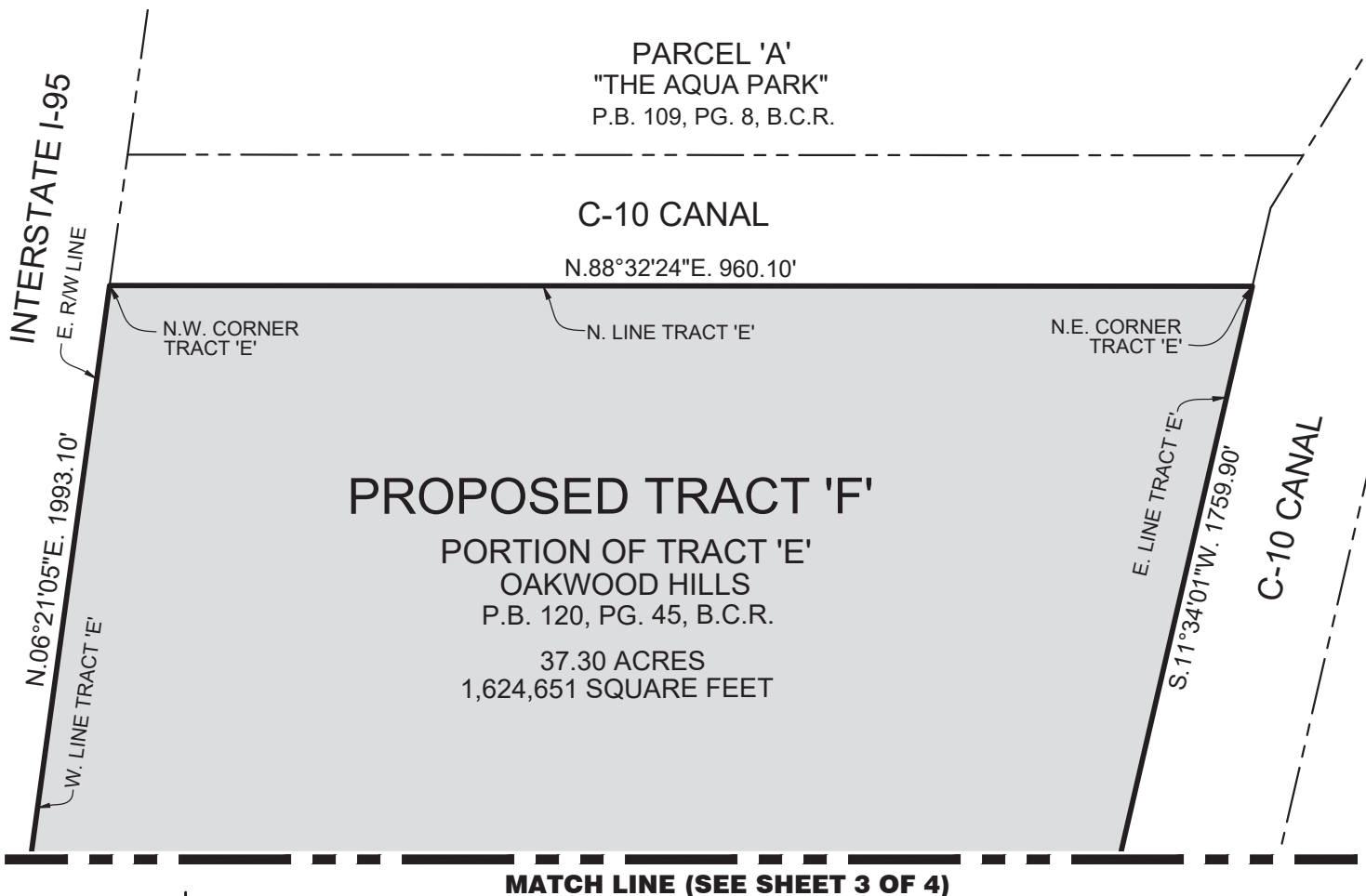


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18-8637 TRACT 'F'