

# PLAT REL

Return recorded to:

Broward County Highway Construction and  
Engineering Division  
1 North University Drive, Suite 300B  
Plantation, FL 33324-2038

Document prepared by:  
Cynthia A. Pasch, AICP  
Greenspoon Marger, LLP  
200 East Broward Boulevard  
Fort Lauderdale, FL 33301

**NOTICE: PURCHASERS, GRANTEES, HEIRS, SUCCESSORS AND  
ASSIGNS OF ANY INTEREST IN THE PROPERTY SET FORTH ON EXHIBIT  
"A" ARE HEREBY PUT ON NOTICE OF THE OBLIGATIONS SET FORTH  
WITHIN THIS AGREEMENT WHICH SHALL RUN WITH THE PROPERTY**

## TEMPORARY VEHICULAR ACCESS AGREEMENT

This is an Agreement, made and entered into by and between: BROWARD COUNTY, a political subdivision of the state of Florida, hereinafter referred to as "COUNTY,"

AND

Pulte Home Company, LLC, its successors and assigns, hereinafter referred to as "DEVELOPER."

WHEREAS, the DEVELOPER holds fee simple title to the property described in Exhibit "A" attached hereto and made a part hereof, hereinafter referred to as "Property"; and

WHEREAS, vehicular access to said Property is restricted by virtue of that certain Nonvehicular Access Line which is reflected on the Oaktree Property Redevelopment Plat, Plat No./Clerk's File No. 002-MP-19, hereinafter referred to as the "PLAT," or, if applicable, which is reflected on a previous Amendment to the Nonvehicular Access Line approved by the COUNTY on \_\_\_\_\_, 20\_\_; and

WHEREAS, the DEVELOPER desires to modify vehicular access to said Property for temporary vehicular access at certain locations over and across the existing Nonvehicular Access Line; and

WHEREAS, a description of the platted area, including the Nonvehicular Access Line, is attached hereto as Exhibit "B" and made a part hereof, and

WHEREAS, the DEVELOPER has applied to the COUNTY for an amendment to the Nonvehicular Access Line in order to establish a new configuration which includes a temporary opening more particularly described in Exhibit "C" attached hereto and made a part hereof; and

WHEREAS, Chapter 5, Article IX of the Broward County Code of Ordinances, permits the amendment of Nonvehicular Access Lines; and

WHEREAS, the DEVELOPER has submitted the required approval of the amendment to the Nonvehicular Access Line by other governmental entities with jurisdiction over the adjacent roadways; and

WHEREAS, the COUNTY has no objection to amending the Nonvehicular Access Line; and

WHEREAS, the DEVELOPER has complied with all the conditions of approval imposed by the COUNTY, including execution of this Agreement; NOW, THEREFORE,

IN CONSIDERATION of the mutual terms, considerations, and promises set forth below, the COUNTY and DEVELOPER agree as follows:

1. The above recitals are true and correct and incorporated herein.
2. The COUNTY hereby amends the Nonvehicular Access Line on the Property reflected on the PLAT described in Exhibit "B," and replaces said Nonvehicular Access Line by the establishment of a new Nonvehicular Access Line as described in Exhibit "C."
3. The DEVELOPER shall obtain vehicular access to said Property through driveway openings and connections which are consistent with the new Nonvehicular Access Line as described in Exhibit "C."
4. The DEVELOPER shall obtain all necessary permits for construction of the driveway opening and connections from the appropriate unit of government prior to construction of any driveway connections.
5. The DEVELOPER shall discontinue use of the Temporary Opening and remove all driveways constructed within the temporary opening on or before February 11, \_\_\_\_\_, 2021.
6. This Agreement shall be recorded in the Official Records of Broward County at the DEVELOPER'S expense, and the Nonvehicular Access Line created herein and the DEVELOPER'S obligation set forth herein shall run with the Property described in Exhibit "A."

7. APPLICABLE LAW AND VENUE. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the state of Florida. Venue for litigation concerning this Agreement shall be in Broward County, Florida.
8. NOTICE. Whenever any of the parties desire to give notice to the other, such notice must be in writing, sent by U.S. Mail, postage prepaid, addressed to the party for whom it is intended at the place last specified; the place for giving of notice shall remain such until it is changed by written notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving notice:

For the COUNTY:

Director of the Broward County Engineering Division  
1 North University Drive, Suite 300B  
Plantation, FL 33324-2038

For the DEVELOPER:

Patrick Gonzalez, Pulte Home Company, LLC

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4400 PGA Boulevard, Suite 700

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Palm Beach Gardens, FL 33410

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9. VENUE; CHOICE OF LAW. Any controversies or legal issues arising out of this Agreement and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the State Courts of the Seventeenth Judicial Circuit of Broward County, Florida, the venue sitis, and shall be governed by the laws of the State of Florida.
10. CHANGES TO FORM AGREEMENT. DEVELOPER represents and warrants that there have been no amendments or revisions whatsoever to the form Agreement without the prior written consent of the County Attorney's Office. Any unapproved changes shall be deemed a default of this Agreement and of no legal effect.
11. CAPTIONS AND PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provisions hereof.

12. NO WAIVER. No waiver of any provision of this Agreement shall be effective unless it is in writing, signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.
13. EXHIBITS. All Exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference.
14. FURTHER ASSURANCES. The parties hereby agree to execute, acknowledge and deliver and cause to be done, executed, acknowledged and delivered all further assurances and to perform such acts as shall reasonably be requested of them in order to carry out this Agreement.
15. ASSIGNMENT AND ASSUMPTION. DEVELOPER may assign all or any portion of its obligations pursuant to this Agreement to a grantee of the fee title to all or any portion of the property described in Exhibit "A." DEVELOPER agrees that any assignment shall contain a provision which clearly states that such assignment is subject to the obligations of this Agreement.
16. AMENDMENTS. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by the COUNTY and DEVELOPER.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have made and executed this Agreement on the respective dates under each signature; BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor and Vice Mayor, authorized to execute same by Board action on the 11<sup>th</sup> day of February, 2020, and Pulte Home Company, LLC, through its duly authorized representative to execute same.

**COUNTY**

ATTEST:

BROWARD COUNTY, through its  
BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
County Administrator and Ex-  
Officio Clerk of the Board of  
County Commissioners of  
Broward County, Florida

By \_\_\_\_\_  
Mayor

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Approved as to form by  
Office of County Attorney  
Broward County, Florida  
Governmental Center, Suite 423  
115 South Andrews Avenue  
Fort Lauderdale, Florida 33301  
Telephone: (954) 357-7600  
Telecopier: (954) 357-6968

By [Signature]  
Assistant County Attorney  
DEPUTY

9 day of January, 2020





**MORTGAGEE- CORPORATION/PARTNERSHIP**

Signed, sealed and delivered

BLACKSHORE PARTNERS, LLC, a Florida limited liability company

By: Blackfin Properties & Investments, LLLP, a Florida limited liability limited partnership, manager

Shawnequa Threatt  
Printed Name: Shawnequa Threatt

Heather Mackerlich  
Print Name: Heather Mackerlich

By: Blackpool Associates, Inc., a Florida corporation, its general partner

By: William M. Murphy  
William M. Murphy, President

STATE OF FLORIDA )  
                                  ) SS:  
COUNTY OF BROWARD )

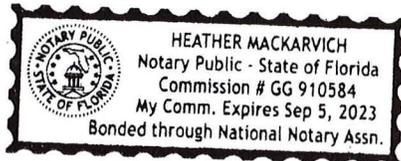
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by William M. Murphy, as President of Blackpool Associates, Inc., a Florida corporation, general partner of Blackfin Properties & Investments, LLLP, a Florida limited liability limited partnership, manager of Blackshore Partners, LLC, a Florida limited liability company. He is personally known to me or has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 26 day of November, 2019.

Heather Mackerlich  
Notary Public

Heather Mackerlich  
Typed, printed or stamped name of Notary Public

My Commission Expires:



7

**MORTGAGEE- CORPORATION/PARTNERSHIP**

Signed, sealed and delivered

BLACKWOOD PARTNERS, LLC, a Florida limited liability company

By: Blackfin Properties & Investments, LLLP, a Florida limited liability limited partnership, manager

Shawnequa Threatt  
Printed Name: Shawnequa Threatt

Kate A. Murphy  
Print Name: Kate A. Murphy

By: Blackpool Associates, Inc., a Florida corporation, its general partner

By: William M. Murphy  
William M. Murphy, President

STATE OF FLORIDA )  
                                  ) SS:  
COUNTY OF BROWARD )

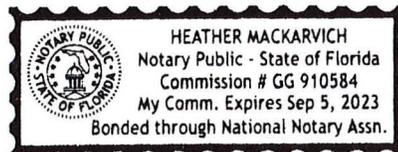
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by William M. Murphy, as President of Blackpool Associates, Inc., a Florida corporation, general partner of Blackfin Properties & Investments, LLLP, a Florida limited liability limited partnership, manager of Blackwood Partners, LLC, a Florida limited liability company. He is personally known to me or has produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 26 day of November, 2019.

Heather Mackarvich  
Notary Public

Heather Mackarvich  
Typed, printed or stamped name of Notary Public

My Commission Expires:



**EXHIBIT "A"**

(Legal Description of Property Owned By Developer  
in Fee Simple)

**EXHIBIT A**

(Legal Description of Property Owned By Developer  
in Fee Simple)

PARCEL "A", OAK TREE PLAT, AS RECORDED IN PLAT BOOK 177, PAGES 5 THROUGH 7, TOGETHER WITH LOT 17, "FORT LAUDERDALE INDUSTRIAL AIRPARK - SECTION 1", AS RECORDED IN PLAT BOOK 63, PAGE 10, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 17, TOWNSHIP 49 SOUTH, RANGE 42 EAST, THE CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF GOLF-TAM VILLAGE, AS RECORDED IN PLAT BOOK 119, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N.88°12'55"E. ALONG THE SOUTH LINE OF TAMARAC LAKES SOUTH, AS RECORDED IN PLAT BOOK 62, PAGE 24 OF SAID PUBLIC RECORDS, A DISTANCE OF 826.79 FEET A POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.77°44'26"E., A RADIAL DISTANCE OF 1,246.28 FEET; THENCE SOUTHERLY ALONG THE ARC OF THE WESTERLY RIGHT-OF-WAY LINE OF PROSPECT ROAD, SAID RIGHT-OF-WAY LINE LYING 100.00 FEET WESTERLY OF AND CONCENTRIC TO THE CENTERLINE THEREOF, AS SHOWN ON SAID "FORT LAUDERDALE INDUSTRIAL AIRPARK - SECTION 1", THROUGH A CENTRAL ANGLE OF 01°24'21", A DISTANCE OF 30.58 FEET; THENCE S.88°12'55"W. ALONG A LINE 30.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID TAMARAC LAKES SOUTH, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A", OAK TREE PLAT; THENCE S.53°04'11"E. ALONG THE WEST RIGHT-OF-WAY LINE OF PROSPECT ROAD, AS SHOWN ON SAID OAK TREE PLAT, A DISTANCE OF 46.82 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.74°57'20"E., A RADIAL DISTANCE OF 1,246.28 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 09°43'05", A DISTANCE OF 211.38 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF LOT 17 OF SAID FORT LAUDERDALE INDUSTRIAL AIRPARK - SECTION 1; THENCE N.01°39'39"W. ALONG SAID WEST LINE, A DISTANCE OF 146.96 FEET A POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.71°43'32"E., A RADIAL DISTANCE OF 1,196.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF THE WEST RIGHT-OF-WAY LINE OF PROSPECT ROAD, AS SHOWN ON SAID "FORT LAUDERDALE INDUSTRIAL AIRPARK - SECTION 1", THROUGH A CENTRAL ANGLE OF 32°17'07", A DISTANCE OF 674.09 FEET; THENCE S.88°21'41"W. ALONG THE SOUTH LINE OF SAID LOT 17, A DISTANCE OF 96.42 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.43°06'02"E., A RADIAL DISTANCE OF 1,246.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF THE SOUTHERLY RIGHT-OF-WAY LINE OF PROSPECT ROAD, AS RECORDED IN DEED BOOK 419, PAGE 362 OF SAID PUBLIC RECORDS, THROUGH A CENTRAL ANGLE OF 31°27'57", A DISTANCE OF 684.44 FEET; THENCE S.78°21'55"E. ALONG SAID RIGHT-OF-WAY LINE, A

**EXHIBIT "A"**  
**(Continued)**

DISTANCE OF 456.13 FEET; THENCE S.01°50'50"E. ALONG THE WEST RIGHT-OF-WAY LINE OF NORTHWEST 21ST AVENUE (DECKER ROAD), AS RECORDED IN OFFICIAL RECORD BOOK 1769, PAGE 445 OF SAID PUBLIC RECORDS, A DISTANCE OF 917.85 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 17; THENCE S.88°38'22"W. ALONG SAID SOUTH LINE, A DISTANCE OF 3,976.27 FEET; THENCE N.01°37'24"W. ALONG THE EAST LINE OF "M.&S. PROPERTIES PLAT", AS RECORDED IN PLAT BOOK 98, PAGE 29 OF SAID PUBLIC RECORDS, A DISTANCE OF 921.96 FEET TO THE SOUTHWEST CORNER OF SAID GOLF-TAM VILLAGE, AND A POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.88°22'36"E., A RADIAL DISTANCE OF 40.00 FEET; THENCE ALONG THE BOUNDARY OF SAID GOLF-TAM VILLAGE THE FOLLOWING FOUR (4) COURSES AND DISTANCES; THENCE SOUTHEASTERLY, NORTHEASTERLY AND NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 242°57'52", A DISTANCE OF 169.62 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 62°57'52"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 16.48 FEET; THENCE N.01°37'24"W., A DISTANCE OF 360.00 FEET; THENCE N.88°21'41"E., A DISTANCE OF 100.00 FEET TO A POINT OF INTERSECTION WITH A LINE LYING 10.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF LOTS 48 THROUGH 54 OF SAID GOLF-TAM VILLAGE; THENCE N.01°37'24"W. ALONG SAID PARALLEL LINE, A DISTANCE OF 526.02 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY LINE OF SAID GOLF-TAM VILLAGE; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING TWENTY-NINE (29) COURSES AND DISTANCES; N.88°13'32"E., A DISTANCE OF 70.00 FEET; THENCE N.01°46'28"W., A DISTANCE OF 10.00 FEET; THENCE N.88°13'32"E., A DISTANCE OF 100.00 FEET; THENCE N.01°46'28"W., A DISTANCE OF 80.00 FEET; THENCE N.88°13'32"E., A DISTANCE OF 316.78 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 37°18'06"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 130.21 FEET TO A POINT OF REVERSE CURVATURE TO THE LEFT HAVING A RADIUS OF 240.00 FEET AND A CENTRAL ANGLE OF 23°34'02"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 98.72 FEET; THENCE S.39°44'27"E., A DISTANCE OF 30.99 FEET; THENCE S.01°26'29"E., A DISTANCE OF 63.23 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET AND A CENTRAL ANGLE OF 94°41'52"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 198.33 FEET; THENCE N.86°44'37"W., A DISTANCE OF 142.47 FEET; THENCE S.03°15'23"W., A DISTANCE OF 40.00 FEET; THENCE N.86°44'37"W., A DISTANCE OF 10.00 FEET; THENCE N.73°41'30"W., A DISTANCE OF 82.00 FEET; THENCE S.07°06'50"W., A DISTANCE OF 157.92 FEET; THENCE S.15°27'37"E., A DISTANCE OF 148.75 FEET; THENCE S.86°44'37"E., A DISTANCE OF 153.98 FEET; THENCE N.11°38'36"E., A DISTANCE OF 282.95 FEET A THE POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.03°15'13"E., A RADIAL DISTANCE OF 160.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 62°14'07", A DISTANCE OF 173.79 FEET; THENCE S.01°26'29"E., A DISTANCE OF 360.93 FEET; THENCE N.88°21'41"E., A DISTANCE OF 695.09 FEET; THENCE N.32°09'20"E., A DISTANCE OF 460.00 FEET; THENCE N.57°50'40"W., A DISTANCE OF 100.00 FEET;

**EXHIBIT "A"**  
**(Continued)**

THENCE N.32°09'20"E., A DISTANCE OF 98.57 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 33°56'25"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 59.24 FEET; THENCE N.01°47'05"W., A DISTANCE OF 39.39 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 39.27 FEET; THENCE S.88°12'55"W., A DISTANCE OF 75.00 FEET; THENCE N.01°47'05"W., A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,061,881 SQUARE FEET/139.1616 ACRES MORE OR LESS.

**EXHIBIT "B"**

(Legal Description of Old Nonvehicular  
Access Line, or Part Thereof)

**LEGAL DESCRIPTION:**

ALL OF THAT CERTAIN NON-VEHICULAR ACCESS LINE BEING A PORTION OF PARCEL "B", GOLF-TAM VILLAGE, AS RECORDED IN PLAT BOOK 119, PAGE 18, TOGETHER WITH A PORTION PARCEL "A", OAK TREE PLAT, AS RECORDED IN PLAT BOOK 177, PAGE 5, TOGETHER WITH A PORTION LOT 17, FORT LAUDERDALE INDUSTRIAL AIRPARK-SECTION 1, PLAT, AS RECORDED IN PLAT BOOK 63, PAGE 10, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 17, TOWNSHIP 49 SOUTH, RANGE 42 EAST, THE CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF GOLF-TAM VILLAGE, AS RECORDED IN PLAT BOOK 119, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N.88°12'55"E. ALONG THE SOUTH LINE OF TAMARAC LAKES SOUTH, AS RECORDED IN PLAT BOOK 62, PAGE 24 OF SAID PUBLIC RECORDS, A DISTANCE OF 826.79 FEET TO POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PROSPECT ROAD, SAID RIGHT-OF-WAY LINE LYING 100.00 FEET WESTERLY OF AND CONCENTRIC TO THE CENTERLINE THEREOF, AS SHOWN ON SAID "FORT LAUDERDALE INDUSTRIAL AIRPARK - SECTION 1"; THENCE S.74°37'20"W., TO A POINT ON A LINE 30.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID TAMARAC LAKES SOUTH, A DISTANCE OF 127.65 FEET AND THE BEGINNING OF SAID NON-VEHICULAR ACCESS LINE; THENCE N.88°12'55"E. ALONG A LINE 30.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID TAMARAC LAKES SOUTH, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A", OAK TREE PLAT; THENCE S.53°04'11"E. ALONG THE WEST RIGHT-OF-WAY LINE OF PROSPECT ROAD, AS SHOWN ON SAID OAK TREE PLAT, A DISTANCE OF 46.82 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.74°57'20"E., A RADIAL DISTANCE OF 1,246.28 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 09°43'05", A DISTANCE OF 211.38 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF LOT 17 OF SAID FORT LAUDERDALE INDUSTRIAL AIRPARK - SECTION 1; THENCE CONTINUE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1246.28 FEET AND A CENTRAL ANGLE OF 17°05'05"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 371.62 FEET TO THE POINT OF BEGINNING OF TEMPORARY ACCESS EASEMENT #1 OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1246.28 FEET AND A CENTRAL ANGLE OF 00°55'11"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 20.00 FEET TO THE POINT OF TERMINATION OF SAID TEMPORARY ACCESS EASEMENT #1; THENCE CONTINUE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1246.28 FEET AND A CENTRAL ANGLE OF 05°13'017"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 113.58 FEET; THENCE S.88°21'41"W. ALONG THE SOUTH LINE OF SAID LOT 17, A DISTANCE OF 22.24 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.43°06'02"E., A RADIAL DISTANCE OF 1,246.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF THE SOUTHERLY RIGHT-OF-WAY LINE OF PROSPECT ROAD, AS RECORDED IN DEED BOOK 419, PAGE 362 OF SAID PUBLIC RECORDS, THROUGH A CENTRAL ANGLE OF 13°27'01", A DISTANCE OF 292.57 FEET TO A 100.00' OPENING OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PROSPECT ROAD, AS RECORDED IN DEED BOOK 419, PAGE 362 OF SAID PUBLIC RECORDS, SAID CURVE TO THE LEFT HAVING A RADIUS OF 1246.28 FEET AND A CENTRAL ANGLE OF 04°35'55"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 100.03 FEET OF SAID OPENING TO THE BEGINNING OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PROSPECT ROAD, SAID CURVE TO THE LEFT HAVING A RADIUS OF 1246.28 FEET AND A CENTRAL ANGLE OF 13°25'01"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 291.84 FEET; THENCE S.78°21'55"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 8.15 FEET TO THE POINT OF BEGINNING OF TEMPORARY ACCESS EASEMENT #2 OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE S.78°21'55"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 20.00 FEET TO THE POINT OF TERMINATION OF SAID TEMPORARY ACCESS EASEMENT #2, AND POINT OF TERMINATION OF THIS DESCRIPTION.

**SHEET 1 OF 6**



**CAULFIELD & WHEELER, INC.**

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

**OAK TREE PROPERTY REDEVELOPMENT PLAT  
NON-VEHICULAR ACCESS LINE TEMPORARY ACCESS EASEMENT  
SKETCH OF DESCRIPTION**

|           |           |
|-----------|-----------|
| DATE      | 12/03/19  |
| DRAWN BY  | RLF       |
| F.B./ PG. | N/A       |
| SCALE     | AS SHOWN  |
| JOB NO.   | 7577 NVAL |

**LEGEND**

- BCR – BROWARD COUNTY RECORD
- L – LENGTH
- NVL – NON-VEHICULAR ACCESS LINE
- ORB – OFFICIAL RECORD BOOK
- PB – PLAT BOOK
- PG – PAGE
- POB – POINT OF BEGINNING
- POT – POINT OF TERMINUS
- Δ – DELTA (CENTRAL) ANGLE
- R – RADIUS
- (R) – RADIAL BEARING
- TAE – TEMPORARY ACCESS EASEMENT

**NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING OF N88°12'55"E ALONG THE SOUTH LINE OF TAMARAC LAKES SOUTH, AS RECORDED IN PLAT BOOK 62, PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
5. THIS SKETCH AND LEGAL DEPICTS THE NON-VEHICULAR ACCESS LINE FOR THE OAKTREE PROPERTY PLAT AS APPROVED BY THE COUNTY COMMISSION ON DECEMBER 10, 2019. THIS PLAT IS NOT YET RECORDED.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON DECEMBER 3, 2019. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

**SHEET 2 OF 6**



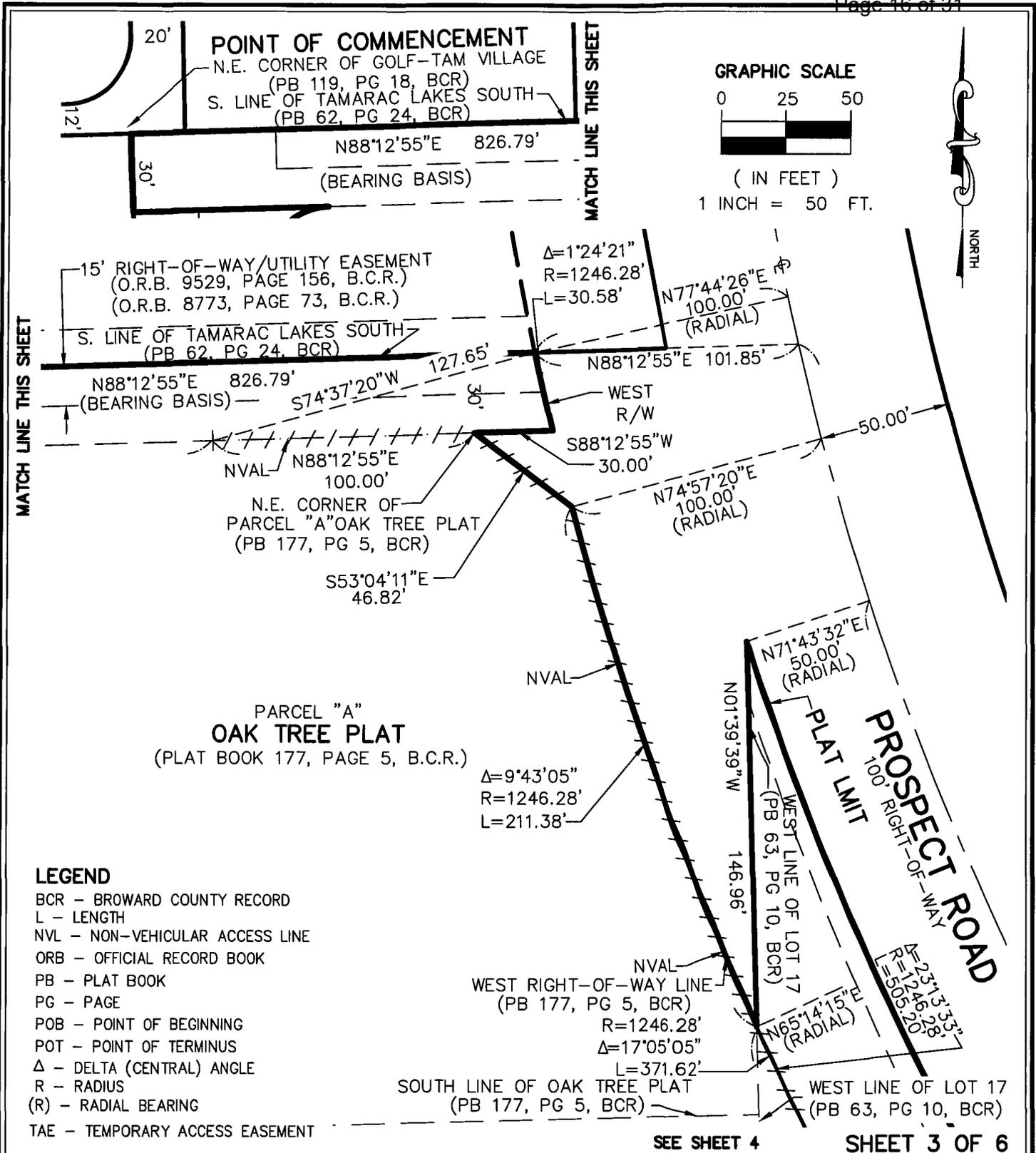
**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

Digitally signed by David Lindley  
 DN: cn=US, st=Florida, l=Boca Raton, ou=Surveying, o=Caulfield & Wheeler, Inc., c=David Lindley, email=Dave@cwassoc.com  
 Date: 2019.12.11 14:58:58 -0500

**David Lindley**  
 DAVID P. LINDLEY  
 REGISTERED LAND SURVEYOR NO. 5005  
 STATE OF FLORIDA  
 L.B. 3591

|           |           |
|-----------|-----------|
| DATE      | 12/03/19  |
| DRAWN BY  | RLF       |
| F.B./ PG. | N/A       |
| SCALE     | AS SHOWN  |
| JOB NO.   | 7577 NVAL |

**OAK TREE PROPERTY REDEVELOPMENT PLAT  
 NON-VEHICULAR ACCESS LINE TEMPORARY ACCESS EASEMENT  
 SKETCH OF DESCRIPTION**



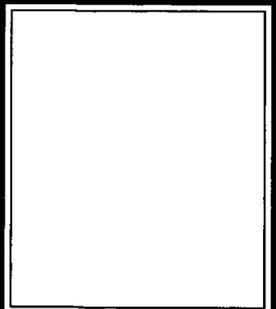
**LEGEND**

- BCR - BROWARD COUNTY RECORD
- L - LENGTH
- NVL - NON-VEHICULAR ACCESS LINE
- ORB - OFFICIAL RECORD BOOK
- PB - PLAT BOOK
- PG - PAGE
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- POT - POINT OF TERMINUS
- Δ - DELTA (CENTRAL) ANGLE
- R - RADIUS
- (R) - RADIAL BEARING
- TAE - TEMPORARY ACCESS EASEMENT

SEE SHEET 4

SHEET 3 OF 6

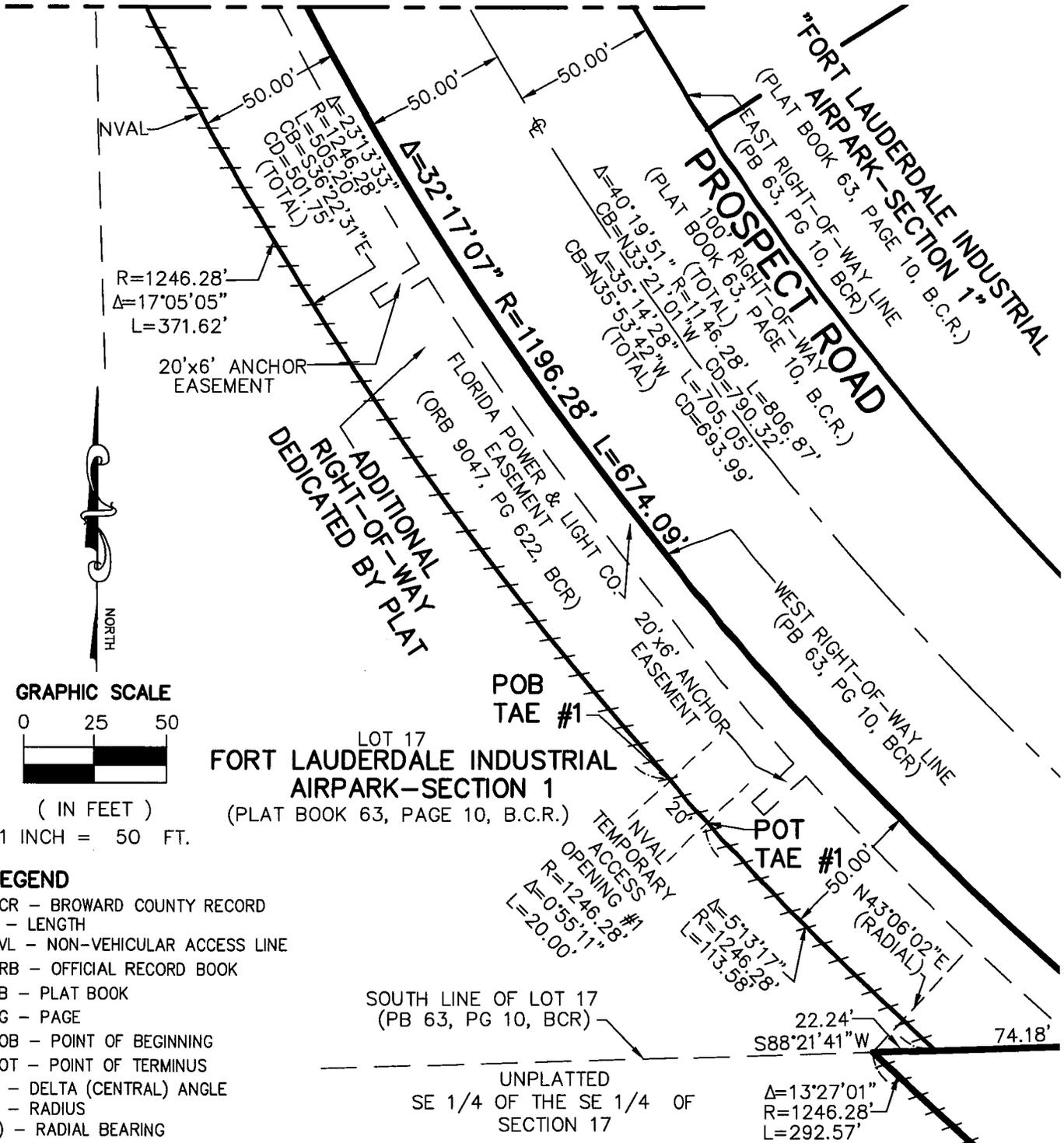
**CAULFIELD & WHEELER, INC.**  
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7900 GLADES ROAD - SUITE 100  
BOCA RATON, FLORIDA 33434  
PHONE (561)-392-1991 / FAX (561)-750-1452



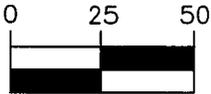
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|-----------|----------|
| DATE      | 12/03/19 |
| DRAWN BY  | RLF      |
| F.B./ PG. | N/A      |
| SCALE     | AS SHOWN |
| JOB NO.   | 7577 NVL |

**OAK TREE PROPERTY REDEVELOPMENT PLAT  
NON-VEHICULAR ACCESS LINE TEMPORARY ACCESS EASEMENT  
SKETCH OF DESCRIPTION**

SEE SHEET 3



GRAPHIC SCALE



( IN FEET )

1 INCH = 50 FT.

**LEGEND**

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LOT 17  
**FORT LAUDERDALE INDUSTRIAL AIRPARK-SECTION 1**  
(PLAT BOOK 63, PAGE 10, B.C.R.)

SOUTH LINE OF LOT 17  
(PB 63, PG 10, BCR)

UNPLATTED  
SE 1/4 OF THE SE 1/4 OF  
SECTION 17

SEE SHEET 5

SHEET 4 OF 6



**CAULFIELD & WHEELER, INC.**

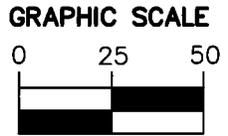
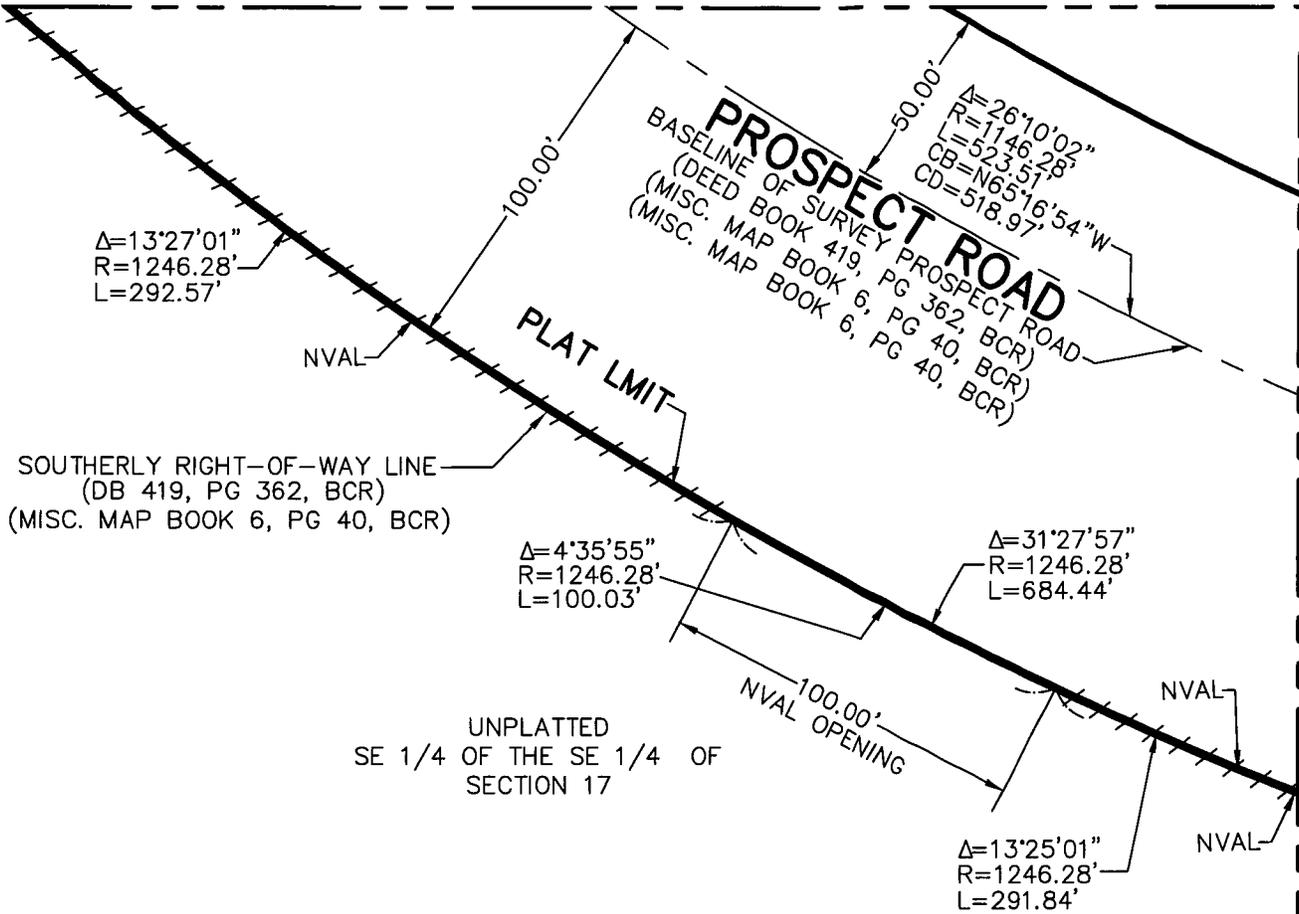
CIVIL ENGINEERING  
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**OAK TREE PROPERTY REDEVELOPMENT PLAT  
NON-VEHICULAR ACCESS LINE TEMPORARY ACCESS EASEMENT  
SKETCH OF DESCRIPTION**

|           |          |
|-----------|----------|
| DATE      | 12/03/19 |
| DRAWN BY  | RLF      |
| F.B./ PG. | N/A      |
| SCALE     | AS SHOWN |
| JOB NO.   | 7577 NVL |

SEE SHEET 4

SEE SHEET 6



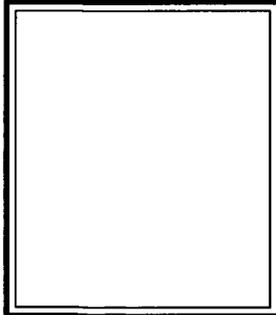
( IN FEET )  
 1 INCH = 50 FT.

**LEGEND**

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- (R) - RADIAL BEARING
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SHEET 5 OF 6

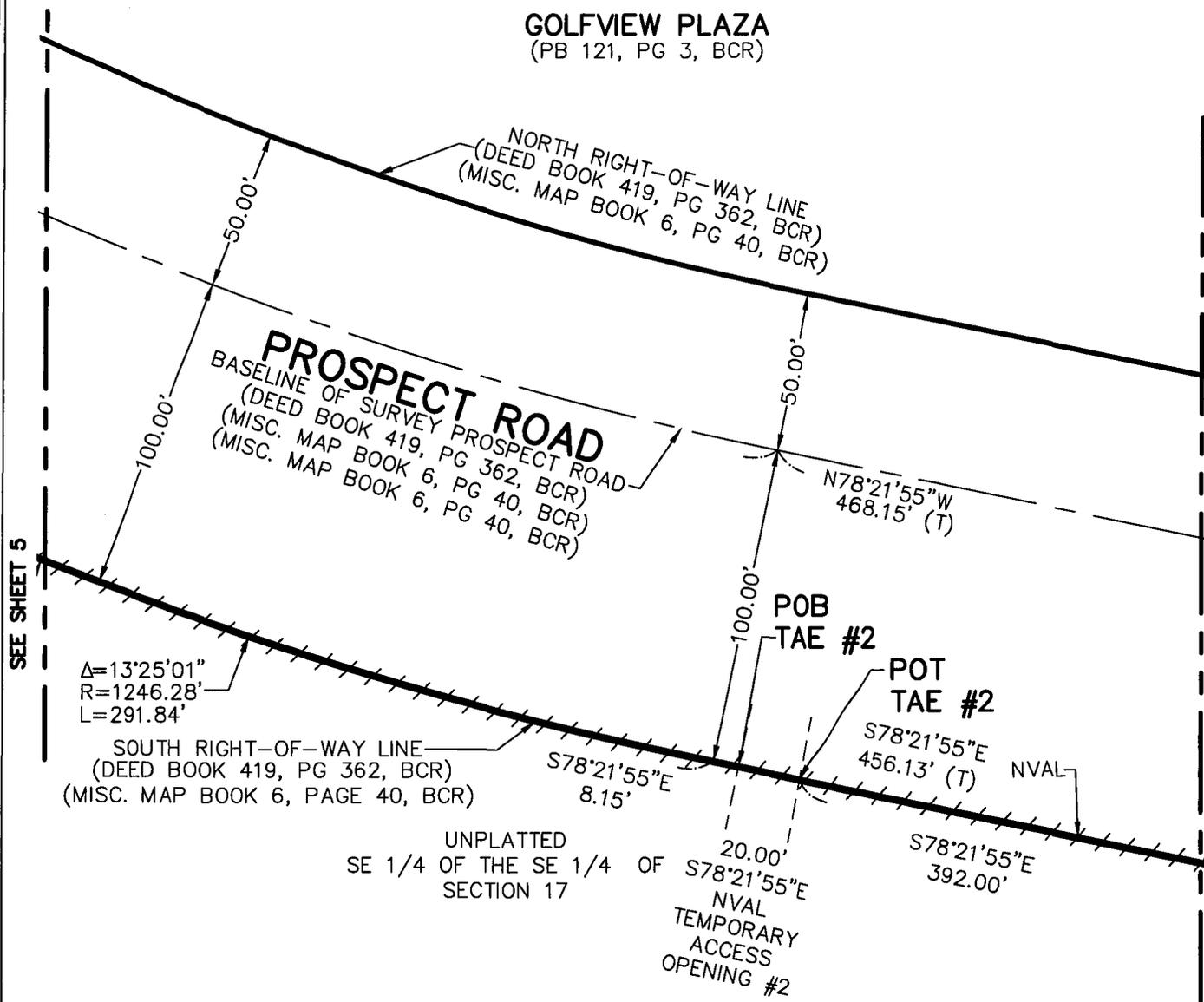
**CAULFIELD & WHEELER, INC.**  
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|           |          |
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| DATE      | 12/03/19 |
| DRAWN BY  | RLF      |
| F.B./ PG. | N/A      |
| SCALE     | AS SHOWN |
| JOB NO.   | 7577 NVL |

**OAK TREE PROPERTY REDEVELOPMENT PLAT  
 NON-VEHICULAR ACCESS LINE TEMPORARY ACCESS EASEMENT  
 SKETCH OF DESCRIPTION**

**GOLFVIEW PLAZA**  
(PB 121, PG 3, BCR)



SEE SHEET 5

**LEGEND**

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**GRAPHIC SCALE**

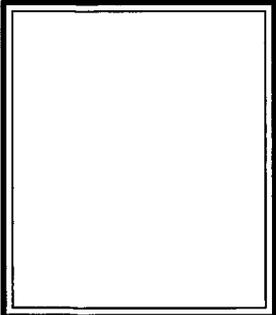


( IN FEET )  
1 INCH = 50 FT.



**SHEET 6 OF 6**

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| DATE      | 12/03/19 |
| DRAWN BY  | RLF      |
| F.B./ PG. | N/A      |
| SCALE     | AS SHOWN |
| JOB NO.   | 7577 NVL |

**OAK TREE PROPERTY REDEVELOPMENT PLAT  
NON-VEHICULAR ACCESS LINE TEMPORARY ACCESS EASEMENT  
SKETCH OF DESCRIPTION**

**EXHIBIT "C"**

(Legal Description of New  
Nonvehicular Access Line)

CAF#458  
Revised 02/05/2015



**LEGAL DESCRIPTION:**

ALL OF THAT CERTAIN NON-VEHICULAR ACCESS LINE BEING A PORTION OF PARCEL "B", GOLF-TAM VILLAGE, AS RECORDED IN PLAT BOOK 119, PAGE 18, TOGETHER WITH A PORTION PARCEL "A", OAK TREE PLAT, AS RECORDED IN PLAT BOOK 177, PAGE 5, TOGETHER WITH A PORTION LOT 17, FORT LAUDERDALE INDUSTRIAL AIRPARK-SECTION 1, PLAT, AS RECORDED IN PLAT BOOK 63, PAGE 10, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 17, TOWNSHIP 49 SOUTH, RANGE 42 EAST, THE CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF GOLF-TAM VILLAGE, AS RECORDED IN PLAT BOOK 119, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N.88°12'55"E. ALONG THE SOUTH LINE OF TAMARAC LAKES SOUTH, AS RECORDED IN PLAT BOOK 62, PAGE 24 OF SAID PUBLIC RECORDS, A DISTANCE OF 826.79 FEET TO POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PROSPECT ROAD, SAID RIGHT-OF-WAY LINE LYING 100.00 FEET WESTERLY OF AND CONCENTRIC TO THE CENTERLINE THEREOF, AS SHOWN ON SAID "FORT LAUDERDALE INDUSTRIAL AIRPARK - SECTION 1"; THENCE S.74°37'20"W., TO A POINT ON A LINE 30.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID TAMARAC LAKES SOUTH, A DISTANCE OF 127.65 FEET AND THE POINT OF BEGINNING # 1 OF SAID NON-VEHICULAR ACCESS LINE; THENCE N.88°12'55"E. ALONG A LINE 30.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF SAID TAMARAC LAKES SOUTH, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A", OAK TREE PLAT; THENCE S.53°04'11"E. ALONG THE WEST RIGHT-OF-WAY LINE OF PROSPECT ROAD, AS SHOWN ON SAID OAK TREE PLAT, A DISTANCE OF 46.82 FEET TO A POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.74°57'20"E., A RADIAL DISTANCE OF 1,246.28 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 09°43'05", A DISTANCE OF 211.38 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF LOT 17 OF SAID FORT LAUDERDALE INDUSTRIAL AIRPARK - SECTION 1; THENCE CONTINUE ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1246.28 FEET AND A CENTRAL ANGLE OF 23°13'33"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 505.20 FEET TO THE POINT OF TERMINUS #1 OF SAID NON-VEHICULAR ACCESS LINE.

TOGETHER WITH:

COMMENCING AT THE AFORESAID POINT OF TERMINUS #1; THENCE S.88°21'41"W. ALONG THE SOUTH LINE OF SAID LOT 17, A DISTANCE OF 22.24 FEET TO THE POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.43°06'02"E., A RADIAL DISTANCE OF 1,246.28 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF THE SOUTHERLY RIGHT-OF-WAY LINE OF PROSPECT ROAD, AS RECORDED IN DEED BOOK 419, PAGE 362 OF SAID PUBLIC RECORDS, THROUGH A CENTRAL ANGLE OF 13°27'01", A DISTANCE OF 292.57 FEET TO THE POINT OF TERMINUS #2 OF SAID NON-VEHICULAR ACCESS LINE.

TOGETHER WITH:

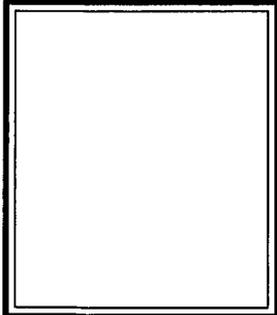
COMMENCING AT THE AFORESAID POINT OF TERMINUS #2; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PROSPECT ROAD, AS RECORDED IN DEED BOOK 419, PAGE 362 OF SAID PUBLIC RECORDS, SAID CURVE TO THE LEFT HAVING A RADIUS OF 1246.28 FEET AND A CENTRAL ANGLE OF 04°35'55"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 100.03 FEET TO THE POINT OF BEGINNING #3 OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PROSPECT ROAD, SAID CURVE TO THE LEFT HAVING A RADIUS OF 1246.28 FEET AND A CENTRAL ANGLE OF 13°25'01"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 291.84 FEET; THENCE S.78°21'55"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 456.13 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, THENCE S.40°06'22"E., A DISTANCE OF 37.15 FEET; THENCE S.01°50'50"E., A DISTANCE OF 502.97 FEET TO THE POINT OF TERMINUS #3 OF SAID NON-VEHICULAR ACCESS LINE.

**LEGAL DESCRIPTION: CONTINUED ON SHEET 2**

**SHEET 1 OF 11**



**CAULFIELD & WHEELER, INC.**  
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PHONE (561)-392-1991 / FAX (561)-750-1452



|           |           |
|-----------|-----------|
| DATE      | 11/01/19  |
| DRAWN BY  | RLF       |
| F.B./ PG. | N/A       |
| SCALE     | AS SHOWN  |
| JOB NO.   | 7577 NVAL |

**OAK TREE PROPERTY REDEVELOPMENT PLAT  
NON-VEHICULAR ACCESS LINE  
SKETCH OF DESCRIPTION**

**LEGAL DESCRIPTION:**

TOGETHER WITH:

COMMENCING AT THE AFORESAID POINT OF TERMINUS #3; THENCE S.01°50'50"E., A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING #4 OF SAID NON-VEHICULAR ACCESS LINE; THENCE S.01°50'50"E., A DISTANCE OF 103.63 FEET; THENCE S.11°38'55"W., A DISTANCE OF 51.42 FEET; THENCE S.01°50'50"E., A DISTANCE OF 150.00 FEET; THENCE S.43°23'46"W., A DISTANCE OF 42.61 FEET; THENCE S.88°38'22"W., A DISTANCE OF 2865.10 FEET; THENCE N.46°21'38"W., A DISTANCE OF 84.85 FEET; THENCE N.01°21'38"W., A DISTANCE OF 5.00 FEET TO THE POINT OF TERMINUS #4 OF SAID NON-VEHICULAR ACCESS LINE.

TOGETHER WITH:

COMMENCING AT THE AFORESAID POINT OF TERMINUS #4; THENCE S.88°38'22"W., A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING # 5 OF SAID NON-VEHICULAR ACCESS LINE; THENCE S.00°17'07"E., A DISTANCE OF 5.00 FEET ; THENCE S.43°38'22"W., A DISTANCE OF 84.85 FEET; THENCE S.88°38'22"W., A DISTANCE OF 642.60 FEET TO THE POINT OF TERMINUS #5 OF SAID NON-VEHICULAR ACCESS LINE.

TOGETHER WITH:

COMMENCING AT THE AFORESAID POINT OF TERMINUS #5; THENCE S.88°38'22"W., A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING #6 OF SAID NON-VEHICULAR ACCESS LINE; THENCE S.88°38'22"W., A DISTANCE OF 194.19 FEET TO THE POINT OF TERMINUS #6 OF SAID NON-VEHICULAR ACCESS LINE.

SAID NON-VEHICULAR ACCESS LINE SITUATE IN THE CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA.

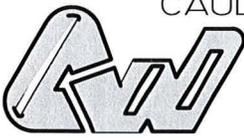
**NOTES:**

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO A PLAT BEARING OF N88°12'55"E ALONG THE SOUTH LINE OF TAMARAC LAKES SOUTH, AS RECORDED IN PLAT BOOK 62, PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
5. THIS SKETCH AND LEGAL DEPICTS THE NON-VEHICULAR ACCESS LINE FOR THE OAKTREE PROPERTY PLAT AS APPROVED BY THE COUNTY COMMISSION ON DECEMBER 10, 2019 AND TEMPORARY OPENINGS APPROVED BY THE COUNTY COMMISSION ON February 11, 2020 THIS PLAT IS NOT YET RECORDED.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON OCTOBER 30, 2019. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

**SHEET 2 OF 11**



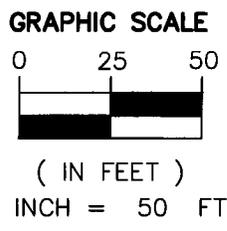
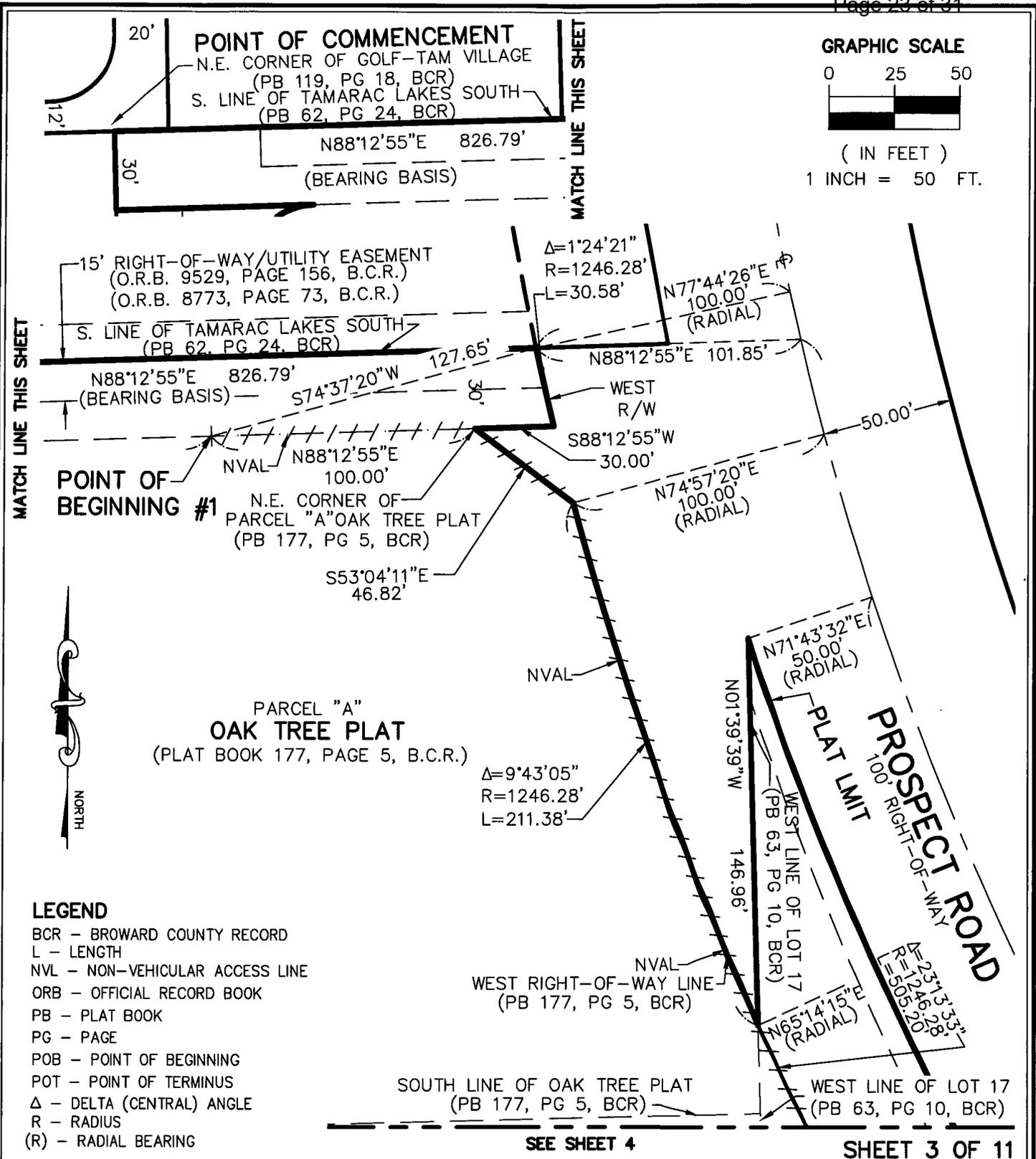
**CAULFIELD & WHEELER, INC.**  
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Digitally signed by David Lindley  
 DN: c=US, st=Florida, l=Boca Raton, ou=Surveying, o=Caulfield & Wheeler, Inc., cn=David Lindley,  
 email=David@cwassoc.com  
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**David Lindley**  
 DAVID P. LINDLEY  
 REGISTERED LAND  
 SURVEYOR NO. 5005  
 STATE OF FLORIDA  
 L.B. 3591

|           |           |
|-----------|-----------|
| DATE      | 11/01/19  |
| DRAWN BY  | RLF       |
| F.B./ PG. | N/A       |
| SCALE     | AS SHOWN  |
| JOB NO.   | 7577 NVAL |

**OAK TREE PROPERTY REDEVELOPMENT PLAT  
NON-VEHICULAR ACCESS LINE  
SKETCH OF DESCRIPTION**



MATCH LINE THIS SHEET

MATCH LINE THIS SHEET



**PARCEL "A"**  
**OAK TREE PLAT**  
(PLAT BOOK 177, PAGE 5, B.C.R.)

**LEGEND**

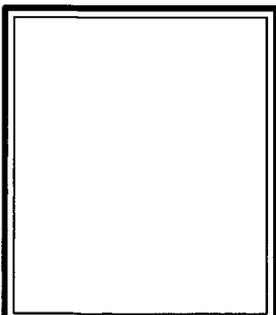
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- R - RADIUS
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SEE SHEET 4

SHEET 3 OF 11



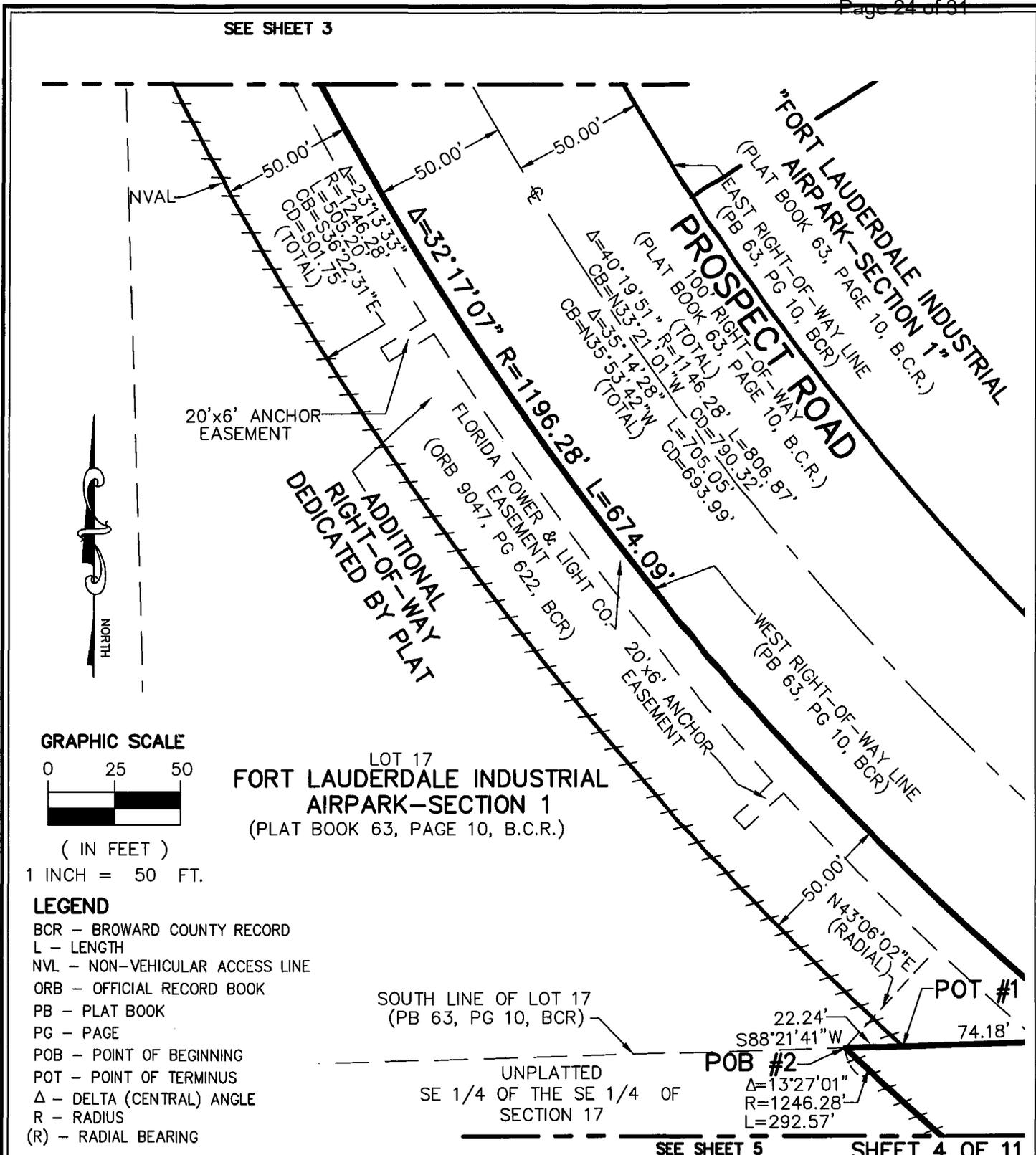
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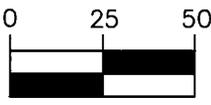
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| F.B./ PG. | N/A      |
| SCALE     | AS SHOWN |
| JOB NO.   | 7577 NVL |

**OAK TREE PROPERTY REDEVELOPMENT PLAT**  
**NON-VEHICULAR ACCESS LINE**  
**SKETCH OF DESCRIPTION**

SEE SHEET 3



**GRAPHIC SCALE**



( IN FEET )

1 INCH = 50 FT.

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LOT 17  
**FORT LAUDERDALE INDUSTRIAL AIRPARK-SECTION 1**  
 (PLAT BOOK 63, PAGE 10, B.C.R.)

SOUTH LINE OF LOT 17  
 (PB 63, PG 10, BCR)

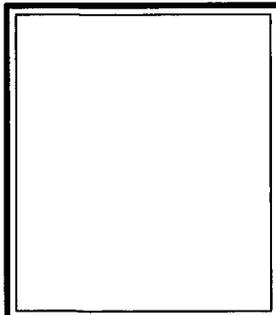
UNPLATTED  
 SE 1/4 OF THE SE 1/4 OF  
 SECTION 17

SEE SHEET 5

SHEET 4 OF 11

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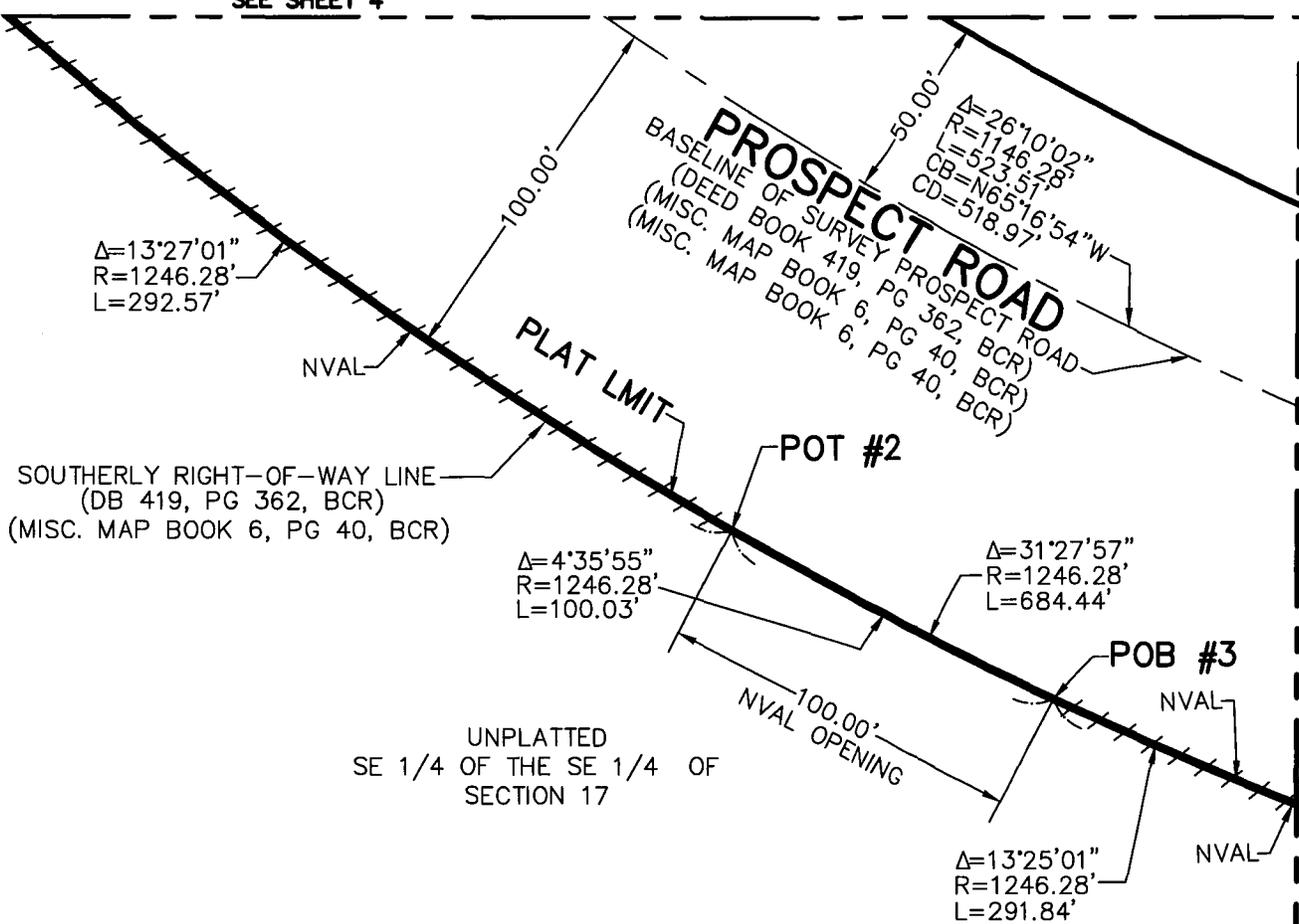
**OAK TREE PROPERTY REDEVELOPMENT PLAT  
 NON-VEHICULAR ACCESS LINE  
 SKETCH OF DESCRIPTION**



|           |          |
|-----------|----------|
| DATE      | 11/01/19 |
| DRAWN BY  | RLF      |
| F.B./ PG. | N/A      |
| SCALE     | AS SHOWN |
| JOB NO.   | 7577 NVL |

SEE SHEET 4

SEE SHEET 6



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- (R) - RADIAL BEARING



**GRAPHIC SCALE**



( IN FEET )

1 INCH = 50 FT.

**SHEET 5 OF 11**



**CAULFIELD & WHEELER, INC.**

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DATE 11/01/19

DRAWN BY RLF

F.B./ PG. N/A

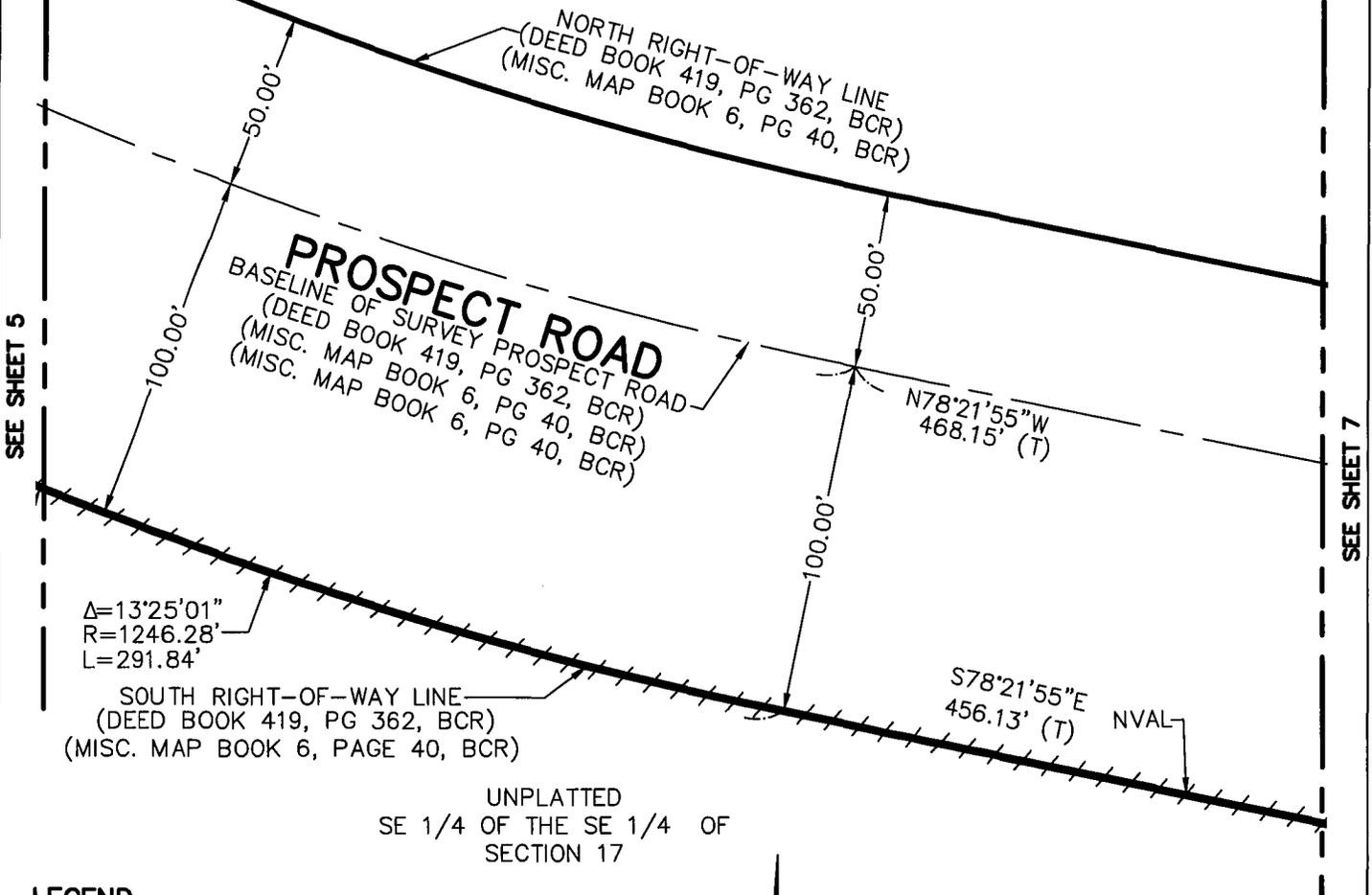
SCALE AS SHOWN

JOB NO. 7577 NVL

**OAK TREE PROPERTY REDEVELOPMENT PLAT  
 NON-VEHICULAR ACCESS LINE  
 SKETCH OF DESCRIPTION**

25

**GOLFVIEW PLAZA**  
(PB 121, PG 3, BCR)



SEE SHEET 5

SEE SHEET 7

UNPLATTED  
SE 1/4 OF THE SE 1/4 OF  
SECTION 17

**LEGEND**

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**GRAPHIC SCALE**

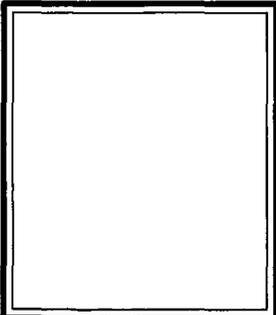


( IN FEET )  
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**SHEET 6 OF 11**

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|-----------|----------|
| DATE      | 11/01/19 |
| DRAWN BY  | RLF      |
| F.B./ PG. | N/A      |
| SCALE     | AS SHOWN |
| JOB NO.   | 7577 NVL |

**OAK TREE PROPERTY REDEVELOPMENT PLAT  
NON-VEHICULAR ACCESS LINE  
SKETCH OF DESCRIPTION**

GOLFVIEW PLAZA  
(PB 121, PG 3, BCR)

NORTH. RIGHT-OF-WAY LINE  
(DEED BOOK 419, PG 362, BCR)  
(MISC. MAP BOOK 6, PG 40, BCR)

BASELINE OF SURVEY PROSPECT ROAD  
(MISC. MAP BOOK 6, PG 40, BCR)  
(DEED BOOK 419, PG 362, BCR)

PROSPECT ROAD  
150' RIGHT-OF-WAY  
(DEED BOOK 419, PG 362, BCR)  
(MISC. MAP BOOK 6, PAGE 40, BCR)

SOUTHERLY RIGHT-OF-WAY LINE  
(DEED BOOK 419, PG 362, BCR)  
(MISC. MAP BOOK 6, PG 40, BCR)

01°50'50"W  
337.93'  
EAST LINE OF SECTION 17  
(MISC. MAP BOOK 6, PAGE 40, B.C.R.)  
(DEED BOOK 419, PAGE 362, B.C.R.)

N78°21'55"W

468.15' (T)

.0005

.00001

NVAL

S78°21'55"E

PLAT LIMIT

456.13' (T)

SEE SHEET 6

01°50'50"W

S40°06'22"E  
37.15'

EAST LINE OF SECTION 17  
(PER MISC. MAP BOOK 6, PAGE 40, B.C.R.)

01°50'50"E  
PLAT LIMIT 917.85' (T)

01°50'50"E 502.97' (T) (NVAL)  
01°50'50"W 626.61' (T)

N.W. 21 AVE.  
(DECKER ROAD)

PARCEL A

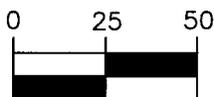
UNPLATTED  
SE 1/4 OF THE SE 1/4 OF  
SECTION 17

LEGEND

- BCR - BROWARD COUNTY RECORD
- L - LENGTH
- NVL - NON-VEHICULAR ACCESS LINE
- ORB - OFFICIAL RECORD BOOK
- PB - PLAT BOOK
- PG - PAGE
- POB - POINT OF BEGINNING
- POT - POINT OF TERMINUS
- Δ - DELTA (CENTRAL) ANGLE
- R - RADIUS
- (R) - RADIAL BEARING



GRAPHIC SCALE



( IN FEET )

1 INCH = 50 FT.

SEE SHEET 8

SHEET 7 OF 11



CAULFIELD & WHEELER, INC.

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

DATE 11/01/19

DRAWN BY RLF

F.B./ PG. N/A

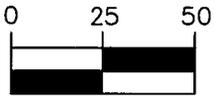
SCALE AS SHOWN

JOB NO. 7577 NVAL

OAK TREE PROPERTY REDEVELOPMENT PLAT  
NON-VEHICULAR ACCESS LINE  
SKETCH OF DESCRIPTION



**GRAPHIC SCALE**



( IN FEET )  
1 INCH = 50 FT.

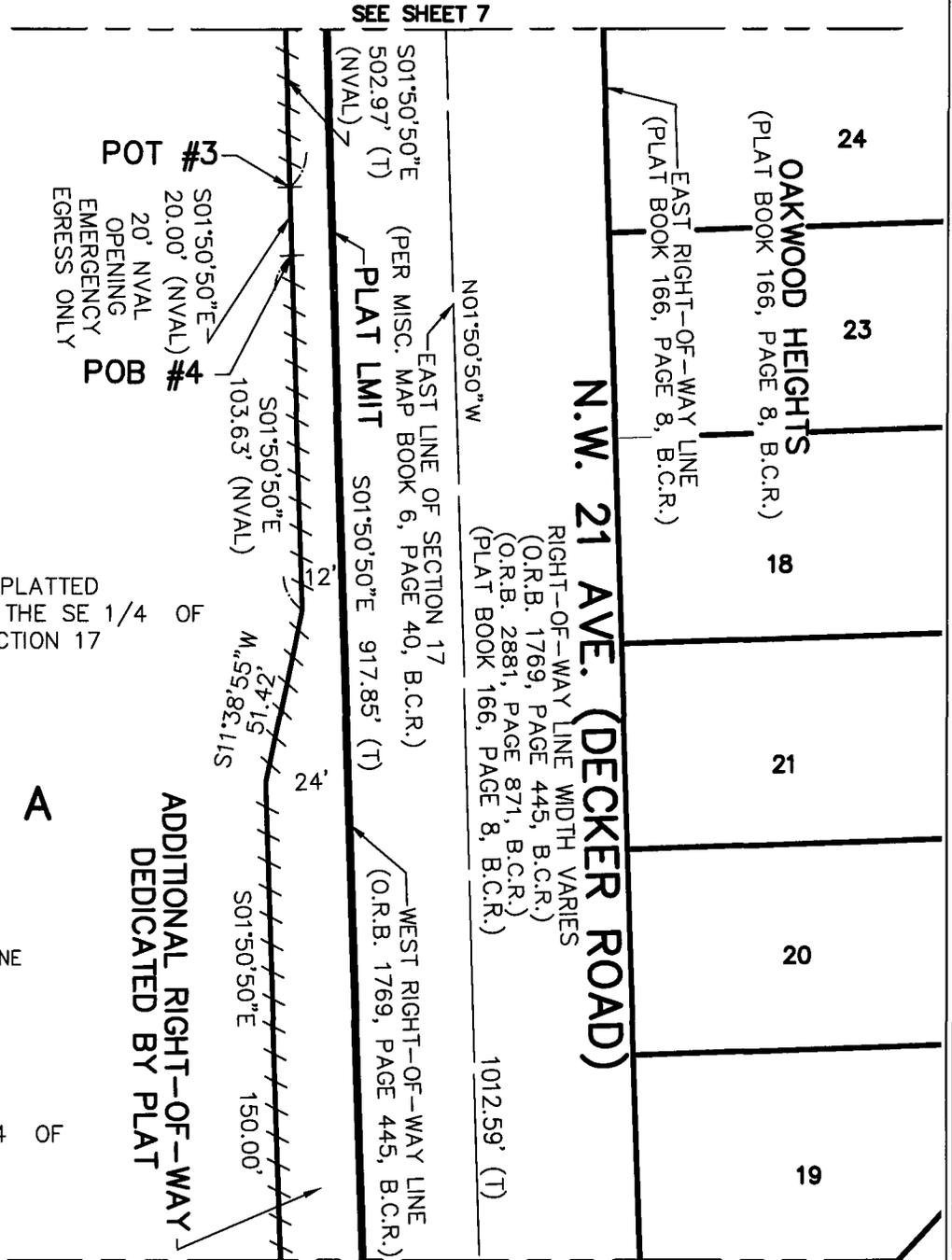
UNPLATTED  
SE 1/4 OF THE SE 1/4 OF  
SECTION 17

**PARCEL A**

**LEGEND**

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- PG - PAGE
- POB - POINT OF BEGINNING
- POT - POINT OF TERMINATION
- Δ - DELTA (CENTRAL ANGLE) 1/4 OF SECTION 17
- R - RADIUS
- (R) - RADIAL BEARING

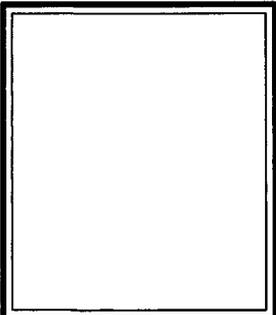
ADDITIONAL RIGHT-OF-WAY  
DEDICATED BY PLAT



**SHEET 8 OF 11**

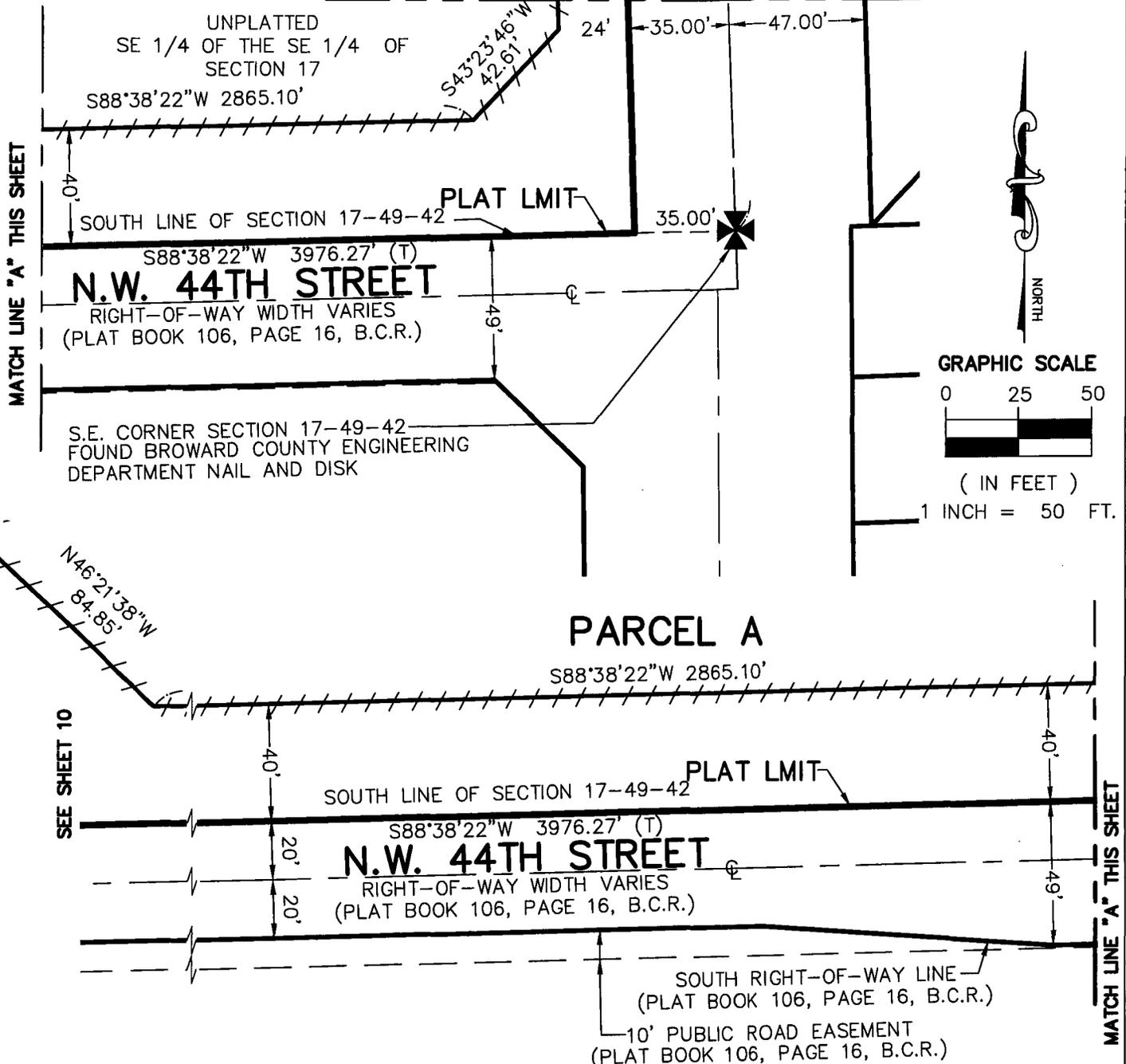
**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
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 BOCA RATON, FLORIDA 33434  
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**OAK TREE PROPERTY REDEVELOPMENT PLAT  
 NON-VEHICULAR ACCESS LINE  
 SKETCH OF DESCRIPTION**



|           |          |
|-----------|----------|
| DATE      | 11/01/19 |
| DRAWN BY  | RLF      |
| F.B./ PG. | N/A      |
| SCALE     | AS SHOWN |
| JOB NO.   | 7577 NVL |

SEE SHEET 8



**LEGEND**

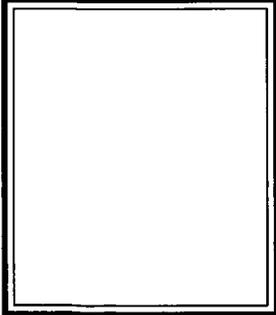
- BCR - BROWARD COUNTY RECORD
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- POT - POINT OF TERMINUS
- $\Delta$  - DELTA (CENTRAL) ANGLE
- R - RADIUS
- (R) - RADIAL BEARING

**LAKE JUBILEE**  
(PLAT BOOK 106, PAGE 16, B.C.R.)

**SHEET 9 OF 11**

**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING  
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**OAK TREE PROPERTY REDEVELOPMENT PLAT  
NON-VEHICULAR ACCESS LINE  
SKETCH OF DESCRIPTION**



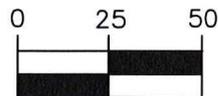
|           |           |
|-----------|-----------|
| DATE      | 11/01/19  |
| DRAWN BY  | RLF       |
| F.B./ PG. | N/A       |
| SCALE     | AS SHOWN  |
| JOB NO.   | 7577 NVAL |

**LEGEND**

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- (R) - RADIAL BEARING



**GRAPHIC SCALE**



( IN FEET )

1 INCH = 50 FT.

UNPLATTED  
SE 1/4 OF THE SW 1/4 OF  
SECTION 17



SEE SHEET 9

ADDITIONAL RIGHT-OF-WAY  
DEDICATED BY PLAT

SOUTH LINE OF SECTION 17-49-42  
(BEARING BASIS)  
S88°38'22"W 3976.27' (T)

PLAT LIMIT

**N.W. 44TH STREET**

RIGHT-OF-WAY WIDTH VARIES  
(PLAT BOOK 106, PAGE 16, B.C.R.)

10' PUBLIC ROAD EASEMENT  
(PLAT BOOK 106, PAGE 16, B.C.R.)

CENTERLINE 100' ACCESS OPENING  
(PLAT BOOK 106, PAGE 16, B.C.R.)

SEE SHEET 11

SHEET 10 OF 11



**CAULFIELD & WHEELER, INC.**

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**OAK TREE PROPERTY REDEVELOPMENT PLAT  
 NON-VEHICULAR ACCESS LINE  
 SKETCH OF DESCRIPTION**

DATE 11/01/19

DRAWN BY RLF

F.B./ PG. N/A

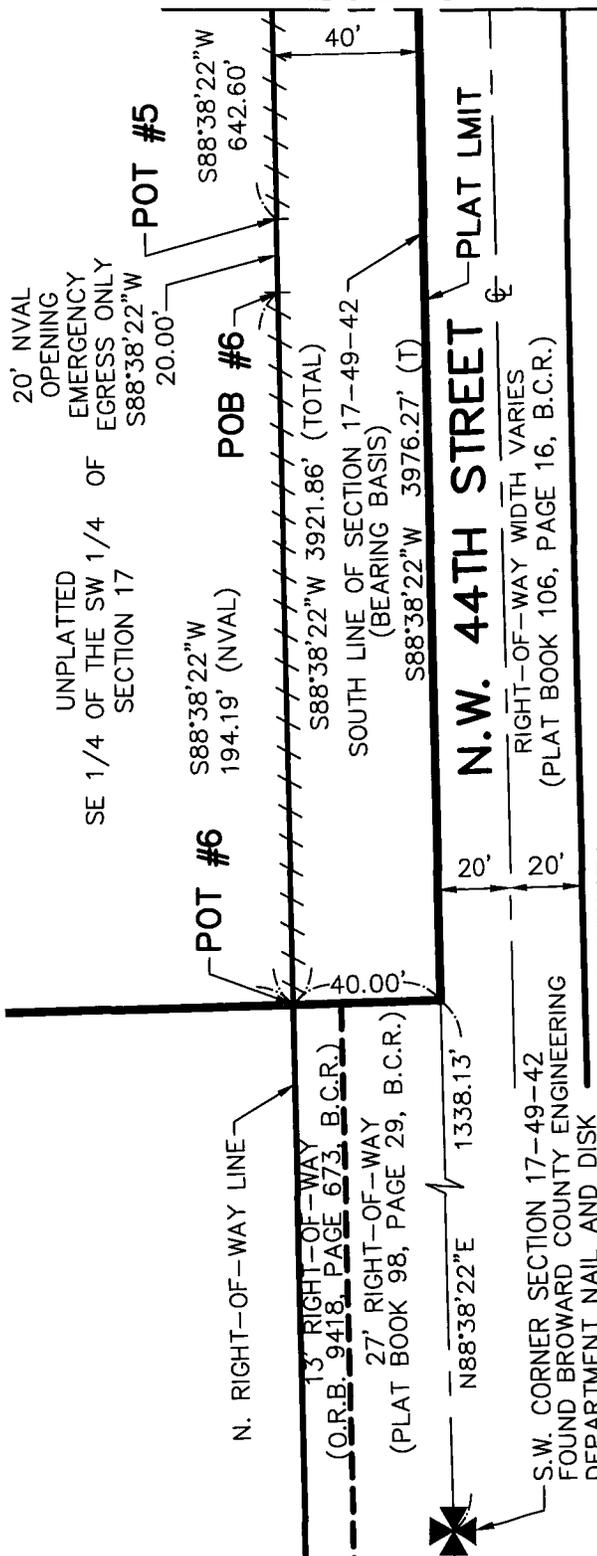
SCALE AS SHOWN

JOB NO. 7577 NVAL

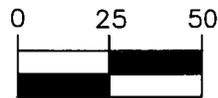
SEE SHEET 10

**LEGEND**

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**GRAPHIC SCALE**

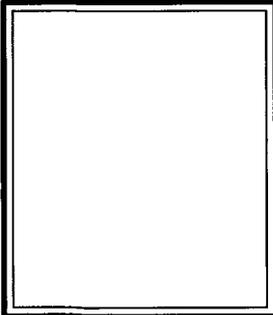


( IN FEET )

1 INCH = 50 FT.

SHEET 11 OF 11

**CAULFIELD & WHEELER, INC.**  
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|           |          |
|-----------|----------|
| DATE      | 10/30/19 |
| DRAWN BY  | RLF      |
| F.B./ PG. | N/A      |
| SCALE     | AS SHOWN |
| JOB NO.   | 7577 NVL |

**OAK TREE PROPERTY REDEVELOPMENT PLAT  
 NON-VEHICULAR ACCESS LINE  
 SKETCH OF DESCRIPTION**