



Application Number _____

Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
 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			
Owner/Applicant/Petitioner Name PIXL Development LLC			
Address 4350 NW 8th Court, Suite A		City Plantation	State FL
Zip 33317			
Phone 954-727-3639	Email cl@invesca.com		
Agent for Owner/Applicant/Petitioner KEITH		Contact Person Mike Vonder Meulen, AICP	
Address 2312 South Andrews Avenue		City Fort Lauderdale	State FL
Zip 33316			
Phone 954-788-3400	Email mvondermeulen@keithteam.com		
Plat/Site Plan Name Plantation Business Park			
Plat/Site Number 012-MP-85		Plat Book - Page (if recorded) 125-40	
Folio(s) 5041 01 41 0014			
Location south side of Sunrise Blvd. at/between/and State Road 7 and/of NW 45th Avenue <small>north side/corner north street name 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 <i>Questionnaire Form, Plat Checklist</i>)	
<input type="checkbox"/> Site Plan (fill out/PRINT <i>Questionnaire Form, Site Plan Checklist</i>)	
<input checked="" type="checkbox"/> Note Amendment (fill out/PRINT <i>Questionnaire Form, Note Amendment Checklist</i>)	
<input type="checkbox"/> Vacation (fill out/PRINT <i>Vacation Continuation Form, Vacation Checklist, use Vacation Instructions</i>)	
<input type="checkbox"/> Vacating Plats, or any Portion Thereof (BCCO 5-205) <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 <u>Business Notary</u> if needed)	

Application Status			
Has this project been previously submitted?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input type="checkbox"/> Entire Project	<input checked="" type="checkbox"/> Portion of Project	<input type="checkbox"/> N/A
What was the project number assigned by the Planning and Development Division?	Project Number 012-MP-85	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name Plantation Business Park		<input 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 checked="" 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 checked="" type="checkbox"/> Yes	<input 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 checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If the answer is "Yes" to any of the questions above	
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.	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Activity Center	Land Use Plan Designation(s) Activity Center
Zoning District(s) SPI-2 HCS	Zoning District(s) SPI-2 HCS

Existing Land Use

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 eighteen (18) months and/or sixty (60) months for mobile homes 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 eighteen (18) months 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.

Are there any existing structures on the site? Yes No

Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
Townhouse	147	Current	YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO

*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 is defined by the definition in the Land Development Code.

Proposed Use

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
Mid Rise	330		

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.

Sarah Rosen 8/4/2020
 Owner/Agent Signature Date

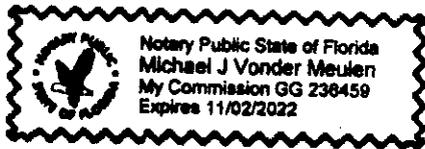
NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 4th day of August, 2020, who is personally known to me | has produced _____ as identification.

Michael Vonder Meulen
 Name of Notary Typed, Printed or Stamped

[Signature]
 Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type *Note amendment*

Application Date <u>08/13/2020</u>	Acceptance Date <u>08/20/2020</u>	Fee <u>\$ 1,990</u>
Comments Due <u>09/10/2020</u>	Report Due <u>09/21/2020</u>	CC Meeting Date <u>TBD</u>

Adjacent City or Cities
none

- Plats
 Surveys
 Site Plans
 Landscaping Plans
 Lighting Plans
 City Letter
 Agreements

Other: *Narrative, Foot Letter, SCAD Letter, sketches*

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

Other:

Received By *[Signature]*



August 19, 2020

**PIXL / Plantation Business Park
Plat Note Amendment Narrative**

The KEITH Team is pleased to submit the enclosed request for Plat Note Amendment in support of the PIXL project. The existing plat for the site is Plantation Business Park (Book 125, Page 40) and is located on the south side of Sunrise Boulevard at NW 45th Avenue. The developer is now proposing 330 Mid Rise units on a portion of the plat. Existing development on the plat includes 31,159 sf of office use and 147 Townhomes. No parcel boundaries are proposed to change from the previous plat note amendment. The plat note change will enable the development of residential Mid Rise units as described in the note below.

The following is the current and proposed plat note:

Current Note

Parcel A-1A is restricted to NO DEVELOPMENT and Parcel A-1B is restricted to NO DEVELOPMENT; Parcel A-2 is restricted to 147 townhouse units; and Parcel A-3 is restricted to 40,000 square feet of office use. Commercial, retail, and bank uses are not permitted within the plat without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

Proposed Note

Parcel A-1A is restricted to 330 Mid Rise units, Parcel A-1B is restricted to No Development; Parcel A-2 is restricted to 147 townhouse units; and Parcel A-3 is restricted to 40,000 square feet of office use.

A previous plat note to allow the 147 townhomes was approved by the County Commission on August 16, 2016. The KEITH Team looks forward to discussing and presenting the Plat Note Amendment application with Broward County staff.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Mike Vonder Meulen', with a long horizontal flourish extending to the right.

Mike Vonder Meulen, AICP

Corporate Office
301 E. Atlantic Blvd
Pompano Beach
FL 33060
954.788.3400

Miami-Dade County
2160 N.W. 82 Ave
Doral
FL 33122
305.667.5474

Broward County
2312 S. Andrews Ave
Fort Lauderdale
FL 33316
954.788.3400

Palm Beach County
120 N. Federal Hwy
Suite 208
Lake Worth, FL 33460
561.469.0992

St. Lucie County
2325 S.E. Patio Cir.
Port St. Lucie
FL 34952
954.788.3400

Orange County
2948 E. Livingston St.
Orlando
FL 32803
954.788.3400

PROPOSED PARCEL NAMES

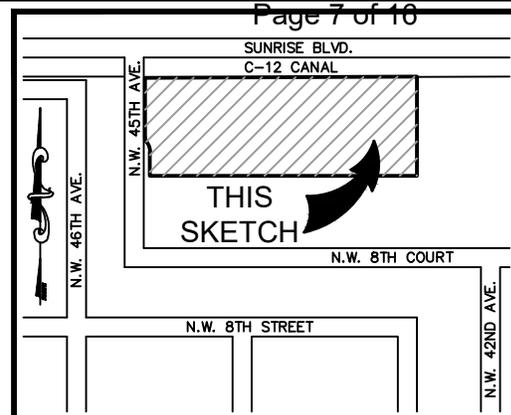
PREVIOUS PARCELS WERE MISTAKENLY
RECORDED WITH INCORRECT PARCEL NAMES

LEGAL DESCRIPTION: PARCEL A-1A

A PORTION OF PARCEL "A", PLANTATION BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF AS RECORD IN PLAT BOOK 125, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 02°20'18" EAST, ALONG THE EAST LINE OF SAID PARCEL "A", ALSO BEING THE WEST LINE OF A 50-FOOT RIGHT CANAL RIGHT OF WAY, 310.62 FEET; THENCE DEPARTING SAID EAST AND WEST LINE, NORTH 90°00'00" WEST, 1051.92 FEET; THENCE NORTH 00°00'00" WEST, 76.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 59.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°03'06" FOR AN ARC DISTANCE OF 39.18 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 26.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°03'06" FOR AN ARC DISTANCE OF 17.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°00'00" WEST, 171.49 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A" ALSO BEING THE SOUTH 170-FOOT RIGHT OF WAY LINE OF THE C-12 CANAL; THENCE NORTH 89°28'10" EAST, ALONG SAID NORTH AND SOUTH LINE, 1057.35 FEET TO THE POINT OF BEGINNING.

SAID LAND LYING IN THE CITY OF PLANTATION, BROWARD COUNTY, FLORIDA AND CONTAINING 323,015 SQUARE FEET (7.415 ACRES) MORE OR LESS.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 89°28'10" EAST ALONG THE NORTH LINE OF PARCEL "A", PLANTATION BUSINESS PARK, AS RECORDED IN PLAT BOOK 125, ON PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=120' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON FEBRUARY 22, 2016 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

TIMOTHY H. GRAY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6604
STATE OF FLORIDA

SKETCH & DESCRIPTION PARCEL A-1A

A PORTION OF PARCEL "A"
PLANTATION BUSINESS PARK
P.B. 125, PG. 40, B.C.R.

PLANTATION, BROWARD COUNTY, FLORIDA

KEITH
ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 1 OF 3

DRAWING NO. 08808.00-SKETCH & DESCRIPTION-5.DWG

DATE 2/22/16

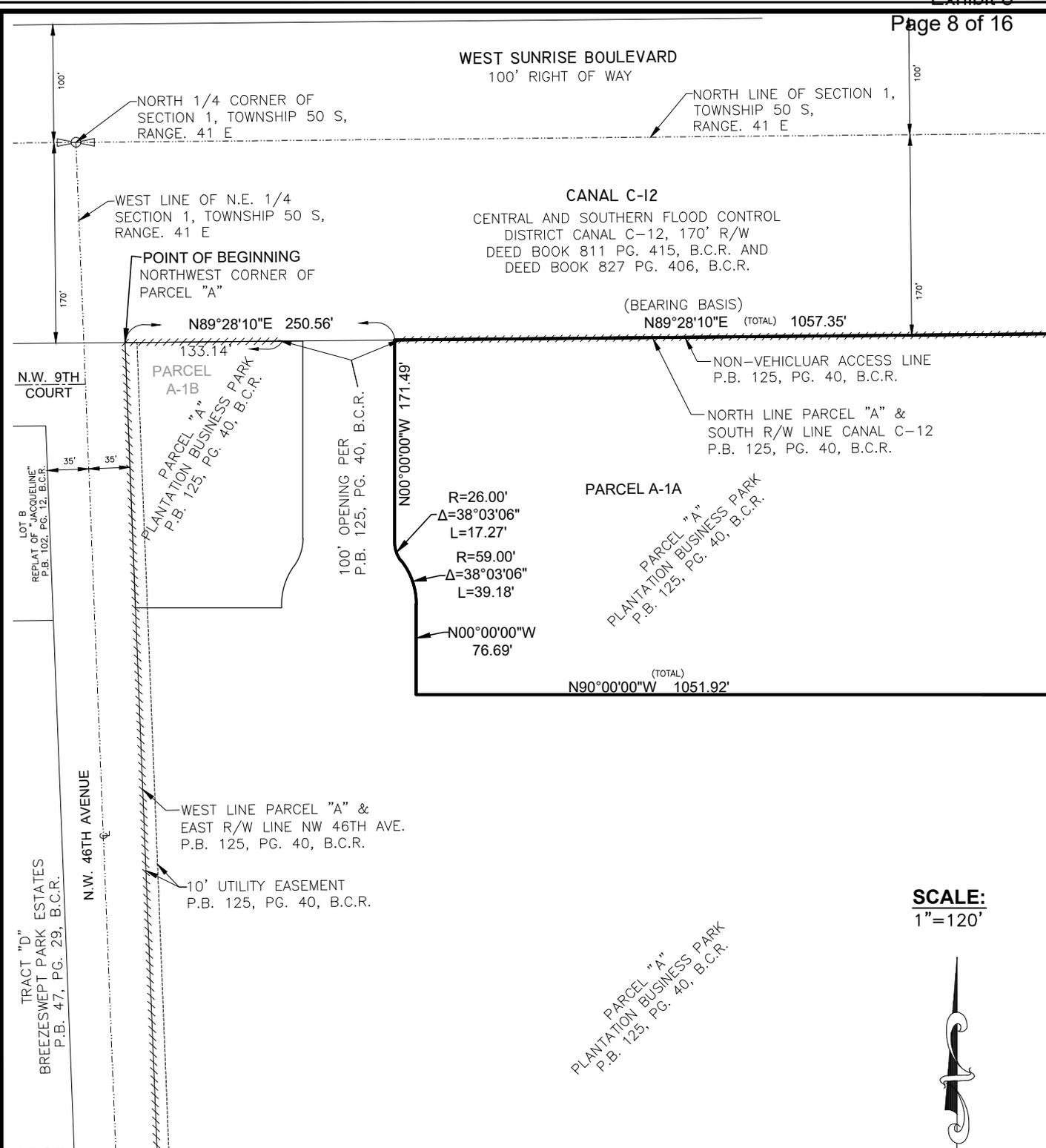
SCALE 1"=120'

FIELD BK. N/A

DWG. BY DDB

CHK. BY MMM

DATE	REVISIONS
8/12/20	REVISED PARCEL LABEL



MATCHLINE "A"
SEE SHEET 3

MATCHLINE "A"
SEE SHEET 3

SCALE:
1"=120'



LEGEND:

B.C.R.	BROWARD COUNTY RECORDS	PG.	PAGE	Δ	CENTRAL ANGLE
O.R.B.	OFFICIAL RECORDS BOOK	R/W	RIGHT-OF-WAY	L	ARC LENGTH
P.B.	PLAT BOOK	R	RADIUS	⊙	CENTERLINE

**SKETCH & DESCRIPTION
PARCEL A-1A**

A PORTION OF PARCEL "A"
PLANTATION BUSINESS PARK
P.B. 125, PG. 40, B.C.R.

PLANTATION, BROWARD COUNTY, FLORIDA

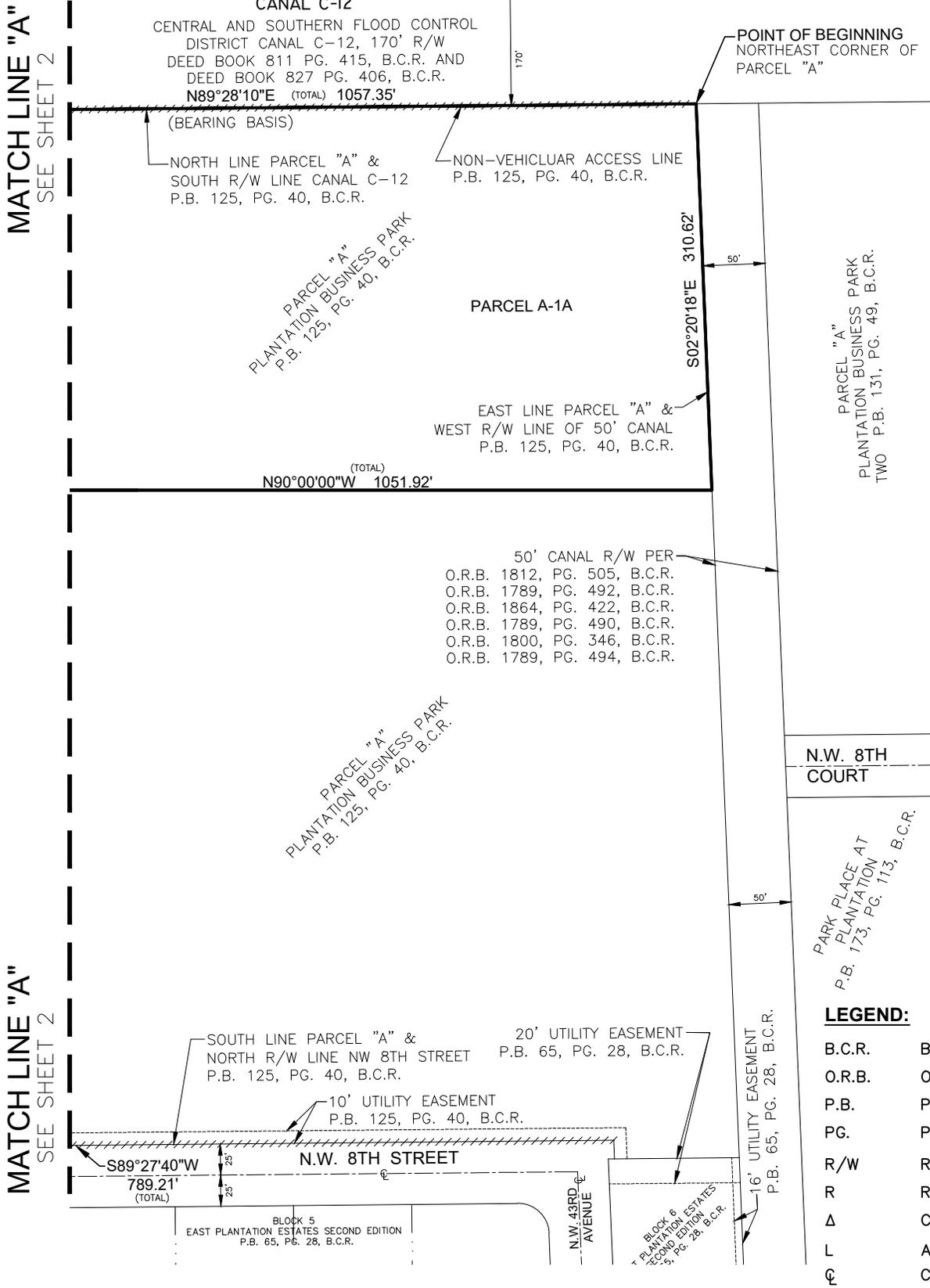
KEITH ASSOCIATES INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 2 OF 3
DRAWING NO. 08808.00-SKETCH & DESCRIPTION-5.DWG

DATE	2/22/16
SCALE	1"=120'
FIELD BK.	N/A
DWNG. BY	DDB
CHK. BY	MMM

DATE	REVISIONS
8/12/20	REVISED PARCEL LABEL

SCALE:
1"=120'



MATCH LINE "A"
SEE SHEET 2

MATCH LINE "A"
SEE SHEET 2

**SKETCH & DESCRIPTION
PARCEL A-1A**

A PORTION OF PARCEL "A"
PLANTATION BUSINESS PARK
P.B. 125, PG. 40, B.C.R.

PLANTATION, BROWARD COUNTY, FLORIDA



301 EAST ATLANTIC BOULEVARD
POMPANNO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 3 OF 3

DRAWING NO. 08808.00-SKETCH & DESCRIPTION-5.DWG

DATE 2/22/16

SCALE 1"=120'

FIELD BK. N/A

DWG. BY DDB

CHK. BY MMM

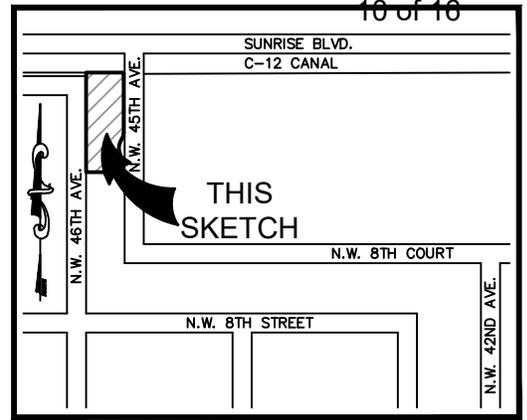
DATE REVISIONS

8/12/20 REVISED PARCEL LABEL

LEGAL DESCRIPTION: PARCEL A-1B

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BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 89°28'10" EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", ALSO BEING THE SOUTH 170-FOOT RIGHT OF WAY LINE OF THE C-12 CANAL, 150.56 FEET; THENCE DEPARTING SAID NORTH AND SOUTH LINE SOUTH 00°00'00" WEST, 167.52 FEET A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°56'18" AND AN ARC DISTANCE OF 25.09 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 55.00 FEET; THENCE THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 39°00'45" AND AN ARC DISTANCE OF 37.45 FEET; THENCE NORTH 90°00'00" WEST, 123.69 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "A" ALSO BEING THE EAST RIGHT OF WAY LINE OF N.W. 46TH AVENUE; THENCE NORTH 02°15'36" WEST, ALONG SAID EAST AND WEST LINE, 225.01 FEET TO THE POINT OF BEGINNING.



LOCATION MAP:
NOT TO SCALE

SAID LAND LYING IN THE CITY OF PLANTATION, BROWARD COUNTY, FLORIDA AND CONTAINING 32,373 SQUARE FEET (0.743 ACRES) MORE OR LESS.

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
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KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

TIMOTHY H. GRAY
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REGISTRATION No. 6604
STATE OF FLORIDA

**SKETCH & DESCRIPTION
PARCEL A-1B**

A PORTION OF PARCEL "A"
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P.B. 125, PG. 40, B.C.R.

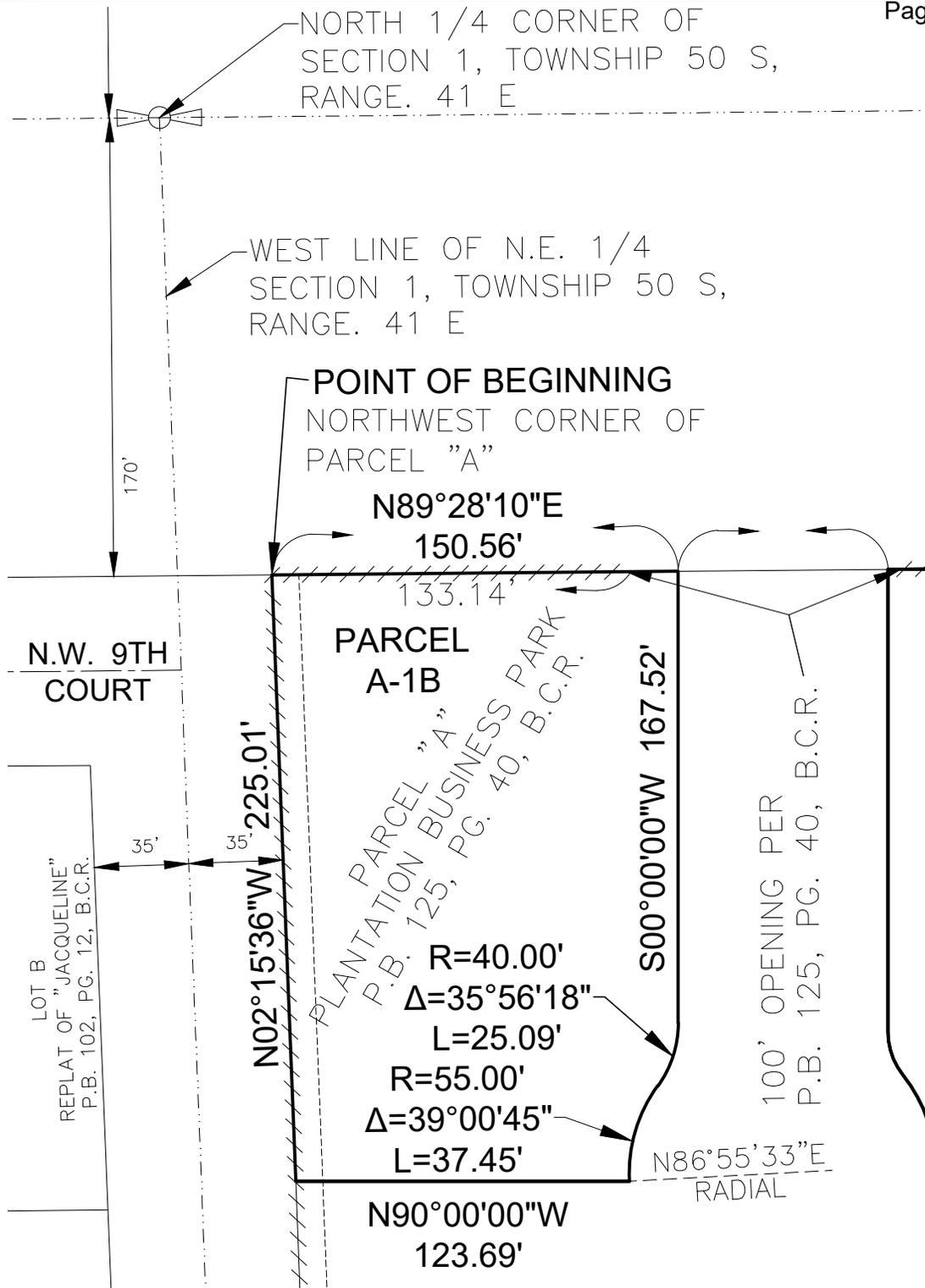
PLANTATION, BROWARD COUNTY, FLORIDA

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SHEET 1 OF 2
DRAWING NO. 08808.00-SKETCH & DESCRIPTION-5.DWG

DATE 2/22/16
SCALE 1"=120'
FIELD BK. N/A
DWNG. BY DDB
CHK. BY MMM

DATE	REVISIONS
8/12/20	REVISED PARCEL LABEL



SCALE:
1"=60'



LEGEND:

B.C.R.	BROWARD COUNTY RECORDS	PG.	PAGE	Δ	CENTRAL ANGLE
O.R.B.	OFFICIAL RECORDS BOOK	R/W	RIGHT-OF-WAY	L	ARC LENGTH
P.B.	PLAT BOOK	R	RADIUS	⊙	CENTERLINE

**SKETCH & DESCRIPTION
PARCEL A-1B**

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P.B. 125, PG. 40, B.C.R.

PLANTATION, BROWARD COUNTY, FLORIDA



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SHEET 2 OF 2

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DATE 2/22/16

SCALE 1"=120'

FIELD BK. N/A

DWNG. BY DDB

CHK. BY MMM

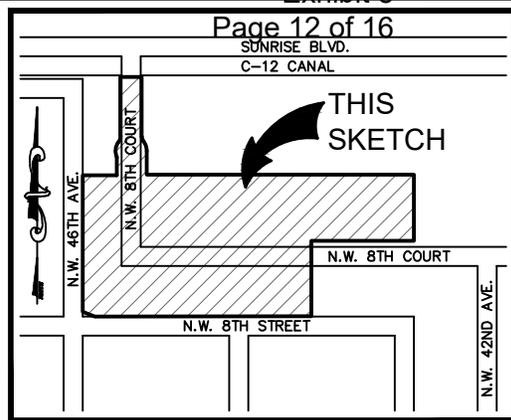
DATE	REVISIONS
8/12/20	REVISED PARCEL LABEL

LEGAL DESCRIPTION: PARCEL A-2

A PORTION OF PARCEL "A", PLANTATION BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF AS RECORD IN PLAT BOOK 125, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY MOST SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 46°23'58" WEST ALONG THE SOUTH LINE OF SAID PARCEL "A", ALSO BEING THE NORTH RIGHT OF WAY LINE OF N.W. 8TH STREET, 34.83 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL "A", ALSO BEING THE EAST RIGHT OF WAY LINE OF N.W. 46TH AVENUE; THENCE DEPARTING SAID NORTH AND SOUTH LINE, NORTH 02°15'36" WEST, ALONG SAID EAST AND WEST LINE, 583.14 FEET; THENCE DEPARTING SAID EAST AND WEST LINE, NORTH 90°00'00" WEST, 123.69 FEET, TO A POINT ON NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 55.00 FEET, THROUGH WHICH A RADIAL BEARS NORTH 86°55'33" EAST TO THE RADIUS POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 39°00'45" AND AN ARC DISTANCE OF 37.45 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°56'18" AND AN ARC DISTANCE OF 25.09 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°00'00" EAST, 167.52 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A", ALSO BEING THE SOUTH 170-FOOT RIGHT OF WAY LINE OF THE C-12 CANAL; THENCE NORTH 89°28'10" EAST, ALONG SAID NORTH AND SOUTH LINE, 77.84 FEET; THENCE DEPARTING SAID NORTH AND SOUTH LINE, SOUTH 00°00'00" EAST, 171.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 26.00 FEET; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°03'06", AN ARC DISTANCE OF 17.27 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 59.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°03'06", AN ARC DISTANCE OF 39.18 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°00'00" EAST, 76.69 FEET; THENCE NORTH 90°00'00" WEST, 1051.92 FEET, TO A POINT ON THE EAST LINE OF SAID PARCEL "A", ALSO BEING THE WEST RIGHT OF WAY OF LINE OF A 50.00 FOOT CANAL; THENCE SOUTH 02°20'18" EAST, ALONG SAID EAST AND WEST LINE, 250.03 FEET; THENCE DEPARTING SAID EAST AND WEST LINE, NORTH 90°00'00" WEST, 462.31 FEET; THENCE SOUTH 00°00'00" EAST, 275.84 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL "A" ALSO BEING THE NORTH 50-FOOT RIGHT OF WAY LINE OF N.W. 8TH STREET; THENCE SOUTH 89°27'40" WEST ALONG SAID NORTH AND SOUTH LINE, 789.21 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF PLANTATION, BROWARD COUNTY, FLORIDA AND CONTAINING 586,449 SQUARE FEET (13.463 ACRES) MORE OR LESS.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 89°27'40" WEST ALONG THE SOUTH LINE OF PARCEL "A", PLANTATION BUSINESS PARK, AS RECORDED IN PLAT BOOK 125, ON PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=120' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON JULY 16, 2015 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

MICHAEL M. MOSSEY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 5660
STATE OF FLORIDA

**SKETCH & DESCRIPTION
PARCEL A-2**

A PORTION OF PARCEL "A"
PLANTATION BUSINESS PARK
P.B. 125, PG. 40, B.C.R.

PLANTATION, BROWARD COUNTY, FLORIDA

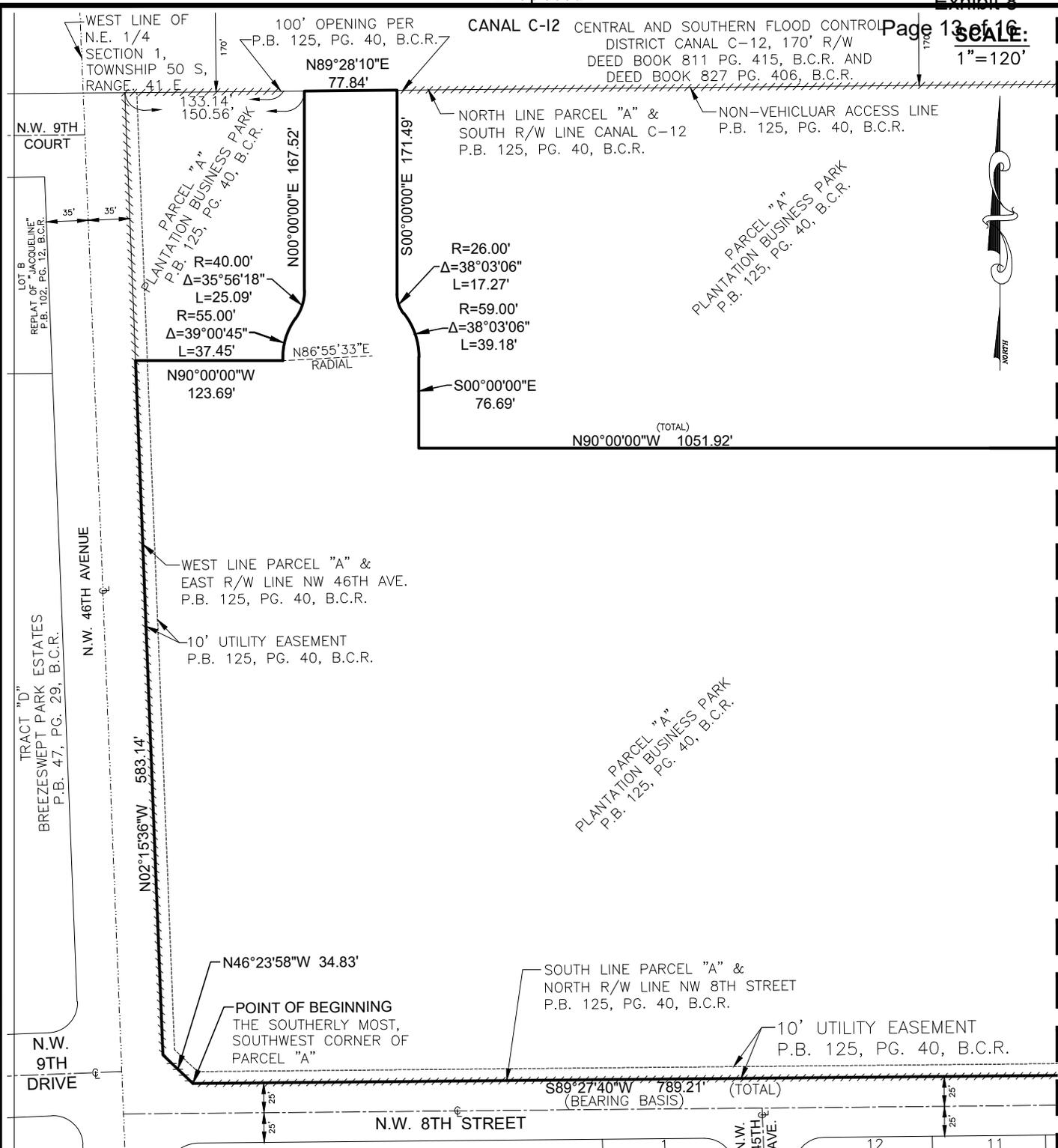


consulting engineers
301 EAST ATLANTIC BOULEVARD
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(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 1 OF 3
DRAWING NO. 08808.00-SKETCH & DESCRIPTION PARCEL A-2.DWG

DATE 7/16/15
SCALE 1"=120'
FIELD BK. N/A
DWNG. BY DDB
CHK. BY MMM

DATE	REVISIONS
10/8/15	REVISED BOUNDARY



MATCH LINE "A"
 SEE SHEET 3

MATCH LINE "A"
 SEE SHEET 3

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS	PG.	PAGE	Δ	CENTRAL ANGLE
O.R.B.	OFFICIAL RECORDS BOOK	R/W	RIGHT-OF-WAY	L	ARC LENGTH
P.B.	PLAT BOOK	R	RADIUS	⊙	CENTERLINE

**SKETCH & DESCRIPTION
 PARCEL A-2**

A PORTION OF PARCEL "A"
 PLANTATION BUSINESS PARK
 P.B. 125, PG. 40, B.C.R.

PLANTATION, BROWARD COUNTY, FLORIDA

KEITH ASSOCIATES, INC.
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 EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 2 OF 3
 DRAWING NO. 08808.00-SKETCH & DESCRIPTION PARCEL A-2.DWG

DATE	7/16/15
SCALE	1"=120'
FIELD BK.	N/A
DWNG. BY	DDB
CHK. BY	MMM

DATE	REVISIONS
10/8/15	REVISED BOUNDARY

MATCH LINE "A"
SEE SHEET 2

CENTRAL AND SOUTHERN FLOOD CONTROL
DISTRICT CANAL C-12, 170' R/W
DEED BOOK 811 PG. 415, B.C.R. AND
DEED BOOK 827 PG. 406, B.C.R.

NORTH LINE PARCEL "A" &
SOUTH R/W LINE CANAL C-12
P.B. 125, PG. 40, B.C.R.

NON-VEHICULAR ACCESS LINE
P.B. 125, PG. 40, B.C.R.

PARCEL "A"
PLANTATION BUSINESS PARK
P.B. 125, PG. 40, B.C.R.

50' CANAL R/W PER
O.R.B. 1812, PG. 505, B.C.R.
O.R.B. 1789, PG. 492, B.C.R.
O.R.B. 1864, PG. 422, B.C.R.
O.R.B. 1789, PG. 490, B.C.R.
O.R.B. 1800, PG. 346, B.C.R.
O.R.B. 1789, PG. 494, B.C.R.

EAST LINE PARCEL "A" &
WEST R/W LINE OF 50' CANAL
P.B. 125, PG. 40, B.C.R.

(TOTAL)
N90°00'00"W 1051.92'

PARCEL "A"
PLANTATION BUSINESS PARK
P.B. 125, PG. 40, B.C.R.

PARCEL "A"
PLANTATION BUSINESS PARK
TWO P.B. 131, PG. 49, B.C.R.

S02°20'18"E 250.03'

N.W. 8TH
COURT

N90°00'00"W 462.31'

S00°00'00"E 275.84'

PARCEL "A"
PLANTATION BUSINESS PARK
P.B. 125, PG. 40, B.C.R.

SOUTH LINE PARCEL "A" &
NORTH R/W LINE NW 8TH STREET
P.B. 125, PG. 40, B.C.R.

20' UTILITY EASEMENT
P.B. 65, PG. 28, B.C.R.

10' UTILITY EASEMENT
P.B. 125, PG. 40, B.C.R.

S89°27'40"W
789.21'
(TOTAL)

N.W. 8TH STREET

16' UTILITY EASEMENT
P.B. 65, PG. 28, B.C.R.

10

9

8

7

BLOCK 5
EAST PLANTATION ESTATES
SECOND EDITION
P.B. 65, PG. 28, B.C.R.

N.W. 43RD
AVENUE

Block 6
EAST PLANTATION ESTATES
SECOND EDITION
P.B. 65, PG. 28, B.C.R.

LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- R/W RIGHT-OF-WAY
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- ⊕ CENTERLINE

MATCH LINE "A"
SEE SHEET 2

**SKETCH & DESCRIPTION
PARCEL A-2**

A PORTION OF PARCEL "A"
PLANTATION BUSINESS PARK
P.B. 125, PG. 40, B.C.R.

PLANTATION, BROWARD COUNTY, FLORIDA

KEITH ASSOCIATES, INC.

consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPAHO BEACH, FLORIDA 33060-6643
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EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 3 OF 3

DRAWING NO. 08808.00-SKETCH & DESCRIPTION PARCEL A-2.DWG

DATE 7/16/15

SCALE 1"=120'

FIELD BK. N/A

DWG. BY DDB

CHK. BY MMM

DATE REVISIONS

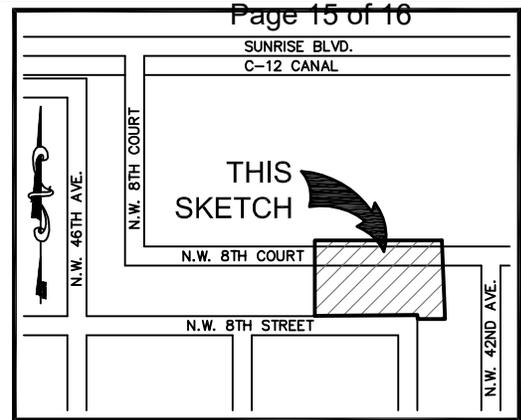
10/8/15 REVISED BOUNDARY

LEGAL DESCRIPTION: PARCEL A-3

A PORTION OF PARCEL "A", PLANTATION BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF AS RECORD IN PLAT BOOK 125, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY MOST SOUTHEAST CORNER OF SAID PARCEL "A" ALSO BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 6, EAST PLANTATION ESTATES SECOND ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORD IN PLAT BOOK 65, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID PARCEL "A" AND THE NORTH LINE OF SAID LOT 1, SOUTH 89°27'40" WEST, 100.05 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY OF N.W. 43rd AVENUE; THENCE, DEPARTING SAID NORTH LINE, AND ALONG SAID SOUTH AND EAST LINE, NORTH 02°20'18" WEST, 15.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF N.W. 8th STREET; THENCE, DEPARTING SAID EAST LINE AND ALONG SAID NORTH RIGHT-OF-WAY LINE AND SAID SOUTH LINE, SOUTH 89°27'40" WEST 373.37 FEET; THENCE DEPARTING SAID NORTH AND SOUTH LINE, NORTH 00°00'00" WEST, 275.84 FEET; THENCE SOUTH 90°00'00" EAST, 462.31 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A", ALSO BEING THE WEST RIGHT OF WAY OF LINE OF A 50.00 FOOT CANAL; THENCE SOUTH 02°20'18" EAST, ALONG SAID EAST AND WEST LINE, 286.62 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF PLANTATION, BROWARD COUNTY, FLORIDA AND CONTAINING 129,523 SQUARE FEET (2.973 ACRES) MORE OR LESS.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
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8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=120' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON FEBRUARY 22, 2016 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

MICHAEL M. MOSSEY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 5660
STATE OF FLORIDA

**SKETCH & DESCRIPTION
PARCEL A-3**

A PORTION OF PARCEL "A"
PLANTATION BUSINESS PARK
P.B. 125, PG. 40, B.C.R.

PLANTATION, BROWARD COUNTY, FLORIDA

KEITH
ASSOCIATES, INC.
consulting engineers
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SHEET 1 OF 2
DRAWING NO. 08808.00-SKETCH & DESCRIPTION PARCEL A-3.DWG

DATE 2/22/16
SCALE N/A
FIELD BK. N/A
DWNG. BY DDB
CHK. BY MMM

DATE	REVISIONS

