



Application Number 057-MP-07

Public Works and Environmental Services Department
HOUSING AND URBAN PLANNING DIVISION
 1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6634 F: 954-357-6521 · Broward.org/Planning

Application to Change or Waive Requirements of the Broward County Land Development Code

<p>This application should be submitted to the Housing and Urban Planning Division- Platting Section for review and acceptance. This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. Please select the applicable change or waiver requested:</p>	
<p>ROADWAY RELATED</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Non-Vehicular Access Lines <input type="checkbox"/> Roadway Improvements (such as turn lanes, bus bays traffic signals, etc.) <input type="checkbox"/> Right-of-Way Dedications <input type="checkbox"/> Sidewalks and Paved Access <input type="checkbox"/> Design Criteria 	<p>NON-ROADWAY RELATED</p> <ul style="list-style-type: none"> <input type="checkbox"/> Design Criteria <input type="checkbox"/> Waste Water Disposal/Source of Potable Water <input type="checkbox"/> Fire Protection <input type="checkbox"/> Parks and/or School Dedications <input type="checkbox"/> Impact/Concurrency Fee(s) <input type="checkbox"/> Environmental Impact Report <input type="checkbox"/> Other Changes

Project Information			
Plat/Site Plan Name Metropica Plat			
Plat/Site Number 057-MP-07		Plat Book - Page (if recorded) Book 179 Page 70	
Owner/Petitioner Name Metropica Series C Venture, LLC			
Address 1800 NW 136th Ave.		City Sunrise	State FL
		Zip 33323	
Phone 954-941-9910	Email joseph@kgroupholdings.com		
Agent for Owner/Petitioner Scott Backman/Miskel Backman, LLP		Contact Person Scott Backman	
Agent Address 14 E 4th St. Suite 36		City Boca Raton	State FL
		Zip 33432	
Agent Phone 561-405-3325	Agent Email sbackman@miskelbackman.com		
Folio(s) 494026090010			

Location north _____ side of W. Sunrise Blvd. _____ at/between/and _____ east of NW 136th Ave. _____ and/of _____ south of Red Snapper Rd. _____ <i>north side/corner north</i> <i>street name</i> <i>street name / side/corner</i> <i>street name</i>
Proposed Changes
Use this space below to provide the following information and clearly describe the proposed changes you are requesting. If you are requesting changes to a specific staff recommendation(s) listed in a Development Review Report, please specify the staff recommendation number(s). If you are requesting a waiver or variation of a provision of the Land Development Code, please cite the specific section(s).
Staff Recommendation No(s).
Land Development Code citation(s)
Have you contacted anyone in County Government regarding this request? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, indicate name(s), department and date David McGuire-Highway Construction & Engineering Division: 4/22/2025
Brief narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary): Request to amend the NVAL on Parcel A to close a 60' opening along W. Sunrise Blvd. and create a new 66' opening along Sunrise Blvd. Please see the attached narrative for more details.

REQUIRED DOCUMENTATION
A pre-application meeting is required with the Housing and Urban Planning Division to discuss the request and the submittal requirements. To schedule a meeting, send an email to PDMDinfo@broward.org . Pre-application meetings are held every Wednesday and Fridays, between 2pm and 330pm, subject to availability.
Submit one (1) original and one (1) digital copy of the documents listed below. <ol style="list-style-type: none"> 1. A pre-application meeting receipt. 2. Narrative clearly describing proposed changes. Be sure to include detailed information of opening location, size, etc. 3. Letter from the applicable municipality, dated within six (6) months of formally submitting the application, stating the city's position on this request. 4. Opinion of Title with a search date within thirty (30) days of formal submittal. 5. A copy of the approved or recorded plat. 6. A check for the application fees (if applicable) made payable to: Broward County Board of County Commissioners. 7. Any other relevant documentation, as deemed necessary.
For ROADWAY RELATED changes or waivers, the following additional documents are required: <ol style="list-style-type: none"> 1. The proposed site plan (2 original) which shows, at a minimum, the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). The site plan must provide relevant dimensions and must be drawn to scale. 2. Signed and sealed drawings (2 original) clearly illustrating the proposed change(s). The drawings must provide relevant dimensions and must be drawn to scale. 3. A valid Pre-Application letter from the Florida Department of Transportation is required for all roadway and/or access related applications which abut a Trafficway that is functionally classified as a State Road. This requirement includes the creation or amendment of vehicular access and/or any improvements requiring permits from the State.

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.

Owner/Agent Signature [Signature] Date 10/16/2025

NOTARY PUBLIC

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 16 day of October, 2025, who is personally known to me | has produced _____ as identification.

Carla P. Ghipsmann
Name of Notary Typed, Printed or Stamped

[Signature]
Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

HH 378945
Serial Number (if applicable)

For Office Use Only

Application Type/Title of Request

NVAL

Application Date 10/17/2025	Acceptance Date 10/17/2025	Fee \$2,410
Comments Due 11/17/2025	Report Due	CC Meeting Date TBD

~Adjacent Municipality

Submittal Documents (select all that apply):

Plats Site Plans City Letter FDOT Letter

Other: **Opinion of title, Sketch & Legal**

Additional Staff Comments

Received By
Diego Munoz



BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

Darby Desalle, Director
Public Works & Environmental Services Department
Housing & Urban Planning Division
1 N. University Dr. #102A
Plantation, FL 33324

Re: NVAL Amendment-Metropica Plat Parcel A (057-MP-07)

Dear Mr. Desalle,

Metropica Lands, LLC (“Applicant”) through undersigned counsel, hereby requests an NVAL amendment to Parcel A of the Metropica Plat (057-MP-07), recorded in Plat Book 179 Page 71 of the Broward County Public Records. Currently, Parcel A has three points of ingress and egress along NW 136th Ave. and one point of ingress and egress along Sunrise Blvd. The location, width and turning movements for each opening on Parcel A are provided below:

- A 119’ opening for right turns only (Access Point No. 3) located along NW 136th Ave. located 318’ north of the 2nd access point along NW 136th Ave.
- A 101’ opening for full access (Access Point No. 2) only located along NW 136th Ave. located 277 north of the 1st access point along NW 136th Ave.
- A 96’ opening for right turns only (Access Point No. 1) located along NW 136th Ave. located 229’ feet north of the intersection at NW 136th Ave. and Sunrise Blvd.
- A 60’ opening for right-turns in only (Access Point No. 4) located along Sunrise Blvd., and located 200 feet from the east parcel line of Parcel A.

At this time, Applicant is proposing to make the following amendments to Parcel A:

- Close the existing 60’ opening for right-turns in only (Access Point No. 4) located along Sunrise Blvd., and located 200 feet from the east parcel line of Parcel A.
- Create a new 66’ opening for right turns-in only (Access Point No. 4), located along Sunrise Blvd., and located 238 feet from the east parcel line of Parcel A.

A right-of-way dedication to the County consisting of 1,446 square feet along Sunrise Blvd. was recorded in 2015 (instrument #112834228). A copy of the recorded instrument has been provided with this submittal. This dedication was intended to be used for a bus stop with a shelter. The decision was later made to relocate the bus stop on a parcel located to the east of the Property, specifically in front of the car wash located at 12933 Sunrise Blvd.

Thank you in advance for your consideration of this request. Please contact the undersigned should you have any questions.

Sincerely,
Miskel Backman, LLP

Scott Backman

Scott Backman, Esq.

FOR: METROPICA SERIES C VENTURE, LLC

EXHIBIT "A"
LEGAL DESCRIPTION OF
PARCEL "A"

"METROPICA PLAT", (P.B. 179, PG.'S 70-76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

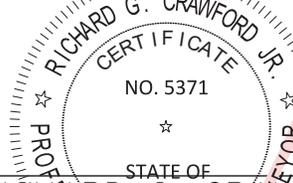
NOTES:

1. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
3. THIS LEGAL DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE COULD BE MATTERS OF RECORD THAT ARE NOT SHOWN HEREON.
4. THERE COULD BE EASEMENTS AND OTHER MATTERS OF RECORDS THAT ARE NOT SHOWN HEREON, FOR MORE INFORMATION SEE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
5. THIS SKETCH AND DESCRIPTION CONSISTS OF 4 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.
6. SEE SHEETS 3 THROUGH 4 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.
7. AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE TO THE NEAREST ONE-HUNDRED OF AN ACRE, AND WHEN SHOWN IN SQUARE FEET ARE REDUCED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD **NOT** BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR THE REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNING SURVEYOR.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

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



Digitally signed
by Richard G.
Crawford JR.

Date: 2025.08.27

RICHARD G. CRAWFORD JR.
PROFESSIONAL SURVEYOR AND MAPPER NO. 5371
STATE OF FLORIDA
15:28:26 -04'00'

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2004\04-0040-003-01 - METROPICA\DRAWINGS\SKETCH_AND_DESC\04-0040-003-01_METROPICA_EXHIBIT_A_PARCEL A

THIS IS <u>NOT</u> A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.	UPDATES and/or REVISIONS		DATE	BY	CK'D
The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.					
 CRAVEN • THOMPSON & ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2024	JOB NO.: 04-0040-003-01	SHEET 1 OF 4			
	DRAWN BY: AC	F.B. N/A	PG. N/A		
	CHECKED BY: RGC	DATED: 08/26/2025			

EXHIBIT "A"
LEGAL DESCRIPTION OF
PARCEL "A"
"METROPICA PLAT", (P.B. 179, PG.'S 70-76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

ALL OF PARCEL "A", "METROPICA PLAT", AS RECORDED IN PLAT BOOK 179. PAGE 70, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.

LESS OUT AND EXCEPT THAT CERTAIN RIGHT-OF-WAY DEDICATION AS RECORDED IN INSTRUMENT NUMBER 112834228, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2004\04-0040-003-01 - METROPICA\DRAWINGS\SKETCH_AND_DESC\04-0040-003-01_METROPICA_EXHIBIT A_PARCEL A.DWG



Craven • Thompson & Associates, Inc.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL
NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025

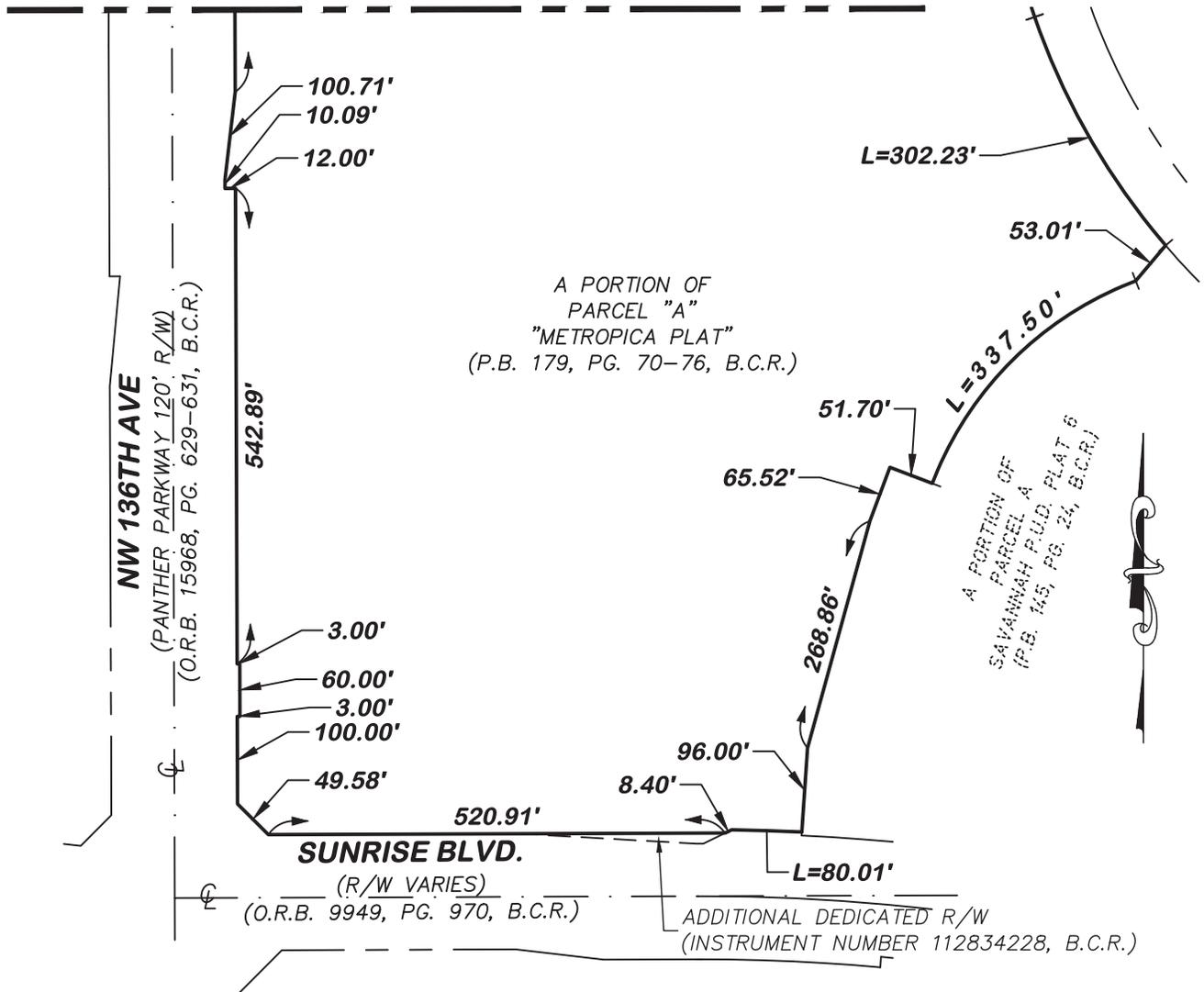
JOB NO.: 04-0040-003-01	SHEET 2 OF 4
DRAWN BY: AC	F.B. N/A PG. N/A
CHECKED BY: RGC	DATED: 08/26/2025

EXHIBIT "A"
SKETCH DESCRIPTION OF
PARCEL "A"

"METROPICA PLAT", (P.B. 179, PG.'S 70-76, B.C.R.)

CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

MATCHLINE SHEET 4



LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- ☉ CENTERLINE
- L ARC DISTANCE
- LB LICENSED BUSINESS
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- R/W RIGHT-OF-WAY



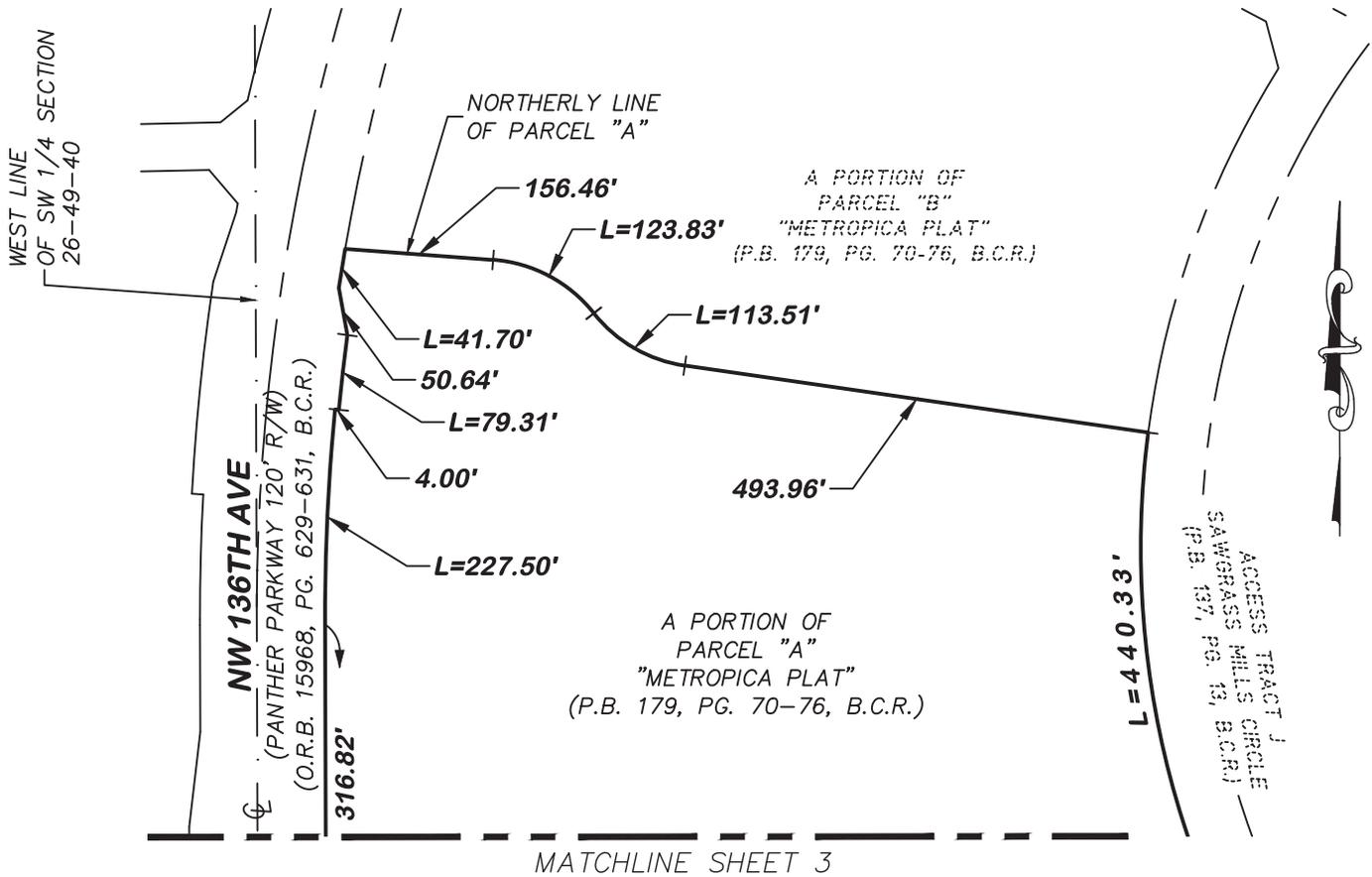
GRAPHIC SCALE IN FEET

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2004\04-0040-003-01 - METROPICA\DRAWINGS\SKETCH_AND_DESC\04-0040-003-01_METROPICA_EXHIBIT A_PARCEL A.DWG

Craven • Thompson & Associates, Inc.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025

JOB NO.: 04-0040-003-01	SHEET 3 OF 4
DRAWN BY: AC	F.B. N/A PG. N/A
CHECKED BY: RGC	DATED: 08/26/2025

EXHIBIT "A"
SKETCH DESCRIPTION OF
PARCEL "A"
"METROPICA PLAT", (P.B. 179, PG.'S 70-76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA



LEGEND

B.C.R.	BROWARD COUNTY RECORDS
⊕	CENTERLINE
L	ARC DISTANCE
LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORD BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
R/W	RIGHT-OF-WAY



GRAPHIC SCALE IN FEET

\\CTAF02\SURVEY_PROJECTS\PROJECTS\2004\04-0040-003-01 - METROPICA\DRAWINGS\SKETCH_AND_DESC\04-0040-003-01_METROPICA_EXHIBIT A_PARCEL A.DWG

<p>Craven • Thompson & Associates, Inc. ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025</p>	JOB NO.: 04-0040-003-01	SHEET 4 OF 4
	DRAWN BY: AC	F.B. N/A PG. N/A
	CHECKED BY: RGC	DATED: 08/26/2025

FOR: METROPICA SERIES C VENTURE, LLC

EXHIBIT "B"

LEGAL DESCRIPTION OF
EXISTING NON-VEHICULAR ACCESS LINE

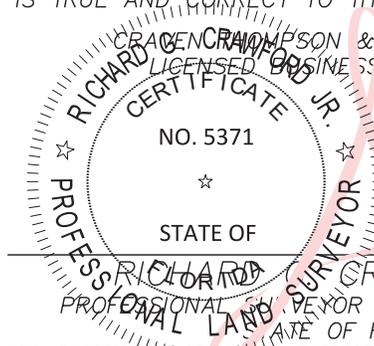
"METROPICA PLAT", (P.B. 179, PG.'S 70-76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

NOTES:

1. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
3. THIS LEGAL DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE COULD BE MATTERS OF RECORD THAT ARE NOT SHOWN HEREON.
4. THERE COULD BE EASEMENTS AND OTHER MATTERS OF RECORDS THAT ARE NOT SHOWN HEREON, FOR MORE INFORMATION SEE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
5. THIS SKETCH AND DESCRIPTION CONSISTS OF 7 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.
6. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 00°11'40" WEST ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4), SECTION 26, TOWNSHIP 49 SOUTH, RANGE 40 EAST AS SHOWN ON "METROPICA PLAT", RECORDED IN PLAT BOOK 179, PAGES 70 THRU 76, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.
7. SEE SHEETS 5 THROUGH 6 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.


 Digitally signed
 by Richard G.
 Crawford JR.
 Date: 2025.08.27
 15:26:42 -04'00'

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2004\04-0040-003-01 - METROPICA\DRAWINGS\SKETCH_AND_DESC\04-0040-003-01_METROPICA_VACATION EXIST NVAL

THIS IS <u>NOT</u> A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon. The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.	UPDATES and/or REVISIONS	DATE	BY	CK'D
 CRAVEN • THOMPSON & ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2024	JOB NO.: 04-0040-003-01	SHEET 1 OF 7		
	DRAWN BY: AC	F.B. N/A	PG. N/A	
	CHECKED BY: RGC	DATED: 08/26/2025		

EXHIBIT "B"
LEGAL DESCRIPTION OF
EXISTING NON-VEHICULAR ACCESS LINE
"METROPICA PLAT", (P.B. 179, PG.'S 70-76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION: A NON-VEHICULAR ACCESS LINE

A NON-VEHICULAR ACCESS LINE BEING ALONG A PORTION OF THE BOUNDARY LINE OF PARCEL "A", "METROPICA PLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 179, PAGES 70 THROUGH 76, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 80°13'19" WEST;

THENCE SOUTHWEST ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°02'37" AND A RADIUS OF 2,290.00 FEET, FOR AN ARC DISTANCE OF 41.71 FEET, TO A POINT ON A NON-TANGENT LINE;

THENCE SOUTH 10°17'15" EAST, A DISTANCE OF 50.64 FEET, TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 82°28'18" WEST;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°59'54" AND A RADIUS OF 2,274.00 FEET, FOR AN ARC DISTANCE OF 79.31 FEET, TO A POINT ON A NON-TANGENT LINE;

THENCE NORTH 85°43'49" WEST, A DISTANCE OF 4.00 FEET, TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 84°28'21" WEST;

THENCE SOUTH ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 05°29'03" AND A RADIUS OF 2,278.00 FEET, FOR AN ARC DISTANCE OF 218.04 FEET, TO A POINT ON A NON-TANGENT LINE, LAST MENTIONED 5 COURSES BEING COINCIDENT WITH THE WEST LINE OF SAID PARCEL "A";

THENCE SOUTH 43°20'17" EAST, A DISTANCE OF 47.03 FEET;

THENCE NORTH 89°48'20" EAST, A DISTANCE OF 67.82 FEET, TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, SAID POINT ALSO KNOWN AS REFERENCE POINT "A";

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A";

THENCE SOUTH 00°11'40" EAST, A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE;

THENCE SOUTH 89°48'20" WEST, A DISTANCE OF 67.82 FEET;

THENCE SOUTH 42°56'57" WEST, A DISTANCE OF 47.06 FEET, TO A POINT ON THE WEST LINE OF SAID PARCEL "A";

THENCE SOUTH 00°11'40" EAST, ALONG SAID WEST LINE, A DISTANCE OF 207.62 FEET;

THENCE SOUTH 06°38'56" WEST, A DISTANCE OF 100.71 FEET;

THENCE SOUTH 00°11'40" EAST, A DISTANCE OF 10.09 FEET;

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2004\04-0040-003-01 - METROPICA\DRAWINGS\SKETCH_AND_DESC\04-0040-003-01_METROPICA_VACATION EXIST NVAL.DWG

 Craven • Thompson & Associates, Inc. ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025	JOB NO.: 04-0040-003-01	SHEET 2 OF 7
	DRAWN BY: AC	F.B. N/A PG. N/A
	CHECKED BY: RGC	DATED: 08/26/2025

EXHIBIT "B"
LEGAL DESCRIPTION OF
EXISTING NON-VEHICULAR ACCESS LINE
"METROPICA PLAT", (P.B. 179, PG.'S 70-76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION: A NON-VEHICULAR ACCESS LINE (CONTINUED)

THENCE NORTH 89°48'20" EAST, A DISTANCE OF 12.00 FEET, THE LAST MENTIONED 3 COURSES BEING COINCIDENT WITH THE WEST LINE OF SAID PARCEL "A";

THENCE SOUTH 47°37'16" EAST, A DISTANCE OF 29.64 FEET;

THENCE NORTH 89°48'20" EAST A DISTANCE OF 78.18 FEET, TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, SAID POINT ALSO KNOWN AS REFERENCE POINT "B"

TOGETHER WITH

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "B";

THENCE SOUTH 00°11'40" EAST A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE;

THENCE SOUTH 89°48'20" WEST, A DISTANCE OF 69.26 FEET;

THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 43.33 FEET, TO A POINT ON THE WEST LINE OF SAID PARCEL "A";

THENCE SOUTH 00°11'40" EAST, ALONG SAID WEST LINE, A DISTANCE OF 276.87 FEET;

THENCE SOUTH 45°11'40" EAST, A DISTANCE OF 28.62 FEET;

THENCE NORTH 89°48'20" EAST, A DISTANCE OF 29.76 FEET, TO THE POINT OF TERMINATION OF HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, SAID POINT ALSO KNOWN AS REFERENCE POINT "C";

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "C";

THENCE SOUTH 00°11'40" EAST, A DISTANCE OF 40.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE;

THENCE SOUTH 89°48'20" WEST, A DISTANCE OF 13.87 FEET;

THENCE SOUTH 44°48'20" WEST, A DISTANCE OF 51.10 FEET, TO A POINT ON THE WEST LINE OF SAID PARCEL "A";

THENCE SOUTH 00°11'40" EAST, ALONG SAID WEST LINE A DISTANCE OF 69.06 FEET;

THENCE NORTH 89°48'20" EAST, A DISTANCE OF 7.39 FEET;

THENCE SOUTH 00°11'40" EAST, A DISTANCE OF 60.00 FEET;

THENCE SOUTH 89°48'20" WEST, A DISTANCE OF 7.39 FEET;

THENCE SOUTH 00°11'40" EAST, A DISTANCE OF 100.00 FEET, THE LAST MENTIONED 4 COURSES BEING COINCIDENT WITH THE WEST LINE OF SAID PARCEL "A";

THENCE SOUTH 45°05'51" EAST, A DISTANCE OF 49.58 FEET, TO A POINT ON THE SOUTH LINE OF SAID PARCEL "A";

THENCE NORTH 89°48'19" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 347.74 FEET;

THENCE NORTH 00°11'41" WEST, A DISTANCE OF 50.00 FEET, TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, SAID POINT ALSO KNOWN AS REFERENCE POINT "D".

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "D" ;

THENCE NORTH 89°48'19" EAST, A DISTANCE OF 30.00 FEET, TO THE POINT OF THE BEGINNING OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE;

THENCE SOUTH 00°11'40" EAST, A DISTANCE OF 20.00 FEET;

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2004\04-0040-003-01 - METROPICA\DRAWINGS\SKETCH_AND_DESC\04-0040-003-01_METROPICA_VACATION EXIST NVAL.DWG

 Craven • Thompson & Associates, Inc. ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025	JOB NO.: 04-0040-003-01	SHEET 3 OF 7
	DRAWN BY: AC	F.B. N/A PG. N/A
	CHECKED BY: RGC	DATED: 08/26/2025

EXHIBIT "B"
LEGAL DESCRIPTION OF
EXISTING NON-VEHICULAR ACCESS LINE
"METROPICA PLAT", (P.B. 179, PG.'S 70-76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION: A NON-VEHICULAR ACCESS LINE (CONTINUED)

THENCE SOUTH 45°11'41" EAST, A DISTANCE OF 42.43 FEET;

THENCE NORTH 89°48'19" EAST, A DISTANCE OF 113.18 FEET, TO A POINT ON THE SOUTH LINE OF SAID PARCEL "A";

THENCE NORTH 64°00'20" EAST, A DISTANCE OF 8.81 FEET, TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 00°47'04" EAST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01°56'10" AND A RADIUS OF 2,367.83 FEET, FOR AN ARC DISTANCE OF 70.01 FEET, TO A POINT ON A NON-TANGENT LINE, THE LAST MENTIONED 3 COURSES BEING COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL "A";

THENCE NORTH 03°55'49" EAST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 96.00 FEET;

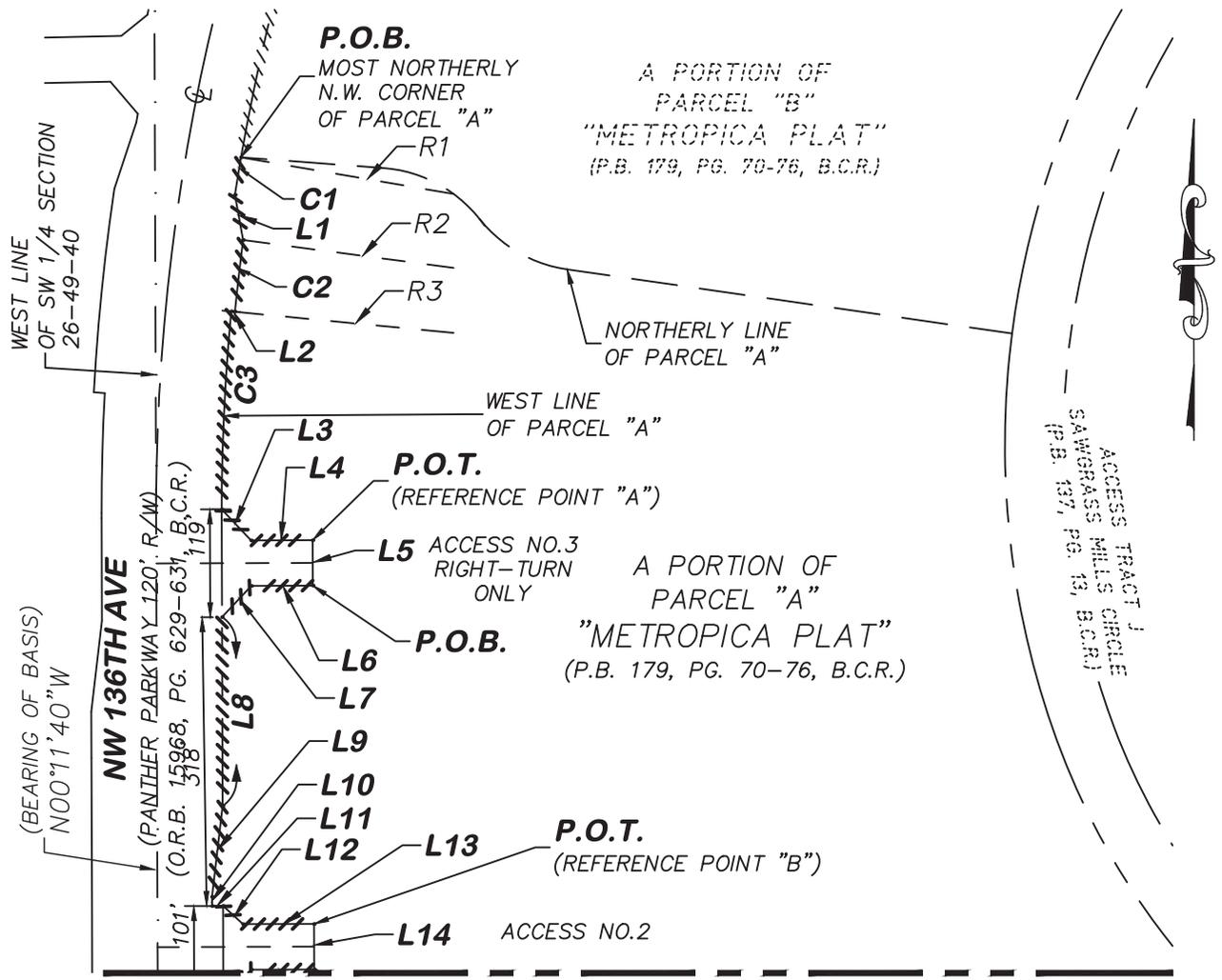
THENCE NORTH 15°20'42" EAST, ALONG SAID EAST LINE, A DISTANCE OF 4.08 FEET, TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE.

SAID NON-VEHICULAR ACCESS LINE SITUATE WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA.

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2004\04-0040-003-01 - METROPICA\DRAWINGS\SKETCH_AND_DESC\04-0040-003-01_METROPICA_VACATION EXIST NVAL.DWG

 Craven • Thompson & Associates, Inc. ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025	JOB NO.: 04-0040-003-01	SHEET 4 OF 7
	DRAWN BY: AC	F.B. N/A PG. N/A
	CHECKED BY: RGC	DATED: 08/26/2025

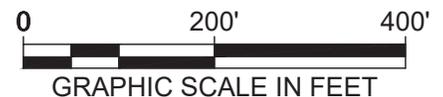
EXHIBIT "B"
SKETCH DESCRIPTION OF
EXISTING NON-VEHICULAR ACCESS LINE
"METROPICA PLAT", (P.B. 179, PG.'S 70-76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA



MATCHLINE SHEET 6

LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- ⊕ CENTERLINE
- CX CURVE NUMBER (REFER TO CURVE TABLE)
- LX LINE NUMBER (REFER TO LINE TABLE)
- RX RADIAL LINE NUMBER (REFER TO RADIAL TABLE)
- LB LICENSED BUSINESS
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- R/W RIGHT OF WAY
- ///// NON-VEHICULAR ACCESS LINE



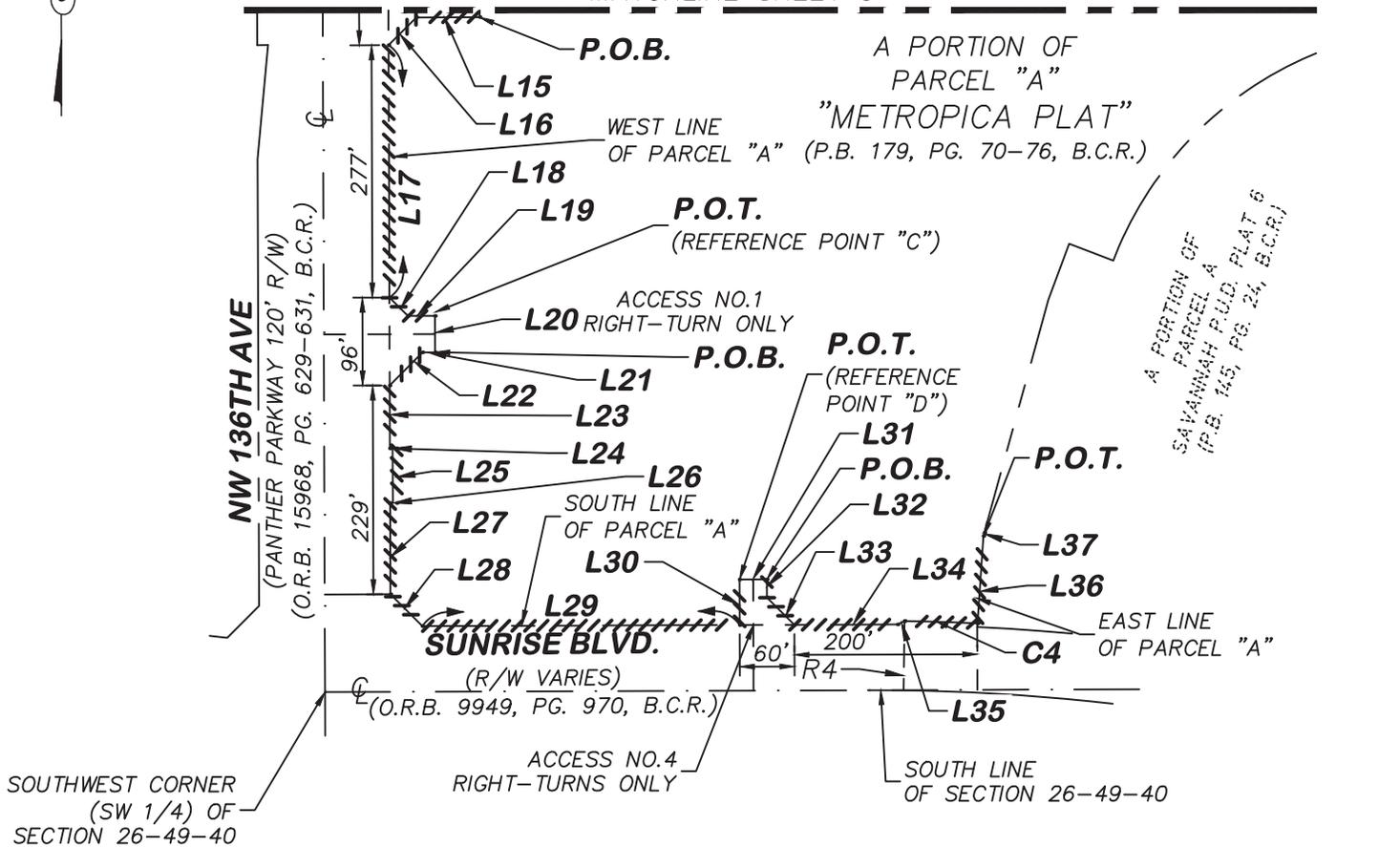
\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2004\04-0040-003-01 - METROPICA\DRAWINGS\SKETCH_AND_DESC\04-0040-003-01_METROPICA_VACATION EXIST NVAL.DWG

Craven • Thompson & Associates, Inc.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025

JOB NO.: 04-0040-003-01	SHEET 5 OF 7
DRAWN BY: AC	F.B. N/A PG. N/A
CHECKED BY: RGC	DATED: 08/26/2025

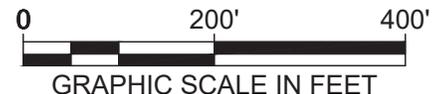
EXHIBIT "B"
SKETCH DESCRIPTION OF
EXISTING NON-VEHICULAR ACCESS LINE
"METROPICA PLAT", (P.B. 179, PG.'S 70-76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

MATCHLINE SHEET 5



LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- ☉ CENTERLINE
- CX CURVE NUMBER (REFER TO CURVE TABLE)
- LX LINE NUMBER (REFER TO LINE TABLE)
- RX RADIAL LINE NUMBER (REFER TO RADIAL TABLE)
- LB LICENSED BUSINESS
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- R/W RIGHT OF WAY
- ///// NON-VEHICULAR ACCESS LINE



\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2004\04-0040-003-01 - METROPICA\DRAWINGS\SKETCH_AND_DESC\04-0040-003-01_METROPICA_VACATION EXIST NVAL.DWG

Craven • Thompson & Associates, Inc.
 ENGINEERS • PLANNERS • SURVEYOR'S
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025

JOB NO.: 04-0040-003-01	SHEET 6 OF 7
DRAWN BY: AC	F.B. N/A PG. N/A
CHECKED BY: RGC	DATED: 08/26/2025

EXHIBIT "B"
LEGAL DESCRIPTION OF
EXISTING NON-VEHICULAR ACCESS LINE
"METROPICA PLAT", (P.B. 179, PG.'S 70-76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

<i>LINE TABLE</i>		
<i>LINE #</i>	<i>BEARING</i>	<i>DISTANCE</i>
L1	S10°17'15"E	50.64'
L2	N85°43'49"W	4.00'
L3	S43°20'17"E	47.03'
L4	N89°48'20"E	67.82'
L5	S00°11'40"E	50.00'
L6	S89°48'20"W	67.82'
L7	S42°56'57"W	47.06'
L8	S00°11'40"E	207.62'
L9	S06°38'56"W	100.71'
L10	S00°11'40"E	10.09'
L11	N89°48'20"E	12.00'
L12	S47°37'16"E	29.64'
L13	N89°48'20"E	78.18'
L14	S00°11'40"E	50.00'
L15	S89°48'20"W	69.26'
L16	S45°00'00"W	43.33'
L17	S00°11'40"E	276.87'
L18	S45°11'40"E	28.62'
L19	N89°48'20"E	29.76'
L20	S00°11'40"E	40.00'

<i>LINE TABLE</i>		
<i>LINE #</i>	<i>BEARING</i>	<i>DISTANCE</i>
L21	S89°48'20"W	13.87'
L22	S44°48'20"W	51.10'
L23	S00°11'40"E	69.06'
L24	N89°48'20"E	7.39'
L25	S00°11'40"E	60.00'
L26	S89°48'20"W	7.39'
L27	S00°11'40"E	100.00'
L28	S45°05'51"E	49.58'
L29	N89°48'19"E	347.74'
L30	N00°11'41"W	50.00'
L31	N89°48'19"E	30.00'
L32	S00°11'40"E	20.00'
L33	S45°11'41"E	42.43'
L34	N89°48'19"E	113.18'
L35	N64°00'20"E	8.81'
L36	N03°55'49"E	96.00'
L37	N15°20'42"E	4.08'

<i>RADIAL LINE TABLE</i>	
<i>LINE #</i>	<i>BEARING</i>
R1	N80°13'19"W
R2	N82°28'18"W
R3	N84°28'21"W
R4	N00°47'04"E

<i>CURVE TABLE</i>			
<i>CURVE #</i>	<i>RADIUS</i>	<i>ARC LENGTH</i>	<i>DELTA ANGLE</i>
C1	2290.00'	41.71'	1°02'37"
C2	2274.00'	79.31'	1°59'54"
C3	2278.00'	218.04'	5°29'03"
C4	2367.83'	80.01'	1°56'10"

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2004\04-0040-003-01 - METROPICA\DRAWINGS\SKETCH_AND_DESC\04-0040-003-01_METROPICA_VACATION EXIST NVAL.DWG

	CRAVEN • THOMPSON & ASSOCIATES, INC.	JOB NO.: 04-0040-003-01	SHEET 7 OF 7	
	ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271	DRAWN BY: AC	F.B. N/A	PG. N/A
	MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025	CHECKED BY: RGC	DATED: 08/26/2025	

FOR: METROPICA SERIES C VENTURE, LLC

EXHIBIT "C"

LEGAL DESCRIPTION OF

PROPOSED NON-VEHICULAR ACCESS LINE

"METROPICA PLAT", (P.B. 179, PG.'S 70-76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

NOTES:

1. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
3. THIS LEGAL DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE COULD BE MATTERS OF RECORD THAT ARE NOT SHOWN HEREON.
4. THERE COULD BE EASEMENTS AND OTHER MATTERS OF RECORDS THAT ARE NOT SHOWN HEREON, FOR MORE INFORMATION SEE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
5. THIS SKETCH AND DESCRIPTION CONSISTS OF 7 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.
6. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF NORTH 00°11'40" WEST ALONG THE WEST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4), SECTION 26, TOWNSHIP 49 SOUTH, RANGE 40 EAST AS SHOWN ON "METROPICA PLAT", RECORDED IN PLAT BOOK 179, PAGES 70 THRU 76, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.
7. SEE SHEETS 5 THROUGH 6 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

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

Digitally signed
by Richard
Crawford
Date: 2025.10.27
11:44:07 -04'00'

RICHARD C. CRAWFORD, JR.
PROFESSIONAL SURVEYOR AND MAPPER, No. 5677
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

\\CTAF02\SURVEY_PROJECTS\PROJECTS\2004\04-0040-003-01 - METROPICA\DRAWINGS\SKETCH_AND_DESC\04-0040-003-01_METROPICA_PROPOSED NVAL

<p>THIS IS <u>NOT</u> A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.</p> <p>The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.</p>	UPDATES and/or REVISIONS	DATE	BY	CK'D
	COUNTY COMMENTS	10/27/25	AC	RGC
 <p>CRAVEN • THOMPSON & ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2024</p>	JOB NO.: 04-0040-003-01	SHEET 1 OF 7		
	DRAWN BY: AC	F.B. N/A	PG. N/A	
	CHECKED BY: RGC	DATED: 08/26/20205		

EXHIBIT "C"
LEGAL DESCRIPTION OF
PROPOSED NON-VEHICULAR ACCESS LINE
"METROPICA PLAT", (P.B. 179, PG.'S 70-76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION: PROPOSED NON-VEHICULAR ACCESS LINE

A NON-VEHICULAR ACCESS LINE BEING ALONG A PORTION OF THE BOUNDARY LINE OF PARCEL "A", "METROPICA PLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 179, PAGES 70 THROUGH 76 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID PARCEL "A";

THENCE SOUTH 85°43'49" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL "A", A DISTANCE OF 11.04 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 80°11'43" WEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°53'20" AND A RADIUS OF 2,279.01 FEET, FOR AN ARC DISTANCE OF 75.13 FEET, TO A POINT ON A NON-TANGENT LINE;

THENCE SOUTH 10°17'15" EAST, A DISTANCE OF 16.17 FEET, TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 82°28'18" WEST;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°59'54" AND A RADIUS OF 2,274.00 FEET, FOR AN ARC DISTANCE OF 79.31 FEET, TO A POINT ON A NON-TANGENT LINE;

THENCE NORTH 85°43'49" WEST, A DISTANCE OF 4.00 FEET, TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 84°28'21" WEST;

THENCE SOUTH ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 05°29'03" AND A RADIUS OF 2,278.00 FEET, FOR AN ARC DISTANCE OF 218.04 FEET, TO A POINT ON A NON-TANGENT LINE, LAST MENTIONED 5 COURSES BEING COINCIDENT WITH THE WEST LINE OF SAID PARCEL "A";

THENCE SOUTH 43°20'17" EAST, A DISTANCE OF 47.03 FEET;

THENCE NORTH 89°48'20" EAST, A DISTANCE OF 67.82 FEET, TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, SAID POINT ALSO KNOWN AS REFERENCE POINT "A";

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A";

THENCE SOUTH 00°11'40" EAST, A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE;

THENCE SOUTH 89°48'20" WEST, A DISTANCE OF 67.82 FEET;

THENCE SOUTH 42°56'57" WEST, A DISTANCE OF 47.06 FEET, TO A POINT ON THE WEST LINE OF SAID PARCEL "A";

THENCE SOUTH 00°11'40" EAST, ALONG SAID WEST LINE, A DISTANCE OF 207.62 FEET;

THENCE SOUTH 06°38'56" WEST, A DISTANCE OF 100.71 FEET;

THENCE SOUTH 00°11'40" EAST, A DISTANCE OF 10.09 FEET;

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2004\04-0040-003-01 - METROPICA\DRAWINGS\SKETCH_AND_DESC\04-0040-003-01_METROPICA_PROPOSED NVAL.DWG

 Craven • Thompson & Associates, Inc. ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025	JOB NO.: 04-0040-003-01	SHEET 2 OF 7
	DRAWN BY: AC	F.B. N/A PG. N/A
	CHECKED BY: RGC	DATED: 08/26/20205

EXHIBIT "C"
LEGAL DESCRIPTION OF
PROPOSED NON-VEHICULAR ACCESS LINE
"METROPICA PLAT", (P.B. 179, PG.'S 70-76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION: PROPOSED NON-VEHICULAR ACCESS LINE (CONTINUED)

THENCE NORTH 89°48'20" EAST, A DISTANCE OF 12.00 FEET, THE LAST MENTIONED 3 COURSES BEING COINCIDENT WITH THE WEST LINE OF SAID PARCEL "A";

THENCE SOUTH 47°37'16" EAST, A DISTANCE OF 29.64 FEET;

THENCE NORTH 89°48'20" EAST A DISTANCE OF 78.18 FEET, TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, SAID POINT ALSO KNOWN AS REFERENCE POINT "B";

TOGETHER WITH

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "B";

THENCE SOUTH 00°11'40" EAST A DISTANCE OF 50.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE;

THENCE SOUTH 89°48'20" WEST, A DISTANCE OF 69.26 FEET;

THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 43.33 FEET, TO A POINT ON THE WEST LINE OF SAID PARCEL "A";

THENCE SOUTH 00°11'40" EAST, ALONG SAID WEST LINE, A DISTANCE OF 276.87 FEET;

THENCE SOUTH 45°11'40" EAST, A DISTANCE OF 28.62 FEET;

THENCE NORTH 89°48'20" EAST, A DISTANCE OF 29.76 FEET, TO THE POINT OF TERMINATION OF HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, SAID POINT ALSO KNOWN AS REFERENCE POINT "C";

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "C";

THENCE SOUTH 00°11'40" EAST, A DISTANCE OF 40.00 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE;

THENCE SOUTH 89°48'20" WEST, A DISTANCE OF 13.87 FEET;

THENCE SOUTH 44°48'20" WEST, A DISTANCE OF 51.10 FEET, TO A POINT ON THE WEST LINE OF SAID PARCEL "A";

THENCE SOUTH 00°11'40" EAST, ALONG SAID WEST LINE A DISTANCE OF 69.06 FEET;

THENCE NORTH 89°48'20" EAST, A DISTANCE OF 7.39 FEET;

THENCE SOUTH 00°11'40" EAST, A DISTANCE OF 60.00 FEET;

THENCE SOUTH 89°48'20" WEST, A DISTANCE OF 7.39 FEET;

THENCE SOUTH 00°11'40" EAST, A DISTANCE OF 100.00 FEET, THE LAST MENTIONED 4 COURSES BEING COINCIDENT WITH THE WEST LINE OF SAID PARCEL "A";

THENCE SOUTH 45°05'51" EAST, A DISTANCE OF 49.58 FEET, TO A POINT ON THE SOUTH LINE OF SAID PARCEL "A";

THENCE NORTH 89°48'19" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 303.72 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 50.00 FEET, TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, SAID POINT ALSO KNOWN AS REFERENCE POINT "D";

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2004\04-0040-003-01 - METROPICA\DRAWINGS\SKETCH_AND_DESC\04-0040-003-01_METROPICA_PROPOSED NVAL.DWG

 Craven • Thompson & Associates, Inc. ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025	JOB NO.: 04-0040-003-01	SHEET 3 OF 7
	DRAWN BY: AC	F.B. N/A PG. N/A
	CHECKED BY: RGC	DATED: 08/26/20205

EXHIBIT "C"
LEGAL DESCRIPTION OF
PROPOSED NON-VEHICULAR ACCESS LINE
"METROPICA PLAT", (P.B. 179, PG.'S 70-76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION: PROPOSED NON-VEHICULAR ACCESS LINE (CONTINUED)

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "D";

THENCE NORTH 89°48'19" EAST, A DISTANCE OF 41.33 FEET, TO THE POINT OF THE BEGINNING OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE;

THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 24.92 FEET;

THENCE SOUTH 45°05'51" EAST, A DISTANCE OF 35.42 FEET;

THENCE NORTH 89°48'19" EAST, A DISTANCE OF 150.78 FEET, TO A POINT ON THE SOUTH LINE OF SAID PARCEL "A";

THENCE NORTH 64°00'20" EAST, A DISTANCE OF 8.40 FEET, TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF NORTH 00°47'04 EAST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 01°56'10 AND A RADIUS OF 2,367.83 FEET, FOR AN ARC DISTANCE OF 70.01 FEET, TO A POINT ON A NON-TANGENT LINE, THE LAST MENTIONED 3 COURSES BEING COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL "A";

THENCE NORTH 03°55'49 EAST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 96.00 FEET;

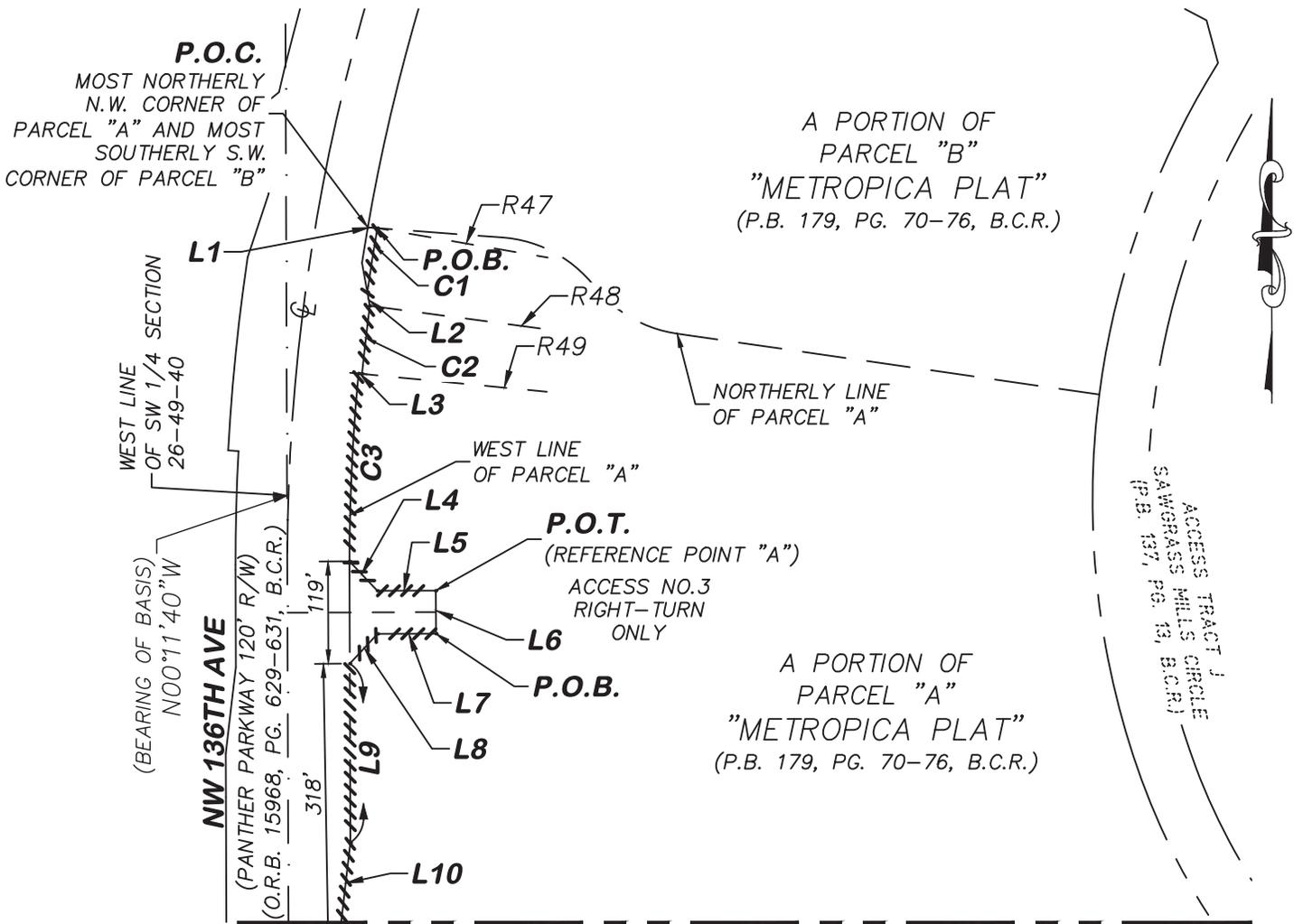
THENCE NORTH 15°20'42 EAST, ALONG SAID EAST LINE, A DISTANCE OF 4.08 FEET, TO THE POINT OF TERMINATION OF THE NON-VEHICULAR ACCESS LINE DESCRIBED HEREIN.

SAID NON-VEHICULAR ACCESS LINE SITUATE WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA.

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2004\04-0040-003-01 - METROPICA\DRAWINGS\SKETCH_AND_DESC\04-0040-003-01_METROPICA_PROPOSED NVAL.DWG

 Craven • Thompson & Associates, Inc. ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025	JOB NO.: 04-0040-003-01	SHEET 4 OF 7
	DRAWN BY: AC	F.B. N/A PG. N/A
	CHECKED BY: RGC	DATED: 08/26/20205

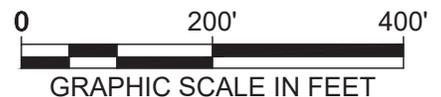
EXHIBIT "C"
SKETCH DESCRIPTION OF
PROPOSED NON-VEHICULAR ACCESS LINE
"METROPICA PLAT", (P.B. 179, PG.'S 70-76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA



MATCHLINE SHEET 6

LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- ⊕ CENTERLINE
- CX CURVE NUMBER (REFER TO CURVE TABLE)
- LX LINE NUMBER (REFER TO LINE TABLE)
- RX RADIAL LINE NUMBER (REFER TO RADIAL TABLE)
- LB LICENSED BUSINESS
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- R/W RIGHT OF WAY
- ////// NON-VEHICULAR ACCESS LINE



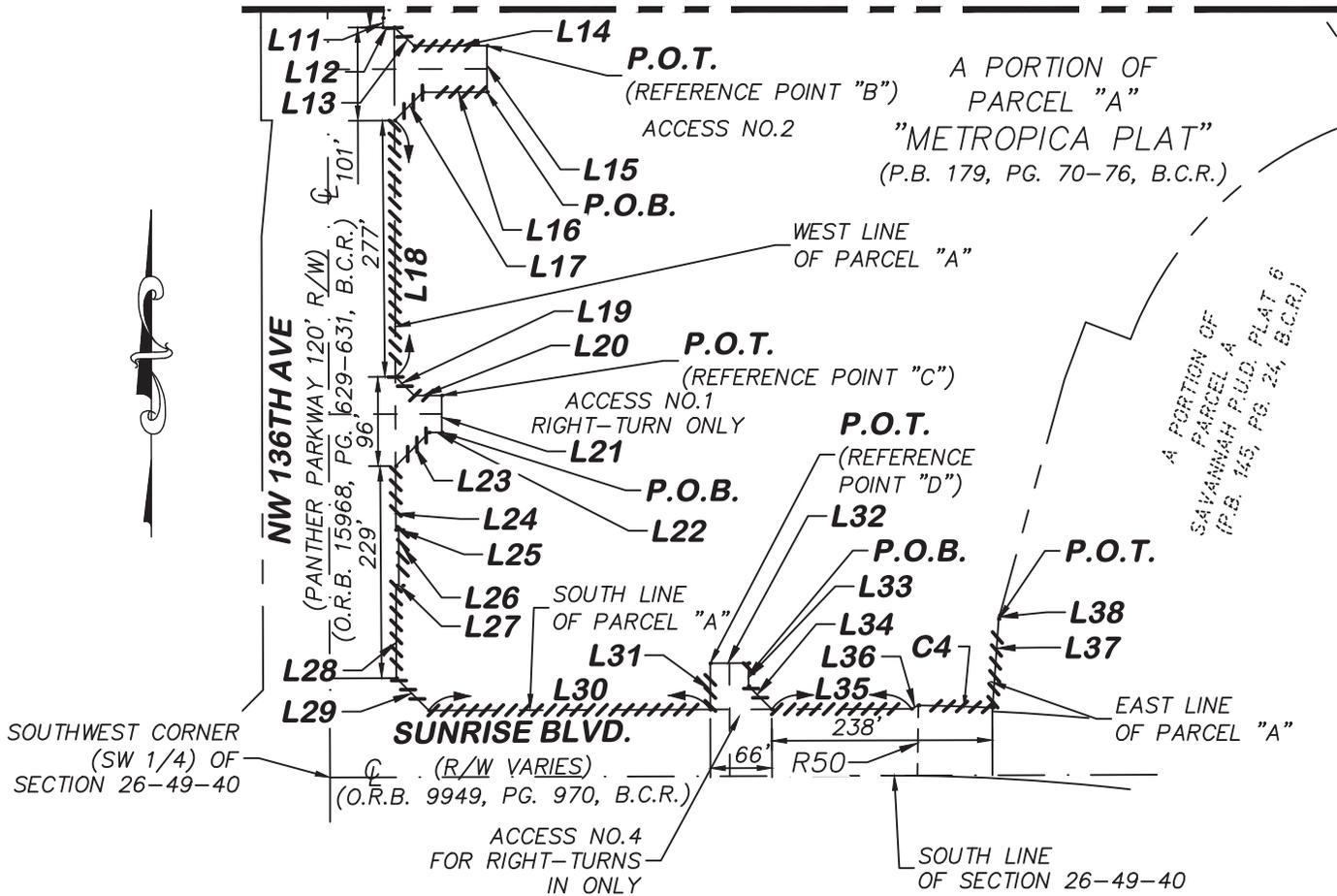
\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2004\04-0040-003-01 - METROPICA\DRAWINGS\SKETCH_AND_DESC\04-0040-003-01_METROPICA_PROPOSED NVAL.DWG

Craven • Thompson & Associates, Inc.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025

JOB NO.: 04-0040-003-01	SHEET 5 OF 7
DRAWN BY: AC	F.B. N/A PG. N/A
CHECKED BY: RGC	DATED: 08/26/20205

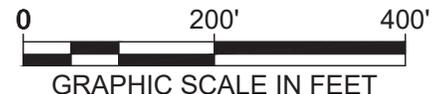
EXHIBIT "C"
SKETCH DESCRIPTION OF
PROPOSED OF NON-VEHICULAR ACCESS LINE
"METROPICA PLAT", (P.B. 179, PG.'S 70-76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

MATCHLINE SHEET 5



LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- ☉ CENTERLINE
- CX CURVE NUMBER (REFER TO CURVE TABLE)
- LX LINE NUMBER (REFER TO LINE TABLE)
- RX RADIAL LINE NUMBER (REFER TO RADIAL TABLE)
- LB LICENSED BUSINESS
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- R/W RIGHT OF WAY
- ///// NON-VEHICULAR ACCESS LINE



\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2004\04-0040-003-01 - METROPICA\DRAWINGS\SKETCH_AND_DESC\04-0040-003-01_METROPICA_PROPOSED NVAL.DWG

Craven • Thompson & Associates, Inc.
ENGINEERS PLANNERS SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025

JOB NO.: 04-0040-003-01	SHEET 6 OF 7
DRAWN BY: AC	F.B. N/A PG. N/A
CHECKED BY: RGC	DATED: 08/26/20205

EXHIBIT "C"
LEGAL DESCRIPTION OF
PROPOSED NON-VEHICULAR ACCESS LINE
"METROPICA PLAT", (P.B. 179, PG.'S 70-76, B.C.R.)
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S85°43'49"E	11.04'
L2	S10°17'15"E	16.17'
L3	N85°43'49"W	4.00'
L4	S43°20'17"E	47.03'
L5	N89°48'20"E	67.82'
L6	S00°11'40"E	50.00'
L7	S89°48'20"W	67.82'
L8	S42°56'57"W	47.06'
L9	S00°11'40"E	207.62'
L10	S06°38'56"W	100.71'
L11	S00°11'40"E	10.09'
L12	N89°48'20"E	12.00'
L13	S47°37'16"E	29.64'
L14	N89°48'20"E	78.18'
L15	S00°11'40"E	50.00'
L16	S89°48'20"W	69.26'

LINE TABLE		
LINE #	BEARING	DISTANCE
L17	S45°00'00"W	43.33'
L18	S00°11'40"E	276.87'
L19	S45°11'40"E	28.62'
L20	N89°48'20"E	29.76'
L21	S00°11'40"E	40.00'
L22	S89°48'20"W	13.87'
L23	S44°48'20"W	51.10'
L24	S00°11'40"E	69.06'
L25	N89°48'20"E	7.39'
L26	S00°11'40"E	60.00'
L27	S89°48'20"W	7.39'
L28	S00°11'40"E	100.00'
L29	S45°05'51"E	49.58'
L30	N89°48'19"E	303.72'
L31	N00°00'00"E	50.00'
L32	N89°48'19"E	41.33'

LINE TABLE		
LINE #	BEARING	DISTANCE
L33	S00°00'00"E	24.92'
L34	S45°05'51"E	35.42'
L35	N89°48'19"E	150.78'
L36	N64°00'20"E	8.40'
L37	N03°55'49"E	96.00'
L38	N15°20'42"E	4.08'

RADIAL LINE TABLE	
LINE #	BEARING
R47	N80°11'43"W
R48	N82°28'18"W
R49	N84°28'21"W
R50	N00°47'04"E

CURVE TABLE			
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE
C1	2279.01'	75.13'	01°53'20"
C2	2274.00'	79.31'	01°59'54"
C3	2278.00'	218.04'	05°29'03"
C4	2367.83'	80.01'	01°56'10"

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2004\04-0040-003-01 - METROPICA\DRAWINGS\SKETCH_AND_DESC\04-0040-003-01_METROPICA_PROPOSED NVAL.DWG

 Craven • Thompson & Associates, Inc. ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025	JOB NO.: 04-0040-003-01	SHEET 7 OF 7
	DRAWN BY: AC	F.B. N/A PG. N/A
	CHECKED BY: RGC	DATED: 08/26/20205