



Application Number 096-UP-80

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

Platting & Development Application

Plat Name Reflections Plat			
Plat Number 096-UP-80		Plat/Agreement Book - Page (if recorded) Book 119, Page 46	
Owner(s)/Petitioner(s) Name F Land LLC and CPN West LLC			
Address 6301 NW 5 Way, Suite 2600		City Fort Lauderdale	State FL
		Zip 33309	
Phone See agent information	Email See agent information		
Agent for Owner/Petitioner Greenberg Traurig		Contact Person Barbara A. Hall	
Address 401 E. Las Olas Blvd., Suite 2000		City Fort Lauderdale	State FL
		Zip 33301	
Phone 954.768.8236	Email hallb@gtlaw.com		
BCPA Folio Number(s) 494210360040, 494210360030, 494210360050			
General Location South side of McNab Road at/between/and Andrews and/of I-95 <i>north side/corner north</i> <i>street name</i> <i>street name / side/corner</i> <i>street name</i>			

Type of Application

Please check the applicable application for the request. Each application type has a checklist indicating the documentation requirements for the pre-application meeting and formal submittal. This application should be submitted to the Housing and Urban Planning Division- Platting Section for review and acceptance.

- ☐ **New Plat**
- ☒ **Plat Note Amendment**
- ☐ **Tri-Party Agreement – Building Permit Prior to Plat Recording**
- ☐ **Lien Release / Standard Agreements**
- ☐ **Vacation**
 - ☐ **Vacating Plats, or any Portion Thereof (BCCO 5-205)**
 - ☐ **Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 27.68)**
 - ☐ **Releasing Public Easements and Private Platted Easements or Interests (BCAC 27.69)**

Application Information			
Has this project been previously submitted?		☒ Yes	☐ No ☐ Don't Know
This is a resubmittal of:		☐ Entire Project	☒ Portion of Project ☐ N/A
What was the project number assigned by the Housing and Urban Planning Division?		Project Number ☐ N/A ☐ Don't Know	
Project Name		☐ N/A ☐ Don't Know	
Reflections			
Are the boundaries of the project exactly the same as the previously submitted project?		☐ Yes	☒ No ☐ Don't Know
Has the flexibility been allocated or proposed under the County Land Use Plan?		☐ Yes	☒ No ☐ Don't Know
Is this an Affordable Housing project?	☐ Yes ☒ No	If yes, provide the Affordable Housing Certification Number:	
Is this a Live Local Act project?	☐ Yes ☒ No	If yes, provide correspondence from the municipality that this project meets the Live Local Act requirements pursuant to Section 125.01055, F.S.	

Replat Information (for new plats only)	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979? ☐ Yes ☐ No ☒ N/A	
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? If yes, please answer the following questions. ☐ Yes ☐ No ☒ N/A	
Number and type of units approved in the underlying plat.	
Number and type of units proposed to be deleted by this replat.	

School Concurrency (for residential applications only)	
Does this application contain any residential units?	☒ Yes ☐ No ☐ N/A
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	☐ Yes ☐ No ☒ N/A
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	☐ Yes ☐ No ☒ N/A
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	☐ Yes ☒ No ☐ N/A
Has this project been issued a School Board Impact Fee Waiver?	☐ Yes ☒ No ☐ N/A
If the answer is "Yes" to any of the questions above provide a School Capacity Availability Determination (SCAD) Letter from the Broward County School Board.	

Land Use	
EXISTING	PROPOSED
Land Use Plan Designation(s) Activity Center	Land Use Plan Designation(s) Same

Existing Use					
A credit against impact fees may be given for the site's current or previous use.					
Are there any existing structures on the site? ☒ Yes ☐ No					
Land Use Type	Gross Building square foot or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	<u>Has</u> been or <u>will</u> be Demolished?
Office	375,000 sf	Current	☒ YES NO	YES ☒ NO	HAS WILL ☒ NO
Hotel	322 rooms	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 the area of each floor level, measured from principal outside faces of exterior walls, including, but not limited to, corridors, mezzanines, floor surfaces with clear standing head room regardless of their use, areas totaling more than one hundred (100) square feet which are not enclosed but roofed.

Proposed Use			
RESIDENTIAL USE		NON-RESIDENTIAL USE	
Land Use Type	Number of Dwelling Units or Rooms for Hotel use	Land Use Type	Gross Floor Area
High Rise Residential	415 units	Office	375,000 sf
		Hotel	322 rooms

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.

Barbara A. Lee
Owner/Agent Signature

May 1, 2026
Date

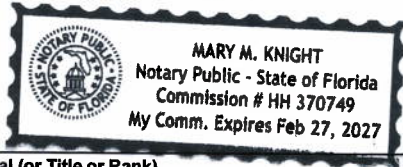
NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 1st day of May, 2026, who ☒ is personally known to me | ☐ has produced _____ as identification.

MARY M. KNIGHT
Name of Notary Typed, Printed or Stamped

Mary M. Knight
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 Submittal Date

05/04/2026

Acceptance Date

05/08/2026

Fee

\$ 2,090.00

Comments Due

06/08/2026

Report Due

06/18/2026

CC Meeting Date

TBD

Adjacent Municipality

City of Oakland Park and City of Pompano Beach

☒ Plat

☒ Survey

☒ Narrative

☐ Title Work

☒ Agent Affidavit

☐ Municipal Approval

☒ Pre-Application Conference Receipt

☒ Other: Site plan, SCAD letter

Distribute To

☒ Full Review

☐ Administrative Review

Accepted By

Adrien Osias

Project Update Sheet 096-UP-80

Plat/Site Plan Number _____

INSTRUCTIONS

Use this update form in lieu of filling out a new plat/site plan application form whenever a project goes from one review to another or whenever new information is submitted. Complete the applicable sections of this form only if the information has changed from the previous submittal. If you do not have a copy of your previous application forms, obtain a copy from this office. Any section left blank indicates that the information on the original (previous) application has not changed. Please type this application or print legibly in **black ink**.

PROJECT REVISIONS

Plat/Site Plan Name _____	
Owner's Name _____	Phone _____
Address _____	City _____ State _____ Zip Code _____
Owner's E-mail Address _____	Fax # _____
Agent _____	Phone _____
Contact Person _____	
Address _____	City _____ State _____ Zip Code _____
Agent's E-mail Address _____	Fax # _____

EXISTING	PROPOSED
Land use plan designation(s) _____	Land use plan designation(s) _____
Zoning District(s) _____	Zoning District(s) _____

A credit against impact fees may be given for the site's present or previous use if there are existing buildings on the property and/or if buildings were demolished within three (3) years of this application. To receive a credit, complete the following table (attach an additional sheet if necessary). (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.

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?

*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.

Please specify the proposed use in accordance with the land use categories. Please Note: Residential uses must be expressed based upon DWELLING UNIT TYPES. COMMERCIAL, OFFICE, and CHURCH USES must be expressed in terms of gross building square footage. If there are any unique factors which may affect traffic generation, attach a separate sheet and describe fully.

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?

☐ Yes ☐ No ☐ Don't Know

If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

RESIDENTIAL UNITS		NON-RESIDENTIAL UNITS	
Type of Unit	Number of Units	Land Use	Net Acreage or Gross Floor Area
Mid-Rise	415 units		

SCHOOL CONCURRENCY (Residential Submissions Only)

Does the change to the application generate less than one (1) student?	☐ Yes ☐ No
Is this application exempt or vested pursuant to criteria in the Land Development Code?	☐ Yes ☐ No
If the answers to both questions are "No," please see reverse the Questionnaire, Required Documentation section of the Plat/Site Plan application for submittal requirements.	
Is this application subject to an approved Declaration of Restrictive Covenant or tri-party agreement?	☐ Yes ☐ No
If "Yes," please see reverse Questionnaire, Required Documentation section of the Plat/Site Plan application for submittal requirements.	

FOR URBAN PLANNING DIVISION USE ONLY

Application Type	PUS	Time	N/A	Application Date	06/18/2026
Acceptance Date	06/22/2026	Fee	0.00	Comments Due	07/06/2026
Report Due	07/16/2026	Adjacent City	City of Oakland Park and City of Pompano Beach		
☐ Plats	☐ Surveys	☐ Site Plans	☐ Landscaping Plans	☐ Lighting Plans	
☒ Other (Describe)	Updated city and scad letter		Received By	Adrien Osias	
Comments					

Questionnaire Changes

Please review all questions on the "Project Questionnaire" form, and indicate any revisions.

Revised information or Attachments Supplied

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

Comments and Additional Information

Update plat note from 415 high rise units to 415 mid-rise units to reflect an 8-story building instead of a 9-story building

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

Owner/Agent Certification

State of Florida

County of Broward

This is to certify that I am the owner/agent of the property described in this application and that all changes to the original application and supplemental documents supplied herein are true and correct to the best of my knowledge. If no changes are indicated on this update sheet or in the attached supplemental documentation, then this certifies that the information supplied on the original application 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.

Barbara A. Hall

Sworn and subscribed to before me this 18 day of June, 2026

by Barbara Hall

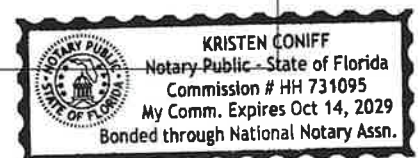
☒ He/she is personally known to me or

☐ Has presented

as identification.

Handwritten signature: *WILLIAM J. ...*

Public Kristen Conitt





Cushla E. Talbut
Tel 954.468.1728
Fax 954.765.1477
talbutc@gtlaw.com

April 29, 2026

Broward County
Urban Planning Division
1 N. University Drive, Box 102
Plantation, FL 3324

Re: Plat Note Amendment – Portion of Parcel A, Reflections Plat (PB 119, Page 46)
(Folio Nos. 494210360030; 494210360040)

Dear Staff:

On behalf of our client, RD Investment Properties, LLC and the property owners, CPN West, LLC and F Land, LLC (collectively, the “**Applicant**”), we are requesting a plat note amendment to allow the development of 415 high-rise units on the 8.65-acre property within Folio Nos 494210360030 and 494210360040 (“**Residential Parcel**”). The Residential Parcel is included as part of Exhibit B of the proposed Agreement for Amendment of Notation (attached as **Exhibit 1**).

The Residential Parcel is currently undergoing site plan approval from the City of Fort Lauderdale for the development of a 415-unit multi-family residential building with structured parking (the “**Residential Project**”). The Residential Project will include a mix of one-bedroom, two-bedroom units, and three-bedroom units with 62 moderate-income units integrated into the overall residential program.

The Applicant is requesting a plat note amendment to allow for the development of the Residential Project. A copy of the proposed Agreement for Amendment of Notation on the Plat is attached as **Exhibit 1**.

The Residential Parcel is a portion of Parcel A of the Reflections Plat recorded in Plat Book 119, Page 46. The Plat was amended in 2001 by a Plat Note Agreement recorded in the public records of Broward County as Instrument 101563074, which is attached as **Exhibit 2**.

The plat note amendment would, if approved, change the current note to the proposed note as follows:

Current Plat Note:

The portion of the plat described in the attached Exhibit A-1, hereinafter described as Parcel A-1, is restricted to 375,000 square feet of office use (142,074 square feet existing, 232,926 square feet proposed); the balance of the plat is restricted to a 322-room hotel.

Proposed Plat Note:

Parcel A-2 (see attached legal description) is restricted to 415 mid rise residential units; Parcel A-3 (see attached legal description) is restricted to a Restoration Site as permitted by the Environmental Resource Permit issued by Broward County; the balance of Parcel A-1 is restricted to 375,000 square feet of office use; the balance of the plat is restricted to a 322-room hotel.

A location sketch for the parcels is included in the proposed Plat Note Amendment Agreement as Exhibit C.

Please let us know if you need anything further to process this request. Thank you for your assistance in this matter.

Sincerely,

Cushla Talbut

Cushla E. Talbut

LEGAL DESCRIPTION OF PARCEL A-2
RESIDENTIAL PARCEL

SKETCH & DESCRIPTION
PARCEL B: RESIDENTIAL PARCEL
A PORTION OF PARCEL "A"
REFLECTIONS (P.B. 119, PG. 46, B.C.R.)
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to said plat, based on the south line of said Parcel "A", having a bearing of N89°42'21"W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; F.B. = Field Book; L.B. = Licensed Business; O.R.B. = Official Records Book; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 3/5/2026




JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

**NOT VALID WITHOUT
SHEETS 1 THRU 6**

REVISIONS		AVIROM & ASSOCIATES, INC.	JOB #:	11985-14B
		SURVEYING & MAPPING	SCALE:	-
		50 S.W. 2nd AVENUE, SUITE 102	DATE:	03/02/2026
		BOCA RATON, FLORIDA 33432	BY:	S.K.
		(561) 392-2594 / www.AVIROMSURVEY.com	CHECKED:	J.T.D.
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			SHEET:	1 OF 6

SKETCH & DESCRIPTION
PARCEL B: RESIDENTIAL PARCEL
A PORTION OF PARCEL "A"
REFLECTIONS (P.B. 119, PG. 46, B.C.R.)
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

A portion of Parcel "A" of "REFLECTIONS" as recorded in Plat Book 119, Page 46 of the Public Records of Broward County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of said Parcel "A"; thence N89°42'21"W, along the south line of said Parcel "A", 152.00 feet; thence N00°17'39"E, 128.00 feet; thence N89°42'21"W, 159.66 feet; thence N33°33'41"W, 283.56 feet; thence N42°39'54"W, 29.84 feet; thence N56°26'19"E, 31.33 feet; thence N33°22'25"W, 79.83 feet to a point of curvature of a curve, concave to the East, having a radius of 26.00 feet, a central angle of 86°45'55"; thence Northerly an arc distance of 39.37 feet to a point of tangency; thence N53°23'31"E, 6.27 feet; thence S36°33'38"E, 15.44 feet; thence N52°54'42"E, 26.23 feet; thence N17°15'05"E, 32.40 feet; thence N45°25'25"E, 96.89 feet; thence N54°20'44"E, 40.91 feet; thence S72°17'38"E, 205.21 feet; thence N80°38'56"E, 29.26 feet; thence N50°32'29"E, 55.70 feet; thence S84°14'50"E, 11.21 feet; thence N41°37'00"E, 41.19 feet; thence S49°51'36"E, 69.24 feet; thence S59°18'56"E, 69.49 feet; thence S69°40'29"E, 50.59 feet; thence S75°09'29"E, 62.75 feet; thence S80°40'58"E, 53.10 feet; thence N47°06'08"E, 11.67 feet; thence S83°04'18"E, 12.01 feet; thence S72°58'56"E, 14.75 feet; thence N84°21'13"E, 53.06 feet; thence S72°24'17"E, 191.94 feet to the Northwestern right-of-way line of Interstate 95; thence S41°34'31"W, along said Northwestern right-of-way, 228.11 feet; thence S48°57'43"W, along said Northwestern right-of-way, 458.01 feet to the POINT OF BEGINNING.

Said lands lying in the City of Fort Lauderdale, Broward County, Florida and containing 377,138 square feet (8.6579 acres), more or less.

**NOT VALID WITHOUT
SHEETS 1 THRU 6**

REVISIONS



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

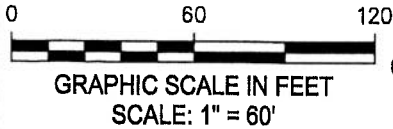
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JOB #:	11985-14B
SCALE:	--
DATE:	03/02/2026
BY:	S.K.
CHECKED:	J.T.D.
F.B.	-- PG. --
SHEET:	2 OF 6

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SHEETS 1 THRU 6**

**SKETCH & DESCRIPTION
PARCEL B: RESIDENTIAL PARCEL**

A PORTION OF PARCEL "A"
REFLECTIONS (P.B. 119, PG. 46, B.C.R.)
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA



SEE SHEET 5 OF 6

PARCEL B: RESIDENTIAL PARCEL

**PORTION OF PARCEL 'A'
REFLECTIONS**

(P.B. 119/46, B.C.R.)
(377,138 SQUARE FEET / 8.6579 ACRES)



SEE SHEET 4 OF 6

SEE SHEET 6 OF 6

N89°42'21"W 159.66'
N33°33'41"W 283.56'

PORTION OF PARCEL 'A'
REFLECTIONS
(P.B. 119/46, B.C.R.)

N00°17'39"E 128.00'

SOUTH LINE
PARCEL 'A'
(BEARING BASIS)

N89°42'21"W 152.00'

PARK LAKE
(P.B. 106/1, B.C.R.)

NORTHWESTERLY
RIGHT-OF-WAY LINE I-95
(O.R.B. 5264/629, B.C.R.)

S48°57'43"W 458.01'
INTERSTATE 95
(CYPRESS CREEK
ROAD RAMP)
(O.R.B. 5264/629, B.C.R.)

P.O.B.
SOUTHEAST CORNER
PARCEL 'A'
(P.B. 119/46, B.C.R.)

REVISIONS



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JOB #: 11985-14B

SCALE: 1" = 60'

DATE: 03/02/2026

BY: S.K.

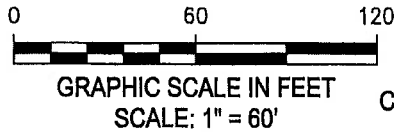
CHECKED: J.T.D.

F.B. -- PG. --

SHEET: 3 OF 6

SKETCH & DESCRIPTION PARCEL B: RESIDENTIAL PARCEL

A PORTION OF PARCEL "A"
REFLECTIONS (P.B. 119, PG. 46, B.C.R.)
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA



PORTION OF PARCEL 'A'
REFLECTIONS
(P.B. 119/46, B.C.R.)



PORTION OF PARCEL 'A'
REFLECTIONS
(P.B. 119/46, B.C.R.)
(O.R.B. 12425/603, B.C.R.)

PORTION OF PARCEL 'A'
REFLECTIONS
(P.B. 119/46, B.C.R.)

N17°15'05"E 32.40'
N52°54'42"E 26.23'
S36°33'38"E 15.44'

N53°23'31"E 6.27'

N54°20'44"E 40.91'

N45°25'25"E 96.89'

S72°17'38"E 205.21'

**PARCEL B:
RESIDENTIAL PARCEL**

PORTION OF PARCEL 'A'
REFLECTIONS
(P.B. 119/46, B.C.R.)
(377,138 SQUARE FEET / 8.6579 ACRES)

R=26.00'
Δ=86°45'55"
L=39.37'
N33°22'25"W 79.83'
N56°26'19"E 31.33'

N42°39'54"W 29.84'

N33°33'41"W 283.56'

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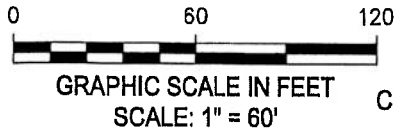
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F.B.	PG. --
SHEET:	4 OF 6

SEE SHEET 5 OF 6

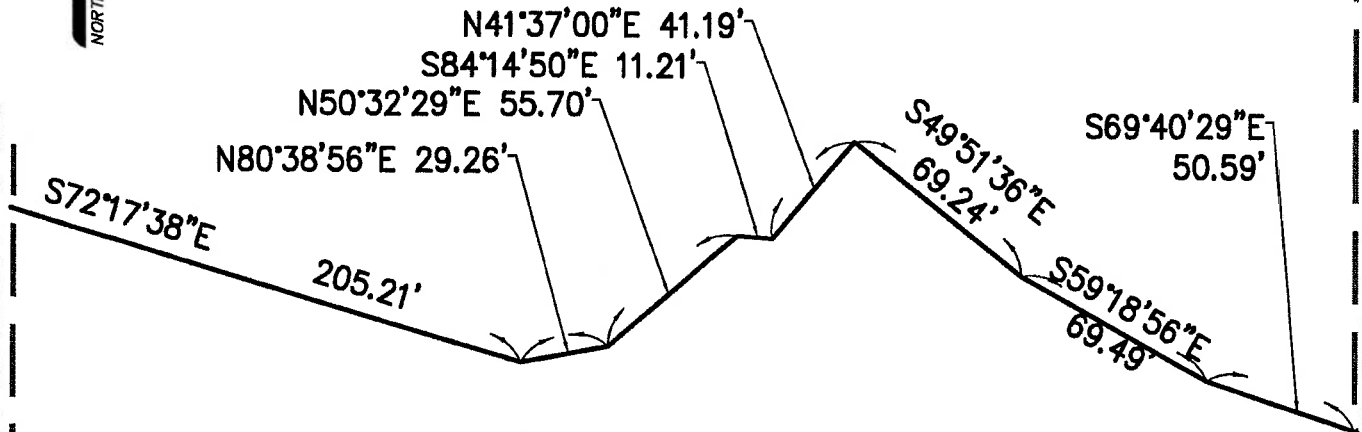
SEE SHEET 3 OF 6

SKETCH & DESCRIPTION
PARCEL B: RESIDENTIAL PARCEL

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CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA



PORTION OF PARCEL 'A'
REFLECTIONS
(P.B. 119/46, B.C.R.)



PARCEL B: RESIDENTIAL PARCEL

PORTION OF PARCEL 'A'
REFLECTIONS
(P.B. 119/46, B.C.R.)
(377,138 SQUARE FEET / 8.6579 ACRES)

SEE SHEET 3 OF 6

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SHEET:	5 OF 6

SKETCH & DESCRIPTION
PARCEL B: RESIDENTIAL PARCEL
A PORTION OF PARCEL "A"
REFLECTIONS (P.B. 119, PG. 46, B.C.R.)
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

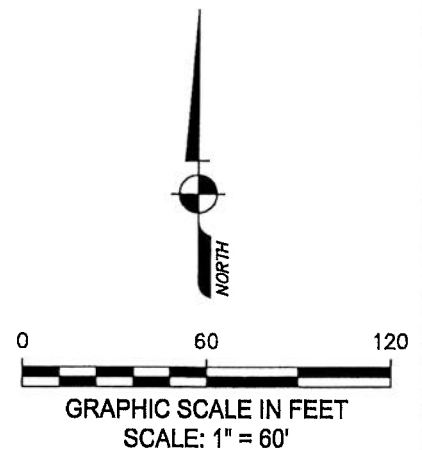
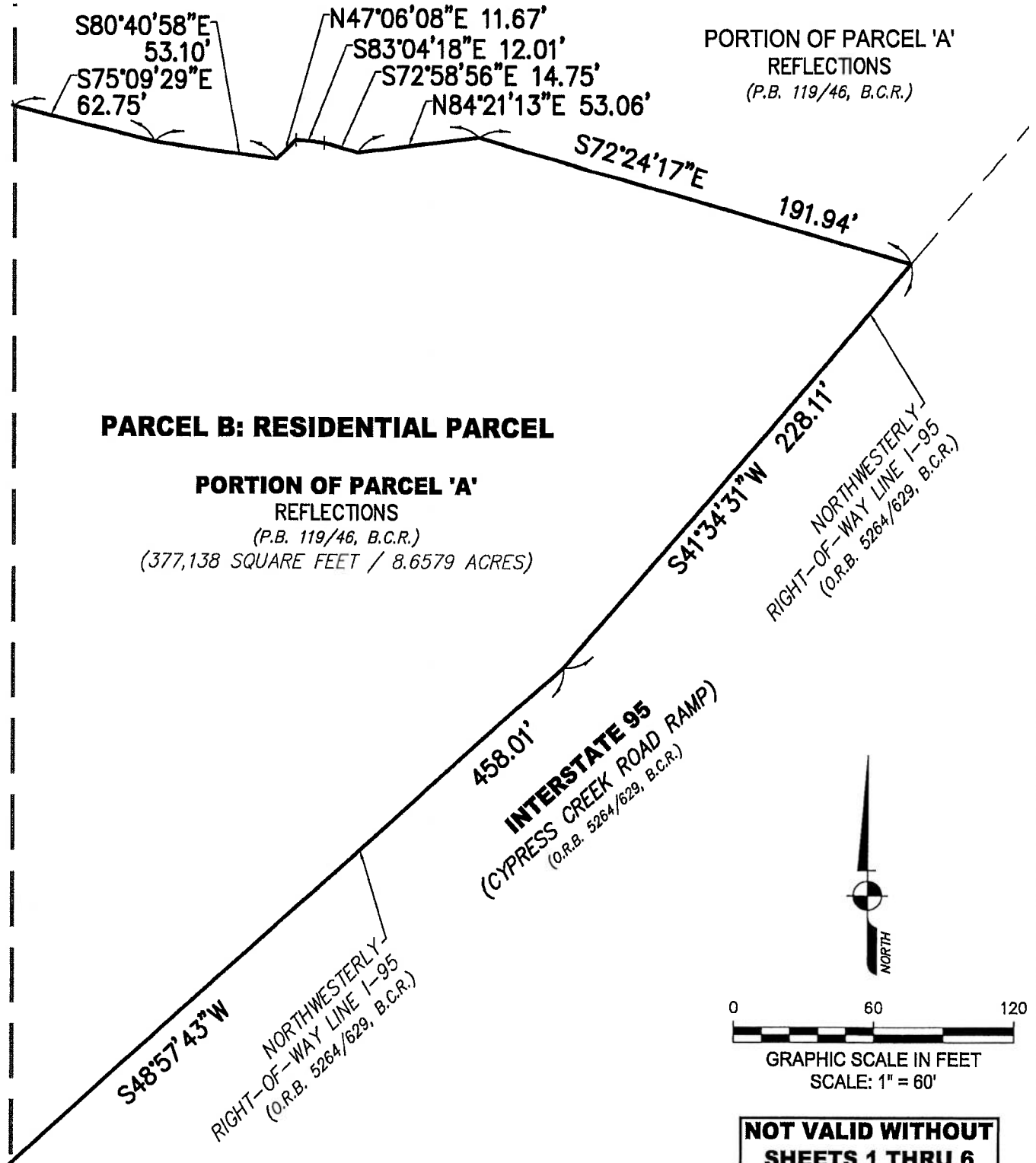
PORTION OF PARCEL 'A'
REFLECTIONS
(P.B. 119/46, B.C.R.)

SEE SHEET 5 OF 6

PARCEL B: RESIDENTIAL PARCEL

PORTION OF PARCEL 'A'
REFLECTIONS
(P.B. 119/46, B.C.R.)
(377,138 SQUARE FEET / 8.6579 ACRES)

SEE SHEET 3 OF 6



**NOT VALID WITHOUT
SHEETS 1 THRU 6**

REVISIONS



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com
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JOB #:	11985-14B
SCALE:	1" = 60'
DATE:	03/02/2026
BY:	S.K.
CHECKED:	J.T.D.
F.B.	PG. --
SHEET:	6 OF 6

LEGAL DESCRIPTION OF PARCEL A-3
WETLAND RESTORATION PARCEL

SKETCH AND DESCRIPTION
PORTION OF PARCEL 'A'

REFLECTIONS

(P.B. 119, PG. 45, B.C.R.)

CITY OF FORT LAUDERDALE

LAND DESCRIPTION:

A portion of Parcel 'A', REFLECTIONS, according to the Plat thereof, as recorded in Plat Book 119, Page 46, of the Public Records of Broward County Florida, being described as follows:

Beginning at the northwest corner of said Parcel 'A'; thence N89°16'41"E, 29.42 feet; thence S01°41'30"E, 384.47 feet (the previous two calls being along the west line of said Parcel 'A'); thence N88°17'40"E, 235.76 feet; thence N49°57'21"E, 5.15 feet; thence N63°05'46"E, 12.75 feet; thence N50°50'54"E, 18.22 feet; thence N03°09'58"E, 14.63 feet; thence N27°04'16"W, 31.60 feet; thence N55°09'16"E, 36.21 feet; thence N31°19'34"W, 93.81 feet; thence N35°18'06"W, 47.76 feet; thence N44°55'52"W, 74.60 feet; thence N03°05'36"W, 5.52 feet; thence N59°17'26"W, 38.03 feet; thence N55°31'58"W, 22.35 feet; thence N46°51'46"W, 67.24 feet; thence N49°44'28"W, 89.23 feet to the north line of said Parcel 'A' also being a point on the arc of a curve (radial bearing to said point bears N39°18'54"W), concave to the southwest, having a radius of 2237.01 feet and a central angle of 00°48'41"; thence southwesterly along the north line of said Parcel 'A' an arc distance of 31.68 feet to the **Point Of Beginning**.

Said lands lying in The City of Fort Lauderdale, Broward County, Florida and containing 73,335 square feet (1.6835 acres) more or less.

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Distances and angles shown hereon are in accord with the plat of record and agree with the survey measurements, unless otherwise noted. Bearings are assumed based on the west line of Parcel 'A' having a bearing of S01°41'30"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a Boundary Survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; Δ = Central Angle; F.B. = Field Book; L = Arc Length; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point Of Beginning; R = Radius.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

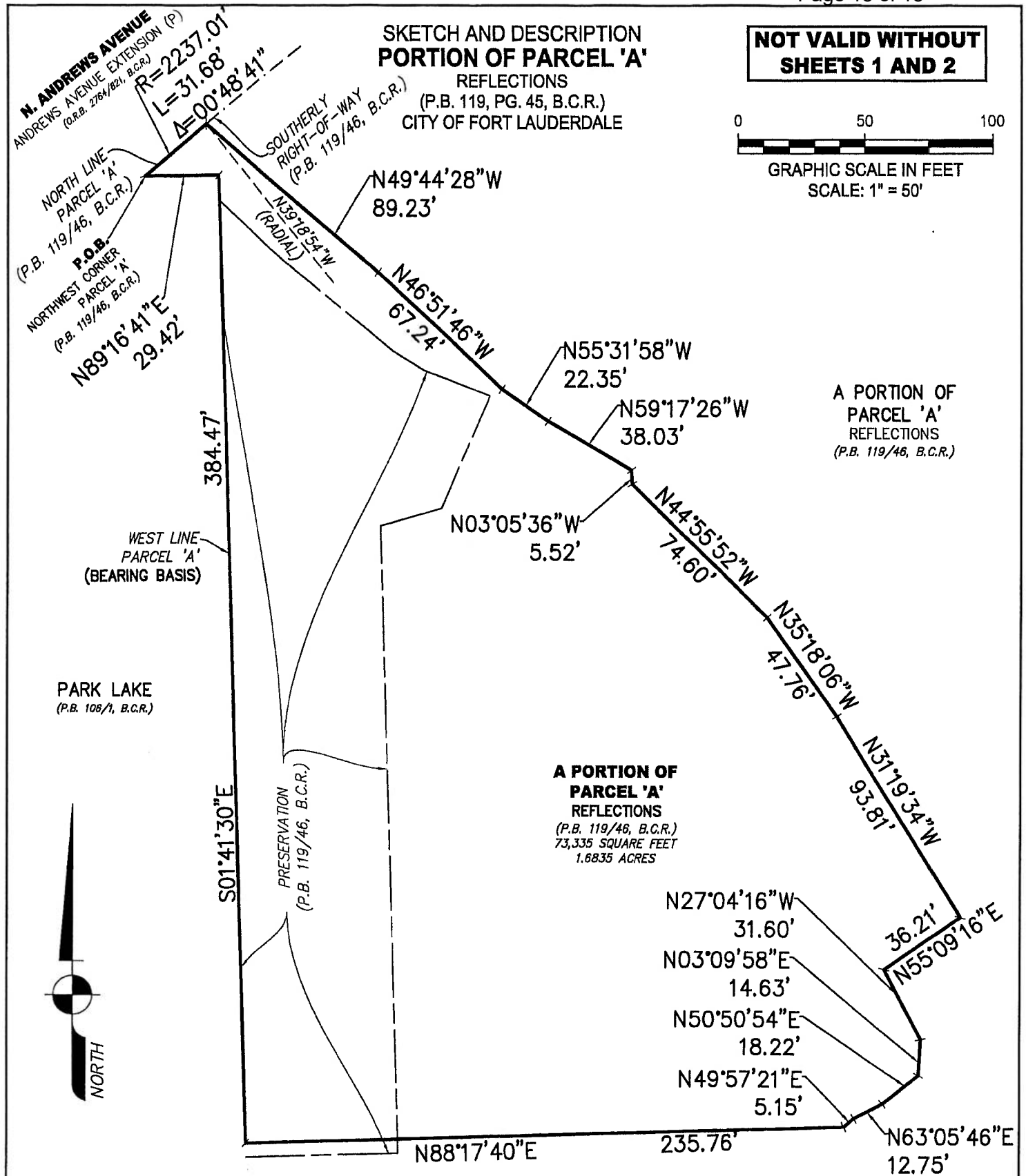
Date: 6/4/2024



John T. Doogan
JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

**NOT VALID WITHOUT
SHEETS 1 AND 2**

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			SCALE:	1" = 50'
			DATE:	06/04/2024
			BY:	L.B.
			CHECKED:	J.T.D.
			F.B.	N/A
			PG.	N/A
			SHEET:	1 OF 2



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		SCALE:	1" = 50'
		DATE:	08/04/2024
		BY:	L.B.
		CHECKED:	J.T.D.
		F.B.	N/A
		PG.	N/A
		SHEET:	2 OF 2