



Application Number 035-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

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:

**ROADWAY RELATED**

- Non-Vehicular Access Lines
- Roadway Improvements (such as turn lanes, bus bays traffic signals, etc.)
- Right-of-Way Dedications
- Sidewalks and Paved Access
- Design Criteria

**NON-ROADWAY RELATED**

- Design Criteria
- Waste Water Disposal/Source of Potable Water
- Fire Protection
- Parks and/or School Dedications
- Impact/Concurrency Fee(s)
- Environmental Impact Report
- Other Changes

**Project Information**

Plat/Site Plan Name

**Miramar Park of Commerce Phase VI**

Plat/Site Number

**035-MP-07**

Plat Book - Page (if recorded)

**180-43**

Owner/Petitioner Name

**Cleghorn Shoe Corporation, Sunbeam Development Corporation**

Address

**1401 79th Street Causway**

City

**Miami**

State

**FL**

Zip

**33141**

Phone

**305-795-2650**

Email

**jbry@wsvn.com**

Agent for Owner/Petitioner

**Greenspoon Marder, LLP**

Contact Person

**Kelly Ray**

Agent Address

**200 E. Broward Blvd #1800**

City

**Ft. Lauderdale**

State

**FL**

Zip

**33301**

Agent Phone

**954-333-4377**

Agent Email

**kelly.ray@gmlaw.com**

Folio(s)


**514130080010; 514130080020; 514130080030**

Location <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> <b>East</b>  <small>side of</small>  <small>north side/corner north</small> </div> <div style="text-align: center;"> <b>Red Road</b>  <small>street name</small> </div> <div style="text-align: center;"> <small>at/between/and</small> </div> <div style="text-align: center;"> <b>Hiatus Road</b>  <small>street name / side/corner</small> </div> <div style="text-align: center;"> <small>and/of</small> </div> <div style="text-align: center;"> <b>Miramar Parkway</b>  <small>street name</small> </div> </div>
<b>Proposed Changes</b>
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? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If yes, indicate name(s), department and date
Brief narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary):  Please see narrative attached.

<b>REQUIRED DOCUMENTATION</b>
<p>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 <a href="mailto:PDMDinfo@broward.org">PDMDinfo@broward.org</a>. Pre-application meetings are held every Wednesday and Fridays, between 2pm and 330pm, subject to availability.</p> <p>Submit one (1) original and one (1) digital copy of the documents listed below.</p> <ol style="list-style-type: none"> <li>1. A pre-application meeting receipt.</li> <li>2. Narrative clearly describing proposed changes. Be sure to include detailed information of opening location, size, etc.</li> <li>3. Letter from the applicable municipality, dated within six (6) months of formally submitting the application, stating the city's position on this request.</li> <li>4. Opinion of Title with a search date within thirty (30) days of formal submittal.</li> <li>5. A copy of the approved or recorded plat.</li> <li>6. A check for the application fees (if applicable) made payable to: <b>Broward County Board of County Commissioners</b>.</li> <li>7. Any other relevant documentation, as deemed necessary.</li> </ol>
<p>For ROADWAY RELATED changes or waivers, the following additional documents are required:</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ol>

**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:  Date: 2-13-26

**NOTARY PUBLIC**

**STATE OF FLORIDA  
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 13 day of February, 20 26, who  is personally known to me |  has produced \_\_\_\_\_ as identification.

Name of Notary Typed, Printed or Stamped: \_\_\_\_\_ Signature of Notary Public – State of Florida: 

 Janice Goldstein  
Comm.: HH 706084  
Expires: Sep. 2, 2029  
Notary Public - State of Florida

Notary Seal (or Title or Rank): \_\_\_\_\_ Serial Number (if applicable): \_\_\_\_\_

**For Office Use Only**

Application Type: NVAL

Application Submittal Date <u>02/24/2026</u>	Acceptance Date <u>02/27/2026</u>	Fee <u>\$2,410.00</u>
Comments Due <u>03/30/2026</u>	Report Due <u>04/09/2026</u>	CC Meeting Date <u>TBD</u>

Adjacent Municipality: None

Plat       Survey       Narrative       Title Work       Agent Affidavit  
 Municipal Approval       Pre-Application Conference Receipt

Other: \_\_\_\_\_

Distribute To:  Full Review       Administrative Review

Accepted By: Adrien Osias

April 24, 2026

Darby Delsalle, Director  
 Urban Planning Division  
 Broward County - Resilient Environment Department  
 One North University Drive, Suite 102  
 Plantation, Florida 33324

Re: Nonvehicular Access Line (NVAL) Amendment –  
 Miramar Park of Commerce Phase VI (PB 180 Pg. 45)

Dear Mr. Delsalle:

We are requesting an NVAL amendment for the Miramar Park of Commerce Phase VI plat (the “Plat”) in the City of Miramar (the “City”), generally bounded by Hiatus Road on the west, Miramar Boulevard on the north, Miramar Parkway on the south, and Red Road on the southwest. Sunbeam Development Corporation and Cleghorn Shoe Corporation (collectively, the “Applicant”) are two related entities that are the owners and developers of Parcels A, B, and C within the Plat, comprising 125.8 acres. Each platted parcel corresponds to a separate folio as shown below.

Parcel A	5141 3008 0010
Parcel B	5141 3008 0020
Parcel C	5141 3008 0030

The proposed changes to the plat’s NVAL consist of the following:

- Close an 80-foot opening (the south 80-foot opening) along the Ultimate right-of -way of Red Road Extension (SR823) with centerline located approximately 645 feet north of the centerline of Miramar Parkway (restricted to right turns only).
- Create an 80-foot opening along the Ultimate right-of -way of Red Road Extension (SR823) with centerline located approximately 359 feet from the corner chord at the southeast corner of Red Road Extension and Miramar Parkway (restricted to right turns only).
- Amend the turning lane movement of an existing 100-foot opening with centerline located approximately 1095 feet from the corner chord at the southeast corner of Red Road Extension and Miramar Parkway which outbound lefts are prohibited to a full access opening.
- Create an 80-foot opening along the Ultimate right-of -way of Hiatus Road with centerline located approximately 393 feet from the corner chord at the northwest corner of Hiatus Road and Red Road Extension (SR 823) (restricted to right turns only).
- Close a 40-foot opening along the Ultimate right-of -way of Miramar Parkway with centerline located approximately 302 feet east of the centerline of Red Road Extension

(SR 823) (restricted to and physically channelized for right turns IN only).

- Amend the turning lane movement of an existing 100-foot opening with centerline located approximately 606 feet from the corner chord at the southwest corner of Miramar Parkway and Red Road Extension (SR823) to be restricted to right turns only.

As supporting documentation, enclosed with our application is:

- Separate exhibit with existing NVAL description, proposed NVAL description, and a redline compare between the two
- Sketch and legal descriptions for the existing and proposed NVAL
- Sheet NVAL-P showing all of the proposed driveway connections, with notes further indicating where and how the existing NVAL openings are to be amended.

### **Other Delegation Requests**

Please note that we are submitting under separate cover an amendment to the plat note restriction.

Please let me know if you need any additional information.

Sincerely,

GREENSPOON MARDER LLP



Kelly Ray

**To, From, Comparison in Strike/Underline**

---

**From**

Along the Ultimate right-of-way for **Red Road Extension** (SR823) as measured along the centerline of Red Road Extension (SR823) except at the following:

- A) An 80-foot opening (the south 80-foot opening) with centerline located approximately 645 feet north of the centerline of Miramar Parkway. This opening is restricted to right turns only.
- B) A 100-foot opening with centerline located approximately 1159 feet north of the centerline of Miramar Parkway. Outbound lefts are prohibited
- C) An 80-foot opening (the north 80-foot opening) with centerline located approximately 1781 feet north of the centerline of Miramar Parkway. This opening is restricted to right turns only

Along the ultimate right of way for **Hiatus Road** except at a 100-foot opening with centerline located approximately 1008 feet north of the centerline of Red Road Extension (SR823) [as measured along the centerline of Hiatus Road]. This opening is to align with the 100-foot opening on the “MIRAMAR TOWN CENTER PLAT” (P.B. 172 PG. 141)

Along the ULTIMATE right -of way for **Miramar Boulevard** (as measured along the centerline of Miramar Boulevard) except at the following:

- A) A 100-foot opening with centerline located approximately 760 feet east of the centerline of Hiatus Road and aligning with the 100-foot opening on the plat of “MIRAMAR LAKES” (P.B. 170 PG. 16).
- B) A 50-foot opening with centerline located approximately 1169 feet east of the centerline of Hiatus Road. This opening is restricted to right turns out only

Along the ULTIMATE right-of-way of **Miramar Parkway** (as measured along the centerline of Miramar Parkway) except at the following:

- A) A 40-foot opening with centerline located approximately 302 feet east of the centerline of Red Road Extension (SR 823). This opening is restricted to and physically channelized for right turns IN only.
- B) A 100-foot opening with centerline located approximately 760 feet east of the centerline of Red Road Extension (SR823).
- C) A 100-foot opening with the centerline located approximately 1420 feet of the centerline of Red Road Extension (SR823).
- D) A 100-foot opening with centerline located approximately 2041 feet east of the centerline of Red Road Extension (SR823), Aligning with the 80-foot opening on the plat of “MIRAMAR PARK OF COMMENTCE PHASE V” (P.B. 170 PG. 161)

**TO**

Along the Ultimate right-of-way for **Red Road Extension** (SR823) as measured along the centerline of Red Road Extension (SR823) except at the following:

- A) An 80-foot opening with centerline located approximately 359 feet from the corner chord at the southeast corner of Red Road Extension and Miramar Parkway. This opening is restricted to right turns only.
- B) A 100-foot opening with centerline located approximately 1095 feet from the corner chord at the southeast corner of Red Road Extension and Miramar Parkway.
- C) An 80-foot opening (the north 80-foot opening) with centerline located approximately 1755 feet from the corner chord at the southeast corner of Red Road Extension and Miramar Parkway. This opening is restricted to right turns only

Along the ultimate right of way for **Hiatus Road** except at the following:

- A) 100-foot opening with centerline located approximately 860 feet from the corner chord at the northwest corner of Hiatus Road and Red Road Extension (SR823) This opening is to align with the 100-foot opening on the “MIRAMAR TOWN CENTER PLAT” (P.B. 172 PG. 141)
- B) An 80-foot opening with centerline located approximately 393 feet from the corner chord at the northwest corner of Hiatus Road and Red Road Extension (SR 823). This opening is restricted to right turns only.

Along the ULTIMATE right -of way for **Miramar Boulevard** (as measured along the centerline of Miramar Boulevard) except at the following:

- A) A 100-foot opening with centerline located approximately 760 feet east of the centerline of Hiatus Road and aligning with the 100-foot opening on the plat of “MIRAMAR LAKES” (P.B. 170 PG. 16).
- B) A 50-foot opening with centerline located approximately 1169 feet east of the centerline of Hiatus Road. This opening is restricted to right turns out only

Along the ULTIMATE right-of-way of **Miramar Parkway** (as measured along the centerline of Miramar Parkway) except at the following:

- A) A 100-foot opening with centerline located approximately 606 feet from the corner chord at the southwest corner of Miramar Parkway and Red Road Extension (SR823). This opening is restricted to right turns only.

- B) A 100-foot opening with the centerline located approximately 1256 from the corner chord of the southwest corner of Miramar Parkway and Red Road Extension (SR823).
- C) A 100-foot opening with centerline located approximately 1895 feet from the corner chord at the southwest corner of Miramar Parkway and Red Road Extension (SR823), Aligning with the 80-foot opening on the plat of "MIRAMAR PARK OF COMMENTCE PHASE V" (P.B. 170 PG. 161)

**EXHIBIT "A"**

(Legal Description of Property)

All of the Miramar Park of Commerce Phase VI plat, according to the plat thereof, as recorded in Plat Book 180, Page 43, of the public records of Broward County, Florida.

**EXHIBIT B**  
**EXISTING**



**STONER**  
**SURVEYORS • MAPPERS**  
Licensed Business No. 6633

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

TEL (954) 585-0997  
www.stonersurveyors.com

**LEGAL DESCRIPTION OF:  
EXISTING NON-VEHICULAR ACCESS LINE  
MIRAMAR PARK OF COMMERCE PHASE VI  
PLAT BOOK 180, PAGES 43 TRHU 50, B.C.R.  
CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA**

**LEGAL DESCRIPTION:**

A NON-VEHICULAR ACCESS LINE ALONG THE BOUNDARY LINES OF PARCELS "A" AND "C", AS SHOWN ON THE PLAT OF MIRAMAR PARK OF COMMERCE PHASE VI, RECORDED IN PLAT BOOK 180, PAGES 43 THRU 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID NON-VEHICULAR ACCESS LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID PARCEL "C"; SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.08°18'45"W.;

THENCE ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 00°03'00" AND A RADIUS OF 2651.71 FEET FOR AN ARC DISTANCE OF 2.32 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, SAID POINT ALSO KNOWN AS REFERENCE POINT "A", THE LAST MENTIONED COURSE BEING COINCIDENT WITH THE SOUTHERLY LINE OF SAID PARCEL "C";

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A", SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.08°21'45"W.;

THENCE ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 02°09'39" AND A RADIUS OF 2651.71 FEET FOR AN ARC DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING No. 2 OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, THE LAST MENTIONED COURSE BEING COINCIDENT WITH A 100.00 FOOT FULL ACCESS OPENING;

THENCE CONTINUE ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 11°39'09" AND A RADIUS OF 2651.71 FEET FOR AN ARC DISTANCE OF 539.29 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, SAID POINT ALSO KNOWN AS REFERENCE POINT "B", THE LAST MENTIONED 2 COURSES BEING COINCIDENT WITH THE SOUTHERLY LINE OF SAID PARCEL "C";

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "B", SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.22°10'33"W.;

THENCE ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 02°09'39" AND A RADIUS OF 2651.71 FEET FOR AN ARC DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING No. 3 OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, THE LAST MENTIONED COURSE BEING COINCIDENT WITH A 100.00 FOOT FULL ACCESS OPENING;

THENCE CONTINUE ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 00°28'33" AND A RADIUS OF 2651.71 FEET FOR AN ARC DISTANCE OF 22.02 FEET TO A POINT OF TANGENCY;

THENCE S.65°11'15"W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 208.93 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

**LEGAL DESCRIPTION: (CONTINUED)**

THENCE ALONG THE ARC OF SAID CURVE TO RIGHT, HAVING A CENTRAL ANGLE OF 06°39'20" AND A RADIUS OF 2766.79 FEET FOR AN ARC DISTANCE OF 321.39 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, SAID POINT ALSO KNOWN AS REFERENCE POINT "C", THE LAST MENTIONED 4 COURSES BEING COINCIDENT WITH THE SOUTHERLY LINE OF SAID PARCEL "C";

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "C", SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.18°09'26"E.

THENCE ALONG THE ARC OF SAID CURVE TO RIGHT, HAVING A CENTRAL ANGLE OF 02°04'15" AND A RADIUS OF 2766.79 FEET FOR AN ARC DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING No. 4 OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, THE LAST MENTIONED COURSE BEING COINCIDENT WITH A 100.00 FOOT FULL ACCESS OPENING;

THENCE CONTINUE ALONG THE ARC OF SAID CURVE TO RIGHT, HAVING A CENTRAL ANGLE OF 01°40'47" AND A RADIUS OF 2766.79 FEET FOR AN ARC DISTANCE OF 81.11 FEET TO A POINT ON A LINE;

THENCE N.13°25'58"W., A DISTANCE OF 3.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.14°24'27"E.;

THENCE ALONG THE ARC OF SAID CURVE TO RIGHT, HAVING A CENTRAL ANGLE OF 01°14'38" AND A RADIUS OF 2763.79 FEET FOR AN ARC DISTANCE OF 60.00 FEET TO A POINT ON A LINE;

THENCE S.13°25'58"E., A DISTANCE OF 3.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.13°09'51"E.;

THENCE ALONG THE ARC OF SAID CURVE TO RIGHT, HAVING A CENTRAL ANGLE OF 04°51'31" AND A RADIUS OF 2766.79 FEET FOR AN ARC DISTANCE OF 234.62 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, SAID POINT ALSO KNOWN AS REFERENCE POINT "D", THE LAST MENTIONED 6 COURSES BEING COINCIDENT WITH THE SOUTHERLY LINE OF SAID PARCEL "C";

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "D", SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.08°18'20"E.;

THENCE ALONG THE ARC OF SAID CURVE TO RIGHT, HAVING A CENTRAL ANGLE OF 00°49'42" AND A RADIUS OF 2766.79 FEET FOR AN ARC DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING No. 5 OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, THE LAST MENTIONED COURSE BEING COINCIDENT WITH A 40.00 FOOT ACCESS OPENING, (RIGHT-IN ONLY);

**CERTIFICATE:**

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

DATE OF SIGNATURE: 8.19.2024

James D Stoner

**JAMES D. STONER**

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
8/19/24	DRL	JDS	N/A



REVISIONS	DATE	BY

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SHEET 1 OF 7

SKETCH NO. 22-9426 - EXIST - NVAL



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

TEL (954) 585-0997  
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**LEGAL DESCRIPTION OF:  
EXISTING NON-VEHICULAR ACCESS LINE  
MIRAMAR PARK OF COMMERCE PHASE VI  
PLAT BOOK 180, PAGES 43 TRHU 50, B.C.R.  
CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA**

**LEGAL DESCRIPTION: (CONTINUED)**

THENCE CONTINUE ALONG THE ARC OF SAID CURVE TO RIGHT, HAVING A CENTRAL ANGLE OF 02°50'58" AND A RADIUS OF 2766.79 FEET FOR AN ARC DISTANCE OF 137.60 FEET TO A POINT ON A NON-TANGENT LINE, LAST MENTIONED 2 COURSES BEING COINCIDENT WITH THE SOUTHERLY LINE OF SAID PARCEL "C";

THENCE N.48°11'40"W., A DISTANCE OF 50.72 FEET;

THENCE N.01°45'39"W., A DISTANCE OF 252.99 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO WEST;

THENCE ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 08°28'52" AND A RADIUS OF 1737.02 FEET FOR AN ARC DISTANCE OF 257.12 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE., SAID POINT ALSO KNOW AS REFERENCE POINT "E", LAST MENTIONED 2 COURSES BEING COINCIDENT WITH THE WEST LINE OF SAID PARCEL "C";

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "E"; SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO SOUTHWEST; A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.79°45'28"E.

THENCE ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 02°38'21" AND A RADIUS OF 1737.02 FEET FOR AN ARC DISTANCE OF 80.01 FEET TO THE POINT OF BEGINNING #6 OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, LAST MENTIONED COURSE BEING COINCIDENT WITH A 80.00 FOOT ACCESS OPENING, (RIGHT-IN, RIGHT-OUT ONLY)

THENCE CONTINUE ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 15°00'29" AND A RADIUS OF 1737.02 FEET FOR AN ARC DISTANCE OF 454.99 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE., SAID POINT ALSO KNOW AS REFERENCE POINT "F", LAST MENTIONED 2 COURSES BEING COINCIDENT WITH THE SOUTHWESTERLY LINE OF SAID PARCEL "C";

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "F"; SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO SOUTHWEST; A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.62°06'39"E.

THENCE ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 03°17'56" AND A RADIUS OF 1737.02 FEET FOR AN ARC DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING #7 OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, LAST MENTIONED COURSE BEING COINCIDENT WITH A 100.00 FOOT ACCESS OPENING, (RIGHT-IN, RIGHT-OUT AND LEFT-IN ONLY, LEFT-OUT PROHIBITED)

THENCE CONTINUE ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 18°48'05" AND A RADIUS OF 1737.02 FEET FOR AN ARC DISTANCE OF 569.99 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, SAID POINT ALSO KNOW AS REFERENCE POINT "G", LAST MENTIONED 2 COURSES BEING COINCIDENT WITH THE SOUTHWESTERLY LINE OF SAID PARCEL "C";

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "G"; SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO SOUTHWEST; A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.40°00'38"E.

THENCE ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 02°38'21" AND A RADIUS OF 1737.02 FEET FOR AN ARC DISTANCE OF 80.01 FEET TO THE POINT OF BEGINNING #8 OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, LAST MENTIONED COURSE BEING COINCIDENT WITH A 80.00 FOOT ACCESS OPENING, (RIGHT-IN, RIGHT-OUT ONLY)

THENCE CONTINUE ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 12°33'27" AND A RADIUS OF 1737.02 FEET FOR AN ARC DISTANCE OF 380.70 FEET TO A POINT OF TANGENCY;

**LEGAL DESCRIPTION: (CONTINUED)**

THENCE N.65°11'09"W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 2.01 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A", LAST MENTIONED 3 COURSES BEING COINCIDENT WITH THE SOUTHWESTERLY LINE OF SAID PARCEL "C";

THENCE CONTINUE N.65°11'09"W., ALONG THE SOUTHERLY LINE OF SAID PARCEL "A", A DISTANCE OF 242.50 FEET;

THENCE N.16°28'17"W., A DISTANCE OF 52.60 FEET;

THENCE N.32°14'36"E., A DISTANCE OF 200.00 FEET;

THENCE N.43°33'12"E., A DISTANCE OF 61.19 FEET;

THENCE S.57°45'24"E., A DISTANCE OF 3.00 FEET;

THENCE N.32°14'36"E., A DISTANCE OF 60.00 FEET;

THENCE N.57°45'24"W., A DISTANCE OF 3.00 FEET;

THENCE N.13°48'30"E., A DISTANCE OF 37.95 FEET;

THENCE N.32°14'36"E., A DISTANCE OF 139.38 FEET;

THENCE N.39°05'10"E., A DISTANCE OF 100.72 FEET;

THENCE N.32°14'36"E., A DISTANCE OF 215.00 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, SAID POINT ALSO KNOW AS REFERENCE POINT "H", LAST MENTIONED 10 COURSES BEING COINCIDENT WITH THE WESTERLY LINE OF SAID PARCEL "A";

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "H";

THENCE N.32°14'36"E., A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING #9 OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE., LAST MENTIONED COURSE BEING COINCIDENT WITH A 100.00 FEET FULL ACCESS OPENING;

THENCE N.57°45'24"W., A DISTANCE OF 12.00 FEET;

THENCE N.32°14'36"E., A DISTANCE OF 126.69 FEET;

THENCE N.37°40'13"E., A DISTANCE OF 200.90 FEET;

THENCE N.32°14'36"E., A DISTANCE OF 186.50 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, LAST MENTIONED 5 COURSES BEING COINCIDENT WITH THE WESTERLY LINE OF SAID PARCEL "A";

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

**NOTES:**

1. THE PROPERTY SHOWN HEREON WAS NOT SUBJECTED TO A TITLE SEARCH FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON INSERT BEARING HERE, ALONG THE S.02°12'41"E. ALONG THE EAST LINE OF PARCEL "C", AS SHOWN ON THE PLAT OF MIRAMAR PARK OF COMMERCE PHASE VI, RECORDED IN PLAT BOOK 180, AT PAGE 43-50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS LEGAL DESCRIPTION WAS PREPARED BY STONER & ASSOCIATES, INC. WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE COULD BE MATTERS OF RECORD THAT ARE NOT SHOWN HEREON.
6. SEE SHEETS 3 THRU 6 OF 7 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.



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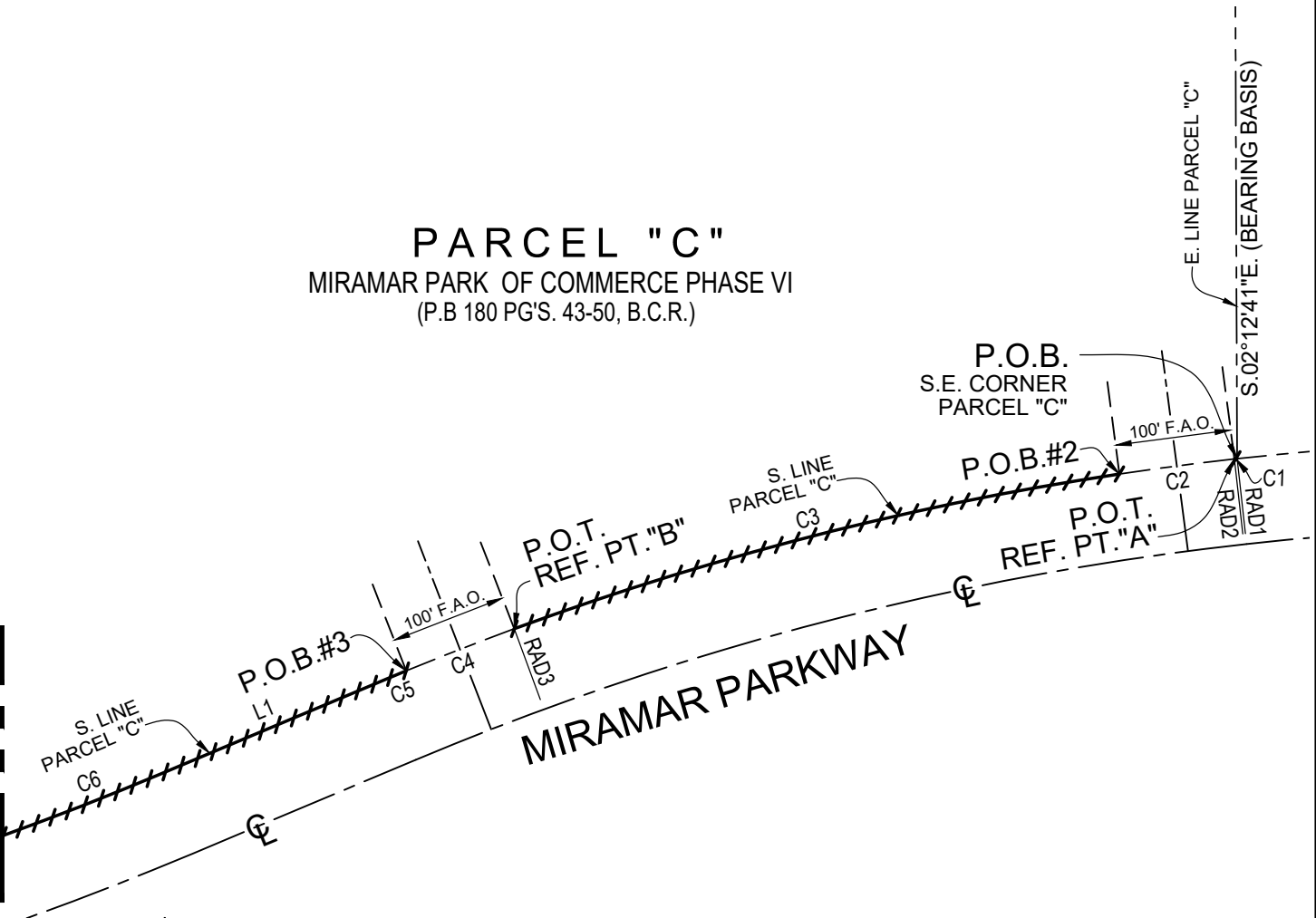
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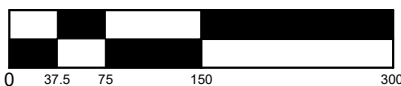
**SKETCH OF DESCRIPTION**  
**EXISTING NON-VEHICULAR ACCESS LINE**  
**MIRAMAR PARK OF COMMERCE PHASE VI**  
**PLAT BOOK 180, PAGES 43 TRHU 50, B.C.R.**  
**CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA**

**PARCEL "C"**  
MIRAMAR PARK OF COMMERCE PHASE VI  
(P.B 180 PG'S. 43-50, B.C.R.)

**MATCH LINE (SEE SHEET 4 OF 7)**



SCALE: 1" = 150'



GRAPHIC SCALE

**LEGEND:**

- B.C.R. .... BROWARD COUNTY RECORDS
- P.B. .... PLAT BOOK
- PG. .... PAGE
- PLS .... PROFESSIONAL LAND SURVEYOR
- LB. .... LICENSED BUSINESS
- P.O.C. .... POINT OF COMMENCEMENT
- P.O.B. .... POINT OF BEGINNING
- P.O.T. .... POINT OF TERMINATION
- L1 .... LINE NUMBER
- C1 .... CURVE NUMBER
- RAD1. .... RADIAL LINE NUMBER
- F.A.O. .... FULL ACCESS OPENING
- A.O. .... ACCESS OPENING
- RI. .... RIGHT-IN
- RO. .... RIGHT-OUT
- LI. .... LEFT-IN
- LO. .... LEFT-OUT
- ⊕ .... CENTERLINE

NOTE:  
SEE SHEETS 1 AND 2 OF 7 FOR THE  
LEGAL DESCRIPTION OF THE PROPERTY  
SHOWN GRAPHICALLY HEREON.

SHEET 3 OF 7

SKETCH NO. 22-9426-VAC-NVAL



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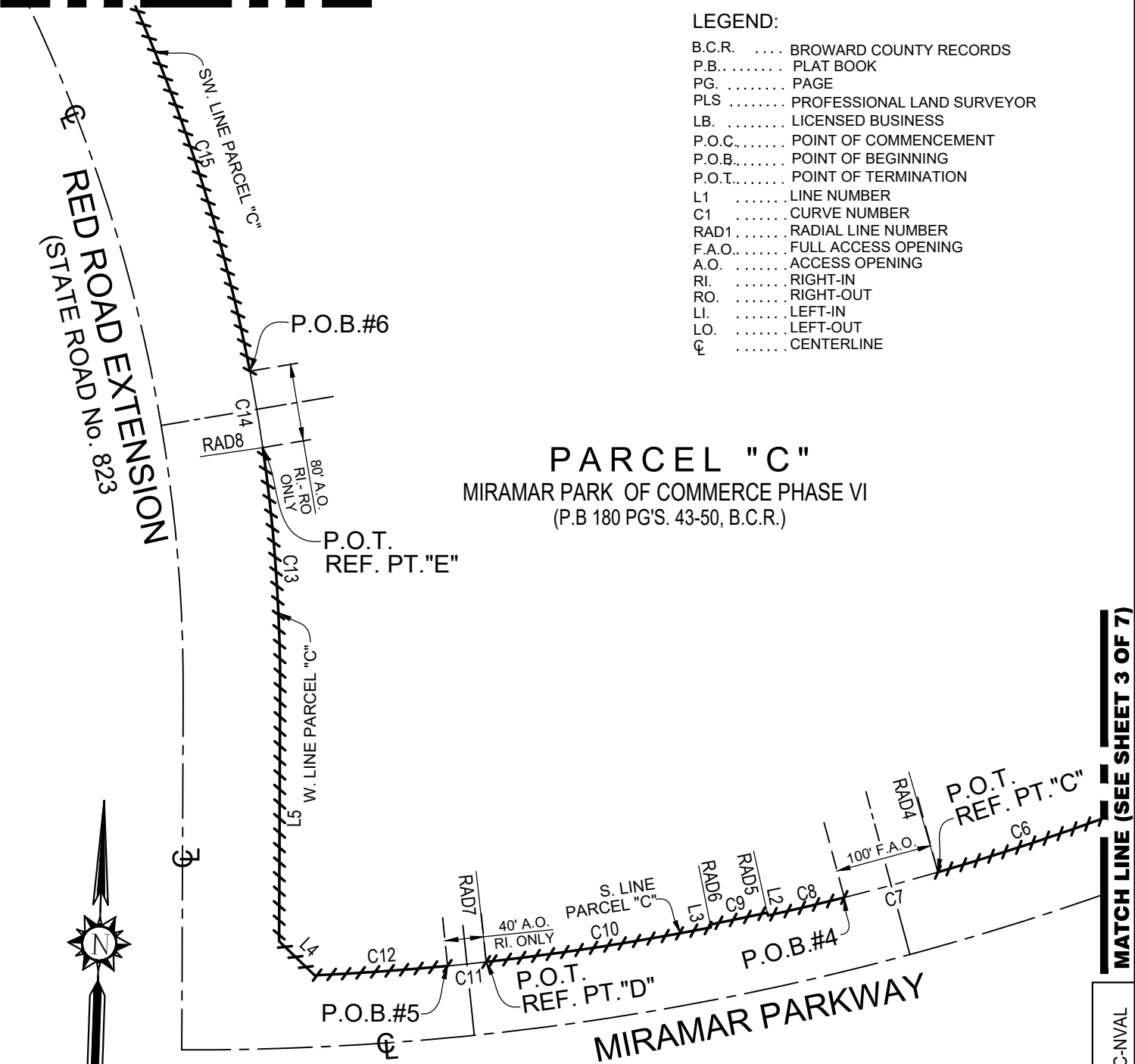
**SKETCH OF DESCRIPTION**  
**EXISTING NON-VEHICULAR ACCESS LINE**  
**MIRAMAR PARK OF COMMERCE PHASE VI**  
**PLAT BOOK 180, PAGES 43 TRHU 50, B.C.R.**  
**CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA**

**MATCH LINE (SEE SHEET 5 OF 7)**

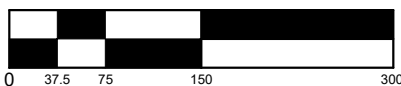
**LEGEND:**

- B.C.R. .... BROWARD COUNTY RECORDS
- P.B. .... PLAT BOOK
- PG. .... PAGE
- PLS. .... PROFESSIONAL LAND SURVEYOR
- LB. .... LICENSED BUSINESS
- P.O.C. .... POINT OF COMMENCEMENT
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- P.O.T. .... POINT OF TERMINATION
- L1 .... LINE NUMBER
- C1 .... CURVE NUMBER
- RAD1 .... RADIAL LINE NUMBER
- F.A.O. .... FULL ACCESS OPENING
- A.O. .... ACCESS OPENING
- RI. .... RIGHT-IN
- RO. .... RIGHT-OUT
- LI. .... LEFT-IN
- LO. .... LEFT-OUT
- ⊕ .... CENTERLINE

**PARCEL "C"**  
MIRAMAR PARK OF COMMERCE PHASE VI  
(P.B 180 PG'S. 43-50, B.C.R.)



SCALE: 1" = 150'



GRAPHIC SCALE

NOTE:  
SEE SHEETS 1 AND 2 OF 7 FOR THE  
LEGAL DESCRIPTION OF THE PROPERTY  
SHOWN GRAPHICALLY HEREON.

SHEET 4 OF 7

**MATCH LINE (SEE SHEET 3 OF 7)**

SKETCH NO. 22-9426-VAC-NVAL



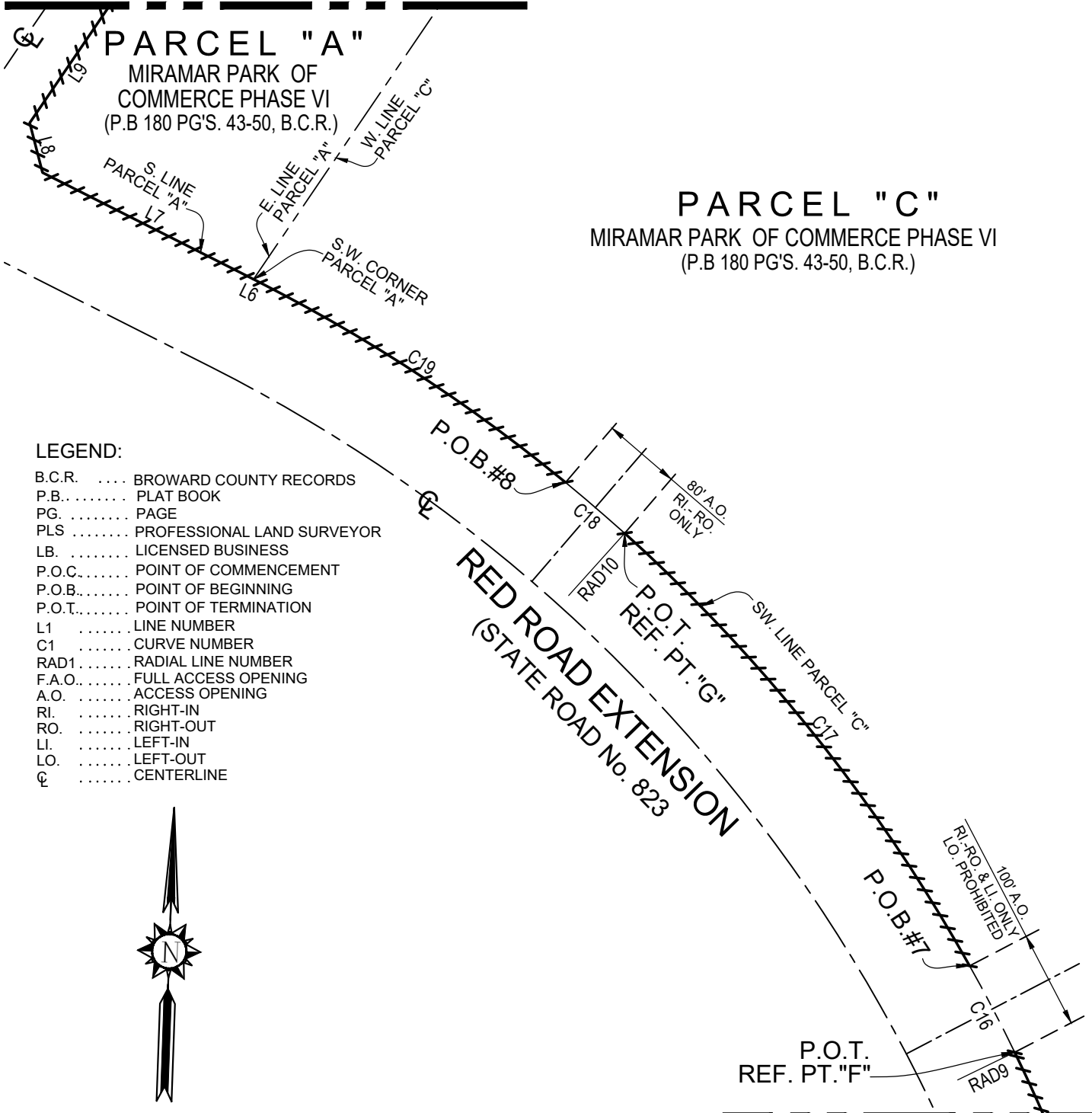
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**SKETCH OF DESCRIPTION**  
**EXISTING NON-VEHICULAR ACCESS LINE**  
**MIRAMAR PARK OF COMMERCE PHASE VI**  
**PLAT BOOK 180, PAGES 43 TRHU 50, B.C.R.**  
**CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA**

**MATCH LINE (SEE SHEET 6 OF 7)**

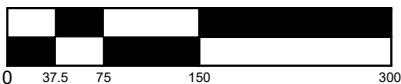


**LEGEND:**

- B.C.R. .... BROWARD COUNTY RECORDS
- P.B. .... PLAT BOOK
- PG. .... PAGE
- PLS .... PROFESSIONAL LAND SURVEYOR
- LB. .... LICENSED BUSINESS
- P.O.C. .... POINT OF COMMENCEMENT
- P.O.B. .... POINT OF BEGINNING
- P.O.T. .... POINT OF TERMINATION
- L1 .... LINE NUMBER
- C1 .... CURVE NUMBER
- RAD1 .... RADIAL LINE NUMBER
- F.A.O. .... FULL ACCESS OPENING
- A.O. .... ACCESS OPENING
- RI. .... RIGHT-IN
- RO. .... RIGHT-OUT
- LI. .... LEFT-IN
- LO. .... LEFT-OUT
- ☉ .... CENTERLINE



SCALE: 1" = 150'



GRAPHIC SCALE

**MATCH LINE (SEE SHEET 4 OF 7)**

NOTE:  
SEE SHEETS 1 AND 2 OF 7 FOR THE  
LEGAL DESCRIPTION OF THE PROPERTY  
SHOWN GRAPHICALLY HEREON.

SHEET 5 OF 7

SKETCH NO. 22-9426-VAC-NVAL



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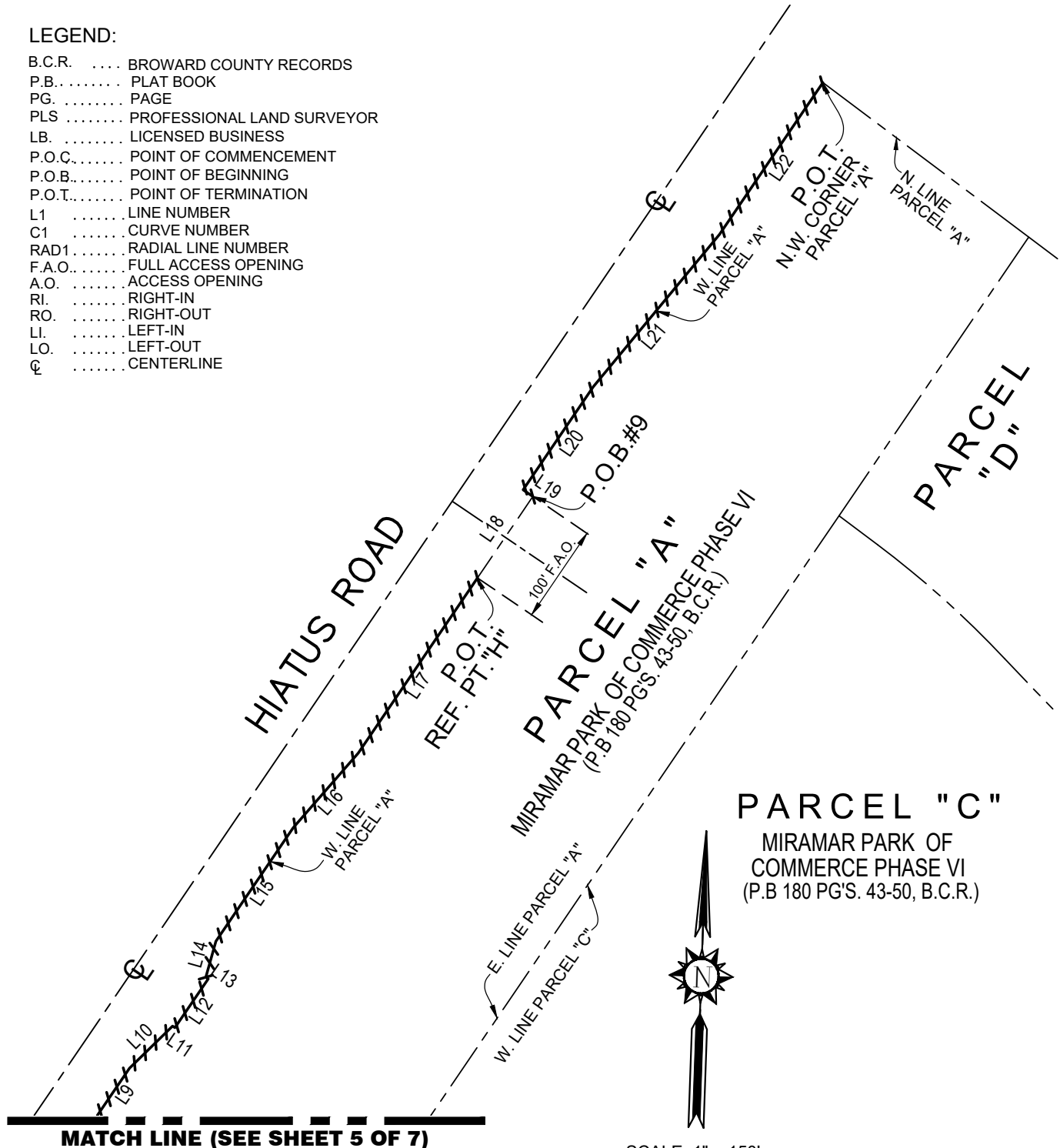
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**SKETCH OF DESCRIPTION**  
**EXISTING NON-VEHICULAR ACCESS LINE**  
**MIRAMAR PARK OF COMMERCE PHASE VI**  
**PLAT BOOK 180, PAGES 43 TRHU 50, B.C.R.**  
**CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA**

**LEGEND:**

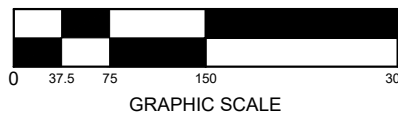
- B.C.R. .... BROWARD COUNTY RECORDS
- P.B. .... PLAT BOOK
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- L1 ..... LINE NUMBER
- C1 ..... CURVE NUMBER
- RAD1 ..... RADIAL LINE NUMBER
- F.A.O. .... FULL ACCESS OPENING
- A.O. .... ACCESS OPENING
- RI. .... RIGHT-IN
- RO. .... RIGHT-OUT
- LI. .... LEFT-IN
- LO. .... LEFT-OUT
- ☉ ..... CENTERLINE



**MATCH LINE (SEE SHEET 5 OF 7)**

**PARCEL "C"**  
MIRAMAR PARK OF  
COMMERCE PHASE VI  
(P.B 180 PG'S. 43-50, B.C.R.)

SCALE: 1" = 150'



NOTE:  
SEE SHEETS 1 AND 2 OF 7 FOR THE  
LEGAL DESCRIPTION OF THE PROPERTY  
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**SKETCH OF DESCRIPTION  
 EXISTING NON-VEHICULAR ACCESS LINE  
 MIRAMAR PARK OF COMMERCE PHASE VI  
 PLAT BOOK 180, PAGES 43 TRHU 50, B.C.R.  
 CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA**

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S.65°11'15"W.	208.93'
L2	N.13°25'58"W.	3.00'
L3	S.13°25'58"E.	3.00'
L4	N.48°11'40"W.	50.72'
L5	N.01°45'39"W.	252.99'
L6	N.65°11'09"W.	2.01'
L7	N.65°11'09"W.	242.50'
L8	N.16°28'17"W.	52.60'
L9	N.32°14'36"E.	200.00'
L10	N.43°33'12"E.	61.19'
L11	S.57°45'24"E.	3.00'
L12	N.32°14'36"E.	60.00'
L13	N.57°45'24"W.	3.00'
L14	N.13°48'30"E.	37.95'
L15	N.32°14'36"E.	139.38'
L16	N.39°05'10"E.	100.72'
L17	N.32°14'36"E.	215.00'
L18	N.32°14'36"E.	100.00'
L19	N.57°45'24"W.	12.00'
L20	N.32°14'36"E.	126.69'
L21	N.37°40'13"E.	200.90'
L22	N.32°14'36"E.	186.50'

CURVE TABLE			
CURVE	CENTRAL ANGLE	RADIUS	ARC DISTANCE
C1	00°03'00"	2651.71'	2.32'
C2	02°09'39"	2651.71'	100.01'
C3	11°39'09"	2651.71'	539.29'
C4	02°09'39"	2651.71'	100.01'
C5	00°28'33"	2651.71'	22.02'
C6	06°39'20"	2766.79'	321.39'
C7	02°04'15"	2766.79'	100.01'
C8	01°40'47"	2766.79'	81.11'
C9	01°14'38"	2763.79'	60.00'
C10	04°51'31"	2766.79'	234.62'
C11	00°49'42"	2766.79'	40.00'
C12	02°50'58"	2766.79'	137.60'
C13	08°28'52"	1737.02'	257.12'
C14	02°38'21"	1737.02'	80.01'
C15	15°00'29"	1737.02'	454.99'
C16	03°17'56"	1737.02'	100.01'
C17	18°48'05"	1737.02'	569.99'
C18	02°38'21"	1737.02'	80.01'
C19	12°33'27"	1737.02'	380.70'

RADIAL LINE TABLE		
LINE	BEARING	DISTANCE
RAD1	N.08°18'45"W.	RADIAL
RAD2	N.08°21'45"W.	RADIAL
RAD3	N.22°10'33"W.	RADIAL
RAD4	S.18°09'26"E.	RADIAL
RAD5	S.14°24'27"E.	RADIAL
RAD6	S.13°09'51"E.	RADIAL
RAD7	S.08°18'20"E.	RADIAL
RAD8	N.79°45'28"E.	RADIAL
RAD9	N.62°06'39"E.	RADIAL
RAD10	N.40°00'38"E.	RADIAL

EXHIBIT C  
PROPOSED



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**LEGAL DESCRIPTION OF:  
PROPOSED NON-VEHICULAR ACCESS LINE  
MIRAMAR PARK OF COMMERCE PHASE VI  
PLAT BOOK 180, PAGES 43 THRU 50, B.C.R.  
CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA**

**LEGAL DESCRIPTION:**

A NON-VEHICULAR ACCESS LINE ALONG THE BOUNDARY LINES OF PARCELS "A" AND "C", ACCORDING TO THE PLAT OF MIRAMAR PARK OF COMMERCE PHASE VI, RECORDED IN PLAT BOOK 180, PAGES 43 THRU 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID NON-VEHICULAR ACCESS LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID PARCEL "C", SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.08°18'45"W.;

THENCE ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 00°03'00" AND A RADIUS OF 2651.71 FEET FOR AN ARC DISTANCE OF 2.32 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, SAID POINT ALSO KNOWN AS REFERENCE POINT "A", THE LAST MENTIONED COURSE BEING COINCIDENT WITH THE SOUTHERLY LINE OF SAID PARCEL "C";

**TOGETHER WITH:**

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A", SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.08°21'45"W.;

THENCE ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 02°09'39" AND A RADIUS OF 2651.71 FEET FOR AN ARC DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING No. 2 OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, THE LAST MENTIONED COURSE BEING COINCIDENT WITH A 100.00 FOOT FULL ACCESS OPENING;

THENCE CONTINUE ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 11°39'09" AND A RADIUS OF 2651.71 FEET FOR AN ARC DISTANCE OF 539.29 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, SAID POINT ALSO KNOWN AS REFERENCE POINT "B", THE LAST MENTIONED 2 COURSES BEING COINCIDENT WITH THE SOUTHERLY LINE OF SAID PARCEL "C";

**TOGETHER WITH:**

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "B", SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.22°10'33"W.;

THENCE ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 02°09'39" AND A RADIUS OF 2651.71 FEET FOR AN ARC DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING No. 3 OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, THE LAST MENTIONED COURSE BEING COINCIDENT WITH A 100.00 FOOT FULL ACCESS OPENING;

THENCE CONTINUE ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 00°28'33" AND A RADIUS OF 2651.71 FEET FOR AN ARC DISTANCE OF 22.02 FEET TO A POINT OF TANGENCY;

THENCE S.65°11'15"W., ALONG A LINE TANGENT TO THE THE LAST DESCRIBED CURVE, A DISTANCE OF 208.93 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

**LEGAL DESCRIPTION: (CONTINUED)**

THENCE ALONG THE ARC OF SAID CURVE TO RIGHT, HAVING A CENTRAL ANGLE OF 06°39'20" AND A RADIUS OF 2766.79 FEET FOR AN ARC DISTANCE OF 321.39 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, SAID POINT ALSO KNOWN AS REFERENCE POINT "C", THE LAST MENTIONED 4 COURSES BEING COINCIDENT WITH THE SOUTHERLY LINE OF SAID PARCEL "C";

**TOGETHER WITH:**

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "C", SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.18°09'26"E.;

THENCE ALONG THE ARC OF SAID CURVE TO RIGHT, HAVING A CENTRAL ANGLE OF 02°04'15" AND A RADIUS OF 2766.79 FEET FOR AN ARC DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING No. 4 OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, THE LAST MENTIONED COURSE BEING COINCIDENT WITH A 100.00 FOOT ACCESS OPENING (RIGHT TURNS ONLY);

THENCE CONTINUE ALONG THE ARC OF SAID CURVE TO RIGHT, HAVING A CENTRAL ANGLE OF 01°40'47" AND A RADIUS OF 2766.79 FEET FOR AN ARC DISTANCE OF 81.11 FEET TO A POINT ON A LINE;

THENCE N.13°25'58"W., A DISTANCE OF 3.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.14°24'27"E.;

THENCE ALONG THE ARC OF SAID CURVE TO RIGHT, HAVING A CENTRAL ANGLE OF 01°14'38" AND A RADIUS OF 2763.79 FEET FOR AN ARC DISTANCE OF 60.00 FEET TO A POINT ON A LINE;

THENCE S.13°25'58"E., A DISTANCE OF 3.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.13°09'51"E.;

THENCE ALONG THE ARC OF SAID CURVE TO RIGHT, HAVING A CENTRAL ANGLE OF 08°32'11" AND A RADIUS OF 2766.79 FEET FOR AN ARC DISTANCE OF 412.21 FEET TO A POINT ON A LINE, THE LAST MENTIONED 6 COURSES BEING COINCIDENT WITH THE SOUTHERLY LINE OF SAID PARCEL "C";

THENCE N.48°11'40"W., A DISTANCE OF 50.72 FEET;

THENCE N.01°45'39"W., A DISTANCE OF 252.99 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST;

THENCE ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 02°50'59" AND A RADIUS OF 1737.02 FEET FOR AN ARC DISTANCE OF 86.39 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, SAID POINT ALSO KNOWN AS REFERENCE POINT "D", THE LAST MENTIONED 2 COURSES BEING COINCIDENT WITH THE WEST LINE OF SAID PARCEL "C";

**CERTIFICATE:**

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

DATE OF SIGNATURE: 10.31.2025

James D Stoner

**JAMES D. STONER**

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
8/19/24	DRL	JDS	N/A



REVISIONS	DATE	BY
1. REVISED SKETCH & LEGAL DESC.	10/30/25	DRL
2. REVISED SKETCH & LEGAL DESC.	4/15/26	DRL

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SHEET 1 OF 8

SKETCH NO. 22-9426-DED-NVAL



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**LEGAL DESCRIPTION OF:  
PROPOSED NON-VEHICULAR ACCESS LINE  
MIRAMAR PARK OF COMMERCE PHASE VI  
PLAT BOOK 180, PAGES 43 THRU 50, B.C.R.  
CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA**

**LEGAL DESCRIPTION: (CONTINUED)**

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "D", SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.86°02'57"E.;

THENCE ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 02°38'21" AND A RADIUS OF 1737.02 FEET FOR AN ARC DISTANCE OF 80.01 FEET TO THE POINT OF BEGINNING No. 5 OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, THE LAST MENTIONED COURSE HEREIN KNOWN AS A 80.00 FOOT ACCESS OPENING, (RIGHT-IN, RIGHT-OUT ONLY);

THENCE CONTINUE ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 21°17'57" AND A RADIUS OF 1737.02 FEET FOR AN ARC DISTANCE OF 645.72 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, SAID POINT ALSO KNOWN AS REFERENCE POINT "E", THE LAST MENTIONED 2 COURSES BEING COINCIDENT WITH THE SOUTHWESTERLY LINE OF SAID PARCEL "C";

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "E", SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.62°06'39"E.;

THENCE ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 03°17'56" AND A RADIUS OF 1737.02 FEET FOR AN ARC DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING No. 6 OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, THE LAST MENTIONED COURSE HEREIN KNOWN AS A 100.00 FOOT FULL ACCESS OPENING;

THENCE CONTINUE ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 18°48'05" AND A RADIUS OF 1737.02 FEET FOR AN ARC DISTANCE OF 569.99 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, SAID POINT ALSO KNOWN AS REFERENCE POINT "F", THE LAST MENTIONED 2 COURSES BEING COINCIDENT WITH THE SOUTHWESTERLY LINE OF SAID PARCEL "C";

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "F", SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.40°00'38"E.;

THENCE ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 02°38'21" AND A RADIUS OF 1737.02 FEET FOR AN ARC DISTANCE OF 80.01 FEET TO THE POINT OF BEGINNING No. 7 OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, THE LAST MENTIONED COURSE HEREIN KNOWN AS A 80.00 FOOT ACCESS OPENING, (RIGHT-IN, RIGHT-OUT ONLY);

THENCE CONTINUE ALONG THE ARC OF SAID CURVE TO LEFT, HAVING A CENTRAL ANGLE OF 12°33'27" AND A RADIUS OF 1737.02 FEET FOR AN ARC DISTANCE OF 380.70 FEET TO A POINT OF TANGENCY;

THENCE N.65°11'09"W., ALONG A LINE TANGENT TO THE THE LAST DESCRIBED CURVE, A DISTANCE OF 2.01 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A", THE LAST MENTIONED 3 COURSES BEING COINCIDENT WITH THE SOUTHWESTERLY LINE OF SAID PARCEL "C";

THENCE CONTINUE N.65°11'09"W., ALONG THE SOUTHERLY LINE OF SAID PARCEL "A", A DISTANCE OF 242.50 FEET;

THENCE N.16°28'17"W., ALONG THE WESTERLY LINE OF SAID PARCEL "A", A DISTANCE OF 52.60 FEET;

THENCE N.32°14'36"E., A DISTANCE OF 111.28 FEET;

THENCE N.46°21'15"E. A DISTANCE OF 21.23 FEET;

THENCE N.32°14'23"E. A DISTANCE OF 11.64 FEET;

THENCE S.57°45'37"E. A DISTANCE OF 1.50 FEET;

**LEGAL DESCRIPTION: (CONTINUED)**

THENCE N.32°14'25"E. A DISTANCE OF 40.00 FEET;

THENCE N.57°45'37"W. A DISTANCE OF 1.50 FEET;

THENCE N.32°14'23"E. A DISTANCE OF 42.34 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL "A";

THENCE N.43°33'12"E. A DISTANCE OF 34.83 FEET;

THENCE S.57°45'24"E. A DISTANCE OF 3.00 FEET;

THENCE N.32°14'36"E. A DISTANCE OF 60.00 FEET;

THENCE N.57°45'24"W. A DISTANCE OF 3.00 FEET;

THENCE N.13°48'30"E. A DISTANCE OF 21.62 FEET, LAST MENTIONED 5 COURSES BEING COINCIDENT WITH SAID WESTERLY LINE;

THENCE N.32°14'36"E. A DISTANCE OF 12.82 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, SAID POINT ALSO KNOWN AS REFERENCE POINT "G";

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "G";

THENCE N.57°45'24"W. A DISTANCE OF 4.27 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL "A";

THENCE N.13°48'30"E. A DISTANCE OF 2.81 FEET;

THENCE N.32°14'36"E. A DISTANCE OF 77.34 FEET TO THE POINT OF BEGINNING No. 8 OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, THE LAST MENTIONED 2 COURSES HEREIN KNOWN AS A 80.00 FOOT ACCESS OPENING, (RIGHT-IN, RIGHT-OUT ONLY);

THENCE CONTINUE N.32°14'36"E., A DISTANCE OF 74.38 FEET;

THENCE N.39°05'10"E., A DISTANCE OF 100.72 FEET;

THENCE N.32°14'36"E., A DISTANCE OF 215.00 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, SAID POINT ALSO KNOWN AS REFERENCE POINT "H", THE LAST MENTIONED 4 COURSES BEING COINCIDENT WITH THE WESTERLY LINE OF SAID PARCEL "A";

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "H";

THENCE N.32°14'36"E., A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING No. 9 OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, THE LAST MENTIONED COURSE BEING COINCIDENT WITH A 100.00 FOOT FULL ACCESS OPENING;

THENCE N.57°45'24"W., A DISTANCE OF 12.00 FEET;

THENCE N.32°14'36"E., A DISTANCE OF 126.69 FEET;

THENCE N.37°40'13"E., A DISTANCE OF 200.90 FEET;

THENCE N.32°14'36"E., A DISTANCE OF 186.50 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE, THE LAST MENTIONED 5 COURSES BEING COINCIDENT WITH THE WESTERLY LINE OF SAID PARCEL "A";

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

**STONER****SURVEYORS • MAPPERS**

Licensed Business No. 6633

4341 S.W. 62nd Avenue  
Davie, Florida 33314TEL (954) 585-0997  
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**LEGAL DESCRIPTION OF:  
PROPOSED NON-VEHICULAR ACCESS LINE  
MIRAMAR PARK OF COMMERCE PHASE VI  
PLAT BOOK 180, PAGES 43 THRU 50, B.C.R.  
CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA**

## NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT SUBJECTED TO A TITLE SEARCH FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON S.02°12'41"E. ALONG THE EAST LINE OF PARCEL "C", AS SHOWN ON THE PLAT OF MIRAMAR PARK OF COMMERCE PHASE VI, RECORDED IN PLAT BOOK 180, AT PAGE 43 THRU 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS LEGAL DESCRIPTION WAS PREPARED BY STONER & ASSOCIATES, INC. WITHOUT THE BENEFIT OF A TITLE SEARCH. THERE COULD BE MATTERS OF RECORD THAT ARE NOT SHOWN HEREON.
6. SEE SHEETS 4 THRU 7 OF 8 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.



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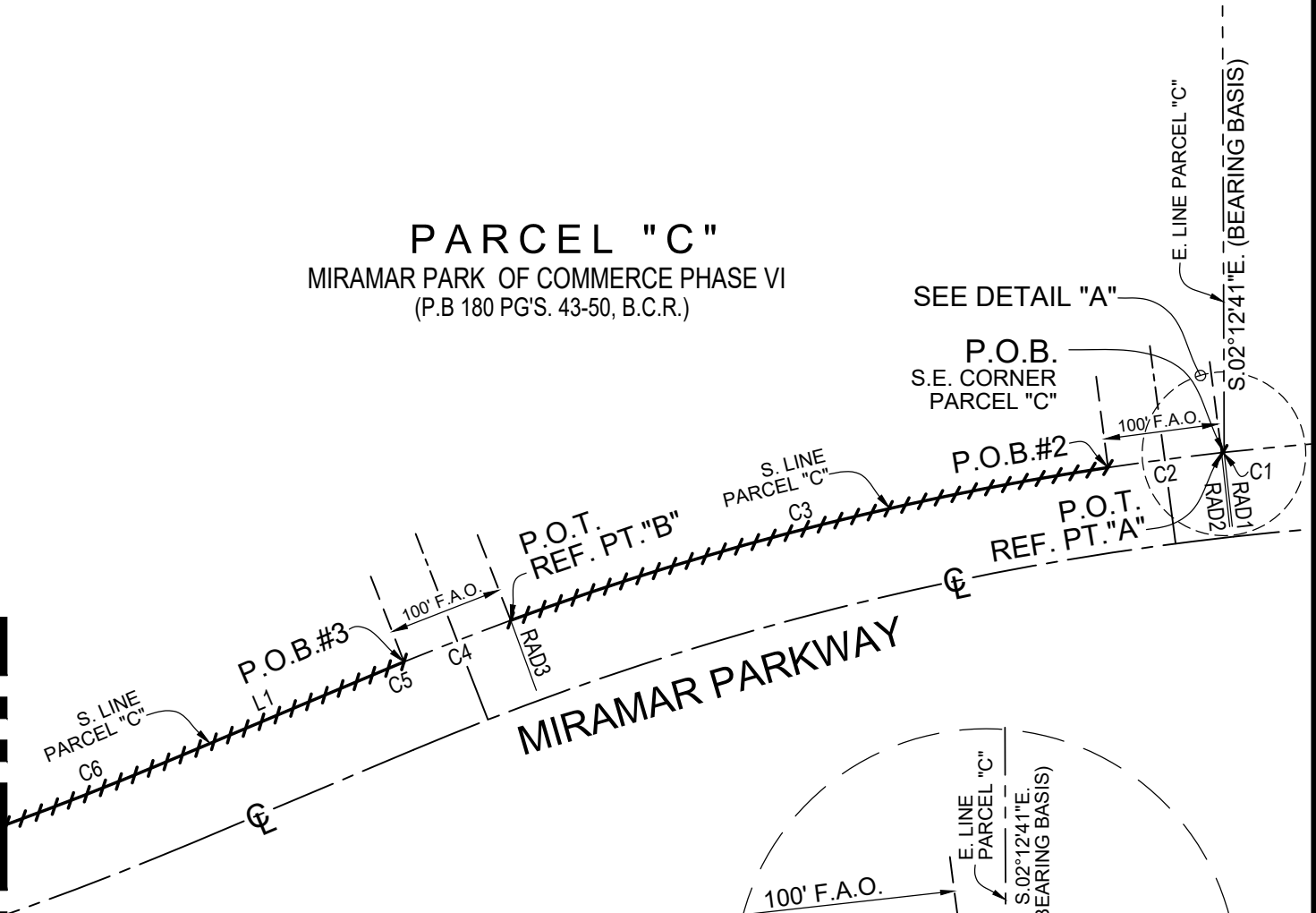
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### SKETCH OF DESCRIPTION PROPOSED NON-VEHICULAR ACCESS LINE MIRAMAR PARK OF COMMERCE PHASE VI PLAT BOOK 180, PAGES 43 THRU 50, B.C.R. CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA

## PARCEL "C"

MIRAMAR PARK OF COMMERCE PHASE VI  
(P.B 180 PG'S. 43-50, B.C.R.)

MATCH LINE (SEE SHEET 5 OF 8)



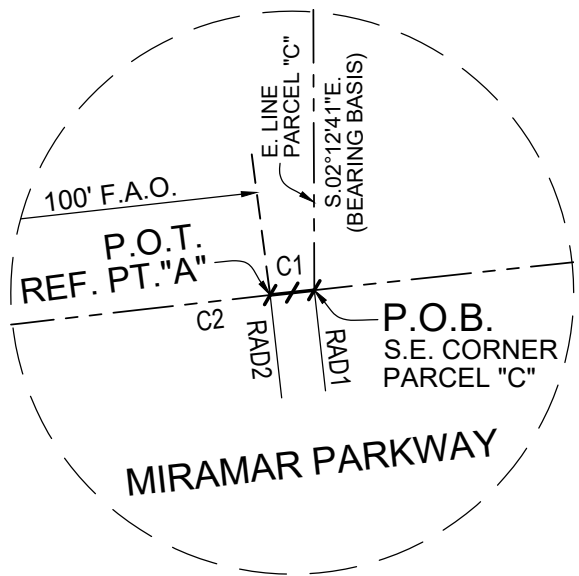
SEE DETAIL "A"

P.O.B.  
S.E. CORNER  
PARCEL "C"

P.O.B.#2

P.O.T.  
REF. PT. "A"

### MIRAMAR PARKWAY



**DETAIL "A"**  
SCALE 1"=10'

#### LEGEND:

- B.C.R. .... BROWARD COUNTY RECORDS
- P.B. .... PLAT BOOK
- PG. .... PAGE
- PLS. .... PROFESSIONAL LAND SURVEYOR
- LB. .... LICENSED BUSINESS
- P.O.C. .... POINT OF COMMENCEMENT
- P.O.B. .... POINT OF BEGINNING
- P.O.T. .... POINT OF TERMINATION
- L1 .... LINE NUMBER
- C1 .... CURVE NUMBER
- RAD1 .... RADIAL LINE NUMBER
- F.A.O. .... FULL ACCESS OPENING
- A.O. .... ACCESS OPENING
- RI. .... RIGHT-IN
- RO. .... RIGHT-OUT
- LI. .... LEFT-IN
- LO. .... LEFT-OUT
- CL. .... CENTERLINE
- +++++ .... NON-VEHICULAR ACCESS LINE



SCALE: 1" = 150'



GRAPHIC SCALE

NOTE:  
SEE SHEETS 1 AND 2 OF 8 FOR THE  
LEGAL DESCRIPTION OF THE PROPERTY  
SHOWN GRAPHICALLY HEREON.

SHEET 4 OF 8

SKETCH NO. 22-9426-DED-NVAL



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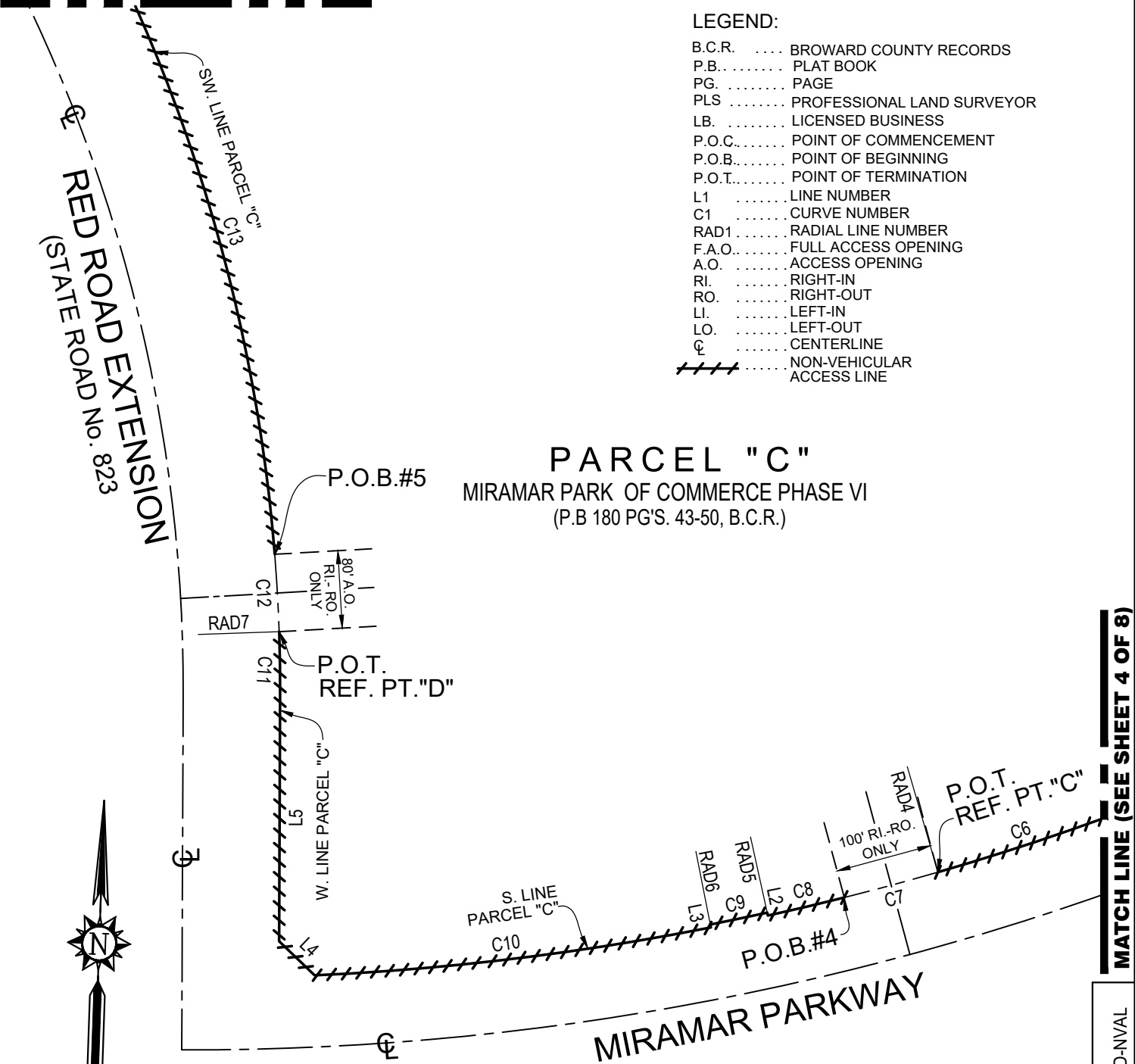
**SKETCH OF DESCRIPTION**  
**PROPOSED NON-VEHICULAR ACCESS LINE**  
**MIRAMAR PARK OF COMMERCE PHASE VI**  
**PLAT BOOK 180, PAGES 43 THRU 50, B.C.R.**  
**CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA**

**MATCH LINE (SEE SHEET 6 OF 8)**

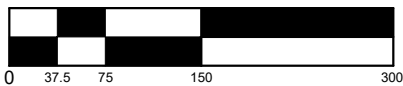
**LEGEND:**

- B.C.R. .... BROWARD COUNTY RECORDS
- P.B. .... PLAT BOOK
- PG. .... PAGE
- PLS. .... PROFESSIONAL LAND SURVEYOR
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- A.O. .... ACCESS OPENING
- RI. .... RIGHT-IN
- RO. .... RIGHT-OUT
- LI. .... LEFT-IN
- LO. .... LEFT-OUT
- ☉ .... CENTERLINE
- --- --- .... NON-VEHICULAR ACCESS LINE

**PARCEL "C"**  
MIRAMAR PARK OF COMMERCE PHASE VI  
(P.B 180 PG'S. 43-50, B.C.R.)



SCALE: 1" = 150'



GRAPHIC SCALE

NOTE:  
SEE SHEETS 1 AND 2 OF 8 FOR THE  
LEGAL DESCRIPTION OF THE PROPERTY  
SHOWN GRAPHICALLY HEREON.

SHEET 5 OF 8

**MATCH LINE (SEE SHEET 4 OF 8)**

SKETCH NO. 22-9426-DED-NVAL



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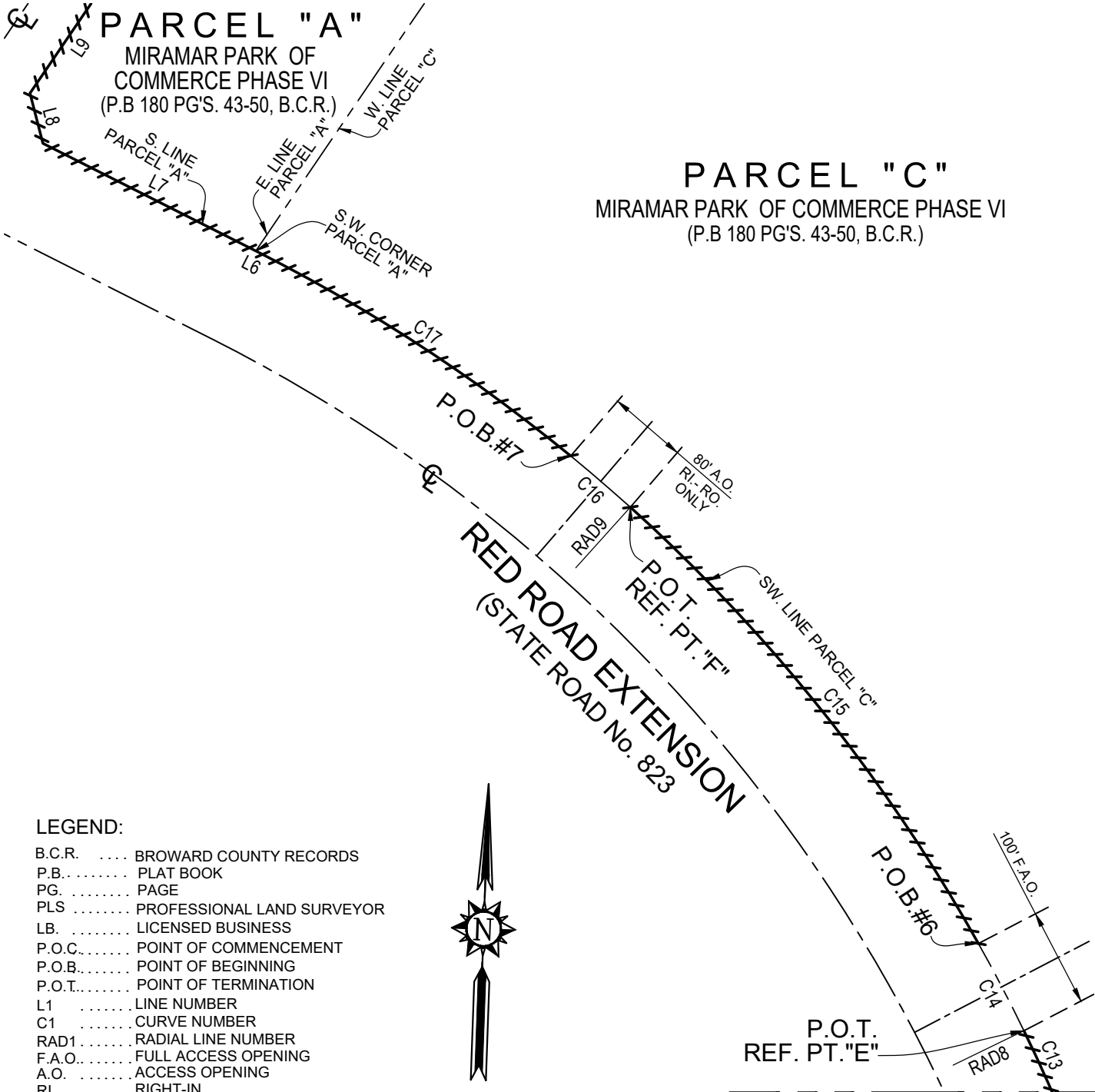
### SKETCH OF DESCRIPTION PROPOSED NON-VEHICULAR ACCESS LINE MIRAMAR PARK OF COMMERCE PHASE VI PLAT BOOK 180, PAGES 43 THRU 50, B.C.R. CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA

**MATCH LINE (SEE SHEET 7 OF 8)**

**PARCEL "A"**

MIRAMAR PARK OF  
COMMERCE PHASE VI  
(P.B 180 PG'S. 43-50, B.C.R.)

**PARCEL "C"**  
MIRAMAR PARK OF COMMERCE PHASE VI  
(P.B 180 PG'S. 43-50, B.C.R.)



**LEGEND:**

- B.C.R. .... BROWARD COUNTY RECORDS
- P.B. .... PLAT BOOK
- PG. .... PAGE
- PLS ..... PROFESSIONAL LAND SURVEYOR
- LB. .... LICENSED BUSINESS
- P.O.C. .... POINT OF COMMENCEMENT
- P.O.B. .... POINT OF BEGINNING
- P.O.T. .... POINT OF TERMINATION
- L1 ..... LINE NUMBER
- C1 ..... CURVE NUMBER
- RAD1 ..... RADIAL LINE NUMBER
- F.A.O. .... FULL ACCESS OPENING
- A.O. .... ACCESS OPENING
- RI. .... RIGHT-IN
- RO. .... RIGHT-OUT
- LI. .... LEFT-IN
- LO. .... LEFT-OUT
- C ..... CENTERLINE
- NON-VEHICULAR ACCESS LINE



SCALE: 1" = 150'



GRAPHIC SCALE

NOTE:  
SEE SHEETS 1 AND 2 OF 8 FOR THE  
LEGAL DESCRIPTION OF THE PROPERTY  
SHOWN GRAPHICALLY HEREON.

**MATCH LINE (SEE SHEET 5 OF 8)**

SHEET 6 OF 8

SKETCH NO. 22-9426-DED-NVAL



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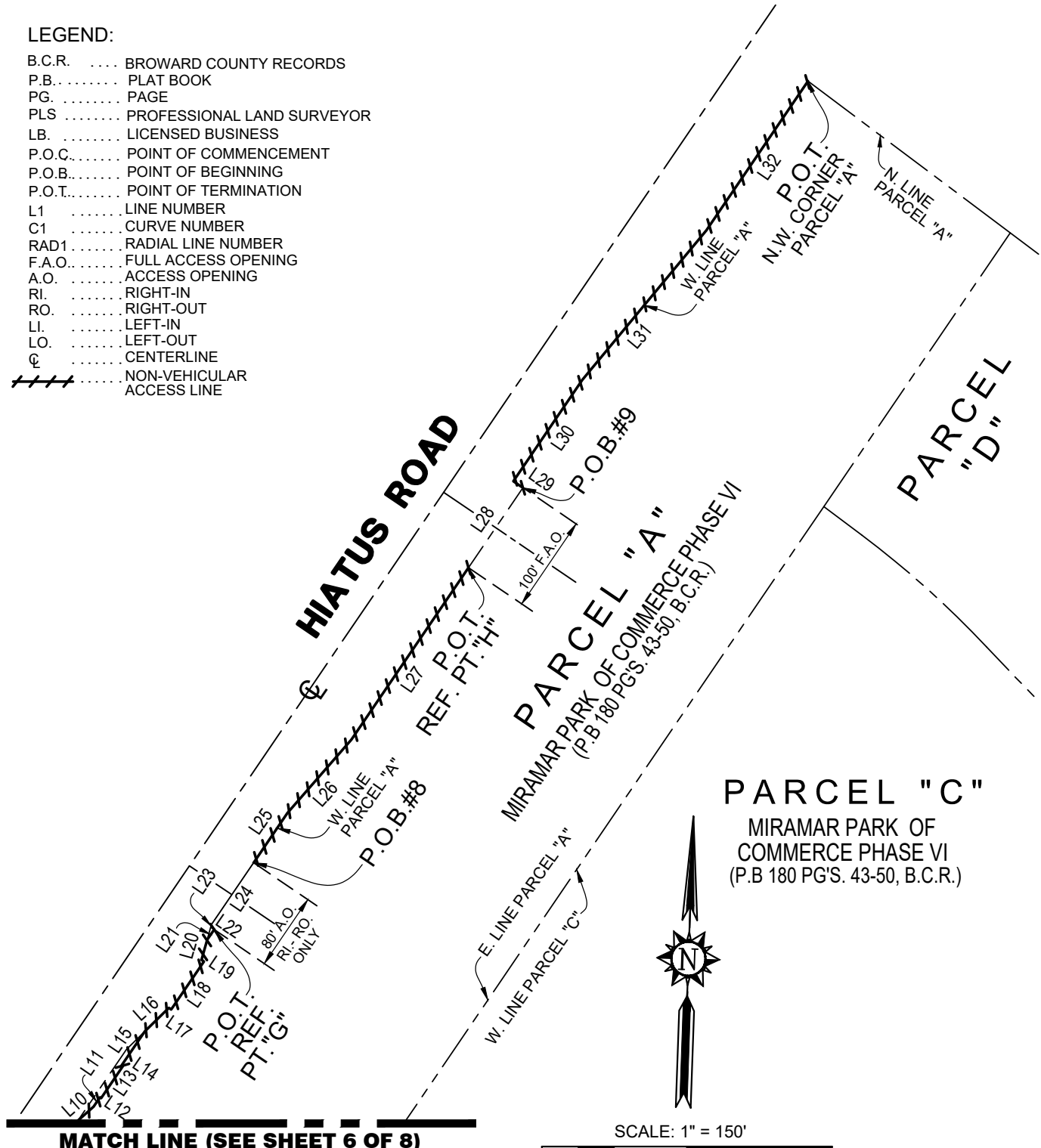
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**SKETCH OF DESCRIPTION**  
**PROPOSED NON-VEHICULAR ACCESS LINE**  
**MIRAMAR PARK OF COMMERCE PHASE VI**  
**PLAT BOOK 180, PAGES 43 THRU 50, B.C.R.**  
**CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA**

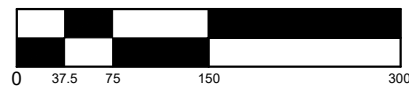
**LEGEND:**

- B.C.R. .... BROWARD COUNTY RECORDS
- P.B. .... PLAT BOOK
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- ☉ .... CENTERLINE
- ++++ .... NON-VEHICULAR ACCESS LINE



**PARCEL "C"**  
MIRAMAR PARK OF  
COMMERCE PHASE VI  
(P.B. 180 PGS. 43-50, B.C.R.)

SCALE: 1" = 150'



NOTE:  
SEE SHEETS 1 AND 2 OF 8 FOR THE  
LEGAL DESCRIPTION OF THE PROPERTY  
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**SKETCH OF DESCRIPTION  
 PROPOSED NON-VEHICULAR ACCESS LINE  
 MIRAMAR PARK OF COMMERCE PHASE VI  
 PLAT BOOK 180, PAGES 43 THRU 50, B.C.R.  
 CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA**

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S.65°11'15"W.	208.93'
L2	N.13°25'58"W.	3.00'
L3	S.13°25'58"E.	3.00'
L4	N.48°11'40"W.	50.72'
L5	N.01°45'39"W.	252.99'
L6	N.65°11'09"W.	2.01'
L7	N.65°11'09"W.	242.50'
L8	N.16°28'17"W.	52.60'
L9	N.32°14'36"E.	111.28'
L10	N.46°21'15"E.	21.23'
L11	N.32°14'23"E.	11.64'
L12	S.57°45'37"E.	1.50'
L13	N.32°14'25"E.	40.00'
L14	N.57°45'37"W.	1.50'
L15	N.32°14'23"E.	42.34'
L16	N.43°33'12"E.	34.83'
L17	S.57°45'24"E.	3.00'
L18	N.32°14'36"E.	60.00'
L19	N.57°45'24"W.	3.00'
L20	N.13°48'30"E.	21.62'
L21	N.32°14'36"E.	12.82'
L22	N.57°45'24"W.	4.27'
L23	N.13°48'30"E.	2.81'
L24	N.32°14'36"E.	77.34'
L25	N.32°14'36"E.	74.38'
L26	N.39°05'10"E.	100.72'
L27	N.32°14'36"E.	215.00'
L28	N.32°14'36"E.	100.00'
L29	N.57°45'24"W.	12.00'
L30	N.32°14'36"E.	126.69'
L31	N.37°40'13"E.	200.90'
L32	N.32°14'36"E.	186.50'

CURVE TABLE			
CURVE	CENTRAL ANGLE	RADIUS	ARC DISTANCE
C1	00°03'00"	2651.71'	2.32'
C2	02°09'39"	2651.71'	100.01'
C3	11°39'09"	2651.71'	539.29'
C4	02°09'39"	2651.71'	100.01'
C5	00°28'33"	2651.71'	22.02'
C6	06°39'20"	2766.79'	321.39'
C7	02°04'15"	2766.79'	100.01'
C8	01°40'47"	2766.79'	81.11'
C9	01°14'38"	2763.79'	60.00'
C10	08°32'11"	2766.79'	412.21'
C11	02°11'24"	1737.02'	66.39'
C12	02°38'21"	1737.02'	80.01'
C13	21°17'57"	1737.02'	645.72'
C14	03°17'56"	1737.02'	100.01'
C15	18°48'05"	1737.02'	569.99'
C16	02°38'21"	1737.02'	80.01'
C17	12°33'27"	1737.02'	380.70'

RADIAL LINE TABLE		
LINE	BEARING	DISTANCE
RAD1	N.08°18'45"W.	RADIAL
RAD2	N.08°21'45"W.	RADIAL
RAD3	N.22°10'33"W.	RADIAL
RAD4	S.18°09'26"E.	RADIAL
RAD5	S.14°24'27"E.	RADIAL
RAD6	S.13°09'51"E.	RADIAL
RAD7	N.86°02'57"E.	RADIAL
RAD8	N.62°06'39"E.	RADIAL
RAD9	N.40°00'38"E.	RADIAL