



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Application Number 050-MP-99

Development and Environmental Review Online Application

Project Information

Plat/Site Plan Name

Miramar Park of Commerce - Phase V

Plat/Site Number

050-MP-99

Plat Book - Page (if recorded)

P.B. 170- Pgs. 161-164

Owner/Applicant/Petitioner Name

Miramar Park Hotels, LLC

Address

20 South Federal Highway

City

Fort Lauderdale

State

FL

Zip

33301

Phone

954-316-1150

Email

Sandy@luckeys.com

Agent for Owner/Applicant/Petitioner

Schwebke-Shiskin & Associates, Inc.

Contact Person

Ronald A. Fritz, Assistant Vice-President

Address

3240 Corporate Way

City

Miramar

State

Florida

Zip

33025

Phone

954-435-7010

Email

rfritz@shiskin.com

Folio(s)

Folio #5141 30 07 0019

Location

East side of Red Road at/between/and Marks Way and/of Homestead Trnkp. Ext.
north side/corner north street name street name / side/corner street name

Type of Application (this form required for all applications)

Please check all that apply (use attached **Instructions** for this form).

- ☐ Plat (fill out/PRINT **Questionnaire Form, Plat Checklist**)
- ☐ Site Plan (fill out/PRINT **Questionnaire Form, Site Plan Checklist**)
- ☒ Note Amendment (fill out/PRINT **Questionnaire Form, Note Amendment Checklist**)
- ☐ Vacation (fill out/PRINT **Vacation Continuation Form, Vacation Checklist**, use **Vacation Instructions**)
 - ☐ Vacating Plats, or any Portion Thereof (**BCCO 5-205**)
 - ☐ Abandoning Streets, Alleyways, Roads or Other Places Used for Travel (**BCAC 27.29**)
 - ☐ Releasing Public Easements and Private Platted Easements or Interests (**BCAC 27.30**)
- ☐ Vacation (**Notary Continuation Form Affidavit** required, fill out **Business Notary** if needed)

Application Status			
Has this project been previously submitted?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input type="checkbox"/> Entire Project	<input checked="" type="checkbox"/> Portion of Project	<input type="checkbox"/> N/A
What was the project number assigned by the Urban Planning Division?	Project Number	<input type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name	Fairfield Inn & Suites Hotel (Miramar Park of Commerce - Phase V)	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Don't Know
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.			

Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat	Project Number
Miramar Park of Commerce - Phase V	050-MP-99
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Number and type of units approved in the underlying plat.	N/A
Number and type of units proposed to be deleted by this replat.	N/A
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	N/A

School Concurrency (Residential Plats, Replats and Site Plan Submissions)	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the answer is "Yes" to any of the questions above	
RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Regional Activity Center	Land Use Plan Designation(s) Regional Activity Center
Zoning District(s) Planned Industrial Development	Zoning District(s) Planned Industrial Development

Existing Land Use					
<p>A credit against impact fees may be given for the site's current or previous use. No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans. To receive a credit, complete the following table. Note: If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within three (3) years 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.</p>					
Are there any existing structures on the site?					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO
<p>*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.</p>					

Proposed Use			
RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
	(A-1, C-1)	Business Park & Remainder of Plat	1,500,000 Sq. Ft.
		Commercial	70,000 Sq. Ft.
		Bank	7,000 Sq. Ft.
		Hotel (A-2, A-4 & C-2)	122 Hotel Rooms
		Hotel (A-3)	124 Hotel Rooms
		Hotel (A-5 & C-3)	160 Hotel 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.

Ronald L. Ford
Owner/Agent Signature

January 3, 2025
Date

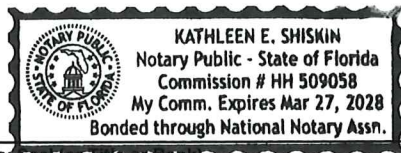
NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence | ☐ online notarization, this 3 day of January, 2025, who ☒ is personally known to me | ☐ has produced _____ as identification.

KATHLEEN E. SHISKIN
Name of Notary Typed, Printed or Stamped

Kathleen E. Shiskin
Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type

Note Amendment

Application Date <u>04/23/2025</u>	Acceptance Date <u>04/30/2025</u>	Fee <u>\$2,090.00</u>
Comments Due <u>05/30/2025</u>	Report Due <u>06/09/2025</u>	CC Meeting Date <u>TBD</u>
Adjacent City or Cities <u>None</u>		
<input checked="" type="checkbox"/> Plats <input checked="" type="checkbox"/> Surveys <input checked="" type="checkbox"/> Site Plans <input type="checkbox"/> Landscaping Plans <input type="checkbox"/> Lighting Plans <input checked="" type="checkbox"/> City Letter <input type="checkbox"/> Agreements		
<input checked="" type="checkbox"/> Other: Narrative, Opinion of Title, Parcel location sketch		
Distribute To <input checked="" type="checkbox"/> Full Review <input type="checkbox"/> Planning Council <input type="checkbox"/> School Board <input type="checkbox"/> Land Use & Permitting <input type="checkbox"/> Health Department <input type="checkbox"/> Zoning Code Services (BMSD only) <input type="checkbox"/> Administrative Review		
<input type="checkbox"/> Other:		
Received By <u>Adrien Osias</u>		



March 19, 2025

Ms. Josie Sesodia, Director
Broward County, Florida
Urban Planning Division (Platting)
Resilient Environment Department
1 North University Drive, #102A
Plantation, Florida 33324

Re: **Delegation Request for MIRAMAR PARK OF COMMERCE – PHASE V**
Plat Book 170, Pages 161-164
Broward County Reference Number: 050-MP-99

Dear Ms. Sesodia:

Due to the rethinking of the previous development plan of the subject site it has become necessary to submit a Plat Note Amendment Delegation Request. The Development and Environmental Review Application being submitted at this time is requesting the revision of the existing Plat Note, dated April 19, 2017 and recorded under Instrument Number 114333017 of the Public Records of Broward County, Florida, to allow the addition of 160 Hotel Rooms.

Please see attached Exhibit "A" for the Existing Plat Note language to be voided and replaced with the Proposed Plat Note language, Exhibit "B" for Platted Area Affected and Exhibit "C" for Sketch and Legal Description of Subject Property.

If you should have any questions or require additional information, please do not hesitate to contact me at (954) 435-7010 or rfritz@shiskin.com.

Regards,

SCHWEBKE-SHISKIN & ASSOCIATES, INC.

Ronald A. Fritz, P.L.S.
Assistant Vice President

EXHIBIT "A"
PLAT NOTE AMENDMENT NARRATIVE

EXISTING PLAT NOTE:

The notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended to:

"This plat which is located within increment II of the East Miramar Areawide Development of Regional Impact and within a Regional Activity Center (RAD). Parcels A-1 and C-1 (see attached legal descriptions), and the remainder of the plat are restricted to 1,500,000 square feet of business park use which includes industrial, warehouse, office and vocational school uses; 70,000 square feet of commercial/retail/wholesale/showroom use; and 7,000 square feet of bank use. Parcels A-2, A-4, and C-2 (see attached legal descriptions) are restricted to 122 existing hotel rooms; and Parcel A-3 (see attached legal description) is restricted to 124 hotel rooms. Commercial/retail/wholesale/showroom uses and bank use are permitted within business park use buildings so long as such uses do not exceed the 70,000 square feet limitation and 7,000 square feet limitation, respectively".

PROPOSED PLAT NOTE:

The notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended to:

"This plat which is located within increment II of the East Miramar Areawide Development of Regional Impact and within a Regional Activity Center (RAD). Parcels A-1 and C-1 and the remainder of the plat are restricted to 1,500,000 square feet of business park use which includes industrial, warehouse, office and vocational school uses; 70,000 square feet of commercial/retail/wholesale/showroom use; and 7,000 square feet of bank use. Parcels A-2, A-4, and C-2 are restricted to 122 existing hotel rooms; and Parcel A-3 is restricted to 124 hotel rooms. Parcels A-5 and C-3 (see attached Legal Descriptions) are restricted to 160 Hotel Rooms. Commercial/retail/wholesale/showroom uses, and bank use are permitted within business park use buildings so long as such uses do not exceed the 70,000 square feet limitation and 7,000 square feet limitation respectively.

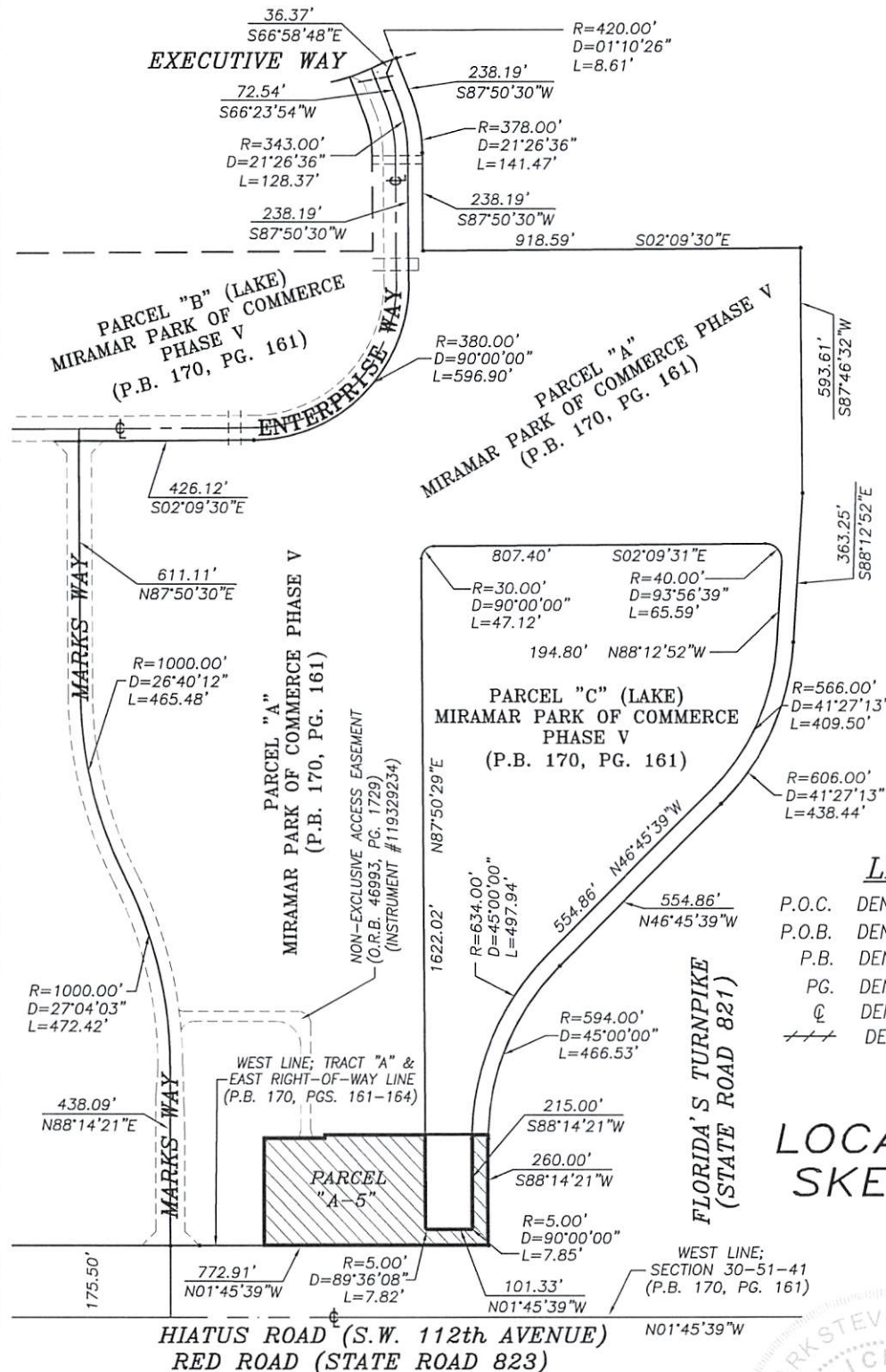
EXHIBIT “B”
PLAT NOTE AMENDMENT NARRATIVE
Legal Descriptions of Parcels and Platted Area Affected
by the Agreement for Amendment of Notation on Plat

Parcel “A-1”, Parcel C-1” and the remainder of the plat of “MIRAMAR PARK OF COMMERCE – PAHSE V”, as recorded in Plat Book 170, at Pages 161 through 164, inclusive, of the Public Records of Broward County, Florida, all lying and being in Sections 30 and 31, Township 51 South, Range 41 East, City of Miramar, Florida, Broward County, Florida

EXHIBIT “C”
PLAT NOTE AMENDMENT NARRATIVE
Sketch and Legal Description of Subject Property
(Parcel A-5 and Parcel C-3)

SKETCH TO ACCOMPANY LEGAL DESCRIPTION MIRAMAR PARK OF COMMERCE PHASE V - PARCEL "A-5"

N SCALE: 1"=400'



LEGEND:

- P.O.C. DENOTES POINT OF COMMENCEMENT
- P.O.B. DENOTES POINT OF BEGINNING
- P.B. DENOTES PLAT BOOK
- PG. DENOTES PAGE
- CL DENOTES CENTER LINE
- DENOTES NON-VEHICULAR ACCESS LINE

LOCATION SKETCH

EXHIBIT "C"

SHEET 1 OF 8 SHEETS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

SCHWEBKE-SHISKIN & ASSOCIATES, INC.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 2844 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No. (954)435-7010 FAX No. (954)438-3288

ORDER NO. 214973

DATE: MAY 8, 2023

THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

Mark Steven Johnson
MARK STEVEN JOHNSON, PRINCIPAL
FLA. PROF. LAND SURVEYOR N° 4775

REVISIONS

Mark S Johnson



LEGAL DESCRIPTION TO ACCOMPANY SKETCH MIRAMAR PARK OF COMMERCE PHASE V – PARCEL "A-5"

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", "MIRAMAR PARK OF COMMERCE PHASE V", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170 AT PAGES 161 THROUGH 164, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

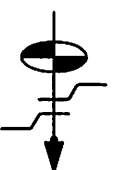
BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL "A", ACCORDING TO THE PLAT OF "MIRAMAR PARK OF COMMERCE PHASE V", AS RECORDED IN PLAT BOOK 170 AT PAGES 161 THROUGH 164, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF HIATUS ROAD (S.W. 112TH AVENUE) – RED ROAD (STATE ROAD 823), AS SHOWN ON THE SAID PLAT OF "MIRAMAR PARK OF COMMERCE PHASE V"; THENCE NORTH 88 DEGREES 14 MINUTES 21 SECONDS EAST FOR 260.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE SOUTH, HAVING FOR ITS ELEMENTS A RADIUS OF 594.00 FEET AND A CENTRAL ANGLE OF 00 DEGREES 57 MINUTES 53 SECONDS FOR AN ARC DISTANCE OF 10.00 FEET TO A POINT ON SAID CIRCULAR CURVE; SAID LAST DESCRIBED TWO COURSES BEING COINCIDENT WITH THE SOUTH LINE OF SAID TRACT "A"; THENCE NORTH 01 DEGREES 45 MINUTES 39 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH AND 270.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID EAST RIGHT-OF-WAY LINE OF SAID HIATUS ROAD (S.W. 112TH AVENUE) – RED ROAD (STATE ROAD 823), FOR 40.01 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; SAID POINT BEARS NORTH 00 DEGREES 51 MINUTES 26 SECONDS WEST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTH, HAVING FOR ITS ELEMENTS A RADIUS OF 634.00 FEET AND A CENTRAL ANGLE OF 00 DEGREES 54 MINUTES 14 SECONDS FOR AN ARC DISTANCE OF 10.01 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88 DEGREES 14 MINUTES 21 SECONDS WEST FOR 215.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, HAVING FOR ITS ELEMENTS A RADIUS OF 5.00 FEET AND A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS FOR AN ARC DISTANCE OF 7.85 FEET TO A POINT OF TANGENCY; THENCE NORTH 01 DEGREES 45 MINUTES 39 SECONDS WEST FOR 101.33 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING FOR ITS ELEMENTS A RADIUS OF 5.00 FEET AND A CENTRAL ANGLE OF 89 DEGREES 36 MINUTES 08 SECONDS FOR AN ARC DISTANCE OF 7.82 FEET TO A POINT OF TANGENCY; THENCE NORTH 87 DEGREES 50 MINUTES 29 SECONDS FOR 225.04 FEET; SAID LAST DESCRIBED SIX COURSES BEING COINCIDENT WITH THE SOUTHERLY, WESTERLY AND NORTHERLY BOUNDARY LINES OF PARCEL "C", AS SHOWN ON THE SAID PLAT OF "MIRAMAR PARK OF COMMERCE PHASE V"; THENCE NORTH 01 DEGREES 45 MINUTES 39 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH AND 270.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID WEST RIGHT-OF-WAY LINE OF SAID HIATUS ROAD (S.W. 112TH AVENUE) – RED ROAD

(CONTINUED ON SHEET 4 OF 4 SHEETS)

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

EXHIBIT "C"

SHEET 3 OF 8 SHEETS

	SCHWEBKE-SHISKIN & ASSOCIATES, INC. LAND SURVEYORS-ENGINEERS-LAND PLANNERS – 2844 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No.(954)435-7010 FAX No. (954)438-3288	REVISIONS
	ORDER NO. <u>214973</u> DATE: <u>MAY 8, 2023</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	

LEGAL DESCRIPTION TO ACCOMPANY SKETCH MIRAMAR PARK OF COMMERCE PHASE V – PARCEL "A-5"

LEGAL DESCRIPTION: (CONTINUED FROM SHEET 3 OF 4 SHEETS)

(STATE ROAD 823), FOR 245.45 FEET; THENCE SOUTH 88 DEGREES 14 MINUTES 21 SECONDS WEST, AT RIGHT ANGLES TO THE LAST AND NEXT DESCRIBED COURSES, FOR 8.00 FEET; THENCE NORTH 01 DEGREES 45 MINUTES 39 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH AND 262.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID EAST RIGHT-OF-WAY LINE OF SAID HIATUS ROAD (S.W. 112TH AVENUE) – RED ROAD (STATE ROAD 823), FOR 147.53 FEET; THENCE SOUTH 88 DEGREES 14 MINUTES 21 SECONDS WEST, AT RIGHT ANGLES TO THE LAST AND NEXT DESCRIBED COURSES, FOR 262.00 FEET; THENCE SOUTH 01 DEGREES 45 MINUTES 39 SECONDS EAST, ALONG THE SAID EAST RIGHT-OF-WAY LINE OF SAID HIATUS ROAD (S.W. 112TH AVENUE) – RED ROAD (STATE ROAD 823), FOR 545.79 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 30, TOWNSHIP 51 SOUTH, RANGE 41 EAST, CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

THE BEARINGS AS SHOWN HEREIN ARE BASED ON AN ASSUMED BEARING OF NORTH 01 DEGREES 45 MINUTES 39 SECONDS WEST ALONG THE WEST LINE OF SECTION 30, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AS SHOWN ON THE HEREIN REFERENCED PLAT OF "MIRAMAR PARK OF COMMERCE PHASE V".

ORDERED BY: LUCKEY'S MANAGEMENT, INC.

THE LEGAL DESCRIPTION AS SHOWN HEREIN WAS PREPARED BY THIS FIRM.

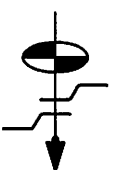
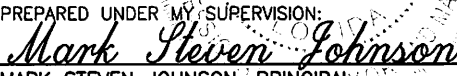
THE PARCEL AS SHOWN HEREIN LIES WITHIN THE LIMITS OF THE BROWARD COUNTY PROPERTY APPRAISAL'S IDENTIFICATION NUMBER 5141-30-07-0018.

THE PROPERTY, AS SHOWN HEREIN, CONTAINS 120,414 SQUARE FEET, MORE OR LESS, (2.764 ACRES, MORE OR LESS).

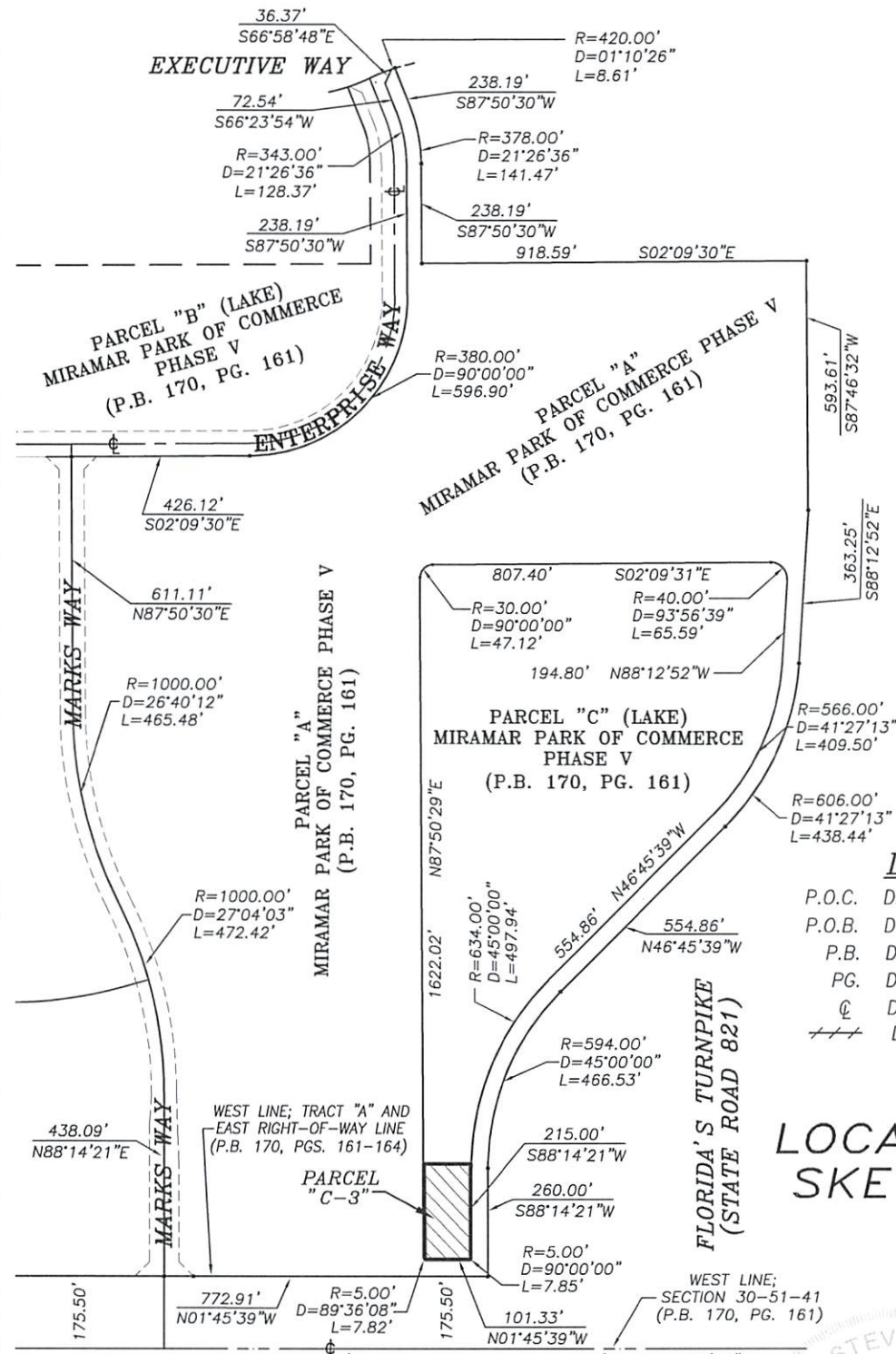
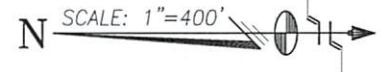
AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND ELECTRONIC SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

EXHIBIT "C"
SHEET 4 OF 8 SHEETS

	SCHWEBKE-SHISKIN & ASSOCIATES, INC. LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 2844 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No.(954)435-7010 FAX No. (954)438-3288 ORDER NO. <u>214973</u> DATE: <u>MAY 8, 2023</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	REVISIONS <table border="1"><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr><tr><td> </td></tr></table>							
PREPARED UNDER MY SUPERVISION:  MARK STEVEN JOHNSON, PRINCIPAL FLA. PROF. LAND SURVEYOR N° 4775									

SKETCH TO ACCOMPANY LEGAL DESCRIPTION MIRAMAR PARK OF COMMERCE PHASE V - PARCEL C-3



LEGEND:

- P.O.C. DENOTES POINT OF COMMENCEMENT
- P.O.B. DENOTES POINT OF BEGINNING
- P.B. DENOTES PLAT BOOK
- PG. DENOTES PAGE
- ⊙ DENOTES CENTER LINE
- DENOTES LIMITED ACCESS RIGHT-OF-WAY

LOCATION SKETCH

HIATUS ROAD (S.W. 112th AVENUE)
RED ROAD (STATE ROAD 823)

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

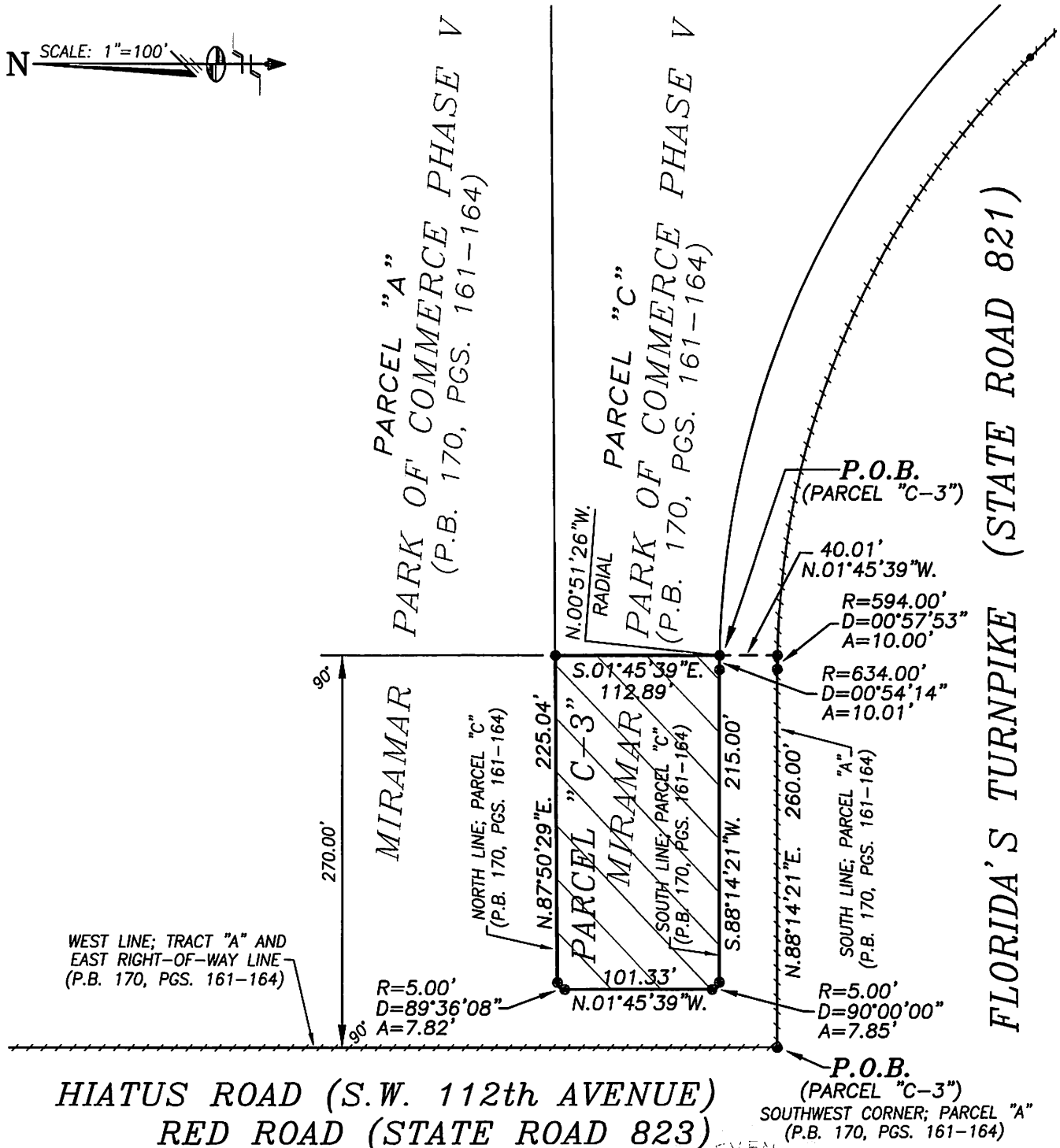
EXHIBIT "C"
SHEET 5 OF 8 SHEETS



SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 2844 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No. (954)435-7010 FAX No. (954)438-3288
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PREPARED UNDER MY SUPERVISION:
Mark Steven Johnson
MARK STEVEN JOHNSON, PRINCIPAL
FLA. PROF. LAND SURVEYOR N° 4775

REVISIONS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION MIRAMAR PARK OF COMMERCE PHASE V - PARCEL C-3



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	SCHWEBKE-SHISKIN & ASSOCIATES, INC. LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 2844 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No.(954)435-7010 FAX No. (954)438-3288		REVISIONS
	ORDER NO. <u>214973</u>	PREPARED UNDER MY SUPERVISION:	
	DATE: <u>MAY 8, 2023</u>	<u>Mark Steven Johnson</u>	
	THIS IS NOT A "BOUNDARY SURVEY"	MARK STEVEN JOHNSON, PRINCIPAL	
	CERTIFICATE OF AUTHORIZATION No. LB-87	FLA. PROF. LAND SURVEYOR N° 4775	

LEGAL DESCRIPTION TO ACCOMPANY SKETCH MIRAMAR PARK OF COMMERCE PHASE V – PARCEL C-3

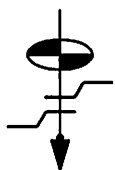
LEGAL DESCRIPTION:

A PORTION OF PARCEL "C", ACCORDING TO THE PLAT OF "MIRAMAR PARK OF COMMERCE PHASE V", AS RECORDED IN PLAT BOOK 170 AT PAGES 161 THROUGH 164, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "A", ACCORDING TO THE PLAT OF "MIRAMAR PARK OF COMMERCE PHASE V", AS RECORDED IN PLAT BOOK 170 AT PAGES 161 THROUGH 164, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF HIATUS ROAD (S.W. 112TH AVENUE) – RED ROAD (STATE ROAD 823) AS SHOWN ON THE SAID PLAT OF "MIRAMAR PARK OF COMMERCE PHASE V"; THENCE NORTH 88 DEGREES 14 MINUTES 21 SECONDS EAST FOR 260.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE SOUTH, HAVING FOR ITS ELEMENTS A RADIUS OF 594.00 FEET AND A CENTRAL ANGLE OF 00 DEGREES 57 MINUTES 53 SECONDS FOR AN ARC DISTANCE OF 10.00 FEET TO A POINT ON SAID CIRCULAR CURVE; SAID LAST DESCRIBED TWO COURSES BEING COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL "A"; THENCE NORTH 01 DEGREES 45 MINUTES 39 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH AND 270.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID EAST RIGHT-OF-WAY LINE OF SAID HIATUS ROAD (S.W. 112TH AVENUE) – RED ROAD (STATE ROAD 823), FOR 40.01 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: SAID POINT OF BEGINNING BEING ON THE NEXT DESCRIBED CIRCULAR CURVE; SAID POINT BEARS NORTH 00 DEGREES 51 MINUTES 26 SECONDS WEST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, CONCAVE TO THE SOUTH, HAVING FOR ITS ELEMENTS A RADIUS OF 634.00 FEET AND A CENTRAL ANGLE OF 00 DEGREES 54 MINUTES 14 SECONDS FOR AN ARC DISTANCE OF 10.01 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88 DEGREES 14 MINUTES 21 SECONDS WEST FOR 215.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, HAVING FOR ITS ELEMENTS A RADIUS OF 5.00 FEET AND A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS FOR AN ARC DISTANCE OF 7.85 FEET TO A POINT OF TANGENCY; THENCE NORTH 01 DEGREES 45 MINUTES 39 SECONDS WEST FOR 101.33 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING FOR ITS ELEMENTS A RADIUS OF 5.00 FEET AND A CENTRAL ANGLE OF 89 DEGREES 36 MINUTES 08 SECONDS FOR AN ARC DISTANCE OF 7.82 FEET TO A POINT OF TANGENCY; THENCE NORTH 87 DEGREES 50 MINUTES 29 SECONDS EAST FOR 225.04 FEET; SAID LAST DESCRIBED SIX COURSES BEING COINCIDENT WITH THE SOUTHERLY, WESTERLY AND NORTHERLY BOUNDARY LINES OF SAID PARCEL "C", AS SHOWN ON THE SAID PLAT OF "MIRAMAR PARK OF COMMERCE PHASE V"; THENCE SOUTH 01 DEGREES 45 MINUTES 39 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH AND 270.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID EAST RIGHT-OF-WAY LINE OF SAID HIATUS ROAD (S.W. 112TH AVENUE) – RED ROAD (STATE ROAD 823), FOR 112.89 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN SECTION 30, TOWNSHIP 51 SOUTH, RANGE 41 EAST, CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

EXHIBIT "C"
SHEET 7 OF 8 SHEETS



SCHWEBKE-SHISKIN & ASSOCIATES, INC.
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 2844 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No.(954)435-7010 FAX No. (954)438-3288
ORDER NO. 214973
DATE: MAY 8, 2023
THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87
PREPARED UNDER MY SUPERVISION:
Mark Steven Johnson
MARK STEVEN JOHNSON, PRINCIPAL
FLA. PROF. LAND SURVEYOR N° 4775

REVISIONS

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH
MIRAMAR PARK OF COMMERCE PHASE V – PARCEL C-3**

SURVEYOR'S NOTES:

THE BEARINGS AS SHOWN HEREIN ARE BASED ON AN ASSUMED BEARING OF NORTH 01 DEGREES 45 MINUTES 39 SECONDS WEST ALONG THE WEST LINE OF SECTION 30, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AS SHOWN ON THE HEREIN REFERENCED PLAT OF "MIRAMAR PARK OF COMMERCE PHASE V".

ORDERED BY: LUCKEY'S MANAGEMENT, INC.

THE LEGAL DESCRIPTION AS SHOWN HEREIN WAS PREPARED BY THIS FIRM.

THE PARCEL AS SHOWN HEREIN LIES WITHIN THE LIMITS OF THE BROWARD COUNTY PROPERTY APPRAISAL'S IDENTIFICATION NUMBER 5141-30-07-0018.

THE PROPERTY, AS SHOWN HEREIN, CONTAINS 25,771 SQUARE FEET, MORE OR LESS, (0.592 ACRES, MORE OR LESS).

AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND ELECTRONIC SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

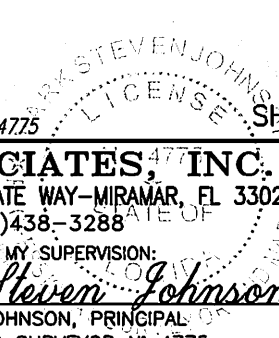
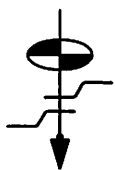


EXHIBIT "C"
SHEET 8 OF 8 SHEETS



SCHWEBKE-SHISKIN & ASSOCIATES, INC.
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