



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

DELEGATION REQUEST.....BROWARD COUNTY

To Person Wishing to Appear Before the Broward County Commission	
<p>Please fill out this form and return one (1) hardcopy and a digital copy of the application package to the Housing and Urban Planning Division – Platting Section at the address listed below. The Platting Section has seven (7) days after receipt to review the complete package. Incomplete packages may delay the review time.</p>	
<p>Housing and Urban Planning Division (Platting Section) Governmental Center West 1 North University Drive, Room 102-A Plantation, FL 33324</p>	
<p>The applicant will be contacted accordingly with an appearance date for the Broward County Commission Meeting in accordance with the published commission schedule. Supporting documentation must be included with the application at the formal submittal. Please do not wait until the day of your appearance to distribute it. Thank you for your cooperation and understanding.</p>	
<p>Plat Name Reflections</p>	
<p>Plat Number 096-UP-80</p>	
<p>Plat Book & Page 119/46</p>	
<p>Name of Delegation or Group CPN West LLC</p>	<p>Date of Request 4/21/26</p>
<p>Name of Person Representing Group Barbara Hall</p>	<p>Phone Number 954-768-8236</p>
<p>Address Greenberg Traurig - 401 E. Las Olas Blvd, Suite 2000, Ft. Lauderdale, FL 33301</p>	
<p>Email: Hallb@gtlaw.com</p>	
<p>Request: Approval to remove a plat notation and agreement.</p>	
<p>Explanatory Comments Request to remove wetland preservation area and wetland restoration area from plat and associated plat notes. See attached request letter.</p>	
<p>Have you ever contacted anyone in county government in regard to this subject?</p>	<p>If so, who? Maite Azcoita, Linda Sunderland</p>
	<p>When? Over past two years</p>

YES <input type="checkbox"/>	NO <input type="checkbox"/>	What was the result?	File this request
Approximate Time You Will Need 5 Minutes	How Many Persons Will Appear with Your Group? 2	Are Materials Attached for the Commission's Review? Yes	
To be completed by the Administrator's Office only	Date Delegation Scheduled to Appear	Delegation Notified	

Submission Requirements for Delegation Request	
<p>The following will be required to submit a Delegation Request.</p> <ul style="list-style-type: none"> A pre-application meeting is required with HUPD to discuss the request and the submittal requirements. To schedule a meeting, send an email to PDMDinfo@broward.org. The preapplication meetings are held every Wednesday and Fridays, between 2pm and 330pm, subject to availability. A hard copy and digital copy of the application and supplemental documentation. A copy of the pre-application meeting conference receipt must be included with the application. A check payable to the Broward County Board of County Commissioners for the applicable application fees based upon the published fee schedule. Additional information/documentation may be required depending upon unique circumstances. Applicants will be required to pay applicable charges for recording documents, if applicable, after the request is approved by the County Commission. <p><u>AGREEMENT OR AMENDMENT TO AN AGREEMENT THAT REQUIRES BOARD APPROVAL.</u></p> <ol style="list-style-type: none"> A fully executed original agreement. OPINION OF TITLE/TITLE CERTIFICATE rendered within the last thirty (30) days to ensure all necessary individuals or legal entities with a property interest, including mortgagee, execute the agreement. CORPORATE RESOLUTION/PARTNERSHIP AGREEMENT - granting authority to execute agreement, if applicable CORPORATE SEAL - if executing party is a corporation. Please note: Request cannot be scheduled until the executed agreement is approved by the County Attorney. A check payable to the Broward County Board of County Commissioners for the applicable application fees based upon the published fee schedule. <p>Housing and Urban Planning Division customer service hours are 7:30am to 4:00pm, Monday through Friday, except designated holidays. For additional information, email PDMDinfo@broward.org or call 954-357-6666, opt 2.</p>	

For Office Use Only		
Time N/A	Application Date 04/24/2026	Acceptance Date 04/28/2026
Fee \$1,188.00	Comments Due 05/28/2026	CC Meeting Date TBD
<input type="checkbox"/> Site Plans/Drawings	<input checked="" type="checkbox"/> Agreements	<input checked="" type="checkbox"/> Other: City letter of no objection
Adjacent Municipality: City of Oakland Park and City of Pompano Beach		
Title of Request To remove a plat notation and agreement		
Received By Adrien Osias		



Barbara A. Hall
Tel 954.768.8236
Fax 954.765.1477
hallb@gtlaw.com

April 21, 2026

Board of County Commissioners
Broward County
115 South Andrews Avenue
Fort Lauderdale, Florida 33311

Re: Third Amendment to Wetland Restoration and Wetland Preservation Areas on Reflections Plat (PB 119, Page 46)

Dear Members of the County Commission:

On behalf of our client, RD Investment Properties, LLC, the developer and the property owners, CPN West, LLC and F Land LLC (collectively, the "**Applicant**"), we respectfully request approval of an agreement to amend the restoration and preservation areas and notes on the Reflections Plat.

Today the Reflections Plat has been developed as an office park and hotel along with a 6.21-acre parcel which was formerly designated as an LAPC, a designation that was removed by the County Commission on February 3, 2026 due to the deteriorated condition of the former LAPC site.

The areas shown on the Reflections Plat as restoration and preservation areas (as amended by two subsequent plat agreements) are related to that LAPC that was removed and also related to a 1.6835-acre site to be restored and preserved (Restoration Site").

Prior to the County Commission's action to remove the LAPC within the Plat, the City of Fort Lauderdale and the Applicant had entered into an agreement to provide 86,000 square feet of tree canopy at maturity on the former LAPC site and to provide funding for a pedestrian and bike path on a close-by greenway, along with assurances of the preservation and restoration of a 1.6835-acre parcel within the same office park.

The County has also issued an ERP Permit for the site allowing its development. That permit was subject to the purchase of 3.89 wetland credits in the Pembroke Pines Wetland Bank for which the Applicant paid more than a million dollars and the requirement to preserve and restore the 1.6835-acre parcel within the office park. A deed restriction for the Restoration area is required by the ERP permit.

The removal of outdated restoration and preservation areas and the related notes on the Reflections Plat will pave the way for the development of a multifamily development containing 415 residential units with 62 of those restricted to affordable housing.

Broward County
April 21, 2026
Page 2

A copy of the proposed agreement with Broward County to remove those Plat restrictions and designations is attached as **Exhibit 1.**

The execution of the agreement by the applicant will be provided prior to the County's execution of the agreement and recordation.

We very much appreciate your consideration of this request

Yours truly,


Barbara A. Hall

Broward County
April 21, 2026
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Exhibit 1

Proposed Agreement with Broward County to remove those Plat Restrictions and Designations

**AGREEMENT FOR THIRD AMENDMENT
TO
WETLAND RESTORATION AND WETLAND PRESERVATION AREAS
ON
REFLECTIONS PLAT**

This is an Agreement between BROWARD COUNTY, ("County") as the party of the first part and CPN West LLC, a Florida limited liability company ("CPN") together with F Land LLC., a Florida limited liability company ("F Land") collectively as the party of the second part.

RECITALS

A. CPN is the owner of real property located in the City of Fort Lauderdale, as described in Exhibit 1-A to this Agreement ("**CPN Property**").

B. F Land is the owner of real property located in the City of Fort Lauderdale, as described in Exhibit 1-B to this Agreement ("**F Land Property**").

C. The CPN Property and the F Land Property comprise a substantial portion of the Reflections Plat, as recorded in Plat Book 119 Page 46 of the Official Records of Broward County, Florida on September 20, 1983 is depicted in Exhibit 2 to this Agreement (the "**Plat**").

D. The CPN Property and the F Land Property shall hereafter be referred to collectively as the "**CPN/ F Land Property.**"

E. Portions of the CPN/F Land Property included areas depicted on the Plat and labeled as "Wetland Restoration Area (*Private & Not Dedicated*)" of 3.6 acres; and an area depicted on the Plat and labeled as "Wetland Preservation Area (*Private & Not Dedicated*)" of .51 acres.

F. The Plat also included notes related to the Wetland Restoration Area and the Wetland Preservation Area, with one note prohibiting development activity in the Wetland Restoration Area or Wetland Preservation Area and the other note providing the County access to the Wetland Preservation and Restoration Areas for monitoring, as fully described on Exhibit 3 ("**Restoration & Preservation Area Notes**").

G. On March 19, 1985 the County approved an agreement entitled "Agreement for Amendment of Wetland Restoration Area and Wetland Preservation Area on the Reflections Plat.", recorded in O.R. Book 122425 at Page 603, of the Official Records of Broward County, ("1985 Agreement"), which increased the Wetland Restoration Area to 6.21 acres and the Wetland Preservation Area to 1.55 acres with both increased areas located within the CPN/F Land Property.

H. On June 18, 1991, the Broward the County approved an agreement entitled "Agreement for Amendment of the Wetland Restoration Area and Wetland Preservation Area on the Reflections Plat" recorded in Book 18818 at page 897 of the Official Records of Broward County ("1991 Agreement"), which modified the legal description for the areas designated by the 1985 Agreement as Wetland Restoration Area and Wetland Preservation Area, within the CPN/FLand Property.

I. The Wetland Preservation Areas and the Wetland Restoration Areas had been designated by the County in March of 1989 as Local Areas of Particular Concern ("LAPC").

J. The 1985 and 1991 Agreements prohibited development of the Wetland Preservation Area and the Wetland Restoration Area; however, the Wetland Restoration Area has been shown not to be self-sustaining as a Wetland Forest due to hydrological conditions on the site and surrounding area. As a result, the site has become dominated by exotic vegetation and longer meets the criteria for designation as an LAPC.

K. An Environmental Resource Permit 06-80215-P has been issued by Broward County on October 14, 2024 ("ERP Permit") authorizing the development of the Wetland Restoration Area, subject to the purchase of 3.89 wetland credits in the Pembroke Pines Wetland Mitigation Bank, which purchase has been paid for and completed and the restoration a 1.6835- acre parcel .within the CPN/F Land Property in place of and in a configuration different from what was shown on the Plat and in the 1985 and 1991 Agreements as the Wetland Preservation Area.

L. CPN received a letter dated October 6, 2021 (attached as **Exhibit 4**) from the State of Florida Department of Environmental Protection, acting under a delegation from the Army Corps of Engineers, determining that the development of the site does not involve the discharge of dredged or fill material into waters of the United States and therefore does not require a permit or other form of authorization.

M. The 1.6835-acre Wetland Preservation Area to be restored in accordance with the ERP Permit as described in **Exhibit 5** shall be subject to a Deed of Conservation Easement in favor of Broward County and the South Florida Water Management District which shall require restoration and maintenance of that parcel in perpetuity and allow access to the parcel by County officials to confirm compliance with the ERP Permit and Declaration of Restrictions.

N. The County Commission, by a Land Use Plan Map Amendment to the Natural Resources Map Series, approved on February 3, 2026, has removed the LAPC designation for land within the CPN/ F Land Property.

O. For the above reasons CPN and F Land now wish to have the Plat amended to remove Wetland Restoration Area and Wetland Preservation Area designations on the

Plat (as amended by the 1985 and 1991 Agreements), and to remove the Wetland Restoration Area & Preservation Area Notes related to those areas.

NOW THEREFORE, the County, and CPN together with F Land agree as follows:

1. **Recitals.** The above recitals are true and correct and are incorporated in this Agreement.
2. **Plat Amendment.** The Plat is hereby amended to remove from the Plat, as amended by the 1985 Agreement and the 1991 Agreement; the Wetland Restoration Area and the Wetland Preservation Area, and to remove the Restoration and Preservation Area Notes from the Plat.

In Witness Whereof, this Agreement has been executed by the parties to this Agreement as set forth below, on the date written below their signatures.

CPN WEST, LLC
a Florida limited liability company

**By: CPN West Management Inc., its
Manager**

By: _____
Yoav Merary, President

Dated: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of _____ physical presence or _____ online notarization this _____ day of _____, 2026, by **YOAV MERARY**, as **President** of **CPN WEST MANAGEMENT INC.**, a Florida corporation, on behalf of the corporation, as **Manager** of **CPN WEST LLC**, a Florida limited liability corporation, who is personally known to me or has produced _____ as identification.

Notary Public Signature

SEAL

My Commission Expires _____

F Land LLC
a Florida limited liability company

**By: Naya USA Investment &
Management L.L.C.**
its Manager

By: _____
Yoav Merary, its Manager

Dated: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ____ physical presence or _____ online notarization this _____ day of _____, 2026, by **YOAV MERARY**, as **Manager of Naya USA Investment & Management, L.L.C.**, a Florida limited liability company, on behalf of the corporation, as Manager of _____, a Florida limited liability corporation, who is personally known to me or has produced _____ as identification.

Notary Public Signature

SEAL

My Commission Expires _____

ATTEST:

**Broward County, through its Board of
County Commissioners**

County Administrator, as ex officio Clerk
of the Board of County Commissioners
of Broward County, Florida

By _____
Mayor
____ day of _____, 20__

Approved as to form by Office of County
Attorney Broward County, Florida
Government Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-6968

By _____
Assistant County Attorney
____ day of _____, 2026__

Exhibit 1-A

CPN Property

Parcel A of "REFLECTIONS", according to the Plat thereof, as recorded in Plat Book 119, at Page 46 of the Public Records of Broward County, Florida,

Less and Except the following parcel

(hotel parcel)

COMMENCING at the Northeast corner of said Parcel A; THENCE South 00°12'18.11" East for 103.29 feet along the Easterly boundary of said Parcel A to an intersection with the Northwesterly right-of-way line of Interstate 95; THENCE South 41°34'3.1" West along the Northwesterly right-of-way line for 337.68 feet; THENCE South 48°57'43" West along said Northwesterly right-of-way line for 458.01 feet to the Easternmost corner of Parcel A of PARK LAKE as recorded in Plat Book 106, at Page 1 of the Public Records of Broward County, Florida; THENCE North 89°42'21" West along the boundary of Parcel A of said PARK LAKE for 152.00 feet to the POINT OF BEGINNING of the following described Parcel of land; THENCE North 89°42'21" West along the boundary line of Parcel A of said PARK LAKE for 631.50 feet to the Southwest corner of the Southwest one-quarter (SW 1/4) of the northeast one-quarter (NE 1/4) of the Northeast one-quarter (NE 1/4) of Section 10, Township 49 South, Range 42 East, Broward County, Florida (same being a corner on the boundary of Parcel A of said PARK LAKE); THENCE North 00°24'57" West for 287.77 feet along: the West boundary of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of the Northeast one-quarter (NE 1/4) of Section 10; THENCE South 89°42'2.1" East for 229.28 feet; THENCE North 54°06'35" East for 12.97 feet; THENCE North 63°46'42" East for 12.57 feet; THENCE North 51°50'49" East for 18.52 feet; THENCE North 04°26'37" East for 14.63 feet; THENCE North 25°47'37" West for 31.60 feet; THENCE North 56°26'19" East for 53.51 feet; THENCE South 42°39'54" East for 29.84 feet; THENCE South 33°33'41" East for 283.56 feet; THENCE South 89°42'21" East for 159.66 feet; THENCE South 00°17'39" West for 128.00 feet to the POINT OF BEGINNING lying and being in Broward County, Florida

And less and except the following described Parcel:

(F Land Parcel)

A parcel of land being a portion of Parcel A, REFLECTIONS, according to the plat thereof, as recorded in Plat Book 119, at Page 46, of the Public Records of Broward County, Florida, said lands being more particularly described as follows:

BEGINNING at the Easternmost corner of Parcel A, PARK LAKE, according to the plat thereof as recorded in Plat Book 106, at Page 1 of the Public Records of Broward County, Florida; THENCE North 89°42'21" West along the North line of said Parcel A of PARK LAKE plat, a distance of 152.00 feet to a point on the Easterly boundary of the lands

described in Official Records Book 42764, at Page 885 of said County Records (also known as the Marriot Less-out Parcel); the following 4 courses following said Marriot boundary; THENCE North 00°17'39.11 East, a distance of 128.00 feet; THENCE North 89°42'21 West, a distance of 159.66 feet; THENCE North 33°33'41.11 West, a distance of 283.56 feet; THENCE North 42°39'54.11 West, a distance of 29.84 feet; THENCE North 56°26'19 East, a distance of 38.74 feet to a point on the Westerly boundary of the lands described in Official Records Book 12425, at Page 603 and in Official Records Book 18818, at Page 897 of said County Records (also known as the Amended Wetlands Restoration Area); the following 11 courses following said Wetlands boundary; THENCE South 18°26'28 East, a distance of 10.77 feet; THENCE South 33°11'52 East, a distance of 266.35 feet; THENCE South 79°04'27 East, a distance of 90.73 feet; THENCE North 47°46'11 East, a distance of 150.02 feet; THENCE North 66°20'08 East, a distance of 17.42 feet; THENCE North 89°28'06 East, a distance of 89.13 feet; THENCE South 47°38'50 East, a distance of 36.54 feet; THENCE North 88°54'29 East, a distance of 12.99 feet; THENCE North 48°56'42 East, a distance of 37.20 feet; THENCE North 78°56'21 East, a distance of 26.24 feet; THENCE South 41°02'17 East, a distance of 144.90 feet to a point on the Northwesterly right-of-way line of Interstate 95; THENCE South 48°57'43 West along said right-of-way line, a distance of 248.88 feet to the POINT OF BEGINNING.

Exhibit 1-B

F Land Property

A parcel of land being a portion of Parcel A, REFLECTIONS, according to the plat thereof, as recorded in Plat Book 119, at Page 46, of the Public Records of Broward County, Florida, said lands being more particularly described as follows:

BEGINNING at the Easternmost corner of Parcel A, PARK LAKE, according to the plat thereof as recorded in Plat Book 106, at Page 1 of the Public Records of Broward County, Florida; THENCE North 89°42'21" West along the North line of said Parcel A of PARK LAKE plat, a distance of 152.00 feet to a point on the Easterly boundary of the lands described in Official Records Book 42764, at Page 885 of said County Records (also known as the Marriot Less-out Parcel); the following 4 courses following said Marriot boundary; THENCE North 00° 17'39.11 East, a distance of 128.00 feet; THENCE North 89°42'2 1" West, a distance of 159.66 feet; THENCE North 33°33'41.11 West, a distance of 283.56 feet; THENCE North 42°39'54.11 West, a distance of 29.84 feet; THENCE North 56°26'19" East, a distance of 38.74 feet to a point on the Westerly boundary of the lands described in Official Records Book 12425, at Page 603 and in Official Records Book 18818 at Page 897 of said County Records (also known as the Amended Wetlands Restoration Area); the following 11 courses following said Wetlands boundary; THENCE South 18°26'28" East, a distance of 10.77 feet; THENCE South 33°11'52" East, a distance of 266.35 feet; THENCE South 79°04'27" East, a distance of 90.73 feet; THENCE North 47°46'1 1" East, a distance of 150.02 feet; THENCE North 66°20'08" East, a distance of 17.42 feet; THENCE North 89°28'06" East, a distance of 89.13 feet; THENCE South 47°38'50" East, a distance of 36.54 feet; THENCE North 88°54'29" East, a distance of 12.99 feet; THENCE North 48°56'42" East, a distance of 37.20 feet; THENCE North 78°56'21" East, a distance of 26.24 feet; THENCE South 41°02'17" East, a distance of 144.90 feet to a point on the Northwesterly right-of-way line of Interstate 95; THENCE South 48°57'43" West along said right-of-way line, a distance of 248.88 feet to the POINT OF BEGINNING.

Exhibit 2
Reflections Plat

Exhibit 3

Restoration & Preservation Area Notes

(903) 400-2288

GENERAL NOTES
County officials shall have access over the roadways as they may exist from time to time to the restoration and preservation areas for the purpose of monitoring the condition of the areas for an indefinite period of time.

*Wetland Restoration
Area (Private & Not
Dedicated)*

NOTE: THERE SHALL BE NO DEVELOPMENT ACTIVITY IN THE WETLAND RESTORATION AREA OR WETLAND PRESERVATION AREAS.
t by
type).




Exhibit 4

No-Permit-Required Letter



FLORIDA DEPARTMENT OF Environmental Protection

Southeast District Office
3301 Gun Club Road, MSC 7210-1
West Palm Beach, FL 33406
561-681-6600

Ron DeSantis
Governor

Joanette Núñez
Lt. Governor

Shawn Hamilton
Secretary

October 6, 2021

CPN West, LLC
% Yoav Merary
6030 Hollywood Blvd., #240
Hollywood, FL 33024
Sent via e-mail: merrary@gmail.com

File No. 06-402032-001-NPR, Broward County

Dear Yoav Merary:

On April 10, 2021, we received your request for verification that a State 404 Program permit will not be required for the activity described below.

The proposed activity is to construct a commercial development located at PCN: 494210360010 (Section 10, Township 49 South, Range 42 East), in Broward County.

Based on a review of the information submitted, the Department has verified that the activity as proposed does not involve discharge of dredged or fill material into the waters of the United States and therefore, does not require a permit or other form of authorization under the State 404 Program, as described in Chapter 62-331, Florida Administrative Code (F.A.C.).

This verification reflects current regulations and is only valid for a period of no longer than five years from the date of this letter unless new information warrants a revision of this verification before the expiration date.

Please retain this letter. The activities described above may be inspected by authorized state personnel in the future to ensure compliance with appropriate statutes and administrative codes. If the activities are not in compliance, you may be subject to enforcement action and possible penalties.

This letter does not relieve you from the responsibility of obtaining other federal, state (including ERP), or local authorizations that maybe required for this activity.

If you have any questions regarding this letter or permitting requirements, please contact Kyle Nichols by telephone at 561-681-6637 or by e-mail at Kyle.H.Nichols@FloridaDEP.gov.

Exhibit 5

Legal Description

1.6835-Acre Restoration Site

**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, 235.78 feet; thence N49°57'21"E, 5.15 feet; thence N63°05'48"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 31.88 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 plot 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. Date 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, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

**NOT VALID WITHOUT
SHEETS 1 AND 2**

REVISIONS 		AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 80 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2894 / www.AVIROMSURVEY.com	JOB # 11885-7 SCALE 1"=60' DATE 06/04/2024 BY: L.B. CHECKED: J.T.D. F.B. N/A PG. N/A SHEET: 1 OF 2
		<small>© 2024 AVIROM ASSOCIATES, INC. All rights reserved. This drawing is the property of AVIROM & ASSOCIATES, INC. and shall not be reproduced or copied without written permission.</small>	
		EXHIBIT	

