TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/(954) 797-1101
Prepared by: Todd Vargo, Planner I

SUBJECT: Ordinance 1st Reading/Quasi-judicial
VA 1-2-03 A.J. Hydro Engineering, Inc./Rolling Hills International Country Club, Ltd., 3550 Rolling Hills Drive/Generally located north of SW 36 Street west of University Drive.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING PETITION VA 1-2-03, VACATING DRAINAGE EASEMENTS WITHIN SECTION 21, TOWNSHIP 50 SOUTH, RANGE 41 EAST AND WITHIN THE ROLLING HILLS GOLF AND TENNIS CLUB PLAT (81-27); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF: The applicant has requested the vacation of two (2) drainage easements in association with the development known as Rolling Hills Golf Estates. These easements were provided on the plat before the site plan was approved.

The original drainage easements are not needed as some of the existing drainage pipes are not located within easements provided per the original plat. The proposed abandonment is necessary to relocate the easements in order to achieve consistency with the existing drainage infrastructure and provide legal easements for their maintenance.

The requested vacations will not have an adverse affect on neighboring properties, nor is there a conflict with the public interest.

PREVIOUS ACTIONS: None

CONCURRENCES: At the April 9, 2003 Planning and Zoning Board meeting Vice-Chair Bender made a motion, seconded by Ms. Lee to approve (Motion carried 5-0).

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Ordinance, Planning report, Justification letter, Drainage easements to be vacated, Drainage easement dedications, Future Land Use map, Zoning and aerial map

ORDINANCE _____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING PETITION VA 1-2-03, VACATING DRAINAGE EASEMENTS WITHIN SECTION 21, TOWNSHIP 50 SOUTH, RANGE 41 EAST AND WITHIN THE ROLLING HILLS GOLF AND TENNIS CLUB PLAT (81-37); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, drainage easements located within in the Rolling Hills Golf and Tennis Club Plat (81-37), specifically described on Exhibit "A" attached hereto, was accepted as drainage easements; and

WHEREAS, vacation of the drainage easements will not be in conflict with the public interest; and

WHEREAS, on the date of adoption of this ordinance Town Council did agree to such vacation.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. That drainage easements located within the Rolling Hills Golf and Tennis Club Plat (81-37), specifically described on Exhibit "A" attached hereto, are hereby vacated by the Town of Davie.

SECTION 2. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 3. This ordinance shall take effect immediately upon its passage and adoption.

PASSED ON FIRST READING THIS_____DAY OF_____, 2003.

PASSED ON SECOND READING THIS_____DAY OF_____, 2003.

_____
MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK
APPROVED THIS _____ DAY OF _____ , 2003.

Application #: VA 1-2-03 Villas of Rolling Hills **Revisions: 5/1/2003**
Exhibit "A" **Original Report Date: 4/9/03**

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

Owner:		**Agent:**	
Name:	Rolling Hills International Country Club, Ltd.	**Name:**	A.J. Hydro Engineering, Inc.
Address:	3501 Rolling Hills Circle	**Address:**	5932 NW 73 Court
City:	Davie, FL 33328	**City:**	Parkland, FL 33067
Phone:	(954)475-4596	**Phone:**	(954)344-7866

BACKGROUND INFORMATION

Date of Notification: March 6, 2003 **Number of Notifications:** 91

Application History: No deferrals have been requested.

Application Request: To vacate two 12' drainage easements lying over and across a portion of Parcel 'B' Rolling Hills Golf and Tennis Club (81-37) and to dedicate eight (8) separate 15' drainage easements elsewhere on the property

Address/Location: 3550 Rolling Hills Circle/ Generally located on the northwest corner of Rolling Hills Circle and Rolling Hills Boulevard

Future Land Use Plan Designation: Special Classification Residential (3.5 DU/AC)

Zoning: PRD-6.3, Planned Residential District

Existing Use: Country Club

Proposed Use: Country Club

Parcel Size: Drainage easement, 0.3083 acres (13,431 square feet)
Drainage easement, 0.2907 acres (12,662 square feet)

	Surrounding Uses:	Surrounding Land Use Plan Designation:
North:	Golf Course	Special Classification Residential (3.5 DU/AC)
South:	Multi-family residential	Special Classification Residential (3.5 DU/AC)
East:	Office Buildings	Commerce/Office
West:	Rolling Hills Hotel	Special Classification Residential (3.5 DU/AC)

	Surrounding Zoning:
North:	PRD-6.3, Planned Residential District
South:	R-5, Low Medium Density Dwelling District
East:	O, Office District
West:	PRD-6.3, Planned Residential District

ZONING HISTORY

Related Zoning History: None

Previous Request on same property: Town Council approved the Rolling Hills Golf and Tennis Club Plat, on November 26, 1973, which was recorded in Plat Book 81, Page 27 of the Public Records of Broward County.

On June 3, 1987, the Town of Davie adopted Ordinance No. 87-72 approving a Development Order (DO) for the Rolling Hills Development of Regional Impact (DRI), which was valid for five years. Subsequent amendments to Ordinance 87-72 occurred amending the DO's buildout date. In 1995, Town Council approved Ordinance 95-2 which extended the duration of the DO until March 15, 2001. On January 15, 2003, the Town Council approved a Section 380.032(3) Agreement regarding the Rolling Hills DRI allowing the development of 219 townhouses.

APPLICATION DETAILS

The applicant has requested the vacation of two (2) 12' drainage easements in association with the Rolling Hills Country Club. The applicant proposes replacing the vacated easements with eight (8) separate 15' drainage easements elsewhere on the property.

Applicable Codes and Ordinances

Section 12-310 of the Land Development Code, review for vacations or abandonments of right-of-way.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 5. Planning Area 5 is bound by Nova Drive on the north, University Drive on the east, and Nob Hill Road on the west. The southern limits are SW 36 Street, on the western portion. This planning area is comprised of residential uses developed at a density of three to 22 dwelling units per acre and commercial development, existing and proposed, along the University Drive and Orange Drive corridors. The Pine Island Ridge, classified as environmentally sensitive, has been preserved within this planning area.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 99.

Applicable Goals, Objectives & Policies: Policy 1-13: New development shall provide water storage capacity pursuant to the water management regulations and plans of the South Florida Water Management District and other applicable water management agency(s).

Staff Analysis

The 12' drainage easements were dedicated via plat prior to site plan approval. Some of the existing drainage pipes are not located within easements provided per the original plat. The proposed abandonment is necessary to relocate the easements in order to achieve consistency with the existing drainage infrastructure and provide legal easements for their maintenance. The proposed 15' drainage easements are outlined more clearly on the 'Drainage easements dedications legal descriptions and sketches' exhibits, attached to this report. Staff notes that the Central Broward Water Control District has no objections to the proposed abandonment. In conclusion, the requested vacations will not have an adverse affect on neighboring properties, nor create a conflict with the public interest.

Findings of Fact

Vacations or abandonments of right-of-way:
Section 12-310 (A)(1):

The following findings of fact apply to the vacation requested:

(a) It will adversely affect access to neighboring properties.
It will not adversely affect access to neighboring properties. The relocation of the drainage easements are internal to the residential site and will have no impact on the established road network.

(b) It will be in conflict with the public interest.
It will not be in conflict with the public interest. The proposed abandonment is necessary to relocate the easements in order to achieve consistency with the existing drainage infrastructure and provide legal easements for their maintenance.

Staff Recommendation

Recommendation: Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

Planning and Zoning Board Recommendation

At the April 9, 2003, Planning and Zoning Board meeting, Vice-Chair Bender made a motion, seconded by Ms. Lee, to approve. Motion carried 5-0.

Exhibits

1. Justification letter
2. Drainage easements to be vacated
3. Drainage easement dedications legal descriptions and sketches
4. Future Land Use map
5. Zoning and aerial map

Prepared by: _____ Reviewed by: _____

A.J. Hydro Engineering, Inc.
5932 NW 73rd Court
Parkland, Fl 33067
Phone (954) 344-7866
Fax (954) 344-7866
Mob (954) 234-0559

January 2, 2003

Town of Davie Planning Department
6591 Orange Drive
Davie, Florida 33314

Re: **The Villas of Rolling Hills** - Drainage Easement Vacation Justification
AJH #: 02-0010

Dear Town:

The owner of the property is requesting that the existing drainage easements on this property be vacated and replaced by the proposed drainage easements. This justification letter is attached to the easement vacation application that includes copies of the survey of the property, original plat, a sketch and legal description of the property to be vacated, and a sketch and legal description of the drainage easements that will be recorded to replace the existing drainage easements.

All of the existing storm sewers that convey runoff through this site have been identified and indicated on the engineering plans submitted to the Town of Davie planning and engineering departments, as well as the Central Broward Water Control District. It is the intent of this project to continue the existing drainage patterns and provide legal easements for their maintenance. Some of the existing drainage pipes are not currently in the easements provided per the original plat (in other words they are not in an easement). Most of the easements themselves do not have drainage pipes within them. In either case, the engineering plans indicate the current and proposed routing of the storm sewers and easements. The attached site plan indicates the location of the proposed easements as do the attached sketch and legal descriptions.

In some instances, the existing easements conflict with the proposed site plan. Due to the existing nature of the site, and the fact that there is a large lake in the middle of the site, it is necessary to relocate the easements and, if necessary, the existing storm sewers to conform to the site plan. The engineering plans indicate how the storm sewers are to be relocated to accommodate the proposed site plan.

This project will in no way affect the existing 60' Flow easement for the Central Broward Water Control District that bisects the property.

Thank you for your kind attention to this matter. Should you have any questions or comments, please do not hesitate to contact me at one of the above-referenced numbers.

Sincerely,

Howard Jablon, P.E.
License #: 47514

cc: file

HJ/hj

Exhibit 2 - Drainage easements to be vacated

SURVEYOR'S NOTES

1. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
2. MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
3. BLINOW & ROSSI, INC. RESERVES THE RIGHT TO UTILIZE ANY AND ALL INFORMATION OBTAINED IN THE PREPARATION OF THIS SKETCH OF LEGAL DESCRIPTION, INCLUDING THIS SKETCH, FOR ANY OTHER PURPOSES.
4. SOURCE OF INFORMATION USED IN THE PREPARATION OF THIS SURVEY ARE AS FOLLOWS:
   A) RECORD PLAT OF ROLLING HILLS GOLF AND TENNIS CLUB, PLAT BOOK 81, PAGE 27, BROWARD COUNTY PUBLIC RECORDS.
   B) BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MILLER LEGG & ASSOCIATES, PROJECT NO. 900405, DATED: 10/13/99.
5. THE BASIS OF THIS SKETCH IS A LEGAL DESCRIPTION PREPARED BY THIS OFFICE IN CONFORMANCE WITH INSTRUCTION PROVIDED BY THE CLIENT.
6. THIS DRAWING MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF BLINOW & ROSSI, INC.
7. THIS DRAWING IS NOT VALID UNLESS BEARING AN ORIGINAL SIGNATURE AND EMBOSSED LAND SURVEYOR'S SEAL.
8. CERTIFICATION HEREON IS FOR THE LATEST REVISION DATE.
9. THE BEARINGS SHOWN ON THIS MAP OF LAND SURVEY WERE BASED ON THE BOUNDARY & TOPOGRAPHIC SURVEY REFERENCED IN SURVEYOR'S NOTE 4.B), AND ARE RELATIVE TO THE WEST LINE OF SECTION 21-50-41, BEARING OF NORTH 02°15'00" WEST, AS SHOWN THEREON.
10. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
11. THIS DRAWING DOES NOT REPRESENT THE RESULTS OF A FIELD SURVEY. THIS DRAWING WAS PREPARED TO ILLUSTRATE THE ELEMENTS OF THE LEGAL DESCRIPTION.
12. SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ABOVE MENTIONED SKETCH OF LEGAL DESCRIPTION, AND THE LEGAL DESCRIPTION ON WHICH IT IS BASED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PREPARED UNDER MY DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT THIS SKETCH OF LEGAL DESCRIPTION MEETS THE APPLICABLE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS IN THE STATE OF FLORIDA (CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE) PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BLINOW & ROSSI, INC.

1-8-2003
DATE

NICHOLAS W. BLINOW, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5989

REVISIONS:	DATE:

TITLE: SKETCH OF DESCRIPTION – 12' DRAINAGE EASEMENT VACATION

PROJECT: PORTION OF PARCEL 'B', ROLLING HILLS GOLF AND TENNIS CLUB

Blinow & Rossi, Inc.
Land Surveying, Mapping and Consultant Services
10301 N.W. 50th Street, Suite 102
Sunrise, Florida 33351
Telephone No. (954) 749-4911

DRAWN BY: VALENTINE	SHEET NUMBER
APPROVED BY: N.W.B.	
DATE: 1/03/03	1 OF 3
SCALE:	
DRAWING NO.: 2002083A01C	

DESCRIPTION

A 12 FOOT DRAINAGE EASEMENT LYING OVER AND ACROSS A PORTION OF PARCEL 'B', ROLLING HILLS GOLF AND TENNIS CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 41 EAST; THENCE ALONG THE WEST LINE OF SAID SECTION, NORTH 02°15'00" WEST, 360.29 FEET; THENCE NORTH 87°45'00" EAST, 67.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02°15'43" WEST, 44.90 FEET; THENCE NORTH 86°48'34" EAST, 68.13 FEET; THENCE NORTH 75°11'28" EAST, 73.08 FEET; THENCE NORTH 69°21'53" EAST, 43.53 FEET; THENCE NORTH 14°48'32" WEST, 164.40 FEET; THENCE NORTH 05°44'12" WEST, 143.54 FEET; THENCE NORTH 85°16'52" WEST, 44.01 FEET; THENCE SOUTH 87°44'16" WEST, 81.63 FEET; THENCE SOUTH 89°50'02" WEST, 12.16 FEET TO THE WESTERLY LINE OF SAID PARCEL 'B'; THENCE ALONG SAID LINE, NORTH 02°14'04" WEST, 12.01 FEET; THENCE NORTH 89°50'02" EAST, 12.59 FEET; THENCE NORTH 87°44'16" EAST, 82.37 FEET; THENCE SOUTH 85°16'52' EAST, 42.96 FEET; THENCE NORTH 02°15'43" WEST, 176.50 FEET; THENCE NORTH 87°46'07" EAST, 12.00 FEET; THENCE SOUTH 02°15'43" EAST, 183.09 FEET; THENCE SOUTH 05°44'12" EAST, 141.25 FEET; THENCE NORTH 78°35'49" EAST, 273.22 FEET TO A POINT ON THE WEST LINE OF THAT 60 FOOT FLOW EASEMENT AS SHOWN ON SAID PLAT; THENCE ALONG SAID LINE, SOUTH 31°10'30" WEST, 16.30 FEET; THENCE SOUTH 78°35'49" WEST, 262.45 FEET; THENCE SOUTH 14°48'32" EAST, 168.39 FEET; THENCE SOUTH 69°21'53" WEST, 54.97 FEET; THENCE SOUTH 75°11'28" WEST, 74.92 FEET; THENCE SOUTH 86°48'34" WEST, 57.55 FEET; THENCE SOUTH 02°15'43" EAST, 33.10 FEET; THENCE SOUTH 87°44'17" WEST, 12.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 0.3083 ACRES, (13,431 SQUARE FEET), MORE OR LESS.

TOGETHER WITH:

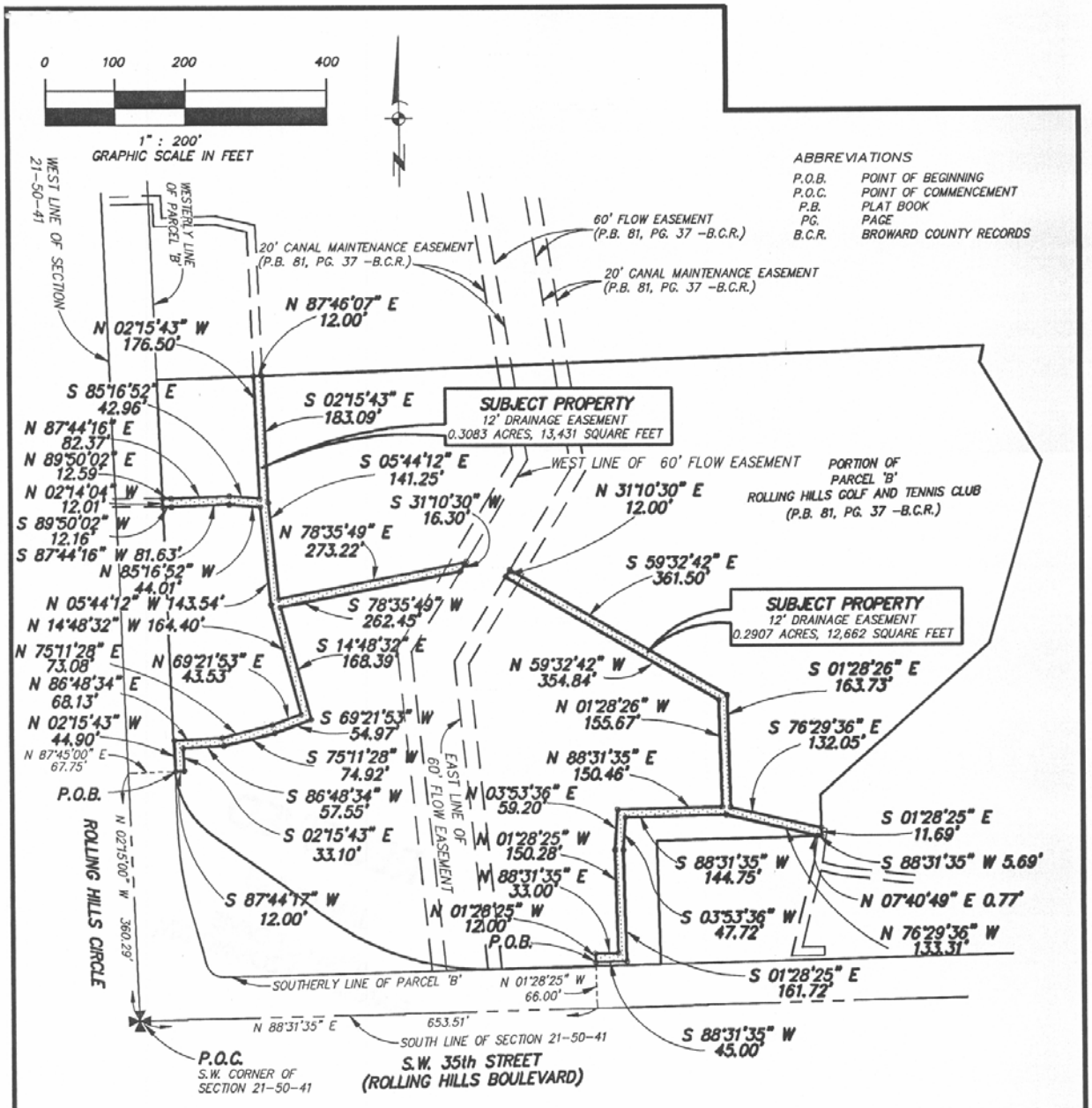
COMMENCE AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 41 EAST; THENCE ALONG THE SOUTH LINE OF SAID SECTION, NORTH 88°31'35" EAST, 653.51 FEET; THENCE NORTH 01°28'25" WEST, 66.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°28'25" WEST, 12.00 FEET; THENCE NORTH 88°31'35" EAST, 33.00 FEET; THENCE NORTH 01°28'25" WEST, 150.28 FEET; THENCE NORTH 03°53'36" EAST, 59.20 FEET; THENCE NORTH 88°31'35" EAST, 150.46 FEET; THENCE NORTH 01°28'26" WEST, 155.67 FEET; THENCE NORTH 59°32'42" WEST, 354.84 FEET TO A POINT ON THE EAST LINE OF THAT 60 FOOT FLOW EASEMENT AS SHOWN ON SAID PLAT; THENCE ALONG SAID LINE, NORTH 31°10'30" EAST, 12.00 FEET; THENCE SOUTH 59°32'42" EAST, 361.50 FEET; THENCE SOUTH 01°28'26" EAST, 163.73 FEET; THENCE SOUTH 76°29'36" EAST, 132.05 FEET; THENCE SOUTH 01°28'25" EAST, 11.69 FEET; THENCE SOUTH 88°31'35" WEST, 5.69 FEET; THENCE NORTH 07°40'49" EAST, 0.77 FEET; THENCE NORTH 76°29'36" WEST, 133.31 FEET; THENCE SOUTH 88°31'35" WEST, 144.75 FEET; THENCE SOUTH 03°53'36" WEST, 47.72 FEET; THENCE SOUTH 01°28'25" EAST, 161.72 FEET; THENCE SOUTH 88°31'35" WEST, 45.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 0.2907 ACRES, (12,662 SQUARE FEET), MORE OR LESS.

	REVISIONS:	DATE:
TITLE: SKETCH OF DESCRIPTION – 12' DRAINAGE EASEMENT VACATION		
PROJECT: PORTION OF PARCEL 'B', ROLLING HILLS GOLF AND TENNIS CLUB		

Blinow & Rossi, Inc.
Land Surveying, Mapping and Consultant Services
10301 N.W. 50th Street, Suite 102
Sunrise, Florida 33351
Telephone No. (954) 749–4911

DRAWN BY: VALENTINE	SHEET NUMBER
APPROVED BY: N.W.B.	
DATE: 1/03/03	2 OF 3
SCALE:	
DRAWING NO.: 2002083A01C	



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DRAWN BY: VALENTINE	SHEET NUMBER
APPROVED BY: N.W.B.	
DATE: 1/03/03	3 OF 3
SCALE: 1" : 200'	
DRAWING NO.: 2002083A01C	

Exhibit 3 – Drainage easement dedications legal descriptions and sketches

DESCRIPTION

A 15 FOOT DRAINAGE EASEMENT LYING OVER AND ACROSS A PORTION OF PARCEL 'B', ROLLING HILLS GOLF AND TENNIS CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 41 EAST; THENCE ALONG THE WEST LINE OF SAID SECTION, NORTH 02°15'00" WEST, 701.15 FEET; THENCE NORTH 87°45'00" EAST, 98.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02°13'53" WEST, 15.00 FEET; THENCE NORTH 87°46'07" EAST, 89.51 FEET; THENCE SOUTH 02°13'53" EAST, 15.00 FEET; THENCE SOUTH 87°46'07" WEST, 89.51 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 0.0308 ACRES, (1,343 SQUARE FEET), MORE OR LESS.

SURVEYOR'S NOTES

1. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
2. MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
3. BLINOW & ROSSI, INC. RESERVES THE RIGHT TO UTILIZE ANY AND ALL INFORMATION OBTAINED IN THE PREPARATION OF THIS SKETCH OF LEGAL DESCRIPTION, INCLUDING THIS SKETCH, FOR ANY OTHER PURPOSES.
4. SOURCES OF INFORMATION USED IN THE PREPARATION OF THIS SURVEY ARE AS FOLLOWS:
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   B) BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MILLER LEGG & ASSOCIATES, PROJECT NO. 900405, DATED: 10/13/99.
5. THE BASIS OF THIS SKETCH IS A LEGAL DESCRIPTION PREPARED BY THIS OFFICE IN CONFORMANCE WITH INSTRUCTION PROVIDED BY THE CLIENT.
6. THIS DRAWING MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF BLINOW & ROSSI, INC.
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8. CERTIFICATION HEREON IS FOR THE LATEST REVISION DATE.
9. THE BEARINGS SHOWN ON THIS MAP OF LAND SURVEY WERE BASED ON THE BOUNDARY & TOPOGRAPHIC SURVEY REFERENCED IN SURVEYOR'S NOTE 4.B), AND ARE RELATIVE TO THE WEST LINE OF SECTION 21–50–41, BEARING OF NORTH 02°15'00" WEST, AS SHOWN THEREON.
10. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
11. THIS DRAWING DOES NOT REPRESENT THE RESULTS OF A FIELD SURVEY. THIS DRAWING WAS PREPARED TO ILLUSTRATE THE ELEMENTS OF THE LEGAL DESCRIPTION.
12. SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ABOVE MENTIONED SKETCH OF LEGAL DESCRIPTION, AND THE LEGAL DESCRIPTION ON WHICH IT IS BASED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PREPARED UNDER MY DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT THIS SKETCH OF LEGAL DESCRIPTION MEETS THE APPLICABLE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS IN THE STATE OF FLORIDA (CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE) PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BLINOW & ROSSI, INC.

NICHOLAS W. BLINOW, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5989

1-9-2003
DATE

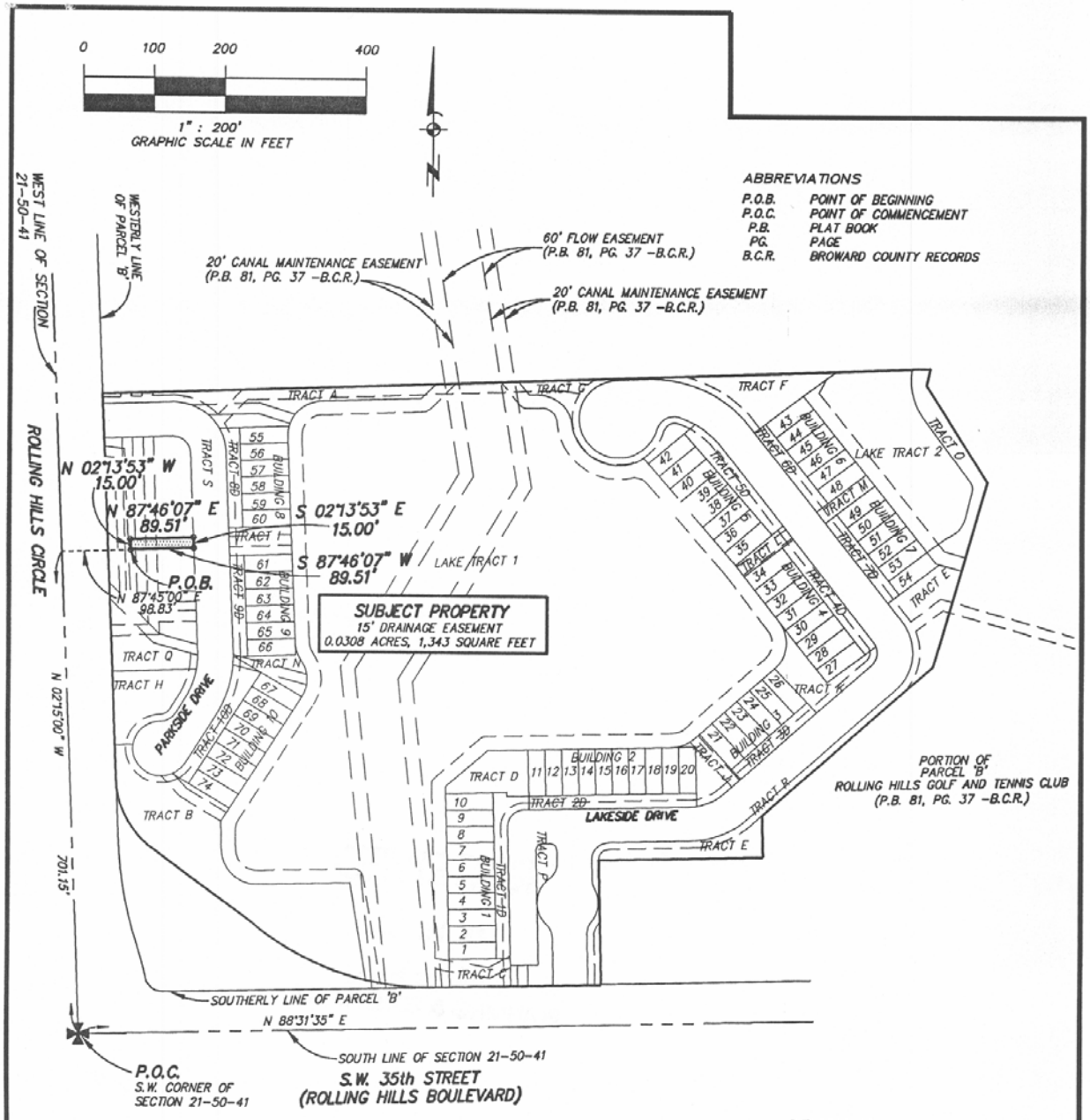
REVISIONS:	DATE:

TITLE: SKETCH OF DESCRIPTION – 15' DRAINAGE EASEMENT (PROPOSED)

PROJECT: PORTION OF PARCEL 'B', ROLLING HILLS GOLF AND TENNIS CLUB

Blinow & Rossi, Inc.
Land Surveying, Mapping and Consultant Services
10301 N.W. 50th Street, Suite 102
Sunrise, Florida 33351
Telephone No. (954) 749–4911

DRAWN BY: VALENTINE	SHEET NUMBER
APPROVED BY: N.W.B.	
DATE: 1/06/03	1 OF 2
SCALE: –	
DRAWING NO.: 2002083A08C	



REVISIONS:	DATE:

TITLE: SKETCH OF DESCRIPTION – 15' DRAINAGE EASEMENT (PROPOSED)

PROJECT: PORTION OF PARCEL 'B', ROLLING HILLS GOLF AND TENNIS CLUB

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DRAWN BY: VALENTINE	SHEET NUMBER
APPROVED BY: N.W.B.	
DATE: 1/06/03	2 OF 2
SCALE: 1" : 200'	
DRAWING NO.: 2002083A08C	

DESCRIPTION

A 15 FOOT DRAINAGE EASEMENT LYING OVER AND ACROSS A PORTION OF PARCEL 'B', ROLLING HILLS GOLF AND TENNIS CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 41 EAST; THENCE ALONG THE WEST LINE OF SAID SECTION, NORTH 02°15'00" WEST, 701.11 FEET; THENCE NORTH 87°45'00" EAST, 238.34 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02°13'53" WEST, 15.00 FEET; THENCE NORTH 87°46'07" EAST, 88.00 FEET; THENCE SOUTH 02°13'53" EAST, 15.00 FEET; THENCE SOUTH 87°46'07" WEST, 88.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 0.0303 ACRES, (1,320 SQUARE FEET), MORE OR LESS.

SURVEYOR'S NOTES

1. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
2. MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
3. BLINOW & ROSSI, INC. RESERVES THE RIGHT TO UTILIZE ANY AND ALL INFORMATION OBTAINED IN THE PREPARATION OF THIS SKETCH OF LEGAL DESCRIPTION, INCLUDING THIS SKETCH, FOR ANY OTHER PURPOSES.
4. SOURCES OF INFORMATION USED IN THE PREPARATION OF THIS SURVEY ARE AS FOLLOWS:
   A) RECORD PLAT OF ROLLING HILLS GOLF AND TENNIS CLUB, PLAT BOOK 81, PAGE 27, BROWARD COUNTY PUBLIC RECORDS.
   B) BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MILLER LEGG & ASSOCIATES, PROJECT NO. 900405, DATED: 10/13/99.
5. THE BASIS OF THIS SKETCH IS A LEGAL DESCRIPTION PREPARED BY THIS OFFICE IN CONFORMANCE WITH INSTRUCTION PROVIDED BY THE CLIENT.
6. THIS DRAWING MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF BLINOW & ROSSI, INC.
7. THIS DRAWING IS NOT VALID UNLESS BEARING AN ORIGINAL SIGNATURE AND EMBOSSED LAND SURVEYOR'S SEAL.
8. CERTIFICATION HEREON IS FOR THE LATEST REVISION DATE.
9. THE BEARINGS SHOWN ON THIS MAP OF LAND SURVEY WERE BASED ON THE BOUNDARY & TOPOGRAPHIC SURVEY REFERENCED IN SURVEYOR'S NOTE 4.B), AND ARE RELATIVE TO THE WEST LINE OF SECTION 21-50-41, BEARING OF NORTH 02°15'00" WEST, AS SHOWN THEREON.
10. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
11. THIS DRAWING DOES NOT REPRESENT THE RESULTS OF A FIELD SURVEY. THIS DRAWING WAS PREPARED TO ILLUSTRATE THE ELEMENTS OF THE LEGAL DESCRIPTION.
12. SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ABOVE MENTIONED SKETCH OF LEGAL DESCRIPTION, AND THE LEGAL DESCRIPTION ON WHICH IT IS BASED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PREPARED UNDER MY DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT THIS SKETCH OF LEGAL DESCRIPTION MEETS THE APPLICABLE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS IN THE STATE OF FLORIDA (CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE) PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BLINOW & ROSSI, INC.

NICHOLAS W. BLINOW, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5989

DATE 1-8-2003

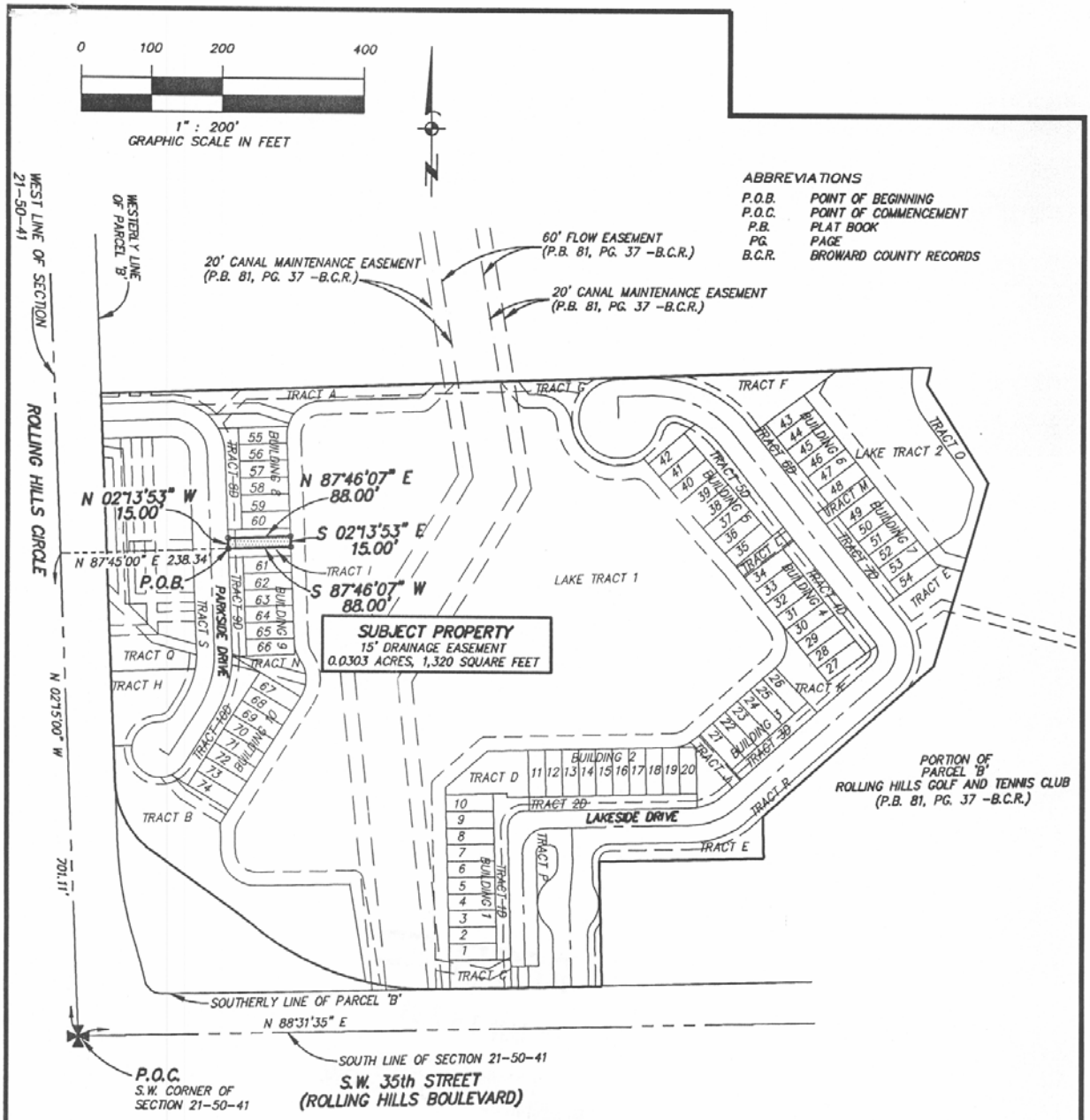
REVISIONS:	DATE:

TITLE: SKETCH OF DESCRIPTION – 15' DRAINAGE EASEMENT (PROPOSED)

PROJECT: PORTION OF PARCEL 'B', ROLLING HILLS GOLF AND TENNIS CLUB

Blinow & Rossi, Inc.
Land Surveying, Mapping and Consultant Services
10301 N.W. 50th Street, Suite 102
Sunrise, Florida 33351
Telephone No. (954) 749-4911

DRAWN BY: VALENTINE	SHEET NUMBER
APPROVED BY: N.W.B.	
DATE: 1/06/03	1 OF 2
SCALE: -	
DRAWING NO.: 2002083A09C	



REVISIONS:	DATE:

TITLE: SKETCH OF DESCRIPTION – 15' DRAINAGE EASEMENT (PROPOSED)

PROJECT: PORTION OF PARCEL 'B', ROLLING HILLS GOLF AND TENNIS CLUB

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Telephone No. (954) 749-4911

DRAWN BY: VALENTINE	SHEET NUMBER
APPROVED BY: N.W.B.	
DATE: 1/06/03	2 OF 2
SCALE: 1" : 200'	
DRAWING NO.: 2002083A09C	

DESCRIPTION

A 15 FOOT DRAINAGE EASEMENT LYING OVER AND ACROSS A PORTION OF PARCEL 'B', ROLLING HILLS GOLF AND TENNIS CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 41 EAST; THENCE ALONG THE SOUTH LINE OF SAID SECTION, NORTH 88°31'35" EAST, 939.98 FEET; THENCE NORTH 01°28'25" WEST, 342.91 FEET TO THE POINT OF BEGINNING; THENCE NORTH 42°29'36" WEST, 88.83 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 32°00'43" EAST); THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 10°28'54", AN ARC DISTANCE OF 9.15 FEET; THENCE TANGENT TO SAID CURVE, NORTH 47°30'24" EAST, 5.90 FEET; THENCE SOUTH 42°29'36" EAST, 88.00 FEET; THENCE SOUTH 47°30'24" WEST, 15.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 0.0304 ACRES, (1,323 SQUARE FEET), MORE OR LESS.

SURVEYOR'S NOTES

1. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
2. MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
3. BLINOW & ROSSI, INC. RESERVES THE RIGHT TO UTILIZE ANY AND ALL INFORMATION OBTAINED IN THE PREPARATION OF THIS SKETCH OF LEGAL DESCRIPTION, INCLUDING THIS SKETCH, FOR ANY OTHER PURPOSES.
4. SOURCES OF INFORMATION USED IN THE PREPARATION OF THIS SURVEY ARE AS FOLLOWS:
   A) RECORD PLAT OF ROLLING HILLS GOLF AND TENNIS CLUB, PLAT BOOK 81, PAGE 27, BROWARD COUNTY PUBLIC RECORDS.
   B) BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MILLER LEGG & ASSOCIATES, PROJECT NO. 900405, DATED: 10/13/99.
5. THE BASIS OF THIS SKETCH IS A LEGAL DESCRIPTION PREPARED BY THIS OFFICE IN CONFORMANCE WITH INSTRUCTION PROVIDED BY THE CLIENT.
6. THIS DRAWING MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF BLINOW & ROSSI, INC.
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8. CERTIFICATION HEREON IS FOR THE LATEST REVISION DATE.
9. THE BEARINGS SHOWN ON THIS MAP OF LAND SURVEY WERE BASED ON THE BOUNDARY & TOPOGRAPHIC SURVEY REFERENCED IN SURVEYOR'S NOTE 4.B), AND ARE RELATIVE TO THE WEST LINE OF SECTION 21-50-41, BEARING OF NORTH 02°15'00" WEST, AS SHOWN THEREON.
10. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
11. THIS DRAWING DOES NOT REPRESENT THE RESULTS OF A FIELD SURVEY. THIS DRAWING WAS PREPARED TO ILLUSTRATE THE ELEMENTS OF THE LEGAL DESCRIPTION.
12. SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ABOVE MENTIONED SKETCH OF LEGAL DESCRIPTION, AND THE LEGAL DESCRIPTION ON WHICH IT IS BASED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PREPARED UNDER MY DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT THIS SKETCH OF LEGAL DESCRIPTION MEETS THE APPLICABLE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS IN THE STATE OF FLORIDA (CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE) PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BLINOW & ROSSI, INC.

NICHOLAS W. BLINOW, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5989

1-9-2003
DATE

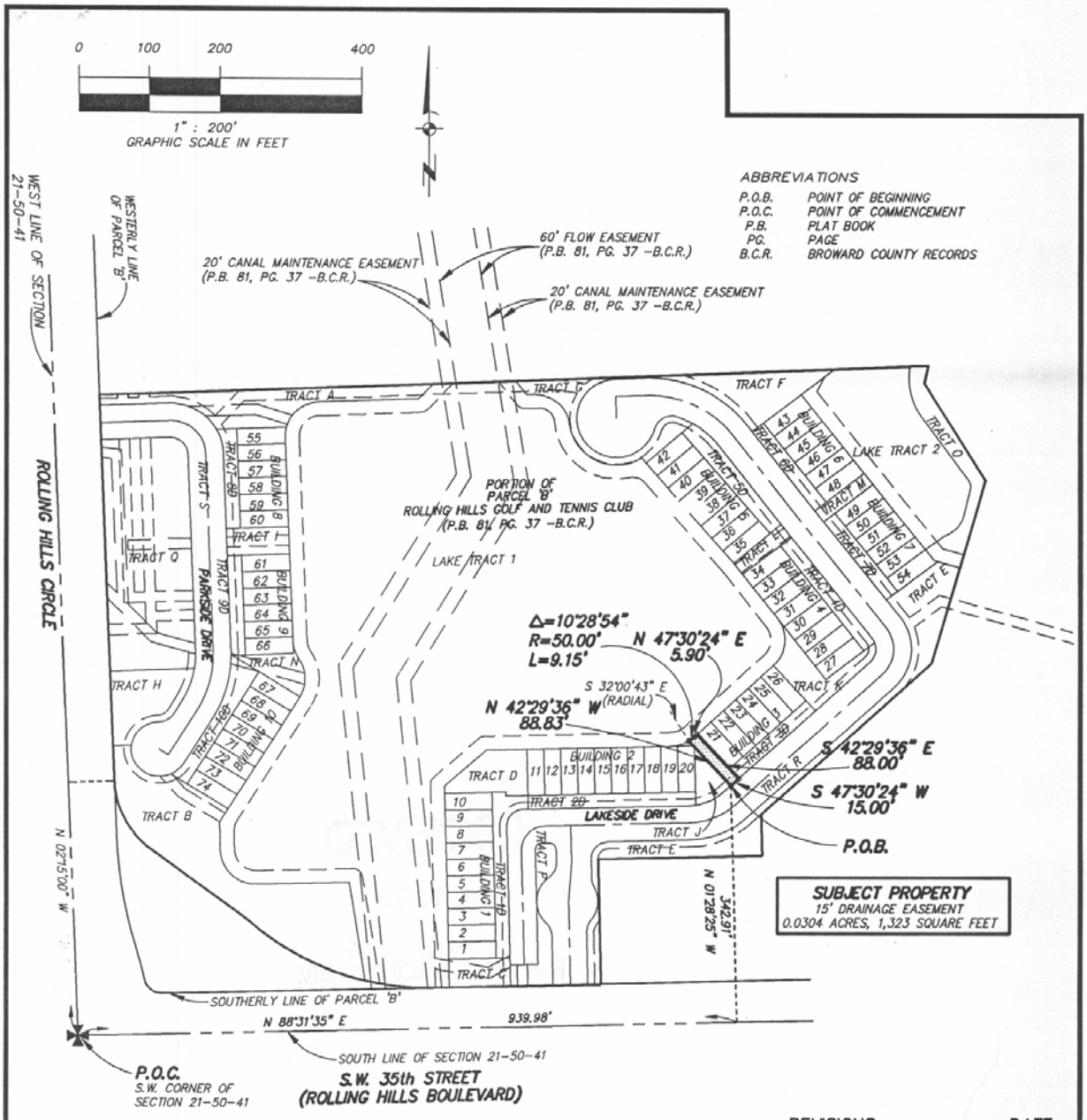
REVISIONS:	DATE:

TITLE: SKETCH OF DESCRIPTION – 15' DRAINAGE EASEMENT (PROPOSED)

PROJECT: PORTION OF PARCEL 'B', ROLLING HILLS GOLF AND TENNIS CLUB

Blinow & Rossi, Inc.
Land Surveying, Mapping and Consultant Services
10301 N.W. 50th Street, Suite 102
Sunrise, Florida 33351
Telephone No. (954) 749-4911

DRAWN BY: VALENTINE	SHEET NUMBER
APPROVED BY: N.W.B.	
DATE: 1/06/03	1 OF 2
SCALE: –	
DRAWING NO.: 2002083A03C	



REVISIONS:	DATE:

TITLE: SKETCH OF DESCRIPTION – 15' DRAINAGE EASEMENT (PROPOSED)

PROJECT: PORTION OF PARCEL 'B', ROLLING HILLS GOLF AND TENNIS CLUB

Blinow & Rossi, Inc.
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Sunrise, Florida 33351
Telephone No. (954) 749-4911

DRAWN BY: VALENTINE	SHEET NUMBER
APPROVED BY: N.W.B.	
DATE: 1/06/03	2 OF 2
SCALE: 1" : 200'	
DRAWING NO.: 2002083A03C	

DESCRIPTION

A 15 FOOT DRAINAGE EASEMENT LYING OVER AND ACROSS A PORTION OF PARCEL 'B', ROLLING HILLS GOLF AND TENNIS CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 41 EAST; THENCE ALONG THE WEST LINE OF SAID SECTION, NORTH 02°15'00" WEST, 632.69 FEET; THENCE NORTH 87°45'00" EAST, 66.31 FEET TO THE POINT OF BEGINNING ON THE WEST LINE OF SAID PARCEL 'B'; THENCE ALONG SAID LINE, NORTH 02°14'04" WEST, 22.26 FEET; THENCE SOUTH 44°35'28" EAST, 21.67 FEET; THENCE NORTH 02°35'36" WEST, 195.72 FEET; THENCE NORTH 84°34'28" WEST, 13.50 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF PARCEL 'B'; THENCE ALONG SAID LINE, NORTH 02°14'04" WEST, 15.14 FEET; THENCE SOUTH 84°34'28" EAST, 28.55 FEET; THENCE SOUTH 02°35'36" EAST, 225.42 FEET; THENCE SOUTH 44°35'28" EAST, 56.80 FEET; THENCE SOUTH 74°36'03" EAST, 56.70 FEET; THENCE SOUTH 02°13'53" EAST, 11.61 FEET TO A POINT ON THE ARC OF A TANGENT CURVE; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 01°53'01", AN ARC DISTANCE OF 4.11 FEET; THENCE NORTH 74°36'03" WEST, 65.41 FEET; THENCE NORTH 44°35'28" WEST, 88.46 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 0.1334 ACRES, (5,810 SQUARE FEET), MORE OR LESS.

SURVEYOR'S NOTES

1. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
2. MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
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   B) BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MILLER LEGG & ASSOCIATES, PROJECT NO. 900405, DATED: 10/13/99.
5. THE BASIS OF THIS SKETCH IS A LEGAL DESCRIPTION PREPARED BY THIS OFFICE IN CONFORMANCE WITH INSTRUCTION PROVIDED BY THE CLIENT.
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10. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
11. THIS DRAWING DOES NOT REPRESENT THE RESULTS OF A FIELD SURVEY. THIS DRAWING WAS PREPARED TO ILLUSTRATE THE ELEMENTS OF THE LEGAL DESCRIPTION.
12. SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ABOVE MENTIONED SKETCH OF LEGAL DESCRIPTION, AND THE LEGAL DESCRIPTION ON WHICH IT IS BASED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PREPARED UNDER MY DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT THIS SKETCH OF LEGAL DESCRIPTION MEETS THE APPLICABLE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS IN THE STATE OF FLORIDA (CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE) PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BLINOW & ROSSI, INC.

NICHOLAS W. BLINOW, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5989

1-8-2003
DATE

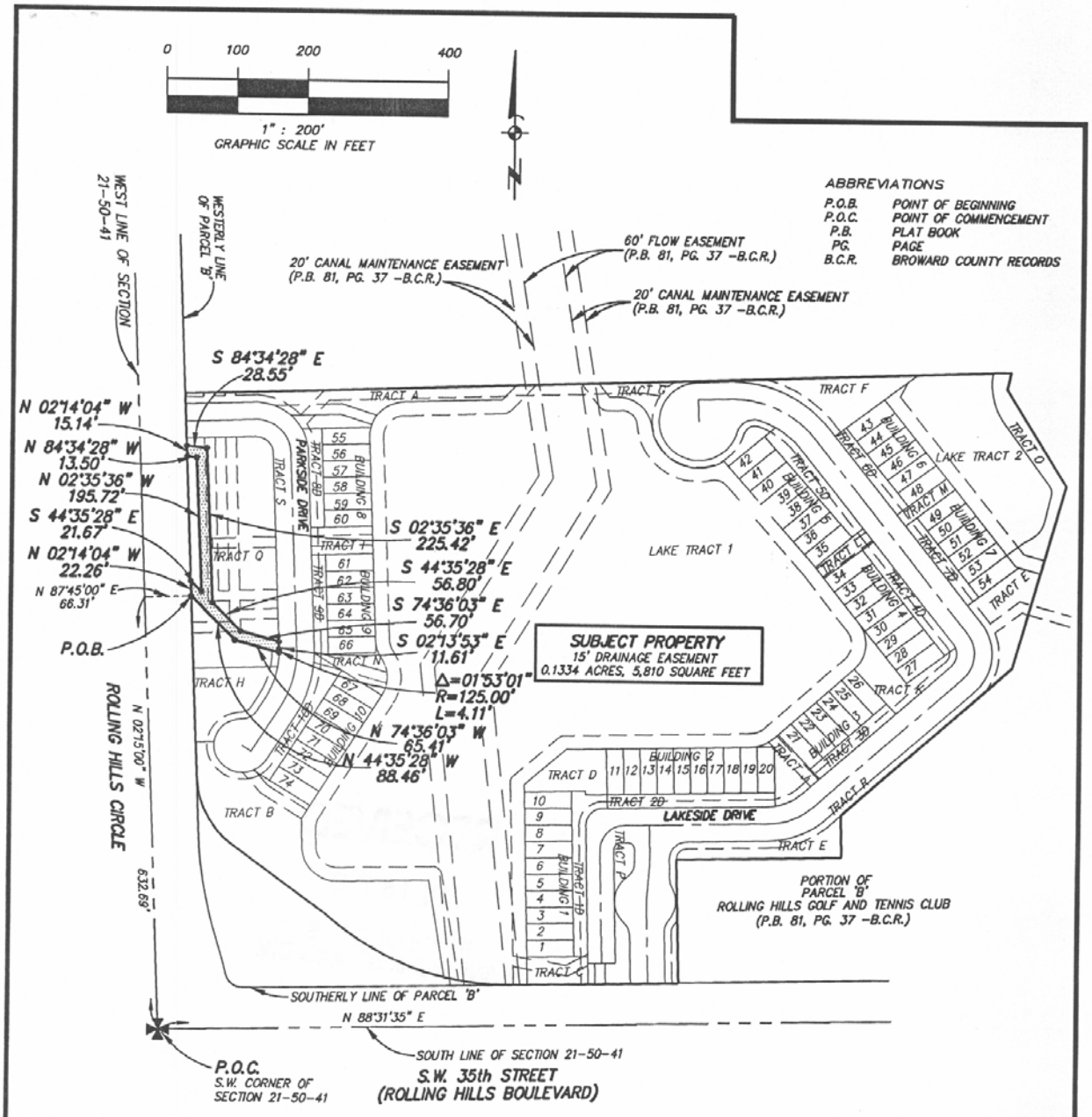
REVISIONS:	DATE:

TITLE: SKETCH OF DESCRIPTION – 15' DRAINAGE EASEMENT (PROPOSED)

PROJECT: PORTION OF PARCEL 'B', ROLLING HILLS GOLF AND TENNIS CLUB

Blinow & Rossi, Inc.
Land Surveying, Mapping and Consultant Services
10301 N.W. 50th Street, Suite 102
Sunrise, Florida 33351
Telephone No. (954) 749-4911

DRAWN BY: VALENTINE	SHEET NUMBER
APPROVED BY: N.W.B.	
DATE: 1/06/03	
SCALE: –	1 OF 2
DRAWING NO.: 2002083A07C	



REVISIONS:	DATE:

TITLE: SKETCH OF DESCRIPTION – 15' DRAINAGE EASEMENT (PROPOSED)

PROJECT: PORTION OF PARCEL 'B', ROLLING HILLS GOLF AND TENNIS CLUB

Blinow & Rossi, Inc.
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10301 N.W. 50th Street, Suite 102
Sunrise, Florida 33351
Telephone No. (954) 749-4911

DRAWN BY: VALENTINE	SHEET NUMBER
APPROVED BY: N.W.B.	
DATE: 1/06/03	
SCALE: 1" : 200'	2 OF 2
DRAWING NO.: 2002083A07C	

DESCRIPTION

A 15 FOOT DRAINAGE EASEMENT LYING OVER AND ACROSS A PORTION OF PARCEL 'B', ROLLING HILLS GOLF AND TENNIS CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 41 EAST; THENCE ALONG THE WEST LINE OF SAID SECTION, NORTH 02°15'00" WEST, 907.79 FEET; THENCE NORTH 87°45'00" EAST, 191.60 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°46'07" EAST, 96.15 FEET; THENCE SOUTH 72°39'53" EAST, 53.08 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 52°51'04" WEST); THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 17°34'51", AN ARC DISTANCE OF 15.34 FEET; THENCE NORTH 72°39'53" WEST, 47.57 FEET; THENCE SOUTH 87°46'07" WEST, 70.23 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 41°09'39" EAST); THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 21°18'48", AN ARC DISTANCE OF 27.90 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 0.0453 ACRES, (1,973 SQUARE FEET), MORE OR LESS.

SURVEYOR'S NOTES

1. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
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SURVEYOR'S CERTIFICATION

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BLINOW & ROSSI, INC.

1-8-2003
DATE

NICHOLAS W. BLINOW, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5989

REVISIONS:	DATE:

TITLE: SKETCH OF DESCRIPTION – 15' DRAINAGE EASEMENT (PROPOSED)

PROJECT: PORTION OF PARCEL 'B', ROLLING HILLS GOLF AND TENNIS CLUB

Blinow & Rossi, Inc.
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Telephone No. (954) 749-4911

DRAWN BY: VALENTINE	SHEET NUMBER
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DATE: 1/06/03	1 OF 2
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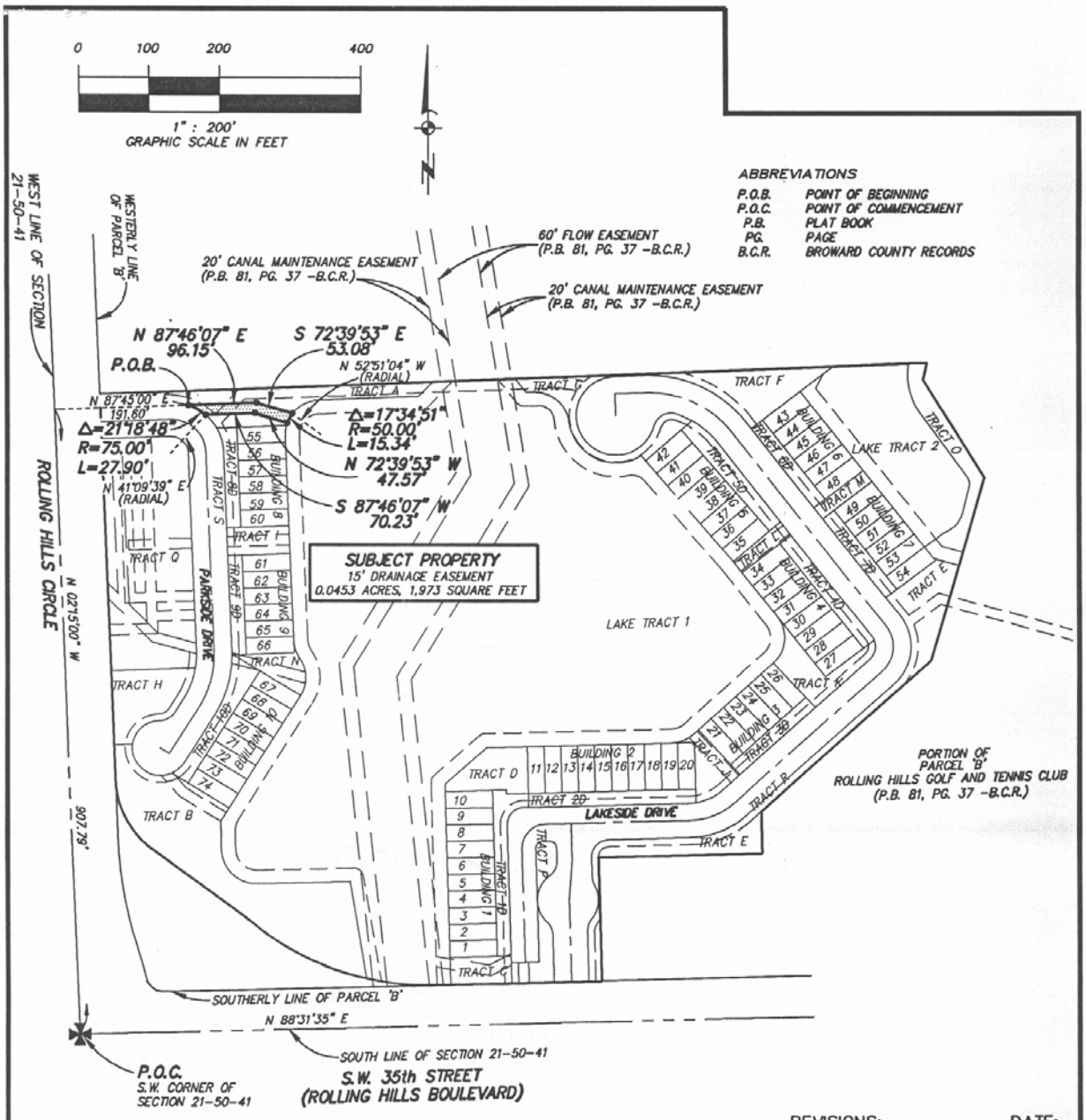

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PROJECT: PORTION OF PARCEL 'B', ROLLING HILLS GOLF AND TENNIS CLUB

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DRAWN BY: VALENTINE	SHEET NUMBER
APPROVED BY: N.W.B.	
DATE: 1/06/03	2 OF 2
SCALE: 1" : 200'	
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DESCRIPTION

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COMMENCE AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 41 EAST; THENCE ALONG THE SOUTH LINE OF SAID SECTION, NORTH 88°31'35" EAST, 962.28 FEET; THENCE NORTH 01°28'25" WEST, 650.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH 37°45'24" WEST, 15.00 FEET; THENCE NORTH 52°14'36" EAST, 88.00 FEET; THENCE SOUTH 37°45'24" EAST, 15.00 FEET; THENCE SOUTH 52°14'36" WEST, 88.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 0.0303 ACRES, (1,320 SQUARE FEET), MORE OR LESS.

SURVEYOR'S NOTES

1. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
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10. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
11. THIS DRAWING DOES NOT REPRESENT THE RESULTS OF A FIELD SURVEY. THIS DRAWING WAS PREPARED TO ILLUSTRATE THE ELEMENTS OF THE LEGAL DESCRIPTION.
12. SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ABOVE MENTIONED SKETCH OF LEGAL DESCRIPTION, AND THE LEGAL DESCRIPTION ON WHICH IT IS BASED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PREPARED UNDER MY DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT THIS SKETCH OF LEGAL DESCRIPTION MEETS THE APPLICABLE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS IN THE STATE OF FLORIDA (CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE) PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BLINOW & ROSSI, INC.

1-9-2003
DATE

NICHOLAS W. BLINOW, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5989

REVISIONS:	DATE:

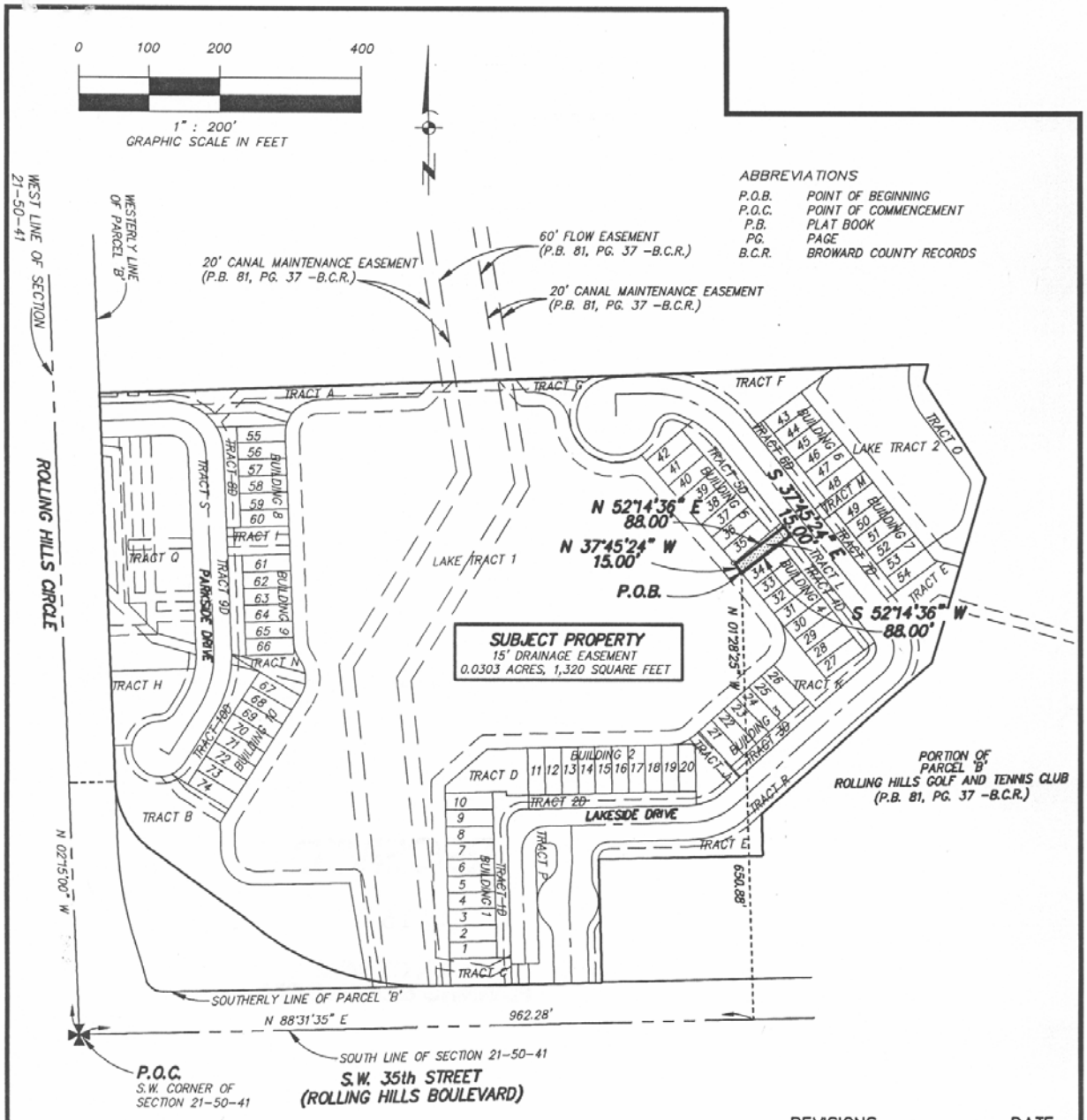
TITLE: SKETCH OF DESCRIPTION – 15' DRAINAGE EASEMENT (PROPOSED)

PROJECT: PORTION OF PARCEL 'B', ROLLING HILLS GOLF AND TENNIS CLUB

Blinow & Rossi, Inc.
Land Surveying, Mapping and Consultant Services
10301 N.W. 50th Street, Suite 102
Sunrise, Florida 33351
Telephone No. (954) 749-4911

DRAWN BY: VALENTINE
APPROVED BY: N.W.B.
DATE: 1/06/03
SCALE: –
DRAWING NO.: 2002083A02C

SHEET NUMBER
1 OF 2



REVISIONS:	DATE:

TITLE: SKETCH OF DESCRIPTION – 15' DRAINAGE EASEMENT (PROPOSED)

PROJECT: PORTION OF PARCEL 'B', ROLLING HILLS GOLF AND TENNIS CLUB

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Sunrise, Florida 33351
Telephone No. (954) 749-4911

DRAWN BY: VALENTINE	SHEET NUMBER
APPROVED BY: N.W.B.	
DATE: 1/06/03	2 OF 2
SCALE: 1" : 200'	
DRAWING NO.: 2002083A02C	

DESCRIPTION

A 15 FOOT DRAINAGE EASEMENT LYING OVER AND ACROSS A PORTION OF PARCEL 'B', ROLLING HILLS GOLF AND TENNIS CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 41 EAST; THENCE ALONG THE WEST LINE OF SAID SECTION, NORTH 02°15'00" WEST, 371.53 FEET; THENCE NORTH 87°45'00" EAST, 131.00 FEET TO THE POINT OF BEGINNING ON THE ARC OF A NON-TANGENT CURVE, (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 01°12'35" EAST); THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE NORTH, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 24°23'28", AN ARC DISTANCE OF 17.03 FEET; THENCE SOUTH 40°50'03" EAST, 28.31 FEET; THENCE SOUTH 58°18'39" EAST, 67.34 FEET; THENCE SOUTH 31°41'21" WEST, 15.00 FEET; THENCE NORTH 58°18'39" WEST, 69.65 FEET; THENCE NORTH 40°50'03" WEST, 38.40 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 0.0348 ACRES, (1,518 SQUARE FEET), MORE OR LESS.

SURVEYOR'S NOTES

1. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
2. MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
3. BLINOW & ROSSI, INC. RESERVES THE RIGHT TO UTILIZE ANY AND ALL INFORMATION OBTAINED IN THE PREPARATION OF THIS SKETCH OF LEGAL DESCRIPTION, INCLUDING THIS SKETCH, FOR ANY OTHER PURPOSES.
4. SOURCES OF INFORMATION USED IN THE PREPARATION OF THIS SURVEY ARE AS FOLLOWS:
   A) RECORD PLAT OF ROLLING HILLS GOLF AND TENNIS CLUB, PLAT BOOK 81, PAGE 27, BROWARD COUNTY PUBLIC RECORDS.
   B) BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MILLER LEGG & ASSOCIATES, PROJECT NO. 900405, DATED: 10/13/99.
5. THE BASIS OF THIS SKETCH IS A LEGAL DESCRIPTION PREPARED BY THIS OFFICE IN CONFORMANCE WITH INSTRUCTION PROVIDED BY THE CLIENT.
6. THIS DRAWING MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF BLINOW & ROSSI, INC.
7. THIS DRAWING IS NOT VALID UNLESS BEARING AN ORIGINAL SIGNATURE AND EMBOSSED LAND SURVEYOR'S SEAL.
8. CERTIFICATION HEREON IS FOR THE LATEST REVISION DATE.
9. THE BEARINGS SHOWN ON THIS MAP OF LAND SURVEY WERE BASED ON THE BOUNDARY & TOPOGRAPHIC SURVEY REFERENCED IN SURVEYOR'S NOTE 4.B), AND ARE RELATIVE TO THE WEST LINE OF SECTION 21-50-41, BEARING OF NORTH 02°15'00" WEST, AS SHOWN THEREON.
10. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
11. THIS DRAWING DOES NOT REPRESENT THE RESULTS OF A FIELD SURVEY. THIS DRAWING WAS PREPARED TO ILLUSTRATE THE ELEMENTS OF THE LEGAL DESCRIPTION.
12. SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ABOVE MENTIONED SKETCH OF LEGAL DESCRIPTION, AND THE LEGAL DESCRIPTION ON WHICH IT IS BASED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS PREPARED UNDER MY DIRECTION AND SUPERVISION. I FURTHER CERTIFY THAT THIS SKETCH OF LEGAL DESCRIPTION MEETS THE APPLICABLE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS IN THE STATE OF FLORIDA (CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE) PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BLINOW & ROSSI, INC.

NICHOLAS W. BLINOW, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5989

1-8-2003
DATE

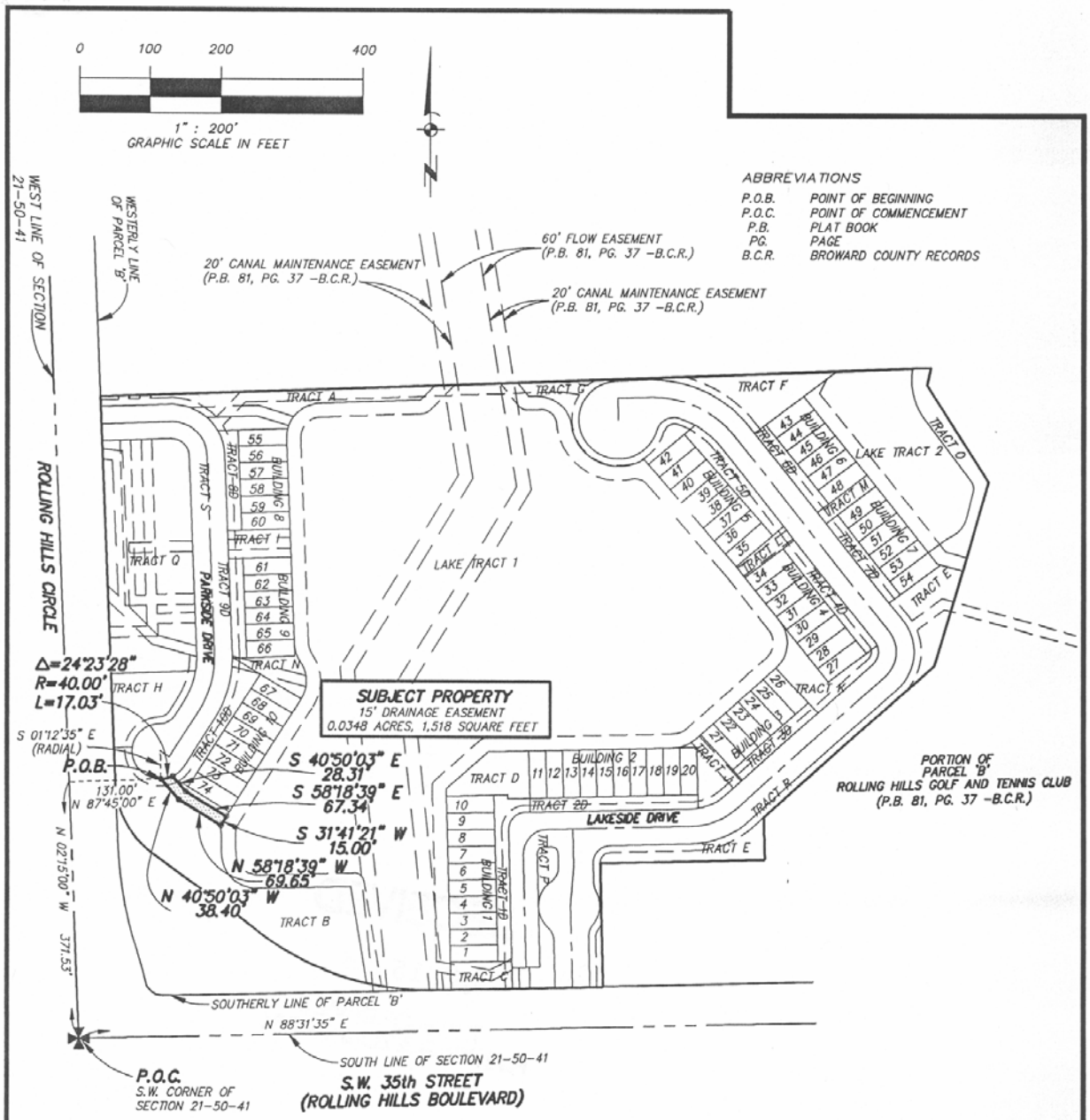
REVISIONS:	DATE:

TITLE: SKETCH OF DESCRIPTION – 15' DRAINAGE EASEMENT (PROPOSED)

PROJECT: PORTION OF PARCEL 'B', ROLLING HILLS GOLF AND TENNIS CLUB

Blinow & Rossi, Inc.
Land Surveying, Mapping and Consultant Services
10301 N.W. 50th Street, Suite 102
Sunrise, Florida 33351
Telephone No. (954) 749-4911

DRAWN BY: VALENTINE	SHEET NUMBER
APPROVED BY: N.W.B.	
DATE: 1/06/03	1 OF 2
SCALE: –	
DRAWING NO.: 2002083A05C	



REVISIONS:	DATE:

TITLE: SKETCH OF DESCRIPTION – 15' DRAINAGE EASEMENT (PROPOSED)

PROJECT: PORTION OF PARCEL 'B', ROLLING HILLS GOLF AND TENNIS CLUB

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10301 N.W. 50th Street, Suite 102
Sunrise, Florida 33351
Telephone No. (954) 749-4911

DRAWN BY: VALENTINE	SHEET NUMBER
APPROVED BY: N.W.B.	
DATE: 1/06/03	2 OF 2
SCALE: 1" : 200'	
DRAWING NO.: 2002083A05C	

DESCRIPTION

A 15 FOOT DRAINAGE EASEMENT LYING OVER AND ACROSS A PORTION OF PARCEL 'B', ROLLING HILLS GOLF AND TENNIS CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 41 EAST; THENCE ALONG THE WEST LINE OF SAID SECTION, NORTH 02°15'00" WEST, 531.90 FEET; THENCE NORTH 87°45'00" EAST, 237.18 FEET TO THE POINT OF BEGINNING ON THE ARC OF A NON-TANGENT CURVE, (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 85°46'41" EAST); THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 05°03'23", AN ARC DISTANCE OF 15.44 FEET; THENCE SOUTH 74°36'03" EAST, 107.80 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, (A RADIAL LINE THROUGH SAID POINT BEARS NORTH 81°12'04" EAST); THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 17°53'14", AN ARC DISTANCE OF 15.61 FEET; THENCE NORTH 74°36'03" WEST, 108.23 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 0.0373 ACRES, (1,625 SQUARE FEET), MORE OR LESS.

SURVEYOR'S NOTES

1. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY.
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3. BLINOW & ROSSI, INC. RESERVES THE RIGHT TO UTILIZE ANY AND ALL INFORMATION OBTAINED IN THE PREPARATION OF THIS SKETCH OF LEGAL DESCRIPTION, INCLUDING THIS SKETCH, FOR ANY OTHER PURPOSES.
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BLINOW & ROSSI, INC.

1-8-2003

NICHOLAS W. BLINOW, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5989

DATE

REVISIONS:	DATE:

TITLE: SKETCH OF DESCRIPTION – 15' DRAINAGE EASEMENT (PROPOSED)

PROJECT: PORTION OF PARCEL 'B', ROLLING HILLS GOLF AND TENNIS CLUB

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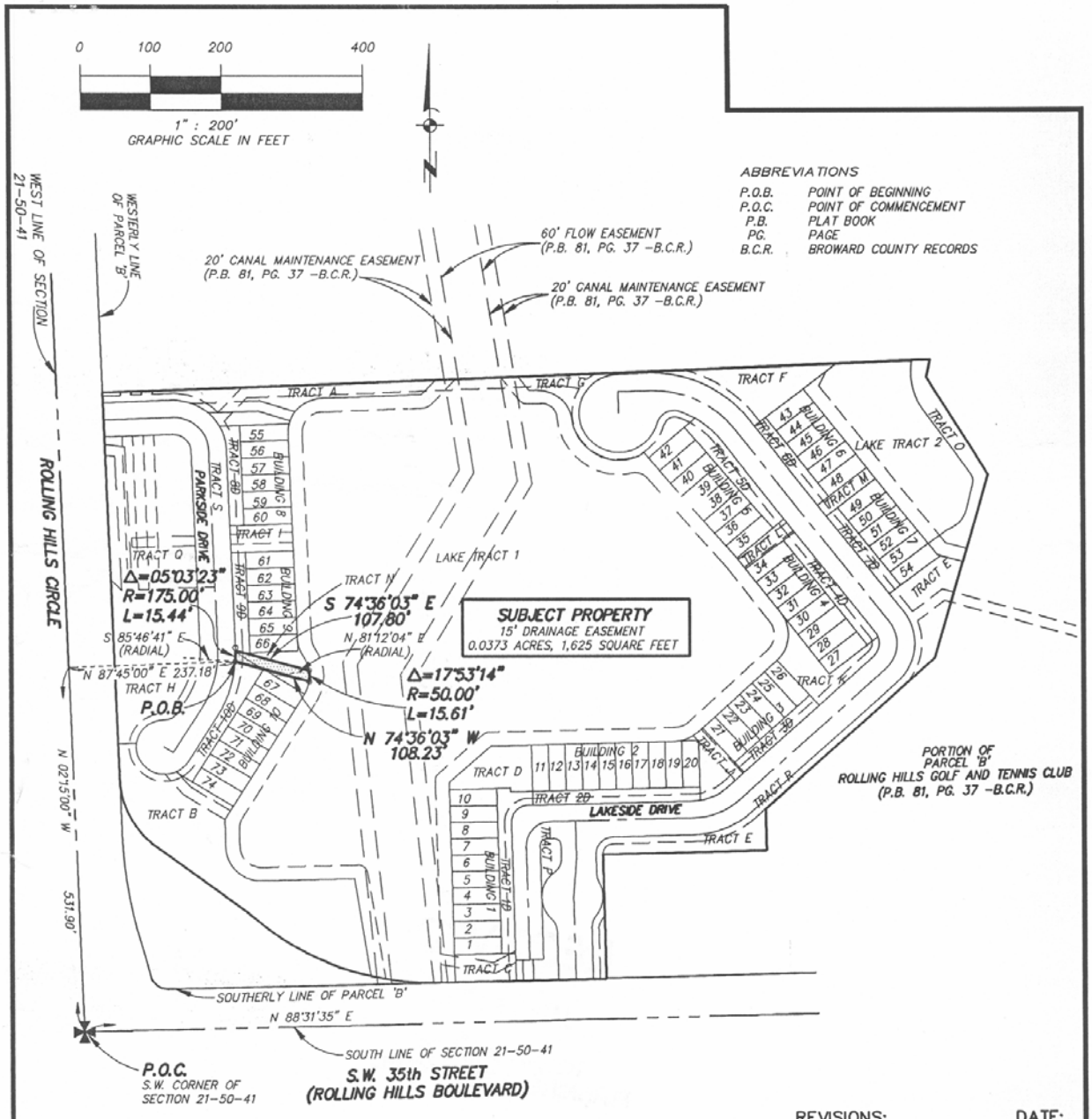
DRAWN BY: VALENTINE	SHEET NUMBER
APPROVED BY: N.W.B.	
DATE: 1/06/03	
SCALE: –	1 OF 2
DRAWING NO.: 2002083A06C	



REVISIONS:	DATE:

TITLE: SKETCH OF DESCRIPTION – 15' DRAINAGE EASEMENT (PROPOSED)

PROJECT: PORTION OF PARCEL 'B', ROLLING HILLS GOLF AND TENNIS CLUB

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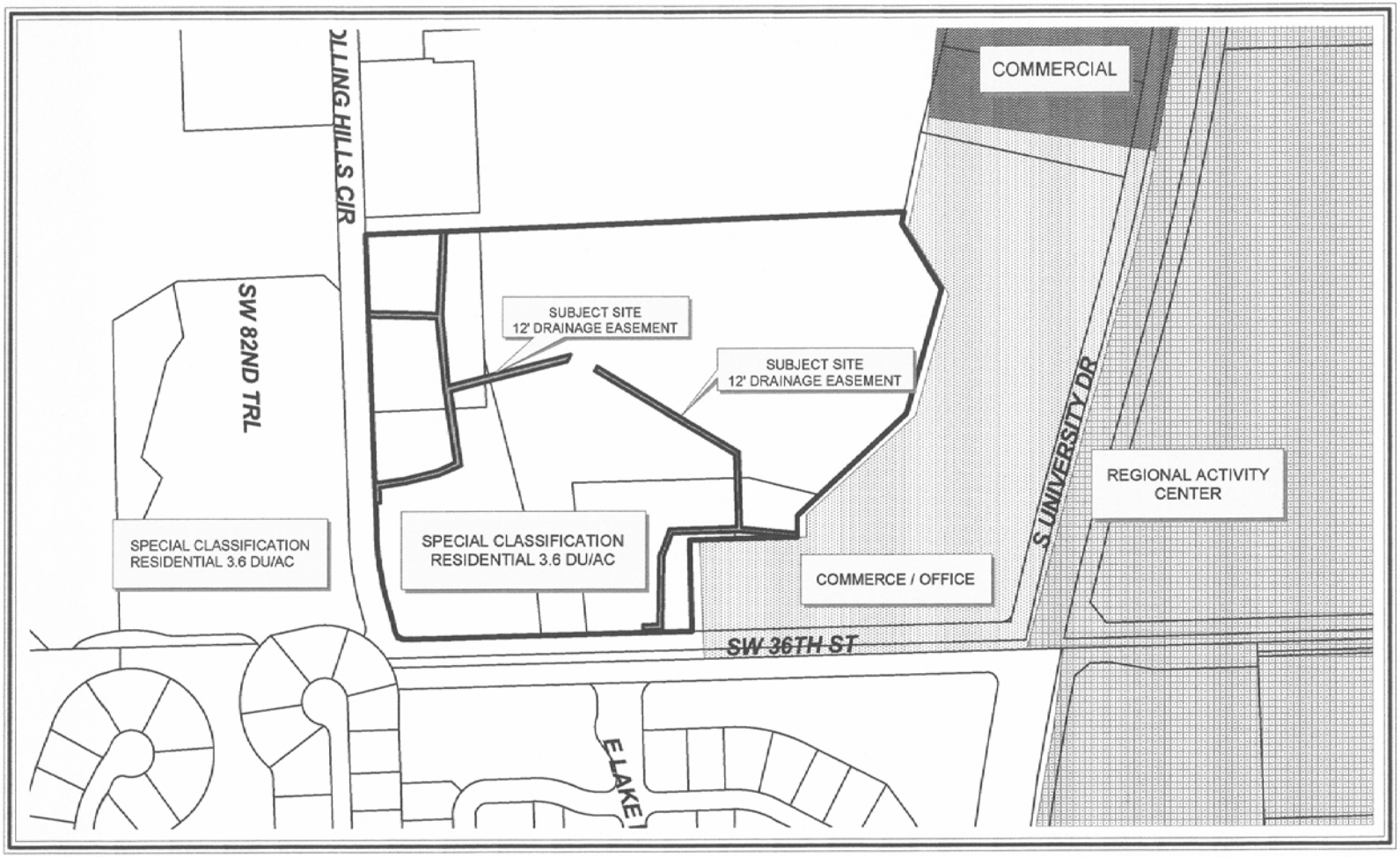
DRAWN BY: VALENTINE	SHEET NUMBER
APPROVED BY: N.W.B.	
DATE: 1/06/03	2 OF 2
SCALE: 1" : 200'	
DRAWING NO.: 2002083A06C	



N

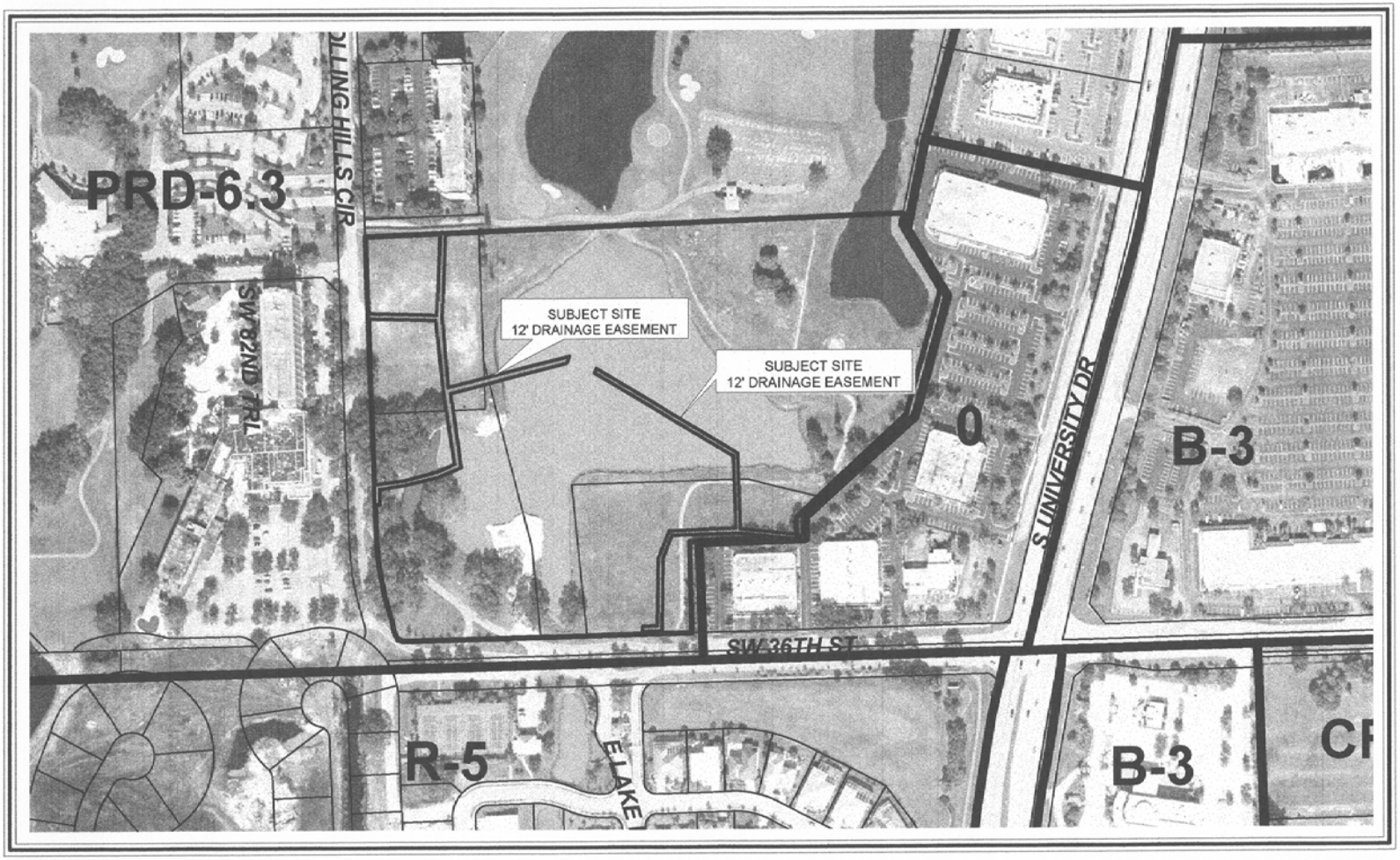
300 0 300 Feet

Planning & Zoning Division - GIS

TOWN OF DAVIE FLORIDA

VACATION OF RIGHT OF WAY
VA 1-2-03
Future Land Use Map

Date Prepared: 2/28/03
Prepared By: ILD



Date Flown:
12/31/00

N

300 0 300 600 Feet

Planning & Zoning Division - GIS

TOWN OF DAVIE FLORIDA

VACATION OF RIGHT OF WAY
VA 1-2-03
Zoning and Aerial Map

Date Prepared: 2/28/03
Prepared By: ILD