TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/(954) 797-1101
Prepared by: Bradley Swing, AICP, Planner II

SUBJECT: Ordinance 1st Reading/Quasi-judicial
VA 1-1-03 BG Pine Island Corp & 77 Acre Trust/8501 Orange Drive/Generally located at the northwest corner of Pine Island Road and Orange Drive.

AFFECTED DISTRICT: District 3

TITLE OF AGENDA ITEM: AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING PETITION VA 1-1-03, VACATING A DRAINAGE EASEMENT, TWO 15 FOOT UTILITY EASEMENTS AND TWO 12 FOOT RIGHTS-OF-WAY WITHIN THE PINE ISLAND COMMERCIAL PLAT (167-50); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

REPORT IN BRIEF: The applicant has requested the vacation of one drainage easement, two 15 foot utility easements and two 12 foot rights-of-way in association with the development of the site plan (SP 10-5-02, approved by Town Council on April 2, 2003) for the Pine Island Commercial Plat. These easements and rights-of-way were provided on the plat before the site plan was approved. The requested vacations will not have any adverse affect on neighboring properties, nor will they conflict with the public interest. The 20 foot drainage easement located along the north limit of the plat will be vacated and relocated to within the proposed interior right-of-way of the proposed townhouse development. The twelve (12) foot rights-of-way dedicated for a right turn lane/access opening on Pine Island Road at the northwest corner of the site and for a dedicated right turn lane at the westernmost access opening on Orange Drive will not be needed because the northern most access opening to the site has been eliminated and the westernmost access opening will be restricted to right out only. The 15 foot utility easements will be vacated and shifted to occupy the area of the vacated access opening and turn lane right-of-way. The proposed vacations are necessary in order to achieve consistency with the approved site plan.

PREVIOUS ACTIONS: None

CONCURRENCES: At the April 23, 2003 Planning and Zoning Board meeting Vice Chair Bender made a motion, seconded by Mr. Waitkus to approve (Motion carried 4-0, with Ms. Lee being absent).

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, Future Land Use Map, Zoning and Aerial Map

ORDINANCE _____

AN ORDINANCE OF THE TOWN OF DAVIE, FLORIDA, APPROVING PETITION VA 1-1-03, VACATING A DRAINAGE EASEMENT, TWO 15 FOOT UTILITY EASEMENTS AND TWO 12 FOOT RIGHTS-OF-WAY WITHIN THE PINE ISLAND COMMERCIAL PLAT (167-50); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a drainage easement, two utility easement and rights-of-way located within the Pine Island Commercial Plat (167-50), specifically described on Exhibit "A" attached hereto, were accepted as drainage easements, utility easements and public rights-of-way; and

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

WHEREAS, vacation of the road right-of-way will not adversely affect access to adjoining properties; and

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

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

SECTION 1. That a drainage easement, two utility easement and rights-of-way located within in the Pine Island Commercial Plat (167-50), 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 1-1-03/BG Pine Island Corp **Revisions:** 5/29/2003
Exhibit "A" **Original Report Date:** 4/17/2003

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

APPLICANT INFORMATION

Owner:		**Agent/Council:**	
Name:	BG Pine Island Corp & 77 Acre Trust	**Name:**	Calvin, Giordano & Associates Shelley Eichner
Address:	1000 South Federal Highway	**Address:**	1800 Eller Drive, Suite 600
City:	Boynton Beach, FL 33435	**City:**	Fort Lauderdale, FL 33316
Phone:	(561) 522-3636	**Phone:**	(954) 921-7781

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Petitioner is requesting to vacate a 20 foot drainage easement, a 15 foot utility easement and two (2) twelve (12) foot rights-of-way dedicated for turn lanes on the "Pine Island Commercial" Plat.

Affected District: District 3

Address/Location: 8501 Orange Drive/Generally located at the northwest corner of Pine Island Road and Orange Drive.

Future Land Use Designation: Commercial and Residential 10 DU/AC (subject to recertification by the Broward County Planning Council)

Existing Use: Vacant

Existing Zoning: RM-10, Medium Density Dwelling District and RS, Recreation and Open Space and B-2, Community Business District.

Proposed Use: Townhouse Development, Gas Station and Wetland Mitigation Area

Parcel Size: 15.241 acres (663,906 square feet)

Surrounding Existing Use:

North: Multi-family Townhouses, Alpine Woods
South: Orange Drive, C-11 Canal, Commercial Plaza (Cooper City)
East: Vacant Commercial Land, Hess Gas Station across Pine Island Road
West: Vacant (Parkside Estates)

Surrounding Future Land Use Plan Designation:

North: Residential (10 DU/AC)
South: Recreation & Open Space, Commercial (Cooper City)
East: Commercial, Residential (5 DU/AC)
West: Residential (1 DU/AC)

Surrounding Zoning:

North: RM-10, Medium Density Dwelling
South: Orange Drive and C-11 Canal (officially not designated)
East: B-3, Planned Business Center
West: AG, Agricultural District

ZONING HISTORY

Related Zoning History: Town Council approved a rezoning request (ZB 9-1-02) changing the zoning of the subject site from B-2, Community Business District to RM 10, Medium Density Dwelling District for a 9.99 acre portion of the parcel and to RS, Recreation and Open Space for a 3.54 acre parcel on April 2, 2003.

Previous Requests on Same Property: Town Council approved the Pine Island Commercial Plat (Plat Book 167, Page 50) on March 3, 1998 by Resolution 98-78.

Resolution R 99-243 was approved on July 21, 1999 related to the installation of required improvements associated with the Pine Island Commercial Plat.

Two (2) site plans for a shopping center have been submitted to the Town for the subject site (SP 10-7-98 and SP 1-2-00). These applications were subsequently withdrawn by the applicant due to opposition from the adjacent residents to the proposed location of a shopping center along the rear property line.

Ordinance 2003-4 was approved by Town Council on February 19, 2003 adopting a small-scale land use plan amendment, LA 02-9, changing a 9.99 acre portion of the Pine Island Commercial Plat from Commercial to Residential 10 DU/AC and allocating 100 reserve units available in Flex Zone 99.

Town Council voted to approve a variance request (V 10-3-02) requesting five (5) variances for the subject site on March 5, 2003.

A site plan (SP 10-5-02) was approved by Town Council on April 2, 2003 for two (2) site plans for a townhouse development consisting of 100 townhomes and a service station with fuel pumps.

Town Council voted to approve a delegation request (DG 1-1-03) to amend the Non Vehicular Access Line (NVAL) by closing the northernmost access opening on Pine Island Road and restricting the westernmost access opening on Orange Drive to right out only and eliminating the inbound right turn lane at that opening on April 2, 2003.

Town Council voted to approve a delegation request (DG 1-2-03) to amend the plat note from "this plat is restricted to 170,000 square feet of commercial" to "this plat is restricted to 100 Townhouses and 4,800 square feet of commercial" on April 2, 2003.

APPLICATION DETAILS

Petitioner is requesting to vacate easements and rights-of-way within or adjacent to the "Pine Island Commercial" (167-50) plat.

The 20 foot drainage easement located along the north limit of the plat will be vacated and relocated to within the proposed interior right-of-way of the proposed townhouse development.

The twelve (12) foot right-of-way dedicated for a right turn lane/access opening on Pine Island Road at the northwest corner of the site will be vacated. The abutting 15 foot utility easement will be vacated and shifted to the east to occupy the area of the vacated access opening.

The twelve (12) foot right-of-way dedicated for a right turn lane will be vacated at the westernmost access opening on Orange Drive. Access will be restricted to right out only, thereby eliminating the need for an inbound right turn lane at the western most opening on Orange Drive. The abutting 15 foot utility easement will be vacated and shifted south to occupy the area of the vacated turn lane right-of-way.

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

Significant Development Review Agency Comments

~~Broward County Development Management Division is the County lead agency in assessing the impact of development through the plat and/or delegation request process. Broward County requires that the petitioner request to amend or revise the level of approved development on the plat. Such requests must be approved by the local municipality and County Commission, and then subsequently recorded against the plat. As part of the delegation request process, the property would be reviewed for traffic concurrency and assessed any additional traffic impact fees, or mitigation measures, as applicable.~~

The Town of Davie Engineering Department has reviewed the subject request and has no objections to the request.

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 and Orange Drive on the eastern 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.

Broward County Land Development Code: The Broward County Land Development Code requires that any changes or waivers to requirements of development permit applications be reviewed and approved or disapproved by the municipality with final approval by Broward County Commission.

Applicable Goals, Objectives & Policies: The proposed ~~plat is~~ vacations are generally consistent with the goals, objectives and policies of the Comprehensive Plan.

Staff Analysis/Findings of Fact

The proposed vacations are consistent with the existing and proposed use of the subject site. The application requests to vacate the twenty (20) foot drainage easement serving Pine Island Road and relocate drainage to within the proposed interior right-of-way. The twelve (12) foot right-of-way dedicated to a right turn lane access opening on Pine Island Road at the northeast corner of the site is being vacated and replaced with a meandering landscape berm along Pine Island Road. The abutting fifteen (15) foot utility easement is being vacated and shifted to the east to occupy the area of the vacated access opening.

The twelve (12) foot right-of-way dedicated for a right turn lane will be vacated at the westernmost access opening on Orange Drive. Access will be restricted to right out only, thereby eliminating the need for an inbound right turn lane at the western most opening on Orange Drive. The abutting fifteen (15) foot utility easement will be vacated and shifted south to occupy the area of the vacated turn lane right-of-way.

The proposed vacations are consistent with the site plan (SP 10-2-02) approved by Town Council on April 2, 2003.

Planning and Zoning Board

PLANNING AND ZONING BOARD RECOMMENDATIONS: On April 23, 2003, Vice-Chair Bender made a motion, seconded by Mr. Waitkus, to approve. Motion carried 4-0 with Ms. Lee being absent.

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.

Exhibits

1. Justification letter
2. Land Description and Sketch of 20 Foot Drainage Easement Vacation
3. Land Description and Sketch of Turn Lane Easement Vacation – North and South
4. Land Description and Sketch of 15 Foot Utility Easement Vacation – North and South
5. Land Description and Sketch of 15 Foot Utility Easement Dedication – North and South
6. Plat
7. Subject Site, Zoning and Aerial Map – Vacations
8. Subject Site, Zoning and Aerial Map – Dedications
9. Future Land Use Map - Vacations
10. Future Land Use Map - Dedications

Prepared by: _____ Reviewed by: _____

CRITERIA FOR REVIEWING VACATION REQUESTS

PINE ISLAND HOMES

January 14, 2003

Justification for vacating easements and rights-of-way within or adjacent to PINE ISLAND COMMERCIAL (167-50)

The 20' Drainage Easement serving Pine Island Road will be vacated and relocated to within the proposed interior right-of-way shown on the associated site plan (residential portion). This has been discussed with David Huizenga at Broward County Engineering since it was a plat requirement. It was also discussed with Mike Crowley at Central Broward Water Control District, whom had no use for the easement. The existing easement location prevented development of the residential project.

The additional right-of-way dedicated for a right turn lane/access opening on Pine Island Road at the northeast corner of the site is being vacated due to the request of the Pine Island Lakes Town home Association (and consent of the Town) to close off that particular access opening. The applicant has agreed to this request and designed the proposed project accordingly. A delegation request is being filed to amend the NVAL.

The abutting 15' Utility Easement will be vacated and shifted east to occupy the area of the vacated access opening.

The westernmost access opening on Orange Drive will be restricted to right out only, thereby eliminating the need for an inbound right turn lane. Therefore the right-of-way dedicated for that turn lane is being vacated.

The abutting 15' Utility Easement will be vacated and shifted south to occupy the area of the vacated turn lane right-of-way.

LAND DESCRIPTION
PINE ISLAND COMMERCIAL
DRAINAGE EASEMENT VACATION

A portion of Parcel A, PINE ISLAND COMMERCIAL, according to the plat thereof as recorded in Plat Book 167, Page 50 of the Public Records of Broward County, Florida, being a twenty (20) foot wide Drainage Easement more particularly described as follows:

COMMENCE at the Northeast corner of said Parcel A;

THENCE South 02°07'54" East on the East line of said Parcel A, a distance of 18.00 feet to the POINT OF BEGINNING

THENCE continue South 02°07'54" East on said East line, a distance of 20.00 feet;

THENCE South 88°32'05" West , a distance of 712.53 feet;

THENCE South 61°29'55" West , a distance of 71.86 feet; to a point on the arc of a non tangent curve concave to the Southwest, a radial line through said point bears North 78°06'20" East, said point also located on the Easterly line of Parcel C of said PINE ISLAND COMMERCIAL;

THENCE Northwesterly on the arc of said curve having a radius of 35.00 feet, through a central angle of 33°12'15", an arc distance of 20.28 feet to a point of non-tangency;

THENCE North 61°29'55" East , a distance of 76.66 feet to the intersection with a line 18.00 feet South of and parallel with the North line of said Parcel A;

THENCE North 88°32'05" East on said parallel line, a distance of 717.10 feet; to the POINT OF BEGINNING;

Said lands lying in the Town of Davie, Broward County, Florida, containing 15,764 square feet (0.3619 acres), more or less.

NOTES:

1. Not valid without the signature and original embossed seal of a Florida licensed Professional Surveyor and Mapper.

2. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Public Records of said County.

Prepared By:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
October 17, 2002

3. Bearings shown hereon are relative to the plat of PINE ISLAND COMMERCIAL as recorded in Plat Book 167, Page 50, Broward County Records, with the East line of Parcel A having a bearing of South 02°07'54" East.

4. The description contained herein and the attached sketch, do not represent a field Boundary Survey.

CALVIN, GIORDANO AND ASSOCIATES, INC.

Gregory J. Clements Date: 10-17-02

Gregory J. Clements
Professional Surveyor and Mapper
Florida Registration Number LS 4479

Prepared By:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
October 17, 2002

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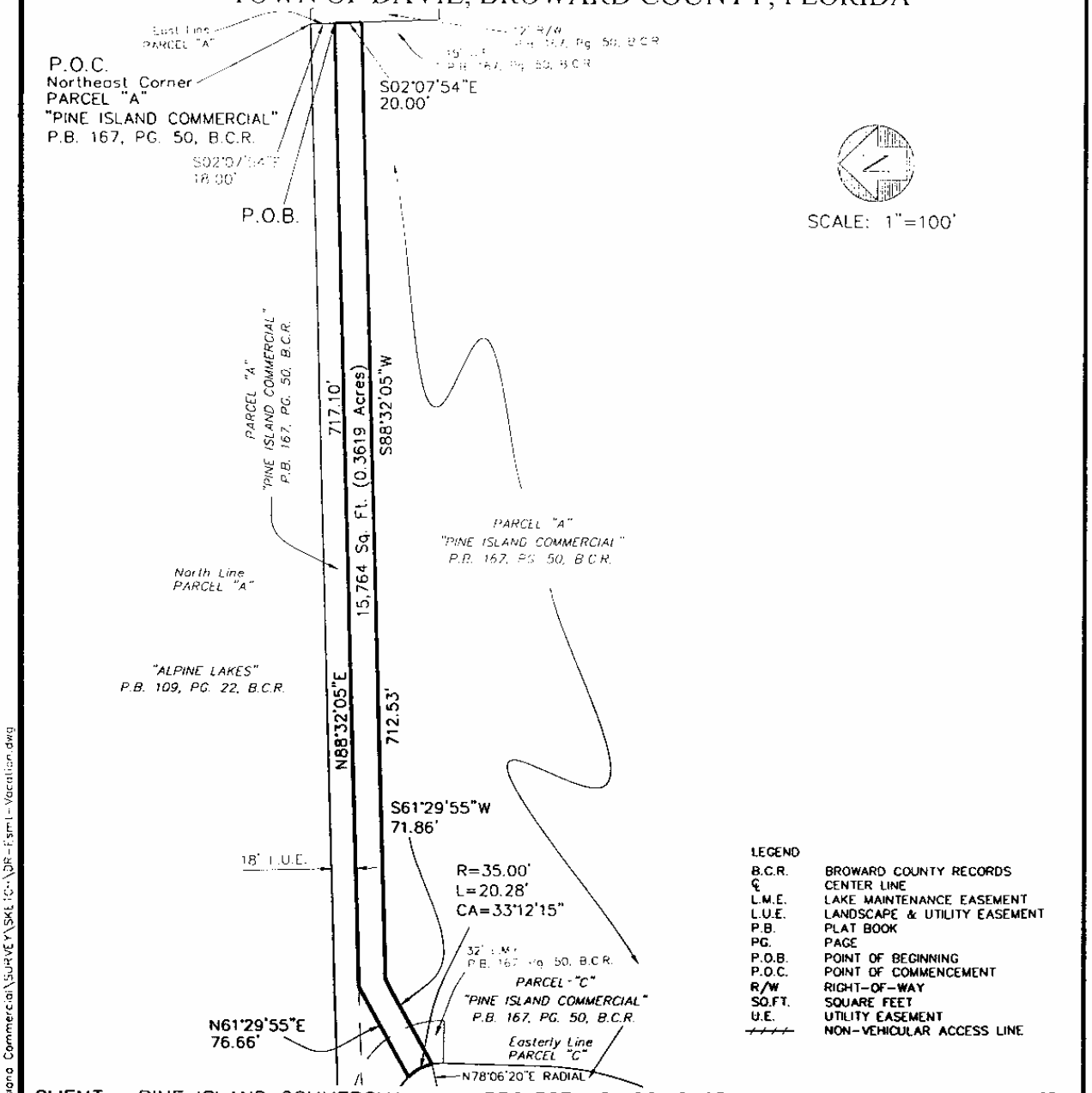
SKETCH OF 20 FOOT DRAINAGE EASEMENT VACATION
A PORTION OF TRACT A
"PINE ISLAND COMMERCIAL"
PLAT BOOK 167, PAGE 50
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



LEGEND

B.C.R.	BROWARD COUNTY RECORDS
℄	CENTER LINE
L.M.E.	LAKE MAINTENANCE EASEMENT
L.U.E.	LANDSCAPE & UTILITY EASEMENT
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY
SQ.FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
-/-/-/-	NON-VEHICULAR ACCESS LINE

CLIENT: PINE ISLAND COMMERCIAL PROJECT NO. 02-2467 SHEET 3 OF 3 SHEETS

REVISION	DWN	DATE	FB/PG

Calvin, Giordano & Associates, Inc
Engineers Surveyors Planners
1800 Eller Drive, Suite 600
Ft. Lauderdale, Florida 33316
954.921.7781 954.921.8807 fax
Certificate of Authorization No. 6791

LAND DESCRIPTION
PINE ISLAND COMMERCIAL
TURN LANE VACATION

Portions of PINE ISLAND COMMERCIAL, according to the plat thereof as recorded in Plat Book 167, Page 50 of the Public Records of Broward County, Florida, more particularly described as follows:

BEGINNING at the Northeast corner of Parcel A of said PINE ISLAND COMMERCIAL;

THENCE North 88°32'05" East on the North line of said PINE ISLAND COMMERCIAL, a distance of 11.18 feet; to the Northeast corner of said plat and a point on the arc of a non tangent curve concave to the West, a radial line through said point bears North 77°29'55" East;

THENCE Southerly on the East line of said PINE ISLAND COMMERCIAL and on the arc of said curve having a radius of 1,091.28 feet, a central angle of 00°14'31", an arc distance of 4.61 feet to a point of non-tangency;

THENCE South 02°07'54" East on said East line of PINE ISLAND COMMERCIAL, a distance of 90.46 feet;

THENCE South 87°52'06" West on the Easterly line of said Parcel A, a distance of 12.00 feet;

THENCE North 02°07'54" West on said Easterly line, a distance of 95.13 feet to the POINT OF BEGINNING;

Said lands lying in the Town of Davie, Broward County, Florida, containing 1,139 square feet (0.0261 acres), more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCE at the Southwest corner of Parcel A of said PINE ISLAND COMMERCIAL;

THENCE on the South line of said Parcel A the following four (4) courses and distances;

1. North 88°27'18" East, a distance of 133.43 feet; to the POINT OF BEGINNING
2. North 01°32'42" West , a distance of 12.00 feet;
3. North 88°27'18" East , a distance of 217.00 feet;
4. South 84°42'08" East , a distance of 100.72 feet;

Prepared By:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
October 18, 2002
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THENCE South 88°27'18" West on the South line of said PINE ISLAND COMMERCIAL, a distance of 317.00 feet; to the POINT OF BEGINNING;

Said lands lying in the Town of Davie, Broward County, Florida, containing 3,204 square feet (0.0736 acres), more or less.

NOTES:

1. Not valid without the signature and original embossed seal of a Florida licensed Professional Surveyor and Mapper.

2. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Public Records of Broward County.

3. Bearings shown hereon are relative to the plat of PINE ISLAND COMMERCIAL as recorded in Plat Book 167, Page 50, Broward County Records, with the East line of Parcel A having a bearing of South 02°07'54" East.

4. The description contained herein and the attached sketch, do not represent a field Boundary Survey.

CALVIN, GIORDANO AND ASSOCIATES, INC.

Gregory J. Clements Date: 10-18-02

Gregory J. Clements
Professional Surveyor and Mapper
Florida Registration Number LS 4479

Prepared By:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
October 18, 2002
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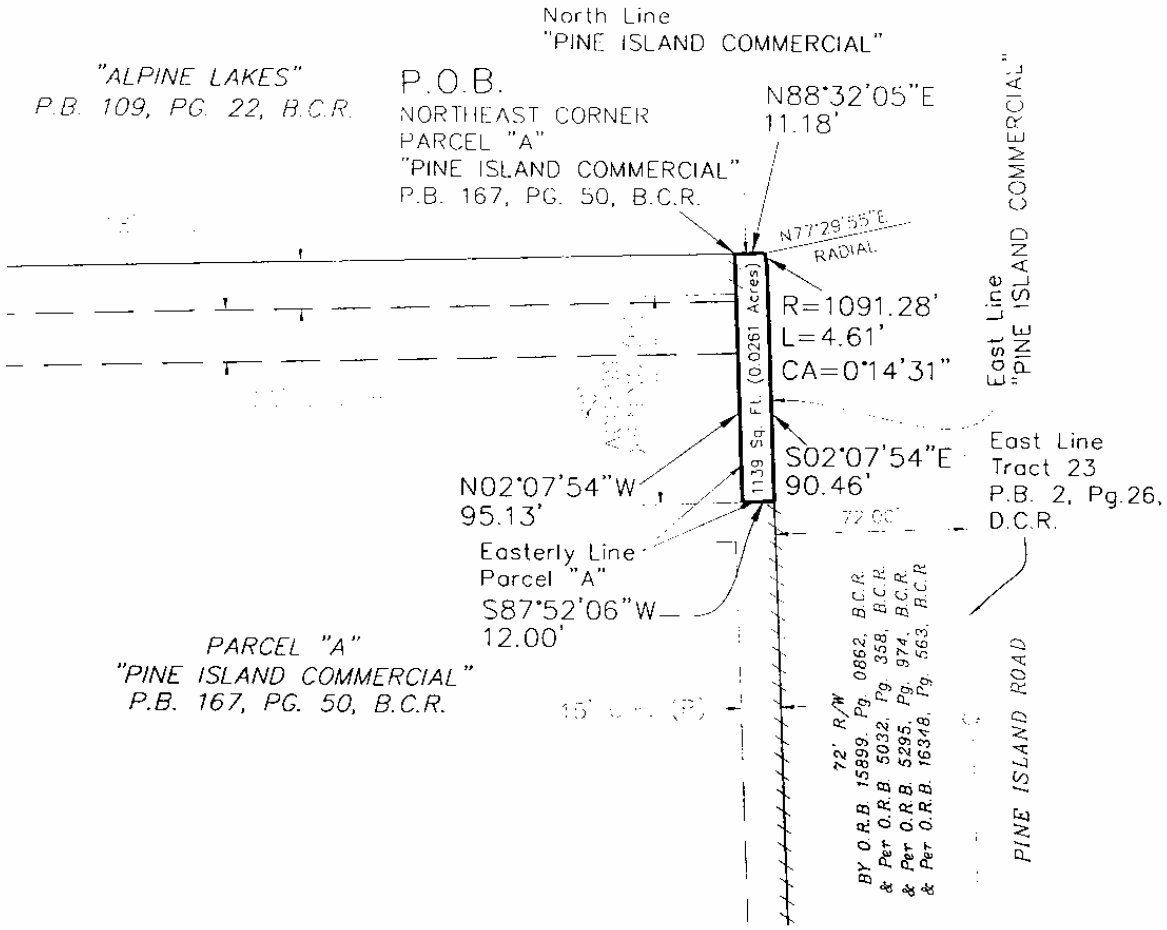
SKETCH OF TURN LANE EASEMENT VACATION - NORTH
A PORTION OF TRACT A
"PINE ISLAND COMMERCIAL"
PLAT BOOK 167, PAGE 50
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



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SCALE: 1"=60'

LEGEND

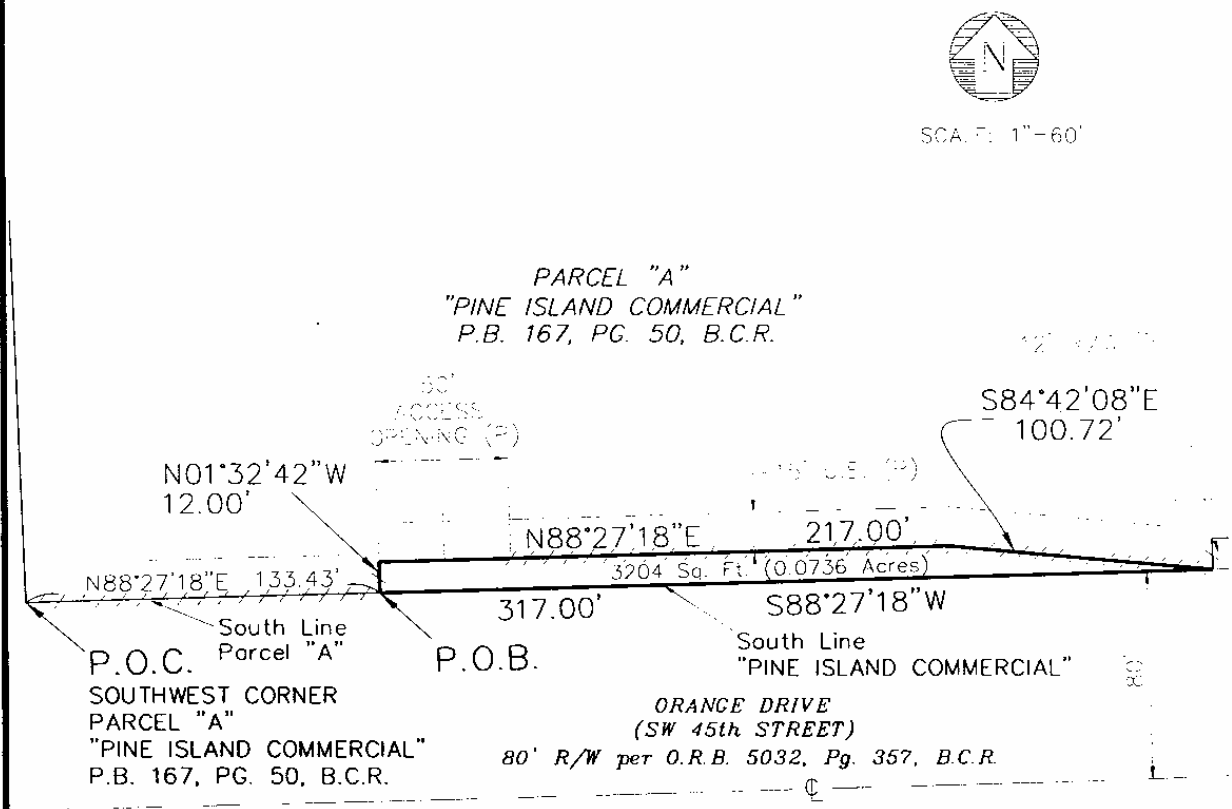
B.C.R.	BROWARD COUNTY RECORDS
℄	CENTER LINE
D.C.R.	DADE COUNTY RECORDS
D.E.	DRAINAGE EASEMENT
L.U.E.	LANDSCAPE & UTILITY EASEMENT
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
SQ.FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
//////	NON-VEHICULAR ACCESS LINE

CLIENT: PINE ISLAND COMMERCIAL PROJECT NO. 02-2467 SHEET 3 OF 4 SHEETS

REVISION	DWN	DATE	FB/PG

Calvin, Giordano & Associates, Inc
Engineers Surveyors Planners
1800 Eller Drive, Suite 600
Ft. Lauderdale, Florida 33316
954.921.7781 954.921.8807 fax
Certificate of Authorization No. 6791

SKETCH OF TURN LANE EASEMENT VACATION - SOUTH
A PORTION OF TRACT A
"PINE ISLAND COMMERCIAL"
PLAT BOOK 167, PAGE 50
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



LEGEND

B.C.R.	BROWARD COUNTY RECORDS
℄	CENTER LINE
O.R.B.	OFFICIAL RECORDS BOOK
(P)	PER PLAT
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY
SQ.FT.	SQUARE FEET
U.E.	UTILITY EASEMENT
++++	NON-VEHICULAR ACCESS LINE

CLIENT: PINE ISLAND COMMERCIAL PROJECT NO. 02-2467 SHEET 4 OF 4 SHEETS

REVISION	DWN	DATE	FB/PG

Calvin, Giordano & Associates, Inc
Engineers Surveyors Planners
1800 Eller Drive, Suite 600
Ft. Lauderdale, Florida 33316
954.921.7781 954.921.8807 fax
Certificate of Authorization No 6791

LAND DESCRIPTION
15-FOOT UTILITY EASEMENTS VACATION
A PORTION OF PARCEL "A", "PINE ISLAND COMMERCIAL"
PLAT BOOK 167, PAGE 50
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

A portion of Parcel "A", "PINE ISLAND COMMERCIAL", according to the Plat thereof as recorded in Plat Book 167, Page 50 of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said "PINE ISLAND COMMERCIAL";

THENCE South 88°32'05" West, on the North line of said "PINE ISLAND COMMERCIAL", a distance of 11.18 feet to the most Northeast corner of Parcel "A";

THENCE South 02°07'54" East on the East line of Parcel "A", a distance of 18.00 feet to the POINT OF BEGINNING said point being located on the South line of an existing 18.00 foot wide Utility Easement as shown on said "PINE ISLAND COMMERCIAL";

THENCE continue South 02°07'54" East on the East line of said Parcel "A", a distance of 77.13 feet;

THENCE North 87°52'06" East on the East line of said Parcel "A", a distance of 12.00 feet;

THENCE South 02°07'54" East on the East line of said Parcel "A", a distance of 15.00 feet;

THENCE South 87°52'06" West, a distance of 27.00 feet;

THENCE North 02°07'54" West, a distance of 92.30 feet to the intersection with said South line of an existing 18.00 foot wide Utility Easement;

THENCE North 88°32'05" East on said South line, a distance of 15.00 feet to the **POINT OF BEGINNING.**

Said lands lying in the Town of Davie, Broward County, Florida, and containing 1,563 square feet (0.0359 acres), more or less.

TOGETHER WITH:

COMMENCE at the Southwest corner of said Parcel 'A";

Prepared by:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
11/5/2002
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THENCE North 88°27'18" East on the South line of said Parcel "A", a distance of 118.43 feet to the POINT OF BEGINNING;

THENCE North 01°32'42" West, a distance of 27.00 feet;

THENCE North 88°27'18" East, a distance of 232.90 feet;

THENCE South 84°42'08" East, a distance of 84.71 feet;

THENCE South 01°32'42" East, a distance of 15.11 feet to the intersection with said South line of Parcel "A";

THENCE on said South line of Parcel "A" the following four (4) courses and distances;

1. North 84°42'08" West, a distance of 85.61 feet;
2. South 88°27'18" East, a distance of 217.00 feet;
3. South 01°32'42" East, a distance of 12.00 feet;
4. South 88°27'18" West, a distance of 15.00 feet to the **POINT OF BEGINNING.**

Said lands lying in the Town of Davie, Broward County, Florida, and containing 4,944 square feet (0.1135 acres), more or less.

Prepared by:
CALVIN, GIORDANO AND ASSOCIATES, INC
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
11/5/2002
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NOTES:

1. Not valid without the signature and original embossed seal of a Florida licensed Professional Surveyor and Mapper.

2. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Public Records of said County.

3. Bearings shown hereon are relative to the East boundary of Parcel "A", "PINE ISLAND COMMERCIAL, Plat Book 167, Page 50, Broward County, Florida. Line Bears North 02°07'54" West.

4. The description contained herein and the attached sketch, do not represent a field Boundary Survey.

CALVIN, GIORDANO AND ASSOCIATES, INC.

Gregory J. Clements Date: 11-5-02

Gregory J. Clements
Professional Surveyor and Mapper
Florida Registration Number LS 4479

Prepared by:
CALVIN, GIORDANO AND ASSOCIATES, INC
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
11/5/2002
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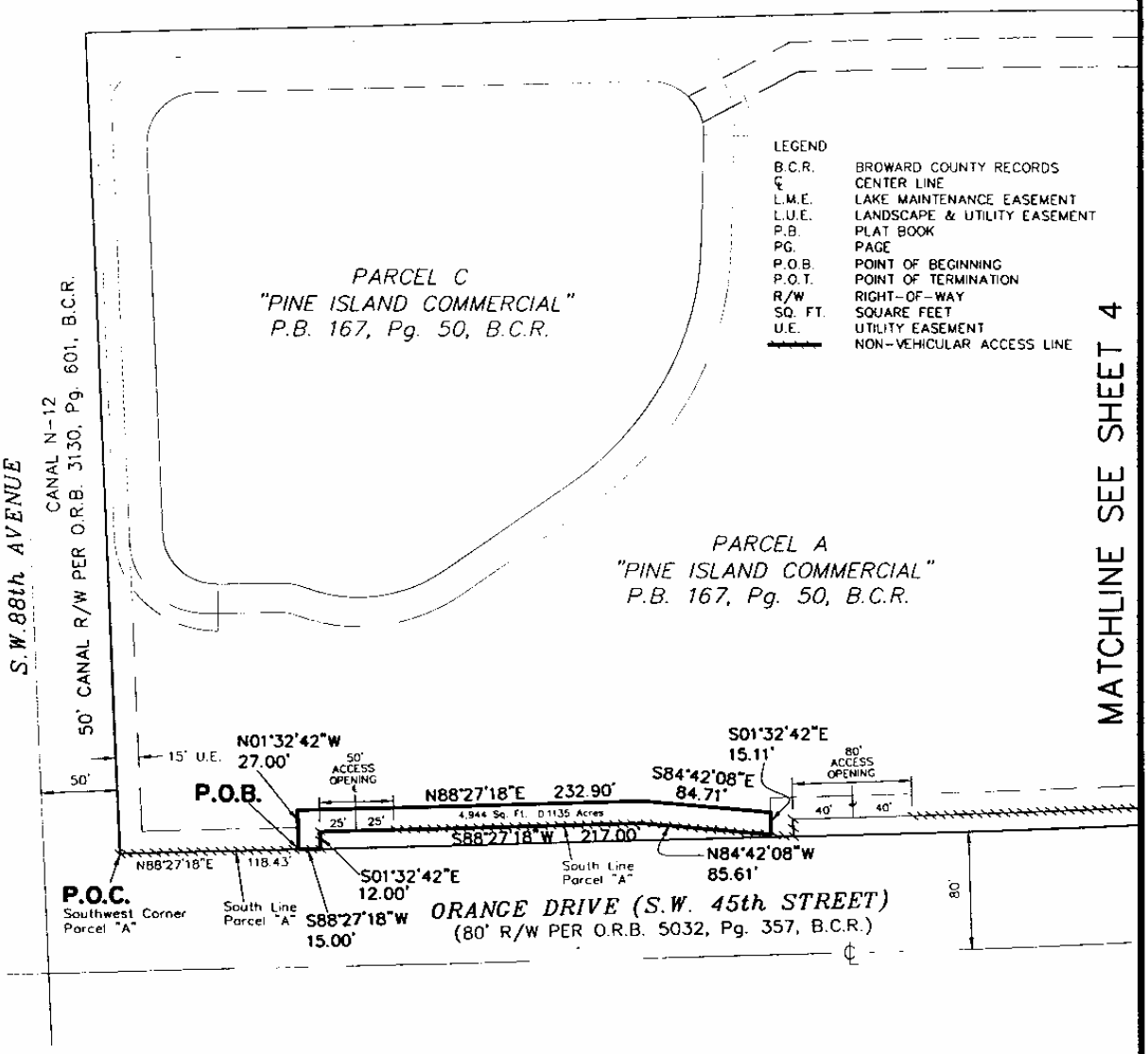
SKETCH OF DESCRIPTION
15 FOOT UTILITY EASEMENT VACATION
A PORTION OF PARCEL "A"
"PINE ISLAND COMMERCIAL"
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

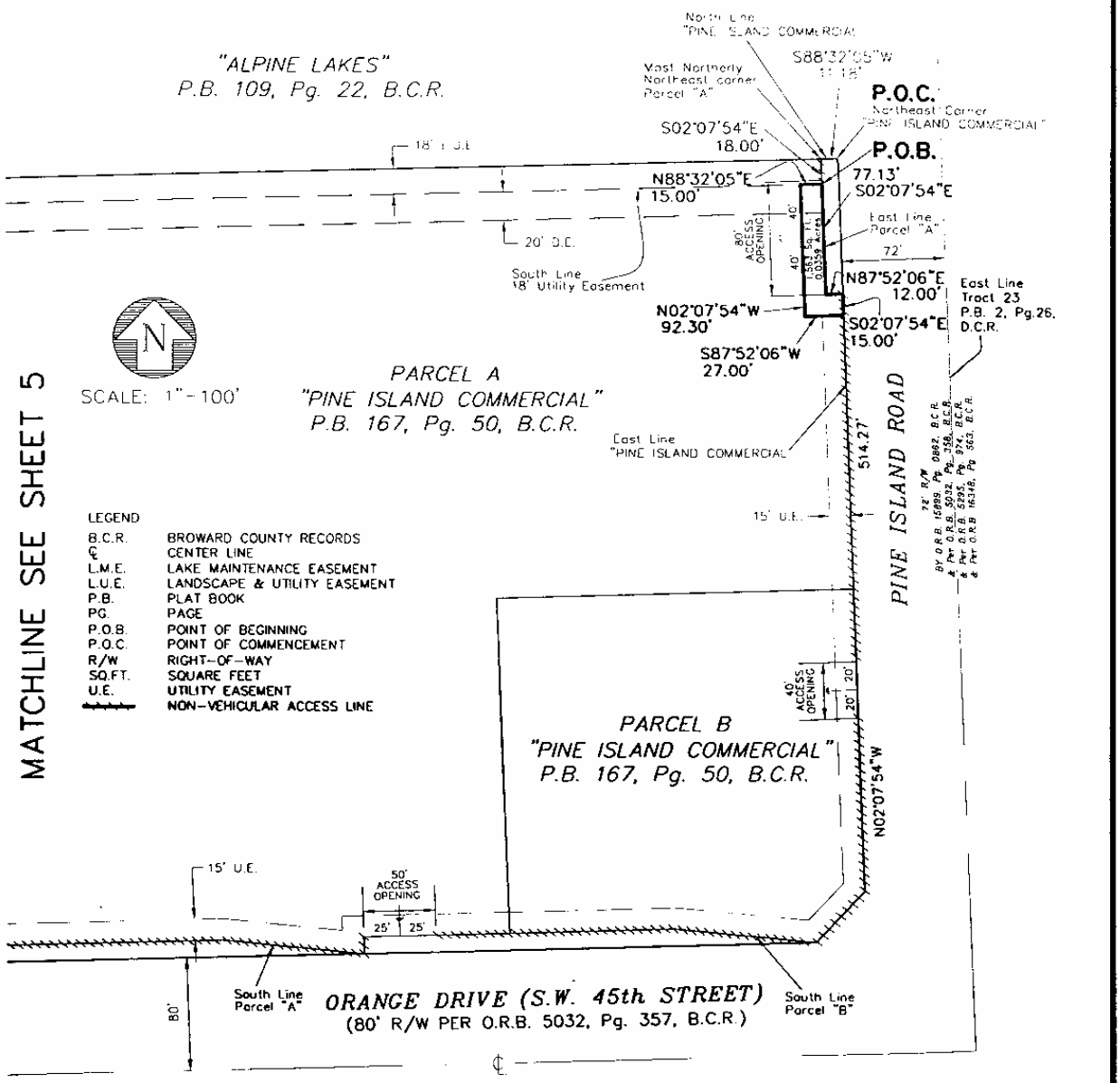


CLIENT: PINE ISLAND COMMERCIAL PROJECT NO. 02-2467 SHEET 5 OF 5 SHEETS

REVISION	DWN	DATE	FB/PG

Calvin, Giordano & Associates, Inc
Engineers Surveyors Planners
1800 Eller Drive, Suite 600
Ft. Lauderdale, Florida 33316
954.921.7781 954.921.8807 fax
Certificate of Authorization No. 6791

SKETCH OF DESCRIPTION
15 FOOT UTILITY EASEMENT VACATION
A PORTION OF PARCEL "A"
"PINE ISLAND COMMERCIAL"
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



CLIENT: PINE ISLAND COMMERCIAL PROJECT NO. 02-2467 SHEET 4 OF 5 SHEETS

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LAND DESCRIPTION
15 FOOT UTILITY EASEMENT
"PINE ISLAND COMMERCIAL"
PLAT BOOK 167, PAGE 50
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

Portions of "PINE ISLAND COMMERCIAL", according to the Plat thereof as recorded in Plat Book 167, Page 50 of the Public Records of Broward County, Florida, being more particularly described as follows:

BEGINNING at the Northeast corner of said "PINE ISLAND COMMERCIAL", said point being located on the arc of a non-tangent curve concave Southwesterly, whose radius bears South 77°29'55" West;

THENCE Southeasterly on the East line of said PINE ISLAND COMMERCIAL an on the arc of said curve having a radius of 1091.28 feet, a central angle of 0014'31", and an arc length of 4.61 feet to a point of non-tangency;

THENCE South 02°07'54" East on said East line, a distance of 105.46 feet;

THENCE South 87°52'06" West, a distance of 15.00 feet;

THENCE North 02°07'54" West, a distance of 110.16 feet to the intersection with the North line of said PINE ISLAND COMMERCIAL;

THENCE North 88°32'05" East on said North line, a distance of 14.18 feet to the POINT OF BEGINNING;

Said lands lying in the Town of Davie, Broward County, Florida and containing 1,649 square feet (0.0379 acres) more or less.

TOGETHER WITH:

COMMENCE at the Southwest corner of said PINE ISLAND COMMERCIAL;

THENCE North 88°27'18" East on the South line of said PINE ISLAND COMMERCIAL, a distance of 118.43 feet to the POINT OF BEGINNING;

THENCE North 01°32'42" West, a distance of 15.00 feet;

THENCE North 88°27'18" East, a distance of 317.00 feet;

Prepared by:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
11/6/2002
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THENCE South 01°32'42" East, a distance of 13.20 feet to the intersection with the South line of Parcel "A" of said PINE ISLAND COMMERCIAL;

THENCE South 84°42'08" East on said South line, a distance of 15.11 feet;

THENCE South 88°27'18" West on the South line of said PINE ISLAND COMMERCIAL, a distance of 332.00 feet to the POINT OF BEGINNING;

Said lands lying in the Town of Davie, Broward County, Florida and containing 4,768 square feet (0.1095 acres) more or less.

NOTES:

1. Not valid without the signature and original embossed seal of a Florida licensed Professional Surveyor and Mapper.

2. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Public Records of said County.

3. Bearings shown hereon are relative to the East boundary of Parcel "A", "PINE ISLAND COMMERCIAL, Plat Book 167, Page 50, Broward County, Florida. Line Bears North 02°07'54" West.

4. The description contained herein and the attached sketch, do not represent a field Boundary Survey.

CALVIN, GIORDANO AND ASSOCIATES, INC.

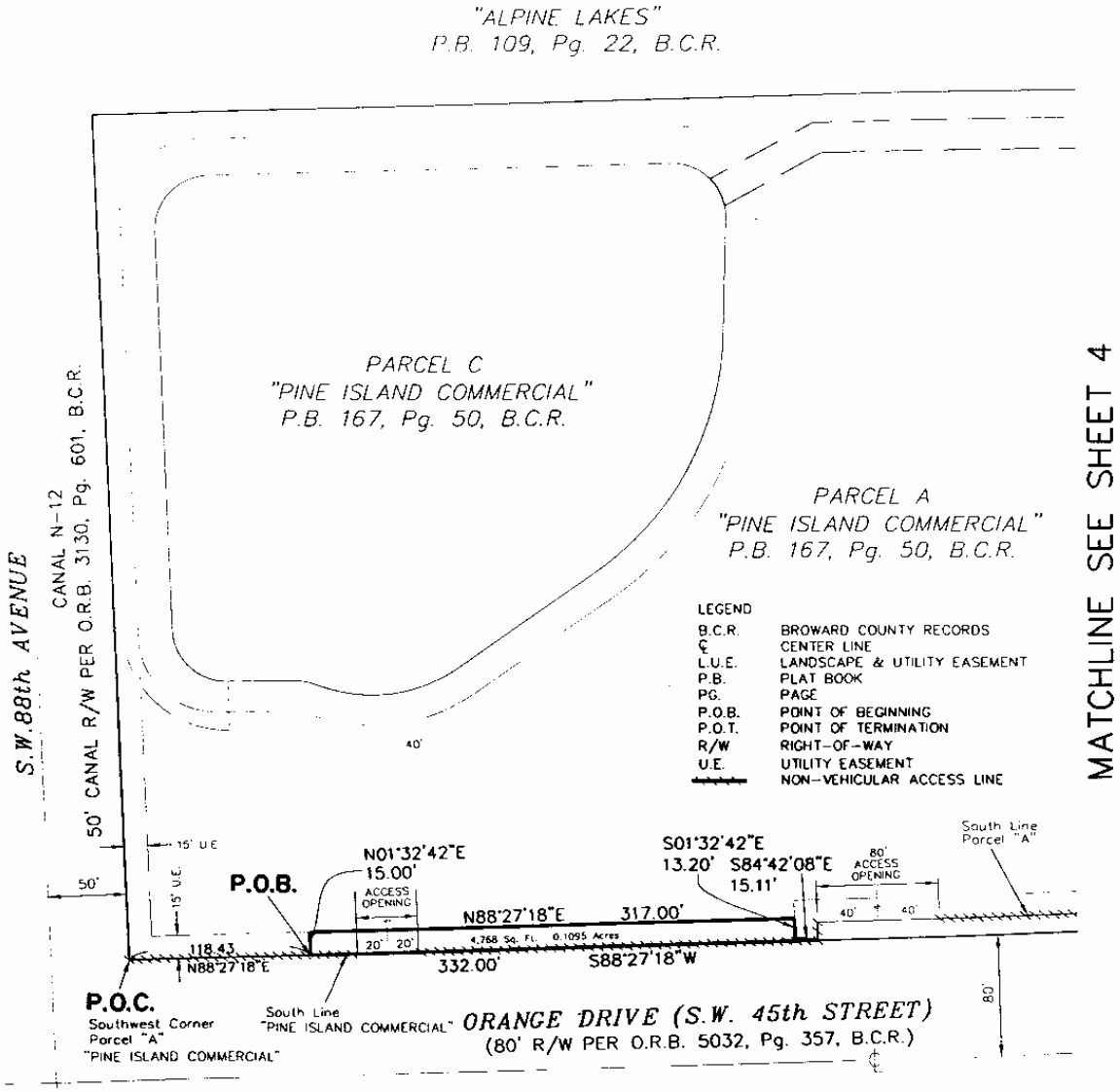
Gregory J. Clements Date: 11-06-02

Gregory J. Clements
Professional Surveyor and Mapper
Florida Registration Number LS 4479

Prepared by
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
11/6/2002
P:\Projects\2002\022467 Pine Island Commercial\SURVEY\Legal Descriptions\022467-NEW-UE-LGL.doc

SKETCH OF DESCRIPTION

15 FOOT UTILITY EASEMENT DEDICATION
A PORTION OF
"PINE ISLAND COMMERCIAL"
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



CLIENT: PINE ISLAND COMMERCIAL PROJECT NO. 02-2467 SHEET 4 OF 4 SHEETS

REVISION	DWN	DATE	FB/PG

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Engineers Surveyors Planners
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954.921.7781 954.921.8807 fax
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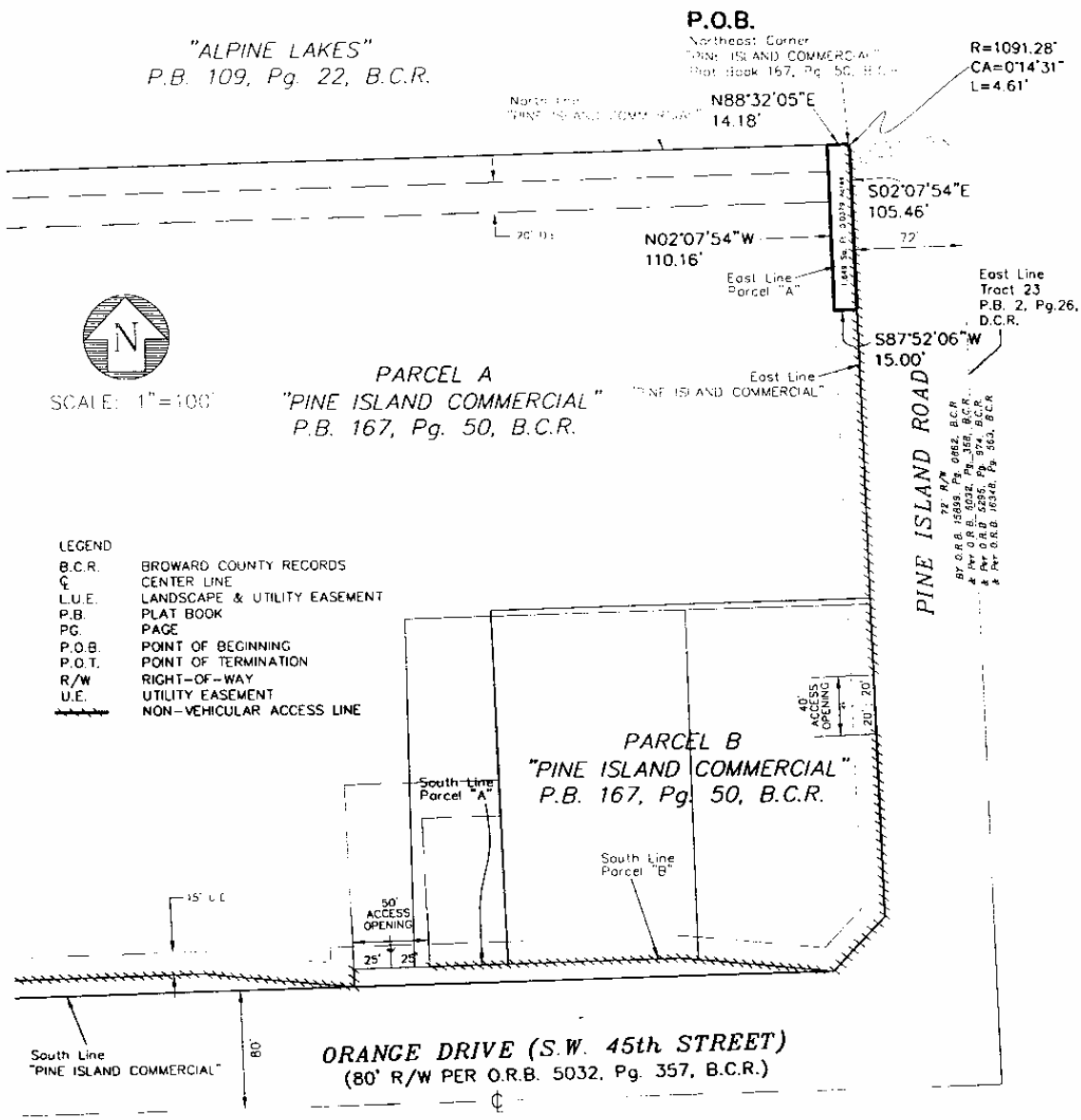
SKETCH OF DESCRIPTION

15' UTILITY EASEMENT DEDICATION
A PORTION OF
"PINE ISLAND COMMERCIAL"
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



MATCHLINE SEE SHEET 5

CLIENT: PINE ISLAND COMMERCIAL PROJECT NO. 02-2467 SHEET 3 OF 4 SHEETS

REVISION	DWN	DATE	FB/PG

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1800 Eller Drive, Suite 600
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954.921.7781 954.921.8807 fax
Certificate of Authorization No 6791

PINE ISLAND COMMERCIAL

A RESUBDIVISION OF PORTIONS OF TRACTS 23 AND 24 AND THE PLATTED ROADWAY LYING BETWEEN TRACTS 23 AND 24 OF "JOHN W. NEWMAN'S SURVEY" (P.B. 2, PG. 26 DADE)
IN SECTION 28, TOWNSHIP 50 SOUTH, RANGE 41 EAST
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

DEDICATION

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

KNOW ALL MEN BY THESE PRESENTS THAT B.G. PINE ISLAND CORP., A FLORIDA CORPORATION, IS AN OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON AND HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON AND TO BE KNOWN AS "PINE ISLAND COMMERCIAL" SAID PLAT BEING A REPLAT.

THE DEDICATED RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.
THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

THE LAKE MAINTENANCE EASEMENT AND THE DRAINAGE EASEMENT SHOWN HEREON ARE HEREBY DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT FOR PROPER PURPOSES.

IN WITNESS WHEREOF, SAID B.G. PINE ISLAND CORP., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS 21 DAY OF JAN, 1998 A.D.

WITNESS ________ WITNESS ________ LARRY D. GLASSMAN, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

I HEREBY CERTIFY THAT ON THIS DAY APPEARED BEFORE ME LARRY D. GLASSMAN, PRESIDENT OF B.G. PINE ISLAND CORP., A FLORIDA CORPORATION, WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION ON BEHALF OF THE CORPORATION.
HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT PEMBROKE PINES, BROWARD COUNTY, FLORIDA, THIS 21 DAY OF JAN, 1998, A.D.

MY COMMISSION EXPIRES: 9-23-2001

NOTARY PUBLIC - STATE OF FLORIDA

DEDICATION

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

KNOW ALL MEN BY THESE PRESENTS THAT THE 77 ACRES TRUST IS AN OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON AND HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON AND TO BE KNOWN AS "PINE ISLAND COMMERCIAL" SAID PLAT BEING A REPLAT.

THE DEDICATED RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.
THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

THE LAKE MAINTENANCE EASEMENT AND THE DRAINAGE EASEMENT SHOWN HEREON ARE HEREBY DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT FOR PROPER PURPOSES.

IN WITNESS WHEREOF, WE, LARRY D. GLASSMAN, TRUSTEE AND STEVEN M. GLASSMAN, TRUSTEE, THE SOLE TRUSTEES OF THE 77 ACRES TRUST HAVE HEREUNTO SET OUR HANDS THIS 21 DAY OF JAN, 1998, A.D.

WITNESS ________ WITNESS ________ LARRY D. GLASSMAN, TRUSTEE

WITNESS ________ WITNESS ________ STEVEN M. GLASSMAN, TRUSTEE

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF BROWARD }

I HEREBY CERTIFY THAT ON THIS DAY APPEARED BEFORE ME LARRY D. GLASSMAN, TRUSTEE, AND STEVEN M. GLASSMAN, AS THE SOLE TRUSTEES OF THE 77 ACRES TRUST, WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION. THEY ARE PERSONALLY KNOWN TO ME AND DID NOT TAKE OATHS.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT PEMBROKE PINES, BROWARD COUNTY, FLORIDA, THIS 21 DAY OF JAN, 1998, A.D.

MY COMMISSION EXPIRES: 9-23-2001

NOTARY PUBLIC - STATE OF FLORIDA

MILLER LEGG & ASSOCIATES, INC.
Engineers • Planners
Land Surveyors
Environmental Professionals

DESCRIPTION

PORTIONS OF TRACTS 23 AND 24 AND THE ROADWAY BETWEEN SAID TRACTS, IN SECTION 28, TOWNSHIP 50 SOUTH, RANGE 41 EAST OF "JOHN W. NEWMAN'S SURVEY" AS RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT 24; RUN N. 02°05'56" W. 1069.7 FEET ALONG THE WEST LINE OF SAID TRACT 24 TO THE NORTH RIGHT-OF-WAY LINE OF SOUTH NEW RIVER CANAL (C-11); THENCE CONTINUE ALONG THE WEST LINE OF SAID TRACT 24, N.02°05'56" W. 60.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ORANGE DRIVE (S.W. 45TH STREET); THENCE N. 88°27'18" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, N. 88°27'18" E. 469.24 FEET; THENCE N.45°09'42" E. 49.75 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH AND 72.00 FEET WEST OF THE EAST LINE OF SAID TRACT 23; THENCE ALONG SAID PARALLEL LINE, N.02°07'54" W. A DISTANCE OF 514.27 FEET TO A POINT ON THE ARC OF A 1091.28 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE WEST, WHOSE RADIUS POINT BEARS S.77°44'30"W.; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°14'3" AN ARC DISTANCE OF 4.41 FEET; THENCE PARALLEL WITH AND 745.00 FEET SOUTH OF THE NORTH LINE OF SAID TRACTS 23 AND 24, A DISTANCE OF 486.48 FEET TO A LINE PARALLEL WITH AND 50.00 FEET EAST OF THE WEST LINE OF SAID TRACT 24; THENCE ALONG SAID PARALLEL LINE, S.02°05'56"E. 559.82 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 465,406 SQUARE FEET (10.741 ACRES) MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, ROBERT P. LEGG, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND DESCRIBED HEREON AND THAT THE SURVEY AND PLAT WERE MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART I, FLORIDA STATUTES, AND THE APPLICABLE SECTIONS OF CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE. THE BENCHMARKS SHOWN HEREON WERE ESTABLISHED IN CONFORMITY WITH THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) AND NATIONAL OCEAN SURVEY THIRD ORDER CONTROL STANDARDS. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AS SHOWN ON THIS PLAT HAVE BEEN SET WHERE INDICATED. THE PERMANENT CONTROL POINTS (P.C.P.'S) SHOWN HEREON WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED, OR PRIOR TO EXPIRATION OF THE BOND OR SURETY REQUIRING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

DATED AT PEMBROKE PINES, BROWARD COUNTY, FLORIDA, THIS 4th DAY OF MAY, 1998, A.D.

ROBERT P. LEGG
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 2572
MILLER LEGG & ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NO. LB6680

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVES THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS 26th DAY OF FEBRUARY, 1998, A.D.

BY: ________ CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 27th DAY OF October, 1999, A.D.

BY: ________ ADMINISTRATOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - RECORDING SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS 4th DAY OF NOVEMBER, 1999, A.D. AND RECORDED IN PLAT BOOK 167, PAGE 50, RECORD VERIFIED.

ATTEST: ROGER J. DESJARLAIS, COUNTY ADMINISTRATOR

BY: ________ DEPUTY

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA THIS ____ DAY OF JANUARY, 1999, A.D.

ATTEST: ROGER J. DESJARLAIS, COUNTY ADMINISTRATOR

BY: ________ CHAIR, COUNTY COMMISSION BY: ________ DEPUTY

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

BY: ________ 10-29-99 DATE
WILLIAM J. PAYNE, COUNTY SURVEYOR, PROFESSIONAL SURVEYOR AND MAPPER, STATE OF FLORIDA

BY: ________ 10-29-99 DATE
HENRY P. COOK, DIRECTOR OF ENGINEERING, FLORIDA P.E. REG. NO. 12506

BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 29 DAY OF OCTOBER, 1999, A.D.

BY: ________ DIRECTOR / DESIGNEE

CENTRAL BROWARD DRAINAGE DISTRICT

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

BY: ________ CHAIRPERSON, DATE BY: ________ DISTRICT SECRETARY 10/27/99 DATE

TOWN PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THIS PLAT WAS APPROVED AND ACCEPTED BY THE PLANNING AND ZONING BOARD OF THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

BY: ________ CHAIRPERSON 3/25/98 DATE

TOWN COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT WAS APPROVED AND ACCEPTED BY THE TOWN COUNCIL OF DAVIE, FLORIDA BY RESOLUTION ADOPTED THIS 4th DAY OF ________, 19__, A.D.

ATTEST: ________ TOWN CLERK APPROVED: ________ MAYOR

DEVELOPMENT SERVICES DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT WAS APPROVED AND ACCEPTED BY THE PLANNING AND ZONING DEPARTMENT OF THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

BY: ________ DIRECTOR

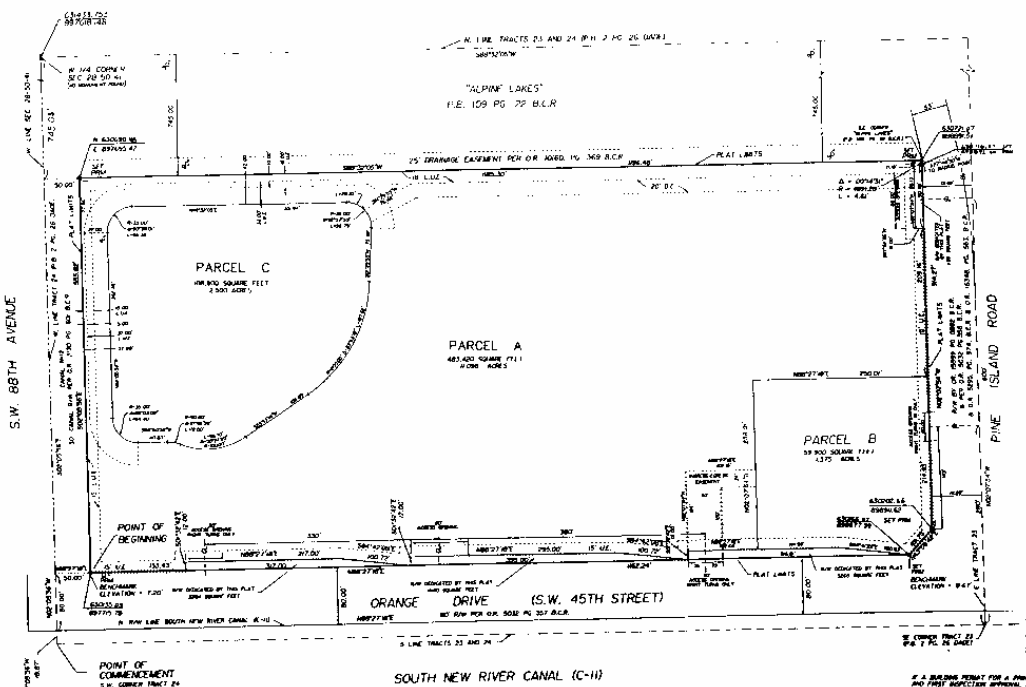
NOTARY COUNTY SURVEYOR COUNTY ENGINEER SURVEYOR

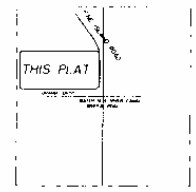
11/04/99 3:49PM OR BOOK 29996 PG 1153

PINE ISLAND COMMERCIAL

A RESUBDIVISION OF PORTIONS OF TRACTS 23 AND 24 AND THE PLATTED ROADWAY LYING BETWEEN TRACTS 23 AND 24 OF "JOHN W. NUWAGAS SURVEY" D.H. 2, PG. 26 (D.R.B.C.) IN SECTION 28, TOWNSHIP 50 SOUTH, RANGE 41 EAST
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

GRAPHIC SCALE





LOCATION MAP
SW 1/4 SECTION 28-50-41
N.T.S.

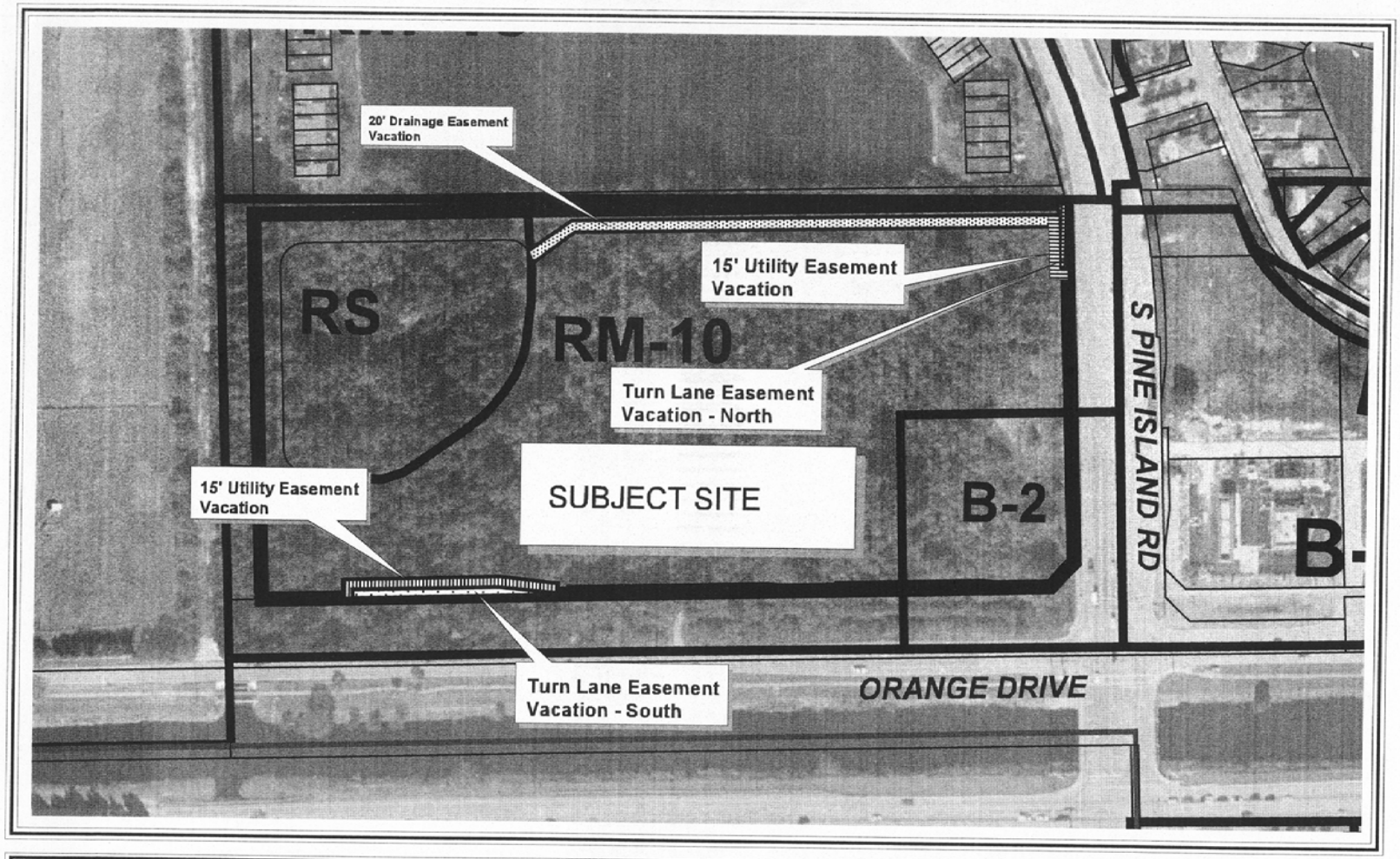
NOTES

1. R - RADIUS
2. L - ARC LENGTH
3. Δ - DELTA ANGLE
4. U.E. - UTILITY EASEMENT
5. L.U.E. - LANDSCAPE & UTILITY EASEMENT
6. P.B. - PLAT BOOK
7. PG. - PAGE
8. B.C.R. - BROWARD COUNTY RECORDS
9. R/W - RIGHT-OF-WAY
10. O.R.B. - OFFICIAL RECORDS BOOK
11. ● P.R.M. - PERMANENT REFERENCE MONUMENT
12. C.L. - CENTERLINE
13. RD - RADIAL
14. NRD - NON RADIAL
15. ———— - NON-VEHICULAR ACCESS LINE
16. ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929, AND ARE BASED ON BROWARD COUNTY BENCHMARK NO. 19934 DESCRIBED AS: STANDARD BROWARD COUNTY DISC IN NORTH BRIDGE RAIL, WEST END ON ORANGE DRIVE OVER CANAL ALONG EAST SIDE OF SOUTHWEST 88TH ANGLE
ELEVATION = 8.94'
17. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
18. THE STATE PLANE COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES AS SHOWN ON STONER-HEITH RESURVEY NO. 107 AS RECORDED IN MISCELLANEOUS PLAT BOOK 3 AT PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983 WITH THE HPGN ADJUSTMENT.
COORDINATES ARE SHOWN THUS: XXXXXXXX.XX / XXXXXXX.XX
19. THE BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE STONER-HEITH RESURVEY NO. 107 AS RECORDED IN MISCELLANEOUS PLAT BOOK 3, PAGE 9, BROWARD COUNTY RECORDS
20. THIS PLAT IS RESTRICTED TO 100,000 SQUARE FEET OF COMMERCIAL USE. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IV BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO WILL BE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVELS FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT CREATE OR A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OF PORTIONS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
21. TOTAL AREA DEDICATED FOR THOROUGHFARE BY THIS PLAT - 4,884 SQUARE FEET
22. DRDE - DADE COUNTY RECORDS
23. L.M.E. - LAKE MAINTENANCE EASEMENT

IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND/OR INSPECTIONS INTERNAL TO, NOT SEALED BY ROOFING, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE UNDER ADDITIONAL PLATTING ACTIVITY SHALL BE DEEMED VOID. SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE PLATTING ACTIVITY SHALL BE IN COMPLIANCE WITH REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME. AND/OR

IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROAD BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED WITHIN A TEN (10) YEAR DATE (5 YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY) FROM THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL PLATTING ACTIVITY SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

MILLER LEGG
Engineers • Planners
Land Surveyors
Environmental Professionals
1900 N. Douglas Road, Suite 200
Pembroke Pines, Florida 33024
(954)436-7600 Fax (954)436-8654



Date Flown:
12/31/00

N

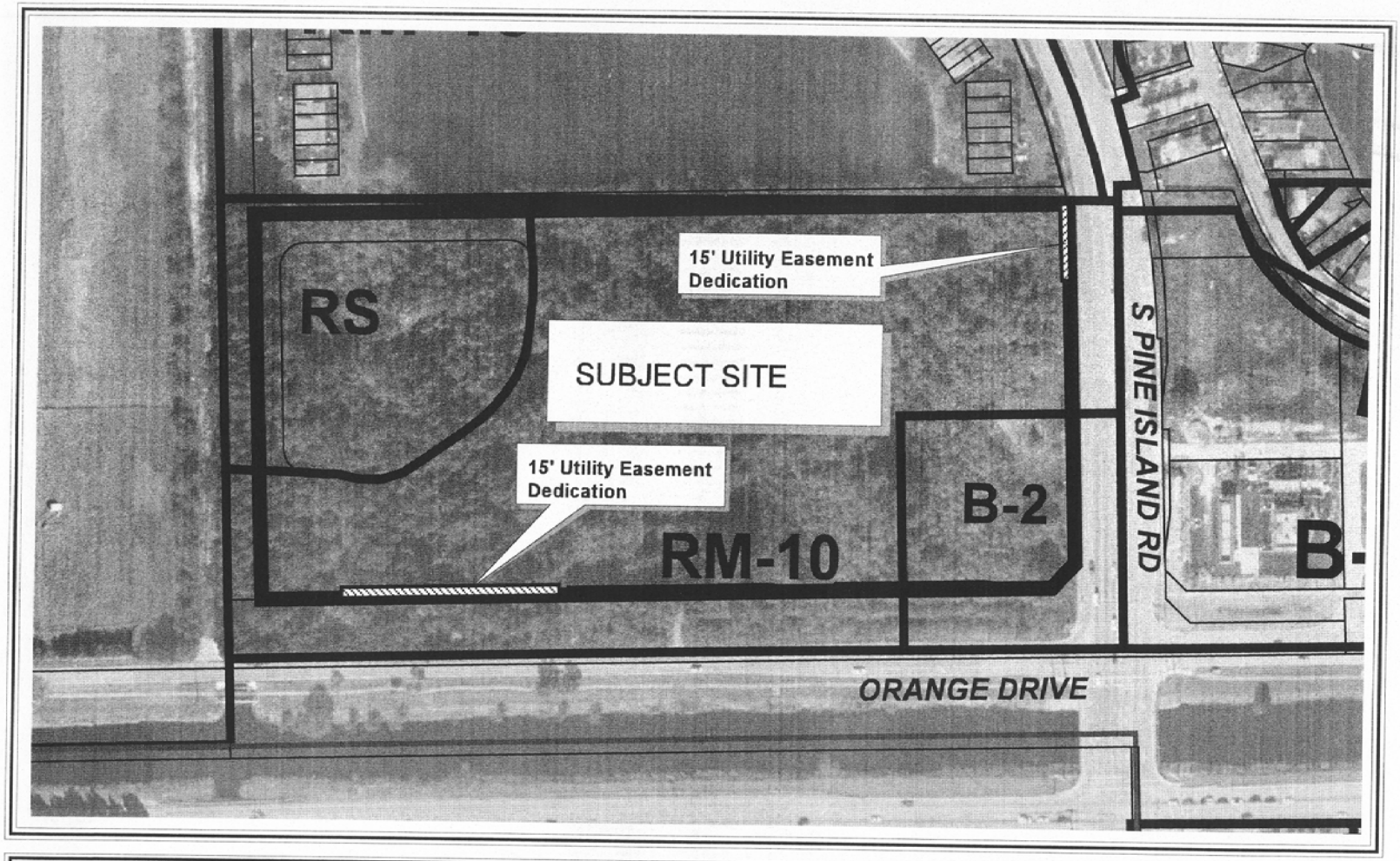
200 0 200 400 Feet

Planning & Zoning Division - GIS

TOWN OF DAVIE FLORIDA

VACATIONS
VA 1-1-03
Zoning and Aerial Map

Prepared by: ID
Date Prepared: 3/25/03



Date Flown:
12/31/00

N

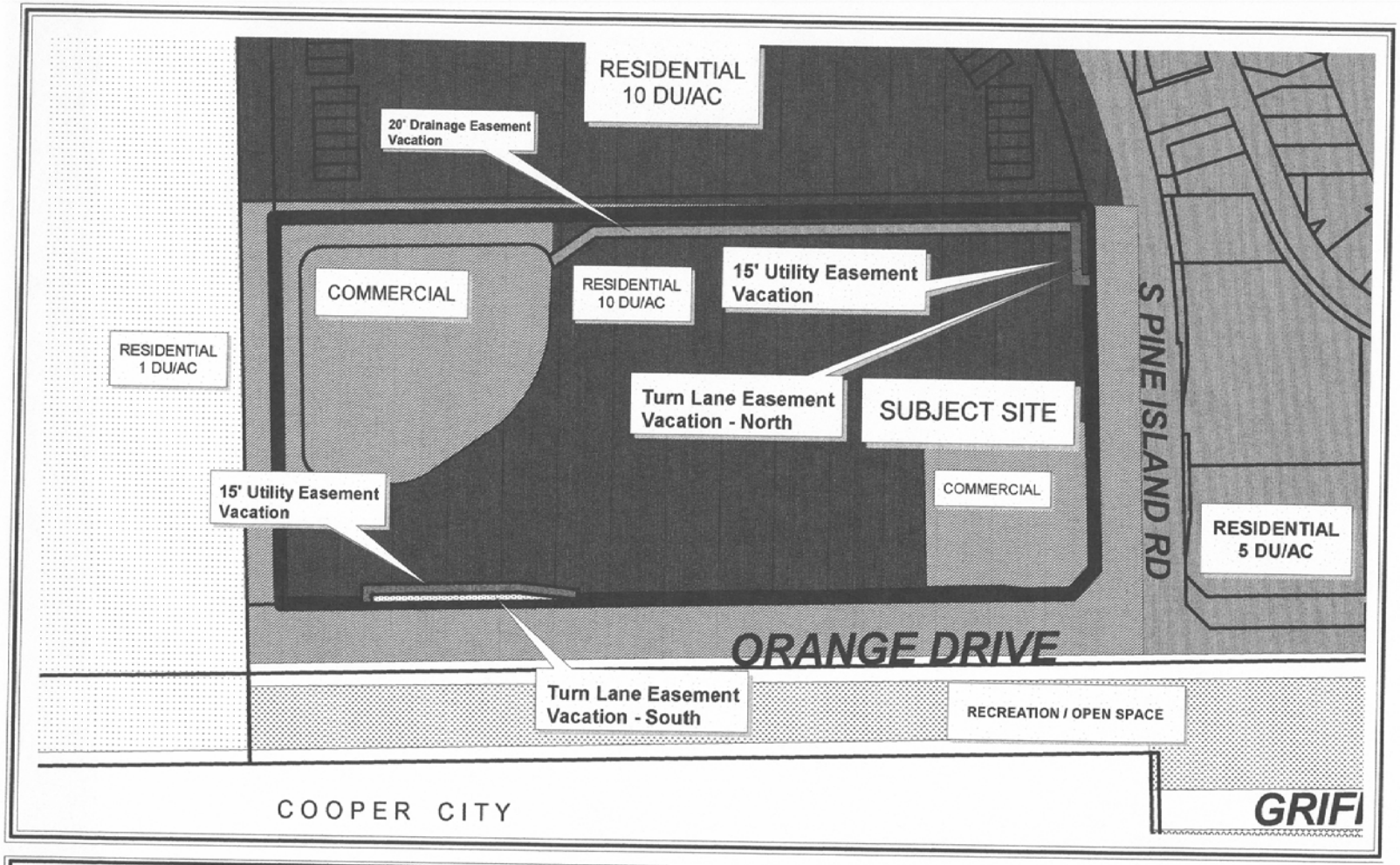
200 0 200 400 Feet

Planning & Zoning Division - GIS

TOWN OF DAVIE FLORIDA

DEDICATIONS
VA 1-1-03
Zoning and Aerial Map

Prepared by: ID
Date Prepared: 3/25/03



N

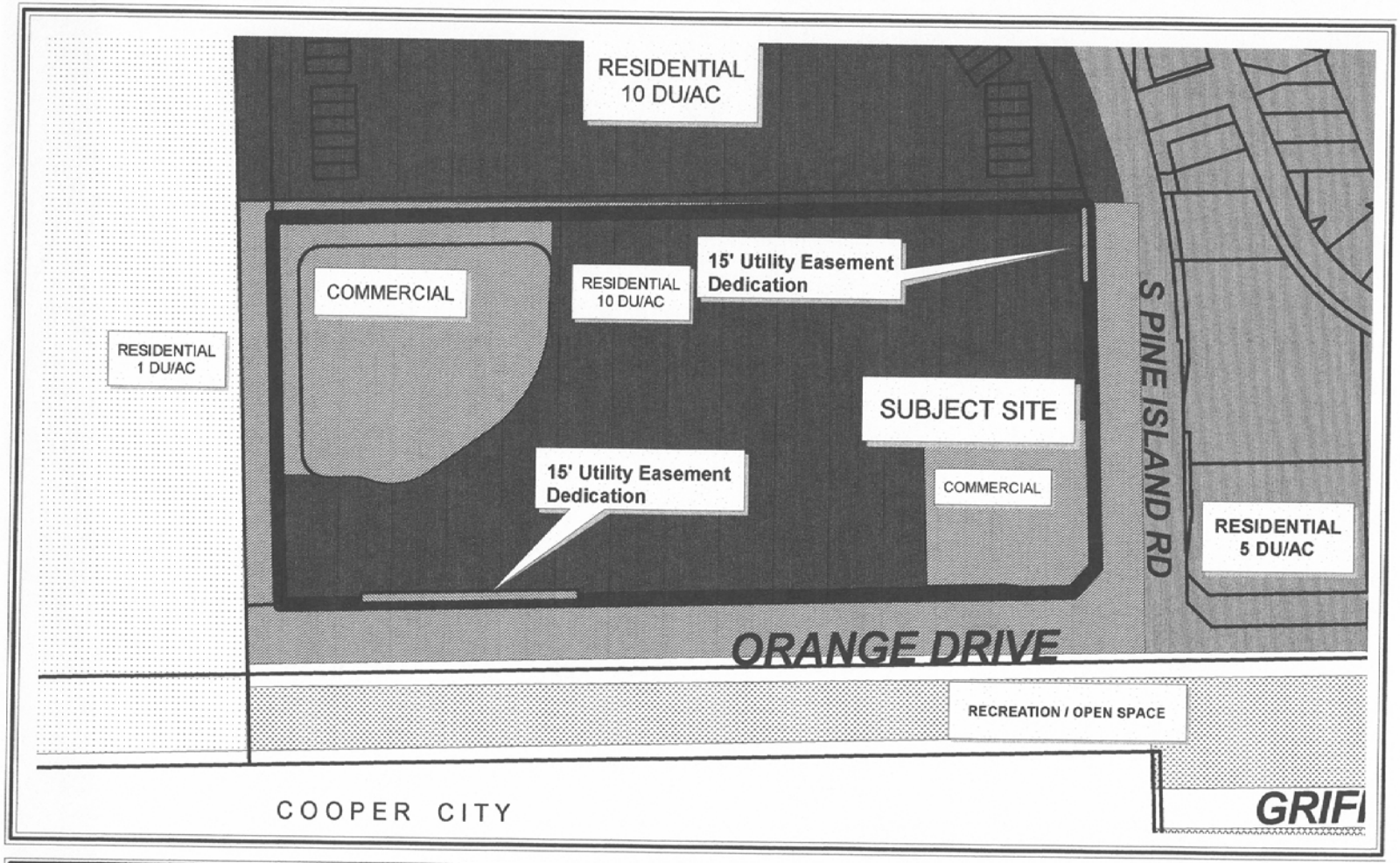
200 0 200 400 Feet

Planning & Zoning Division - GIS

TOWN OF DAVIE FLORIDA

VACATIONS
VA 1-1-03
Future Land Use Map

Prepared By: ID
Date Prepared: 3/27/03



N

200 0 200 400 Feet

Planning & Zoning Division - GIS

TOWN OF DAVIE FLORIDA

DEDICATIONS
VA 1-1-03
Future Land Use Map

Prepared By: ID
Date Prepared: 3/27/03