

STAFF REPORT  
Riverbend Corporate Park  
077-MP-03

A request to amend the note on the plat has been filed with the Planning and Development Management Division. The plat was approved by the County Commission on March 15, 2005, for office and commercial uses on 18.0 acres. The property is located on the north side of Broward Boulevard, between Northwest 22 Avenue and Northwest 25 Avenue, in the City of Fort Lauderdale. The plat was recorded on December 22, 2005 (Plat Book 175, Page 95).

The current note, approved by the County Commission on March 15, 2015 (INSTRUMENT # 105637122), reads as follows:

This plat is restricted to a **260,000 square feet of office use and 80,000 square feet of commercial use**. Banks are not permitted in the office use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

The applicant is requesting to divide Parcel A into five different parcels, A-1 through A-5. Parcels A-1 and A-2 are restricted to 70,000 square feet of commercial use; A-3 is limited to 256,000 square feet of industrial; A-4 is restricted to 9,000 square feet of commercial and 165,000 square feet of self-storage use; and A-5 is restricted to private ingress/egress. The proposed note reads as follows:

**Parcels A-1 and A-2 (see attached legal description) are restricted to 70,000 square feet of commercial use. Parcel A-3 (see attached legal description) is restricted to 256,000 square feet of industrial use. Parcel A-4 (see attached legal description) is restricted to 9,000 square feet of commercial use and 165,000 square feet of self-storage use. Parcel A-5 (see attached legal description) is restricted to private ingress/egress.** Industrial buildings may have 30%-50% ancillary office or 30% ancillary commercial use per bay or single tenant building upon satisfaction of impact/concurrency fees. Freestanding banks and/or with drive-thru facilities are not permitted within the plat without approval from the Board of County Commissioners who shall review and address these uses for increased impacts.

This request was evaluated by the Reviewing Agencies.

The attached memorandum from the Broward County Planning Council indicates that the effective Land Use Plan designates the approximate southwestern 3.2 acres of this plat for the uses permitted in the "Commercial" land use category (i.e. the southwestern portion of Parcel A-3 and all of Parcel A-4), and the remaining approximate 14.8 acres of this plat for the uses permitted in the "Regional Activity Center – Northwest Fort Lauderdale" land use category (i.e. all of Parcels A-1, A-2 and A-5 and the remainder of Parcel A-3.) Uses within the Regional Activity Center are subject to the recorded "Interlocal Agreement for the Monitoring of Development Activity and Enforcement of

Permitted Land Uses in Regional Activity Center” (O.R.B. 34094, PGS. 1407-1412, B.C.R.)

Planning Council staff states that the proposed commercial and self-storage uses are in compliance with the permitted uses of the effective land use plan. Additionally, the City of Fort Lauderdale has indicated that the proposed industrial use will be restricted to those uses permitted in the “Commercial” land use category and therefore in compliance with the permitted uses of the effective land use plan.

The Service Development staff from the Transit Division has noted that this plat is served on Broward Boulevard by BC Transit Routes 9, 22 and 81.

The Aviation Department has indicated that the property is located within 20,000 feet of Fort Lauderdale-Hollywood International Airport. Any proposed construction or the use of construction cranes must be reviewed to determine if Federal Aviation Regulation Part 77, Florida Statutes Chapter 333 and/or the Broward County Airport Zoning Ordinance apply. Based on the location of the proposed project, the FAA may need to review to determine whether the project is a potential hazard to aviation. To initiate the Federal Aviation Review, access the FAA Web page at: <http://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

Review of available information including archival documents, maps, the Broward County Land Use Plan, and the Florida Master Site File by the County’s consulting archaeologist indicates that the proposed development is not likely to impact any significant historical or archaeological resources, and the consulting archaeologist has no objections to this application. The archaeologist notes that this property is located in the City of Fort Lauderdale which is outside the jurisdiction of Broward County Historic Preservation Ordinance 2014-32. The property owner/agent is advised to contact the City of Fort Lauderdale’s Urban Design and Planning Department at 954-828-6520 to seek project review for compliance with the municipal historic preservation regulations. In the event any unmarked human burial remains are discovered, pursuant to Florida Statute Chapter 872.05, all activity that may disturb the unmarked burial shall cease immediately, and the district medical examiner shall be notified. Such activity shall not resume unless specifically authorized by the district medical examiner or State Archaeologist. The Broward County medical examiner can be notified at either 954-357-5200 or [med\\_exam\\_trauma@broward.org](mailto:med_exam_trauma@broward.org).

The Environmental Planning and Community Resilience Division has reviewed this request and at this time, this site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Environmental Review Report, coordinated by the Planning and Development Management Division, is attached.

The attached letters from the City of Fort Lauderdale and Broward Municipal Services District (BMSD) indicate no objection to this request.

This plat with the amended note satisfies the solid waste disposal concurrency requirement of Section 5-182(h) of the Land Development Code. In addition, this request represents a decrease of 91 PM peak hour trips. The plat is located within

the Central Concurrency Management District and meets the regional transportation concurrency standards specified in Section 5-182(a)(5)a) of the Broward County Land Development Code.

The plat is currently subject to “transit impact fees.” Transit impact fees are satisfied for the existing 66,917 square foot building on Parcel A-1. Since, the proposed request is a decrease in PM peak hour trips all proposed development will be subject to “transit impact fees” assessed and paid in accordance with the fee schedule specified in the Land Development Code during the review of construction plans submitted for County environmental review approval. These fees shall be based on the gross square footage of any building(s), including interior mezzanines and permanent canopy/roof over any drive-thru facilities, outdoor seating areas and/or exterior loading areas, as defined in the ordinance.

Staff recommends APPROVAL of this request, provided the applicant:

- 1) Records a document acceptable to the County Attorney’s Office to amend the note on the face of the plat prior to **August 22, 2018**.

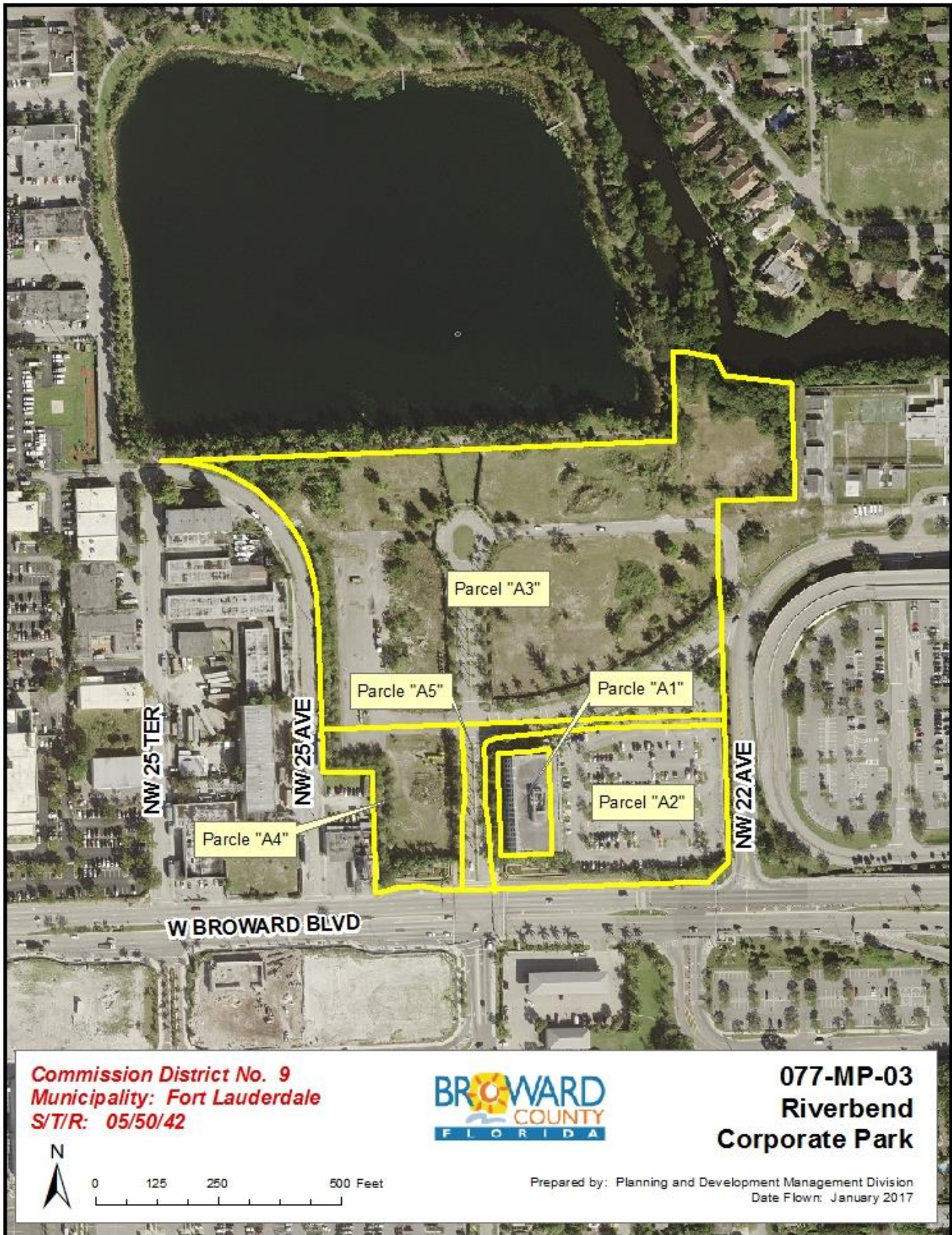
The amended note must also include language stating the following:

Any structure within this plat must comply with Section IV D.1.f., Development Review requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

In addition, staff recommends that the Board authorize the Mayor to sign an order approving this agenda item subject to staff findings, comments and recommendations.


Finally, the applicant is advised that, in accordance with Section 125.022, Florida Statutes, the issuance of a development permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

KDL





TO: Josie P. Sesodia, AICP, Director  
Broward County Planning and Development Management Division

FROM: Barbara Blake Boy, Executive Director 

RE: Delegation Request for Riverbend Corporate Park  
(077-MP-03) City of Fort Lauderdale

DATE: July 13, 2017

Planning Council staff has reviewed the proposed revision to the restrictive note on the above referenced plat. The proposal is to change the restrictive note on the plat:

FROM: This plat is restricted to 260,000 square feet of office use and 80,000 square feet of commercial use.

TO: Parcels A-1 and A-2 are restricted to 70,000 square feet of commercial use, Parcel A-3 is restricted to 256,000 square feet of industrial use, Parcel A-4 is restricted to 9,000 square feet of commercial use and 165,000 square feet of self-storage use, and Parcel A-5 is restricted to private ingress/egress. Industrial buildings may have 30% - 50% ancillary office or 30% ancillary commercial use per bay or single tenant building.

The Future Land Use Element of the City of Fort Lauderdale Comprehensive Plan is the effective land use plan for the City of Fort Lauderdale. That plan designates the approximate southwestern 3.2 acres of this plat for the uses permitted in the "Commercial" land use category (i.e. the southwestern portion of Parcel A-3 and all of Parcel A-4), and the remaining approximate 14.8 acres of this plat for the uses permitted in the "Regional Activity Center – Northwest Fort Lauderdale" land use category (i.e. all of Parcels A-1, A-2 and A-5 and the remainder of Parcel A-3). This plat is generally located on the north side of Broward Boulevard, between Northwest 22 Avenue and Northwest 25 Avenue.

Regarding the portion of the plat designated "Commercial" (i.e., the approximate southwestern 3.2 acres consisting of the southwestern portion of Parcel A-3 and all of Parcel A-4), the proposed commercial and self-storage uses are in compliance with the permitted uses of the effective land use plan. Further, Planning Council staff has received written confirmation from the City of Fort Lauderdale that the proposed industrial will be restricted to those uses permitted in the "Commercial" land use category. Therefore, the proposed industrial use is in compliance with the permitted uses of the effective land use plan.

**Riverbend Corporate Park**  
**July 13, 2017**  
**Page Two**

Regarding the portion of the plat designated “Regional Activity Center – Northwest Fort Lauderdale” (i.e., the remaining approximate 14.8 acres consisting of all of Parcels A-1, A-2 and A-5 and the remainder of Parcel A-3), the proposed uses are subject to the executed “Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Regional Activity Center,” as recorded in Official Record Book 34094, Pages 1407-1412.

The contents of this memorandum are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, local zoning, other land development regulations or the development review requirements of the Broward County Land Use Plan including its concurrency requirements.

BBB:PMS

cc: Lee Feldman, City Manager  
City of Fort Lauderdale

Anthony Fajardo, Director, Department of Sustainable Development  
City of Fort Lauderdale



**ENVIRONMENTAL REVIEW AND COMMENTS REPORT  
TO THE PLANNING AND DEVELOPMENT MANAGEMENT DIRECTOR**

**Application:** Request to amend the note to remove 260,000 square feet of office, 1,000 square feet of commercial use, and divide Parcel A into Parcels A-1 through A-5 by adding 256,000 square feet of industrial, 165,000 square feet of self-storage, and private ingress/egress use.

**File Number:** **077-MP-03**

**Project Name:** **Riverbend Corporate Park**

**Comments Due:** **July 11, 2017**

**Development Type:** **Commercial** (70,000 Square Feet on Parcels A-1 and A-2; 9,000 Square Feet on Parcel A-4), **Industrial** (256,000 Square Feet on Parcel A-3), **Self-Storage** (165,000 Square Feet on Parcel A-4), and Private Ingress/Egress on Parcel A-5

The Planning and Development Management Division of the Broward County Environmental Protection and Growth Management Department (EPGMD) has coordinated with other Divisions in this Department along with the County Health Department to provide the following comments on the above referenced plat:

**Surface Water Management**

This plat is located in the City of Fort Lauderdale and is under the jurisdiction of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division. Surface water management plans for this plat must meet the criteria contained in Chapter 27 - Article V of the Broward County Code of Ordinances. A surface water management license from the Environmental Engineering and Licensing Section of the Broward County Planning and Environmental Regulation Division will be required prior to any construction.

**Potable Water Review**

This plat will be served by the City of Fort Lauderdale's Fiveash Water Treatment Plant which has a capacity of 90.000 MGD and a maximum daily flow of 51.000 MGD. Therefore, according to the Health Department, there is sufficient available water treatment plant capacity to serve the proposed uses at this point in time.

**Wastewater Review**

Wastewater Treatment Plant:	<b>G. T. Lohmeyer</b>
Flow Data:	<b>As of 04/17</b>
EPGMD Licensed Capacity	<b>48.0000 MGD</b>
12 Month Average Flow:	<b>38.1200 MGD</b>
Existing Flow Reserved by Building Permit:	<b>1.3390 MGD</b>
Total Committed Flow:	<b>39.5690 MGD</b>
Estimated Project Flow:	<b>0.0500 MGD</b>

In accordance with Section 5-182(g) of the Broward County Land Development Code, to date the existing wastewater treatment and disposal facility has sufficient plant capacity to provide for the wastewater treatment and disposal needs of the development proposed by this application.

The applicant is advised that a Wastewater Collection/Transmission System License will be required prior to constructing, expanding, or altering either a gravity sanitary sewer, a sanitary force main, or a pump station. Wastewater receiving lift stations and force mains are critical components of the conveyance system. Accordingly, adequate capacity for this project will need to be demonstrated of the receiving off-site sanitary sewer conveyance system. The size and

Page 2  
077-MP-03 RIVERBEND CORPORATE PARK

scope of flows for the proposed domestic wastewater generation from this plat will likely be substantial and variable; this may impose additional needs for advance planning, permitting, and construction for both onsite and offsite components of the conveyance system. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483.

### **Natural Resources Preservation**

This plat is not located in a wellfield zone of influence as described in the Broward County Wellfield Protection Ordinance 84-60, as amended, and as incorporated into Broward County Code of Ordinances, Chapter 27, Article XIII.

Review of available information by staff of the Water and Environmental Licensing Section of the Broward County Environmental Engineering and Permitting Division indicates that, at this time, there are no wetlands within the boundaries of the plat. Therefore, a Conceptual Dredge and Fill Review Report is not required. Based upon the present conditions within the site, filling of the land area will not require an Environmental Resource License. Other activities, e.g., lake or canal excavation, regulated under Article XI of the Natural Resource Protection Code may require a license. The applicant is encouraged to contact the Water and Environmental Licensing Section at 954-519-1483 at the earliest time to determine if, and what type of, license may be required prior to undertaking surface disturbing activities.

The Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division encourages all invasive exotic vegetation including Melaleuca, Brazilian-pepper, Australian pine and others as listed in the Exotic Pest Plant Council's List of Florida's Most Invasive Species to be removed during the development process, and a management plan may be necessary to control re-invasion of same. In addition, landscape material should not include any plants considered to be invasive of south Florida's native plant communities. The Exotic Pest Plant Council's List of Florida's Most Invasive Species is available from the Water and Environmental Licensing Section.

Review of aerial photographs indicates that the subject site contains tree canopy. Development of the site must comply with the Tree Preservation Regulations of the City of Fort Lauderdale if trees are to be removed or relocated. The applicant is encouraged to minimize the number of trees to be removed by incorporating existing trees in the site plan. If trees cannot be incorporated into the site plan in their current location, the applicant is encouraged to relocate trees, especially those of specimen size and quality.

This site is not included in the Protected Natural Lands Inventory and is not adjacent to a site in the inventory. The Protected Natural Lands Inventory is a comprehensive database of public and private native vegetative communities that have been protected through acquisition or regulatory mechanisms and are managed for conservation purposes. The inventory, which provides information regarding the ownership and management of each of the Protected Natural Lands, may be accessed at the following website:

<http://bcgis.maps.arcgis.com/apps/OnePane/basicviewer/index.html?appid=85f453365417459f8ba45fa6e5dddb9c>



Page 3  
077-MP-03 RIVERBEND CORPORATE PARK

**Additional Comments Addressing Certain Environmental Protection Actions Needing to be Taken to Implement the Project**

1. An Environmental Resource License may be required for any activities regulated under Article XI of the Natural Resource Protection Code. Contact the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division at 954-519-1483 for specific license requirements.
2. Any discharges to ground or surface waters, excluding stormwater, will require review and approval by the Water and Environmental Licensing Section of the Environmental Engineering and Permitting Division prior to discharge.
3. All future industrial uses must be approved by the Environmental Engineering and Permitting Division.
4. The subject plat is in the vicinity of a known contaminated site and the following should be noted: For any site that overlies or contains potential or actual sources of pollution to ground or groundwater, the Environmental Engineering and Permitting Division's approval of an application for a building permit or approval to construct or alter shall not be granted until the Environmental Assessment and Remediation Section of the Environmental Engineering and Permitting Division is satisfied that the construction or alteration will not interfere with the cleanup of the contaminants on site [Section 27-66(h) Broward County Code of Ordinances]. It should also be noted that the Environmental Assessment and Remediation must approve any dewatering activities at this site.

---

Be advised that approval of a delegation request does not infer any approval to connect to any wastewater collection, treatment, or disposal system. Nor does it infer that sufficient capacity will exist at time of Building Permit approval. Connections to such systems are approved by the Environmental Engineering and Permitting Division as a prerequisite to, and just prior to, approval of Building Permits by the appropriate Building Department for any structures that are to be built on the platted site. These comments do not indicate a waiver or approval of any license or permit that is, or may be, required for any aspect of the project.



July 10, 2017

Josie Sesodia, Director  
Broward County Planning and Development Management Division  
1 North University Drive, Building A, Suite 102  
Plantation, Florida 33324

**RE: Letter of No Objection to Plat Note Amendment – Riverbend Corporate Park**

Dear Ms. Sesodia:

The City of Fort Lauderdale is in receipt of a request for plat note amendment to the "Riverbend Corporate Park" plat in Fort Lauderdale, recorded in plat book 175, Pages 95.

As per Broward County Code Section 5-181, changes to plat approval conditions shall not be accepted unless the municipality has issued a letter or has adopted a resolution stating the municipality's position regarding the application.

The specific plat note amendment request is as follows:

**From:**

*THIS PLAT IS RESTRICTED TO 260,000 SQUARE FEET OF OFFICE USE AND 80,000 SQUARE FEET OF COMMERCIAL USE. BANKS ARE NOT PERMITTED IN THE OFFICE USE WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.*

*ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, 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 ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.*

**To:**

*PARCELS A-1 AND A-2 (SEE ATTACHED LEGAL DESCRIPTION) ARE RESTRICTED TO 70,000 SQUARE FEET OF COMMERCIAL USE. PARCEL A-3 (SEE ATTACHED LEGAL DESCRIPTION) IS RESTRICTED TO 256,000 SQUARE FEET OF INDUSTRIAL USE. PARCEL A-4 (SEE ATTACHED LEGAL DESCRIPTION) IS RESTRICTED TO 9,000 SQUARE FEET OF COMMERCIAL USE AND 165,000 SQUARE FEET OF SELF-STORAGE USE. PARCEL A-5 (SEE ATTACHED LEGAL DESCRIPTION) IS RESTRICTED TO PRIVATE INGRESS/EGRESS. INDUSTRIAL BUILDINGS MAY HAVE 30%-50% ANCILLARY OFFICE OR 30% ANCILLARY COMMERCIAL USE PER BAY OR SINGLE TENANT BUILDING UPON SATISFACTION OF IMPACT/CONCURRENCY FEES. FREESTANDING BANKS AND/OR BANKS WITH DRIVE-THRU FACILITIES ARE NOT PERMITTED WITHIN THE PLAT WITHOUT APPROVAL FROM THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.*

*ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF*

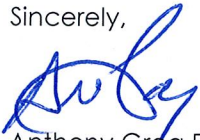
COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

---

Pursuant to Section 47-24.5 of the City of Fort Lauderdale Unified Land Development Regulations, the City has reviewed the proposed plat note amendment and has no objections to the note change.

If you have any questions or require additional information, please feel free to contact Karlanne Grant at 954-828-6162 or [kgrant@fortlauderdale.gov](mailto:kgrant@fortlauderdale.gov).

Sincerely,



Anthony Greg Fajardo, Director, Department of Sustainable Development  
Department of Sustainable Development

cc: Christopher Lagerbloom, Assistant City Manager  
Ella Parker, Urban Design & Planning Manager, Department of Sustainable Development  
Evy Kalus, Broward County Planning and Development Management Division  
Lochrie & Chakas, P.A.



Environmental Protection and Growth Management Department  
**PLANNING AND DEVELOPMENT MANAGEMENT DIVISION**  
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521 • 954-519-1412

e-COMMENTS for  
Delegation Request: Amend the Plat Note



TO: Review Agencies  
PLAT NAME: RIVERBEND CORPORATE PARK PLAT NO.: 077-MP-03  
COMMENT DUE DATE: **JULY 11, 2017**

Please find an application for the above plat which was submitted to you for verification of the *Standards of the Broward County Land Development Code*, as amended.

To comply with the review requirements mandated by the Code, your written comments must be submitted electronically to this office by the date indicated above. **If your comments are not received by the above date, we will understand that to mean you have no objection to the plat as submitted.**

**Please note that all agency comments should now be e-mailed to the Planning and Development Management Division at: [pdmdinfo@broward.org](mailto:pdmdinfo@broward.org).** For additional information, please contact Karina da Luz at 954-357-6617 (or [kdaluz@broward.org](mailto:kdaluz@broward.org)). Your cooperation is greatly appreciated!

- NO OBJECTION TO THE PLAT AS SUBMITTED.
- THIS PLAT IS SUBJECT TO THE COMMENTS NOTED BELOW.
- THIS PLAT IS SUBJECT TO THE ATTACHED COMMENTS.

*In the space provided below, please type/print your name, agency and phone number:*

[sforelle@broward.org](mailto:sforelle@broward.org) Digitally signed by sforelle@broward.org  
DN: cn=sforelle@broward.org  
Date: 2017.07.25 15:33:03 -04'00'

COMMENTS:

Print Name  
**Planning and Development Management Division**  
Agency  
**954-357-6635**  
Phone Number



Planning and Development Management Division  
Environmental Protection and Growth Management Department  
Board of County Commissioners, Broward County, Florida

**Application to Amend or Revise Level of Approved Development**

**INSTRUCTIONS**

This form is used to apply for amendments or revisions to the current level of development previously approved. For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate required documentation attached. Please type this application or print legibly in black ink.

**PROJECT INFORMATION**

Plat Name Riverbend Corporate Park Plat

Plat Number 077-MP-03 Plat Book - Page 175 - 95 (If recorded)

Owner/Applicant Riverbend Broward, LP Phone \_\_\_\_\_

Address 300 SW 1st Avenue City Fort Lauderdale State FL Zip Code 33301

Owner's E-mail Address Dev.Motwani@gmail.com Fax # \_\_\_\_\_

Agent Damon T. Ricks / Flynn Engineering Services Phone 954-522-1004

Contact Person Robert B. Lochrie III, Esq.

Address 1401 E. Broward Blvd., Suite 303 City Fort Lauderdale State FL Zip Code 33301

Agent's E-mail Address RLochrie@LochrieLaw.com Fax # 954-779-1101

**PROPOSED CHANGES**

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. Be sure to include the current level of development. (Attach additional sheet if necessary.)

Current note for entire plat \_\_\_\_\_  
See attached narrative dated May 31, 2017

Proposed note for entire plat \_\_\_\_\_  
See attached narrative dated May 31, 2017.

**PLEASE ANSWER THE FOLLOWING QUESTIONS**

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?  
 Yes  No  Don't Know  
If YES, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

Is any portion of this plat currently the subject of a Land Use Plan Amendment (LUPA)?  Yes  No  
If YES, provide LUPA number: \_\_\_\_\_

Does the note represent a change in TRIPS?  Increase  Decrease  No Change  
Does the note represent a major change in Land Use?  Yes  No

Will project be served by an approved potable water plant? If YES, state name and address.  Yes  No  
Fiveash

Will project be served by an approved sewage treatment plant? If YES, state name and address  Yes  No  
G.T. Lohmeyer

Are on-site wells for potable water currently in use or proposed?  Yes  No  
If YES, see page 2 of this form for additional required documentation.

Are septic tanks current in use or proposed?  Yes  No  
If YES, see page 2 of this form for additional required documentation.

Estimate or state the total number of on-site parking spaces to be provided SPACES 627

Number of seats for any proposed restaurant or public assembly facility, including places of worship SEATS \_\_\_\_\_

Number of students for a daycare center or school STUDENTS \_\_\_\_\_

Reasons for this request (Attach additional sheet if necessary.) See attached narrative dated May 31 2017

**FOR APPLICATIONS PROPOSING INDUSTRIAL USE(S) - SUPPLEMENTAL REQUIREMENT**

Proposed industrial plat notes which abut residential land use categories or are separated from a residential land use plan category by rights-of-way, easements, canals or lakes with a width of 100 feet or less must submit written documentation from the municipality stating how the City will address compatibility between the proposed industrial use(s) and the residential land use plan category. Industrial uses include manufacturing, assembly, processing, indoor and outside storage, warehouse, distribution, excavation and landfills. Residential land use plan categories include all residentially named categories plus Agricultural, Rural Ranches, Rural Estates, TOC, TOD, RAC and LAC. Please consult with Planning and Development Management staff if you have any questions.

**Please see reverse side for Required Documentation and Owner/Agent Certification**

**REQUIRED DOCUMENTATION:** Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

- Recorded or approved plat.
- Letter of approval from the applicable municipality, dated within six (6) months of this application, specifically stating the precise note language. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order.
- Current letter is required from the appropriate utility service area stating the location of the closest approved potable water line and/or sanitary sewer line and the exact distance to the property if on-site wells for potable water and/or septic tanks that are currently in use or proposed.
- Signed and sealed sketch and legal description for any new parcel or tract created by the application.
- A check for the application fees made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

*School Concurrency Submission Requirements*

- RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board.

**REQUIRED DOCUMENTATION FOR EXISTING BUILDINGS**

Are there any existing structures on the plat and/or parcel that is currently being amended? (Yes) or No? If "Yes," you are required to submit documentation providing evidence of the use, size (gross sq. ft.), unit type, and bedroom number as well as complete the table below. Please be advised that gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive thru facilities, and overhangs designed for outdoor tables at a restaurant. A building is defined by the definition in the Land Development Code.

LAND USE	Gross Building sq. ft. * or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the same?	Change Use?	Has been or will be demolished?
Office Building	66.917 SF	Currently	Yes		

The following are examples of documentation that may be used to confirm the existence of buildings on the plat and/or parcel:

- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures are residential, evidence will be required of the bedroom mix and unit type. A letter from the city and or copies of permit records may be acceptable forms of evidence.
- Other evidence may be accepted if it clearly documents the use and gross square footage of the existing buildings.

**OWNER/AGENT CERTIFICATION**

State of Florida

County of Broward

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent Damon T. Ricks

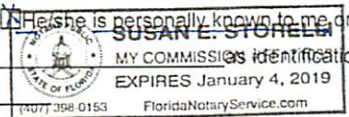
Sworn and subscribed to before me this 6 day of June, 2017

by Damon T. Ricks / Flynn Engineering Services

Has presented \_\_\_\_\_

Signature of Notary Public Susan E. Storelli

Type or Print Name Susan E. Storelli

He/she is personally known to me, or  


**FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY**

Time \_\_\_\_\_ Application Date 01/19/17 Acceptance Date 06/26/17

Comments Due 07/10/17 C.C. Mtg. Date 08/22/17 Fee \$ 2090

Plats  Survey  Site Plan  City Letter  Agreements

Other Attachments(Describe) \_\_\_\_\_

Title of Request note amendment

Distribute to:  Full Review  Planning Council  School Board  Land Use & Permitting

Health Department (on septic tanks and/or wells)  Zoning Code Services (unincorporated area only)

Planning & Redevelopment (unincorporated area only)  Other \_\_\_\_\_

Adjacent City Unincorporated Received by [Signature]

**RIVERBEND CORPORATE PARK**

**PLAT NOTE AMENDMENT NARRATIVE**

**Plat Book 175, Page 95  
County File No. 077-MP-03**

**May 18, 2017**

**Background.** Riverbend Broward, LP is the owner of a portion of the RIVERBEND CORPORATE PARK Plat recorded in Plat Book 175, Page 95 of the Public Records of Broward County, Florida (“Plat”). The Plat is located on the north side of Broward Boulevard just west of I-95 in the City of Fort Lauderdale (“City”). The Plat is also located in the City’s Northwest Regional Activity Center (“NWRAC”) which is a high intensity mixed use land use category. Applicant is requesting that the plat note restriction be revised to provide for the uses shown on the approved Site Plan. In addition, because there will be multiple owners, the Applicant wishes to divide Parcel A to create 5 separate sub-parcels with separate uses to each parcel (i.e. Parcels A-1, A-2, A-3, A-4 and A-5). If approved, this application will result in the following:

1. Amendment to the Plat Note Restriction; and
2. Division of Parcel A into 5 sub-parcels and assigned uses to each sub-parcel.

A diagram showing the proposed Parcels A1-A5 is attached as Exhibit “A”. The current plat note language is attached hereto as Exhibit “B”, and the proposed plat note language, as well as the sketch and legal descriptions of the proposed Parcels A1-A5 are attached hereto as Exhibit “C”.

**EXHIBIT "A"**

**DIAGRAM OF PROPOSED PARCELS**



**EXHIBIT "B"**

**CURRENT PLAT NOTE**

THIS PLAT IS RESTRICTED TO 260,000 SQUARE FEET OF OFFICE USE AND 80,000 SQUARE FEET OF COMMERCIAL USE. BANKS ARE NOT PERMITTED IN THE OFFICE USE WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, 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 ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

**EXHIBIT "C"**

**PROPOSED PLAT NOTE**

**PARCELS A-1 AND A-2** (see attached legal description) ARE RESTRICTED TO 70,000 SQUARE FEET OF COMMERCIAL USE. **PARCEL A-3** (see attached legal description) IS RESTRICTED TO 256,000 SQUARE FEET OF INDUSTRIAL USE. **PARCEL A-4** (see attached legal description) IS RESTRICTED TO 9,000 SQUARE FEET OF COMMERCIAL USE AND 165,000 SQUARE FEET OF SELF-STORAGE USE. **PARCEL A-5** (see attached legal description) IS RESTRICTED TO PRIVATE INGRESS/EGRESS.

INDUSTRIAL BUILDINGS MAY HAVE 30%-50% ANCILLARY OFFICE OR 30% ANCILLARY COMMERCIAL USE PER BAY OR SINGLE TENANT BUILDING UPON SATISFACTION OF IMPACT/CONCURRENCY FEES. FREESTANDING BANKS AND/OR BANKS WITH DRIVE-THRU FACILITIES ARE NOT PERMITTED WITHIN THE PLAT WITHOUT APPROVAL FROM THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, 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 ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

**EXHIBIT "C" CONTINUED**

**SKETCHES AND LEGAL DESCRIPTIONS OF PARCELS A1-A5**

SKETCH AND LEGAL DESCRIPTION

BY

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



**LEGAL DESCRIPTION: PARCEL "A2"**

A PORTION OF PARCEL "A", "RIVERBEND CORPORATE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGES 95 THROUGH 97, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (POINT OF BEGINNING A) AT THE WESTERLY SOUTHEAST CORNER OF SAID PARCEL "A", SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST BROWARD BOULEVARD (STATE ROAD NO. 842); THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE ALSO BEING THE SOUTHERLY LINE OF SAID PARCEL "A", THE FOLLOWING THREE (3) COURSES AND DISTANCES; 1) NORTH 89°59'58" WEST 134.16 FEET; 2) NORTH 70°31'19" WEST 50.98 FEET; 3) NORTH 89°59'58" WEST 264.86 FEET TO THE BEGINNING OF A NON-TANGENT CIRCULAR CURVE CONCAVE NORTHEASTERLY FROM WHICH A RADIAL LINE BEARS NORTH 42°31'23" EAST; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 32.78 FEET, A CENTRAL ANGLE OF 48°07'18", FOR AN ARC DISTANCE OF 27.53 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°00'00" WEST 81.65 FEET; THENCE NORTH 09°49'48" WEST 47.18 FEET; THENCE NORTH 00°00'00" WEST 133.75 FEET TO A REFERENCE POINT AND THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 88°53'05", FOR AN ARC DISTANCE OF 23.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°53'05" EAST 28.28 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE EASTERLY ON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 692.50 FEET, A CENTRAL ANGLE OF 9°46'08", FOR AN ARC DISTANCE OF 118.07 FEET TO A POINT OF TANGENCY; THENCE NORTH 79°06'57" EAST 39.63 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE EASTERLY ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 375.50 FEET, A CENTRAL ANGLE OF 10°53'03", FOR AN ARC DISTANCE OF 71.33 FEET TO A POINT OF TANGENCY; THENCE NORTH 90°00'00" EAST 217.01 FEET TO THE BEGINNING OF A TANGENCY CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE EASTERLY ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 22.66 FEET, A CENTRAL ANGLE OF 28°05'47", FOR AN ARC DISTANCE OF 11.11 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID PARCEL "A" ALSO BEING THE WEST RIGHT-OF-WAY LINE OF NW 22ND AVENUE; THENCE SOUTH 00°20'32" WEST ON SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE 302.53 FEET; THENCE SOUTH 45°17'26" WEST ON THE SOUTHEASTERLY LINE OF SAID PARCEL "A" 56.94 FEET TO POINT OF BEGINNING A.

LESS THE FOLLOWING (PARCEL A1):

CONTINUED ON SHEET 2 OF 4

FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: N/A

DRAWN BY: B.B.

ORDER NO.: 62822B

DATE: 3/20/17; 5/8/17; 6/2/17

PARCEL "A2"

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 1 OF 4

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE  
WITHOUT SHEETS 1 THRU 4, INCLUSIVE

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
 BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136  
STATE OF FLORIDA

SKETCH AND LEGAL DESCRIPTION

BY

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



CONTINUED FROM SHEET 1 OF 4

COMMENCING AT THE PREVIOUSLY MENTIONED REFERENCE POINT; THENCE SOUTH 50°44'25" EAST 42.31 FEET TO THE POINT OF BEGINNING (POINT OF BEGINNING B) AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTH AND TO SAID POINT A RADIAL LINE BEARS SOUTH 01°13'10" ST; THENCE EASTERLY ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 573.55 FEET, A CENTRAL ANGLE OF 10°34'22", AND AN ARC LENGTH OF 105.84 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 215.65 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 105.42 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 208.15 FEET TO POINT OF BEGINNING B.

SAID PARCEL "A2" SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING A NET AREA OF 137,939 SQUARE FEET (3.1666 ACRES) MORE OR LESS.

**NOTES:**

- 1) BEARINGS ARE BASED ON THE SOUTH LINE OF PARCEL "A", "RIVERBEND CORPORATE CENTER" BEING N89°59'58"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ALL OF THE EASEMENTS AND PLATS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: N/A

DRAWN BY: B.B.

ORDER NO.: 62822B

DATE: 3/20/17; 5/8/17; 6/2/17

PARCEL "A2"

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 2 OF 4

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE  
WITHOUT SHEETS 1 THRU 4, INCLUSIVE

SKETCH AND LEGAL DESCRIPTION

BY

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



DEVCON LAKE

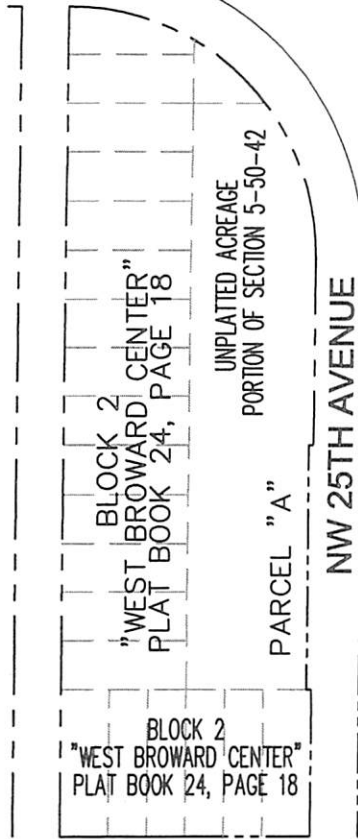
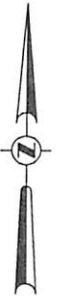
NORTH FORK  
NEW RIVER

PARCEL "A3"

PARCEL "A"  
"BROWARD REGIONAL  
JUVENILE DETENTION CENTER"  
PLAT BOOK 104, PAGE 32, B.C.R.

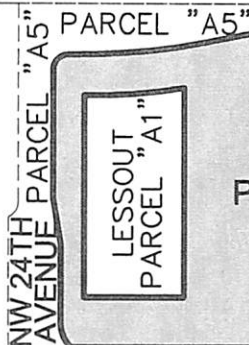
NW 22ND AVENUE

UNPLATTED ACREAGE  
PORTION OF SECTION 5-50-42



UNPLATTED ACREAGE  
PORTION OF SECTION 5-50-42

PARCEL "A4"



SOUTH LINE OF SE 1/4 SECTION 5-50-42

WEST BROWARD BOULEVARD (STATE ROAD NO. 842)

VICINITY MAP

FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: 1"=200'      DRAWN BY: B.B.

ORDER NO.: 62822B

DATE: 3/20/17; 5/8/17; 6/2/17

PARCEL "A2"

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 3 OF 4

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE  
WITHOUT SHEETS 1 THRU 4, INCLUSIVE

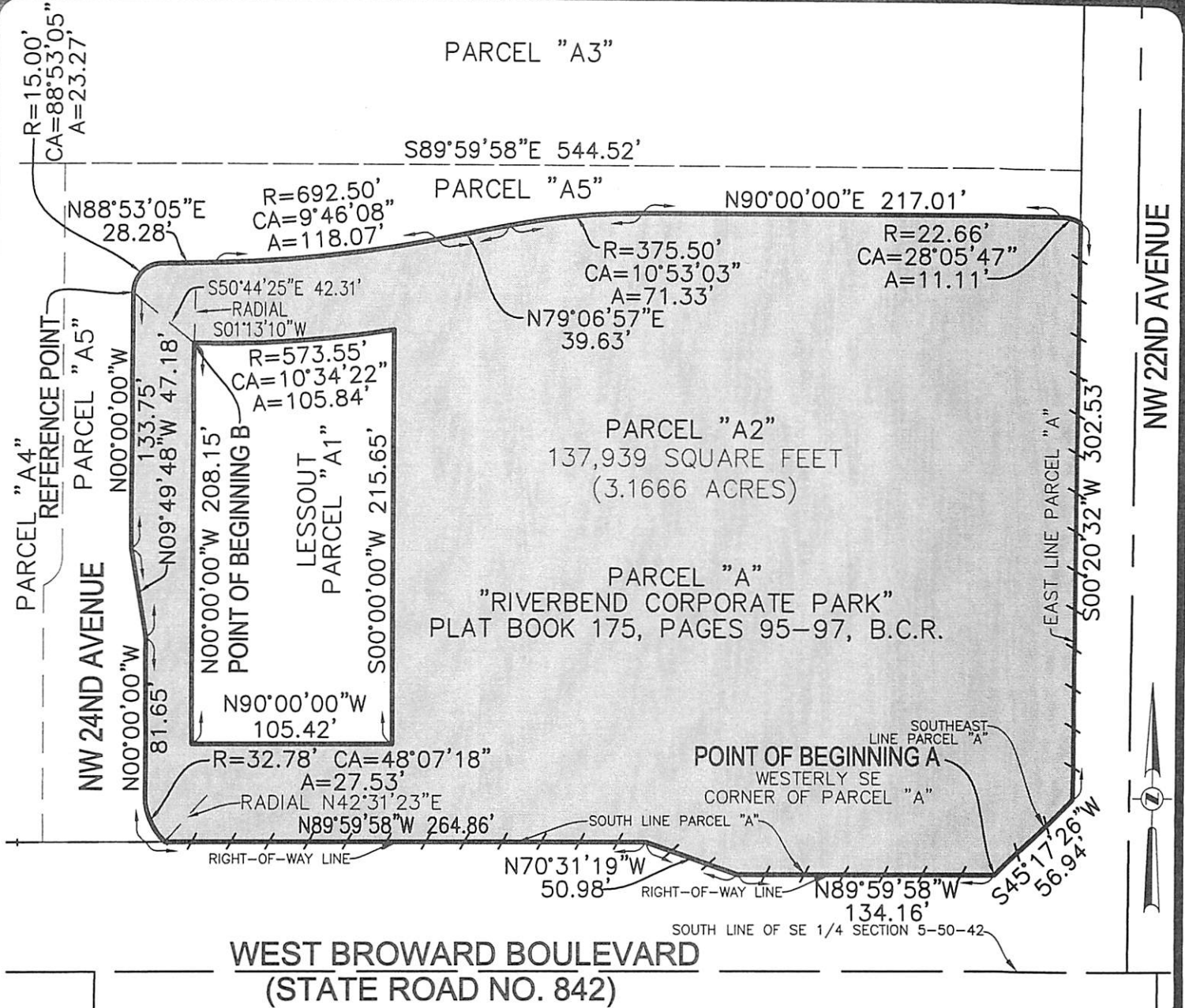
LEGEND:

B.C.R.      BROWARD COUNTY RECORDS



SKETCH AND LEGAL DESCRIPTION  
BY  
**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778  
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



FILE: BRIDGE DEVELOPMENT PARTNERS LLC  
SCALE: 1"=80' DRAWN BY: B.B.  
ORDER NO.: 62822B  
DATE: 3/20/17; 5/8/17; 6/2/17  
PARCEL "A2"  
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA  
FOR: RIVERBEND CORPORATE CENTER

SHEET 4 OF 4

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE  
WITHOUT SHEETS 1 THRU 4, INCLUSIVE

LEGEND:

- O.R.B. OFFICIAL RECORDS BOOK
- R RADIUS
- CA CENTRAL ANGLE
- A ARC DISTANCE
- P.B. PLAT BOOK
- B.C.R. BROWARD COUNTY RECORDS
- /— NON-VEHICULAR ACCESS LINE
- NR NON-RADIAL

SKETCH AND LEGAL DESCRIPTION

BY

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



**LEGAL DESCRIPTION: PARCEL "A3"**

A PORTION OF PARCEL "A", "RIVERBEND CORPORATE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 95, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°59'58" EAST ON THE NORTH LINE OF SAID PARCEL "A" 1050.00 FEET; THENCE NORTH 00°20'32" EAST ON AN EAST LINE OF SAID PARCEL "A" 238 FEET, MORE OR LESS, TO THE SOUTHERLY MEAN HIGH WATER LINE OF THE NORTH FORK OF THE NEW RIVER; THENCE MEANDERING ALONG SAID SOUTHERLY MEAN HIGH WATER LINE, HAVING AN APPROXIMATE TIE LINE BEARING OF SOUTH 60°09'14" EAST FOR 277 FEET, MORE OR LESS TO THE NORTHERLY EAST LINE OF SAID PARCEL "A"; THENCE SOUTH 00°20'32" WEST ON SAID EAST LINE 225 FEET, MORE OR LESS; THENCE NORTH 89°59'58" WEST ON THE MOST EASTERLY SOUTH LINE OF SAID PARCEL "A" 160.30 FEET; THENCE SOUTH 00°20'32" WEST ON THE SOUTHERLY EAST LINE OF SAID PARCEL "A" AND CONTINUING ON THE WEST RIGHT-OF-WAY LINE OF NW 22ND AVENUE AS SHOWN ON SAID PLAT 405.00 FEET; THENCE NORTH 89°59'58" WEST 820.82 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SAID PARCEL "A" ALSO BEING THE EAST RIGHT-OF-WAY LINE OF NW 25TH AVENUE; THENCE ON SAID WESTERLY LINE OF PARCEL "A" AND SAID EASTERLY RIGHT-OF-WAY LINE OF NW 25TH AVENUE, THE FOLLOWING TWO (2) COURSES AND DISTANCES; 1) NORTH 00°20'32" EAST 220.00 FEET TO A POINT OF CURVATURE; 2) NORTHWESTERLY ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 308.16 FEET, A CENTRAL ANGLE OF 90°20'24", FOR AN ARC DISTANCE OF 485.89 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 507,751 SQUARE FEET (11.6564 ACRES) MORE OR LESS.

**NOTES:**

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF PARCEL "A", "RIVERBEND CORPORATE CENTER" BEING S89°59'58"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ALL OF THE EASEMENTS AND PLATS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: N/A

DRAWN BY: B.B.

ORDER NO.: 61794-A3rev

DATE: 9/15/16; 5/3/17; 5/8/17; 6/2/17

PARCEL "A3"

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 1 OF 5

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE  
WITHOUT SHEETS 1 THRU 5, INCLUSIVE

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
 BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136  
 STATE OF FLORIDA



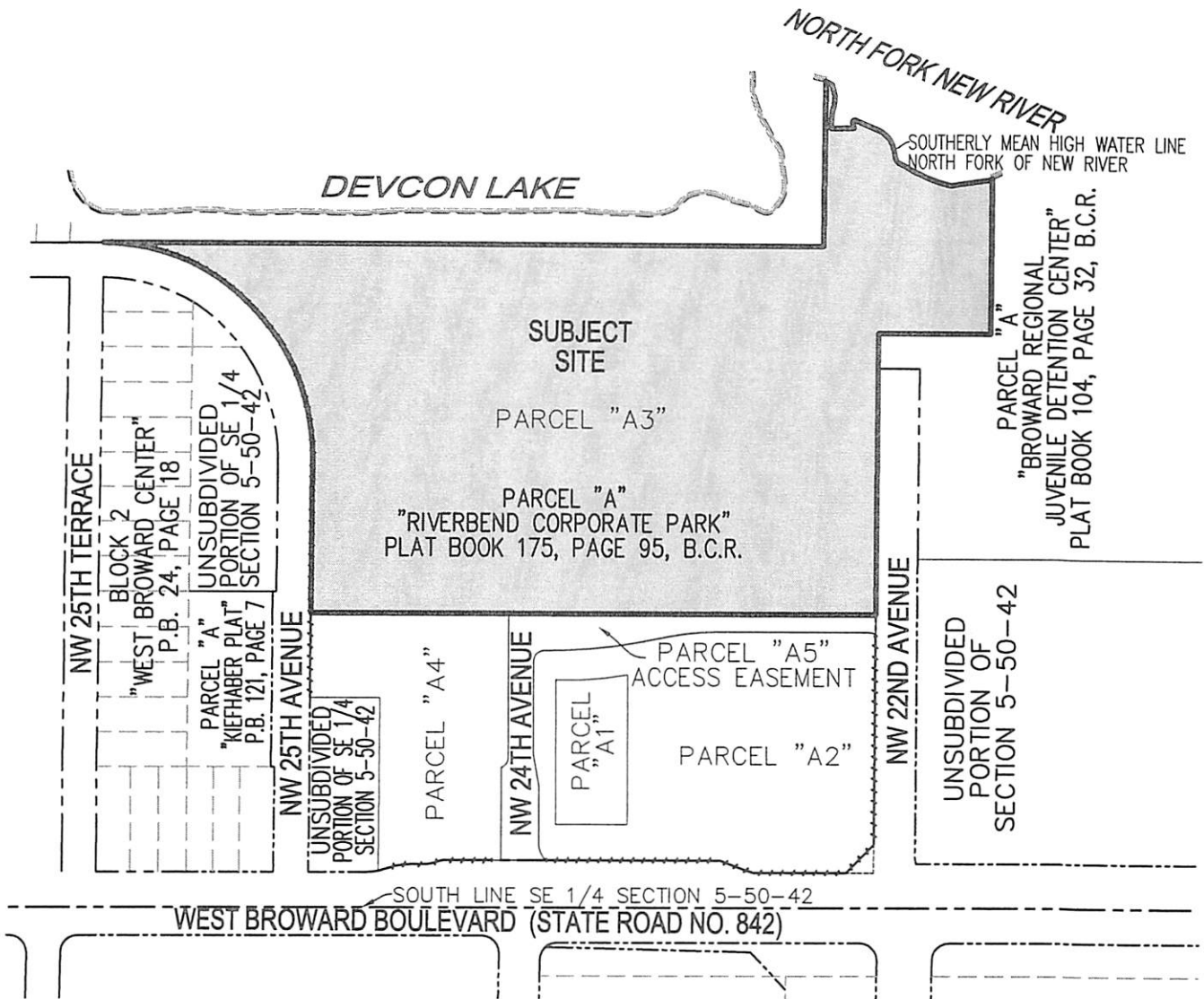


SKETCH AND LEGAL DESCRIPTION  
BY  
**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



VICINITY MAP

FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: 1"=250'

DRAWN BY: B.B.

ORDER NO.: 61794-A3, rev

DATE: 9/15/16; 5/3/17; 5/8/17; 6/2/17

PARCEL "A3"

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 2 OF 5

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE  
WITHOUT SHEETS 1 THRU 5, INCLUSIVE

LEGEND:

P.B. PLAT BOOK

B.C.R. BROWARD COUNTY RECORDS

SKETCH AND LEGAL DESCRIPTION

BY

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



**DEVCON LAKE**

POINT OF BEGINNING  
NW CORNER PARCEL "A"

S89°59'58"E 1050.00'(TOTAL)

NORTH LINE PARCEL "A"

50' RIGHT-OF-WAY  
NW 25TH AVENUE

R=308.16'  
CA=90°20'24"  
A=485.89'

PARCEL "A"  
"RIVERBEND CORPORATE PARK"  
PLAT BOOK 175, PAGE 95

NON-VEHICULAR  
ACCESS LINE  
PLAT BOOK 175  
PAGE 95, B.C.R.

EASTLY  
RIGHT-OF-WAY

WEST LINE  
PARCEL "A"

NW 25TH TERRACE

BLOCK 2  
"WEST BROWARD CENTER"  
P.B. 24, PAGE 18

PARCEL "A"  
"KIEFHABER PLAT"  
P.B. 121, PAGE 7

UNSUBDIVIDED  
PORTION OF  
SECTION 5-50-42

NW 25TH AVENUE

N00°20'32"E 220.00'

WEST LINE PARCEL "A"

PARCEL "A3"

NW 25TH AVENUE

PARCEL "A5"

N89°59'58"W 820.82'(TOTAL)

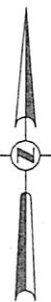
PARCEL "A4"

PARCEL A  
"KIEFHABER  
PLAT NO. 2"  
P.B. 128, PAGE 7

SEE SHEET 4 OF 5

MATCH LINE A

SEE SHEET 5 OF 5



FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: 1"=100'

DRAWN BY: B.B.

ORDER NO.: 61794-A3rev

DATE: 9/15/16; 5/3/17 5/8/17; 6/2/17

PARCEL "A3"

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 3 OF 5

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE  
WITHOUT SHEETS 1 THRU 5, INCLUSIVE

LEGEND:

- O.R.B. OFFICIAL RECORDS BOOK
- F.D.O.T. FLORIDA DEPT. OF TRANSPORTATION
- R RADIUS
- CA CENTRAL ANGLE
- A ARC DISTANCE
- P.B. PLAT BOOK
- FPL FLORIDA POWER & LIGHT COMPANY
- B.C.R. BROWARD COUNTY RECORDS

SKETCH AND LEGAL DESCRIPTION

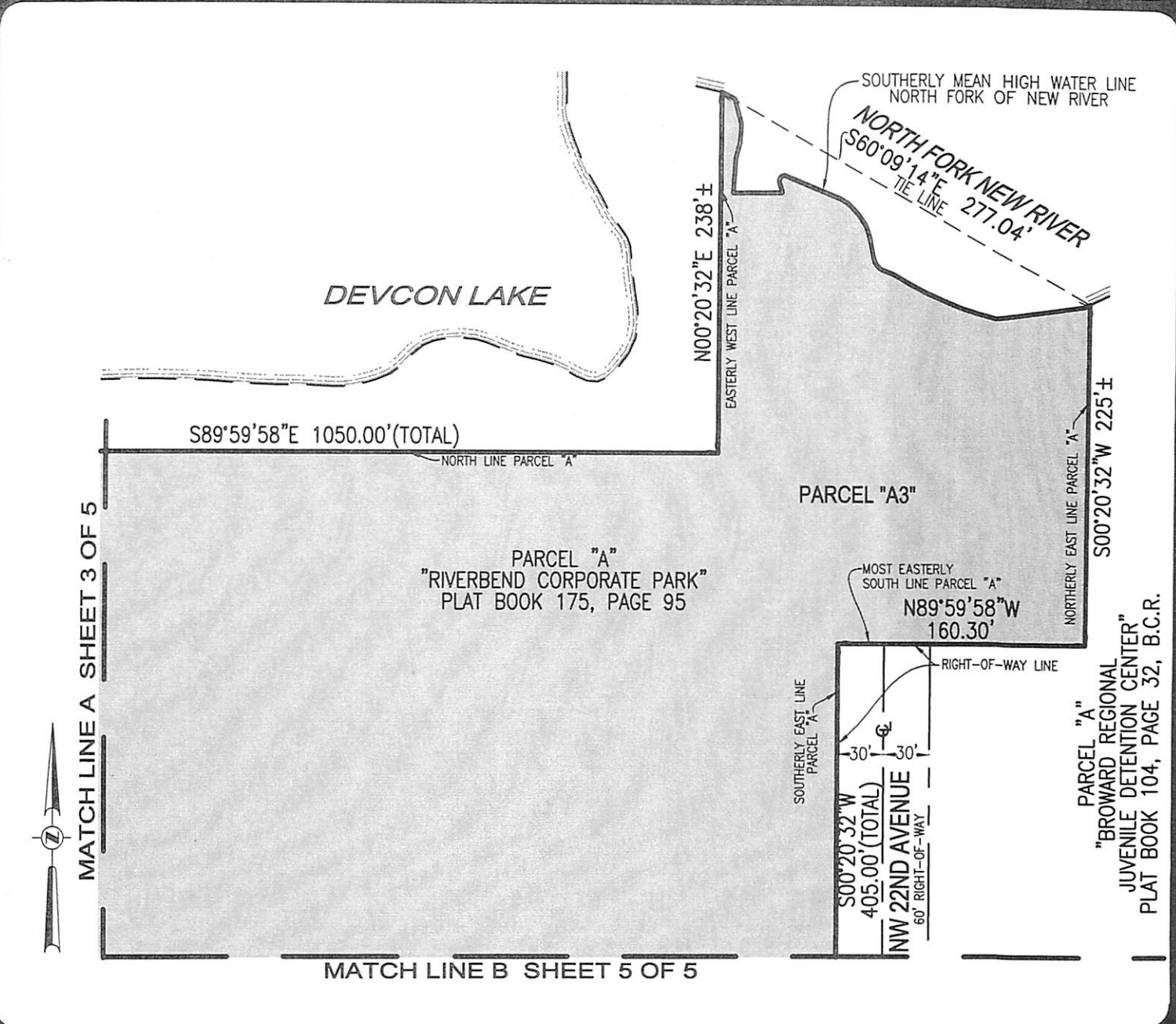
BY

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: 1"=100'

DRAWN BY: B.B.

ORDER NO.: 61794-A3rev

DATE: 9/15/16; 5/3/17; 5/8/17; 6/2/17

PARCEL "A3"

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 4 OF 5

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE  
WITHOUT SHEETS 1 THRU 5, INCLUSIVE

LEGEND:

- O.R.B. OFFICIAL RECORDS BOOK
- F.D.O.T. FLORIDA DEPT. OF TRANSPORTATION
- R RADIUS
- CA CENTRAL ANGLE
- A ARC DISTANCE
- P.B. PLAT BOOK
- FPL FLORIDA POWER & LIGHT COMPANY
- B.C.R. BROWARD COUNTY RECORDS

SKETCH AND LEGAL DESCRIPTION

BY

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

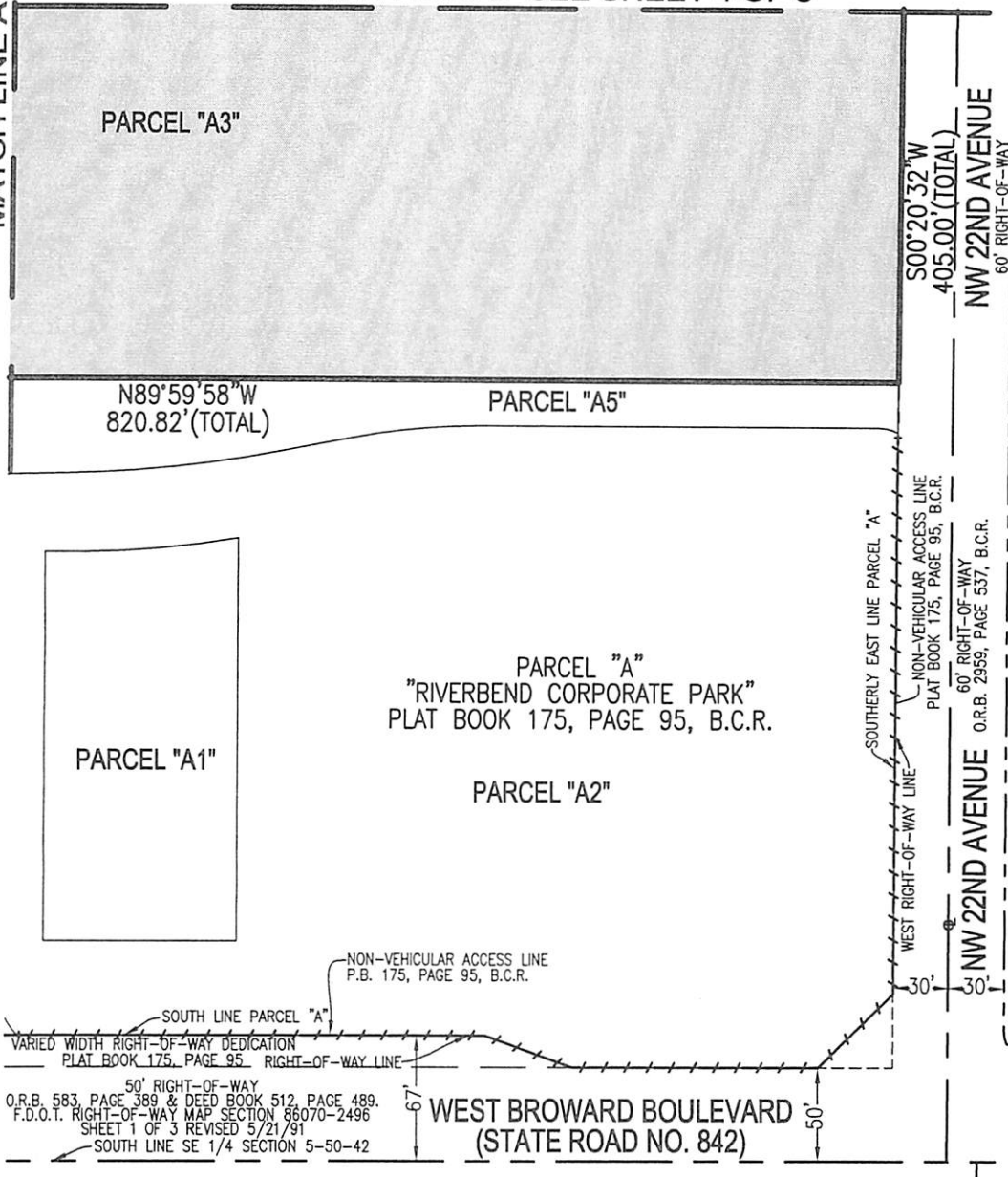
TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



SEE SHEET 3 OF 5  
MATCH LINE A

MATCH LINE B SEE SHEET 4 OF 5



FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: 1"=100'

DRAWN BY: B.B.

ORDER NO.: 61794-A3rev

DATE: 9/15/16; 5/3/17; 5/8/17; 6/2/17

PARCEL "A3"

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 5 OF 5

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE  
WITHOUT SHEETS 1 THRU 5, INCLUSIVE

LEGEND:

- O.R.B. OFFICIAL RECORDS BOOK
- F.D.O.T. FLORIDA DEPT. OF TRANSPORTATION
- R RADIUS
- CA CENTRAL ANGLE
- A ARC DISTANCE
- P.B. PLAT BOOK
- FPL FLORIDA POWER & LIGHT COMPANY
- B.C.R. BROWARD COUNTY RECORDS

SKETCH AND LEGAL DESCRIPTION

BY

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



**LEGAL DESCRIPTION: PARCEL "A4"**

A PORTION OF PARCEL "A", "RIVERBEND CORPORATE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGES 95 THROUGH 97, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERNMOST SOUTHEAST CORNER OF SAID PARCEL "A", SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST BROWARD BOULEVARD (STATE ROAD NO. 842); THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE ALSO BEING THE SOUTHERLY LINE OF SAID PARCEL "A", THE FOLLOWING EIGHT (8) COURSES AND DISTANCES; 1) NORTH 89°59'58" WEST 134.16 FEET; 2) NORTH 70°31'19" WEST 50.98 FEET; 3) NORTH 89°59'58" WEST 319.86 FEET TO THE POINT OF BEGINNING; 4) CONTINUE NORTH 89°59'58" WEST 84.44 FEET; 5) SOUTH 75°14'44" WEST 23.56 FEET; 6) NORTH 89°59'58" WEST 22.69 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE SOUTHEASTERLY; 6) SOUTHWESTERLY ON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 107.00 FEET, A CENTRAL ANGLE OF 19°05'27", FOR AN ARC DISTANCE OF 35.65 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHWESTERLY; 8) SOUTHWESTERLY ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 93.00 FEET, A CENTRAL ANGLE OF 8°37'47", FOR AN ARC DISTANCE OF 14.01 FEET; THENCE NORTH 00°20'32" EAST ON A WEST LINE OF SAID PARCEL "A" 248.46 FEET; THENCE NORTH 89°59'58" WEST ON A SOUTH LINE OF SAID PARCEL "A" 100.06 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF NW 25TH AVENUE ALSO BEING THE WEST LINE OF SAID PARCEL "A"; THENCE NORTH 00°20'32" EAST ON SAID EAST RIGHT-OF-WAY LINE AND SAID WEST LINE OF PARCEL "A" 120.00 FEET; THENCE SOUTH 89°59'58" EAST 286.30 FEET; THENCE SOUTH 00°00'00" EAST 205.00 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 16.41 FEET, A CENTRAL ANGLE OF 67°01'48", FOR AN ARC DISTANCE OF 19.20 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 00°00'00" EAST ON A NON-RADIAL LINE 132.88 FEET TO THE POINT OF BEGINNING.

SAID PARCEL "A4" SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 77,418 SQUARE FEET (1.7773 ACRES), MORE OR LESS.

**NOTES:**

- 1) BEARINGS ARE BASED ON THE SOUTH LINE OF PARCEL "A", "RIVERBEND CORPORATE CENTER" BEING N89°59'58"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ALL OF THE EASEMENTS AND PLATS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: N/A

DRAWN BY: B.B.

ORDER NO.: 62822C

DATE: 3/20/17; 5/8/17

PARCEL "A4"

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 1 OF 4

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE  
WITHOUT SHEETS 1 THRU 4, INCLUSIVE

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136  
STATE OF FLORIDA

SKETCH AND LEGAL DESCRIPTION

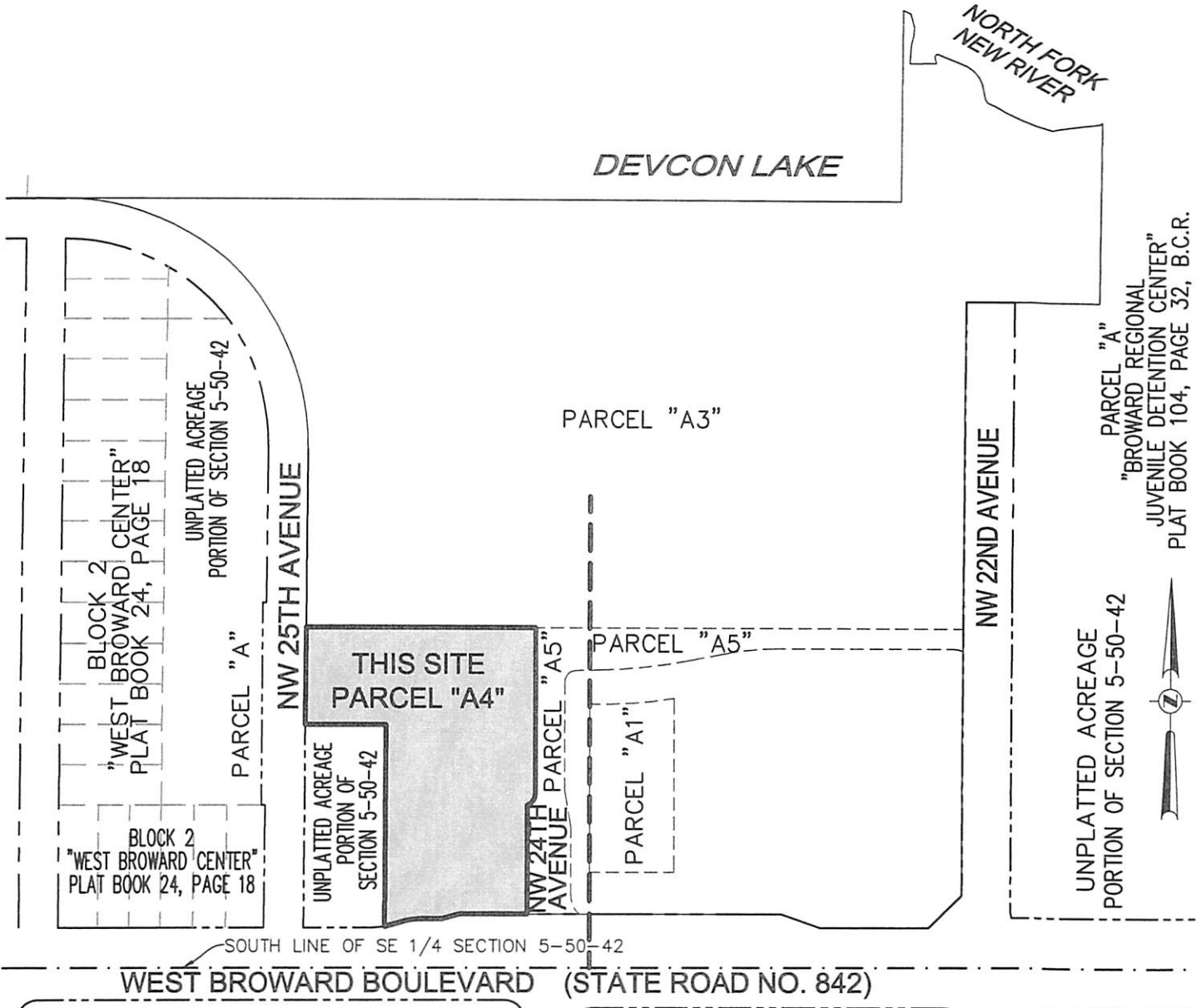
BY

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



VICINITY MAP

FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: 1"=200'

DRAWN BY: B.B.

ORDER NO.: 62822C

DATE: 3/20/17; 5/8/17; 6/2/17

PARCEL "A4"

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 2 OF 4

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE  
WITHOUT SHEETS 1 THRU 4, INCLUSIVE

LEGEND:

B.C.R. BROWARD COUNTY RECORDS

SKETCH AND LEGAL DESCRIPTION

BY  
**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



PARCEL "A3"

PARCEL "A5"

PARCEL "A2"

PARCEL "A1"

PARCEL "A"  
"RIVERBEND CORPORATE PARK"  
PLAT BOOK 175, PAGES 95-97, B.C.R.

POINT OF COMMENCEMENT  
SOUTHERNMOST SE  
CORNER OF PARCEL "A"

SOUTH LINE PARCEL "A"

N89°59'58"W 319.86' TOTAL  
RIGHT-OF-WAY LINE

N70°31'19"W  
50.98'

RIGHT-OF-WAY LINE

N89°59'58"W  
134.16'

SOUTH LINE OF SE 1/4 SECTION 5-50-42

**WEST BROWARD BOULEVARD**  
(STATE ROAD NO. 842)

NW 22ND AVENUE

EAST LINE PARCEL "A"

MATCH LINE SEE SHEET 4 OF 4



FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: 1"=80'

DRAWN BY: B.B.

ORDER NO.: 62822C

DATE: 3/20/17; 5/8/17; 6/2/17

PARCEL "A4"

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 3 OF 4

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE  
WITHOUT SHEETS 1 THRU 4, INCLUSIVE

LEGEND:

- O.R.B. OFFICIAL RECORDS BOOK
- R RADIUS
- CA CENTRAL ANGLE
- A ARC DISTANCE
- P.B. PLAT BOOK
- B.C.R. BROWARD COUNTY RECORDS
- / — NON-VEHICULAR ACCESS LINE
- NR NON-RADIAL

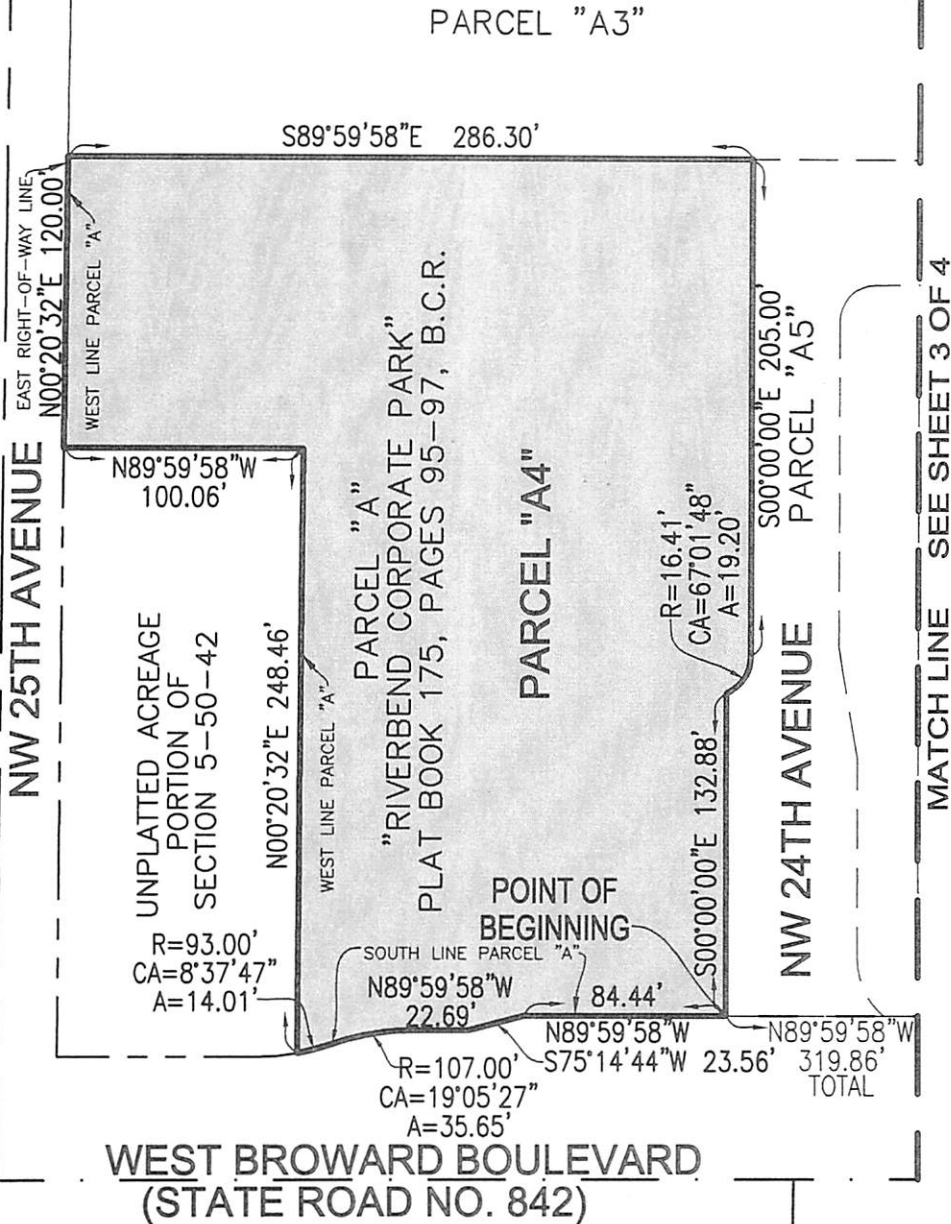
SKETCH AND LEGAL DESCRIPTION

BY  
**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: N/A

DRAWN BY: B.B.

ORDER NO.: 62822C

DATE: 3/20/17; 5/8/17; 6/2/17

PARCEL "A4"

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 4 OF 4

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE  
WITHOUT SHEETS 1 THRU 4, INCLUSIVE

LEGEND:

- O.R.B. OFFICIAL RECORDS BOOK
- R RADIUS
- CA CENTRAL ANGLE
- A ARC DISTANCE
- P.B. PLAT BOOK
- B.C.R. BROWARD COUNTY RECORDS
- / — NON-VEHICULAR ACCESS LINE
- NR NON-RADIAL





SKETCH AND LEGAL DESCRIPTION

BY  
**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778  
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



**LEGAL DESCRIPTION: PARCEL "A5" COMMON ACCESS ROAD**

A PORTION OF PARCEL "A", "RIVERBEND CORPORATE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGES 95 THROUGH 97, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY SOUTHEAST CORNER OF SAID PARCEL "A", SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF NW 22ND AVENUE AS SHOWN ON SAID PLAT; THENCE NORTH 00°20'32" EAST ON SAID WEST RIGHT-OF-WAY LINE ALSO BEING THE EAST LINE OF SAID PARCEL "A", 302.53 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A NON-TANGENT CIRCULAR CURVE CONCAVE SOUTHWESTERLY AND FROM SAID POINT A RADIAL LINE BEARS SOUTH 27°28'17" WEST; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 22.66 FEET, A CENTRAL ANGLE OF 28°05'47", FOR AN ARC DISTANCE OF 11.11 FEET TO A POINT OF TANGENCY; THENCE SOUTH 90°00'00" WEST 217.01 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE WESTERLY ON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 375.50 FEET, A CENTRAL ANGLE OF 10°53'03", FOR AN ARC DISTANCE OF 71.33 FEET TO A POINT OF TANGENCY; THENCE SOUTH 79°06'57" WEST 39.63 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE WESTERLY ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 692.50 FEET, A CENTRAL ANGLE OF 9°46'08", FOR AN ARC DISTANCE OF 118.07 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°53'05" WEST 28.28 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 88°53'05", FOR AN ARC DISTANCE OF 23.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°00'00" EAST 133.75 FEET; THENCE SOUTH 09°49'48" EAST 47.16 FEET; THENCE SOUTH 00°00'00" EAST 81.65 FEET TO THE BEGINNING OF A TANGENT CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 32.78 FEET, A CENTRAL ANGLE OF 47°28'30", FOR AN ARC DISTANCE OF 27.16 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF WEST BROWARD BOULEVARD (STATE ROAD NO. 842) AND THE SOUTH LINE OF SAID PARCEL "A"; THENCE NORTH 90°00'00" WEST ON A NON-RADIAL LINE, ON SAID NORTH RIGHT-OF-WAY LINE AND SAID SOUTH LINE OF PARCEL "A" 65.24 FEET; THENCE NORTH 89°59'58" WEST 132.88 FEET TO THE BEGINNING OF A NON-TANGENT CIRCULAR CURVE CONCAVE NORTHWESTERLY FROM WHICH A RADIAL LINE BEARS NORTH 22°58'43" WEST; THENCE NORTHEASTERLY ON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 16.41 FEET, A CENTRAL ANGLE OF 67°01'48", FOR AN ARC DISTANCE OF 19.20 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°00'00" WEST 205.00 FEET; THENCE SOUTH 89°59'58" EAST 534.52 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF NW 22ND AVENUE AND EAST LINE OF PARCEL "A"; THENCE SOUTH 00°20'32" WEST ON SAID WEST RIGHT-OF-WAY LINE AND SAID EAST LINE OF PARCEL "A" 27.41 FEET TO THE POINT OF BEGINNING.

SAID PARCEL "A5" SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA CONTAINING 32,145 SQUARE FEET (0.7379 ACRES), MORE OR LESS.

FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: N/A

DRAWN BY: B.B.

ORDER NO.: 62822A

DATE: 3/17/17; 5/8/17; 6/2/17

PARCEL "A5" COMMON ACCESS ROAD

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 1 OF 4

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 4, INCLUSIVE

*Beth Burns*

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136  
STATE OF FLORIDA

SKETCH AND LEGAL DESCRIPTION

BY

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

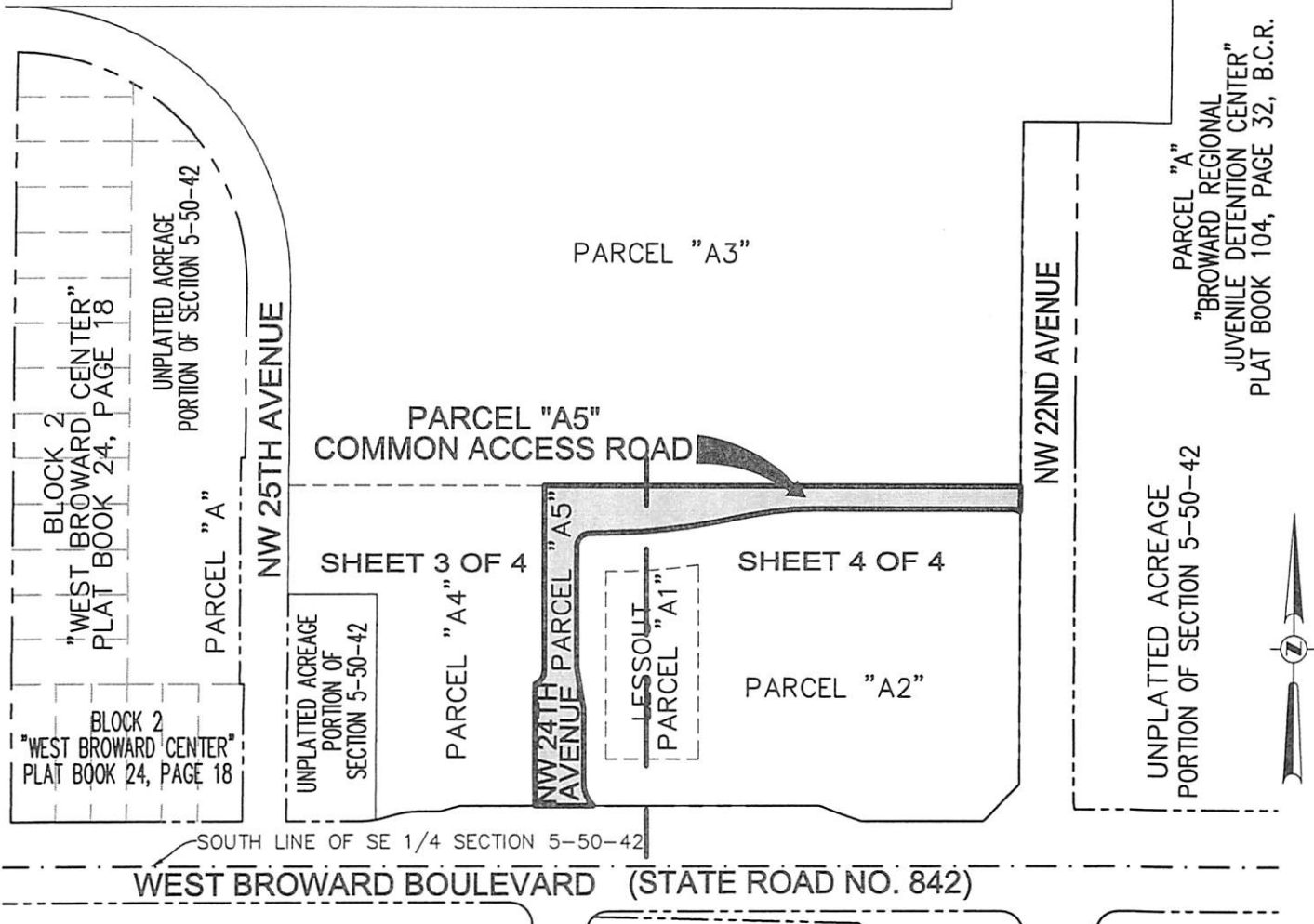
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



**NOTES:**

- 1) BEARINGS ARE BASED ON THE EAST LINE OF PARCEL "A", "RIVERBEND CORPORATE CENTER" BEING N00°20'32"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) ALL OF THE EASEMENTS AND PLATS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. **DEVCON LAKE**

NORTH FORK  
NEW RIVER



VICINITY MAP

FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: 1"=200' | DRAWN BY: B.B.

ORDER NO.: 62822A

DATE: 3/17/17; 5/8/17; 6/2/17

PARCEL "A5" COMMON ACCESS ROAD

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 2 OF 4

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE  
WITHOUT SHEETS 1 THRU 4, INCLUSIVE

LEGEND:

B.C.R. BROWARD COUNTY RECORDS

SKETCH AND LEGAL DESCRIPTION

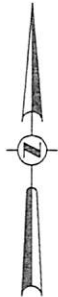
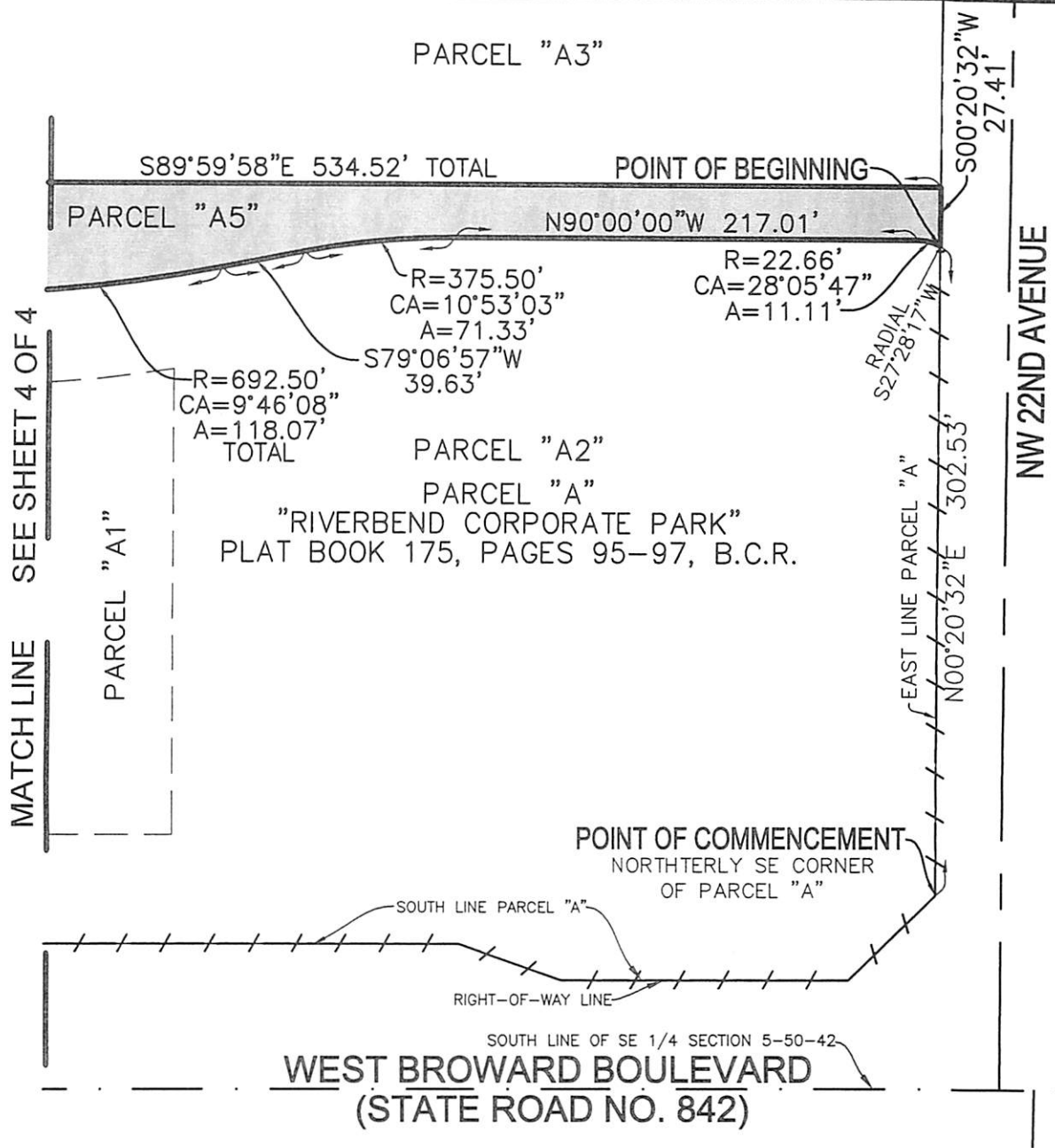
BY

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: 1"=80'

DRAWN BY: B.B.

ORDER NO.: 62822A

DATE: 3/17/17; 5/8/17; 6/2/17

PARCEL "A5" COMMON ACCESS ROAD

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 3 OF 4

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE  
WITHOUT SHEETS 1 THRU 4, INCLUSIVE

LEGEND:

- O.R.B. OFFICIAL RECORDS BOOK
- R RADIUS
- CA CENTRAL ANGLE
- A ARC DISTANCE
- P.B. PLAT BOOK
- B.C.R. BROWARD COUNTY RECORDS
- /— NON-VEHICULAR ACCESS LINE
- NR NON-RADIAL

SKETCH AND LEGAL DESCRIPTION

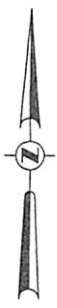
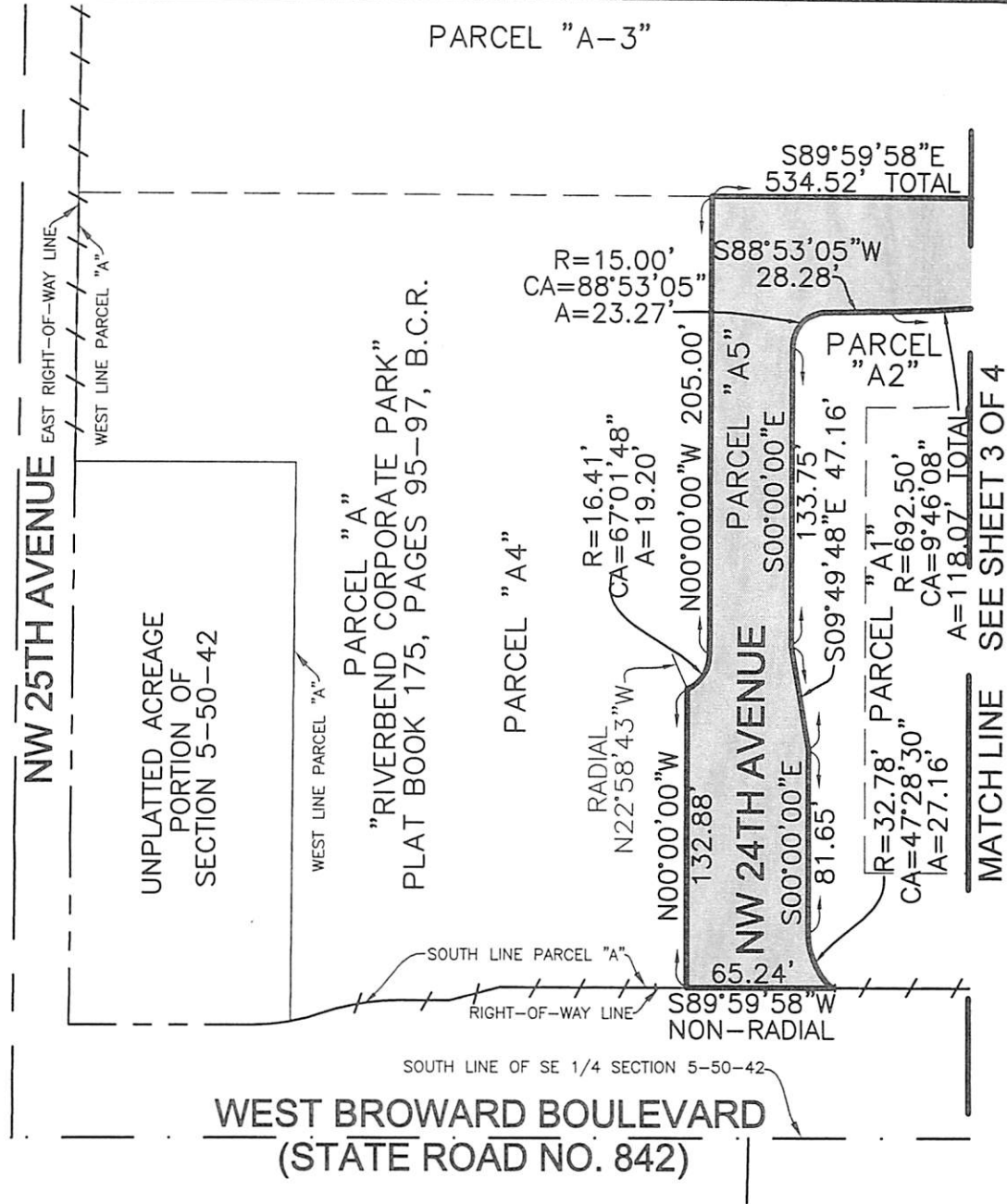
BY

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: 1"=80' | DRAWN BY: B.B.

ORDER NO.: 62822A

DATE: 3/17/17; 5/8/17; 6/2/17

PARCEL "A5" COMMON ACCESS ROAD

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 4 OF 4

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 4, INCLUSIVE

LEGEND:

- O.R.B. OFFICIAL RECORDS BOOK
- R RADIUS
- CA CENTRAL ANGLE
- A ARC DISTANCE
- P.B. PLAT BOOK
- B.C.R. BROWARD COUNTY RECORDS
- / — NON-VEHICULAR ACCESS LINE



SKETCH AND LEGAL DESCRIPTION

BY  
**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



**LEGAL DESCRIPTION: PARCEL "A1"**

A PORTION OF PARCEL "A", "RIVERBEND CORPORATE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 175, PAGE 95, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89°59'58" EAST, A DISTANCE OF 662.45 FEET WITH THE LAST CALL BEING CO-INCIDENT WITH THE PLAT LIMITS OF AFORESAID PLAT OF "RIVERBEND CORPORATE PARK" AND THE NORTH LINE OF SAID PARCEL "A"; THENCE SOUTH 00°00'02" WEST, A DISTANCE OF 623.74 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTH AND TO SAID POINT A RADIAL LINE BEARS SOUTH 01°13'10" WEST; THENCE EASTERLY ALONG SAID CIRCULAR CURVE HAVING A RADIUS OF 573.55 FEET, A CENTRAL ANGLE OF 10°34'22", AND AN ARC LENGTH OF 105.84 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 215.65 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 105.42 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 208.15 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 18,676 SQUARE FEET (0.4287 ACRES) MORE OR LESS.

**NOTES:**

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF PARCEL "A", "RIVERBEND CORPORATE CENTER" BEING S89°59'58"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) THE LEGAL DESCRIPTION SHOWN HEREON WAS TAKEN FROM THAT RECORDED IN INSTRUMENT #113774147, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: N/A

DRAWN BY: B.B.

ORDER NO.: 61794-A1rev

DATE: 09/16/16; 5/8/17; 6/15/17

PARCEL "A1"

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 1 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE  
WITHOUT SHEETS 1, 2 AND 3

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
 BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136  
STATE OF FLORIDA

SKETCH AND LEGAL DESCRIPTION

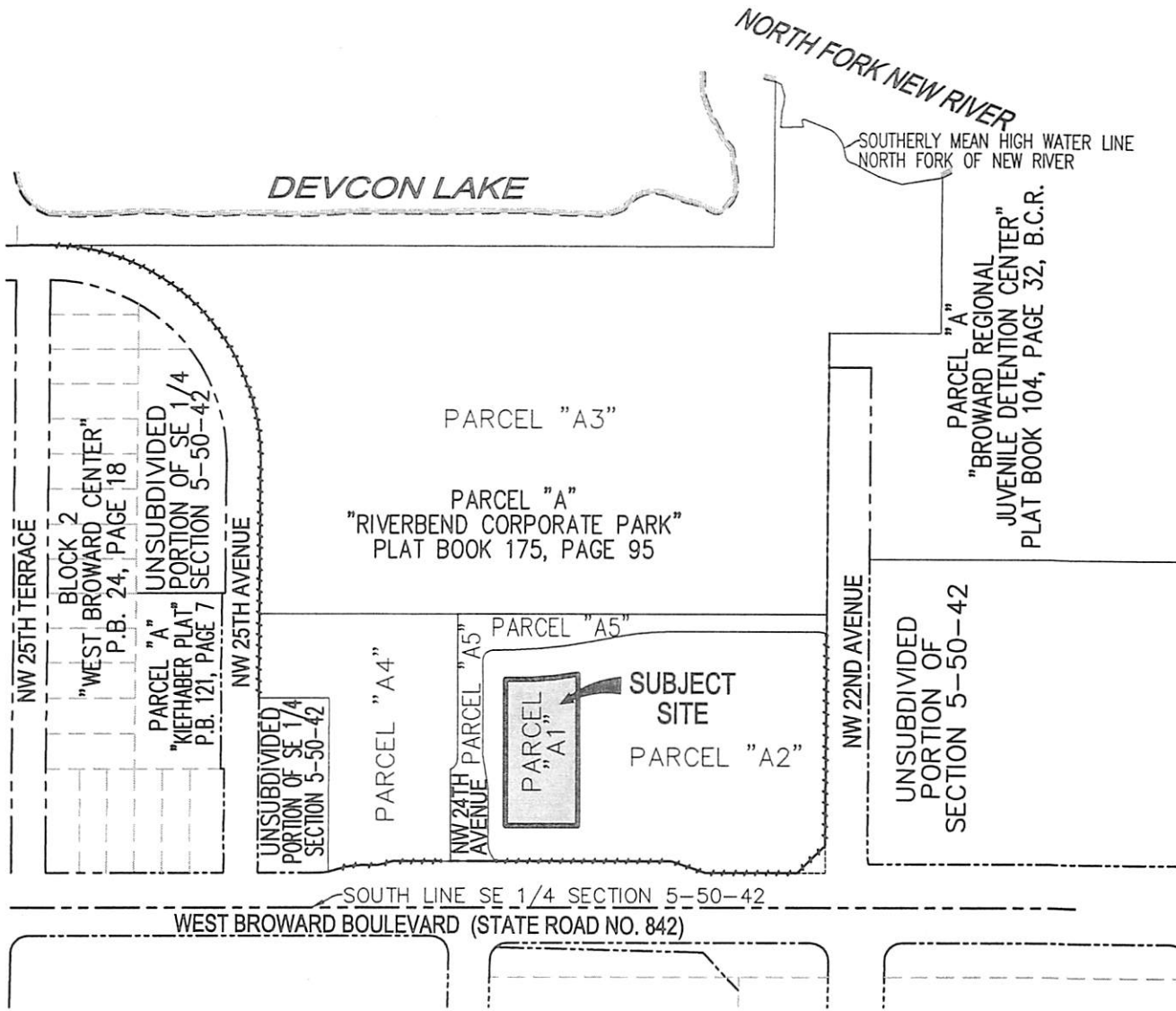
BY

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



VICINITY MAP

FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: 1"=250'

DRAWN BY: B.B.

ORDER NO.: 61794-A1rev

DATE: 09/15/16; 5/8/17; 6/15/17

PARCEL "A1"

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 2 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE  
WITHOUT SHEETS 1, 2 AND 3

LEGEND:

P.B. PLAT BOOK

B.C.R. BROWARD COUNTY RECORDS

SKETCH AND LEGAL DESCRIPTION

BY

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

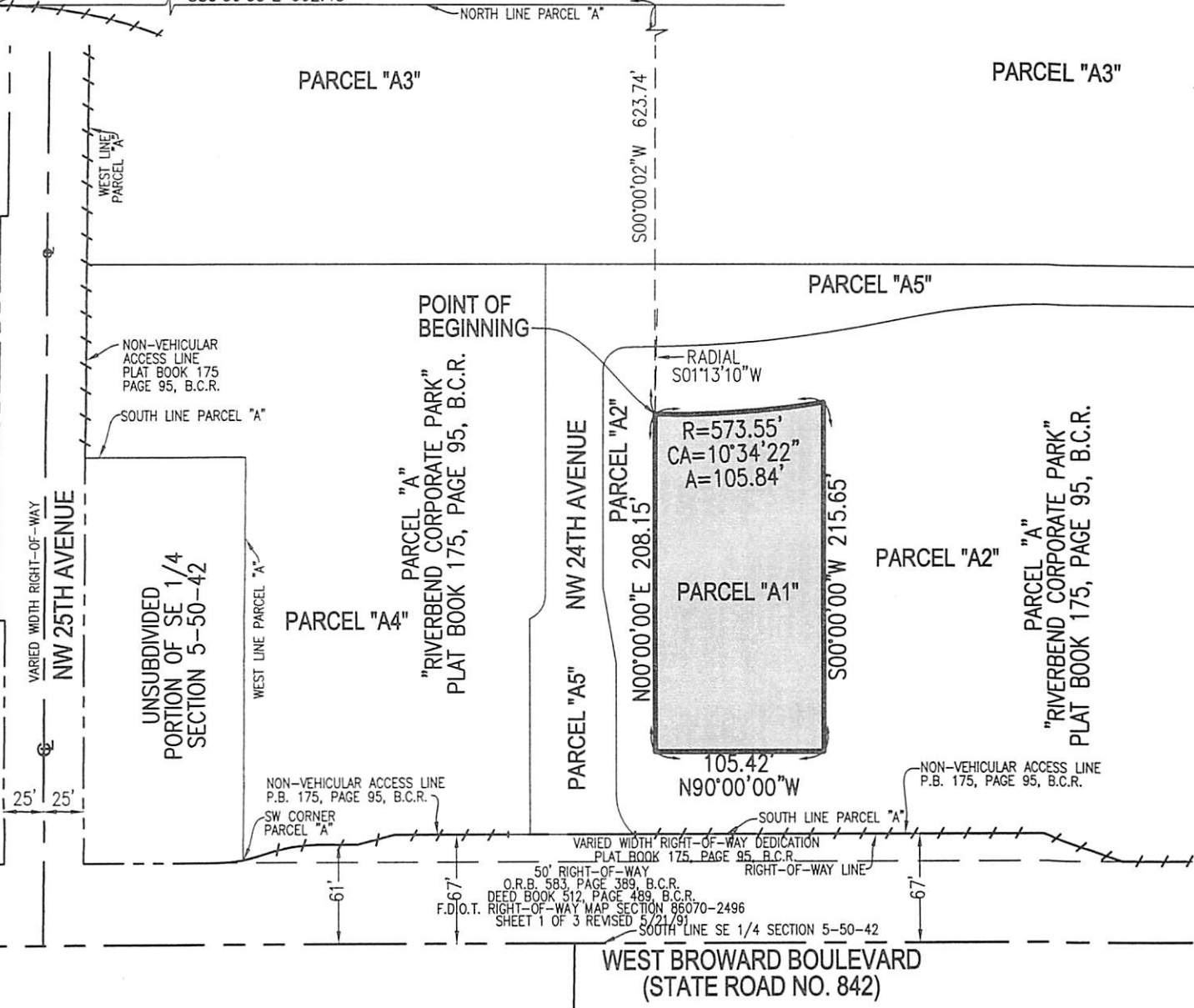
TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



POINT OF COMMENCEMENT

NW CORNER PARCEL "A" S89°59'58"E 662.45'



FILE: BRIDGE DEVELOPMENT PARTNERS LLC

SCALE: 1"=100'      DRAWN BY: B.B.

ORDER NO.: 61794-A1

DATE: 09/15/16; 5/8/17; 6/15/17

PARCEL "A1"

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: RIVERBEND CORPORATE CENTER

SHEET 3 OF 3      THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1, 2 AND 3

- LEGEND:
- O.R.B.      OFFICIAL RECORDS BOOK
  - F.D.O.T.      FLORIDA DEPT. OF TRANSPORTATION
  - R      RADIUS
  - CA      CENTRAL ANGLE
  - A      ARC DISTANCE
  - P.B.      PLAT BOOK
  - FPL      FLORIDA POWER & LIGHT COMPANY
  - O.R.B.      OFFICIAL RECORDS BOOK