

STAFF REPORT  
Dania Oaks  
029-MP-15

A request to amend a platted non-vehicular access line has been filed with the Planning and Development Management Division. This plat was approved by the County Commission on March 1, 2016, for 24 townhouse units and one (1) single family unit (Parcel A) and a park (Parcel B) on 2.3 acres. The property is located on the west side of Southwest 40 Avenue and south of Southwest 54 Court, in the City of Dania Beach.

As of this writing, the plat is not recorded; however, an extension to record the plat was issued on June 17, 2016, per the applicant's request and in accordance with Florida Statutes 252.363 (Zika Virus and Hurricane Matthew). Therefore, the expiration date to record this plat has been extended to October 21, 2019.

A companion item to revise the plat note to eliminate the parcel designations, add one (1) townhouse unit, for a total of 25 units, and eliminate the single family unit on Parcel A and park use on Parcel B is also scheduled for County Commission consideration on August 22, 2017.

The plat was approved with a 30-foot access opening along the west side of Southwest 40 Avenue with centerline located approximately 113 feet south of the north plat limits. The applicant is requesting to enlarge this opening to 60 feet and relocate it approximately 68.5 feet south of the north plat limit to comply with the site plan for Oaks Place Townhomes. This request is a change from the original plat approval which has not been recorded. A copy of the updated plat is attached to reflect the proposed 60 feet opening.

The attached resolution (No. R-2017-031) indicates this request was approved by the Dania Beach City Commission on March 28, 2017.

Staff from the Highway Construction and Engineering Division and the Transit Division have reviewed this request and recommend **APPROVAL** of this request subject to the conditions contained in the attached memorandum from these Divisions, which recommends a 60-foot opening. Approval is also subject to recordation of this plat by October 21, 2019, in accordance with Sec 5-189 (f)(1) of the Land Development Code and in accordance with Florida Statutes 252.363.

In addition, this approval is subject to the Board authorizing 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.



Public Works Department

**HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

1 N. University Drive, Box B300, Plantation, Florida 33324-2038 • 954-577-4555 • FAX 954-357-5715

M E M O R A N D U M

DATE: June 29, 2017

TO: Josie Sesodia, Director  
Planning and Development Management Division

FROM: David (D.G.) McGuire, Project Manager  
Plat Section, Highway Construction and Engineering Division

Noemi Hew, Planner  
Service Development, Transit Division

SUBJECT: Delegation Request: Modify Conditions of Plat Approval (Amendment to Non-Vehicular Access Line) Dania Oaks (029-MP-15)

The Highway Construction and Engineering Division and the Transit Division have reviewed the application for modifications to the conditions of plat approval for the subject plat. In part, the application is a request to amend the non-vehicular access line (NVAL) along Southwest 40 Avenue adjacent to the plat. Staff review included the information contained in the application, the property survey, the site plan (or conceptual access plan), the recorded plat, and the Development Review Report approved by the County Commission. This review also included changes to the adjacent roadways and changes on the adjoining properties.

As a result of our review, staff has determined that new and amended plat requirements are necessary to ensure safe and adequate access between the adjoining Trafficway(s) and plat to comply with the adequacy standards of the Broward County Land Development Code. Staff recommends **APPROVAL** of the proposed NVAL amendment subject to the following:

NON-VEHICULAR ACCESS LINE REQUIREMENTS

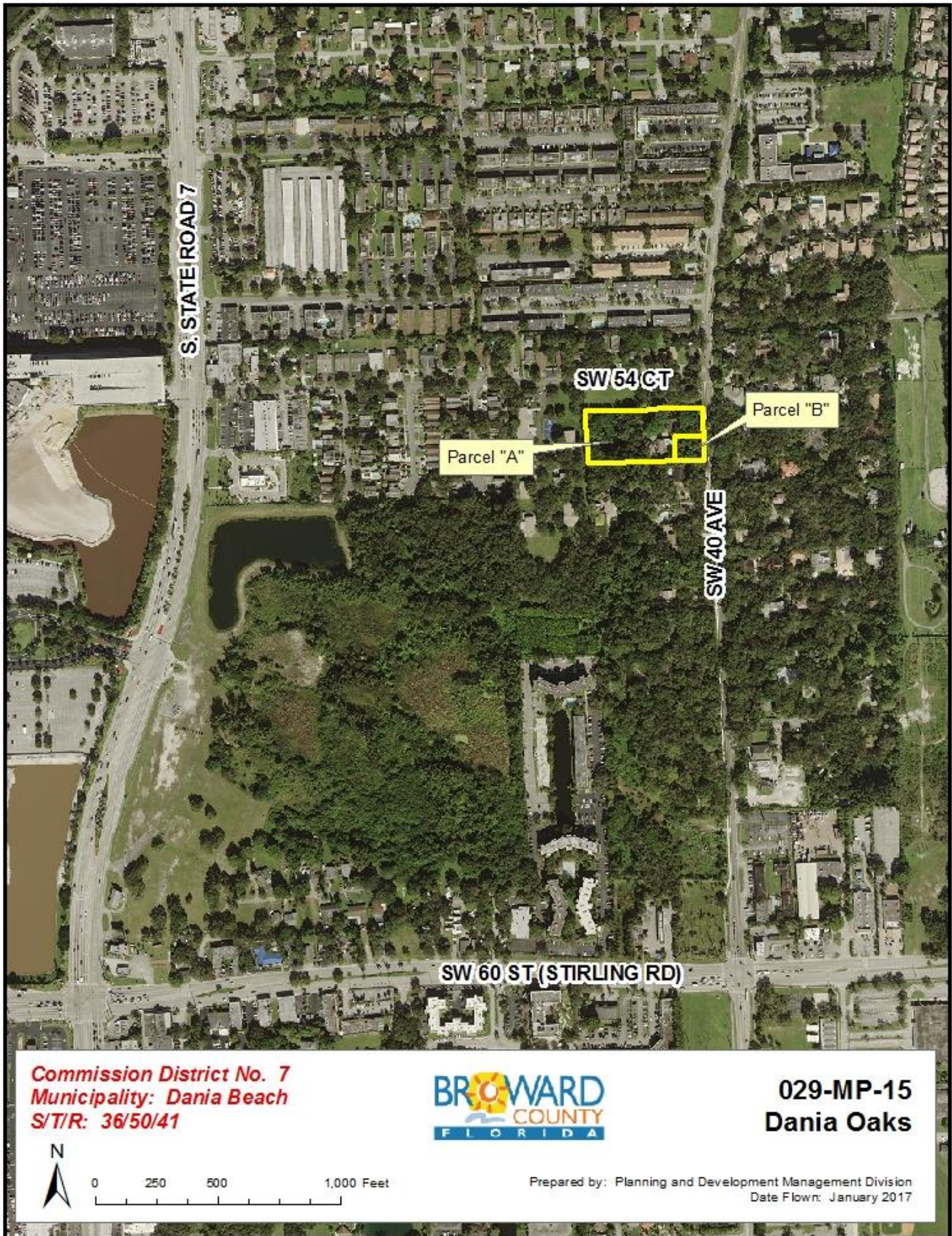
- 1) Prior to recordation, the subject plat shall illustrate a non-vehicular access line along Southwest 40 Avenue adjacent to the plat except at the following openings:
  - A) Along the ULTIMATE right-of-way for Southwest 40 Avenue except at a 60-foot opening with centerline located approximately 98 feet south of the north plat limits. This opening shall be labeled on the plat: RIGHT TURNS ONLY.

NOTES:

- 2) All other conditions of County plat approval outlined in the Development Review Report remain unchanged.

dgm





**RESOLUTION NO. 2017-031**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, APPROVING THE "DANIA OAKS PLAT" (DR-11-17) SUBMITTED BY BASELINE ENGINEERING AND LAND SURVEYING, INC., ON BEHALF OF BCD DANIA OAKS, LLC, FOR PROPERTY LOCATED AT 5461-5471 SW 40<sup>TH</sup> AVENUE, IN THE CITY OF DANIA BEACH, FLORIDA, AS LEGALLY DESCRIBED IN EXHIBIT "A", A COPY OF WHICH IS ATTACHED TO THIS RESOLUTION; PROVIDING FOR CONFLICTS; FURTHER, PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, pursuant to Chapter 28 of the Code of Ordinances of the City of Dania Beach (the "Code"), which chapter contains the City Land Development Code (the "LDC"), pursuant to Part 6, "Development Review Procedures and Requirements", Article 640 "Plats", it is stated that since June 4, 1953, no principal building may be constructed on any lot unless a plat including the lot has been approved by both the City Commission and County Commission, and recorded in the official records of Broward County; and

**WHEREAS**, Baseline Engineering and Land Surveying, Inc. on behalf of BCD Dania Oaks, LLC (the "Applicant"), is requesting plat approval (DR-11-17), for property legally described in attached Exhibit "A", which is made a part of and is incorporated into this Resolution by this reference; and

**WHEREAS**, the "Dania Oaks Plat" (DR-11-17), is restricted to 25 Townhome residential dwelling units; and

**WHEREAS**, on February 23, 2017, the City's Development Review Committee (the "DRC"), which includes representatives from the Broward Sheriff's Office, Broward Fire Department, Public Services Department, the City's landscape consultant and the Planning Division staff, reviewed the plat for compliance with all applicable regulations; and

**WHEREAS**, staff recommends approval of the plat for the residential townhome development; and

**WHEREAS**, the City Commission conducted a duly noticed public hearing in accordance with Article 640 of the LDC; and

**WHEREAS**, the City Commission finds that the approval of the proposed plat will protect the public health, safety and welfare of residents of the City, and furthers the purposes, goals, objectives and policies of the City's Comprehensive Plan;



**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA:**

**Section 1.** That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct, and they are made a specific part of this Resolution.

**Section 2.** That the application for the "Dania Oaks Plat" (DR-11-17), a copy of which is attached as composite Exhibit "B", which is made a part of and incorporated into this Resolution by this reference, is approved.

**Section 3.** That the issuance of a development permit by a municipality does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency, and does not create any liability on the part of the municipality for issuance of the permit if the Applicant fails to obtain requisite approvals or does not fulfill the obligations imposed by a state or federal agency, or undertakes actions that result in a violation of state or federal law.

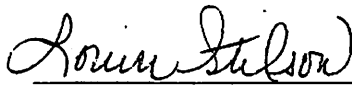
**Section 4.** That such application must be reviewed by the Broward County Aviation Department; the point of contact is William Castillo, Airport Planner located at 220 S.W. 45 Street, Suite 101, Dania Beach, Florida, 33312, (954) 359-6100.

**Section 5.** That all resolutions or parts of resolutions in conflict with this Resolution are repealed to the extent of such conflict.

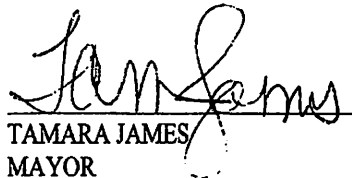
**Section 6.** That this Resolution shall be in force and take effect immediately upon its passage and adoption.

**PASSED AND ADOPTED** March 28, 2017.

ATTEST:



LOUISE STILSON, CMC  
CITY CLERK



TAMARA JAMES  
MAYOR

APPROVED AS TO FORM AND CORRECTNESS:



THOMAS J. ANSBRO  
CITY ATTORNEY



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 Dania Oaks

Plat Number 029-MP-15 Plat Book - Page N/A (If recorded)

Owner/Applicant BCD Dania Oaks, LLC Phone 305-749-0900

Address 20900 NE 30th Avenue, #200 City Aventura State FL Zip Code 33180

Owner's E-mail Address jb@b2jgroup.com Fax # \_\_\_\_\_

Agent Greenspoon Marder, PA Phone 954-491-1120

Contact Person Dennis D. Mele, Esq., copy to Sarah Stewart

Address 200 E. Broward Blvd, Ste 1800 City Fort Lauderdale State FL Zip Code 33301

Agent's E-mail Address dennis.mele@gmlaw.com copy: sarah.stewart@gmlaw.com Fax # \_\_\_\_\_

**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 This Plat is restricted to 24 townhomes and 1 single family dwelling unit on Parcel A and a park on Parcel B.

Proposed note for entire plat This Plat is restricted to 25 townhomes.

**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  
City of Dania Beach, 1201 Stirling Road

Will project be served by an approved sewage treatment plant? If YES, state name and address  Yes  No  
City of Hollywood Regional, 3441 Hollywood Boulevard

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 \_\_\_\_\_

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.) \_\_\_\_\_

**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?
Residential Unit	1	vacant			X

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

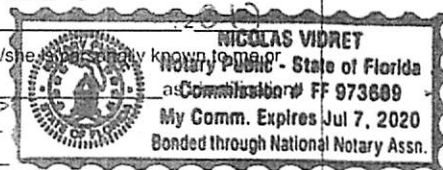
- An "as built" survey prepared within six (6) months of this application showing the existing buildings.
- A copy of the latest approved site plan showing the existing buildings along with evidence from the municipality documenting that site plan is the latest approved site plan.
- If the existing structures 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 \_\_\_\_\_  
Sworn and subscribed to before me this 07 day of 04  
by JOEL BAW  He/she is personally known to me   Has presented DL  
Signature of Notary Public \_\_\_\_\_  
Type or Print Name NICOLAS VIDRET



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time Application Date 5/22/17 Acceptance Date 6/1/16  
Comments Due 06/15/16 C.C. Mtg. Date 08/15/17 Fee \$ 1420  
 Plats  Survey  Site Plan  City Letter  Agreements  
Other Attachments (Describe) add DTH unit  
Title of Request Revise note - eliminate park on Parcel B  
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 Hollywood Received by SMC/BA

note: application to modify conditions of plat approval / revise NVAL also submitted

(SMC)





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

June 5, 2017

**Mr. Thomas Barnett, AICP, Director  
Development Services Department  
City of Hollywood  
2600 Hollywood Blvd  
Hollywood, FL 33022**

**RE:** Municipal notification of a delegation request to revise the "note" (approved level of development) and the NVAL (non-vehicular access line) on an approved but unrecorded plat adjacent to the municipal limits of Hollywood:

**Plat Name: DANIA OAKS  
Plat No.: 029-MP-15**

**Written comments must be received on or before June 15, 2017.**

Dear Mr. Barnett:

As per Broward County Commission Policy effective March 24, 1998, we are forwarding the attached copy of an application for a delegation request to all municipalities that are adjacent to the plat.

If your municipality desires to comment on this application, the comments must be in writing and electronically submitted to the Planning and Development Management Division on or before the above referenced date. Please send your comments via e-mail to our offices at [pdmdinfo@broward.org](mailto:pdmdinfo@broward.org).

Any written comments received will be forwarded to the applicant along with the comments from other agencies reviewing the application.

If you have any questions, please contact Sue Carrano at 954-357-6627 or [scarrano@broward.org](mailto:scarrano@broward.org).

Sincerely,

A handwritten signature in cursive script, appearing to read "Thuy Turner".

Thuy (twee) Turner, AICP, Planning Section Manager  
Planning and Development Management Division



# DANIA OAKS

A REPLAT OF A PORTION OF TRACT 9, 'NEWMAN'S SURVEY OF SECTION 36,  
TOWNSHIP 50 SOUTH RANGE 41 EAST', AS RECORDED IN PLAT BOOK 2, PAGE 26,  
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA  
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY  
BASELINE ENGINEERING  
LAND SURVEYING, INC.  
8000 N.W. 111 STREET, SUITE 100  
BOCA RATON, FLORIDA 33433  
(305) 417-0700

**DEDICATION**  
STATE OF FLORIDA  
COUNTY OF BROWARD

55

KNOW ALL MEN BY THESE PRESENTS THAT BCD DANIA OAKS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THIS PLAT, HAVE CAUSED SAID LANDS TO BE SUBDIVIDED AND REPLATED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS 'DANIA OAKS'.

THE ACCESS EASEMENT AREA WITHIN PARCEL A, AS SHOWN HEREON, IS HEREBY DEDICATED FOR THE USE AND ENJOYMENT OF THE PUBLIC AS A TRAIL AND WALKWAY. THE PUBLIC SHALL HAVE THE RIGHT TO USE THE PUBLIC LANDS FOR THE PURPOSES OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS TO THE PUBLIC PARK, HO BUILDING/FENCE, LANDSCAPING OR OTHER IMPROVEMENTS, WHICH IN ANY WAY INTERFERE WITH ACCESS, SHALL BE CONSTRUCTED IN, ON, OVER OR ACROSS SAID PUBLIC LANDS. THE DEDICATED AREA SHALL BE MAINTAINED BY THE OWNER OR POSSESSOR. THE BOUNDARIES HEREIN SET FORTH SHALL RUN WITH THE LAND AND BE BINDING ON THE OWNER(S) OF THE PROPERTY IN THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM.

PARCEL B, AS SHOWN HEREON, IS DEDICATED TO BROWARD COUNTY FOR R.O.W. PURPOSES

IN WITNESS WHEREOF, WE HEREBY SET OUR HANDS AND AFFIX OUR CORPORATE SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

WITNESS: \_\_\_\_\_  
BCD DANIA OAKS, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

WITNESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

**ACKNOWLEDGEMENT:**  
STATE OF FLORIDA  
COUNTY OF BROWARD

I, HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
TYPED, PRINTED OR STAMPED NAME  
OF NOTARY PUBLIC

IN WITNESS WHEREOF, WE HEREBY SET OUR HANDS AND AFFIX OUR CORPORATE SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

WITNESS: \_\_\_\_\_  
BCD DANIA OAKS, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

WITNESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_


**ACKNOWLEDGEMENT:**  
STATE OF FLORIDA  
COUNTY OF BROWARD )

I, HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

NOTARY PUBLIC  
PRINT NAME: \_\_\_\_\_

\_\_\_\_\_  
BCD DANIA OAKS, LLC.





DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENT REQUIREMENT WITHIN THE ABOVE REFERENCED TIME

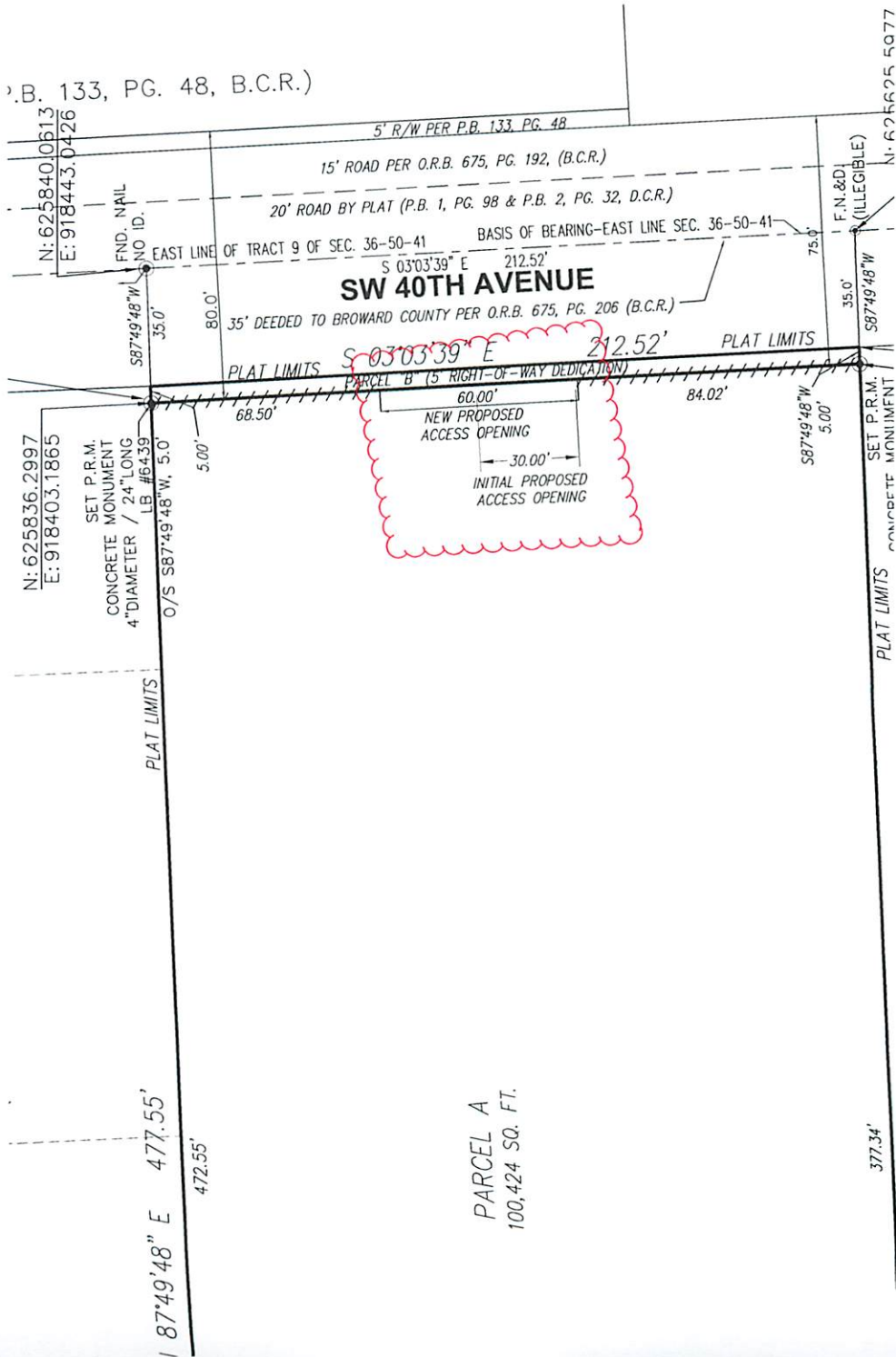
IF CONSTRUCTION OF PROJECT WATER LINES, SEWER BASE FOR INTERNAL ROADS HAVE NOT BEEN MARCH 1, 2021, THEN THE COUNTY'S FINDINGS OF ADDITIONAL BUILDING PERMITS SHALL BE ISSUED COUNTY SHALL MAKE A SUBSEQUENT FINDINGS THA ADEQUACY REQUIREMENTS SET FORTH WITHIN DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENT REQUIREMENT WITHIN THE ABOVE REFERENCED TIME THIS PLAT IS RESTRICTED TO 24 TOWNHOMES AND 1 S

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF COUNTY COMMISSIONERS. THE NOTATION AND SOLELY INDICATING THE APPROVED DEVELOPMENT WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRI OWNER INCLUDING AN OWNER OR OWNERS OF PROP TITLE TO THE PROPERTY WITH REFERENCE TO THIS PL

ANY STRUCTURE WITHIN THIS PLAT MUST CC DEVELOPMENT REVIEW REQUIREMENTS, OF THE BF REGARDING HAZARDS TO AIR NAVIGATION.

AREA TABULATION:  
PARCEL "A" (RESIDENTIAL) - 100,424 SQ. FT  
PARCEL "B" (RAW DEDICATION) - 1,061 SQ. F

TOTAL AREA - 101,485 SQ. FT. / 2.329 ACRE



P.B. 133, PG. 48, B.C.R.)

N: 625840.0613  
E: 918443.0426

N: 625836.2997  
E: 918403.1865

377.34'