

STAFF REPORT
Oriole Industrial Park
062-UP-81

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 May 4, 1982, for 13.1 acres of industrial use. The property is located at the southeast corner of Powerline Road (SR 845) and Green Road, in the City of Deerfield Beach. The plat was recorded on March 29, 1983 (P.B. 116, PG. 1).

The current note, approved by the County Commission on June 6, 2017 (ITEM #46), restricts the plat to 65,754 square feet of commercial and 38,943 square feet of industrial uses. As of this writing, the note amendment agreement has not been recorded.

The applicant is requesting to add a 30-foot opening on the east side of Powerline Road (SR 845), adjacent to the plat, located approximately 130 feet south of Green Road and restricted to right turns in only. This request conforms to the site plan access for a proposed service station located on the northernmost portion of the plat.

This request was reviewed by the Florida Department of Transportation (FDOT) who issued the attached permit (No. 2015A-491-0076), which has been extended to March 30, 2018.

The attached letter from the City of Deerfield Beach and attached comments from the adjacent Broward Municipal Services District (BMSD) indicate no objection to this request.

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 30-foot opening and requires the provisions of a 55-foot wide x 55-foot deep access easement for cross access on the industrial portion of the plat and the reconstruction of sidewalks due to the location of the access easement.

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 19, 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). Oriole Industrial Park (062-UP-81)

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 Powerline Road 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, if available (Unavailable). This review also included changes to the adjacent roadways and changes on the adjoining properties.

Based on this, 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 AMENDMENT AGREEMENT

- 1) The property owners of a certain part of Parcel A (Folio Number 484215140012) must fully execute the Amendment to Nonvehicular Access Lines Agreement (CAF #457) and submit it to the Highway Construction and Engineering Division for review and approval.
- 2) The applicant must prepare the legal descriptions for the Exhibits to the NVAL Amendment Agreement according to the details outlined in this report.

- 3) An Opinion of Title from an attorney or a Title Certificate from a title company must be submitted with the NVAL Amendment Agreement and must include the following information:
 - A) Same legal description as the affected portion of the recorded plat.
 - B) Record owner(s) name(s).
 - C) Mortgage holder(s) name(s). If none, it should so state.
 - D) Date through which records were searched (within 30 days of submittal).
 - E) Original signature and/or seal.
- 4) For properties held by partnerships or trusts, the applicant must submit copies of the partnership or trust documents, or an opinion from an attorney familiar with the partnership or trust listing the partner(s) or trustee(s) who may execute agreements and deeds.

NON-VEHICULAR ACCESS LINE REQUIREMENTS

- 5) Exhibit "C" to the NVAL Amendment Agreement shall describe and illustrate a new non-vehicular access line along Powerline Road adjacent to the plat except for a 30-foot opening centered 33 feet north of the south limit of Folio Number 484215140012. This opening is restricted to and physically channelized for right turns IN only, and shall be labeled on Exhibit C: RIGHT TURNS IN ONLY.

ACCESS REQUIREMENTS

- 6) The minimum distance from the non-vehicular access line of Powerline Road, at any ingress or egress driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 25 feet.
- 7) A channelized driveway shall consist of one lane with a pavement width of 15 feet through to the first point of conflict, with minimum entrance radii of 50 feet.

ACCESS EASEMENT REQUIREMENTS (Separate Instrument)

- 8) A 55-foot wide x 55-foot deep access easement is required at the new 30-foot opening. The property owner must execute and deliver an easement that provides for cross access with the adjoining property. The property owner may use the standard "Declaration of Restrictive Covenants for Private Paved Roadway" (CAF#463) to create this type of easement. The use of a non-standard access agreement will require review and approval by the County Attorney's office.

TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

- 9) The physical channelization of the driveway in the 30-foot opening on Powerline Road as specified under the non-vehicular access line requirements and the access requirements.
- 10) The removal of all existing driveways in locations not consistent with approved openings in the non-vehicular access line and the construction of curb, gutter, and sidewalk in these openings when necessary to complete the required improvement.

SIDEWALK REQUIREMENTS (Secure and Construct)

- 11) Reconstruct the existing sidewalks (including curb and gutter) along Powerline Road as impacted by the access connection or as necessary to complete the public sidewalk.

PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

- 12) Construction of the required improvements shall include installation of pavement markings and signs. All pavement markings shall be thermoplastic. Pavement markings and signing materials shall be fully reflectorized with high intensity materials. The security amount for pavement markings and signs will be based on the approved construction plans or the approved engineer's cost estimate as outlined below.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

- 13) County Commission Policy requires a recordable agreement listing all of the plat required improvements. The owner of this plat shall enter into the standard Installation of Required Improvements Agreement (CAF#450) and submit it to the Highway Construction and Engineering Division for review and approval prior to recordation of the NVAL Amendment Agreement. The completion date for all required improvements listed as Exhibit "B" shall indicate completion prior to issuance of Certificates of Occupancy. Alternate phasing schedules must receive prior approval from the Highway Construction & Engineering Division. The use of a non-standard agreement will require independent approval by the County Commission.
- 14) The Installation of Required Improvements Agreement shall be secured by letter of credit, cash, lien, or other security acceptable to the County. Security instruments for all required improvements shall be submitted prior to NVAL Amendment Agreement recordation and/or commencement of construction. Security amounts shall be based upon the one of the following:
 - A) Approved construction plans. When security is based on approved construction plans, the security will be calculated at one-hundred (100%) percent of the cost of the improvements. Requirements for submitting construction plans are outlined below.

- B) Engineer's cost estimate. When security is based on an engineer's cost estimate, the security will be calculated at one-hundred twenty-five (125%) percent of the cost of the improvements. Engineer's cost estimate(s) must be submitted for review by the Highway Construction and Engineering Division. Use of approved cost estimate forms is required. Payment of the applicable review fee is required pursuant to Chapter 38.8 of the Broward County Administrative Code.
- C) All forms are available on the Highway Construction and Engineering Division's web page at:
<http://bcegov2.broward.org/bcengineering/Plats/PlatsForms.asp>.

IMPROVEMENT PLAN SUBMITTAL REQUIREMENTS

- 15) The construction plans for the required improvements (including pavement marking and signing plans) shall be submitted to Highway Construction and Engineering Division for review, and must be approved prior to the commencement of construction. Construction shall be subject to inspection and approval by the County. Pavement marking and signing shall be provided for all of the Improvements and shall be subject to review, field inspections and final approval by the Traffic Engineering Division. Security for pavement markings and signing shall not be released without field inspection and final approval by the Traffic Engineering Division of all materials, installations and locations.

GENERAL REQUIREMENTS

- 16) The Traffic Engineering Division, the Highway Construction and Engineering Division, and the Office of Transportation recommendations for this Delegation Request may be modified for minor technical conflicts which are identified by details included in submitted construction plans.
- 17) All construction must include all necessary transitions to existing pavement, the lengths of which shall be determined by the design speed of the roadway. All designs, constructions, studies, etc., shall conform to the applicable sections of the following:
 - A) United States Department of Transportation: "Manual on Uniform Traffic Control Devices" (MUTCD).
 - B) State of Florida Department of Transportation:
 - 1) "Roadway and Traffic Design Standards."
 - 2) "Standard Specifications."
 - 3) "FDOT Transit Facilities Guidelines."
 - C) Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction" (Exhibit 25A of Section 25.1, Broward County Administrative Code).

In addition, all designs for construction shall be certified by a Professional Engineer, registered in the State of Florida, that they meet the standards included above.

- 18) The developer shall be responsible for the cost of relocating utilities, drainage facilities, traffic control poles, interconnect cables, and related equipment as necessary to complete required improvements.
- 19) Reservoir capacity sufficient to accommodate a minimum of 5 vehicles must be provided for guardhouses or gates on any driveway/roadway that intersects the trafficway. The area that provides this reservoir capacity is measured from the ultimate right-of-way line of the trafficway to the first stopping place for card readers, visitor's phones, guardhouses, etc. A reservoir area must include a space that is 12 feet wide and 22 feet long for each vehicle.
- 20) The developer shall prepare and deliver all required documents, securities, deeds, easements, and agreement(s) within 18 months of approval of this delegation request. **Failure to complete this process within the 18 month time frame shall render the approval of this delegation request null and void.**

dgm





APPLICANT

15A491 0076

Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

ANANTH PRASAD, P.E.
SECRETARY

January 12, 2015

THIS PRE-APPLICATION LETTER IS VALID UNTIL -- DECEMBER 18, 2015
THIS LETTER IS NOT A PERMIT APPROVAL

Eli Buzaglo
E.B. Construction 29th Corp
22272 Alyssum Way
Boca Raton, Florida 33433

Dear Mr. Buzaglo:

RE: December 18, 2014 - Pre-application Meeting for Category C Driveway
Broward County - City of Deerfield Beach (Urban) SR 845 Sec. #: 86065 MP - 10.6
Access Class - 05 Posted Speed - 45 mph SIS - No Reference project: 434686.1
Request: Right In-only on east side of Powerline Road 130' south of Green Rd./Wiles Rd.

SITE SPECIFIC INFORMATION
Project Name & Address: Gas Station and Convenience Store, SE corner of Powerline Road and Wiles Road
Applicant & Property Owner: Eli Buzaglo, Parcel Size: 1.58 Acres Max. Sq.ft: 8,000
Proposed LU: Gas Station, Convenience Store, & Restaurant
Plat Name: Oriole Industrial Park Plat Book: 116 Page Number: 1

WE APPROVE YOUR REQUEST

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below.. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions: - A minimum driveway length of 25 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.

Comments: - NONE

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage). A Storm Water Pollution Prevention Plan must be submitted with the application for more than one acre of "disturbed area" as defined by the Florida Department of Environmental Protection (FDEP).
- The applicant shall donate the right-of-way to the Department if right-of-way dedication is required to implement the improvements.
- All driveways not approved in this letter must be fully removed and the area restored.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. Note, this letter does not guarantee permit approval. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

Please contact William Wang, P.E. at the District Permits Office with any questions regarding permits - Tel. # 954-777-4377, Fax # 954-677-7893 or e-mail. William.Wang@dot.state.fl.us.

Sincerely,

Rajendran Shanmugam, P.E.
District Traffic Access Manager

CMW/mjs
cc: Stan Williams
File: s:\Permits\Pre-app Letters\Broward County\Eli Buzaglo - SR 845

RECEIVED
DEC 18 2015
DIST. IV - PERMIT



Florida Department of Transportation

**RICK SCOTT
GOVERNOR**

3400 West Commercial Blvd.
Fort Lauderdale, FL 33309

**JIM BOXOLD
SECRETARY**

March 30, 2016

James Biagi, PE
Biagi Engineering, Inc.
1915 NE 45th Street
Ft. Lauderdale, FL 33308

Dear Mr. Biagi:

**Subject: Permit Number: 2015-A-491-0076
State Section: 86065 State Road: 845
Applicant: Eli Buzaglo**

Goodway Oil Permit Package No. 2015-A-491-0076 is APPROVED. If you have questions please contact me at the address or telephone number below. The permit expires on 3/30/2017. To request an extension contact the Operations Center at phone number 954-776-4300. If it does expire, a new permit submittal will be required.

Please contact Roger Lemieux at the District Permits Office with any questions at telephone number 954-777-4372, fax number 954-677-7893 or e-mail: roger.lemieux@dot.state.fl.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Roger Lemieux". The signature is fluid and cursive, with a long horizontal stroke at the end.

Roger Lemieux

District Four Permits Coordinator

RI.

Subject: Permit Extension
From: Lemieux, Roger (Roger.Lemieux@dot.state.fl.us)
To: structural3@gmail.com;
Cc: goodwayoil@yahoo.com; Howard.Bent@dot.state.fl.us; Valerie.Garland@dot.state.fl.us;
Don.Preston@dot.state.fl.us; Vikrant.Srivastava@dot.state.fl.us; Rauxge.Wiley@dot.state.fl.us;
Date: Wednesday, January 11, 2017 1:31 PM

Permit No. 2015-A-491-0076 extended to 3/30/2018

Drainage connection permit 2015-D-491-0076 extended to 12/15/2017

Eli; This is you last and only extensions.

Thank you;

Roger Lemieux

Permits Coordinator for Broward

District IV; Main Office

3400 W. Commercial Blvd

Ft. Lauderdale, FL 33309

Phone (954) 777-4372





May 1, 2017

Mr. Eli Buzaglo
Goodway Oil 15th LLC
22272 Alyssum Way
Boca Raton, FL 33433

Dear Mr. Buzaglo,

Based on the information received from the Florida Department of Transportation (FDOT) regarding their approval for a right-in only access on the east side of Powerline Road, 130' south of Green Road/Wiles Road, the City of Deerfield Beach has no objection to this request.

It should be noted however, that any potential development of any access road and improvements on the adjacent site, require major site plan approval from the City Commission of the City of Deerfield Beach via the development review process pursuant to Section 98-12 of the City of Deerfield Beach Land Development Code.


Sincerely,



Eric Power
Director of Planning & Development Services
City of Deerfield Beach



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 Non-Vehicular Access Line (NVAL) 

TO: Review Agencies
PLAT NAME: ORIOLE INDUSTRIAL PARK
PLAT NO.: 062-UP-81
COMMENT DUE DATE: **JUNE 16, 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. For additional information, please contact Sue Carrano at 954-357-6627 (or scarrano@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:

SARA L. FORELLE
Digitally signed by SARA L. FORELLE
Date: 2017.06.13 16:50:53 -04'00'

COMMENTS:

Print Name
Planning Section, PDMD

Agency
954-357-6635

Phone Number

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



**Application to Change or Waive Requirements
of the Broward County Land Development Code**

INSTRUCTIONS

This form is used to apply for changes or waivers to requirements of development permit applications processed under the Broward County Land Development Code. These include changes or waivers to the following:

ROADWAY RELATED

1. Non-Vehicular Access Lines
2. Roadway Improvements (such as turn lanes, busbays traffic signals, etc.)
3. Right-of-Way Dedications
4. Sidewalks and Paved Access
5. Design Criteria

NON-ROADWAY RELATED

6. Design Criteria
7. Waste Water Disposal/Source of Potable Water
8. Fire Protection
9. Parks and/or School Dedications
10. Impact/Concurrency Fee(s)
11. Environmental Impact Report
12. Other Changes

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 documentation attached. Please type this application or print legibly in **black ink**.

PROJECT INFORMATION

Plat/Site Plan Name ORIOLE INDUSTRIAL PARK
 Plat/Site Plan Number 062-UP-81 Plat Book - Page 116-1 (If recorded)
 Owner/Applicant Eli Buzaglio Phone 561-702-9576
 Address (below) City _____ State _____ Zip Code _____
 Owner's E-mail Address goodwayoil@yahoo.com Fax # 561-395-0418
 Agent N/A Phone _____
 Contact Person Eli Buzaglio
 Address 22272 Alyssum Way City Boca Raton State FL Zip Code 33433
 Agent's E-mail Address _____ Fax # _____

PROPOSED CHANGES

Use this space below to provide the following information and clearly describe the proposed changes you are requesting. If you are requesting changes to a specific staff recommendation(s) listed in a Development Review Report, please specify the staff recommendation number(s). If you are requesting a waiver or variation of a provision of the Land Development Code, please cite the specific section(s).

Staff Recommendation No(s): _____

Land Development Code citation(s) _____

Have you contacted anyone in County Government regarding this request? Yes No

If yes, indicate name(s), department and date Evy Kalus - Environmental Protection & Growth Management Department - Planning & Development Management Division

-contacted approximately 2 months ago

Narrative explaining proposed changes in detail including the desired result and justification for the request (attach additional sheet if necessary):

We have an existing permit & approval from FDOT regarding the entrance to my property from Powerline Rd. I also have the non-objection letter from the city of Deerfield Beach. NOW we want Broward to vacate NYAL so we can start constructing the entrance. Attached is a copy of the permit from FDOT & a letter from the city of

Deerfield Beach.

Please see the reverse side of this form 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.

All requests listed on this application must include the following documents:

- Letter from the applicable municipality, dated within six (6) months of this application, stating the city's position on this request.
- Approved or recorded plat (a survey and site plan may be accepted for single family and duplex applications. Please consult with Planning and Development Management Division staff).
- A check for the application fees (if applicable) made payable to: Broward County Board of County Commissioners. Please consult the Development Permit Application Fee Schedule.

For ROADWAY RELATED items (1 through 5) listed under INSTRUCTIONS on Page 1 of this form, the following additional documents are also required:

- The proposed site plan (2 original) which shows, at a minimum, the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). The site plan must provide relevant dimensions and must be drawn to scale.
- Signed and sealed drawings (2 original) clearly illustrating the proposed change(s). The drawings must provide relevant dimensions and must be drawn to scale.
- A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which abut a Trafficway that is functionally classified as a State Road. This requirement includes the creation or amendment of vehicular access and/or any improvements requiring permits from the State.

For NON-ROADWAY RELATED items (6 through 12) listed under INSTRUCTIONS on Page 1 of this form, please consult with Planning and Development Management staff to determine any additional required documentation.

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 [Signature]

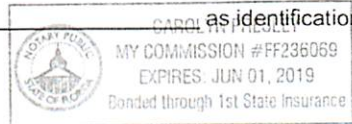
Sworn and subscribed to before me this 18 day of May, 2017

by Eli Buzaglio He/she is personally known to me or

Has presented Driver License as identification.

Signature of Notary Public [Signature]

Type or Print Name Carolyn Presley



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time _____ Application Date 5/31/17 Acceptance Date 6/2/17

Comments Due 06/16/17 C.C. Mtg. Date 08/15/17 Fee \$ 2410-

Report Due _____ Adjacent City BMSD

Plats Site Plans/Drawings City Letter FDOT Letter/

Other (Describe) survey permit

Title of Request amend NVAL on Powerline Rd

Distribute to: Engineering Traffic Engineering Mass Transit

Other FDOT Other _____

Comments _____

Received by [Signature]



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA
33309 PHONE (954) 763-7611 * FAX (954) 763-7615

EXHIBIT "A"

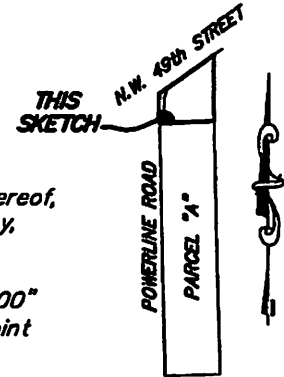
SKETCH AND DESCRIPTION
NEW ACCESS EASEMENT
ORIOLE INDUSTRIAL PARK
SHEET 1 OF 2 SHEETS

LEGAL DESCRIPTION:

A portion of Parcel "A", ORIOLE INDUSTRIAL CENTER, according to the plat thereof, as recorded in Plat Book 116, Page 1, of the public records of Broward County, Florida, more fully described as follows:

Commencing at the Northwest corner of said Parcel "A"; thence South 00°00'00" East, on the West line of said Parcel "A", a distance of 97.46 feet to the Point of Beginning; thence continuing South 00°00'00" East, on said West line, a distance of 16.67 feet; thence South 87°51'56" West, on said West line, a distance of 0.02 feet; thence South 01°35'16" East, on said West line, a distance of 36.01 feet; thence North 88°11'11" East, on the North line of the South 1284.00 feet of said Parcel "A", a distance of 9.35 feet to a point on a curve; thence Northerly on said curve to the right, whose radius point bears South 76°23'08" East, with a radius of 80.00 feet, a central angle of 13°42'15", an arc distance of 19.14 feet to a point of compound curve; thence Easterly on said curve to the right, with a radius of 20.00 feet, a central angle of 61°14'37", an arc distance of 21.38 feet to a point of tangency; thence North 88°24'44" East, a distance of 8.00 feet to a point of curve; thence Easterly and Southerly on said curve to the right, with a radius of 8.00 feet, a central angle of 90°00'00", an arc distance of 12.57 feet to a point of tangency; thence South 01°35'16" East, a distance of 19.93 feet; thence North 88°11'11" East, on the North line of the South 1284.00 feet of said Parcel "A", a distance of 24.00 feet; thence North 01°35'16" West, a distance of 19.83 feet to a point of curve, thence Northerly and Westerly on said curve to the left, with a radius of 32.00 feet a central angle of 90°00'00", an arc distance of 50.27 feet to a point of tangency; thence South 88°24'44" West, a distance of 8.00 feet to a point of curve; thence Westerly on said curve to the left, with a radius of 44.00 feet, a central angle of 24°36'09", an arc distance of 18.89 feet to a point of reverse curve; thence Westerly and Northerly on said curve to the right, with a radius of 5.00 feet, a central angle of 114°36'09", an arc distance of 10.00 feet; thence South 88°24'44" West, a distance of 8.12 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Deerfield Beach, Broward County, Florida and containing 2,635 square feet or 0.0605 acres more or less.



SITE LAYOUT
NOT TO SCALE

CERTIFICATION

Certified Correct. Dated at
Fort Lauderdale, Florida this
23rd day of March, 2017.
Revised this 17th day of May,
2017.

McLAUGHLIN ENGINEERING COMPANY

Jerald A. McLaughlin
JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown REFER TO RECORD PLAT (116-1 B.C.R.) and assume the North line of Parcel "A", as South 54°30'19" West.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-2233

CHECKED BY: _____

REF. DWG.: 15-2-39

C: \JMMjr\2017\V2233 (NVAL)



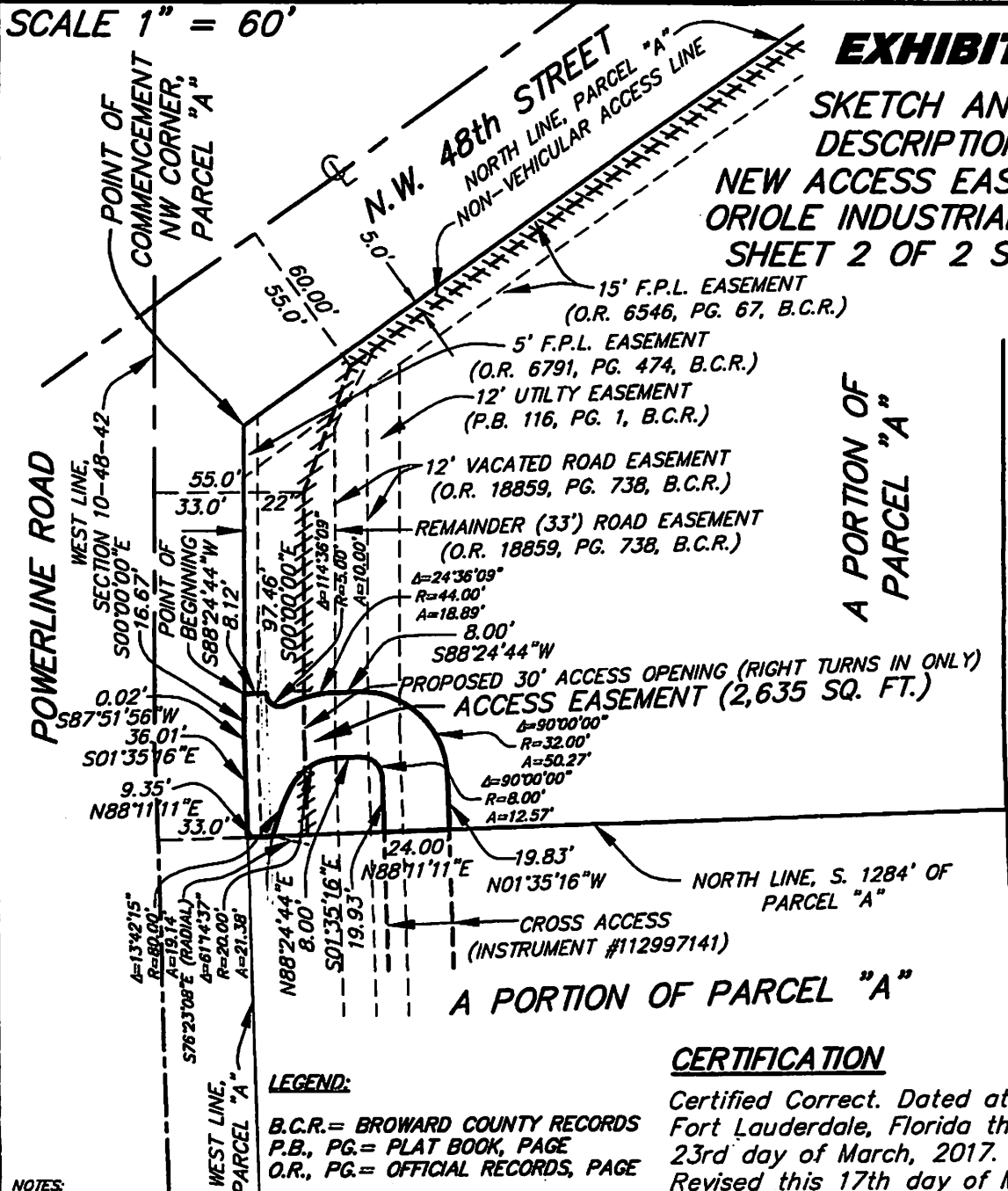
McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

SCALE 1" = 60'

EXHIBIT "A"

SKETCH AND DESCRIPTION
NEW ACCESS EASEMENT
ORIOLE INDUSTRIAL PARK
SHEET 2 OF 2 SHEETS



A PORTION OF
PARCEL "A"
ACREAGE

A PORTION OF PARCEL "A"

LEGEND:

B.C.R. = BROWARD COUNTY RECORDS
P.B., PG. = PLAT BOOK, PAGE
O.R., PG. = OFFICIAL RECORDS, PAGE

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown REFER TO RECORD PLAT (116-1 B.C.R.) and assume the North line of Parcel "A", as South 54°30'19" West.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 23rd day of March, 2017.
Revised this 17th day of May, 2017.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-2233

CHECKED BY: _____

REF. DWG.: 15-2-39

C: \JMMjr\2017\V2233 (NVAL)



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

EXHIBIT "B"

SKETCH AND DESCRIPTION
OLD NON-VEHICULAR ACCESS LINE
(INSTRUMENT #112911333)
ORIOLE INDUSTRIAL PARK
SHEET 1 OF 2 SHEETS

LEGAL DESCRIPTION:

The Non-Vehicular Access Line and Openings over a portion of Parcel "A", ORIOLE INDUSTRIAL CENTER, according to the plat thereof, as recorded in Plat Book 116, Page 1, of the public records of Broward County, Florida, more fully described as follows:

Commencing (1) at the Northeast corner of said Parcel "A"; thence South 00°00'00" East, on the East line of said Parcel "A", a distance of 6.14 feet to the Point of Beginning (1) of the herein described Non-Vehicular Access Line; thence South 54°30'19" West, on a line 5.00 feet South of and parallel with the North line of said Parcel "A", a distance of 21.00 feet to the Point of Termination (1) of the herein described Non-Vehicular Access Line and to the Point of Beginning (2) of a fifty (50) foot Access Opening, restricted to Right Turns Only; thence continuing South 54°30'19" West, on said parallel line and on said Access Opening, a distance of 50.00 feet to the Point of Termination (2) of herein described Access Opening and to the Point of Beginning (3) of the herein described Non-Vehicular Access Line; thence continuing South 54°30'19" West, on said parallel line, a distance of 225.34 feet; thence South 20°10'57" West, a distance of 48.49 feet; thence South 00°00'00" East, on a line 22.00 feet East of and parallel with the West line of said Parcel "A", a distance of 90.51 feet; thence South 01°35'16" East, a distance of 34.90 feet to a point on the North line of the South 1284.00 feet of said Parcel "A" and to the Point of Termination (3) of the herein described centerline.

Said lands situate, lying and being in the City of Deerfield Beach, Broward County, Florida.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 22nd day of March, 2017.
Revised this-17th day of May, 2017;

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown REFER TO RECORD PLAT (116-1 B.C.R.) and assume the North line of Parcel "A", as South 54°30'19" West.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-2233

CHECKED BY: _____

REF. DWG.: 15-2-39

C: \JMMjr/2017/V2233 (NVAL)



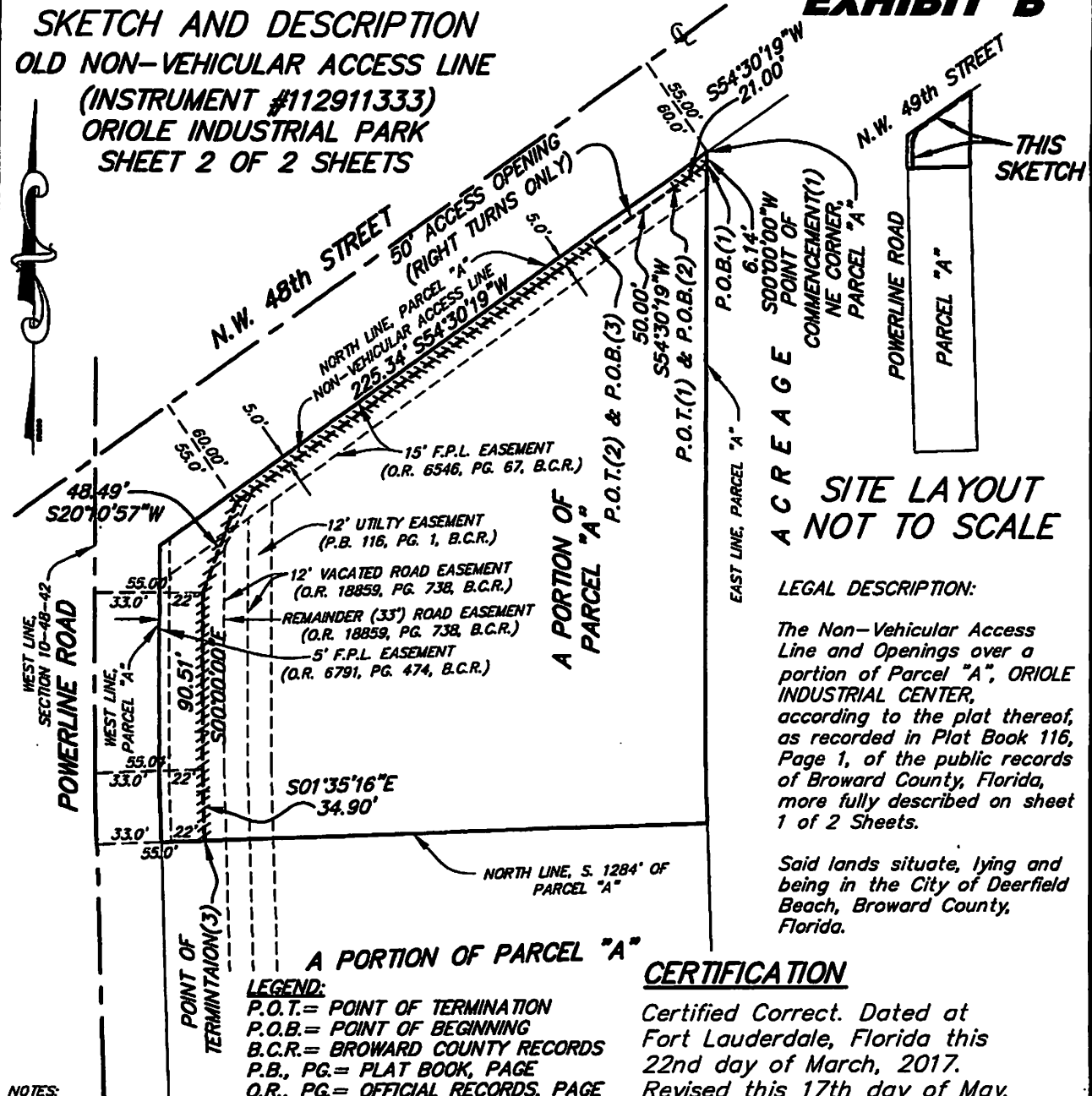
McLAUGHLIN ENGINEERING COMPANY
LB#285

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1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

SCALE 1" = 80'

SKETCH AND DESCRIPTION
OLD NON-VEHICULAR ACCESS LINE
(INSTRUMENT #112911333)
ORIOLE INDUSTRIAL PARK
SHEET 2 OF 2 SHEETS

EXHIBIT "B"



SITE LAYOUT
NOT TO SCALE

LEGAL DESCRIPTION:

The Non-Vehicular Access Line and Openings over a portion of Parcel "A", ORIOLE INDUSTRIAL CENTER, according to the plat thereof, as recorded in Plat Book 116, Page 1, of the public records of Broward County, Florida, more fully described on sheet 1 of 2 Sheets.

Said lands situate, lying and being in the City of Deerfield Beach, Broward County, Florida.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 22nd day of March, 2017. Revised this 17th day of May, 2017.

McLAUGHLIN ENGINEERING COMPANY

(Signature)
RALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

LEGEND:

- P.O.T.= POINT OF TERMINATION
- P.O.B.= POINT OF BEGINNING
- B.C.R.= BROWARD COUNTY RECORDS
- P.B., PG.= PLAT BOOK, PAGE
- O.R., PG.= OFFICIAL RECORDS, PAGE

NOTES:

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- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
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FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-2233

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EXHIBIT "C"

SKETCH AND DESCRIPTION
NEW NON-VEHICULAR ACCESS LINE
ORIOLE INDUSTRIAL PARK
SHEET 1 OF 2 SHEETS

LEGAL DESCRIPTION:

The Non-Vehicular Access Line and Openings over a portion of Parcel "A", ORIOLE INDUSTRIAL CENTER, according to the plat thereof, as recorded in Plat Book 116, Page 1, of the public records of Broward County, Florida, more fully described as follows:


Commencing (1) at the Northeast corner of said Parcel "A"; thence South 00°00'00" East, on the East line of said Parcel "A", a distance of 6.14 feet to the Point of Beginning (1) of the herein described Non-Vehicular Access Line; thence South 54°30'19" West, on a line 5.00 feet South of and parallel with the North line of said Parcel "A", a distance of 21.00 feet to the Point of Termination (1) of the herein described Non-Vehicular Access Line and to the Point of Beginning (2) of a fifty (50) foot Access Opening, restricted to Right Turns Only; thence continuing South 54°30'19" West, on said parallel line and on said Access Opening, a distance of 50.00 feet to the Point of Termination (2) of herein described Access Opening and to the Point of Beginning (3) of the herein described Non-Vehicular Access Line; thence continuing South 54°30'19" West, on said parallel line, a distance of 225.34 feet; thence South 20°10'57" West, a distance of 48.49 feet; thence South 00°00'00" East, on a line 22.00 feet East of and parallel with the West line of said Parcel "A", a distance of 72.40 feet to the Point of Termination (3) of the herein described Non-Vehicular Access Line and to the Point of Beginning (4) of a thirty (30) foot Access Opening, restricted to Right Turns In Only; thence continuing South 00°00'00" East, on said parallel line and on said Access Opening, a distance of 20.11 feet; thence South 01°35'16" East, on said parallel line and on said Access Opening, a distance of 9.90 feet to the Point of Termination (4) of said Access Opening and to the Point of Beginning (5) of the herein described Non-Vehicular Access Line; thence continuing South 01°35'16" East, on said parallel line a distance of 23.00 feet to a point on the North line of the South 1284.00 feet of said Parcel "A" and to the Point of Termination (5) of the herein described centerline.

Said lands situate, lying and being in the City of Deerfield Beach, Broward County, Florida.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 22nd day of March, 2017. Revised this 17th day of May, 2017.

McLAUGHLIN ENGINEERING COMPANY


JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

NOTES:

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- 2) Legal description prepared by McLaughlin Engineering Co.
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- 4) THIS IS NOT A BOUNDARY SURVEY.
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FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-2233

CHECKED BY: _____

REF. DWG.: 15-2-39

C: \JMMjr/2017/V2233 (NVAL)



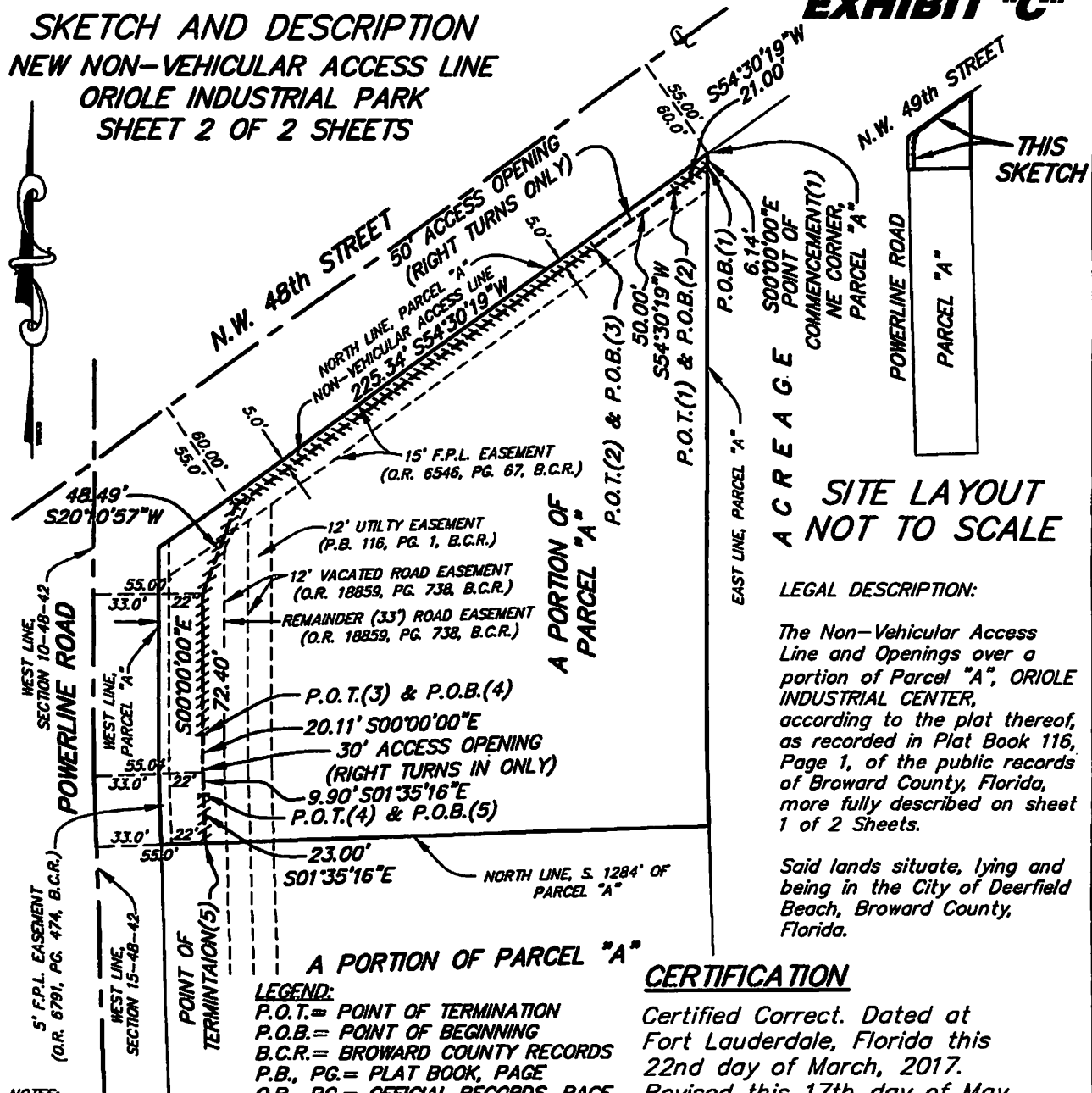
McLAUGHLIN ENGINEERING COMPANY
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SCALE 1" = 80'

SKETCH AND DESCRIPTION
NEW NON-VEHICULAR ACCESS LINE
ORIOLE INDUSTRIAL PARK
SHEET 2 OF 2 SHEETS

EXHIBIT "C"



SITE LAYOUT NOT TO SCALE

LEGAL DESCRIPTION:

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Said lands situate, lying and being in the City of Deerfield Beach, Broward County, Florida.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 22nd day of March, 2017.
Revised this 17th day of May, 2017.

McLAUGHLIN ENGINEERING COMPANY

[Signature]

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

- NOTES:**
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