

STAFF REPORT  
Sector 5 Boundary Plat  
037-UP-86

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 Broward County Board of County Commissioners (“Board”) on February 3, 1987. The property is located on the southeast corner of Saddle Club Road and Indian Trace, in the City of Weston. This plat was recorded on January 27, 1988 (Plat Book 133, Page 19). Currently, the plat is restricted to 106 single family units, 500 townhouse, 5.0 acres of park and one elementary school.

The applicant is requesting to amend the non-vehicular access line along Saddle Club Road on Parcel D to provide two new 30-foot access driveways, right turn in and right turn out only.

The attached Resolution No. 2018-20 from the City of Weston indicates no objection to this request.

Staff from the Highway Construction and Engineering Division and the Transit Division have reviewed this request and recommend **APPROVAL** subject to the conditions contained in the attached memorandum and shall meet the standards of the Broward County Development Code at the time of permit.

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.

*JWP*



**CITY OF WESTON, FLORIDA  
RESOLUTION NO. 2018-20**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WESTON, FLORIDA, APPROVING AN APPLICATION TO CHANGE OR WAIVE REQUIREMENTS OF THE BROWARD COUNTY LAND DEVELOPMENT CODE AMENDING THE NON-VEHICULAR ACCESS LINE AGREEMENT ON SECTOR 5 BOUNDARY PLAT, TO PROPOSE PARKING AND ACCESS ON SADDLE CLUB ROAD TO INDIAN TRACE PARK, LOCATED AT THE SOUTHEAST CORNER OF INDIAN TRACE ROAD AND SADDLE CLUB ROAD, TO SERVE AS ENHANCED ACCESS FOR THE PUBLIC.

WHEREAS, First, the City of Weston (the "City") owns the property located at 400 Indian Trace known as Indian Trace Park (the "Park"); and

WHEREAS, Second, on May 1, 2017, the City Commission of the City adopted Resolution No. 2017-55, approving Work Authorization No. 4, Indian Trace Park Renovation Design, for the City's contract provider, Craven Thompson and Associates, Inc., to prepare construction documents for the renovation of the Park; and

WHEREAS, Third, the Park currently has no on-site parking and Park visitors park on the adjacent School Board property which is not always accessible; and

WHEREAS, Fourth, the Park design includes an on-site parking lot with two vehicular openings (one way in, one way out) on Saddle Club Road, located approximately 106 feet and 380 feet east of the northwest corner of the Park; and

WHEREAS, Fifth, the Sector 5 Boundary Plat which includes the Park (Parcel D) and was approved and recorded prior to the City's incorporation, provides for a Non-Vehicular Access Line (NVAL) on the Saddle Club Road public right-of-way abutting the Park that prohibits legal access to the proposed on-site parking lot; and

WHEREAS, Sixth, to legally enable access from Saddle Club Road to the proposed on-site parking lot, the City must file an application for a delegation request to amend the platted NVAL along Saddle Club Road abutting the Park with Broward County Development Management Division ("County"), and a requirement of the County is an approval letter or resolution from the City; and

WHEREAS, Seventh, the City Manager has reviewed the application for the delegation request and recommends the City Commission approve the application via this Resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Weston, Florida:

Section 1: The foregoing recitals contained in the preamble to this Resolution are incorporated by reference herein.

Section 2: The Application to Broward County Development Management Division to change or waive requirements of the Broward County Land Development Code amending the Non-Vehicular Access Line (NVAL) Agreement on Sector 5 Boundary Plat, approved and recorded prior to the

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WESTON, FLORIDA, APPROVING AN APPLICATION TO CHANGE OR WAIVE REQUIREMENTS OF THE BROWARD COUNTY LAND DEVELOPMENT CODE AMENDING THE NON-VEHICULAR ACCESS LINE AGREEMENT ON SECTOR 5 BOUNDARY PLAT, TO PROPOSE PARKING AND ACCESS ON SADDLE CLUB ROAD TO INDIAN TRACE PARK, LOCATED AT THE SOUTHEAST CORNER OF INDIAN TRACE ROAD AND SADDLE CLUB ROAD, TO SERVE AS ENHANCED ACCESS FOR THE PUBLIC.

City's incorporation, to legally enable the proposed access from Saddle Club Road to the Park, is/is not in substantial compliance with the requirements of the City's Land Development Regulations.

Section 3: The Application to Broward County Development Management Division to change or waive requirements of the Broward County Land Development Code amending the Non-Vehicular Access Line (NVAL) Agreement on Sector 5 Boundary Plat, approved and recorded prior to the City's incorporation, in order to legally enable the proposed access from Saddle Club Road abutting the Park, is/is not in substantial compliance with the requirements of the City's Land Development Regulations, is approved/denied subject to the following condition:


1. The issuance of a development permit by the City 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 City 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. In addition, all applicable state and federal permits shall be obtained by the applicant before commencement of the development.

Section 4: The City Clerk is directed to forward a copy of this Resolution to the appropriate Broward County officials.

Section 5: The appropriate City officials are authorized to execute all necessary documents to effectuate the intent of this Resolution.

Section 6: This Resolution shall take effect upon its adoption.

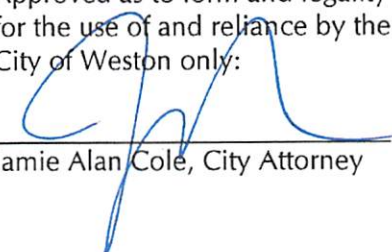
ADOPTED by the City Commission of the City of Weston, Florida, this 20<sup>th</sup> day of February 2018.

  
\_\_\_\_\_  
Daniel J. Stermer, Mayor

ATTEST:

  
for Patricia A. Bates, City Clerk

Approved as to form and legality  
for the use of and reliance by the  
City of Weston only:

  
\_\_\_\_\_  
Jamie Alan Cole, City Attorney

Roll Call:  
Commissioner Jaffe                    Yes  
Commissioner Feuer                Yes  
Commissioner Kallman              Yes  
Commissioner Brown                Yes  
Mayor Stermer                        Yes



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

## MEMORANDUM

**DATE:** March 20, 2018

**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  
Transportation Department, Service Development

**SUBJECT:** Delegation Request: Modify Conditions of Plat Approval  
(Amendment to Non-Vehicular Access Line)  
Sector 5 Boundary Plat (037-UP-86)

The Highway Construction and Engineering Division and the Transportation Department, 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 Saddle Club Road adjacent to the plat. Our 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. Our 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 AMENDMENT AGREEMENT

1. The property owners of Parcel D of the Sector 5 Boundary Plat (Folio Number 504007060040) 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 Saddle Club Road adjacent to the plat except at the following openings:
  - a. A 30-foot opening centered approximately 106 feet east of the terminus of the corner chord on Saddleclub Road. This opening shall be channelized for and labeled on Exhibit C: RIGHT TURNS IN ONLY.
  - b. A 30-foot opening centered approximately 380 feet east of the terminus of the corner chord on Saddleclub Road. This opening shall be channelized for and labeled on Exhibit C: RIGHT TURNS OUT ONLY.

## ACCESS REQUIREMENTS

6. The minimum distance from the non-vehicular access line of Saddle Club 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, with minimum entrance radii of 50 feet.

#### TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

8. The physical channelization of both driveways in the 30-foot openings on Saddle Club Road as specified under the non-vehicular access line requirements.

#### SIDEWALK REQUIREMENTS (Secure and Construct)

9. Reconstruct the existing sidewalks (including curb and gutter) along Saddle Club Road in those locations impacted by right turn lane construction.

#### COMMUNICATION CONDUIT/INTERCONNECT (Secure and Construct)

10. Construction of the required improvements shall include relocating or replacing any existing communication conduit/interconnect on Saddle Club Road that may be damaged by construction. The security amount for communication conduit/interconnect must be approved by the Traffic Engineering Division.

#### PAVEMENT MARKINGS AND SIGNS (Secure and Construct)

11. 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

12. 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.

13. 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 & Engineering Division's web page at: <http://bcegov2.broward.org/bcengineering/Plats/PlatsForms.asp>

#### IMPROVEMENT PLAN SUBMITTAL REQUIREMENTS

14. 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.

15. Communication Conduit/Interconnect plans (3 sets and a cost estimate) shall be submitted to the Traffic Engineering Division. Any easements necessary for relocation and maintenance of the conduit must be provided and shown on the submitted plans. No security shall be released without field inspection and final approval of all materials, installations and locations by the Traffic Engineering Division.

#### 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:
  - United States Department of Transportation: "Manual on Uniform Traffic Control Devices", (MUTCD).
  - State of Florida Department of Transportation:
    - "Design Standards".
    - "Standards Specifications".
    - "Transit Facilities Guidelines"
  - Broward County: "Minimum Construction Standards for Roadways Under Broward County Jurisdiction"
  - In addition, all designs for construction shall be certified by a Professional Engineer or Land Surveyor 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. Standard forms are available for downloading from the Highway Construction & Engineering Division's web page.
21. 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

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 Sector 5 Boundary Plat  
 Plat/Site Plan Number 37-UP-86 Plat Book - Page 133-19 (If recorded)  
 Owner/Applicant City of Weston Phone 954-385-2000  
 Address 17200 Royal Palm Bouelvard City Weston State FL Zip Code 33326  
 Owner's E-mail Address Kthompson@westonfl.org Fax # 954-385-2010  
 Agent Calvin, Giordano & Associates, Inc. Phone 954-266-648  
 Contact Person Hoyt Holden, AICP, Planning Manager  
 Address 1800 Eller Drive, Suite 600 City Ft. Lauderdale State FL Zip Code 33316  
 Agent's E-mail Address hholden@cqasolutions.com Fax # 954-921-8807

**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) Section 5-195 (b) (10)- establish openings in NVAL.

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

If yes, indicate name(s), department and date \_\_\_\_\_

David (DG) McGuire, BCHED Plat Review Section via email 12-20-17

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

Establish a pair of one-way 30-foot openings (right in only, right out only) in the NVAL along Saddle Club Road where no openings currently exist. This is required to provide access to the park which is under contract for design and construction of park famenities, including an on site parking lot. Current access to the park is limited to traversing through the adjacent school site to the south.

**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.

**N/A** A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which about 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 9th day of January, 2018

by \_\_\_\_\_  He/she is personally known to me or

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

Signature of Notary Public Joanne Maglietta

Type or Print Name Joanne Maglietta



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

Time 9:12 AM Application Date 2/27/2018 Acceptance Date 3/12/2016

Comments Due 3/16/2018 C.C. Mtg. Date \_\_\_\_\_ Fee \$ 2410.00

Report Due 3/26/2018 Adjacent City N/A

Plats (1)  Site Plans/Drawings  City Letter  FDOT Letter N/A

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

Title of Request PROPOSAL ON 2 NEW BREAKS IN NVAL FOR ACCESS DRIVES ALONG NORTH PLAT LINE

Distribute to:  Engineering  Traffic Engineering  Mass Transit

Other \_\_\_\_\_  Other \_\_\_\_\_

Comments \_\_\_\_\_

Received by [Signature]

**EXHIBIT "B"**  
**EXISTING NON-VEHICULAR ACCESS LINE**

*Legal Description:*

The Non-Vehicular Access Line along Parcel "D", Sector 5 Boundary Plat, according to the plat thereof as recorded in plat book 133, page 19 of the Public Records of Broward County Florida, said Non-Vehicular Access Line being more particularly described as follows:

Beginning at the Southwest corner of said Parcel "D"; Thence along the Westerly line of said Parcel "D" the following three courses; (1) North 04°09'24" East, 131.29 feet; (2) North 00°43'23" East, 300.00 feet to the Southerly Most Northwest corner of said Parcel "D"; (3) North 45°04'16" East, 49.93 feet to the Northerly Most Northwest corner of said Parcel "D" and a point on the North line of said Parcel "D"; Thence North 89°25'09" East, along said North line, 423.52 feet to the Northeast corner of said Parcel "D" and a Point of Terminus.

Said Non-Vehicular Access Line lying and being in the City of Weston, Broward County, Florida.

**SURVEY NOTES:**

1. Calvin, Giordano & Associates. did not research title for this property and the plats, rights-of-way, and easements as shown hereon are per the Public Records of Broward County, Florida via the Broward County Property Appraiser's and Clerk of the Court's web sites.
2. Not valid without the signature and original raised seal of a Florida Professional Surveyor & Mapper.
3. Bearings shown hereon are based on the Sector 5 Boundary Plat, recorded in Plat Book 133, Page 19 in the Broward County Public Records, with a reference Bearing of North 89°25'09" East along the North line of the Northwest One-Quarter (N.W. 1/4) of Section 7, Township 50 South, Range 40 East.
4. This Sketch and Description does not constitute a Boundary Survey.
5. The intended scale of this drawing is 1" = 100' or smaller.
6. It is a violation of the Standards of Practice, Rule 5J-17 of the Florida Administrative Code to alter this Sketch and Description without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this Sketch and Description will render it invalid.


I, Michael M. Mossey, do hereby state that this Sketch and Description was done under my direct supervision and is accurate to the best of my knowledge and belief. I further state that this Sketch and Description was completed in accordance with the Standards of Practice for Surveying and Mapping as stated in Rule 5J-17 of the Florida Administrative Code, pursuant to Florida Statutes Chapter 472.027.

Dated: December 26, 2017

CALVIN, GIORDANO & ASSOCIATES, INC.

Signature \_\_\_\_\_  
 Michael M. Mossey  
 Professional Surveyor and Mapper  
 Florida Registration No. 5660

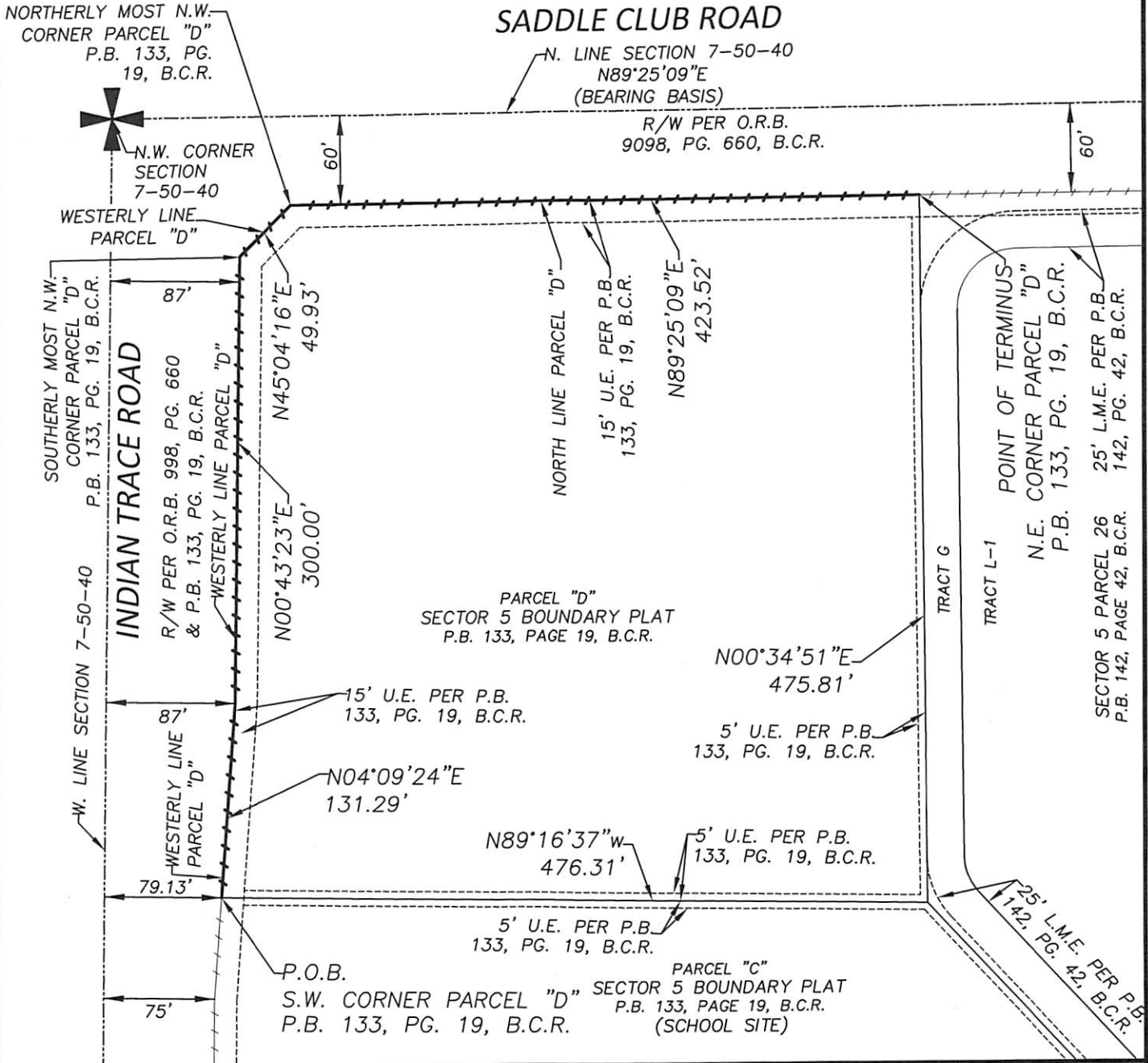
F:\Projects\1996\962465 Weston Gen Planning & Platting Svcs\SURVEY\SKETCH\Indian-Trace-Park-2017\Legal Descriptions\NAL Line\96-2465-V-SD-Indian Trace Park-NVAL.dwg

 <p><b>Calvin, Giordano &amp; Associates, Inc.</b>                  EXCEPTIONAL SOLUTIONS™                  1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316                  Phone: 954.921.7781 • Fax: 954.921.8807</p> <p><b>Certificate of Authorization 6791</b></p>	<p><b>Sketch and Description</b>                  Existing Non-Vehicular Access Line Parcel "D",                  Sector 5 Boundary plat, Plat Book 133, Page 19, B.C.R.                  City of Weston    Broward County, Florida</p>		SCALE N/A	PROJECT No. 962465	SHEET 1 OF 4
	DATE 12/26/17	CAD FILE			

SCALE: 1"=100'

**EXHIBIT "B"**  
**EXISTING NON-VEHICULAR ACCESS LINE**

- LEGEND:**  
 D.E. DRAINAGE EASEMENT  
 P.B. PLAT BOOK  
 B.C.R. BROWARD COUNTY RECORDS  
 L.M.E. LAKE MAINTENANCE EASEMENT  
 PG. PAGE  
 P.O.B. POINT OF BEGINNING  
 P.O.T. POINT OF TERMINUS  
 R/W RIGHT-OF-WAY  
 U.E. UTILITY EASEMENT  
 ----- NON-VEHICULAR ACCESS LINE



P:\Projects\1996\962465 Weston Gen Planning & Platting Svcs\SURVEY\SKETCH\Indian-Trace-Park-2017\Legal Descriptions\NAL Line\96-2465-V-SD-Indian Trace Park-NVAL.dwg



**Calvin, Giordano & Associates, Inc.**  
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 1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316  
 Phone: 954.921.7781 • Fax: 954.921.8807  
 Certificate of Authorization 6791

**Sketch and Description**  
 Existing Non-Vehicular Access Line Parcel "D",  
 Sector 5 Boundary plat, Plat Book 133, Page 19, B.C.R.  
 City of Weston    Broward County, Florida

SCALE 1"=100'	PROJECT No. 962465	SHEET 2 OF 4
DATE 12/26/17	CAD FILE	

EXHIBIT "C"

PROPOSED NON-VEHICULAR ACCESS LINE

Legal Description:

Three Non-Vehicular Access Segments lying along the Boundary of Parcel "D", Sector 5 Boundary Plat, according to the plat thereof as recorded in plat book 133, page 19 of the Public Records of Broward County Florida, said Segments being more particularly described as follows:

Beginning (Point of Beginning # 1) at the Southwest corner of said Parcel "D"; Thence along the Westerly line of said Parcel "D" the following three courses; (1) North 04°09'24" East, 131.29 feet; (2) North 00°43'23" East, 300.00 feet to the Southerly Most Northwest corner of said Parcel "D"; (3) North 45°04'16" East, 49.93 feet to the Northerly Most Northwest corner of said Parcel "D" and a point on the North line of said Parcel "D"; Thence North 89°25'09" East, along said North line, 91.40 feet to Point of Terminus # 1 and a Point hereinafter referred to as Reference Point "A".

Together with:

Commencing (Point of Commencement # 1) at the aforementioned Reference Point "A"; Thence North 89°25'09" East, along said North line, 30.00 feet to Point of Beginning # 2; Thence continuing North 89°25'09" East, along said North line, 243.90 feet to Point of Terminus # 2 and a Point hereinafter referred to as Reference Point "B".

Together with:

Commencing (Point of Commencement # 2) at the aforementioned Reference Point "B"; Thence North 89°25'09" East, along said North line, 30.00 feet to Point of Beginning # 3; Thence continuing North 89°25'09" East, along said North line, 28.22 feet to Point of Terminus # 3 at the Northeast corner of said Parcel "D".

Said Non-Vehicular Access Line lying and being in the City of Weston, Broward County, Florida.

**SURVEY NOTES:**

1. Calvin, Giordano & Associates. did not research title for this property and the plats, rights-of-way, and easements as shown hereon are per the Public Records of Broward County, Florida via the Broward County Property Appraiser's and Clerk of the Court's web sites.
2. Not valid without the signature and original raised seal of a Florida Professional Surveyor & Mapper.
3. Bearings shown hereon are based on the Sector 5 Boundary Plat, recorded in Plat Book 133, Page 19 in the Broward County Public Records, with a reference Bearing of North 89°25'09" East along the North line of the Northwest One-Quarter (N.W. 1/4) of Section 7, Township 50 South, Range 40 East.
4. This Sketch and Description does not constitute a Boundary Survey.
5. The intended scale of this drawing is 1" = 100' or smaller.
6. It is a violation of the Standards of Practice, Rule 5J-17 of the Florida Administrative Code to alter this Sketch and Description without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this Sketch and Description will render it invalid.

I, Michael M. Mossey, do hereby state that this Sketch and Description was done under my direct supervision and is accurate to the best of my knowledge and belief. I further state that this Sketch and Description was completed in accordance with the Standards of Practice for Surveying and Mapping as stated in Rule 5J-17 of the Florida Administrative Code, pursuant to Florida Statutes Chapter 472.027.

Dated: December 26, 2017

CALVIN, GIORDANO & ASSOCIATES, INC.

Signature \_\_\_\_\_

Michael M. Mossey  
Professional Surveyor and Mapper  
Florida Registration No. 5660



**Calvin, Giordano & Associates, Inc.**  
EXCEPTIONAL SOLUTIONS™  
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Certificate of Authorization 6791

**Sketch and Description**  
Proposed Non-Vehicular Access Line Parcel "D",  
Sector 5 Boundary plat, Plat Book 133, Page 19, B.C.R.  
City of Weston Broward County, Florida

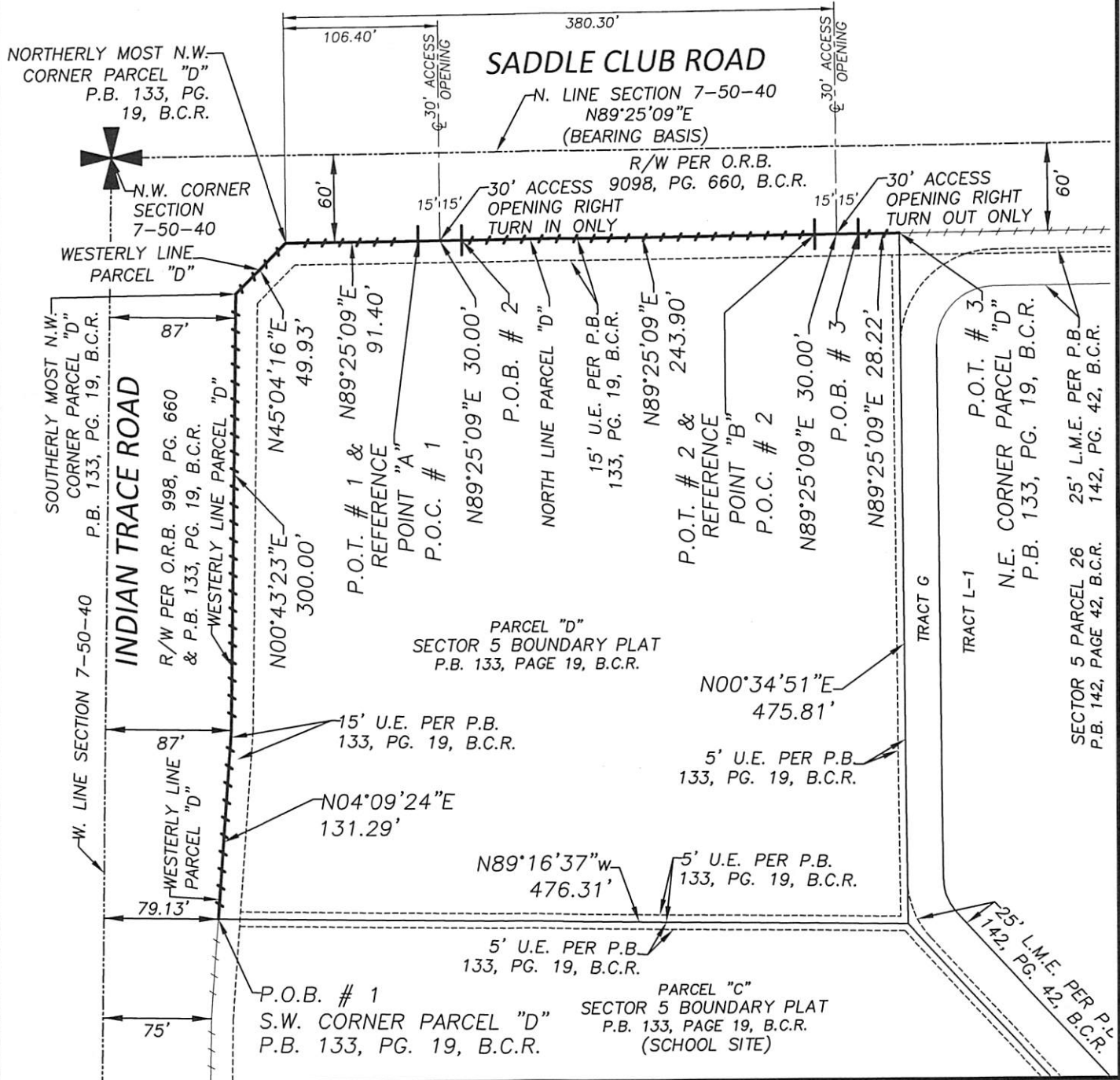
SCALE N/A	PROJECT No. 962465	SHEET 3 OF 4
DATE 12/26/17	CAD FILE	

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SCALE: 1"=100'

EXHIBIT "C"  
PROPOSED NON-VEHICULAR ACCESS LINE

- LEGEND:  
 D.E. DRAINAGE EASEMENT  
 P.B. PLAT BOOK  
 B.C.R. BROWARD COUNTY RECORDS  
 L.M.E. LAKE MAINTENANCE EASEMENT  
 PG. PAGE  
 P.O.B. POINT OF BEGINNING  
 P.O.C. POINT OF COMMENCEMENT  
 P.O.T. POINT OF TERMINUS  
 R/W RIGHT-OF-WAY  
 U.E. UTILITY EASEMENT  
 NON-VEHICULAR ACCESS LINE  
 CENTERLINE



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 Certificate of Authorization 8791

**Sketch and Description**  
 Proposed Non-Vehicular Access Line Parcel "D",  
 Sector 5 Boundary plat, Plat Book 133, Page 19, B.C.R.  
 City of Weston Broward County, Florida

SCALE	PROJECT No.	SHEET
1"=100'	962465	4 OF 4
DATE	CAD FILE	
12/26/17		