

STAFF REPORT
University Lake Professional Plaza
108-MP-84

A request to amend a platted non-vehicular access line and modify conditions of plat approval has been filed with the Planning and Development Management Division. This plat was approved by the Broward County Board of County Commissioners (“Board”) on October 2, 1984, for 80,000 square feet of office use on 4.54 acres. The property is located on the east side of South University Drive, between Southwest 52 Place and Stirling Road, in the Town of Davie. This plat was recorded on August 26, 1986 (Plat Book 128, Page 25). The current note is restricted to 120,000 square feet of self-storage use (Instrument No. 114357556).

The plat approval included a condition to construct a right-turn lane on South University Drive. The applicant is requesting to close the 50-foot opening in the non-vehicular access line at the northwest corner of the plat and modify the conditions of plat approval to terminate the requirement to bond and construct the right turn lane.

The attached letter from the Town of Davie 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.

The attached comments from the Florida Department of Transportation (“FDOT”) indicate approval with conditions with this request.

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.

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



Commission District No. 7
Municipality: Davie
S/T/R: 33/50/41



108-MP-84
University Lake
Professional Plaza



0 250 500 1,000 Feet

Prepared by: Planning and Development Management Division
Date Flown: January 2017



ENGINEERING DIVISION

6591 ORANGE DRIVE • DAVIE, FLORIDA 33314
PHONE: 954.797.1113 • FAX: 954.797.1086 • WWW.DAVIE-FL.GOV

October 20, 2017

Ms. Josie Sesodia, AICP, Director
Environmental Protection and Growth Management Department
Planning and Development Management Division
Broward County Governmental Center West
1 North University Drive, Suite 102A
Plantation, FL 33324

RE: CUBE SMART, DAVIE
DELEGATION REQUEST/NVAL AMENDMENT SUBMITTAL
Town of Davie Letter Delegation Request Position Letter

Dear Ms. Sesodia,

Miami City Self Storage, LLC, is has an approved site plan for our CubeSmart self-storage facility in the Town of Davie. It is a 3-story facility on a 4.24 acre site immediately north of the Target development on the east side of University Drive, with access at the South plat limits/property line.

Broward County is requiring a delegation request to amend the plat conditions, including a consequent Non-Vehicular Access Line amendment, in order to remove the requirement to bond and construct for a right turn lane, sidewalk, and paving marking and signs for the platted opening at the North plat limits/property line, which is not being used.

The Town of Davie has no objection/supports this request.

Sincerely,

A handwritten signature in blue ink that reads "Laura A. Borgesi".

Laura A. Borgesi, PE, PSM, MPA
Town Engineer, Town of Davie



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: April 17, 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)
University Lake Professional Plaza (108-MP-84)

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 University Drive 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. 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 University Lake Professional Plaza (Folio Number 504133140010) 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 University Drive adjacent to the plat except at the following openings:
 - a. A 25-foot opening located at the south plat limits. This opening shall be labeled on Exhibit C: EGRESS ONLY, RIGHT TURNS ONLY.

The Declaration of Restrictive Covenant Regarding Project Access, recorded on Broward County Records Instrument number 114957797, shall also be noted along with the location and function of the "Access Area".

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

6. As previously noted, this delegation request is to modify the non-vehicular access line. At the time of plat recordation, the previous property owner posted a security in the amount of \$9,325.00 for construction of certain improvements associated with the northern 50-foot opening. The property was not developed as platted and the improvements have not been completed. This delegation request shall close that 50-foot opening and delete any improvements listed in the previous Development Review Report associated with the subject opening. Approval of this delegation request and subsequent recordation of the Amendment to Nonvehicular Access Lines Agreement should include authorization for Highway Construction and Engineering Division staff to process a release of the previous Agreement and security.

7. 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



Florida Department of Transportation

RICK SCOTT
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

MIKE DEW
SECRETARY

April 3, 2018***

THIS PRE-APPLICATION LETTER IS **EXTENDED** UNTIL – **October 3, 2018**
THIS LETTER IS NOT A PERMIT APPROVAL

***Second Time Extension (6-month period). If an additional time extension is requested a pre-application meeting will be required. Letter revised on 3/24/17 to change Property Owner's name as per Applicant request.

Cathy Donn
Craven Thompson & Associates Inc
3563 NW 53rd Street
Fort Lauderdale, Florida 33309

Dear Ms. Donn:

RE: **April 3, 2018- Pre-application Extension for Category C Driveway.** Date of Pre-Application Meeting: **January 27, 2016.**
Broward County - City of Davie, (Urban) SR 817 Sec. #86220; MP - 5.45
Access Class - 03 Posted Speed - 45 mph SIS - N Ref project: 432066.1, 432066.3 & 431590.1
Request: Shared right-in/right-out driveway onto SR 817/S University Drive located approximately 1,800 feet north of SR 848/Stirling Road. Construct outbound lane of shared driveway.

SITE SPECIFIC INFORMATION

Project Name & Address: **5600 S. University Drive - 5600 S. University Drive, Davie, Florida 33328**
Applicant & Property Owner: **Miami City Self Storage Davie Owner, LLC*****
Parcel Size: **4.24 Acres** Max. Sq.ft: **120,000** Proposed LU: **Self Storage**
Plat Name: **University Lake Professional Plaza** Plat No: **108-MP-84** Plat Book: **128** Page: **25**

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. If a guard gate is installed a minimum driveway length of 100 feet is required.**
- **Cross access agreement shall be recorded with the adjacent properties to the south (vacant lot and Target). Recorded cross access shall be provided at the time of Permit.**

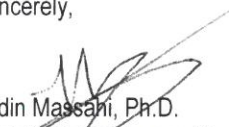
Comments:

- 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 Geysa Sosa, P.E. at the District Permits Office with any questions regarding permits – Tel. # 954-777-4377, Fax # 954-677-7893 or e-mail: geysa.sosa@dot.state.fl.us.

Sincerely,


Aidin Massahi, Ph.D.
District Traffic Access Manager

GS/nyh

cc: Roger Lemieux 

File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2016-01-27\3. 86220 MP 5.450 SR 817_5600 S University Dr\86220 MP 5.450 SR 817_5600 S University Dr_Revised Letter.doc

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 "University Lake Professional Plaza"

Plat/Site Plan Number 108-MP-84 Plat Book - Page 128-25 (If recorded)

Owner/Applicant Miami City Self Storage Davie Owner, LLC Phone 703-403-4734

Address 11890 Sunrise Valley Drive, Suite 554 City Reston State VA Zip Code 20191

Owner's E-mail Address Stephen McBride-smcbride@simpartners.com Fax # _____

Agent Craven Thompson & Associates, Inc. Phone 954-739-6400

Contact Person Catherine A. Donn

Address 3563 NW 53 ST City Fort Lauderdale State FL Zip Code 33309

Agent's E-mail Address cdonn@craventhompson.com 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) 3 - 5

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 DG McGuire, Plat Section, August 2017

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

Per 8/15/17 letter from Rick Labinsky, Paving & Drainage Section, re: Plat Conformance Review, owner is required to remove turnlane construction requirements since the 50' opening at the N plat limits is not being used. Therefore, the security being held in the amount of \$9,325 should be returned to the current owner once the plat conditions amendment is completed. In addition, we have been instructed to amend the NVAL since the north opening is not being used.

**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. **Reviewed and approved by Frank Guiliano**
- ✓ 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 Catherine A. Donn

Sworn and subscribed to before me this 20th day of October, 2017

by Catherine A. Donn He/she is personally known to me or

Has presented _____

Signature of Notary Public Patricia A. Gilbert

Type or Print Name Patricia A. Gilbert



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time 12:50 Application Date 03/20/2018 Acceptance Date 03/22/18

Comments Due 04/05/18 C.C. Mtg. Date _____ Fee \$ 2,410

Report Due 04/12/18 Adjacent City none

Plats Site Plans/Drawings City Letter FDOT Letter

Other (Describe) _____

Title of Request Turnlane requirement removal and a Non-Vehicular Access line amendment due to the request.

Distribute to: Engineering Traffic Engineering Mass Transit

Other _____ Other _____

Comments _____

Received by Ka [Signature]

FOR: SUN-TECH ENGINEERING, INC.
EXHIBIT "B"

**SKETCH AND DESCRIPTION
OLD/EXISTING NON-VEHICULAR
ACCESS LINE TO BE VACATED**

DESCRIPTION:

A PORTION OF THE EXISTING NON-VEHICULAR ACCESS LINE BEING ALONG THE WEST BOUNDARY OF TRACT "A", "UNIVERSITY LAKE PROFESSIONAL PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "A", SAID POINT ALSO BEING THE POINT OF BEGINNING OF A 50.00 FOOT WIDE ACCESS OPENING; THENCE SOUTH 1°54'16" EAST, ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF A PORTION OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE SOUTH 1°54'16" EAST, ALONG SAID WEST LINE, A DISTANCE OF 254.88 FEET; THENCE NORTH 87°28'18" EAST, ALONG THE NORTH LINE OF A 50'x25' EGRESS EASEMENT, A DISTANCE OF 25.00 FEET TO THE POINT OF TERMINUS #1.

TOGETHER WITH:

A PORTION OF SAID EXISTING NON-VEHICULAR ACCESS LINE, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "A", SAID POINT ALSO BEING THE POINT OF BEGINNING OF A 50.00 FOOT WIDE ACCESS OPENING; THENCE SOUTH 1°54'16" EAST, ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF A PORTION OF SAID NON-VEHICULAR ACCESS LINE; THENCE NORTH 87°27'59" EAST, ALONG THE SOUTH LINE OF A 50'x50' INGRESS & EGRESS EASEMENT, A DISTANCE OF 25.00 FEET TO THE POINT OF TERMINUS #2.

THE ABOVE DESCRIPTION DESCRIBES ALL OF THE EXISTING NON-VEHICULAR ACCESS LINE.

SAID LANDS SITUATE IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE WEST BOUNDARY OF TRACT "A", "UNIVERSITY LAKE PROFESSIONAL PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS SOUTH 1°54'16" EAST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

NICHOLAS MESSINA JR., FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO 6559
STATE OF FLORIDA
CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

G:\2015\15-0023-5600 UNIVERSITY DRIVE\DRAWINGS\15-0023-SD-EXISTING-NVAL-CUBESMART

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

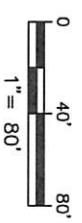
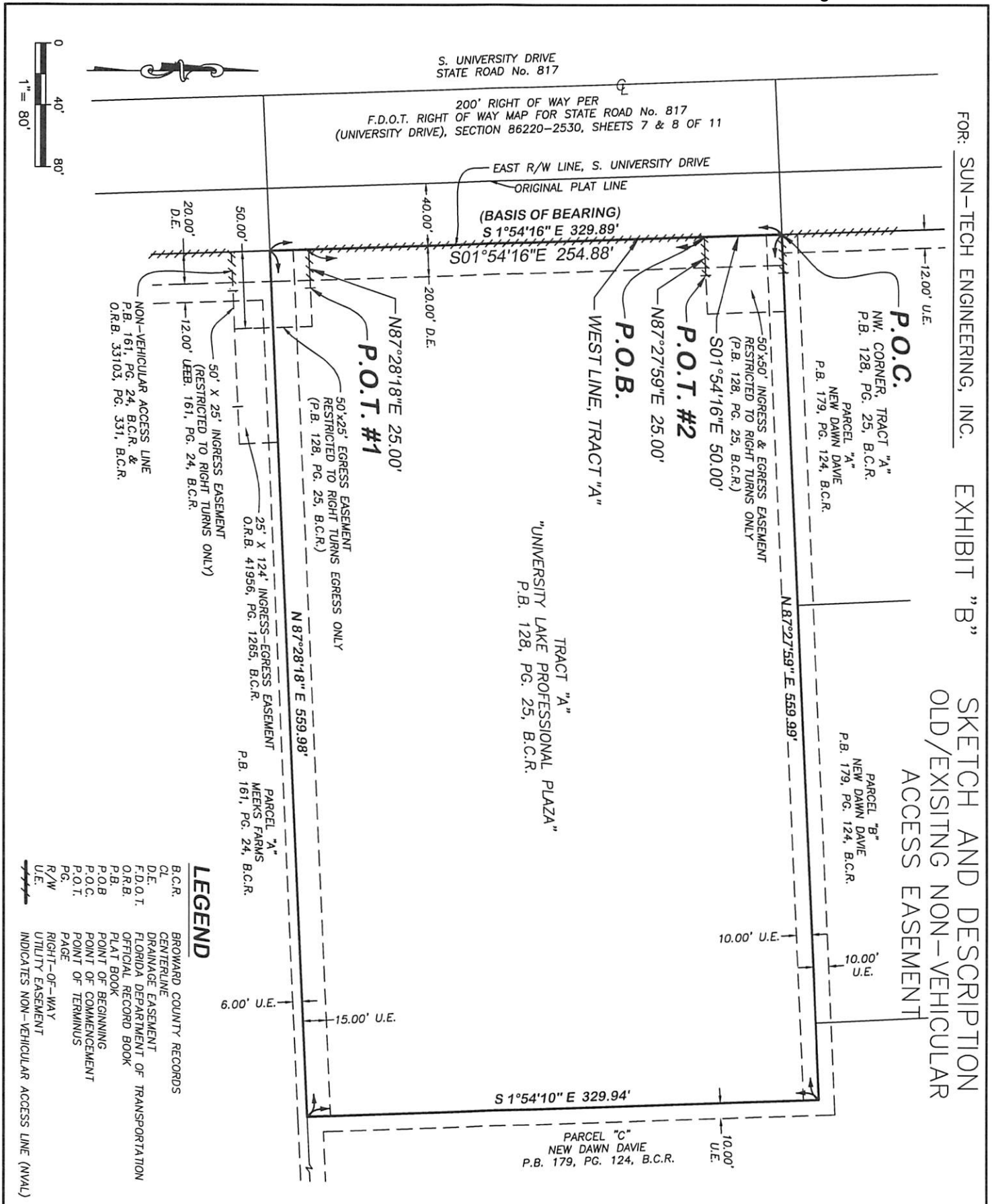


CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8409 TEL.: (954) 739-8400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2017

UPDATES and/or REVISIONS	DATE	BY	CK'D
REVISED PER CITY COMMENTS	10/13/17	NM	
JOB NO.: 15-0023-001	SHEET 1 OF 2 SHEETS		
DRAWN BY: NM	F.B. N/A	PG. N/A	
CHECKED BY: DMD	DATED: 9/29/17		

FOR: SUN-TECH ENGINEERING, INC. EXHIBIT "B"

SKETCH AND DESCRIPTION
OLD/EXISTING NON-VEHICULAR
ACCESS EASEMENT



LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- CL CENTERLINE
- D.E. DRAINAGE EASEMENT
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.T. POINT OF TERMINUS
- PG. PAGE
- R/W RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- INDICATES NON-VEHICULAR ACCESS LINE (NVAL)

G:\2015\15-0023-5600 UNIVERSITY DRIVE\DRAWNGS\15-0023-SD-EXISTING-NVAL-CUBESMART

Craven • Thompson & Associates, Inc.
 ENGINEERS PLANNERS SURVEYOR'S
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
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JOB NO.: 15-0023-001	SHEET 2 OF 2 SHEETS
DRAWN BY: NM	F.B. N/A PG. N/A
CHECKED BY: RY	DATED: 9/29/17

FOR: SUN-TECH ENGINEERING, INC.

EXHIBIT "C"

**SKETCH AND DESCRIPTION
NEW/PROPOSED NON-VEHICULAR
ACCESS LINE TO BE DEDICATED**

DESCRIPTION:

A PROPOSED NON-VEHICULAR ACCESS LINE BEING ALONG THE WEST LINE OF TRACT "A", "UNIVERSITY LAKE PROFESSIONAL PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE SOUTH 1°54'16" EAST, ALONG SAID WEST LINE, A DISTANCE OF 304.89 FEET; THENCE NORTH 87°28'18" EAST, ALONG THE NORTH LINE OF A 50'x25' EGRESS EASEMENT, A DISTANCE OF 25.00 FEET TO THE POINT OF TERMINUS.

SAID LANDS SITUATE IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE WEST BOUNDARY OF TRACT "A", "UNIVERSITY LAKE PROFESSIONAL PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 128, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS SOUTH 1°54'16" EAST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

THIS SKETCH AND DESCRIPTION IS TO AMEND THE NON-VEHICULAR ACCESS LINE ALONG THE WEST BOUNDARY ONLY. THIS SKETCH MAY NOT DEPICT AND/OR LABEL ALL OF THE EXISTING EASEMENTS FOR TRACT "A".

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

**Nicholas
Messina Jr,
PSM**

Digitally signed by
Nicholas Messina Jr,
PSM
Date: 2018.04.25
14:03:02 -04'00'

NICHOLAS MESSINA JR., FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO 6559
STATE OF FLORIDA
CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

R:\SURVEY\2015\15-0023-5600 UNIVERSITY DRIVE\DRAWINGS\15-0023-SD-PROPOSED-NVAL-CUBESMART

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The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D
REVISED PER CITY COMMENTS	10/13/17	NM	
REVISED PER COUNTY COMMENTS	4/24/18	NM	
REVISED PER COUNTY COMMENTS	4/25/18	NM	

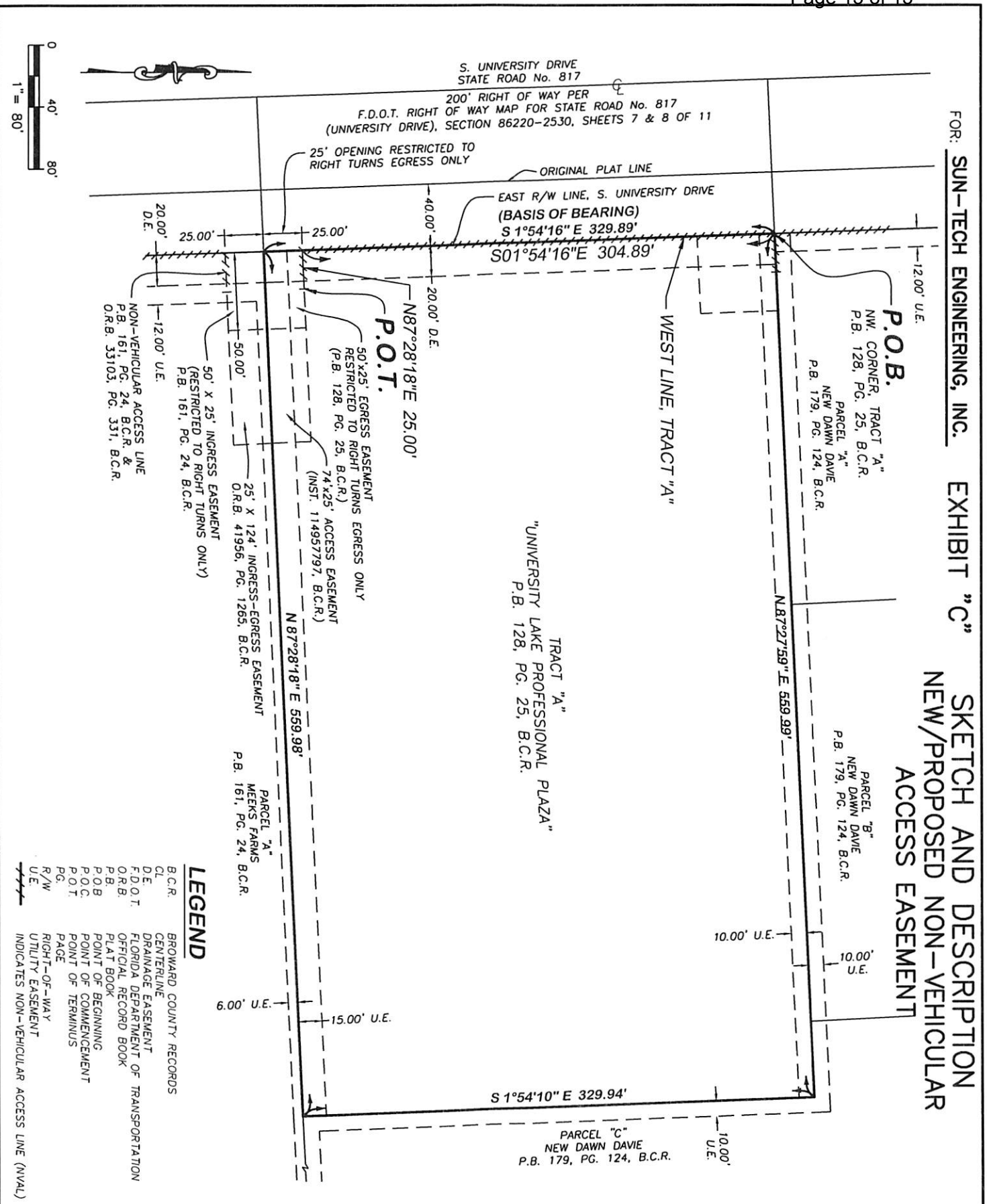


CRAVEN • THOMPSON & ASSOCIATES, INC.
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FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
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JOB NO.: 15-0023-001	SHEET 1 OF 2 SHEETS
DRAWN BY: NM	F.B. N/A PG. N/A
CHECKED BY: DMD	DATED: 9/29/17

FOR: **SUN-TECH ENGINEERING, INC.** EXHIBIT "C"

**SKETCH AND DESCRIPTION
NEW/PROPOSED NON-VEHICULAR
ACCESS EASEMENT**



LEGEND

- B.C.R. BROWARD COUNTY RECORDS
- CL CENTERLINE
- D.E. DRAINAGE EASEMENT
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.T. POINT OF TERMINUS
- PG. PAGE
- R/W RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- INDICATES NON-VEHICULAR ACCESS LINE (NVAL)

R:\SURVEY\2015\15-0023-5600 UNIVERSITY DRIVE\DRAWINGS\15-0023-SD-PROPOSED-NVAL-CUBESMART

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JOB NO.: 15-0023-001	SHEET 2 OF 2 SHEETS
DRAWN BY: NM	F.B. N/A PG. N/A
CHECKED BY: RY	DATED: 9/29/17