

STAFF REPORT  
Young World Plat  
104-MP-83

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 May 7, 1985. The property is located on the southeast corner of South University Drive and Southwest 35 Street and on the east side of South University Drive between Southwest 35 Street and Southwest 30 Street, in the Town of Davie. This plat was recorded on August 21, 1981 (Plat Book 124, Page 43). A plat note amendment was approved on January 24, 2017 and current note is restricted to 42,700 square feet of classroom space, 66,750 square feet of self-storage, 17,000 square feet of commercial and 8,000 square feet of bank, 50,000 square feet of office use and 225 hotel rooms on Parcel A; 825 high-rise units, 408,000 square feet of office, 340,000 square feet of commercial and 4,000 square feet of bank, 603,000 square feet of medical facility consisting of classroom space, 140,000 square foot clinic and 4,900 square foot physical plant building and 250 hotel rooms on Parcels B-1, C and D; and 975,000 square feet of hospital use, 150,000 square feet of office use and 40,000 square feet of commercial use on Parcel B-2.

The applicant is requesting to amend the non-vehicular access line as follows:

- Move the point of beginning along Southwest 36 Street to 468.42 feet west of the southeast corner of Parcel B.
- Delete the 50-foot opening along South University Drive centered approximately 450 feet north of the southwest corner of Parcel B.
- Delete the 100-foot opening along South University Drive centered approximately 310 feet north of the southwest corner of Parcel C.
- Create a 100-foot opening along South University Drive centered approximately 650 feet north of the southwest corner of Parcel B.
- Create a 150-foot opening along South University Drive centered approximately 450-feet north of the southwest corner of Parcel C.

The attached Resolution No. R 2018-63 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.

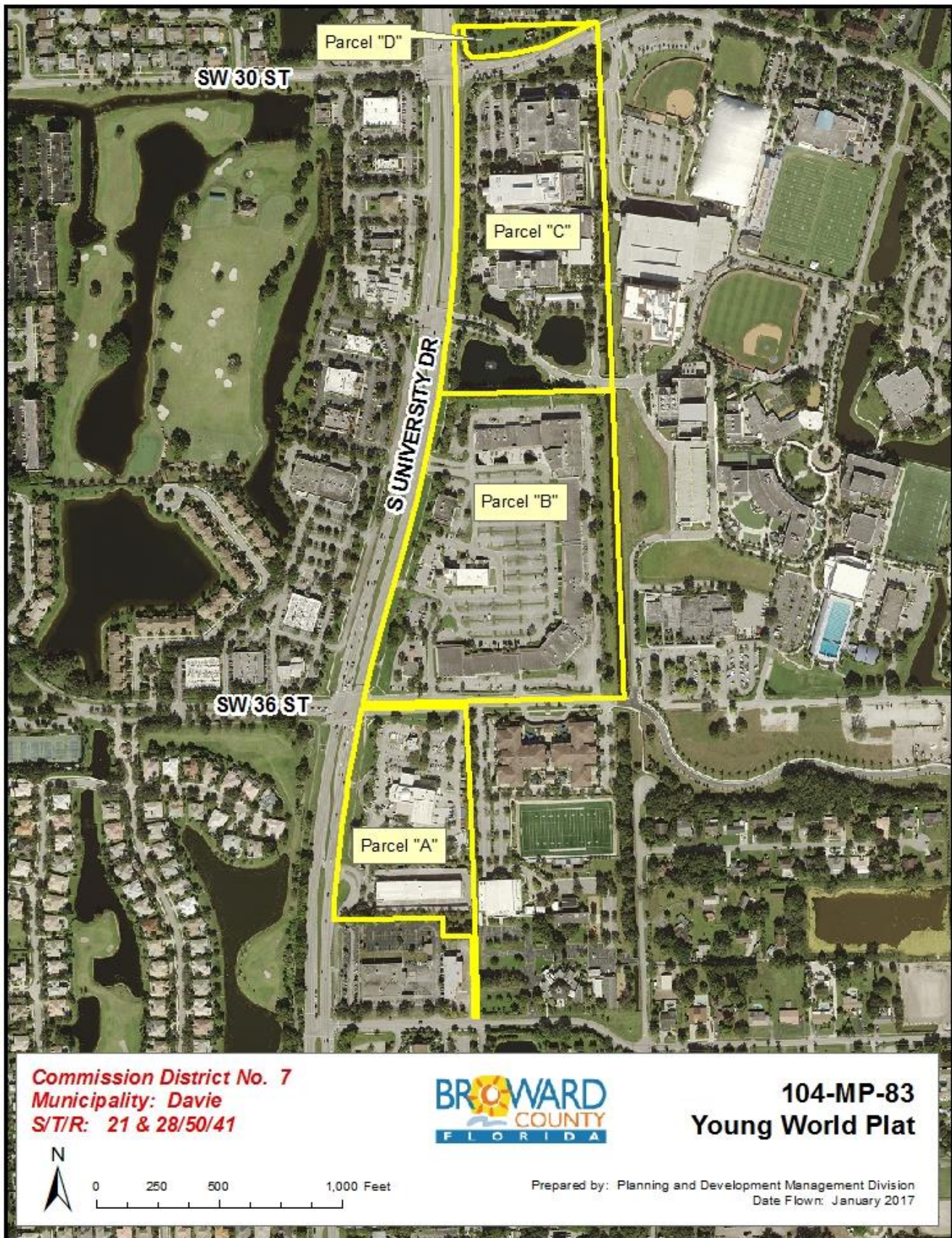
In addition, this approval is subject to the Board authorizing the Mayor to sign an order approving this agenda item subject to staff findings, comments, and recommendations.

Continued

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*

Continued





RESOLUTION NO. R 2018-063

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A DELEGATION REQUEST TO AMEND THE NON-VEHICULAR ACCESS LINE ON THE PLAT KNOWN AS YOUNG WORLD PLAT, PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the plat known as Young World Plat was recorded in the public records of Broward County in Plat Book 124, Page 43; and

WHEREAS, the owner(s) desire to amend the Non-Vehicular Access Line (NVAL) associated with the plat; and

WHEREAS, the NVAL openings on the plat need to be consistent the Nova Southeastern University (NSU) Master Plan; and

WHEREAS, Broward County requires that the Town of Davie concur with this revision prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The Town Council of the Town of Davie does hereby approve the proposed amendment to Young World Plat as described in Exhibit "A".

SECTION 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS 21<sup>ST</sup> DAY OF FEBRUARY, 2018.

ATTEST:

  
TOWN CLERK

  
MAYOR/COUNCILMEMBER

APPROVED THIS 21<sup>ST</sup> DAY OF FEBRUARY, 2018.



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:** 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)  
Youngs World Plat (104-MP-83)

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.

Because 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 Youngs World Plat Parcel "B" (Folio Number 504121130020, 504121130021 and 504121130022) 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 100-foot opening centered approximately 646 feet north of the corner chord at the intersection of University Drive and SW 36<sup>th</sup> Street. This opening shall be labeled on Exhibit C: LEFT TURNS IN AND RIGHT TURNS ONLY.

The non-vehicular access line shall continue for a minimum distance of 250 feet from the ultimate right-of-way line of University Drive along the outer edge of any interior service drive.
  - b. The existing 100-foot opening centered approximately 950 feet north of the corner chord at the intersection of University Drive and

SW 36th Street. This opening shall be labeled on Exhibit C: RIGHT TURNS ONLY.

The non-vehicular access line shall continue for a minimum distance of 100 feet from the ultimate right-of-way line of University Drive along the outer edge of any interior service drive.

#### ACCESS REQUIREMENTS

6. The minimum distance from the non-vehicular access line of University Drive, at the northern 100-foot driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 100 feet.
7. The minimum distance from the non-vehicular access line of University Drive, at the southern driveway, to the outer edge of any interior service drive or parking space with direct access to such driveway shall be 250 feet.
8. Any driveway within a 100-foot opening shall be centered in the opening; shall consist of a minimum of one 12-foot wide egress lane and one 16-foot wide ingress lane, with minimum entrance radii of 40 feet.

#### TRAFFICWAYS IMPROVEMENTS (Secure and Construct)

9. The removal of all existing driveways and turn lanes 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.

#### TURN LANE IMPROVEMENTS (Secure and Construct)

10. Northbound right turn lane on University Drive at the north 100-foot opening with 135 feet of storage and 50 feet of transition.
11. Northbound right turn lane on University Drive at the southern 100-foot opening with 135 feet of storage and 50 feet of transition.
12. Southbound left turn lane on University Drive at the southern 100-foot opening with 200 feet of storage and 100 feet of transition.

#### SIDEWALK REQUIREMENTS (Secure and Construct)

13. Along University Drive adjacent to this plat.

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

14. Construction of the required improvements shall include relocating or replacing any existing communication conduit/interconnect on University Drive 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)

15. 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

16. 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.
17. 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

- 18. 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.
- 19. 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

- 20. 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.

21. 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.
22. 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.
23. Standard forms are available for downloading from the Highway Construction & Engineering Division's web page.
24. 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

November 2, 2017

THIS PRE-APPLICATION LETTER IS VALID UNTIL – **November 2, 2018**  
THIS LETTER IS NOT A PERMIT APPROVAL

Chad Edwards  
Craven Thompson & Associates, Inc  
3563 NW 53 Street  
Fort Lauderdale, FL 33309  
Dear Chad Edwards:

RE: **November 2, 2017** - Pre-application Meeting for **Category F Driveway**  
Broward County - City of Town of Davie, Urban; SR 817; Sec. # 86220; MP: 7.300  
Access Class - 03; Posted Speed - 45 mph; SIS - Influence Area; Ref. Project: FM 432066.3, FM 432066.1  
**Request:**

- Relocation of the existing southbound directional median opening to the south. Future location of the southbound directional median opening will be approximately 780 feet north of SW 36 Street.
- Driveway 1: Right-in/left-in/right-out driveway aligned to the proposed southbound directional median opening.
- Driveway 2: Modify existing right-in/left-in/right-out driveway to a right-in/right-out driveway.
- Driveway 3: Close existing right-in/right-out driveway located approximately 450 feet north of SW 36 Street.

### SITE SPECIFIC INFORMATION

Project Name & Address: **Nova Southern Hospital - 3400 South University Dr. FL**  
Applicant/Property Owner: **University Associates LTD.** Parcel Size: **23 Acres**  
Development Size: **4,503 SF Bank, 975,000 SF Hospital, 558,000 SF Office, 825 High Rise Units, 380,000 SF Retail**  
**4,000 SF Bank, 250 Hotel Rooms, Medical F (603,000 SF Classroom Space, 140,000 SF Clinic and a 4,900 SF Physical Plant)**

### 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:

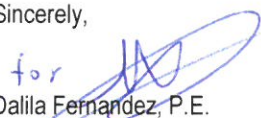
- A minimum driveway length of 250 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided at Driveway 1. The emergency-only/ambulance median openings shall be properly marked and signed to restrict its use to emergency only.
- A minimum driveway length of 100 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided at Driveway 2.
- Driveway 2 shall be modified to a right-in/right-out driveway and have a maximum of one inbound lane and one outbound lane.
- Right turn lanes are required at Driveway 1 and 2.
- All other existing driveways along the frontage of the site shall be closed and curb restored.

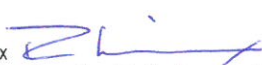
#### Comments:

- 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, or e-mail: [geysa.sosa@dot.state.fl.us](mailto:geysa.sosa@dot.state.fl.us).

Sincerely,

for   
Dalila Fernandez, P.E.  
District Access Management Manager

cc: Roger Lemieux   
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2017-11-02 & Variance\2. 86220 MP 7.300 SR 817\_Academical Village\86220 MP 7.300 SR 817\_Academical Village.docx





Board of County Commissioners, Broward County, Florida  
Environmental Protection and Growth Management Department  
Planning and Redevelopment 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 "YOUNG WORLD PLAT"  
Plat/Site Plan Number 104-MP-83 Plat Book - Page 124-23 (If recorded)  
Owner/Applicant Nova Southeastern University Inc. c/o Randy Seneff Phone 954-262-8835  
Address 3301 COLLEGE AVE City Fort Lauderdale State FL Zip Code 33314  
Owner's E-mail Address rseneff@nova.edu Fax # \_\_\_\_\_  
Agent Craven Thompson & Associates, Inc. Phone 954-739-6400  
Contact Person Catherine A. Donn  
Address 3563 NW 53 STREET 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) 1995 NVAL amend, for Parcel C, DRR #5; 1985 plat for Parcel B, DRR #4 & 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 \_\_\_\_\_

David McGuire, Plat Section, 10/24/17

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

The current NVAL openings for Parcel B & C of Young World plat support a large shopping center, which is now in redevelopment for site plans that include a proposed hospital/medical center and NSU's Academical Village. Therefore, the openings will no longer be in the proper locations and/or configurations for the new development. The NVAL affected is located between the Campus Loop/Frontage Road and SW 36 St, and affects four openings along University Drive. This request has been approved by the Town of Davie, and we seek approval by the Board of County Commissioners.

**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 & Redevelopment 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 & Redevelopment Division (PRD) staff for a determination of 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 21 day of MARCH, 2018

by CATHERINE A. DONN

☒ He/she is personally known to me or  
☐ Has presented \_\_\_\_\_ as identification.

Signature of Notary Public Patricia A. Gilbert

Type or Print Name Patricia A. Gilbert



#### FOR PLANNING & REDEVELOPMENT DIVISION USE ONLY

Time 9:31 a.m. Application Date 03/22/18 Acceptance Date 03/26/18

Comments Due 04/09/18 C.C. Mtg. Date \_\_\_\_\_ Fee \$ 2,410

Report Due 04/16/18 Adjacent City none

☒ Plats ☒ Site Plans/Drawings ☐ City Letter ☒ FDOT Letter

☒ Other (Describe) Resolution No. R 2018 - 003

Title of Request NVAL amendment for four openings due to Redevelopment

Distribute to: ☒ Engineering ☒ Traffic Engineering ☒ Mass Transit

☐ Other \_\_\_\_\_ ☐ Other \_\_\_\_\_

Comments \_\_\_\_\_

Received by [Signature]



March 21, 2018

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:     ACADEMICAL VILLAGE – NVAL AMENDMENT  
          CHANGE REQUIREMENTS OF BC LDC  
          NARRATIVE LETTER  
          CTA PROJECT NO. 13-0036-175-05**

Dear Ms. Sesodia:

**CRAVEN THOMPSON**



**& ASSOCIATES INC.**

Engineers  
Planners  
Surveyors  
Landscape Architects

Hospital Corporation of America (HCA), and University Associates, LTD are planning to construct an Academical Village on the east side of University Drive, between the Campus Loop/Frontage Road and SW 36<sup>th</sup> Street. This will affect platted access openings on Parcels B and C, shown in the Young World Plat, PB 124-43, BCR, and as per the NVAL Amendment Agreement, OR 25174-128, BCR, for Parcel C only.

The current NVAL openings for Parcel B & C of Young World plat support a large, horseshoe-shaped shopping center, which is now in redevelopment for future plans that include a proposed hospital/medical center and NSU's Academical Village. Therefore, the existing openings will no longer be in the proper locations and/or configurations that will be necessary for the new development. The NVAL openings affected are located between the Campus Loop/Frontage Road and SW 36 St, and affects four openings along University Drive. This request has been approved by the Town of Davie, and we seek approval by the Board of County Commissioners.

To facilitate the construction of the Academical Village, we are applying for approval of a Delegation Request to Change the Requirements of the Broward County Land Development Code for the Non-Vehicular Access Line. In addition to HCA (HCA Health Services of Florida, Inc.) and University Associates, LTD, Nova Southeastern University, Inc. also is an owner of the land where the openings are being modified.

Sincerely,

**CRAVEN THOMPSON & ASSOCIATES, INC.**

CATHERINE A. DONN  
Planner

Attachments

3563 N.W. 53rd Street  
Fort Lauderdale, FL 33309-6311  
(954)739-6400  
Fax (954) 739-6409

FOR: UNIVERSITY ASSOCIATES, LTD.

& NOVA SOUTHEASTERN UNIVERSITY

# SKETCH AND DESCRIPTION EXISTING NON-VEHICULAR ACCESS LINE EXHIBIT "B"



LOCATION SKETCH  
(NOT TO SCALE)

SEE SHEET 2 OF 4 SHEETS FOR LEGAL DESCRIPTION  
SEE SHEETS 3 AND 4 OF 4 SHEETS FOR SITE BOUNDARY SKETCH

## NOTES:

1. THIS SKETCH AND DESCRIPTION CONSISTS OF 4 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.
2. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN. THE SOUTH BOUNDARY OF PARCEL "B", "YOUNG WORLD PLAT", PLAT BOOK 124, PAGE 43, BROWARD COUNTY RECORDS, IS ASSUMED TO BEAR SOUTH 88°32'32" WEST.

## 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.

## LEGEND

B.C.R. BROWARD COUNTY RECORDS  
L ARC LENGTH  
O.R.B. OFFICIAL RECORD BOOK  
P.B. PLAT BOOK  
PG. PAGE  
P.O.B. POINT OF BEGINNING  
P.O.T. POINT OF TERMINUS  
R RADIUS  
R/W RIGHT-OF-WAY  
++++ NON VEHICULAR ACCESS LINE

CRAVEN THOMPSON & ASSOCIATES, INC.  
LICENSED BUSINESS NUMBER #271

RAYMOND YOUNG  
PROFESSIONAL SURVEYOR AND MAPPER NO 5799  
STATE OF FLORIDA

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.

G:\2013\13-0036-175-12\_UNIVERSITY PARK PLAZA\DRAWINGS\SKETCH\_AND\_DESC\ESMNT  
VACATIONS\NVAL VACATION\130036.175\_SD\_NVAL\_VACATION

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.

UPDATES and/or REVISIONS	DATE	BY	CK'D

**CRAVEN • THOMPSON & ASSOCIATES, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
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JOB NO.: 13-0036-175	SHEET 1 OF 4 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: TCS	DATED: 12-21-17

## EXISTING NON-VEHICULAR ACCESS LINE

SEE SHEET 1 OF 4 SHEETS FOR LOCATION SKETCH, NOTES,  
CERTIFICATION AND ABBREVIATION LEGEND  
SEE SHEETS 3 AND 4 OF 4 SHEETS FOR SITE BOUNDARY SKETCH

### LEGAL DESCRIPTION:

ALL OF THE NON-VEHICULAR ACCESS LINE FOR PARCEL "B", "YOUNG WORLD PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL OF THE NON-VEHICULAR ACCESS LINE FOR PARCEL "C" OF SAID PLAT AS REVISED PER OFFICIAL RECORDS BOOK 25174, PAGE 128 OF SAID PUBLIC RECORDS DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE SOUTH 88°32'32" WEST, A DISTANCE OF 95.00 FEET TO THE POINT OF TERMINUS #1 OF SAID NON-VEHICULAR ACCESS LINE AND THE BEGINNING OF A 50 FOOT OPENING FOR RIGHT TURNS ONLY; THENCE CONTINUE SOUTH 88°32'32" WEST, A DISTANCE OF 50.00 FEET TO THE END OF SAID 50 FOOT OPENING AND THE POINT OF BEGINNING #2 OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE SOUTH 88°32'32" WEST, A DISTANCE OF 87.00 FEET; THENCE NORTH 77°57'43" WEST, A DISTANCE OF 51.42 FEET; THENCE SOUTH 88°32'32" WEST, A DISTANCE OF 113.87 FEET TO THE POINT OF TERMINUS #2 OF SAID NON-VEHICULAR ACCESS LINE AND THE BEGINNING OF A 50 FOOT OPENING; THENCE CONTINUE SOUTH 88°32'32" WEST, A DISTANCE OF 50.00 FEET TO THE END OF SAID 50 FOOT OPENING AND THE POINT OF BEGINNING #3 OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE SOUTH 88°32'32" WEST, A DISTANCE OF 310.00 FEET TO THE POINT OF TERMINUS #3 OF SAID NON-VEHICULAR ACCESS LINE AND THE BEGINNING OF A 60 FOOT OPENING FOR RIGHT TURNS ONLY; THENCE CONTINUE SOUTH 88°32'32" WEST, A DISTANCE OF 60.00 FEET TO THE END OF SAID 60 FOOT OPENING AND THE POINT OF BEGINNING #4 OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE SOUTH 88°32'32" WEST, A DISTANCE OF 155.00 FEET; THENCE NORTH 39°09'43" WEST, A DISTANCE OF 55.38 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE EASTERLY FROM WHICH THE RADIUS POINT BEARS S76°51'57" EAST FROM THE LAST DESCRIBED POINT, THE LAST TEN (10) DESCRIBED COURSES LYING ALONG THE SOUTH BOUNDARY OF SAID PARCEL "B"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 5829.58 FEET, THROUGH A CENTRAL ANGLE OF 02°46'04", FOR AN ARC DISTANCE OF 271.95 FEET TO A POINT OF TANGENCY; THENCE NORTH 15°54'07" EAST, A DISTANCE OF 152.00 FEET TO THE POINT OF TERMINUS #4 OF SAID NON-VEHICULAR ACCESS LINE AND THE BEGINNING OF A 50 FOOT OPENING FOR RIGHT TURNS ONLY; THENCE CONTINUE NORTH 15°54'07" EAST, A DISTANCE OF 50.00 FEET TO THE END OF SAID 50 FOOT OPENING AND THE POINT OF BEGINNING #5 OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE NORTH 15°54'07" EAST, A DISTANCE OF 83.40 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 5829.58 FEET, THROUGH A CENTRAL ANGLE OF 03°21'54", FOR AN ARC DISTANCE OF 342.38 FEET TO THE POINT OF TERMINUS #5 OF SAID NON-VEHICULAR ACCESS LINE AND THE BEGINNING OF A 100 FOOT OPENING; THENCE CONTINUE ALONG THE ARC OF THE LAST DESCRIBED CURVE HAVING A RADIUS OF 5829.58 FEET, THROUGH A CENTRAL ANGLE OF 00°58'58", FOR AN ARC DISTANCE OF 100.00 FEET TO THE END OF SAID 100 FOOT OPENING AND THE POINT OF BEGINNING #6 OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE NORTHERLY ALONG THE ARC OF THE LAST DESCRIBED CURVE HAVING A RADIUS OF 5829.58 FEET, THROUGH A CENTRAL ANGLE OF 02°10'20", FOR AN ARC DISTANCE OF 221.00 FEET TO THE POINT OF TERMINUS #6 OF SAID NON-VEHICULAR ACCESS LINE PER PLAT, SAID POINT BEING THE NORTHWEST CORNER OF SAID PARCEL "B" AND THE SOUTHWEST CORNER OF SAID PARCEL "C" AND THE POINT OF BEGINNING #7 OF THAT CERTAIN NON-VEHICULAR ACCESS LINE AS RECORDED IN SAID OFFICIAL RECORDS BOOK, THE LAST SEVEN (7) COURSES LYING ALONG THE WEST BOUNDARY OF SAID PARCEL "B"; THENCE CONTINUE NORTHERLY ALONG THE ARC OF THE LAST DESCRIBED CURVE HAVING A RADIUS OF 5829.58 FEET, THROUGH A CENTRAL ANGLE OF 02°19'46", FOR AN ARC DISTANCE OF 237.00 FEET TO THE POINT OF TERMINUS #7 OF SAID NON-VEHICULAR ACCESS LINE AND THE BEGINNING OF A 100 FOOT OPENING; THENCE CONTINUE NORTHERLY ALONG THE ARC OF THE LAST DESCRIBED CURVE HAVING A RADIUS OF 5829.58 FEET, THROUGH A CENTRAL ANGLE OF 00°58'58", FOR AN ARC DISTANCE OF 100.00 FEET TO THE END OF SAID 100 FOOT OPENING AND THE POINT OF BEGINNING #8 OF SAID NON-VEHICULAR ACCESS LINE; THENCE NORTHERLY ALONG THE ARC OF THE LAST DESCRIBED CURVE HAVING A RADIUS OF 5829.58 FEET, THROUGH A CENTRAL ANGLE OF 04°48'28", FOR AN ARC DISTANCE OF 489.16 FEET TO THE POINT OF TERMINUS #8 OF SAID NON-VEHICULAR ACCESS LINE AND THE BEGINNING OF A 50 FOOT OPENING; THENCE CONTINUE NORTHERLY ALONG THE ARC OF THE LAST DESCRIBED CURVE HAVING A RADIUS OF 5829.58 FEET, THROUGH A CENTRAL ANGLE OF 00°29'29", FOR AN ARC DISTANCE OF 50.00 FEET TO THE END OF SAID 50 FOOT OPENING AND THE POINT OF BEGINNING #9 OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE NORTHERLY ALONG THE ARC OF THE LAST DESCRIBED CURVE HAVING A RADIUS OF 5829.58 FEET, THROUGH A CENTRAL ANGLE OF 03°03'59", FOR AN ARC DISTANCE OF 312.00 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°17'45" WEST, A DISTANCE OF 48.31 FEET, THE LAST SIX (6) DESCRIBED COURSES LYING ALONG THE WEST BOUNDARY OF SAID PARCEL "C"; THENCE NORTH 43°00'19" EAST, A DISTANCE OF 49.76 FEET; THENCE NORTH 88°18'24" EAST, A DISTANCE OF 22.86 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 435.00 FEET, THROUGH A CENTRAL ANGLE OF 19°15'47", FOR AN ARC DISTANCE OF 146.25 FEET TO A POINT OF TANGENCY; THENCE NORTH 69°02'37" EAST, A DISTANCE OF 200.12 FEET TO THE POINT OF TERMINUS #9 OF SAID NON-VEHICULAR ACCESS LINE, SAID POINT LYING 160.00 FEET SOUTHWESTERLY OF THE NORTHEAST CORNER OF SAID PARCEL "C".

SAID NON-VEHICULAR ACCESS LINE SITUATES IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA..

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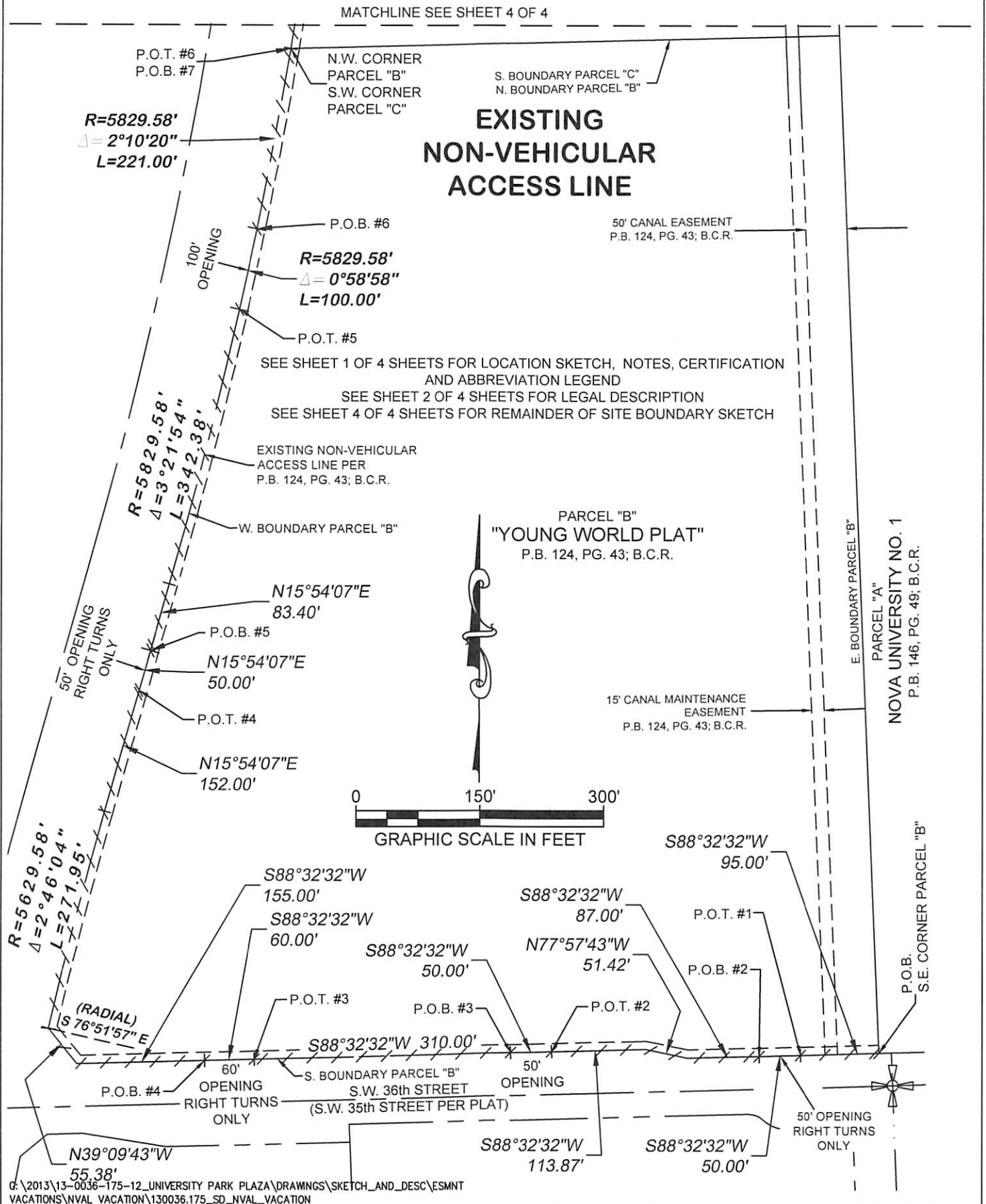
**Craven • Thompson & Associates, Inc.**

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3553 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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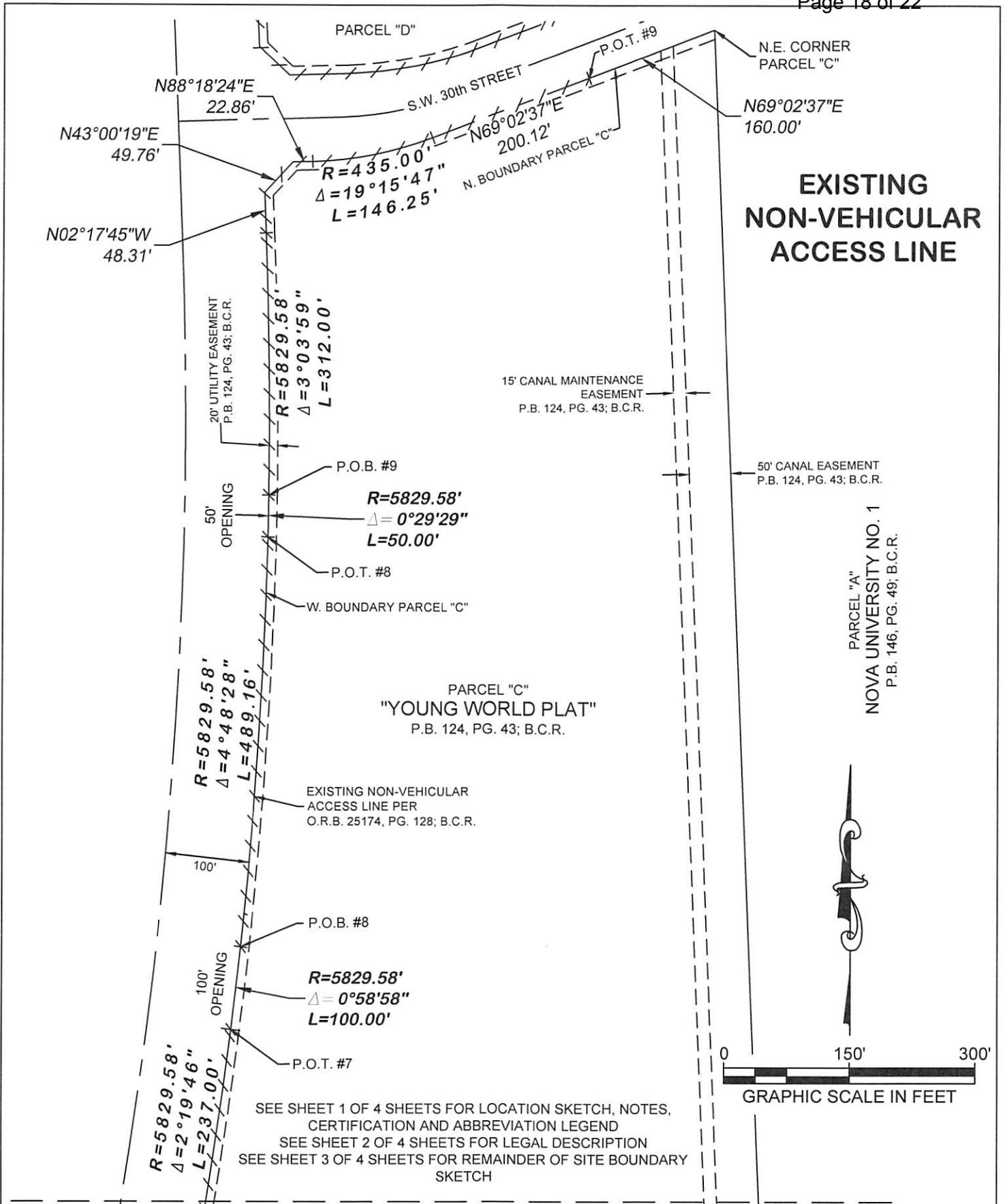
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FOR: UNIVERSITY ASSOCIATES, LTD.

**SKETCH AND DESCRIPTION  
& NOVA SOUTHEASTERN UNIVERSITY PROPOSED NON-VEHICULAR ACCESS LINE  
EXHIBIT "C"****LOCATION SKETCH**

(NOT TO SCALE)

SEE SHEET 2 OF 4 SHEETS FOR LEGAL DESCRIPTION  
SEE SHEETS 3 AND 4 OF 4 SHEETS FOR SITE BOUNDARY SKETCH**NOTES:**

1. THIS SKETCH AND DESCRIPTION CONSISTS OF 4 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.
2. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN. THE SOUTH BOUNDARY OF PARCEL "B", "YOUNG WORLD PLAT", PLAT BOOK 124, PAGE 43, BROWARD COUNTY RECORDS, IS ASSUMED TO BEAR SOUTH 88°32'32" WEST.

**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.

**LEGEND**

B.C.R. BROWARD COUNTY RECORDS  
L ARC LENGTH  
O.R.B. OFFICIAL RECORD BOOK  
P.B. PLAT BOOK  
PG. PAGE  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT  
P.O.T. POINT OF TERMINUS  
R RADIUS  
R/W RIGHT-OF-WAY  
++++ NON VEHICULAR ACCESS LINE

CRAVEN THOMPSON & ASSOCIATES, INC.  
LICENSED BUSINESS NUMBER #271

RAYMOND YOUNG  
PROFESSIONAL SURVEYOR AND MAPPER NO 5799  
STATE OF FLORIDA

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.

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DEDICATION\130036.175\_SD\_NVAL\_DEDICATION

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# PROPOSED NON-VEHICULAR ACCESS LINE

SEE SHEET 1 OF 4 SHEETS FOR LOCATION SKETCH, NOTES,  
CERTIFICATION AND ABBREVIATION LEGEND  
SEE SHEETS 3 AND 4 OF 4 SHEETS FOR SITE BOUNDARY SKETCH

## LEGAL DESCRIPTION:

A NON-VEHICULAR ACCESS LINE FOR PARCELS "B" AND "C", "YOUNG WORLD PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 124, PAGE 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE SOUTH 88°32'32" WEST, A DISTANCE OF 232.00; THENCE NORTH 77°57'43" WEST, A DISTANCE OF 51.42 FEET; THENCE SOUTH 88°32'32" WEST, A DISTANCE OF 185.00 FEET TO THE POINT OF BEGINNING #1 OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE SOUTH 88°32'32" WEST, A DISTANCE OF 288.87 FEET TO THE POINT OF TERMINUS #1 OF SAID NON-VEHICULAR ACCESS LINE AND THE BEGINNING OF A 60 FOOT OPENING FOR RIGHT TURNS ONLY AS SHOWN ON SAID PLAT; THENCE CONTINUE SOUTH 88°32'32" WEST, A DISTANCE OF 60.00 FEET TO THE END OF SAID 60 FOOT OPENING AND THE POINT OF BEGINNING #2 OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE SOUTH 88°32'32" WEST, A DISTANCE OF 155.00 FEET; THENCE NORTH 39°09'43" WEST, A DISTANCE OF 55.38 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE EASTERLY FROM WHICH THE RADIUS POINT BEARS S76°51'57" EAST FROM THE LAST DESCRIBED POINT, THE LAST SEVEN (7) DESCRIBED COURSES LYING ALONG THE SOUTH BOUNDARY OF SAID PARCEL "B"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 5829.58 FEET, THROUGH A CENTRAL ANGLE OF 02°46'04", FOR AN ARC DISTANCE OF 271.95 FEET TO A POINT OF TANGENCY; THENCE NORTH 15°54'07" EAST, A DISTANCE OF 285.40 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 5829.58 FEET, THROUGH A CENTRAL ANGLE OF 00°22'55", FOR AN ARC DISTANCE OF 38.85 FEET TO THE POINT OF TERMINUS #2 OF SAID NON-VEHICULAR ACCESS LINE AND THE BEGINNING OF A 100 FOOT OPENING FOR RIGHT TURNS AND LEFT TURNS IN ONLY; THENCE CONTINUE NORTHERLY ALONG THE ARC OF THE LAST DESCRIBED CURVE HAVING A RADIUS OF 5829.58 FEET, THROUGH A CENTRAL ANGLE OF 00°58'58", FOR AN ARC DISTANCE OF 100.00 FEET TO THE END OF SAID 100 FOOT OPENING AND THE POINT OF BEGINNING #3 OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE NORTHERLY ALONG THE ARC OF THE LAST DESCRIBED CURVE HAVING A RADIUS OF 5829.58 FEET, THROUGH A CENTRAL ANGLE OF 02°00'01", FOR AN ARC DISTANCE OF 203.53 FEET TO THE POINT OF TERMINUS #3 OF SAID NON-VEHICULAR ACCESS LINE AND THE BEGINNING OF A 100 FOOT OPENING FOR RIGHT TURNS ONLY; THENCE CONTINUE NORTHERLY ALONG THE ARC OF THE LAST DESCRIBED CURVE HAVING A RADIUS OF 5829.58, THROUGH A CENTRAL ANGLE OF 00°58'58", FOR AN ARC DISTANCE OF 100.00 FEET TO THE END OF SAID 100 FOOT OPENING AND THE POINT OF BEGINNING #4 OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE NORTHERLY ALONG THE ARC OF THE LAST DESCRIBED CURVE HAVING A RADIUS OF 5829.58, THROUGH A CENTRAL ANGLE OF 02°10'20", FOR AN ARC DISTANCE OF 221.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "B" AND THE SOUTHWEST CORNER OF SAID PARCEL "C", THE LAST SEVEN (7) COURSES LYING ALONG THE WEST BOUNDARY OF SAID PARCEL "B"; THENCE CONTINUE NORTHERLY ALONG THE ARC OF THE LAST DESCRIBED CURVE HAVING A RADIUS OF 5829.58 FEET, THROUGH A CENTRAL ANGLE OF 03°27'23", FOR AN ARC DISTANCE OF 351.67 FEET TO THE POINT OF TERMINUS #4 OF SAID NON-VEHICULAR ACCESS LINE AND THE BEGINNING OF A 150 FOOT OPENING; THENCE CONTINUE NORTHERLY ALONG THE ARC OF THE LAST DESCRIBED CURVE HAVING A RADIUS OF 5829.58 FEET, THROUGH A CENTRAL ANGLE OF 01°28'27", FOR AN ARC DISTANCE OF 150.00 FEET TO THE END OF SAID 150 FOOT OPENING AND THE POINT OF BEGINNING #5 OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE NORTHERLY ALONG THE ARC OF THE LAST DESCRIBED CURVE HAVING A RADIUS OF 5829.58 FEET, THROUGH A CENTRAL ANGLE OF 03°11'17", FOR AN ARC DISTANCE OF 324.38 FEET TO THE POINT OF TERMINUS #5 OF SAID NON-VEHICULAR ACCESS LINE AND THE BEGINNING OF A 50 FOOT OPENING FOR RIGHT TURNS ONLY; THENCE CONTINUE NORTHERLY ALONG THE ARC OF THE LAST DESCRIBED CURVE HAVING A RADIUS OF 5829.58 FEET, THROUGH A CENTRAL ANGLE OF 00°29'29", FOR AN ARC DISTANCE OF 50.00 FEET TO THE END OF SAID 50 FOOT OPENING AND THE POINT OF BEGINNING #6 OF SAID NON-VEHICULAR ACCESS LINE; THENCE CONTINUE NORTHERLY ALONG THE ARC OF THE LAST DESCRIBED CURVE HAVING A RADIUS OF 5829.58 FEET, THROUGH A CENTRAL ANGLE OF 03°03'59", FOR AN ARC DISTANCE OF 312.00 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°17'45" WEST, A DISTANCE OF 48.31 FEET, THE LAST SIX (6) DESCRIBED COURSES LYING ALONG THE WEST BOUNDARY OF SAID PARCEL "C"; THENCE NORTH 43°00'19" EAST, A DISTANCE OF 49.75 FEET; THENCE NORTH 88°18'24" EAST, A DISTANCE OF 22.86 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 435.00 FEET, THROUGH A CENTRAL ANGLE OF 19°15'47", FOR AN ARC DISTANCE OF 146.25 FEET TO A POINT OF TANGENCY; THENCE NORTH 69°02'37" EAST, A DISTANCE OF 200.12 FEET TO THE POINT OF TERMINUS #6 OF SAID NON-VEHICULAR ACCESS LINE, SAID POINT LYING 160.00 FEET SOUTHWESTERLY OF THE NORTHEAST CORNER OF SAID PARCEL "C", THE LAST THREE (3) DESCRIBED COURSES LYING ALONG THE NORTH BOUNDARY OF SAID PARCEL "C".

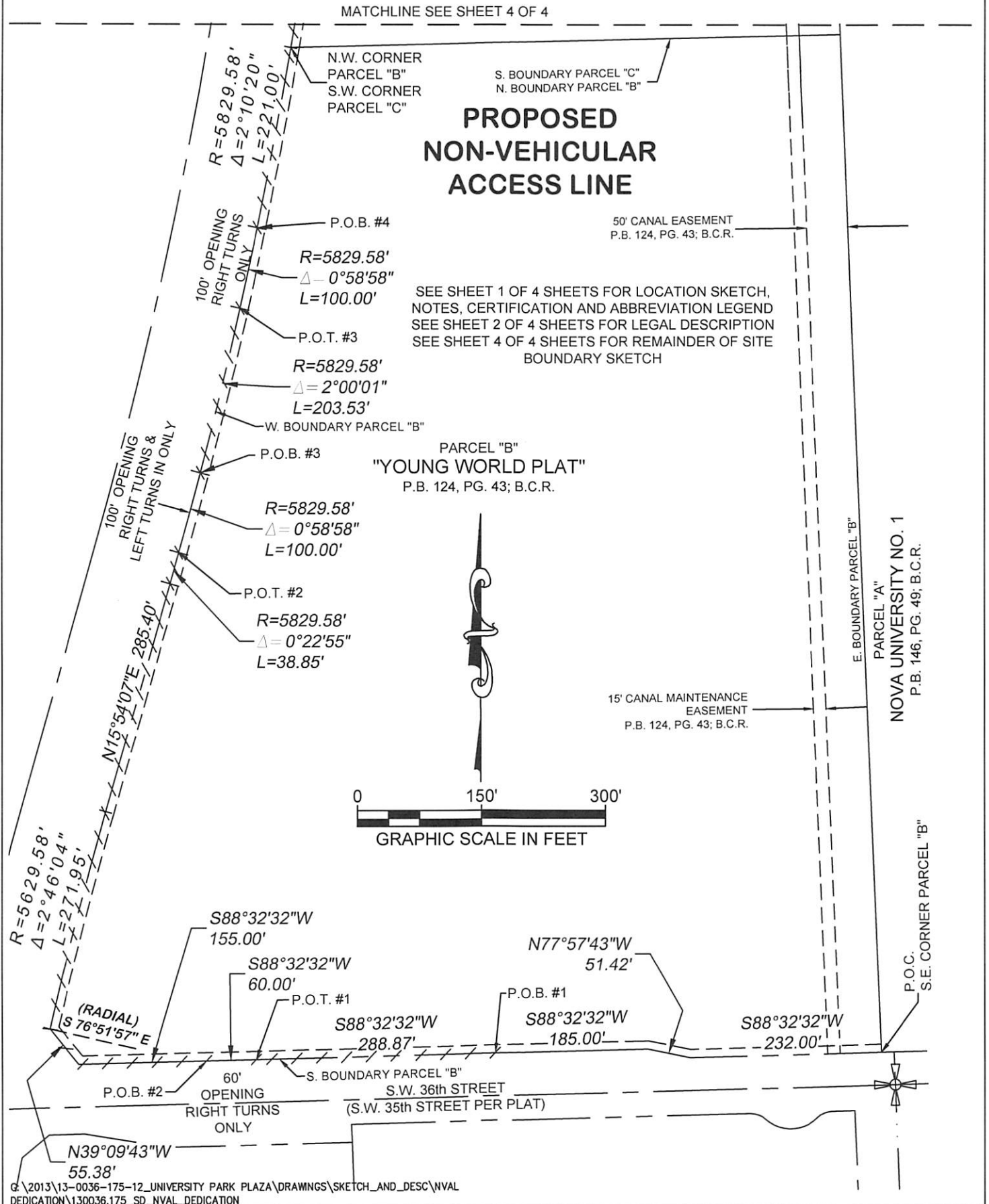
SAID NON-VEHICULAR ACCESS LINE SITUATES IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA..

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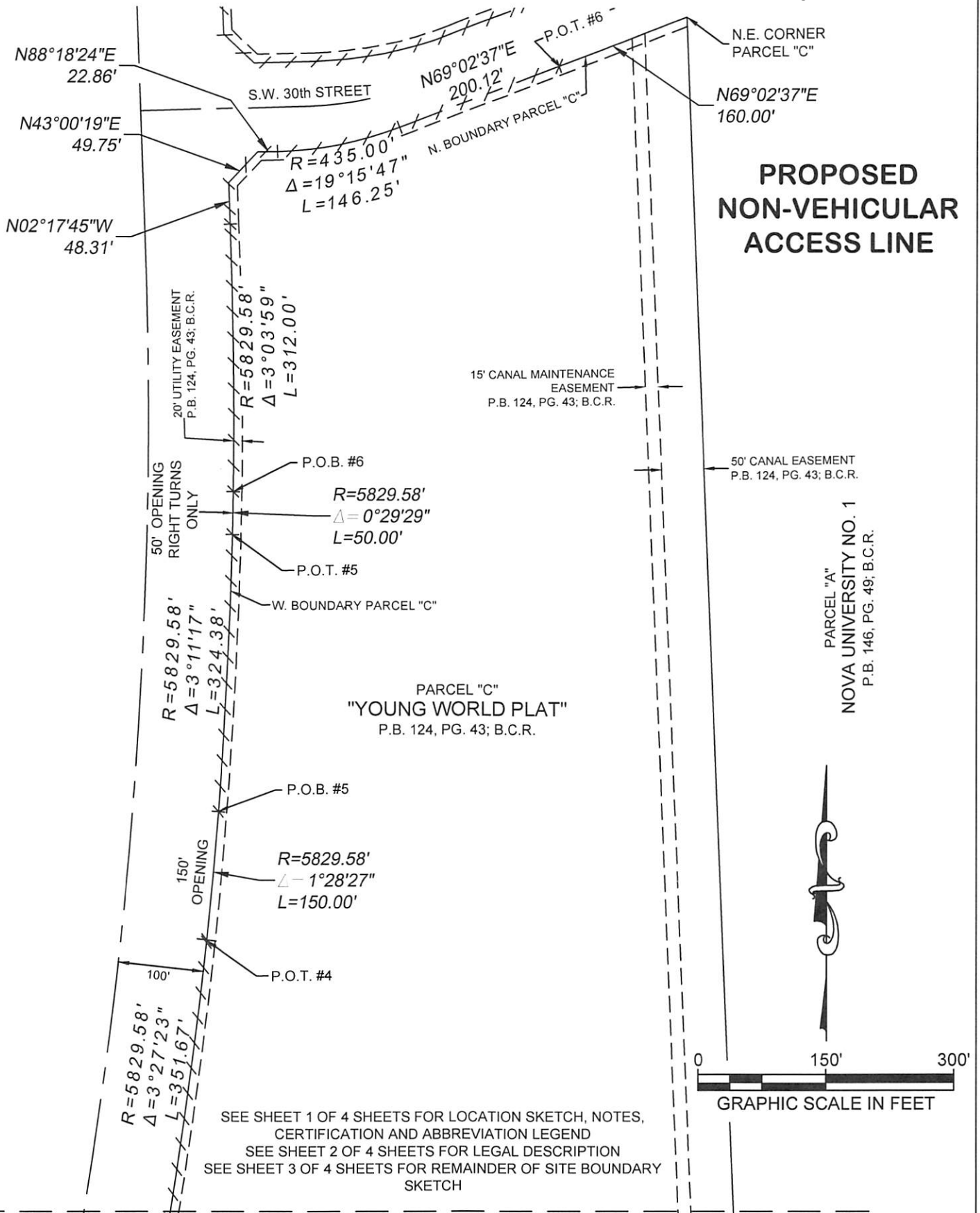


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