

STAFF REPORT

Greater Coral Springs Research & Development Park Addition III  
077-CP-79

A request to amend a non-vehicular access line (“NVAL”) has been filed with the Planning and Development Management Division. This plat was approved by the Broward County Board of County Commissioners (“Board”) on July 31, 1979. The property is located on the south side of Northwest 41 Street, between Coral Ridge Drive and Northwest 121 Avenue, in the City of Coral Springs. This plat was recorded on August 29, 1979 (Plat Book 103, Page 17).

The applicant is requesting to add a non-vehicular access line along Coral Ridge Drive to replace a non-access easement. The NVAL provides one 20-foot wide opening located approximately six (6) feet north of the southeast corner of the plat. This opening shall be restricted to emergency egress only. The intended replacement of the existing 1-foot non-access easement only affects Parcel “A” of the plat, where the egress opening is being requested by the City’s Fire Department in conjunction with a final site plan.

The attached letter from the City of Coral Springs 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.

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.

*KDL*

Continued



**Commission District No. 3**  
**Municipality: Coral Springs**  
**S/T/R: 18/48/41**



**077-CP-79**  
**Greater Coral Springs**  
**Research & Development**  
**Park Addition III**



0 250 500 1,000 Feet

Prepared by: Planning and Development Management Division  
Date Flown: January 2018



September 10, 2018

Thuy Turner AICP  
Planning Section Supervisor  
Broward County Planning and  
Redevelopment Division  
1 North University Drive  
Building A, Suite 102-A  
Plantation, Florida 33324

**RE: Letter of No Objection for Proposed Non-Vehicular Access Line - Greater Coral Springs Research & Development Park Addition III (PB103-17) Parcel "A"**

Dear Ms. Turner:

On behalf of the City of Coral Springs, I am providing this letter indicating that we have no objection to the non-vehicular access line (NVAL) depicted in the attached legal sketch which is the subject of a delegation request submitted to Broward County by Deliceto, LLC.

We have reviewed the application to Change or Waive Requirements of the Broward County Land Development Code and the legal sketch and description of the proposed non-vehicular access line which are being submitted to Broward County. It is understood that the depicted NVAL is intended to replace the non-vehicular access easement dedicated along the boundary of Parcel "A" adjacent to Coral Ridge Drive by the subject plat (PB 103-17). The proposed NVAL will provide the 20-foot emergency vehicle access opening on Coral Ridge Drive which was requested by the City's Fire Department in conjunction with final site plan review. It is understood that the opening will be restricted to egress of emergency vehicles only.

Should you have any questions or require additional information, please contact me at (954) 345-2188.

Sincerely,

Najla Zerrouki, P.E.  
City Engineer

cc: James Hickey, Assistant Director, Development Services.  
Julie Krolak, Chief Planner, Development Services.



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:** August 31, 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/Easement)  
Greater Coral Springs Research & Development Park  
Addition 3 (077-CP-79)

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 easement along Coral Ridge 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 Parcel A of the Greater Coral Springs Research & Development Park Addition 3 (Folio Number 484118050010) 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 Coral Ridge Drive adjacent to the plat except at the following openings:
  - a. A 20-foot opening centered approximately 17 feet north of the south plat limit. This opening shall be labeled on Exhibit C: EMERGENCY EGRESS ONLY.

## RIGHT-OF-WAY REQUIREMENTS (Secure and Construct)

6. A channelized, emergency egress driveway on Coral Ridge Drive at the 20-foot opening consisting of:
  - b. a single 15-foot wide stabilized soil, travel lane from the curb to the ultimate right-of-way line;

- c. a minimum egress radius of 30 feet;
- d. a locked gate, equipped with a Knox box/lock access only, shall be installed at the ultimate right-of-way line;
- e. the driveway shall be sodded with stabilized soil; and
- f. marked and designed for emergency vehicle use only.

#### SIDEWALK REQUIREMENTS (Secure and Construct)

- 7. Reconstruct the existing sidewalks (including curb and gutter) along Coral Ridge Drive in those locations impacted by Emergency Access lane construction.

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

- 8. Construction of the required improvements shall include relocating or replacing any existing communication conduit/interconnect on Coral Springs 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)

- 9. 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

- 10. 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.

11. 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

12. 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.
13. 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

14. 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.
15. 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.
16. 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.
17. Standard forms are available for downloading from the Highway Construction & Engineering Division's web page.
18. 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. The Note Amendment associated with this request may not be recorded before the recordation of the required NVAL agreement and Security Agreement.





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 Greater Coral Springs Research & Development Park Addition III

Plat/SitePlan Number 077-CP-79 Plat Book - Page 103 -17 (If recorded)

Owner/Applicant Deliceto, LLC Phone 561-454-1625

Address 101 Pugliese's Way, Suite 200 City Delray Beach State FL Zip Code 33444

Owner's E-mail Address azurita@puglieseco.com Fax # \_\_\_\_\_

Agent Linda Strutt Consulting, Inc. Phone 954-426-4305

Contact Person Linda C. Strutt, AICP

Address 227 Goolsby Blvd. City Deerfield Beach State FL Zip Code 33442

Agent's E-mail Address linda@struttconsulting.com Fax # 954-725-3342

**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) 2 (non-vehicular access easement along Coral Ridge Dr.)

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 (DG) McGuire, RLA --Plat Section, June 15, 2018

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

Dedicate a non-vehicular access line in the location of the platted non-access easement along Coral Ridge Dr (eastern plat limits) with a 20-foot wide opening located approximately 5 feet from the SE plat corner restricted to emergency vehicles egress only. The platted 1-foot non-access easement will be vacated after recordation of this NVAL. This change is being required by the Coral Springs Fire Department to provide a second emergency access point to the site.

**Please see the reverse side of this form for Required Documentation  
and Owner/Agent Certification**

**REQUIRED DOCUMENTATION:** Submit one (1) original of each document and electronic copy of each item listed below. Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

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

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

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

- **The proposed site plan (2 original)** which shows, at a minimum, the on-site traffic circulation system, adjacent roadway details, and the location of all existing and proposed driveway(s). The site plan must provide relevant dimensions and must be drawn to scale.
- **Signed and sealed drawings (2 original)** clearly illustrating the proposed change(s). The drawings must provide relevant dimensions and must be drawn to scale.
- **A valid Pre-Application approval letter from the Florida Department of Transportation is required for all roadway and/or access related applications which 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 Palm Beach

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.

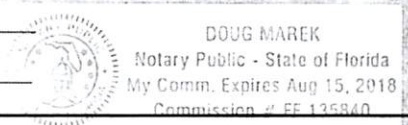
Signature of owner/agent *[Signature]*

Sworn and subscribed to before me this 27th day of June, 2018

by Alejandro Zurita  He/she is personally known to me or  
 Has presented \_\_\_\_\_ as identification.

Signature of Notary Public *[Signature]*

Type or Print Name \_\_\_\_\_



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

Time 11:22 AM Application Date 07/26/2018 Acceptance Date 08/09/18

Comments Due 08/16/18 C.C. Mtg. Date \_\_\_\_\_ Fee \$ 2,410

Report Due \_\_\_\_\_ Adjacent City none

- Plats  Site Plans/Drawings  City Letter  FDOT Letter  
 Other (Describe) \_\_\_\_\_

Title of Request NVAL access line dedication with a 20-foot wide opening restricted to emergency vehicles egress only.

- Distribute to:  Engineering  Traffic Engineering  Mass Transit  
 Other \_\_\_\_\_  Other \_\_\_\_\_

Comments \_\_\_\_\_

Received by *[Signature]*

**NON-ACCESS EASEMENT  
SELF STORAGE AT CORAL SPRINGS**

**LEGAL DESCRIPTION**

A PORTION OF PARCEL "A", GREATER CORAL SPRINGS RESEARCH & DEVELOPMENT PARK ADDITION III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 103, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 89°22'31" WEST, ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 1.00 FEET; THENCE NORTH 00°53'08" WEST, ALONG A LINE 1' WEST OF AND PARALLEL WITH THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 184.67 FEET TO A POINT ON A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS SOUTH 72°51'15" WEST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE EAST LINE OF SAID PARCEL "A", HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 16°15'37", A DISTANCE OF 7.09 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°53'08" EAST, ALONG SAID EAST LINE, A DISTANCE OF 177.69 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA, AND CONTAIN 182 SQUARE FEET, MORE OR LESS.

**NOTES:**


1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SUCH INFORMATION SHOULD BE OBTAINED BY OTHERS THROUGH AN APPROPRIATE TITLE SEARCH.
4. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

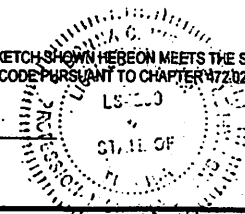
**ABBREVIATIONS:**

A	= ARC LENGTH	P.B.	= PLAT BOOK
B.C.R.	= BROWARD COUNTY RECORDS	PG.	= PAGE
D	= DELTA (CENTRAL ANGLE)	R	= RADIUS
D.E.	= DRAINAGE EASEMENT	R/W	= RIGHT-OF-WAY
O.R.B.	= OFFICIAL RECORDS BOOK	U.E.	= UTILITY EASEMENT

**SURVEYOR'S CERTIFICATION:**

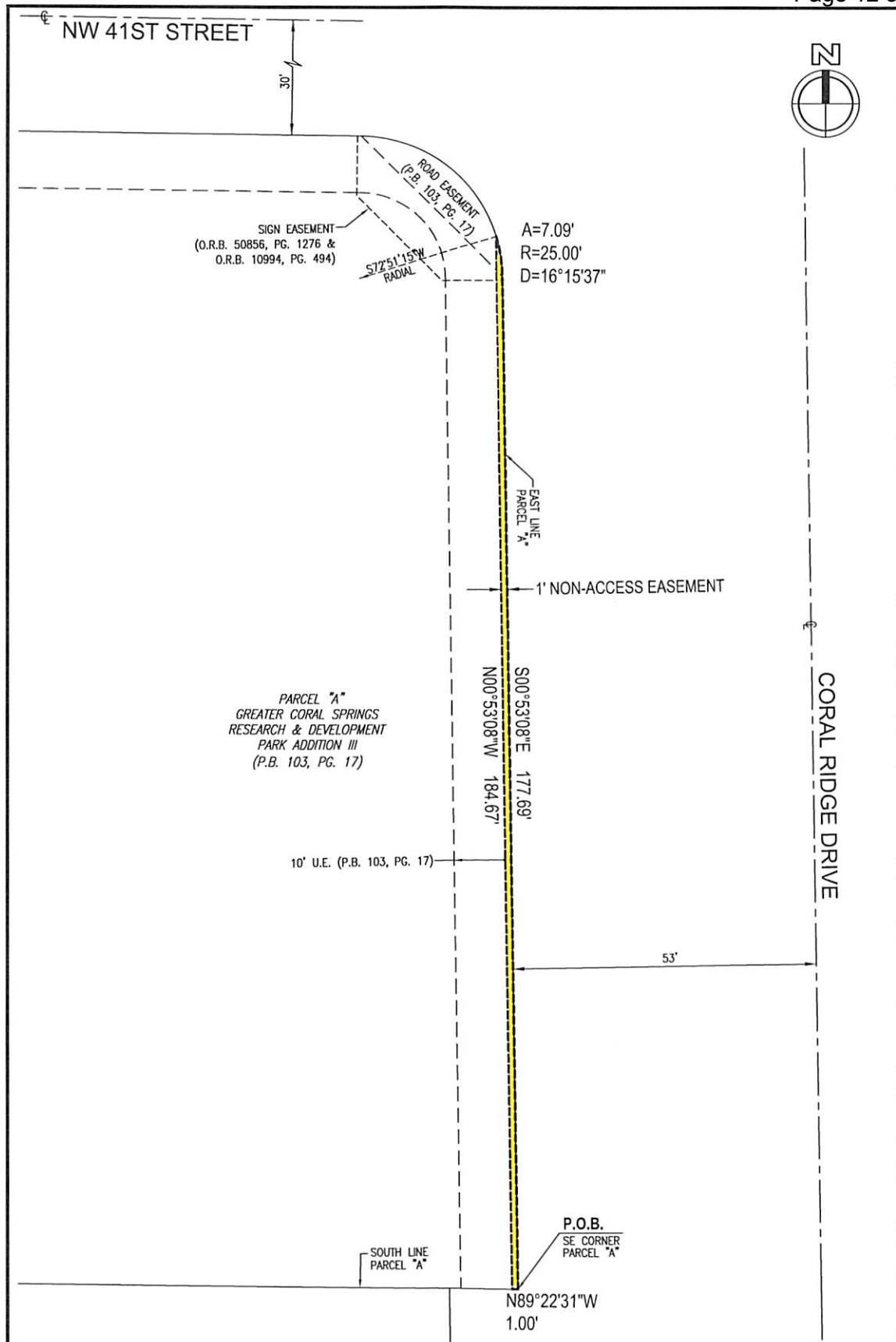
I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 47.027, FLORIDA STATUTES.

  
 DONNA C. WEST  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NO. LS4290



**HSQ GROUP, INC.**  
 Engineers • Planners • Surveyors  
 1001 Yamato Rd., Suite 105  
 Boca Raton, Florida 33431 • 561.392.0221  
 CA26258 • LB7924

PROJECT: SELF STORAGE AT CORAL SPRINGS
PROJECT NO.: 170313
DATE: 6/11/18
SHEET 1 OF 2



LEGEND:  
 CENTERLINE

NON-ACCESS EASEMENT	6/11/18	JDV	DCW	N/A
REVISIONS	DATE	BY	CKD	FIELD BK.
PROJECT: SELF STORAGE AT CORAL SPRINGS		SCALE: 1" = 20'		
PROJECT NO.: 170313		SHEET 2 OF 2		

**NON-VEHICULAR ACCESS LINE  
SELF STORAGE AT CORAL SPRINGS**

**LEGAL DESCRIPTION**

A NON-VEHICULAR ACCESS LINE ALONG THE EAST AND NORTH LINES OF PARCEL "A", **GREATER CORAL SPRINGS RESEARCH & DEVELOPMENT PARK ADDITION III**, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 103, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID NON-VEHICULAR ACCESS LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING #1** AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 00°53'08" WEST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 6.00 FEET TO **POINT OF TERMINATION #1**, THENCE CONTINUE NORTH 00°53'08" WEST, ALONG SAID EAST LINE AND AN OPENING RESTRICTED TO EMERGENCY EGRESS ONLY, A DISTANCE OF 20.00 FEET TO **POINT OF BEGINNING #2**, THENCE CONTINUE NORTH 00°53'08" WEST, ALONG SAID EAST LINE, A DISTANCE OF 151.69 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG THE BOUNDARY OF SAID PARCEL "A", HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 88°29'23", A DISTANCE OF 38.61 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°22'31" WEST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 100.00 FEET TO **POINT OF TERMINATION #2**.

SAID LANDS SITUATE IN THE CITY OF CORAL SPRINGS, BROWARD COUNTY, FLORIDA.

**NOTES:**


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2. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SUCH INFORMATION SHOULD BE OBTAINED BY OTHERS THROUGH AN APPROPRIATE TITLE SEARCH.
4. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

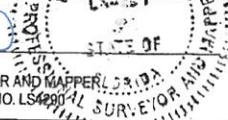
**ABBREVIATIONS:**

- |        |                          |        |                        |
|--------|--------------------------|--------|------------------------|
| A      | = ARC LENGTH             | PG.    | = PAGE                 |
| B.C.R. | = BROWARD COUNTY RECORDS | P.O.B  | = POINT OF BEGINNING   |
| D      | = DELTA (CENTRAL ANGLE)  | P.O.T. | = POINT OF TERMINATION |
| D.E.   | = DRAINAGE EASEMENT      | R      | = RADIUS               |
| O.R.B. | = OFFICIAL RECORDS BOOK  | U.E.   | = UTILITY EASEMENT     |
| P.B.   | = PLAT BOOK              |        |                        |

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

  
 DONNA C. WEST  
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 FLORIDA REGISTRATION NO. LS4290



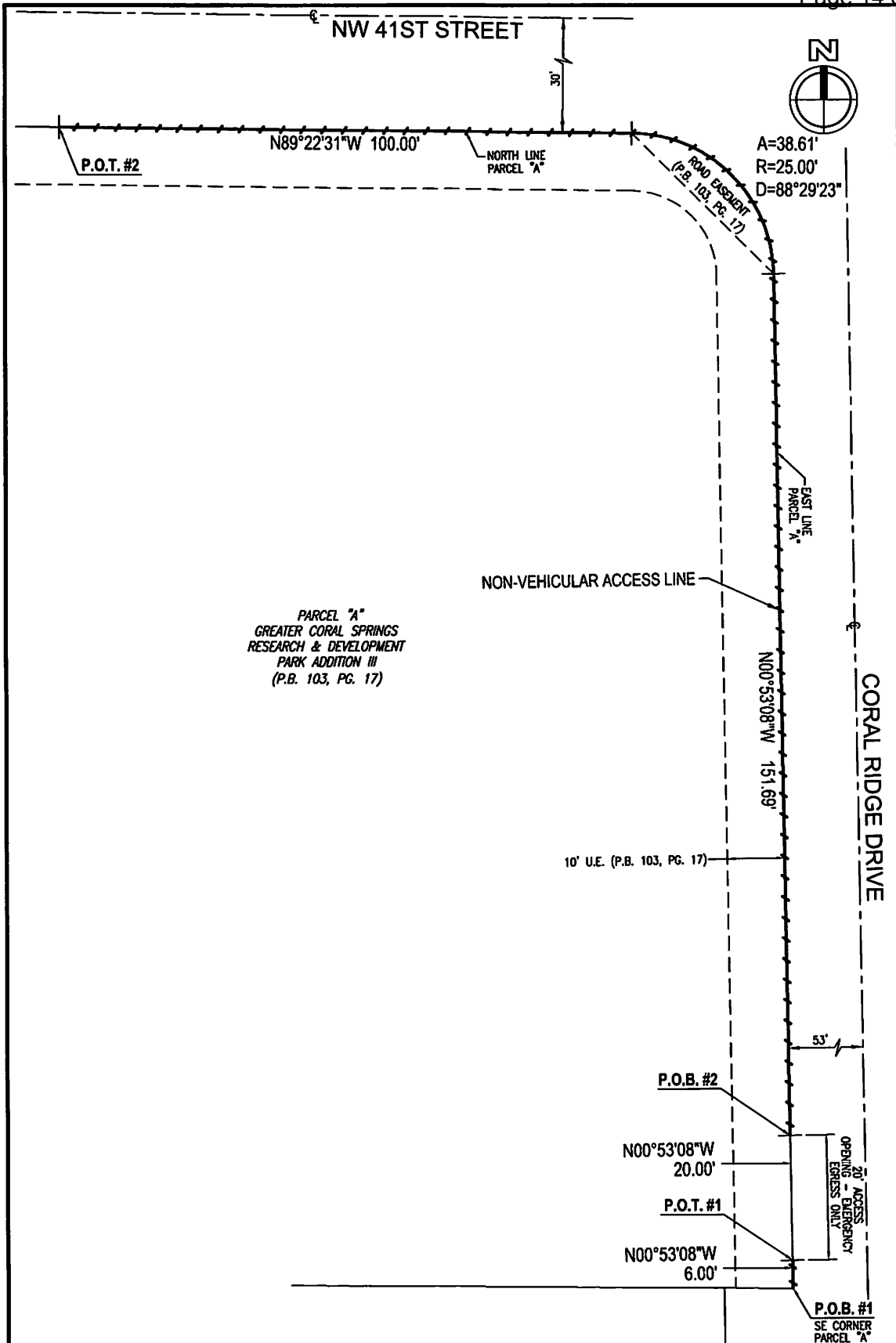

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PROJECT: SELF STORAGE AT CORAL SPRINGS

PROJECT NO.: 170313

DATE: 9/10/18

SHEET 1 OF 2



REVISIONS	DATE	BY	CKD	FIELD BK.
REVISED OPENING WIDTH	9/10/18	EC	DCW	N/A
NON-VEHICULAR ACCESS LINE	7/9/18	JDV	DCW	N/A
PROJECT: SELF STORAGE AT CORAL SPRINGS				
PROJECT NO.: 170313				
SCALE: 1" = 20'				SHEET 2 OF 2