

STAFF REPORT
Sunrise Industrial Park Phase 1
035-MP-81

A request to amend a platted 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 November 17, 1981. The property is located south of Sunrise Boulevard, between Sawgrass Corporate Parkway and Northwest 135 Avenue, in the City of Sunrise. This plat was recorded on October 27, 1982 (Plat Book 114, Page 25).

The applicant is requesting to establish an NVAL along a drainage and right-of-way easement at the northwest corner of Parcel A recorded at Official Records Book 12300, Page 843 (“Easement”). The proposed NVAL is south of an existing NVAL abutting Sunrise Boulevard located along the approximate west 330 feet of the northern plat limits. The existing NVAL is not being amended at this time, because the property which it abuts is under separate ownership, the Florida Turnpike Enterprise. This request is due to anticipated improvements within the Easement.

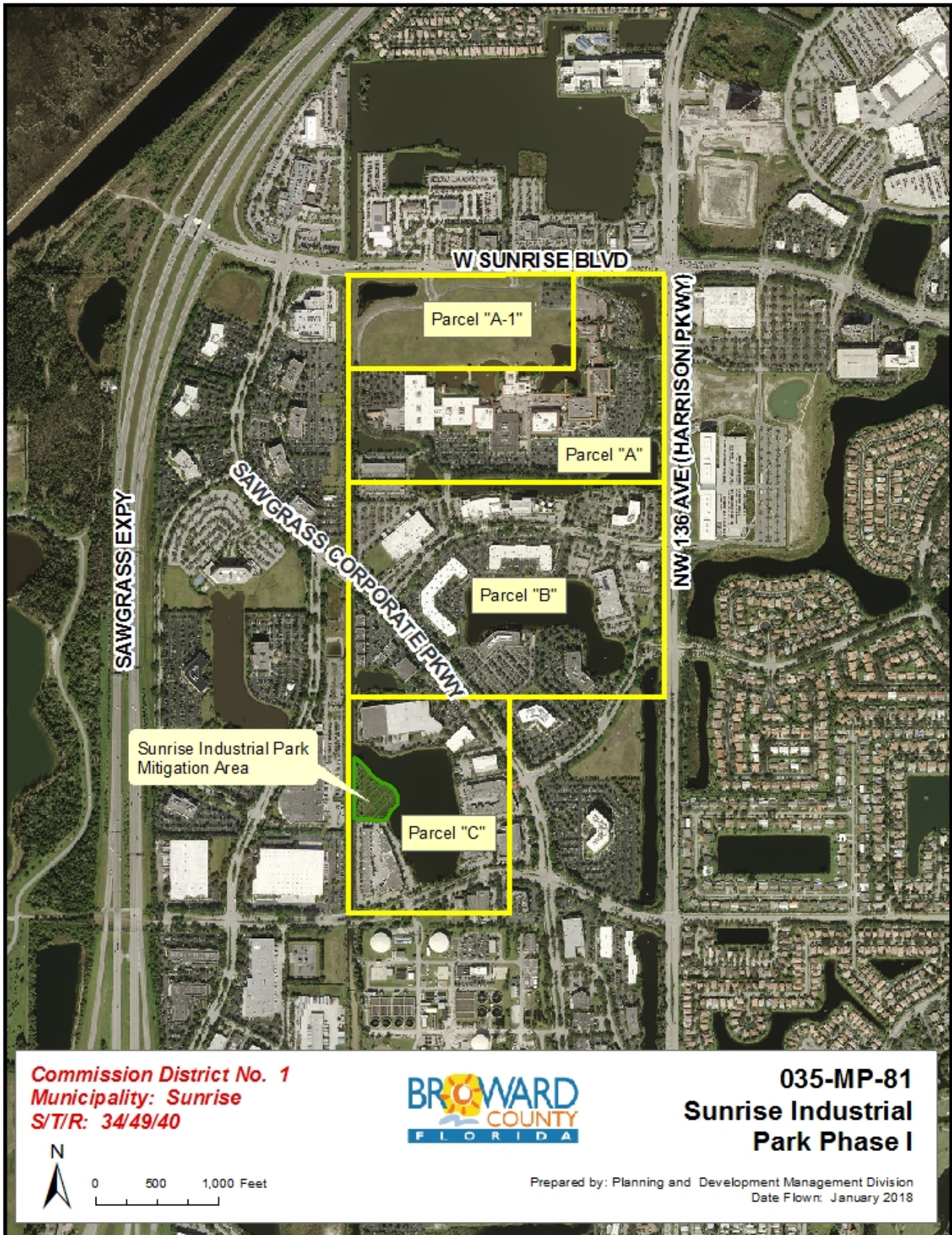
The attached letter from the City of Sunrise indicates no objection to this request.

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 Land 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.

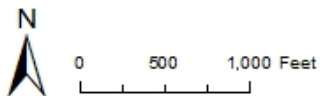
JWP



Commission District No. 1
Municipality: Sunrise
S/T/R: 34/49/40



035-MP-81
Sunrise Industrial
Park Phase I



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

COMMUNITY DEVELOPMENT
DEPARTMENT



Phone: (954) 746-3270
Fax: (954) 746-3287

December 18, 2018

Ms. Thuy Turner, AICP, LEED AP BD+C
Planning Section Supervisor
Environmental Protection and Growth Management Department
Planning and Development Management Division
1 North University Drive
Plantation, FL 33324

RE: SUNRISE INDUSTRIAL PARK PHASE 1 – PLAT (035-MP-81), as recorded in Plat Book 114, Page 25 of the Public Records of Broward County, Florida – NVAL Amendment

Dear Ms. Turner:

The City of Sunrise Staff does not object to the proposed request to amend the existing non-vehicular access line (NVAL) on the Sunrise Industrial Park Phase 1 Plat. The subject property is legally described as a portion of Parcel A, Sunrise Industrial Park Phase 1, according to the Plat thereof as recorded in Plat Book 114, Page 25 of the Public Records of Broward County, Florida. The above-referenced plat is generally located at the southeast corner of West Sunrise Boulevard and NW 136 Avenue.

This amendment consists of shifting the existing NVAL line at the northwest corner of the plat to the south side of property owned by Florida Turnpike Enterprise. The current NVAL restricts access to the plat at the northwest corner of the plat and the new NVAL will continue to restrict access to the plat in this location.

Thank you for your attention to this matter. Should you have any questions or require any additional information, please feel free to contact me at (954) 746-3288 or SLey@sunrisefl.gov.

Sincerely,

CITY OF SUNRISE

Shannon Ley, P.E.
Community Development Director

SL/bs

cc: Jim Koeth, LEED AP BD+C, Assistant Director/City Planner
Leigh Kerr, Leigh Robinson Kerr & Associates, Inc.
Sunrise Industrial Park Phase 1 Plat File No. 80:6011



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: January 25, 2019

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: Non-Vehicular Access Line Amendment
Sunrise Industrial Park Phase One (035-MP-81)

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 indicated on 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 Non-Vehicular Access Line Amendment subject to the following:

NON-VEHICULAR ACCESS LINE AMENDMENT AGREEMENT

1. Prior to the recordation of the Note Amendment Agreement, the property owners of Parcel A-1 of the Sunrise Industrial Park Phase One (Folio Number 494034020011) shall fully execute an Amendment to Nonvehicular Access Lines Agreement (CAF #457) removing the Florida Turnpike Enterprise Parcel (Folio Number 494034020013).
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 remove the Florida Turnpike Enterprise Parcel (Folio Number 494034020013).

All existing access shall remain as constructed.

SIDEWALK REQUIREMENTS (Secure and Construct)

6. Provide a sidewalk along Sunrise Boulevard adjacent to the plat.

IMPROVEMENT AGREEMENT AND SECURITY REQUIREMENTS

7. 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.

8. 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

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

GENERAL REQUIREMENTS

10. 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.
11. 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.
12. 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.

Delegation Request: Non-Vehicular Access Line Amendment
Sunrise Industrial Park Phase One (035-MP-81)

Page 5

13. Reservoir capacity sufficient to accommodate a minimum of 5 vehicles must be provided for guardhouses or gates on any driveway/roadway that intersects the trafficway. The area that provides this reservoir capacity is measured from the ultimate right-of-way line of the trafficway to the first stopping place for card readers, visitor's phones, guardhouses, etc. A reservoir area must include a space that is 12 feet wide and 22 feet long for each vehicle.
14. Standard forms are available for downloading from the Highway Construction & Engineering Division's web page.
15. The developer shall prepare and deliver all required documents, securities, deeds, easements, and agreement(s) within 18 months of approval of this Delegation Request. Failure to complete this process within the 18-month time frame shall render the approval of this Delegation Request null and void.

dgm

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



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

INSTRUCTIONS

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

ROADWAY RELATED

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

NON-ROADWAY RELATED

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

For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification (on the reverse side of this form) must be signed and notarized with the appropriate documentation attached. Please type this application or print legibly in **black ink**.

PROJECT INFORMATION

Plat/Site Plan Name SUNRISE INDUSTRIAL PARK PHASE 1

Plat/Site Plan Number 035-MP-81 Plat Book - Page 114/25 (If recorded)

Owner/Applicant SAWGRASS TECH LAND ASSOCIATES, LTD. Phone 954-627-9338

Address 301 E. LAS OLAS BLVD. City FT. LAUD State FL Zip Code 33301

Owner's E-mail Address DAVID.SIEGEL@STILES.COM Fax # N/A

Agent STILES Phone 954-627-9338

Contact Person DAVID SIEGEL

Address 301 E. LAS OLAS BLVD City Ft. Lauderdale State FL Zip Code 33301

Agent's E-mail Address DAVID.SIEGEL@STILES.COM Fax # 954-627-9338

PROPOSED CHANGES

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

Staff Recommendation No(s) _____

Land Development Code citation(s) _____

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

If yes, indicate name(s), department and date _____

DG McGuire October 2018

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

Add NVAL along the North Boundary of Parcel A-1 of the Sunrise Industrial Park Phase 1 Plat where the boundary adjoins the Florida Turnpike Enterprise parcel.

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

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

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

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

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

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

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

OWNER/AGENT CERTIFICATION

State of Florida
County of Broward

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent David L. Siegel

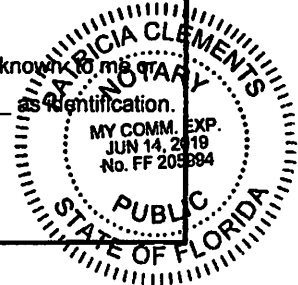
Sworn and subscribed to before me this 18 day of Oct, 2018
by David L. Siegel

He/she is personally known to me.

Has presented

Signature of Notary Public Patricia Clements

Type or Print Name Patricia Clements



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time N/A Application Date 12/28/2018 Acceptance Date 1/8/2019

Comments Due 1/18/2019 C.C. Mtg. Date TBD Fee \$ 2,410

Report Due 1/25/2019 Adjacent City N/A

Plats Site Plans/Drawings City Letter FDOT Letter

Other (Describe) LEGAL SKETCH - EXISTING & PROPOSED

+ MASTER PLAN

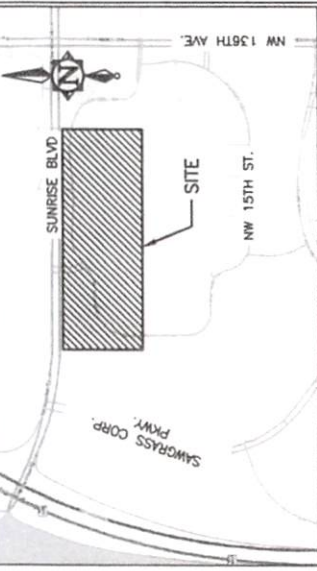
Title of Request MODIFY

Distribute to: Engineering Traffic Engineering Mass Transit

Other FDOT Other CITY

Comments _____

Received by [Signature] JEAN-PAUL PEREZ SENIOR PLANNER



**A PORTION OF
SUNRISE INDUSTRIAL PARK
SUNRISE, FLORIDA**
SECTION 34, TOWNSHIP 49 SOUTH, RANGE 40 EAST

EXHIBIT "A"

PARCEL A-1:
A PORTION OF PARCEL "A", SUNRISE INDUSTRIAL PARK PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A";
THENCE NORTH 89°42'48" EAST ALONG THE NORTH BOUNDARY OF SAID PARCEL A, A DISTANCE OF 348.86 FEET;
THENCE SOUTH 84°34'34" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 100.50 FEET;
THENCE NORTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 150.00 FEET;
THENCE NORTH 00°07'53" WEST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 10.00 FEET;
THENCE NORTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 410.00 FEET;
THENCE SOUTH 84°34'34" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 100.50 FEET;
THENCE NORTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 150.00 FEET;
THENCE NORTH 00°17'12" WEST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 10.00 FEET;
THENCE NORTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 330.00 FEET;
THENCE SOUTH 84°34'34" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 100.50 FEET;
THENCE NORTH 89°42'48" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 145.70 FEET;
THENCE SOUTH 00°17'12" EAST, A DISTANCE OF 752.20 FEET;
THENCE SOUTH 89°42'48" WEST, A DISTANCE OF 1836.63 FEET TO THE WEST BOUNDARY OF SAID PARCEL "A";
THENCE NORTH 00°07'53" WEST ALONG WEST BOUNDARY, A DISTANCE OF 762.20 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPT THE FOLLOWING:
A PARCEL OF LAND IN PARCEL "A" OF SUNRISE INDUSTRIAL PARK PHASE I, AS RECORDED IN PLAT BOOK 114, PAGE 25, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 49 SOUTH, RANGE 40 EAST SAID POINT HAVING A FLORIDA STATE PLANE COORDINATE OF N659090.45 AND E717071.26 (EAST ZONE);
THENCE SOUTH 00°07'53" EAST ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 60.00 FEET;
THENCE NORTH 89°42'48" EAST, A DISTANCE OF 10.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 89°42'48" EAST ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 50.00 FEET TO A POINT ON LINE 60.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF THE NORTHEAST 1/4 OF SECTION 34;
THENCE SOUTH 00°07'53" EAST ALONG A LINE PARALLEL WITH THE SAID WEST LINE, A DISTANCE OF 43.77 FEET;

THENCE SOUTH 89°43'09" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE 10.00 FEET EAST OF AND PARALLEL WITH THE SAID WEST LINE;
THENCE NORTH 00°07'53" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 43.77 FEET TO THE POINT OF BEGINNING.
ALSO LESS AND EXCEPT THE FOLLOWING:
A PARCEL OF LAND IN PARCEL "A" OF SUNRISE INDUSTRIAL PARK PHASE I, RECORDED IN PLAT BOOK 114, PAGE 25, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 49 SOUTH, RANGE 40 EAST;
THENCE SOUTH 00°07'53" EAST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34, A DISTANCE OF 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 34;
THENCE NORTH 89°42'48" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 89°42'48" EAST ALONG SAID NORTH LINE, A DISTANCE OF 278.88 FEET;
THENCE SOUTH 00°17'12" EAST, A DISTANCE OF 6.00 FEET;
THENCE SOUTH 89°39'36" WEST, A DISTANCE OF 279.10 FEET TO A POINT ON A LINE 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34;
THENCE NORTH 00°07'53" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

PARCEL II:

NON-EXCLUSIVE RIGHT, PRIVILEGE AND EASEMENT FOR INGRESS AND EGRESS AS DEFINED IN, AND SUBJECT TO, THAT PERPETUAL NON-EXCLUSIVE AGREEMENT, DATED JULY 10, 1989, AND FILED SEPTEMBER 27, 1989, AND RECORDED IN OFFICIAL RECORDS BOOK 16794, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS PARCEL HAS NOT BEEN ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OR OTHER RECORDED OR UNRECORDED INSTRUMENTS BY CRAIG A. SMITH AND ASSOCIATES.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 49 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 114, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HAVING A PLATTED BEARING OF NORTH 89°42'48" EAST.
4. NET ACREAGE OF SITE = 31.86 ACRES / 1,387,879 SQUARE FEET / MORE OR LESS.

LEGEND

- +++++ - NON-VEHICULAR ACCESS LINE (PB 114)
- FB - PLAT BOOK
- ORB - OFFICIAL RECORD BOOK
- PG - PAGE
- BCR - BROWARD COUNTY RECORDS
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- (0) - DESCRIPTION
- (C) - CALCULATED

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FOR THE FIRM, BY:

ROBERT D. KEENER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4646

THIS IS NOT A BOUNDARY SURVEY

PREPARED FOR:
STILES CONSTRUCTION

DATE	FB/PAGE	OWN	REVISED PER COMMENTS	RDK
11/14/18	N/A	SEE	ADD PARCEL NAME PER COUNTY	RDK
07/25/18	N/A	SEE	ADD ACREAGE	RDK
02/26/18	N/A	SEE	SKETCH AND DESCRIPTION	RDK
10/03/17	N/A	SEE	REVISION	RDK

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS-PLANNERS-SURVEYORS
1000 W. PALM BEACH BOULEVARD, SUITE 3500
PALM BEACH, FLORIDA 33480
(561) 752-8222
CERTIFICATE NO. LB. 3110

SKETCH AND DESCRIPTION

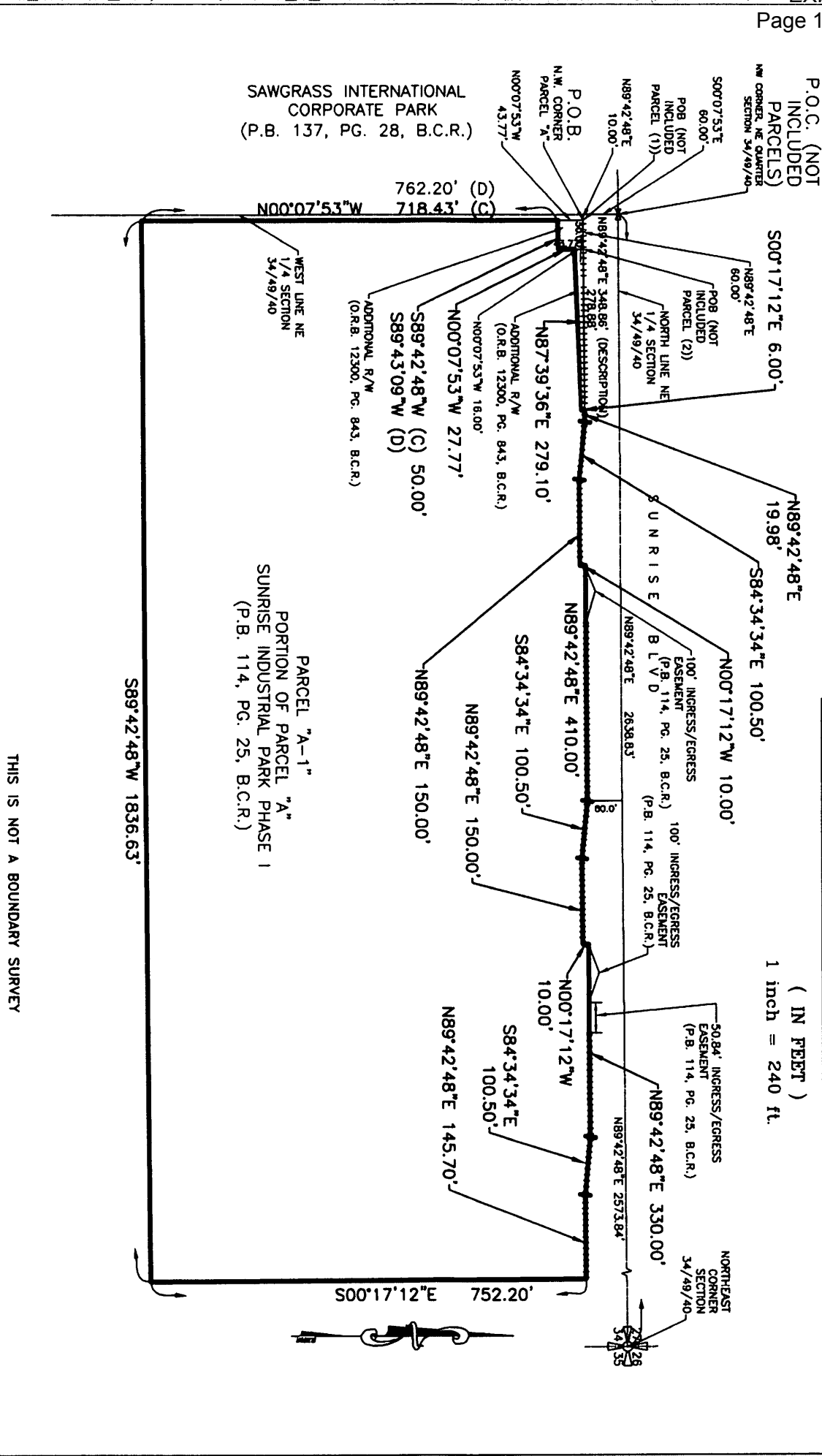
A PORTION OF
SUNRISE INDUSTRIAL
PARK PHASE 1

SCALE
1" = 240'

PROJECT NUMBER
16-13233

SHEET
1 OF 2
SHEET

GRAPHIC SCALE



PREPARED FOR:
STILES CONSTRUCTION

DATE	REVISED	BY	DESCRIPTION	CHK
11/14/18	N/A	SEE	ISSUED PER COMMENTS	CHK
07/25/18	N/A	SEE	ADD PARCEL NAME PER COUNTY	CHK
07/25/18	N/A	SEE	ADD ACRESAGE	CHK
10/23/17	N/A	SEE	SECTION AND DESCRIPTION	CHK
			REVISION	

CRAIG A. SMITH & ASSOCIATES
CONSULTING ENGINEERS-PLANNERS-SURVEYORS
1000 WEST 11TH AVENUE, SUITE 2000
DENVER, CO 80202
TEL: 724-761-2222
FAX: 724-761-2222
CENTRAL: 303.733.1110

SKETCH AND DESCRIPTION

A PORTION OF SUNRISE INDUSTRIAL PARK PHASE I

SCALE
1" = 240'

PROJECT NUMBER
18-13235

SHEET 2 OF 2

A PORTION OF
SUNRISE INDUSTRIAL PARK
SUNRISE, FLORIDA
SECTION 34, TOWNSHIP 49 SOUTH, RANGE 40 EAST

EXHIBIT "B"
(NONVEHICULAR ACCESS LINE)

A NONVEHICULAR ACCESS LINE LYING WITHIN PARCEL "A", SUNRISE INDUSTRIAL PARK PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 49 SOUTH, RANGE 40 EAST;

THENCE SOUTH 00°07'53" EAST ALONG THE WEST LINE OF THE SAID NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 103.77 FEET;

THENCE NORTH 89°42'45" EAST, A DISTANCE OF 10.00 FEET TO THE SOUTHWEST CORNER OF THAT ADDITIONAL RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 12300, PAGE 843, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°42'45" EAST ALONG THE SOUTH LINE OF SAID ADDITIONAL RIGHT OF WAY, A DISTANCE OF 50.00 FEET;

THENCE NORTH 00°07'53" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 27.77 FEET;

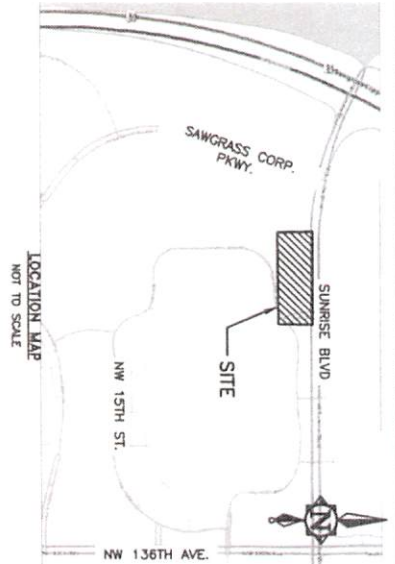
THENCE NORTH 87°39'36" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 279.10 FEET;

THENCE NORTH 00°17'12" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 6.00 FEET TO THE POINT OF TERMINATION.

LEGEND

+++++	NONVEHICULAR ACCESS LINE (PB 114, PG 25)
PB -	PLAT BOOK
ORB -	OFFICIAL RECORD BOOK
PG -	PAGE
BCR -	BROWARD COUNTY RECORDS
POB -	POINT OF BEGINNING
POC -	POINT OF COMMENCEMENT
POT -	POINT OF TERMINATION
(D) -	DESCRIPTION
(C) -	CALCULATED

THIS IS NOT A BOUNDARY SURVEY



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1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS PARCEL HAS NOT BEEN ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OR OTHER RECORDED OR UNRECORDED INSTRUMENTS BY CRAIG A. SMITH AND ASSOCIATES.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 49 SOUTH, RANGE 40 EAST, AS SHOWN ON THE PLAT OF SUNRISE INDUSTRIAL PARK PHASE 1, AS RECORDED IN PLAT BOOK 114, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, HAVING A PLATTED BEARING OF NORTH 89°42'48" EAST.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND I FILED THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5A-17, FLORIDA STATUTES, PURSUANT TO SECTION 472.027, FOR THE FIRM, BY:

ROBERT D. KEENER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 48448

PREPARED FOR:
STILES CONSTRUCTION

11/14/18	N/A	SEE	REVISED PER COMMENTS	RDK
10/03/18	N/A	SEE	SKETCH AND DESCRIPTION	RDK
DATE	BY/SCALE	DRAWN	REVISION	CHKD

CRAIG A. SMITH & ASSOCIATES
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CS
1000 WEST PALM BLVD SUITE 3000
POMONA, FL 33062
TEL: 754-832-4222
FAX: 754-832-4222
CERTIFICATE NO. LR 3110

SKETCH AND DESCRIPTION
NEW NYAL
(TO BE DEDICATED)

A PORTION OF
SUNRISE INDUSTRIAL
PARK PHASE 1

SCALE
1" = 60'

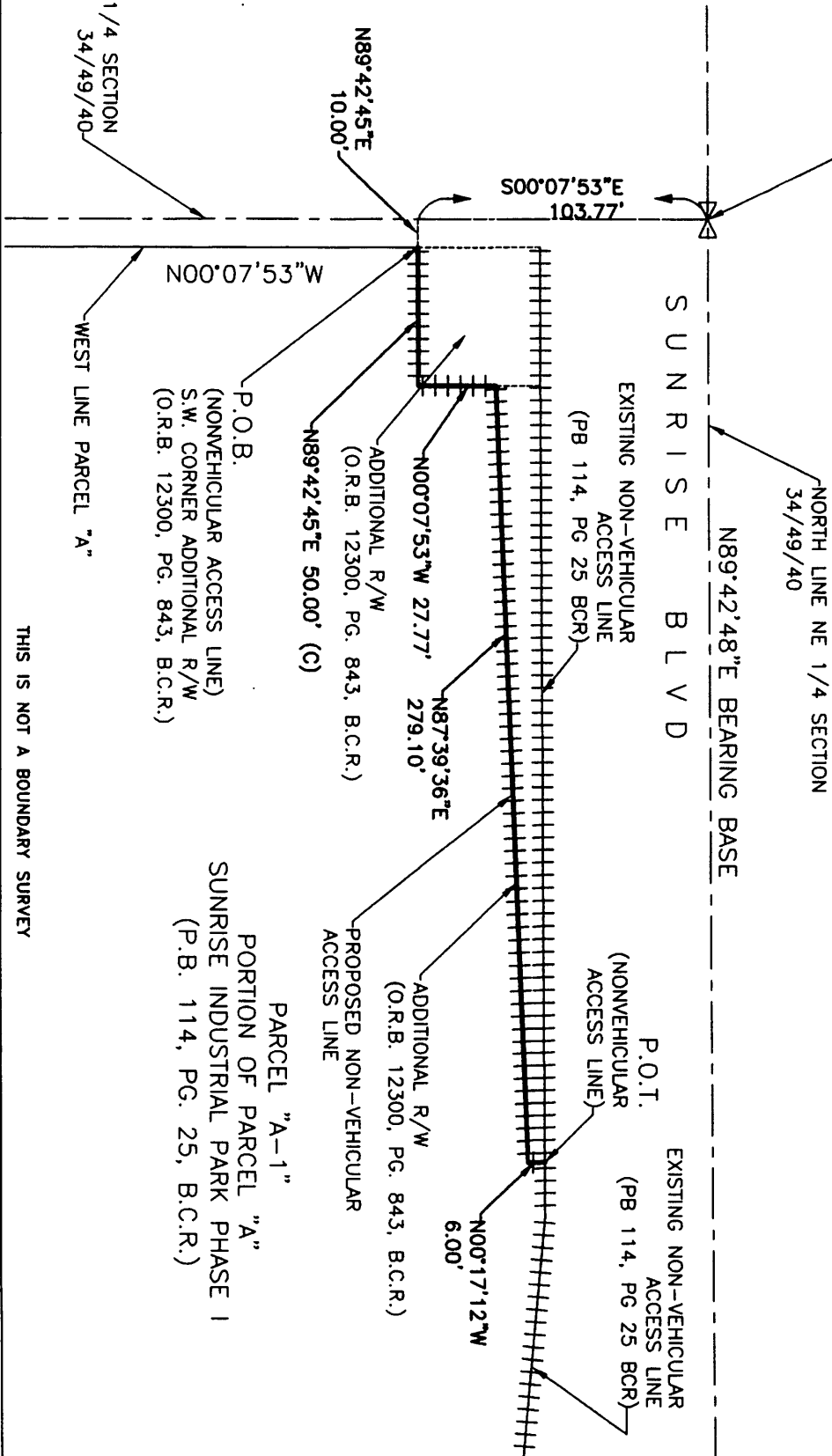
PROJECT
NUMBER
16-1323S

SHEET
1
OF
2
SHEET

SAWGRASS INTERNATIONAL
CORPORATE PARK
(P.B. 137, PG. 28, B.C.R.)

(NON-VEHICULAR ACCESS LINE)
NW CORNER, NE QUARTER
SECTION 34/49/40

WEST LINE NE 1/4 SECTION
34/49/40



NORTH LINE NE 1/4 SECTION
34/49/40

S U N R I S E B L V D

N89°42'48"E BEARING BASE

EXISTING NON-VEHICULAR
ACCESS LINE
(PB 114, PG 25 BCR)

P.O.T.
(NONVEHICULAR
ACCESS LINE)
EXISTING NON-VEHICULAR
ACCESS LINE
(PB 114, PG 25 BCR)

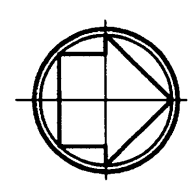
ADDITIONAL R/W
(O.R.B. 12300, PG. 843, B.C.R.)

ADDITIONAL R/W
(O.R.B. 12300, PG. 843, B.C.R.)

P.O.B.
(NONVEHICULAR ACCESS LINE)
S.W. CORNER ADDITIONAL R/W
(O.R.B. 12300, PG. 843, B.C.R.)

PARCEL "A-1"
PORTION OF PARCEL "A"
SUNRISE INDUSTRIAL PARK PHASE 1
(P.B. 114, PG. 25, B.C.R.)

THIS IS NOT A BOUNDARY SURVEY



SCALE: 1" = 60'

PREPARED FOR:
STILES CONSTRUCTION

DATE	BY/CHK	DATE	BY/CHK
10/03/17	N/A	SEE	SKETCH AND DESCRIPTION
			REVISION
			BY
			CHKD

CRAIG A. SMITH & ASSOCIATES
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1000 N. 11th Street
P.O. Box 72422
Oklahoma City, OK 73172
CENTRAL NO. 1110

SKETCH AND DESCRIPTION
NEW NVAL
(TO BE DEDICATED)

A PORTION OF
SUNRISE INDUSTRIAL
PARK PHASE 1

SCALE
1" = 60'

PROJECT
NUMBER
16-1323S

SHEET
2
OF
2
SHEET