

STAFF REPORT

Savannah Shops at Savannah P.U.D.  
146-MP-89

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 July 3, 1990. The plat is located on the southwest corner of Sunrise Boulevard and Flamingo Road, in the City of Sunrise. This plat was recorded on December 23, 1991 (Plat Book 150, Page 31), and is located within the Amerifirst Tract Development Regional Impact (DRI).

Due to the redevelopment of the site, the applicant is requesting to relocate the existing 25-foot opening in the NVAL which is located along the eastern limits of the site and currently centered approximately 72 feet south of the northeast corner of the site. The proposed 30-foot opening will be centered approximately 110 feet south of the northeast corner and restricted to right turn in and out only. In addition, the NVAL will be collapsed to run along the corner cord at the northeast corner of the site, so it will no longer encroach into the abutting right-of-way. These changes are required to accommodate for amendments to a site plan approved by the City of Sunrise on August 14, 2018, through Resolution 91-52-18-A.

The attached letter from the City of Sunrise indicates no objection to this request and states the request complies with the Amerifirst Tract Development of Regional Impact (DRI).

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*





COMMUNITY DEVELOPMENT  
DEPARTMENT

August 29, 2018

Planning & Redevelopment Division  
Broward County  
1 North University Drive  
Plantation, FL 33324



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

**RE: Request to amend Non-Vehicular Access Lines (NVAL) of a portion of Parcel "A" of "Savannah Shops at Savannah P.U.D." as recorded in Plat Book 150, Page 31. 12580 W Sunrise Boulevard Folio# 4940 3510 0060 Savannah Shops aka Sawgrass Square shopping center**

To Whom It May Concern:

Bowman Consulting Group, LTD., Inc. submitted an NVAL amendment for City review in coordination with a Delegation Request submitted to Broward County for review. The property in question is generally located on the south side of West Sunrise Boulevard, between Purple Parrot Place and North Flamingo Road and is specifically described as "a portion of parcel "A" of Savannah Shops at Savannah P.U.D." as recorded in Plat Book 150, Page 31, of the Public Records of Broward County, Florida.


The City's Development Review Committee has reviewed this request pursuant to Subsection 16-34(e)(1)d. of the City of Sunrise Land Development Code. Based upon our review, Staff finds no objection to the amendment of the NVAL, as described in the attached exhibits.

The applicant received approval on August 14, 2018, via Resolution 91-52-18-A for a Revised Site Plan application to redevelop the site for a 7-Eleven gasoline station with the condition that this NVAL amendment receive Broward County approval. The proposed development is in compliance with the effective Amerifirst Tract Development of Regional Impact (DRI) Development Order, as adopted by the City Commission on May 26, 1987, via Ordinance 732-X.

If you have any questions or require anything further, please contact me at (954) 746-3279 or JKoeth@sunrisefl.gov.

Sincerely,

CITY OF SUNRISE



Jim Koeth, AICP, LEED AP BD+C  
Assistant Director/City Planner

JK/tm.

cc: Bill Pfeffer, Bowman Consulting Group, LTD., Inc.

File No. 18:88 (91:03001)

Attachments



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: February 13, 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: Modify Conditions of Plat Approval  
(Amendment to Non-Vehicular Access Line) (Revised)  
Savannah Shops and Savannah PUD (146-MP-89)

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 and the modifications requested to our initial response. In part, the application is a request to amend the non-vehicular access line (NVAL) along West Sunrise Boulevard 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 Savannah Shops at Savannah PUD (Folio Number 494035100010) 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 Sunrise Boulevard adjacent to the plat except at the following openings:
  - a. An existing 60-foot opening with centerline located approximately 30 feet east of the west plat limits. No modification to the existing access easement is allowed.

This opening shall be labeled on Exhibit C: RIGHT TURNS ONLY.

- b. An existing 100-foot opening centered approximately 560 feet east of the west plat limits. No modification to the existing access easement is allowed.

This opening shall be labeled on Exhibit C: FULL ACCESS.

- c. An existing 80-foot opening with centerline approximately 690 feet west of the east plat limits. Said non-access line will include a corner chords on the west side of the access easement abutting Sunrise Boulevard and extend along the west side of the access easement for a minimum of 70 beyond the corner chord.

These openings shall be labeled on Exhibit C: RIGHT TURNS AND LEFT - INS ONLY.

- d. An existing 40-foot opening with centerline located approximately 230 feet west of the east plat limits.

These openings shall be labeled on Exhibit C: RIGHT-IN TURNS ONLY.


#### GENERAL REQUIREMENTS

- 6. 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 SAVANNAH SHOPPES AT SAVANNAH P.U.D.

Plat/SitePlan Number 146-MP-89 Plat Book - Page 150-31 (If recorded)

Owner/Applicant 7-ELEVEN INC. Phone 239-220-3968

Address 1722 ROUTE STREET, STE 1000 City DALLAS State TX Zip Code 75201

Owner's E-mail Address rposey@creightondev.com Fax # \_\_\_\_\_

Agent PULICE LAND SURVEYORS, INC. Phone 954-572-1778

Contact Person RACHEL ROSS

Address 5381 NOB HILL RD City SUNRISE State FL Zip Code 33351

Agent's E-mail Address rachel@pulicelandsurveyors.com Fax # 954-572-1777

**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) n/a

Land Development Code citation(s) none

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

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

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

With a site plan modification at the City, we are modifying the opening into the gas station off of Sunrise Blvd. by shifting it further South into the shopping center. So we are closing the existing opening created by NVAL, and creating a new opening to the South of it. See the attached Exhibits B and C.

**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 Jane Storms

Sworn and subscribed to before me this 4th day of September, 2018

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

Signature of Notary Public [Signature]

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



LISA STASSUN  
MY COMMISSION # FF 940379  
EXPIRES: March 21, 2020  
Bonded Thru Budget Notary Services

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

Time 11:58 AM Application Date 09/07/2018 Acceptance Date 09/10/2018

Comments Due 09/24/2018 C.C. Mtg. Date \_\_\_\_\_ Fee \$ 2,410

Report Due \_\_\_\_\_ Adjacent City Plantation

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

Title of Request NVAL amendment, opening to the south.

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

Comments \_\_\_\_\_

Received by [Signature]





**SKETCH AND LEGAL DESCRIPTION**  
BY  
**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351



TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778  
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

**LEGAL DESCRIPTION:**

A PORTION OF THE NON-VEHICULAR ACCESS LINE LYING ON THE NORTHERLY LINE OF PARCEL "A" AND THE WESTERLY LINE OF AN 80 FOOT WIDE ACCESS EASEMENT, "SAVANNAH SHOPS AT SAVANNAH P.U.D." ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 150, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 49 SOUTH. RANGE 40 EAST, BROWARD COUNTY, FLORIDA: THENCE SOUTH 89°48'12" WEST ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35 FOR 1,193.96 FEET; THENCE SOUTH 00°00'00" EAST 137.95 FEET TO POINT OF BEGINNING 'A'. SAID POINT BEING THE MOST EASTERLY NORTHEAST CORNER OF OUTPARCEL C, AS RECORDED IN OFFICIAL RECORDS BOOK 46441, PAGE 1, ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST SUNRISE BOULEVARD AND THE NORTHERLY LINE OF SAID PARCEL "A"; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID NORTHERLY LINE OF PARCEL "A", THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) NORTH 82°21'25" EAST 71.42 FEET TO THE BEGINNING OF A NON-TANGENT CIRCULAR CURVE CONCAVE SOUTHEASTERLY, TO WHICH A RADIAL LINE BEARS NORTH 13°10'33" WEST; (2) EASTERLY ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF A 2,291.83 FEET, A CENTRAL ANGLE OF 05°49'57', FOR AN ARC LENGTH OF 225.97 FEET TO THE NORTHWEST CORNER OF AN 80 FOOT WIDE ACCESS EASEMENT AS SHOWN ON SAID PLAT; THENCE ON THE WESTERLY LINE OF SAID ACCESS EASEMENT, THE FOLLOWING THREE (3) COURSES AND DISTANCES; (1) SOUTH 05°01'10" EAST 59.50 FEET TO A POINT OF TERMINATION; (2) CONTINUE SOUTH 05°01'10" EAST 25.00 FEET THROUGH A 25 FOOT WIDE OPENING TO POINT OF BEGINNING 'B'; (3) CONTINUE SOUTH 05°01'10" EAST 115.50 FEET TO THE FINAL POINT OF TERMINATION.

SAID LANDS SITUATE. LYING AND BEING IN THE CITY OF SUNRISE. BROWARD COUNTY, FLORIDA.

**NOTES:**

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 49 SOUTH, RANGE 40 EAST BEING S89°48'12"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**FILE: CREIGHTON CONSTRUCTION & MANAGMENT**

**SCALE: N/A** | **DRAWN: BB**

**ORDER NO.: 64678A**

**DATE: 5/14/18**

**NON-VEHICULAR ACCESS LINE TO BE ABANDONED**

**SUNRISE, BROWARD COUNTY, FLORIDA**

**FOR: 7-ELEVEN SITE AT 12580 W SUNRISE BLVD**

**SHEET 1 OF 3**

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE  
WITHOUT SHEETS 1, 2 AND 3

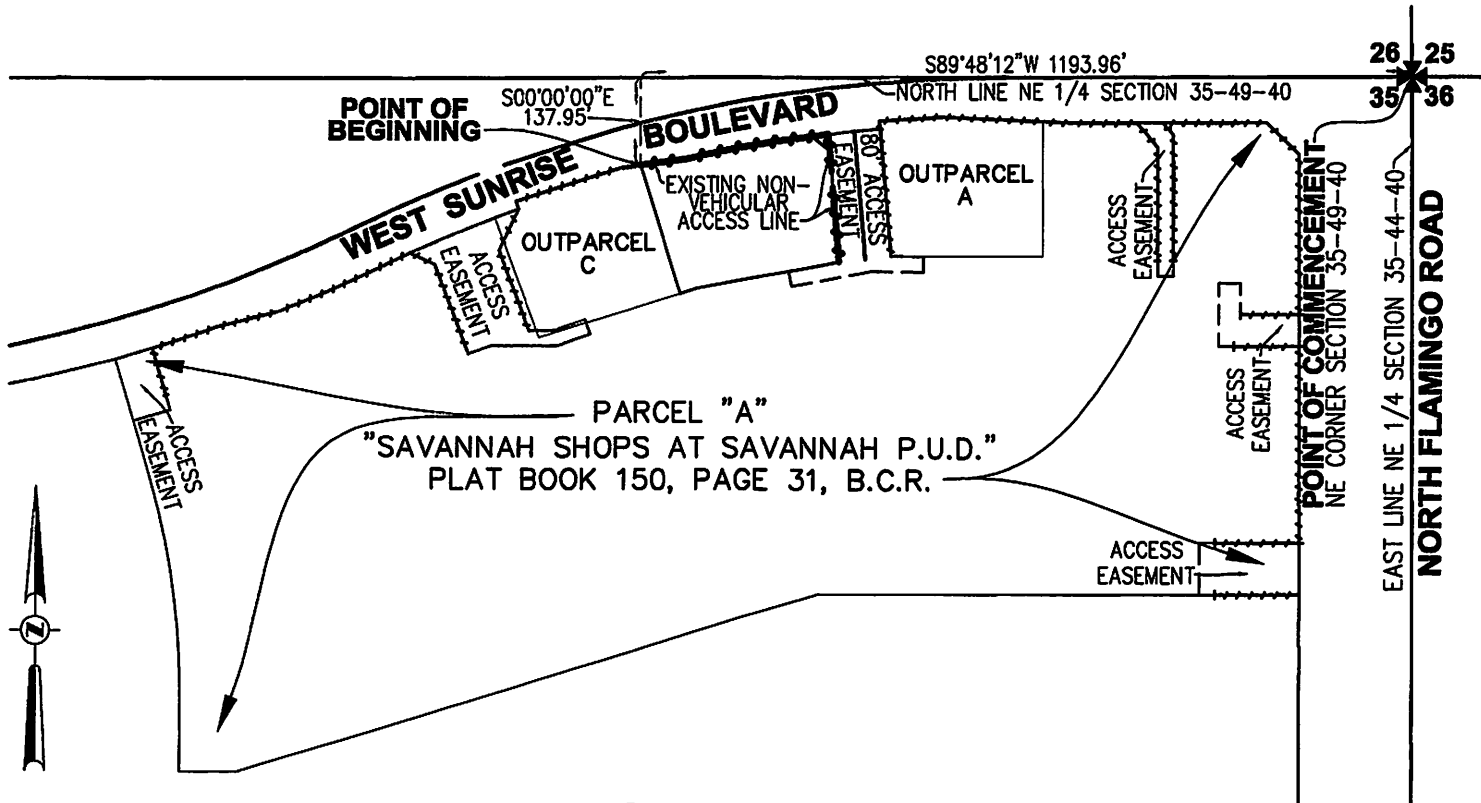
*Beth Burns*

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
STATE OF FLORIDA



**SKETCH AND LEGAL DESCRIPTION**  
BY  
**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778  
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



**VICINITY MAP**

**FILE: CREIGHTON CONSTRUCTION & MANAGMENT**

**SCALE: 1"=300' | DRAWN: BB**

**ORDER NO.: 64678A**

**DATE: 5/14/18**

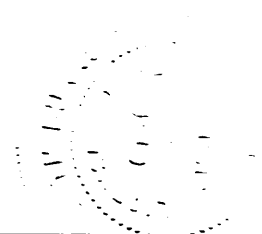
**NON-VEHICULAR ACCESS LINE TO BE ABANDONED**

**SUNRISE, BROWARD COUNTY, FLORIDA**

**FOR: 7-ELEVEN SITE AT 12580 W SUNRISE BLVD**

**SHEET 2 OF 3**

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE  
WITHOUT SHEETS 1, 2 AND 3

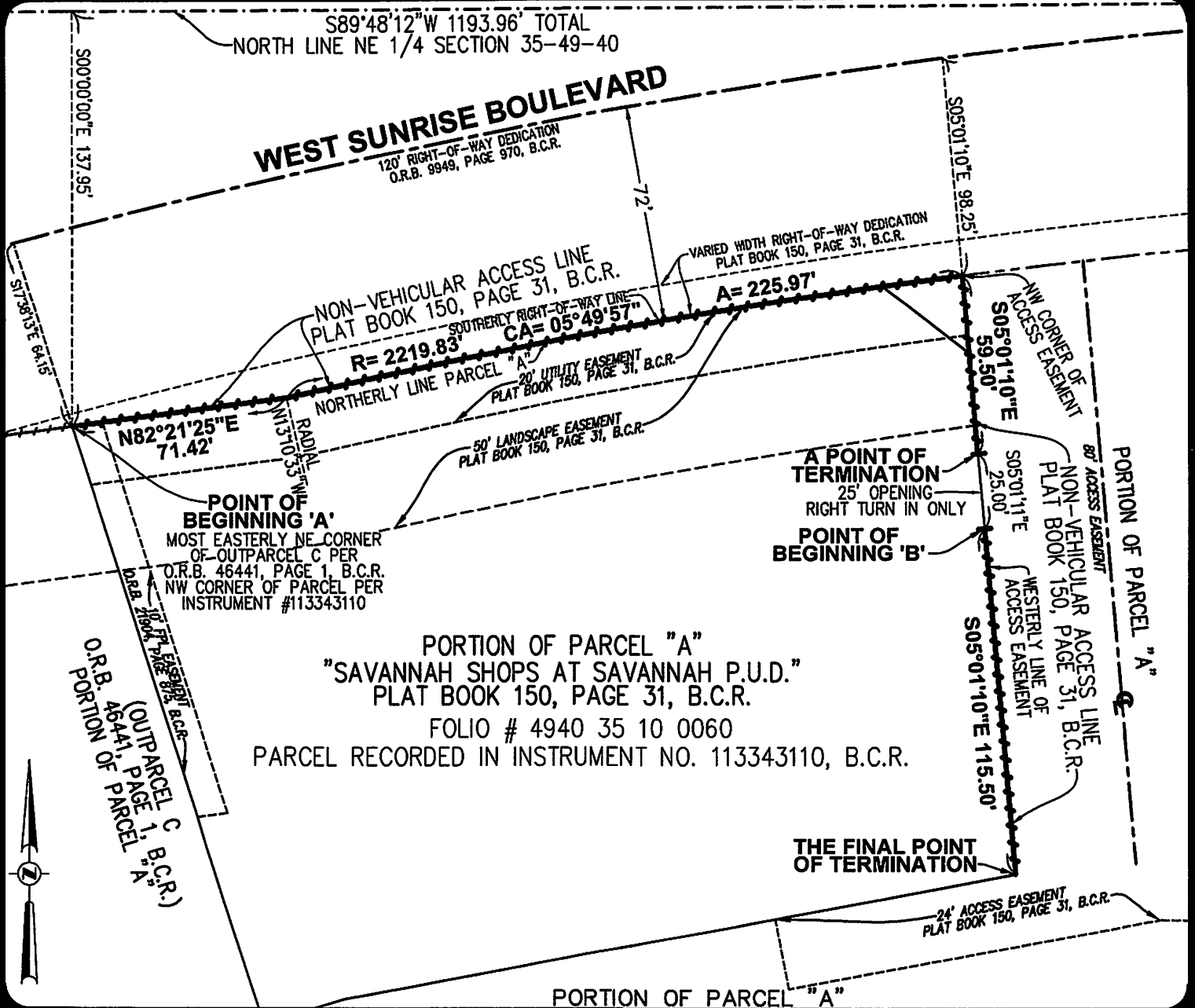




### SKETCH AND LEGAL DESCRIPTION

BY  
**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778  
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



PORTION OF PARCEL "A"  
"SAVANNAH SHOPS AT SAVANNAH P.U.D."  
PLAT BOOK 150, PAGE 31, B.C.R.  
FOLIO # 4940 35 10 0060  
PARCEL RECORDED IN INSTRUMENT NO. 113343110, B.C.R.

FILE: CREIGHTON CONSTRUCTION & MANAGMENT

SCALE: 1" = 50'    DRAWN: BB

ORDER NO.: 64678A

DATE: 5/14/18

NON-VEHICULAR ACCESS LINE TO BE ABANDONED

SUNRISE, BROWARD COUNTY, FLORIDA

FOR: 7-ELEVEN SITE AT 12580 W SUNRISE BLVD

SHEET 3 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE  
WITHOUT SHEETS 1, 2 AND 3

LEGEND:

- CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- B.C.R. BROWARD COUNTY RECORDS
- FPL FLORIDA POWER & LIGHT COMPANY





**SKETCH AND LEGAL DESCRIPTION**  
BY  
**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351



TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778  
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

**LEGAL DESCRIPTION:**

A PORTION OF THE NORTHERLY LINE OF PARCEL "A", A LINE LYING WITHIN PARCEL A, AND A PORTION OF THE WESTERLY LINE OF AN 80 FOOT WIDE ACCESS EASEMENT, "SAVANNAH SHOPS AT SAVANNAH P.U.D." ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 150, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING ON THE NORTHERLY, NORTHEASTERLY AND EASTERLY BOUNDARY OF THAT PARCEL OF LAND RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 113343110 OF SAID PUBLIC RECORDS (FOLIO # 4940 35 10 0060), SAID LINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 49 SOUTH. RANGE 40 EAST, BROWARD COUNTY, FLORIDA: THENCE SOUTH 89°48'12" WEST ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35 FOR 1,193.96 FEET; THENCE SOUTH 00°00'00" EAST 137.95 FEET TO POINT OF BEGINNING 'A', SAID POINT BEING THE MOST EASTERLY NORTHEAST CORNER OF OUTPARCEL C, AS RECORDED IN OFFICIAL RECORDS BOOK 46441, PAGE 1, AND THE NORTHWEST CORNER OF THE AFOREMENTIONED PARCEL RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 113343110. BOTH OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST SUNRISE BOULEVARD AND THE NORTHERLY LINE OF SAID PARCEL "A"; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID NORTHERLY LINE OF PARCEL "A", THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) NORTH 82°21'25" EAST 71.42 FEET TO THE BEGINNING OF A NON-TANGENT CIRCULAR CURVE CONCAVE SOUTHEASTERLY, TO WHICH A RADIAL LINE BEARS NORTH 13°10'33" WEST; (2) EASTERLY ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF A 2,291.83 FEET, A CENTRAL ANGLE OF 05°09'10", FOR AN ARC LENGTH OF 199.63 FEET; THENCE SOUTH 51°31'23" EAST 36.27 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SAID 80 FOOT WIDE ACCESS EASEMENT; THENCE ON SAID WESTERLY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES; (1) SOUTH 05°01'10" EAST 70.47 FEET TO A POINT OF TERMINATION; (2) CONTINUE SOUTH 05°01'10" EAST 30.00 FEET THROUGH A 30 FOOT WIDE OPENING TO POINT OF BEGINNING 'B'; (3) CONTINUE SOUTH 05°01'10" EAST 73.34 FEET TO THE FINAL POINT OF TERMINATION.

SAID LANDS SITUATE. LYING AND BEING IN THE CITY OF SUNRISE. BROWARD COUNTY, FLORIDA.

**NOTES:**

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 49 SOUTH, RANGE 40 EAST BEING S89°48'12"W.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**FILE: CREIGHTON CONSTRUCTION & MANAGMENT**

**SCALE: N/A**

**DRAWN: BB**

**ORDER NO.: 64678B**

**DATE: 5/14/18**

**NEW NON-VEHICULAR ACCESS LINE**

**SUNRISE, BROWARD COUNTY, FLORIDA**

**FOR: 7-ELEVEN SITE AT 12580 W SUNRISE BLVD**

**SHEET 1 OF 3**

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE  
WITHOUT SHEETS 1, 2 AND 3

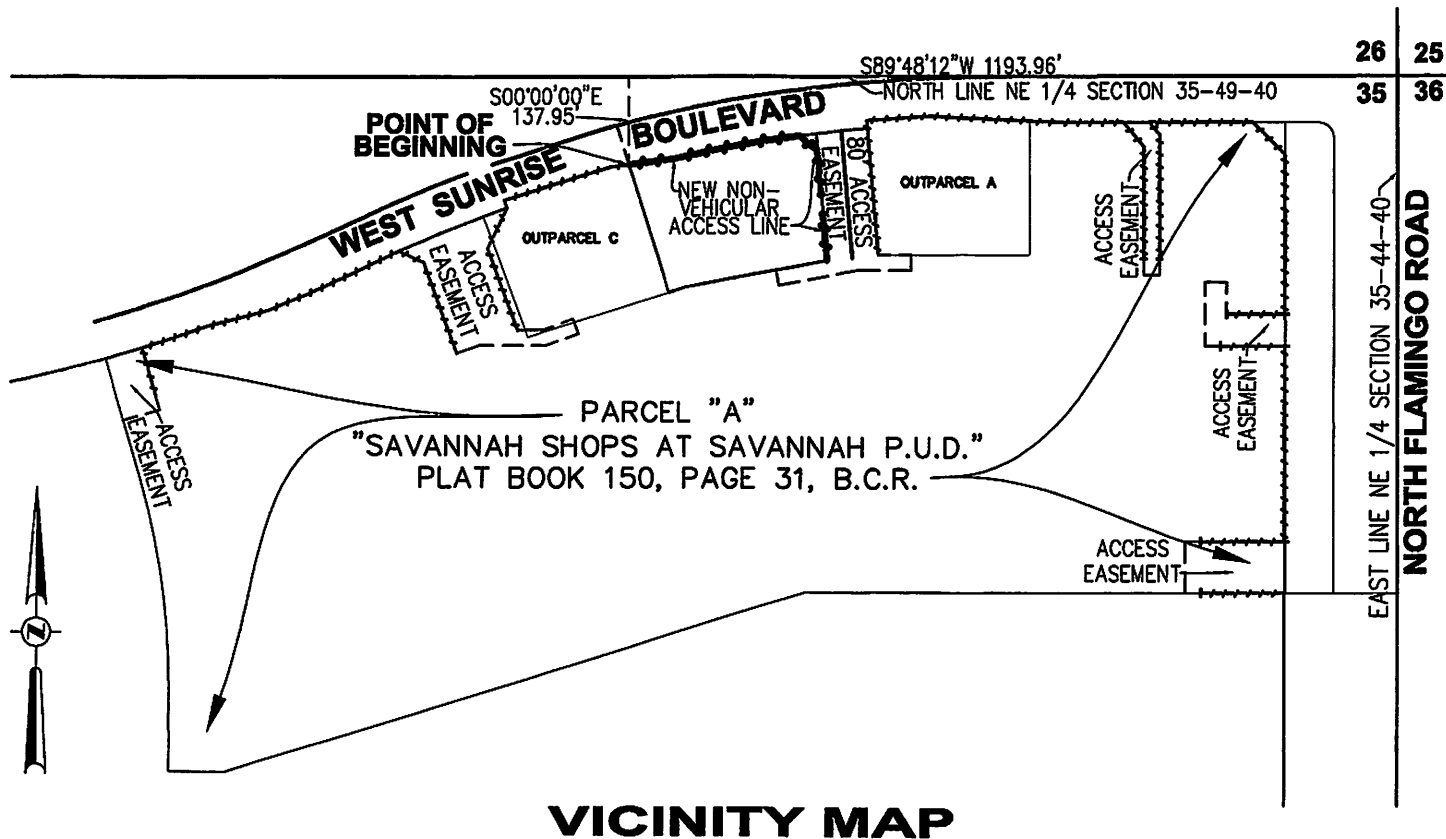
*Beth Burns*

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
STATE OF FLORIDA



**SKETCH AND LEGAL DESCRIPTION**  
BY  
**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778  
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



**VICINITY MAP**

**FILE: CREIGHTON CONSTRUCTION & MANAGMENT**

**SCALE: 1"=300' | DRAWN: BB**

**ORDER NO.: 64678B**

**DATE: 5/14/18**

**NEW NON-VEHICULAR ACCESS LINE**

**SUNRISE, BROWARD COUNTY, FLORIDA**

**FOR: 7-ELEVEN SITE AT 12580 W SUNRISE BLVD**

**SHEET 2 OF 3**

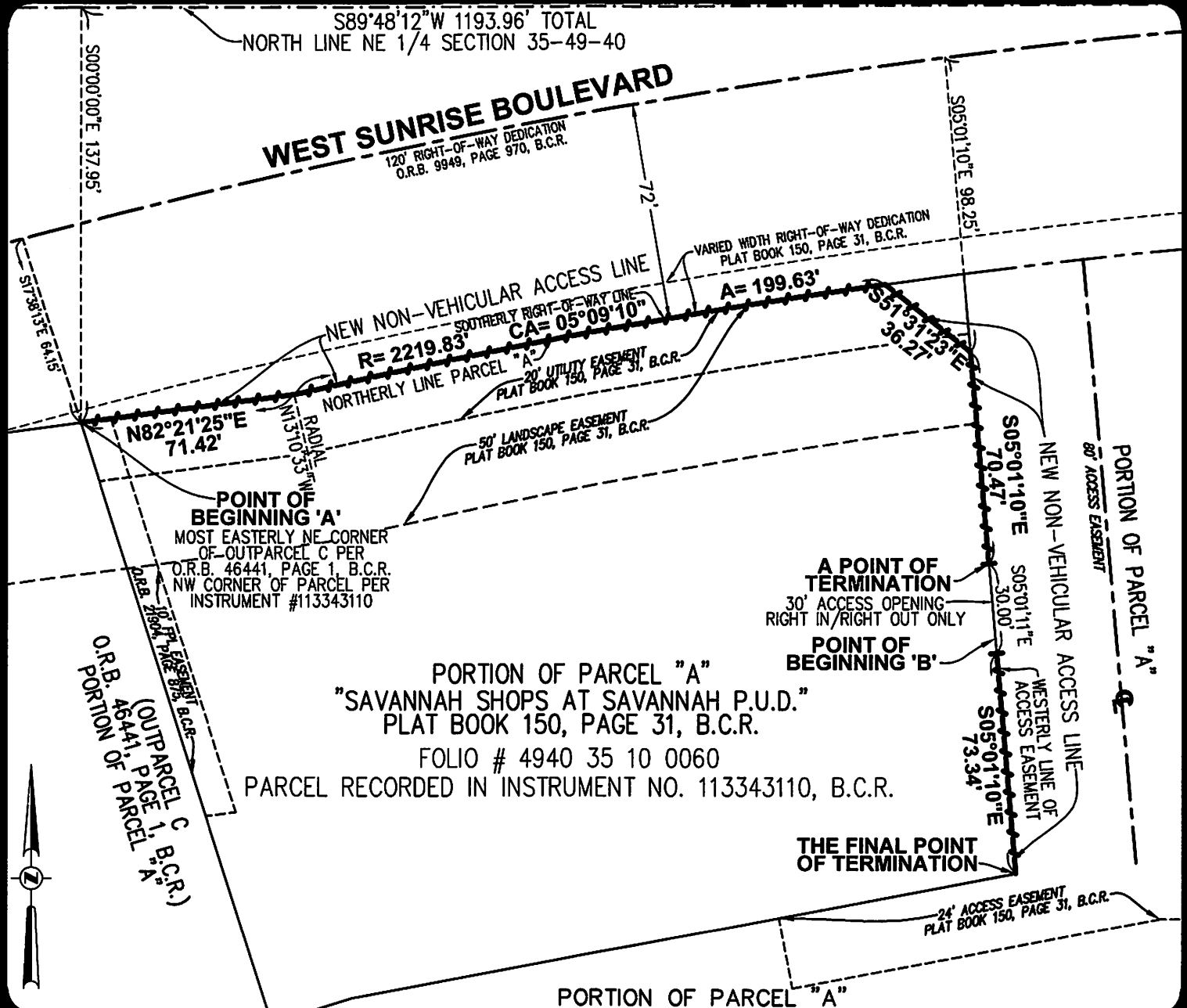
THIS DOCUMENT IS NEITHER FULL NOR COMPLETE  
WITHOUT SHEETS 1, 2 AND 3





**SKETCH AND LEGAL DESCRIPTION**  
BY  
**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778  
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



PORTION OF PARCEL "A"  
"SAVANNAH SHOPS AT SAVANNAH P.U.D."  
PLAT BOOK 150, PAGE 31, B.C.R.  
FOLIO # 4940 35 10 0060  
PARCEL RECORDED IN INSTRUMENT NO. 113343110, B.C.R.

**FILE: CREIGHTON CONSTRUCTION & MANAGEMENT**

<b>SCALE: 1" = 50'</b>	<b>DRAWN: BB</b>
<b>ORDER NO.: 64678B</b>	
<b>DATE: 5/14/18</b>	
<b>NEW NON-VEHICULAR ACCESS LINE</b>	
<b>SUNRISE, BROWARD COUNTY, FLORIDA</b>	
<b>FOR: 7-ELEVEN SITE AT 12580 W SUNRISE BLVD</b>	

**SHEET 3 OF 3**

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1, 2 AND 3

**LEGEND:**

- CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- B.C.R. BROWARD COUNTY RECORDS
- FPL FLORIDA POWER & LIGHT COMPANY