

STAFF REPORT
Isgette's Runway
060-MP-93

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 Board on March 15, 1994. The property is located on the south side of Interstate 595, between Southwest 30 Avenue and Southwest 26 Terrace, in the City of Dania Beach. This plat was recorded on May 1, 1995 (Plat Book 158, Page 18).

The applicant is requesting to remove the segment of existing non-vehicular access line along the north plat limits starting at the northwest corner and reduce the 55-foot opening at the northwest corner of the plat along Southwest 30 Avenue to a 40-foot opening. The 40-foot opening will be the southern portion of an 80-foot access opening where the northern 40 feet of the opening is located on the adjacent Runway Lakes II (Plat Book 156, Page 47) plat, allowing for shared ingress/egress between the two properties.

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

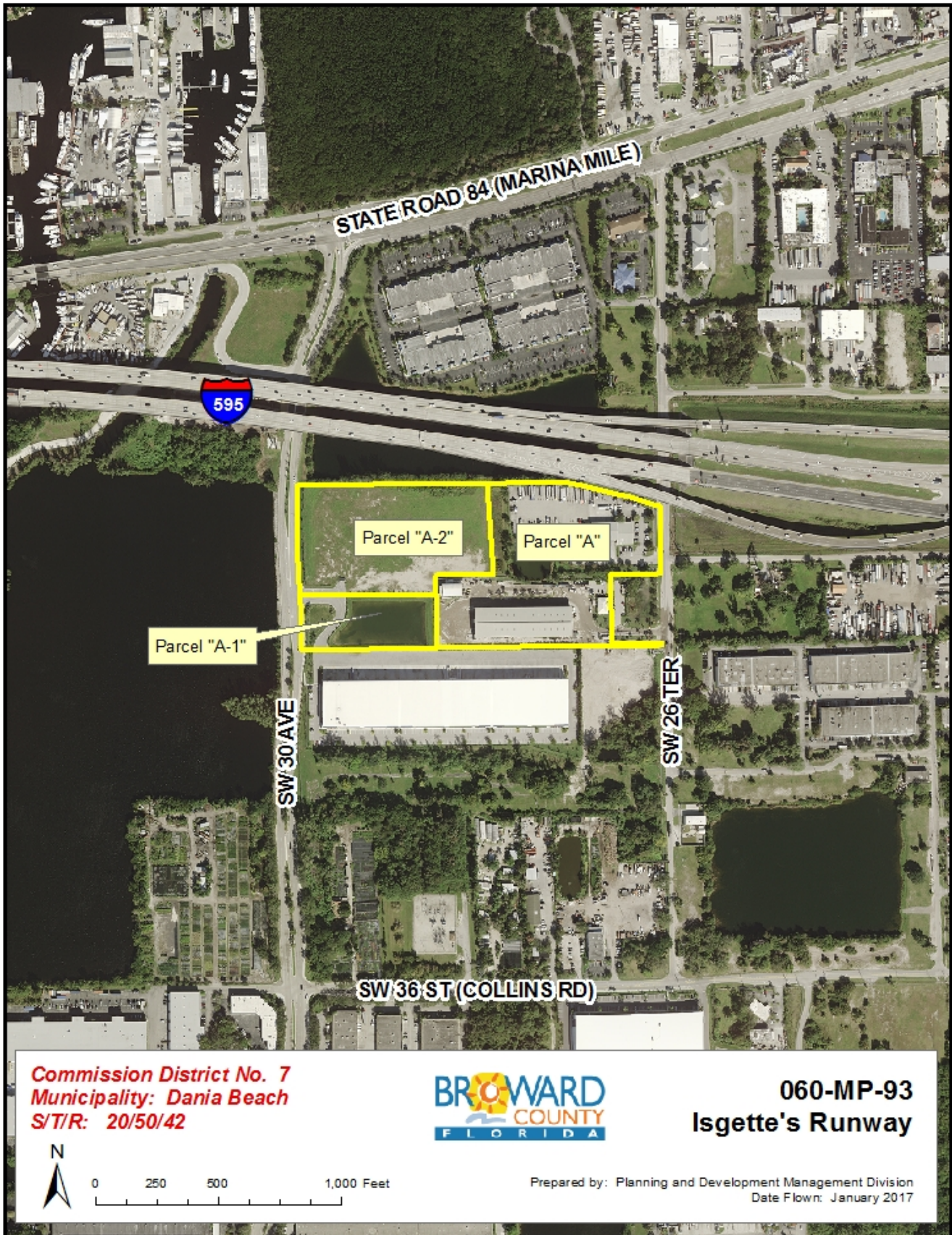
The attached letter from the adjacent City of Hollywood indicates no objection to this request.

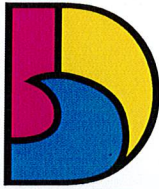
Staff from the Highway Construction and Engineering Division and the Transit Division have reviewed this request and recommend **APPROVAL** subject to the conditions contained in the attached memorandum and shall meet the standards of the Broward County Development Code at the time of permit.

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.

JWP





DANIA BEACH
SEA IT. LIVE IT. LOVE IT.



THUY (twee) TURNER, AICP, LEED AP BD+C,
PLANNING SECTION SUPERVISOR
Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 N. University Dr.
Plantation, Florida 33324

Re: Amendment to Non Vehicular Access Line for Isgette's Runway Plat
(060-MP-93) PB 158/18

Dear Ms. Turner:

The City of Dania Beach Planning Staff has reviewed the application to amend the non-vehicular access line for the Isgette's Runway Plat. The applicant is requesting to amend the existing NVAL opening on the north 55' of the Isgette's Runway plat so that the opening is shared between the Issette's Runway plat and the Runway Lakes II plat (068-MP-91) as follows:

- 40' opening on the north 40' of the Isgette's Runway plat.
- 15' opening on the south 15' of the Runway Lakes II plat.

The revised NVAL will be consistent with the site plan which has been approved by the City.

Please let me know if you need any further information.

If you have any further questions or require clarification, please feel free to contact me directly.

Sincerely,

Corinne Lajoie, AICP, LEED G.A.
Planning and Zoning Manager

CC: File

"Broward's First City"



Environmental Protection and Growth Management Department
PLANNING AND DEVELOPMENT MANAGEMENT DIVISION
1 North University Drive, Suite 102-A • Plantation, Florida 33324 • 954-357-6666 • FAX 954-357-6521 • 954-519-1412

March 25, 2019

Leslie A. Del Monte, Planning Manager
Planning and Urban Design Division
2600 Hollywood Boulevard, Room 315
Hollywood, FL 33020

RE: Municipal notification of a delegation request to amend or revise the non-vehicular access line ("NVAL") on a recorded plat adjacent to the municipal limits of Sunrise:

Plat Name: Isgette's Runway
Plat No.: 060-MP-93

Written comments must be received on or before April 8, 2019.

Dear Ms. Reed-Holguin:

As per Broward County Commission Policy effective March 24, 1998, we are forwarding the attached copy of an application for a delegation request to all municipalities that are adjacent to the plat.

If your municipality desires to comment on this application, the comments must be in writing and electronically submitted to the Planning and Development Management Division on or before the above referenced date. Please send your comments via e-mail to our offices at pdmdinfo@broward.org.

Any written comments received will be forwarded to the applicant along with the comments from other agencies reviewing the application.

If you have any questions, please contact Jean-Paul W. Perez at 954-357-6637 (or jpgperez@broward.org).

Sincerely,

A handwritten signature in black ink, appearing to read "Jean-Paul W. Perez". The signature is stylized with a large loop at the beginning and a long, sweeping tail.

Jean-Paul W. Perez, Senior Planner
Planning and Development Management Division



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 8, 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)
Isgettes Runway plat (060-MP-93)

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 SW 30th Avenue 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 (Folio Number 504220500010 and 504220500012) 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 NW 30th Avenue adjacent to the plat except at the following openings:
 - a. An existing 100-foot opening with centerline located approximately 216 feet north of the south plat limit. No modification to the existing access easement is allowed.
 - b. A 40-foot opening at the north plat limit. This is part of a 55-foot shared opening.

ACCESS EASEMENT REQUIREMENTS (Separate Instrument)

6. The property owners of Runway Lakes II plat (Folio Number 504220460020) must fully execute the Declaration of Restrictive Covenants for Private Roadways and Access (CAF #463) and submit it to the Highway Construction and Engineering Division for review and approval. The agreement shall provide for a 15-foot wide by 100-foot deep ingress/egress easement adjoining the 40-foot opening and located at the south west corner of Runway Lakes II plat (Folio Number 504220460020). The dimensions may be modified to more closely approximate the proposed driveway dimensions. Any proposed modifications are subject to the review and approval of the Highway Construction and Engineering Division prior to plat recordation.

GENERAL REQUIREMENTS

7. The developer shall prepare and deliver all required documents, securities, deeds, easements, and agreement(s) within 18 months of approval of this Delegation Request. Failure to complete this process within the 18-month time frame shall render the approval of this Delegation Request null and void.

dgm

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 Isgette's Runway

Plat/SitePlan Number 060-MP-93 Plat Book - Page 158/18 (If recorded)

Owner/Applicant MSG I-595 LLC, a Florida limited liability company Phone _____

Address 2875 NE 191 Street, PH 1b City Aventura State FL Zip Code 33180

Owner's E-mail Address saul@capscanada.com Fax # _____

Agent Richard Coker - Coker & Feiner Phone 954-761-3636

Contact Person Richard Coker

Address 1404 S. Andrews Avenue City Fort Lauderdale State FL Zip Code 33316

Agent's E-mail Address rgcoker@coker-feiner.com Fax # 954-761-1818

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 _____

David (DG) McGuire, Plat Section, December, 2018

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

On June 16, 2017 the Commission approved a NVAL amendment and the agreement was recorded on September 27, 2018. This application requests the further amendment of the NVAL to reflect the actual construction of the access driveway as shown on the site plan approved by the City of Dania Beach. See attached letter to DG McGuire for a full explanation of the application.

**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 Page 9 of 15
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 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 [Signature]

Sworn and subscribed to before me this 7 day of February, 2019

by Richard G Coker Jr He/she is personally known to me or

Has presented _____ as identification.

Signature of Notary Public [Signature]

Type or Print Name Carolyn S Gill



FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY

Time N/A Application Date 3/16/2019 Acceptance Date 3/26/2019

Comments Due 4/8/2019 C.C. Mtg. Date TBD Fee \$ 2410

Report Due 4/15/2019 Adjacent City N/A

Plats Site Plans/Drawings City Letter FDOT Letter

Other (Describe) LEGAL/SKETCHES OF EXISTING & PROPOSED, NARRATIVE

Title of Request NVAL AMENDMENT...

Distribute to: Engineering Traffic Engineering Mass Transit

Other FDOT Other _____

Comments _____

Received by [Signature] JEAN-PAUL PEREZ, SENIOR PLANNER

Law Offices
COKER & FEINER
1404 South Andrews Avenue
Fort Lauderdale, FL 33316-1840

Telephone: (954) 761-3636
Facsimile: (954) 761-1818

Richard G. Coker, Jr., P.A.
Rod A. Feiner
Kathryn R. Coker

rgcoker@coker-feiner.com
rafeiner@coker-feiner.com
krcoker@coker-feiner.com

February 8, 2019

David (DG) McGuire, RLA
Manager, Plat Section
Highway Construction and Engineering Division
1 N University Dr, Box B300,
Plantation, FL 33324

Re: Isgette's Runway Plat (060-MP-93)
Runway Lakes II Plat (068-MP-91)

Dear DG:

This letter is a follow up to our recent meeting and is an explanation of the application to amend the NVAL for the Isgette's Runway plat referenced above. As you recall, the NVAL for the plat was recently amended to allow a 55' x 80' opening on SW 30th Avenue. The opening approved by the Commission was centered approximately 27' south of the north plat limits. The agreement was approved and recorded under Instrument No. 115349918. A Declaration of Restrictive Covenants for Private Paved Roadways and Access was also recorded for the 55' x 80' opening under Instrument No. 115349919.

The site plan for the developer's parcel called Parcel A-2 actually provides for the access driveway from SW 30th Avenue to be built partially on the Isgette's Runway plat and partially on the south 15' of the Runway Lakes II Plat (068-MP-91) to the north. That portion of the Runway Lakes II plat is owned by the same principal as Parcel A-2 of the Isgette's Runway plat. Based on the site plan the access opening would be 40' x 80' on the Isgette's Runway plat and 15' x 93.61' on the Runway Lakes II plat with the opening centered approximately 12' south of the north plat limits of the Isgette's Runway plat. The purpose of the current application is to amend the NVAL and restrictive covenant for the Isgette's Runway plat to reflect the approved site plan and also to establish a NVAL and restrictive covenant for access on the Runway Lakes II plat again to reflect the location of the access driveway as shown on the approved site plan.

DG McGuire
February 8, 2019
Page - 2 -

The following exhibits are included with this application

1. A sketch and description of the existing NVAL for Isgette's Runway. This sketch was Exhibit C to the existing agreement and will be Exhibit B for the new agreement.
2. A sketch and description of the new NVAL for Isgette' Runway showing a 40' opening from the north plat limits. We would also like to amend the access declaration from the 55' x 80' area to the 40' x 80' area.
3. A sketch and description of the NVAL to be placed on the Runway Lakes II plat. Currently there is not an NVAL on the plat.
4. A sketch and description of the access easement to be attached to the restrictive covenant for the 15' x 93.61' access area on the Runway Lakes II plat.

Thank you for your review and consideration of this application.

Very truly yours,



RICHARD G. COKER, JR.
For the Firm

cc:



4341 S.W. 62nd Avenue

Tel. (954) 585-0997
Fax (954) 585-3927

**LEGAL DESCRIPTION OF:
EXISTING NON-VEHICULAR ACCESS LINE
A PORTION OF PARCEL "A", "ISGETTE'S RUNWAY" (P.B. 158, PG. 18, B.C.R.)
CITY OF DANIA BEACH, FLORIDA**

LEGAL DESCRIPTION: (NON-VEHICULAR ACCESS LINE)

A NON-VEHICULAR ACCESS LINE LYING WITHIN A PORTION OF PARCEL "A" OF "ISGETTE'S RUNWAY" ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 158, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF PARCEL "A" OF SAID "ISGETTE'S RUNWAY";

THENCE N.89°20'00"E. ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 7.00 TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE;

THENCE CONTINUE N.89°20'00"E., ALONG SAID NORTH LINE, A DISTANCE OF 86.07 FEET TO REFERENCE POINT "A", SAID POINT BEING THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE;

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A";

THENCE S.00°40'00"E. A DISTANCE OF 55.00 FEET TO A POINT ON A LINE 55.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID PARCEL "A" SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE;

THENCE S.89°20'00"W. ALONG SAID PARALLEL LINE, A DISTANCE OF 80.00 FEET;

THENCE S.00°40'41"E. A DISTANCE OF 5.39 FEET;

THENCE S.00°05'14"W. A DISTANCE OF 150.47 FEET;

THENCE S.11°12'07"W. A DISTANCE OF 14.13 FEET;

THENCE S.00°58'17"E. A DISTANCE OF 125.33 FEET;

THENCE N.89°19'57"E. A DISTANCE OF 3.00 FEET;

THENCE S.00°58'17"E. A DISTANCE OF 40.00 FEET;

THENCE S.89°19'57"W. A DISTANCE OF 2.96 FEET;

THENCE S.02°43'30"E. A DISTANCE OF 10.04 FEET;

THENCE N.89°29'19"E. A DISTANCE OF 112.00 FEET TO REFERENCE POINT "B", SAID POINT BEING THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE;

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "B";

LEGAL DESCRIPTION: (CONTINUED)

THENCE S.02°43'48"E. A DISTANCE OF 100.08 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE;

THENCE S.89°29'19"W. A DISTANCE OF 100.00 FEET;

THENCE S.02°43'30"E. A DISTANCE OF 47.20 FEET;

THENCE S.02°44'03"E. A DISTANCE OF 1.03 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.87°15'19"W. INTO THE RADIUS POINT;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°28'40" AND A RADIUS OF 2729.00 FEET FOR AN ARC DISTANCE OF 118.01 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S.06°46'17"W. A DISTANCE OF 0.13 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE.

SAID NON-VEHICULAR ACCESS LINES SITUATE WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON N.89°20'00"E. ALONG THE NORTH LINE OF PARCEL "A", ISGETTE'S RUNWAY, AS RECORDED IN PLAT BOOK 158, AT PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.
6. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY
1. COUNTY REVISIONS	12/05/16	RGC
2. REV'D SKETCH & LEGAL	8/27/18	DRL

DATE: Feb 07, 2019
RICHARD G. CRAWFORD Jr.
PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC.
COPYRIGHT©2018

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
10/28/16	DRL	RGC	N/A

SEAL
NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 2

SKETCH NO.
15-8237_EXIST_NVAL



4341 S.W. 62nd AVE.
Davie, Florida 33314

Tel. (954) 585-0997
Fax (954) 585-3927

SKETCH OF DESCRIPTION

EXISTING NON-VEHICULAR ACCESS LINE

A PORTION OF PARCEL "A", "ISGETTE'S RUNWAY" (P.B. 158, PG. 18, B.C.R.)

CITY OF DANIA BEACH, FLORIDA

LEGEND:

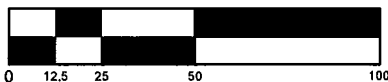
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- B.C.R. BROWARD COUNTY RECORDS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- ☉ CENTERLINE
- L1 LINE 1 (REFER TO LINE TABLE)
- C1 LINE 1 (REFER TO CURVE TABLE)
- REF. PT. REFERENCE POINT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N.89°20'00"E.	7.00'
L2	N.89°20'00"E.	86.07'
L3	S.00°40'00"E.	55.00'
L4	S.89°20'00"W.	80.00'
L5	S.00°40'41"E.	5.39'
L6	S.00°05'14"W.	150.47'
L7	S.11°12'07"W.	14.13'
L8	S.00°58'17"E.	125.33'
L9	N.89°19'57"E.	3.00'
L10	S.00°58'17"E.	40.00'
L11	S.89°19'57"W.	2.96'
L12	S.02°43'30"E.	10.04'
L13	N.89°29'19"E.	112.00'
L14	S.02°43'48"E.	100.08'
L15	S.89°29'19"W.	100.00'
L16	S.02°43'30"E.	47.20'
L17	S.02°44'03"E.	1.03'
L18	S.06°46'17"W.	0.13'

CURVE TABLE			
CURVE	CENTRAL ANGLE	RADIUS	ARC DISTANCE
C1	02°28'40"	2729.00'	118.01'

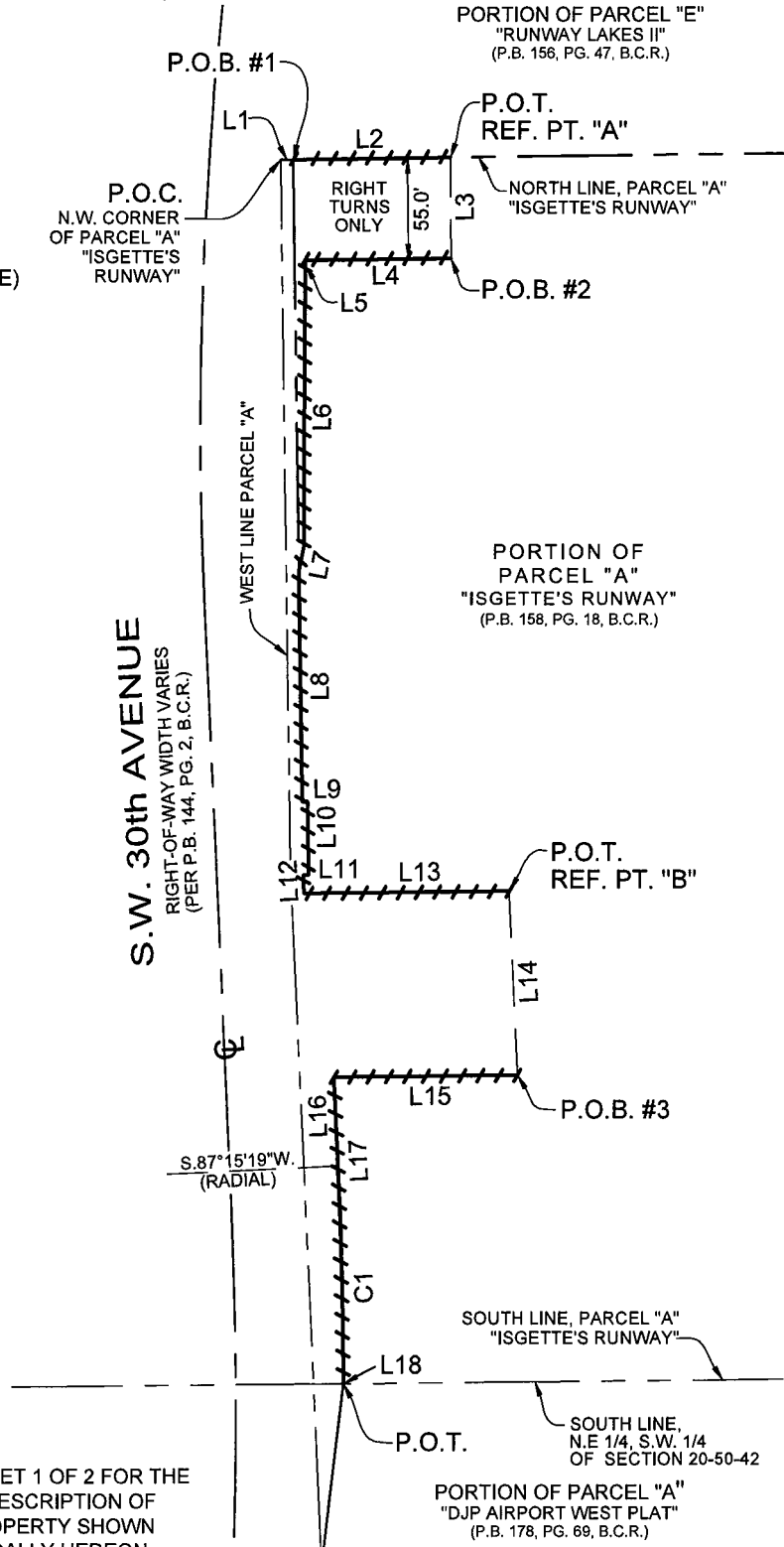


SCALE: 1" = 100'



GRAPHIC SCALE

NOTE:
SEE SHEET 1 OF 2 FOR THE LEGAL DESCRIPTION OF THE PROPERTY SHOWN GRAPHICALLY HEREON.





4341 S.W. 62nd Avenue

Tel. (954) 585-0997
Fax (954) 585-3927

**LEGAL DESCRIPTION OF:
PROPOSED NON-VEHICULAR ACCESS LINE
A PORTION OF PARCEL "A", "ISGETTE'S RUNWAY" (P.B. 158, PG. 18, B.C.R.)
CITY OF DANIA BEACH, FLORIDA**

LEGAL DESCRIPTION: (NON-VEHICULAR ACCESS LINE)

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COMMENCE AT THE NORTHWEST CORNER OF PARCEL "A" OF SAID "ISGETTE'S RUNWAY";

THENCE N.89°20'00"E. ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 93.07 FEET;

THENCE S.00°40'00"E. A DISTANCE OF 40.00 FEET TO A POINT ON A LINE 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID PARCEL "A" SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE;

THENCE S.89°20'00"W. ALONG SAID PARALLEL LINE , A DISTANCE OF 80.00 FEET;

THENCE S.00°40'41"E. A DISTANCE OF 20.39 FEET;

THENCE S.00°05'14"W. A DISTANCE OF 150.47 FEET;

THENCE S.11°12'07"W. A DISTANCE OF 14.13 FEET;

THENCE S.00°58'17"E. A DISTANCE OF 125.33 FEET;

THENCE N.89°19'57"E. A DISTANCE OF 3.00 FEET;

THENCE S.00°58'17"E. A DISTANCE OF 40.00 FEET;

THENCE S.89°19'57"W. A DISTANCE OF 2.96 FEET;

THENCE S.02°43'30"E. A DISTANCE OF 10.04 FEET;

THENCE N.89°29'19"E. A DISTANCE OF 112.00 FEET TO REFERENCE POINT "B", SAID POINT BEING THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE;

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "B"; THENCE S.02°43'48"E. A DISTANCE OF 100.08 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE;

THENCE S.89°29'19"W. A DISTANCE OF 100.00 FEET;

THENCE S.02°43'30"E. A DISTANCE OF 47.20 FEET;

THENCE S.02°44'03"E. A DISTANCE OF 1.03 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE

LEGAL DESCRIPTION: (CONTINUED)

WEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.87°15'19"W. INTO THE RADIUS POINT;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°28'40" AND A RADIUS OF 2729.00 FEET FOR AN ARC DISTANCE OF 118.01 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE S.06°46'17"W. A DISTANCE OF 0.13 FEET TO THE POINT OF TERMINATION OF THE HEREIN DESCRIBED NON-VEHICULAR ACCESS LINE.

SAID NON-VEHICULAR ACCESS LINES SITUATE WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH IS "NOT VALID"WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON N.89°20'00"E. ALONG THE NORTH LINE OF PARCEL "A", ISGETTE'S RUNWAY, AS RECORDED IN PLAT BOOK 158, AT PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.
6. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY

DATE: Feb 07, 2019
RICHARD G. CRAWFORD Jr.
PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

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DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
2/7/19	DRL	RGC	N/A

SEAL
NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 2

SKETCH NO.
15-8237_PROP_NVAL1



4341 S.W. 62nd AVE.
Davie, Florida 33314

Tel. (954) 585-0997
Fax (954) 585-3927

SKETCH OF DESCRIPTION
PROPOSED NON-VEHICULAR ACCESS LINE
A PORTION OF PARCEL "A", "ISGETTE'S RUNWAY" (P.B. 158, PG. 18, B.C.R.)
CITY OF DANIA BEACH, FLORIDA

LEGEND:

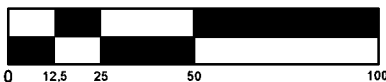
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- B.C.R. BROWARD COUNTY RECORDS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- ☉ CENTERLINE
- L1 LINE 1 (REFER TO LINE TABLE)
- C1 LINE 1 (REFER TO CURVE TABLE)
- REF. PT. REFERENCE POINT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N.89°20'00"E.	93.07'
L2	S.00°40'00"E.	40.00'
L3	S.89°20'00"W.	80.00'
L4	S.00°40'41"E.	20.39'
L5	S.00°05'14"W.	150.47'
L6	S.11°12'07"W.	14.13'
L7	S.00°58'17"E.	125.33'
L8	N.89°19'57"E.	3.00'
L9	S.00°58'17"E.	40.00'
L10	S.89°19'57"W.	2.96'
L11	S.02°43'30"E.	10.04'
L12	N.89°29'19"E.	112.00'
L13	S.02°43'48"E.	100.08'
L14	S.89°29'19"W.	100.00'
L15	S.02°43'30"E.	47.20'
L16	S.02°44'03"E.	1.03'
L17	S.06°46'17"W.	0.13'

CURVE TABLE			
CURVE	CENTRAL ANGLE	RADIUS	ARC DISTANCE
C1	02°28'40"	2729.00'	118.01'



SCALE: 1" = 100'



GRAPHIC SCALE

NOTE:
SEE SHEET 1 OF 2 FOR THE
LEGAL DESCRIPTION OF
THE PROPERTY SHOWN
GRAPHICALLY HEREON.

