

WALMART OAKLAND PARK PLAT**NVAL AMENDMENT NARRATIVE****Plat Book 121, Page 34 BCR****May 14, 2020**

Request. Ram Realty Acquisitions V LLC (“Developer”) is the developer of the property included on the WALMART OAKLAND PARK Plat, recorded in Plat Book 183, Page 253 of the Public Records of Broward County, Florida (“Plat”). The Plat is generally located on the southeast corner of NE 6th Avenue and East Oakland Park Boulevard in the City of Oakland Park.

Developer is proposing to amend the existing Non-Vehicular Access Lines to correspond with the driveway connections on the site plans, which are currently under review by the City (“Site Plans”). The Site Plans are attached hereto as **Exhibit “A”**. A sketch and legal description of the existing Non-Vehicular Access Lines is attached hereto as **Exhibit “B”**. A sketch and legal description of the proposed Non-Vehicular Access lines is attached hereto as **Exhibit “C”**.

Exhibit “A”

Site Plans

Exhibit “B”

Existing Non-Vehicular Access Lines

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
LYING IN WALMART OAKLAND PARK, RECORDED IN PLAT BOOK 183, PAGE 253
BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A NON-VEHICULAR ACCESS LINE BEING A PORTION OF TRACT "A", WALMART OAKLAND PARK, AS RECORDED IN PLAT BOOK 183, PAGE 253 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEGMENT 1

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT "A";
THENCE NORTH 01°44'14" WEST ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 93.83 FEET TO THE POINT OF TERMINATION OF SAID SEGMENT 1, HEREAFTER REFERRED TO AS REFERENCE POINT "A".

TOGETHER WITH:

SEGMENT 2

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A" AND CONTINUE NORTH 01°44'14" WEST ALONG SAID WEST LINE OF TRACT "A", A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING** OF SEGMENT 2;
THENCE CONTINUE NORTH 01°44'14" WEST ALONG SAID WEST LINE OF TRACT "A", A DISTANCE OF 306.00 FEET TO THE POINT OF TERMINATION OF SAID SEGMENT 2, HEREAFTER REFERRED TO AS REFERENCE POINT "B".

TOGETHER WITH:

SEGMENT 3


COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "B" AND CONTINUE NORTH 01°44'14" WEST ALONG SAID WEST LINE OF TRACT "A", A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING** OF SEGMENT 3;
THENCE CONTINUE NORTH 01°44'14" WEST ALONG SAID WEST LINE OF TRACT "A", A DISTANCE OF 225.00 FEET TO THE POINT OF TERMINATION OF SAID SEGMENT 3, HEREAFTER REFERRED TO AS REFERENCE POINT "C".

TOGETHER WITH:

(CONTINUED ON SHEET 2)

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


STEVEN N. BRICKLEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE No. LS - 6841

2/12/2020
DATE OF SIGNATURE

BOWMAN CONSULTING GROUP, LTD., INC.
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON ARE ASSUMED, BASED UPON THE PLAT OF WALMART OAKLAND PARK, AS RECORDED IN PLAT BOOK 183, PAGE 253 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE WEST LINE OF TRACT "A" OF SAID PLAT BEING NORTH 01°44'14" WEST.

2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON. NO OPINION OF TITLE IS EXPRESSED OR IMPLIED.

NOTE: SEE SHEET 3 OF 3 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 3 OF 3 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

Bowman
CONSULTING

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
301 SE Ocean Blvd. Fax: (772) 220-7881
Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

Ⓢ Bowman Consulting Group, Ltd.

Professional Surveyors and Mapper Business Certificate # LB 8030

NON-VEHICULAR ACCESS LINE
WALMART OAKLAND PARK

BROWARD COUNTY

FLORIDA

PATH: P:\New Projects\010674-01-001\Survey\TopoBndy

PROJECT NO. 010674-01-001

REVISED DATE:

DATE: JAN. 28, 2020

CADD FILE: 0674 NVAL SKT

SCALE: N/A

SHEET 1 OF 3

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
 LYING IN WALMART OAKLAND PARK, RECORDED IN PLAT BOOK 183, PAGE 253
 BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION: (CONTINUED)

SEGMENT 4

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "C";
 THENCE NORTH 88°10'40" EAST, A DISTANCE OF 110.00 FEET;
 THENCE NORTH 01°44'14" WEST, A DISTANCE OF 108.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A" AND THE
POINT OF BEGINNING OF SEGMENT 4;
 THENCE NORTH 88°10'40" EAST ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 439.08 FEET TO THE POINT
 OF TERMINATION OF SAID SEGMENT 4, HEREAFTER REFERRED TO AS REFERENCE POINT "D".


TOGETHER WITH:

SEGMENT 5

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "D";
 THENCE CONTINUE NORTH 88°10'40" EAST ALONG SAID NORTH LINE OF SAID TRACT "A", A DISTANCE OF 60.00 FEET TO
 THE **POINT OF BEGINNING** OF SEGMENT 5;
 THENCE CONTINUE NORTH 88°10'40" EAST ALONG SAID NORTH LINE OF TRACT "A", A DISTANCE OF 18.00 FEET TO THE
 NORTHEAST CORNER OF SAID TRACT "A" AND THE POINT OF TERMINATION OF SAID SEGMENT 5.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 55°05'37" W	23.26'
L2	S 33°36'13" W	27.19'
L3	S 84°18'01" W	35.84'
L4	N 65°33'55" W	67.59'
L5	N 18°19'54" W	37.03'
L6	N 50°14'13" W	85.20'
L7	S 36°27'41" W	10.31'
L8	N 54°50'29" W	49.68'
L9	S 88°15'00" W	71.94'
L10	S 70°21'45" W	40.86'
L11	S 60°51'39" W	69.24'
L12	S 60°51'39" W	2.08'
L13	S 18°05'37" W	4.75'
L14	S 74°46'23" W	11.87'

LEGEND

F.D.O.T. = FLORIDA DEPARTMENT
 OF TRANSPORTATION
 LB = LICENSED BUSINESS
 LS = LICENSED SURVEYOR
 (P) = PLAT OF WALMART OAKLAND PARK
 P.B. = PLAT BOOK
 PG. = PAGE
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 P.O.T. = POINT OF TERMINATION
 REF. = REFERENCE
 RW = RIGHT-OF-WAY
 TYP. = TYPICAL
 = NON-VEHICULAR ACCESS LINE

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	148.00'	36°54'31"	95.34'	N 73°17'45" W	93.70'
C2	147.59'	17°53'15"	46.08'	S 79°18'22" W	45.89'

NOTE: SEE SHEET 3 OF 3 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF
 DESCRIPTION AS SHOWN ON SHEET 3 OF 3 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

Bowman
CONSULTING

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
 301 SE Ocean Blvd. Fax: (772) 220-7881
 Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mapper Business Certificate # LB 8030

NON-VEHICULAR ACCESS LINE
WALMART OAKLAND PARK

BROWARD COUNTY

FLORIDA

PATH: P:\New Projects\010674-01-001\Survey\TopoBndy

PROJECT NO. 010674-01-001

REVISED DATE:

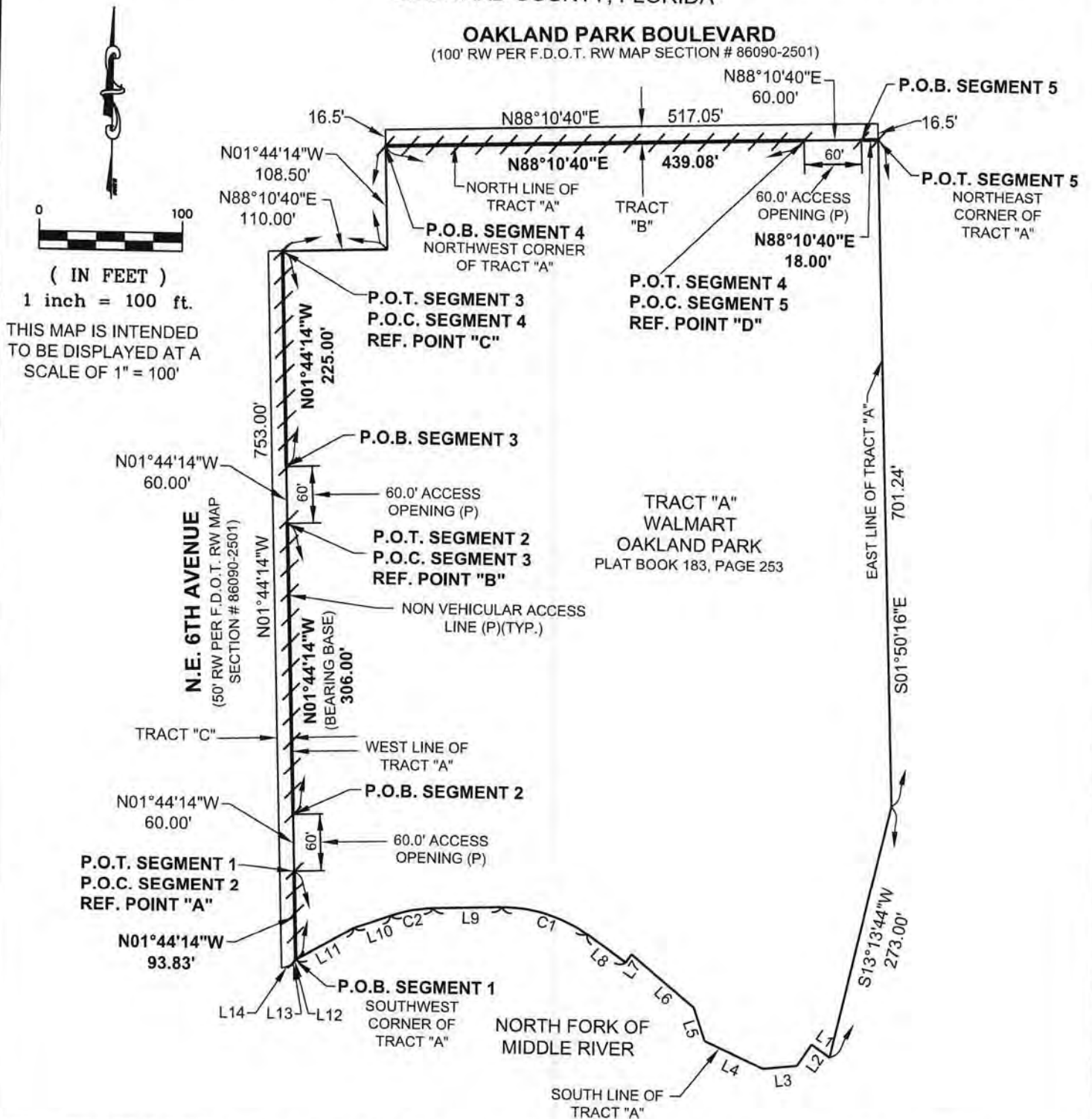
DATE: JAN. 28, 2020

CADD FILE: 0674 NVAL SKT

SCALE: N/A

SHEET 2 OF 3

LYING IN WALMART OAKLAND PARK, RECORDED IN PLAT BOOK 183, PAGE 253
BROWARD COUNTY, FLORIDA



NOTE: SEE SHEETS 1 AND 2 OF 3 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

THIS IS NOT A SURVEY

Bowman

CONSULTING

NON-VEHICULAR ACCESS LINE
WALMART OAKLAND PARK

BROWARD COUNTY

FLORIDA

PATH: P\New Projects\010674-01-001\Survey\TopoBndy

PROJECT NO. 010674-01-001

REVISÉ DATE:

DATE: JAN. 28, 2020

CADD FILE: 0674 NVAL SKT

SCALE: 1"=150'

SHEET 3 OF 3

Bowman Consulting Group, Ltd., Inc.
301 SE Ocean Blvd.
Suite 301, Stuart, Florida 34994

Phone: (772) 283-1413
Fax: (772) 220-7881

www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mapper Business Certificate # LB 8030

Exhibit “C”

Proposed Non-Vehicular Access Lines

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
LYING IN WALMART OAKLAND PARK, RECORDED IN PLAT BOOK 183, PAGE 253
BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A NON-VEHICULAR ACCESS LINE BEING A PORTION OF TRACT "A", WALMART OAKLAND PARK, AS RECORDED IN PLAT BOOK 183, PAGE 253 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SEGMENT 1

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT "A";
THENCE NORTH 01°44'14" WEST ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 181.50 FEET TO THE POINT OF TERMINATION OF SAID SEGMENT 1, HEREAFTER REFERRED TO AS REFERENCE POINT "A".

TOGETHER WITH:

SEGMENT 2

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A" AND CONTINUE NORTH 01°44'14" WEST ALONG SAID WEST LINE OF TRACT "A", A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING** OF SEGMENT 2;
THENCE CONTINUE NORTH 01°44'14" WEST ALONG SAID WEST LINE OF TRACT "A", A DISTANCE OF 325.62 FEET TO THE POINT OF TERMINATION OF SAID SEGMENT 2, HEREAFTER REFERRED TO AS REFERENCE POINT "B".

TOGETHER WITH:

SEGMENT 3

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "B" AND CONTINUE NORTH 01°44'14" WEST ALONG SAID WEST LINE OF TRACT "A", A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING** OF SEGMENT 3;
THENCE CONTINUE NORTH 01°44'14" WEST ALONG SAID WEST LINE OF TRACT "A", A DISTANCE OF 117.72 FEET TO THE POINT OF TERMINATION OF SAID SEGMENT 3, HEREAFTER REFERRED TO AS REFERENCE POINT "C".

TOGETHER WITH:

(CONTINUED ON SHEET 2)

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

STEVEN N. BRICKLEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE No. LS - 6841

DATE OF SIGNATURE

BOWMAN CONSULTING GROUP, LTD., INC.
CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON ARE ASSUMED, BASED UPON THE PLAT OF WALMART OAKLAND PARK, AS RECORDED IN PLAT BOOK 183, PAGE 253 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE WEST LINE OF TRACT "A" OF SAID PLAT BEING NORTH 01°44'14" WEST.

2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN HEREON. NO OPINION OF TITLE IS EXPRESSED OR IMPLIED.

NOTE: SEE SHEET 3 OF 3 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 3 OF 3 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

Bowman
C O N S U L T I N G

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
301 SE Ocean Blvd. Fax: (772) 220-7881
Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

Ⓢ Bowman Consulting Group, Ltd.

Professional Surveyors and Mapper Business Certificate # LB 8030

NON-VEHICULAR ACCESS LINE
WALMART OAKLAND PARK

BROWARD COUNTY

FLORIDA

PATH: P:\New Projects\010674-01-001\Survey\TopoBndy

PROJECT NO. 010674-01-001

REVISED DATE: MAY 14, 2020

DATE: JAN. 28, 2020

CADD FILE: 0674 NVAL SKT_REV 3.dwg

SCALE: N/A

SHEET 1 OF 3

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
LYING IN WALMART OAKLAND PARK, RECORDED IN PLAT BOOK 183, PAGE 253
BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION: (CONTINUED)

SEGMENT 4

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "C";
THENCE NORTH 88°10'40" EAST, A DISTANCE OF 110.00 FEET;
THENCE NORTH 01°44'14" WEST, A DISTANCE OF 108.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A" AND THE
POINT OF BEGINNING OF SEGMENT 4;
THENCE NORTH 88°10'40" EAST ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 436.08 FEET TO THE POINT
OF TERMINATION OF SAID SEGMENT 4, HEREAFTER REFERRED TO AS REFERENCE POINT "D".

TOGETHER WITH:

SEGMENT 5

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "D";
THENCE CONTINUE NORTH 88°10'40" EAST ALONG SAID NORTH LINE OF SAID TRACT "A", A DISTANCE OF 60.00 FEET TO
THE **POINT OF BEGINNING** OF SEGMENT 5;
THENCE CONTINUE NORTH 88°10'40" EAST ALONG SAID NORTH LINE OF TRACT "A", A DISTANCE OF 21.00 FEET TO THE
NORTHEAST CORNER OF SAID TRACT "A" AND THE POINT OF TERMINATION OF SAID SEGMENT 5.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N 55°05'37" W	23.26'
L2	S 33°36'13" W	27.19'
L3	S 84°18'01" W	35.84'
L4	N 65°33'55" W	67.59'
L5	N 18°19'54" W	37.03'
L6	N 50°14'13" W	85.20'
L7	S 36°27'41" W	10.31'
L8	N 54°50'29" W	49.68'
L9	S 88°15'00" W	71.94'
L10	S 70°21'45" W	40.86'
L11	S 60°51'39" W	69.24'
L12	S 60°51'39" W	2.08
L13	S18°05'37"W	4.75'
L14	S 74°46'23"W	11.87'

LEGEND

F.D.O.T. = FLORIDA DEPARTMENT
OF TRANSPORTATION
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
(P) = PLAT OF WALMART OAKLAND PARK
P.B. = PLAT BOOK
PG. = PAGE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.O.T. = POINT OF TERMINATION
REF. = REFERENCE
RW = RIGHT-OF-WAY
TYP. = TYPICAL
-/-/- = NON-VEHICULAR ACCESS LINE

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	148.00'	36°54'31"	95.34'	N 73°17'45" W	93.70'
C2	147.59'	17°53'15"	46.08'	S 79°18'22" W	45.89'

NOTE: SEE SHEET 3 OF 3 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF
DESCRIPTION AS SHOWN ON SHEET 3 OF 3 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

Bowman
C O N S U L T I N G

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
301 SE Ocean Blvd. Fax: (772) 220-7881
Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

Ⓢ Bowman Consulting Group, Ltd.

Professional Surveyors and Mapper Business Certificate # LB 8030

NON-VEHICULAR ACCESS LINE
WALMART OAKLAND PARK

BROWARD COUNTY

FLORIDA

PATH: P:\New Projects\010674-01-001\Survey\TopoBndy

PROJECT NO. 010674-01-001

REVISED DATE: MAY 14, 2020

DATE: JAN. 28, 2020

CADD FILE: 0674 NVAL SKT_REV 3.dwg

SCALE: N/A

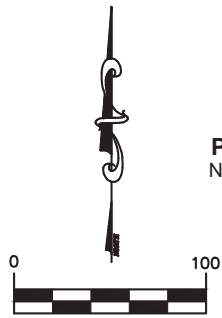
SHEET 2 OF 3

SKETCH OF DESCRIPTION

LYING IN WALMART OAKLAND PARK, RECORDED IN PLAT BOOK 183, PAGE 253
BROWARD COUNTY, FLORIDA

OAKLAND PARK BOULEVARD

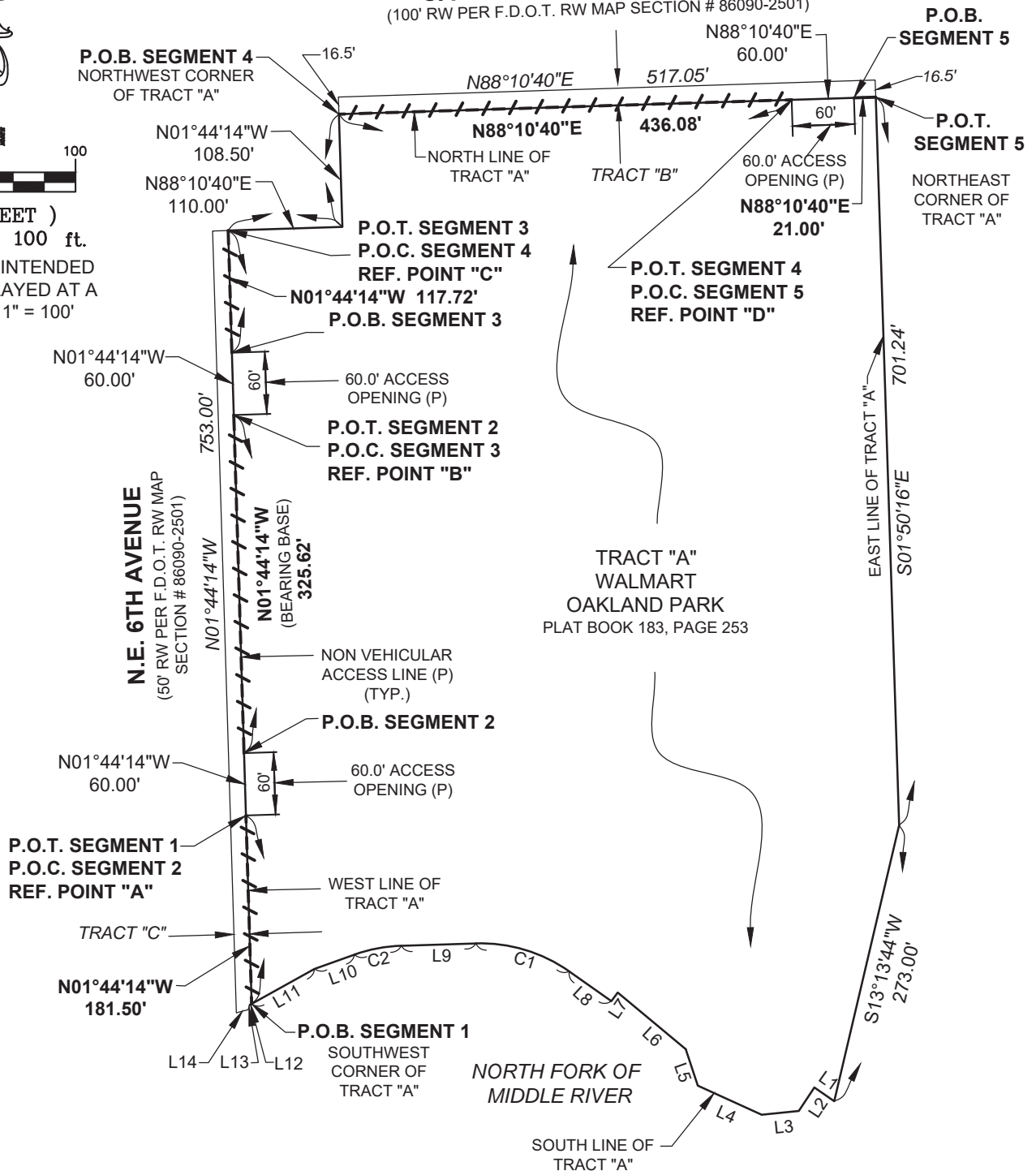
(100' RW PER F.D.O.T. RW MAP SECTION # 86090-2501)



(IN FEET)

1 inch = 100 ft.

THIS MAP IS INTENDED
TO BE DISPLAYED AT A
SCALE OF 1" = 100'



NOTE: SEE SHEETS 1 AND 2 OF 3 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

THIS IS NOT A SURVEY

Bowman CONSULTING

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
301 SE Ocean Blvd. Fax: (772) 220-7881
Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mapper Business Certificate # LB 8030

NON-VEHICULAR ACCESS LINE WALMART OAKLAND PARK

BROWARD COUNTY

FLORIDA

PATH: P:\New Projects\010674-01-001\Survey\TopoBndy

PROJECT NO. 010674-01-001

REVISED DATE: MAY 14, 2020

DATE: JAN. 28, 2020

CADD FILE: 0674 NVAL SKT_REV 3.dwg

SCALE: 1"=150'

SHEET 3 OF 3