

**WALMART OAKLAND PARK PLAT**

**PLAT NOTE AMENDMENT NARRATIVE**

**Plat Book 121, Page 34 BCR**

**May 14, 2020**

**Background.** 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 6<sup>th</sup> Avenue and East Oakland Park Boulevard in the City of Oakland Park. The Developer is proposing to amend the plat note restriction of the Plat.

The applicant is proposing to separate the plat into two (2) subparcels, one for the commercial portion on the northern end of the property and one for the residential portion on the southern end of the property. The sketch and legal description for the proposed “Parcel A1” is attached hereto as **Exhibit “A”**. The sketch and legal description for the proposed “Parcel A2” is attached hereto as **Exhibit “B”**.

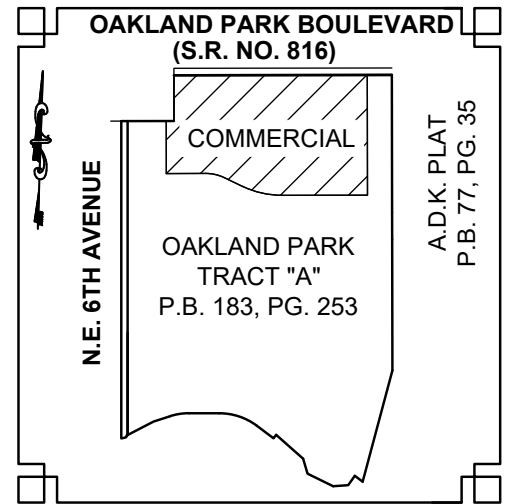
The current plat note language is attached hereto as **Exhibit “C”** and the proposed plat note language is attached hereto as **Exhibit “D”**.

**EXHIBIT “A”**

**SKETCH AND LEGAL DESCRIPTION OF PROPOSED “PARCEL A1”**

[see attached sketch and legal description]

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



**KEY MAP**  
NOT TO SCALE

**LEGAL DESCRIPTION:**

**COMMENCE** AT THE NORTHEAST CORNER OF TRACT "A"; AS RECORDED IN WALMART OAKLAND PARK, PLAT BOOK 183, PAGE 253, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;  
THENCE SOUTH 88°10'40" WEST, A DISTANCE OF 58.37 FEET ALONG THE NORTH LINE OF TRACT "A" TO **THE POINT OF BEGINNING**; THENCE SOUTH 01°49'20" EAST, A DISTANCE OF 285.19 FEET; THENCE SOUTH 88°10'40" WEST, A DISTANCE OF 203.40 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 214.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°35'24", AN ARC DISTANCE OF 95.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 66°13'56" WEST, A DISTANCE OF 49.55 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°46'47" AN ARC DISTANCE OF 44.99 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87°59'17" WEST, A DISTANCE OF 93.21 FEET; THENCE NORTH 01° 49'19" WEST, A DISTANCE OF 124.80 FEET TO A POINT IN THE NORTH LINE OF SAID TRACT "A"; THENCE ALONG THE NORTH LINE OF SAID TRACT "A" THE FOLLOWING THREE COURSES; NORTH 88°10'40" EAST, A DISTANCE OF 18.39 FEET; THENCE NORTH 01°44'14" WEST, A DISTANCE OF 108.50 FEET; THENCE NORTH 88°10'40" EAST, A DISTANCE OF 458.71 FEET TO THE **POINT OF BEGINNING**.

**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 NORTH LINE OF TRACT "A" OF SAID PLAT BEING NORTH 88°10'40" EAST.

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 2 OF 2 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 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

**COMMERCIAL PARCEL**  
**WALMART OAKLAND PARK**

**BROWARD COUNTY**

**FLORIDA**

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

PROJECT NO. 010674-01-001

REVISED DATE:

DATE: MAY. 11, 2020

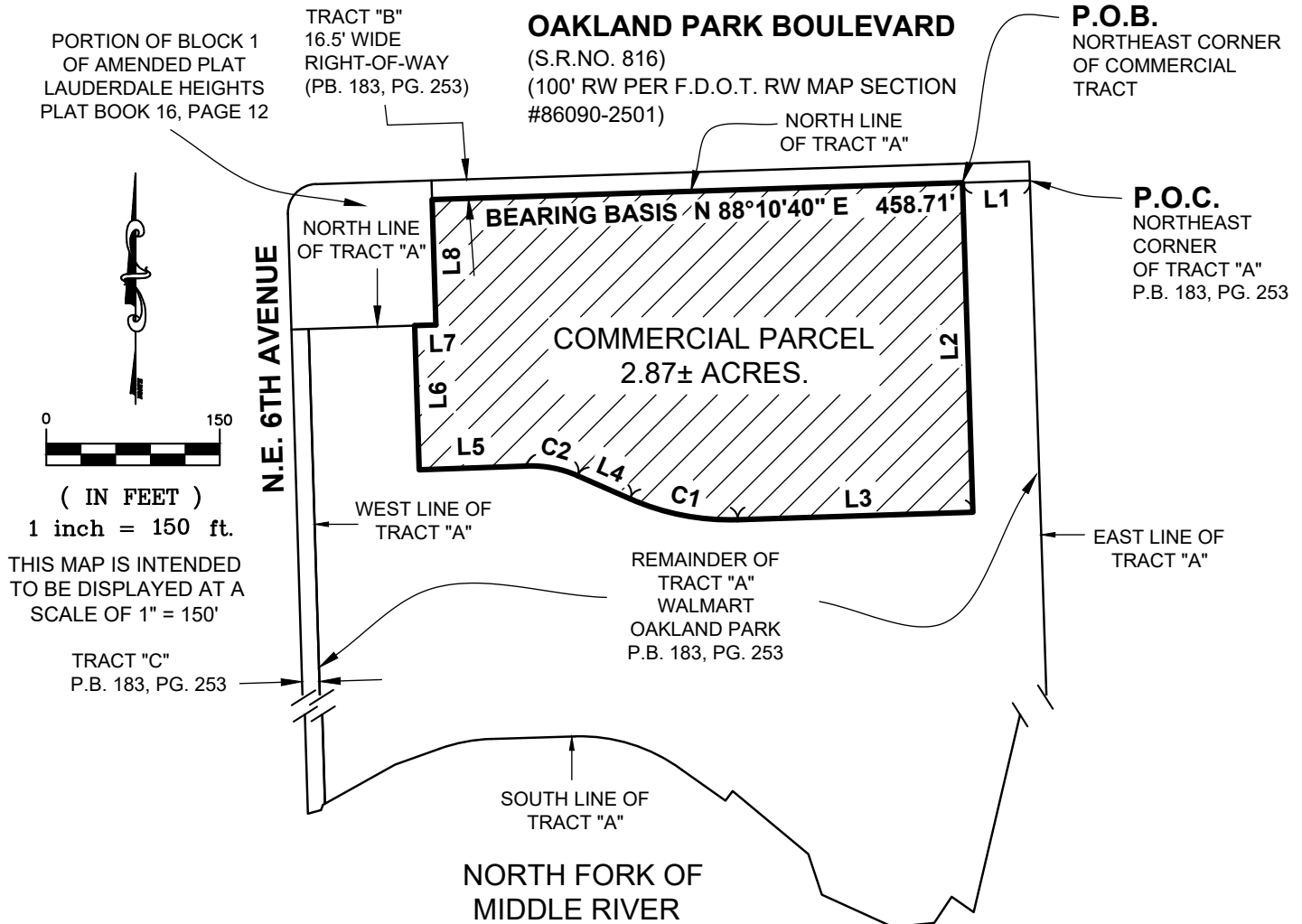
CADD FILE: 0674 COMM SKT

SCALE: N/A

SHEET 1 OF 2

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

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



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 88°10'40" W	58.37'
L2	S 01°49'20" E	285.19'
L3	S 88°10'40" W	203.40'
L4	N 66°13'56" W	49.55'

LINE TABLE		
LINE #	BEARING	LENGTH
L5	S 87°59'17" W	93.21'
L6	N 01°49'19" W	124.80'
L7	N 88°10'40" E	18.39'
L8	N 01°44'14" W	108.50'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	214.00'	25°35'24"	95.58'	N 79°01'18" W	95.79'
C2	100.00'	25°46'47"	44.99'	N 79°07'19" W	44.62'

NOTE: SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION OF SKETCH.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 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

**COMMERCIAL PARCEL**  
**WALMART OAKLAND PARK**

**BROWARD COUNTY**

**FLORIDA**

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

PROJECT NO. 010674-01-001

REVISED DATE:

DATE: MAY. 11, 2020

CADD FILE: 0674 COMM SKT

SCALE: 1"=150'

SHEET 2 OF 2

**EXHIBIT “B”**

**SKETCH AND LEGAL DESCRIPTION OF PROPOSED “PARCEL A2”**

[see attached sketch and legal description]

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

**LEGAL DESCRIPTION:**

**COMMENCE** AT THE NORTHEAST CORNER OF TRACT "A"; AS RECORDED IN WALMART OAKLAND PARK, PLAT BOOK 183, PAGE 253, AS RECORDED IN BROWARD COUNTY, FLORIDA; THENCE SOUTH 01°50'16" EAST, A DISTANCE OF 701.24 FEET; THENCE SOUTH 13°13'44" WEST, A DISTANCE OF 273.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE NORTH 55°05'37" WEST, A DISTANCE OF 23.26 FEET; THENCE SOUTH 33°36'13" WEST, A DISTANCE OF 27.19 FEET; THENCE SOUTH 84°18'01" WEST, A DISTANCE OF 35.84 FEET; THENCE NORTH 65°33'55" WEST, A DISTANCE OF 67.59 FEET; THENCE NORTH 18°19'54" WEST, A DISTANCE OF 37.03 FEET; THENCE NORTH 50°14'13" WEST, A DISTANCE OF 85.20 FEET; THENCE SOUTH 36°27'41" WEST, A DISTANCE OF 10.31 FEET; THENCE NORTH 54°50'29" WEST, A DISTANCE OF 49.68 FEET TO A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 148.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°54'31", AN ARC DISTANCE OF 95.34 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°15'00" WEST, A DISTANCE OF 71.94 FEET TO A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 147.59 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°53'15", AN ARC DISTANCE OF 46.08 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 70°21'45" WEST, A DISTANCE OF 40.86 FEET; THENCE SOUTH 60°51'39" WEST, A DISTANCE OF 69.24 FEET TO THE WEST LINE OF SAID TRACT "A"; THENCE NORTH 01°44'14" WEST, ALONG SAID WEST LINE, A DISTANCE OF 744.83 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 88°10'40" EAST, A DISTANCE OF 91.61 FEET; THENCE SOUTH 01°49'19" EAST DEPARTING SAID BOUNDARY OF TRACT "A", A DISTANCE OF 124.80 FEET; THENCE NORTH 87°59'17" EAST, A DISTANCE OF 93.21 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°46'47", AN ARC DISTANCE OF 44.99 FEET TO A POINT OF TANGENCY; THENCE SOUTH 66°13'56" EAST, A DISTANCE OF 49.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 214.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°35'24", AN ARC DISTANCE OF 95.58 TO THE POINT OF TANGENCY; THENCE NORTH 88°10'40" EAST, A DISTANCE OF 203.40 FEET; THENCE NORTH 01°49'20" WEST, A DISTANCE OF 285.19 FEET; THENCE NORTH 88°10'40" EAST, A DISTANCE OF 58.37 FEET TO THE **POINT OF BEGINNING**.

**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 EAST LINE OF TRACT "A" OF SAID PLAT BEING SOUTH 01°50'16" EAST.

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 2 AND 3 FOR SKETCH OF DESCRIPTION.  
NOT VALID UNLESS ACCOMPANIED BY SHEET 2 AND 3 OF THIS DOCUMENT.

**THIS IS NOT A SURVEY**

**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.

**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

**RESIDENTIAL PARCEL**  
**WALMART OAKLAND PARK**

**BROWARD COUNTY**

**FLORIDA**

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

PROJECT NO. 010674-01-001

REVISED DATE:

DATE: MAY. 11, 2020

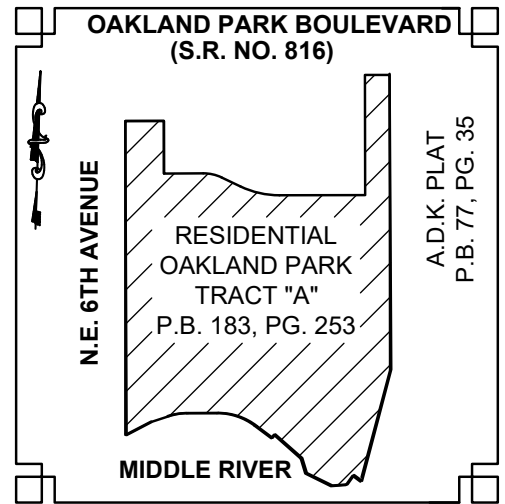
CADD FILE: 0674 RES SKT

SCALE: N/A

SHEET 1 OF 3

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**

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




**KEY MAP**  
NOT TO SCALE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 13°13'44" W	273.00'
L2	N 55°05'37" W	23.26'
L3	S 33°36'13" W	27.19'
L4	S 84°18'01" W	35.84'
L5	N 65°33'55" W	67.59'
L6	N 18°19'54" W	37.03'
L7	N 50°14'13" W	85.20'
L8	S 36°27'41" W	10.31'
L9	N 54°50'29" W	49.68'
L10	S 88°15'00" W	71.94'

LINE TABLE		
LINE #	BEARING	LENGTH
L11	S 70°21'45" W	40.86'
L12	S 60°51'39" W	69.24'
L13	N 01°44'14" W	744.83'
L14	N 88°10'40" E	91.61'
L15	S 01°49'19" E	124.80'
L16	N 87°59'17" E	93.21'
L17	S 66°13'56" E	49.55'
L18	N 88°10'40" E	203.40'
L19	N 01°49'20" W	285.19'
L20	N 88°10'40" E	58.37'

**LEGEND**

LB	= LICENSED BUSINESS
LS	= LICENSED SURVEYOR
P.B.	= PLAT BOOK
PG.	= PAGE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
S.R.	= STATE ROAD
	= SUBJECT PARCEL

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'
C3	100.00'	25°46'47"	44.99'	S 79°07'19" E	44.62'
C4	214.00'	25°35'24"	95.58'	S 79°01'18" E	95.79'

NOTE: SEE SHEET 1 AND 2 FOR LEGAL AND SKETCH OF DESCRIPTION.

NOT VALID UNLESS ACCOMPANIED BY SHEET 1 AND 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

## RESIDENTIAL PARCEL

## WALMART OAKLAND PARK

**BROWARD COUNTY**

**FLORIDA**

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

PROJECT NO. 010674-01-001

REVISED DATE:

DATE: MAY. 11, 2020

CADD FILE: 0674 RES SKT

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

PORTION OF BLOCK 1  
OF AMENDED PLAT  
LAUDERDALE HEIGHTS  
PLAT BOOK 16, PAGE 12

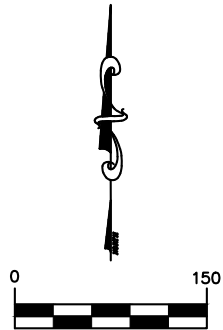
TRACT "B"  
16.5' WIDE  
RIGHT-OF-WAY  
(P.B. 183, PG. 253)

**OAKLAND PARK BOULEVARD**  
(S.R.NO. 816)  
(100' RW PER F.D.O.T. RW MAP SECTION  
#86090-2501)

**P.O.B.**  
NORTHEAST  
CORNER  
OF TRACT "A"  
P.B. 183, PG. 253

A.D.K. PLAT  
P.B. 77, PG. 35

MIDDLE RIVER  
HOMES CONDO  
O.R.B. 13327, PG. 1



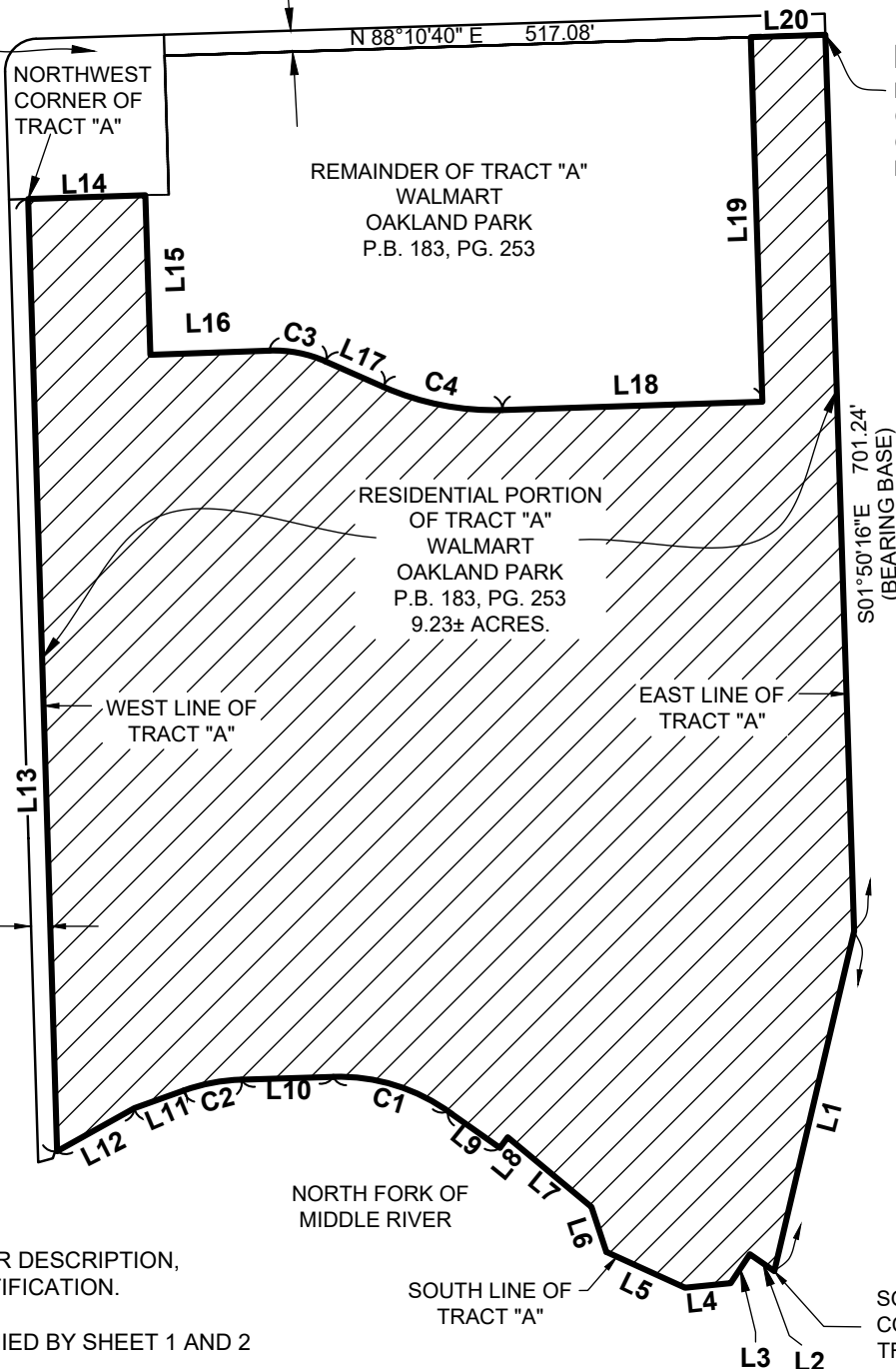
( IN FEET )

1 inch = 150 ft.

THIS MAP IS INTENDED  
TO BE DISPLAYED AT A  
SCALE OF 1" = 150'

N.E. 6TH AVENUE

TRACT "C"



## THIS IS NOT A SURVEY

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

NOT VALID UNLESS ACCOMPANIED BY SHEET 1 AND 2  
OF THIS DOCUMENT.

# 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

## RESIDENTIAL PARCEL WALMART OAKLAND PARK

**BROWARD COUNTY**

**FLORIDA**

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

PROJECT NO. 010674-01-001

REVISED DATE:

DATE: MAY. 14, 2020

CADD FILE: 0674 RES SKT

SCALE: 1"=150'

SHEET 3 OF 3



**EXHIBIT “C”**

**CURRENT PLAT NOTE**

THIS PLAT IS RESTRICTED TO 130,000 SQUARE FEET OF COMMERCIAL. NO FREE STANDING BANKS OR BANK DRIVE-THRU FACILITIES ARE PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

**EXHIBIT “D”**

**PROPOSED PLAT NOTE**

PARCEL A1 IS LIMITED TO 35,000 SQUARE FEET OF COMMERCIAL USES.  
PARCEL A2 IS LIMITED TO 288 MIDRISE UNITS AND 12 TOWNHOUSE UNITS.

NO FREE STANDING BANKS OR BANK DRIVE-THRU FACILITIES ARE  
PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY  
COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR  
INCREASED IMPACTS.