

# WALMART OAKLAND PARK

A REPLAT OF A PORTION OF "BLOCK 1 OF AMENDED PLAT LAUDERDALE HEIGHTS" INSTR # 115669790, Plats 183/253  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 12 Page 1 of 5  
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA  
LYING IN SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST  
CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA  
Recorded 03/12/2019 at 03:31 PM

PLAT BOOK 183 PAGE 253

SHEET 1 OF 5

## DESCRIPTION

A PORTION OF BLOCK 1 OF AMENDED PLAT LAUDERDALE HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; THENCE SOUTH 01°44'14" EAST, ALONG THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 195.00 FEET; THENCE NORTH 88°10'40" EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 25.00 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF N.E. 6TH AVENUE, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP - SECTION 86090-2501 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°10'40" EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 125.00 FEET; THENCE NORTH 01°44'14" WEST, PARALLEL TO THE WEST LINE OF SAID SECTION 26, A DISTANCE OF 125.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF OAKLAND PARK BOULEVARD, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP - SECTION 86090-2501; THENCE NORTH 88°10'40" EAST, PARALLEL TO THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 517.05 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE "A.D.K. PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 77, PAGE 35 OF THE BROWARD COUNTY PUBLIC RECORDS; THENCE SOUTH 01°50'16" EAST, ALONG SAID WEST LINE, A DISTANCE OF 717.74 FEET; THENCE SOUTH 13°13'44" WEST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 273.00 FEET TO AN INTERSECTION WITH THE APPARENT SHORELINE OF THE NORTH FORK OF THE MIDDLE RIVER; THENCE NORTHWESTERLY, ALONG SAID APPARENT SHORELINE, THE FOLLOWING SIX COURSES AND DISTANCES: NORTH 55°05'37" WEST, A DISTANCE OF 23.3± FEET; THENCE SOUTH 33°36'13" WEST, A DISTANCE OF 27.2± FEET; THENCE SOUTH 84°18'01" WEST, A DISTANCE OF 35.8± FEET; THENCE NORTH 65°33'55" WEST, A DISTANCE OF 67.6± FEET; THENCE NORTH 18°19'54" WEST, A DISTANCE OF 37.0± FEET; THENCE NORTH 50°14'13" WEST, A DISTANCE OF 85.2± FEET TO AN INTERSECTION WITH THE SOUTH EDGE OF AN EXISTING CONCRETE SEAWALL; THENCE SOUTHERLY AND WESTERLY ALONG SAID SEAWALL THE FOLLOWING SEVEN COURSES AND DISTANCES: 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 TO THE LEFT, HAVING A RADIUS OF 148.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°54'31", A DISTANCE OF 95.34 FEET; THENCE SOUTH 88°15'00" WEST, A DISTANCE OF 71.94 FEET TO A CURVE TO THE LEFT, HAVING A RADIUS OF 147.59 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°53'15", A DISTANCE OF 46.08 FEET; THENCE SOUTH 70°21'45" WEST, A DISTANCE OF 40.86 FEET; THENCE SOUTH 60°51'39" WEST, A DISTANCE OF 71.32 FEET; THENCE SOUTH 18°05'37" WEST, A DISTANCE OF 4.75 FEET; THENCE SOUTH 74°46'23" WEST, DEPARTING SAID SEAWALL, A DISTANCE OF 11.87 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF N.E. 6TH AVENUE, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP - SECTION 86090-2501; THENCE NORTH 01°44'14" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 753.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA AND CONTAINING IN ALL: 12.55601 ACRES MORE OR LESS.

## DEDICATION

STATE OF ARKANSAS  
COUNTY OF BENTON

KNOW, ALL MEN BY THESE PRESENTS THAT WAL-MART STORES EAST, L.P., A DELAWARE LIMITED PARTNERSHIP, OWNER OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED IN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS "WALMART OAKLAND PARK", DOES HEREBY DEDICATE THE FOLLOWING:

TRACT "B" AND TRACT "C" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR ROAD AND ROAD RELATED PURPOSES.

THE BUS SHELTER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

THE RECREATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF OAKLAND PARK FOR RECREATION PURPOSES. THE NORTH LINE OF SAID EASEMENT IS INTENDED TO BE A FIXED POSITION AS SHOWN HEREON.

IN WITNESS WHEREOF: WAL-MART STORES EAST, LP, A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY BRIAN HOOPER, VICE PRESIDENT - REAL ESTATE OF WSE MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, IN THE PRESENCE OF THESE TWO WITNESSES, THIS 6<sup>th</sup> DAY OF November, 2017.

WAL-MART STORES EAST, LP,  
A DELAWARE LIMITED PARTNERSHIP

WITNESS: Amber Graham  
PRINT NAME: Amber Graham

BY: WSE MANAGEMENT, LLC, A DELAWARE  
LIMITED LIABILITY COMPANY, GENERAL PARTNER

WITNESS: Peggy Ayers  
PRINT NAME: Peggy Ayers

BY: Brian Hooper  
BRIAN HOOPER  
VICE PRESIDENT - REAL ESTATE

## ACKNOWLEDGMENT

STATE OF Arkansas  
COUNTY OF Benton

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRIAN HOOPER AS VICE PRESIDENT - REAL ESTATE OF WSE MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE GENERAL PARTNER OF WAL-MART STORES EAST, LP, A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF THE COMPANY AND THE PARTNERSHIP. HE X IS PERSONALLY KNOWN TO ME OR        PRODUCED        AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6<sup>th</sup> DAY OF November, 2017.

Carol Hensley-Each  
PRINT NAME: Carol Hensley-Each

COMMISSION NO. 12379430

MY COMMISSION EXPIRES: Nov 8, 2020

## BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 6<sup>th</sup> DAY OF February, 2019.

BY: Jo Seelock  
DIRECTOR/DESIGNEE

## BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: Robert P. Legg, Jr.  
ROBERT P. LEGG, JR.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS 4030

BY: Richard Torinese  
RICHARD TORNESE, DIRECTOR  
PROFESSIONAL ENGINEER  
FLORIDA REGISTRATION NO. 40263

DATE: 2/26/19

DATE: 2/29/19

## BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHT-OF-WAY FOR TRAFFIC WAYS THIS 27<sup>th</sup> DAY OF April, 2017.

BY: Chairperson  
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 7<sup>th</sup> DAY OF March, 2019.

BY: D. VonStetina  
EXECUTIVE DIRECTOR OR DESIGNEE

## BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA THIS 20<sup>th</sup> DAY OF March, 2018.

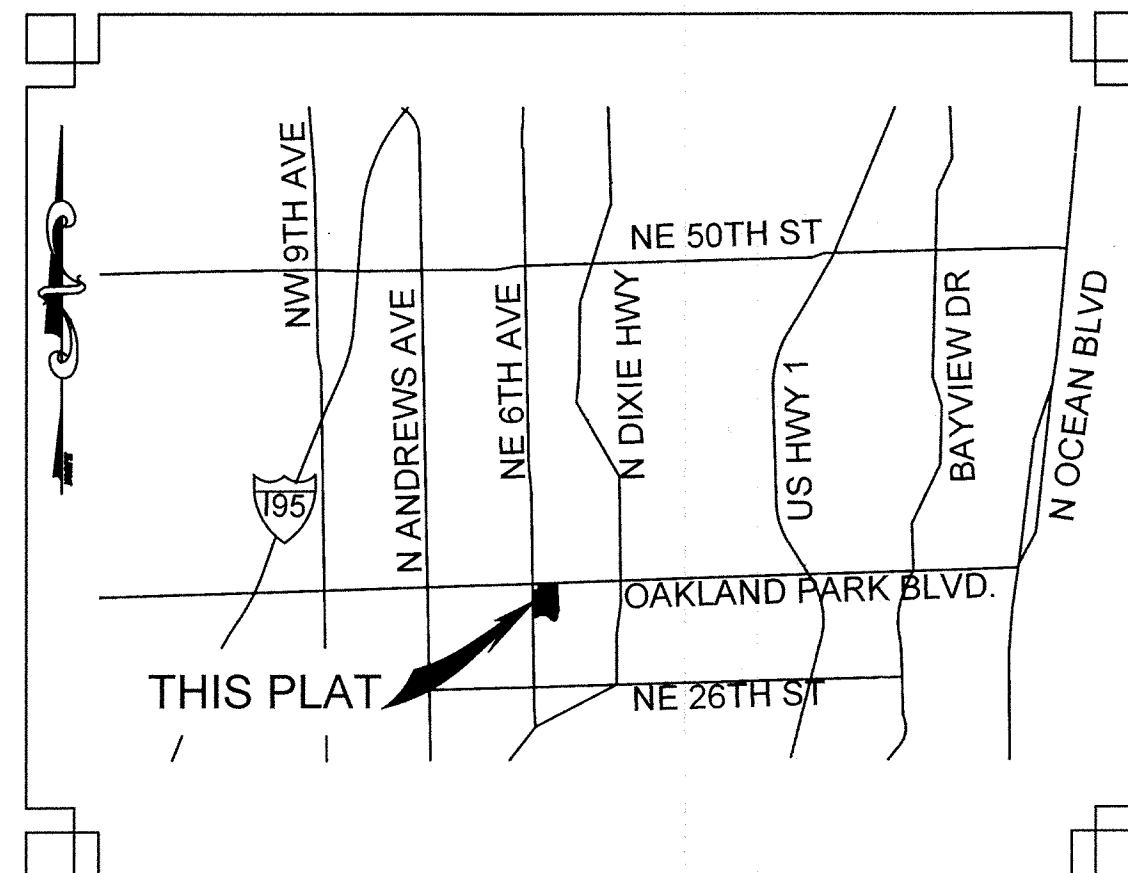
BY: Charles Boyer  
MAYOR, BROWARD COUNTY, FLORIDA

## BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - RECORDING SECTION

THIS PLAT FILED FOR RECORD THIS        DAY OF       , 20   , IN BOOK        OF PLATS, AT PAGE       , RECORD VERIFIED.

ATTEST: BEDDIE HENRY  
COUNTY ADMINISTRATOR

BY:         
DEPUTY



LOCATION MAP  
NOT TO SCALE

## CITY OF OAKLAND PARK CITY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 27 DAY OF Nov, 2017.

BY: Albert J. Carbon III  
ALBERT J. CARBON III  
FLORIDA PROFESSIONAL ENGINEER NO. 62662

## CITY OF OAKLAND PARK CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT, "WALMART OAKLAND PARK", HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY COMMISSION OF OAKLAND PARK, FLORIDA, AND ADOPTED BY THE SAID CITY COMMISSION, THIS 19<sup>th</sup> DAY OF October, 2016, AND ALL DEDICATIONS TO THE CITY OF OAKLAND PARK SHOWN ON THIS PLAT ARE ACCEPTED IN THE NAME OF SAID CITY.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH THE WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

BY: John Adornato III  
JOHN ADORNATO III  
MAYOR

BY: Renee M. ShROUT  
RENEE M. SHROUT  
CITY CLERK

## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S"), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S. HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF OAKLAND PARK, FLORIDA AND BROWARD COUNTY, FLORIDA.

BOWMAN CONSULTING GROUP, LTD., INC.  
FLORIDA CERTIFICATE OF AUTHORIZATION #8030  
301 S.E. OCEAN BLVD., SUITE 301  
STUART, FLORIDA 34994

Steven N. Brickley  
STEVEN N. BRICKLEY  
PROFESSIONAL SURVEYOR AND MAPPER #6841  
STATE OF FLORIDA

DATE: October 24, 2017

**Bowman**  
CONSULTING  
PROFESSIONAL SURVEYORS AND MAPPERS. CERTIFICATE NO. LB. 8030  
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462  
BOWMAN CONSULTING GROUP, LTD., INC.  
301 S.E. OCEAN BLVD., SUITE 301, STUART, FL. 34994 PHONE: (772) 283-1413 FAX: (772) 220-7881  
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

BCG JOB NO. 010085-01-U01 (11091.01)

26-MP-16



**INSTR #115669790**  
**Plats 183/253**  
 Page 2 of 5

**NOTICE:**

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**SURVEYOR'S NOTES:**

- THE BEARINGS SHOWN HEREON ARE BASED UPON A GRID BEARING OF NORTH 01°44' 14" WEST ALONG THE WEST LINE OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA. THE BEARINGS AND COORDINATES ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83/1990 ADJUSTMENT) AS PROVIDED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION WITHIN THE PROJECT NETWORK CONTROL SURVEY, FINANCIAL PROJECT ID 413795-1-52-01, DATED OCTOBER 04, 2004, DESCRIBED AS FOLLOWS:

"C3"  
 THE MARK IS A BHA ALUMINUM DISK IN S. CONCRETE SIDEWALK STAMPED "816-86-04-C3"  
 N. = 667086.585  
 E. = 936049.311  
 EL. = 5.311' (N.G.V.D. '29 - VERTCON CONVERSION)  
 EL. = 3.724' (N.A.V.D. '88 - PUBLISHED)

"C5"  
 THE MARK IS A BHA ALUMINUM DISK IN MEDIAN CONCRETE SEPARATOR STAMPED "816-86-04-C5"  
 N. = 667239.206  
 E. = 940072.048  
 EL. = 7.182' (N.G.V.D. '29 - VERTCON CONVERSION)  
 EL. = 5.595' (N.A.V.D. '88 - PUBLISHED)

- THE ELEVATIONS SHOWN HEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND ARE BASED UPON THE ABOVE BENCHMARKS PUBLISHED IN N.A.V.D. 88, BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PROJECT NETWORK CONTROL SURVEY, FINANCIAL PROJECT ID 413795-1-52-01, DATED OCTOBER 04, 2004. THE N.G.V.D. 29 ELEVATIONS SHOWN ABOVE WERE CALCULATED UTILIZING VERTCON SOFTWARE WITH A CALCULATED CONVERSION FACTOR OF +1.587'.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF AND ARE CALCULATED UNLESS OTHERWISE NOTED.
- THE FOLLOWING NOTE IS REQUIRED BY CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY MARCH 20, 2023, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR

IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY MARCH 20, 2023, THEN THE COUNTY'S FINDINGS OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

- 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.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OF OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2B.1.f, DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

- ALL INSTRUMENTS REFERENCED BY PLAT BOOK AS WELL AS OFFICIAL RECORDS BOOK AND PAGE SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.

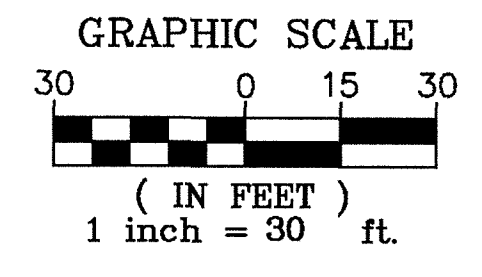
**Bowman CONSULTING**

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8030  
 BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462

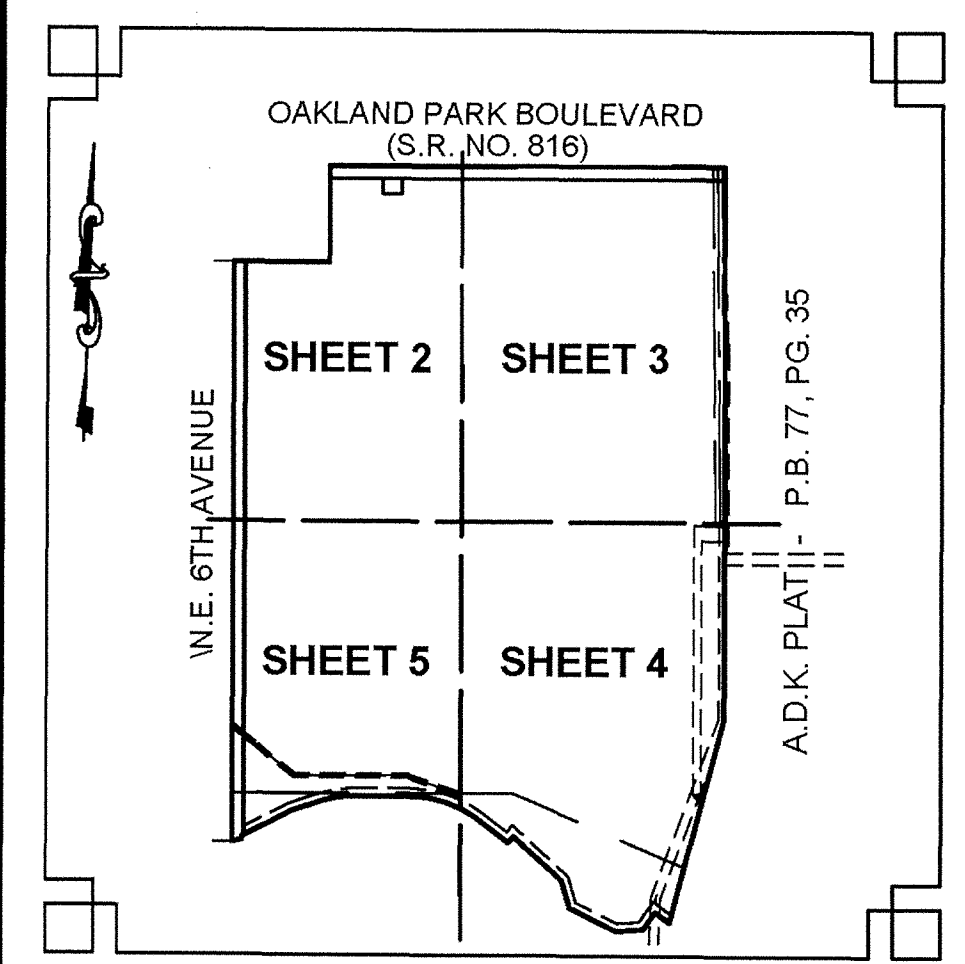
BOWMAN CONSULTING GROUP, LTD., INC.  
 301 S.E. OCEAN BLVD., SUITE 301, STUART, FL 34994 PHONE: (772) 283-1413 FAX: (772) 220-7881  
 www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

# WALMART OAKLAND PARK

A REPLAT OF A PORTION OF "BLOCK 1 OF AMENDED PLAT LAUDERDALE HEIGHTS"  
 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 12  
 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA  
 LYING IN SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST  
 CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA



THIS MAP IS INTENDED TO BE DISPLAYED  
 AT A SCALE OF 1" = 30' OR SMALLER



**KEY MAP**  
 NOT TO SCALE

**RIGHT OF WAY INSTRUMENTS**  
 OAKLAND PARK BOULEVARD

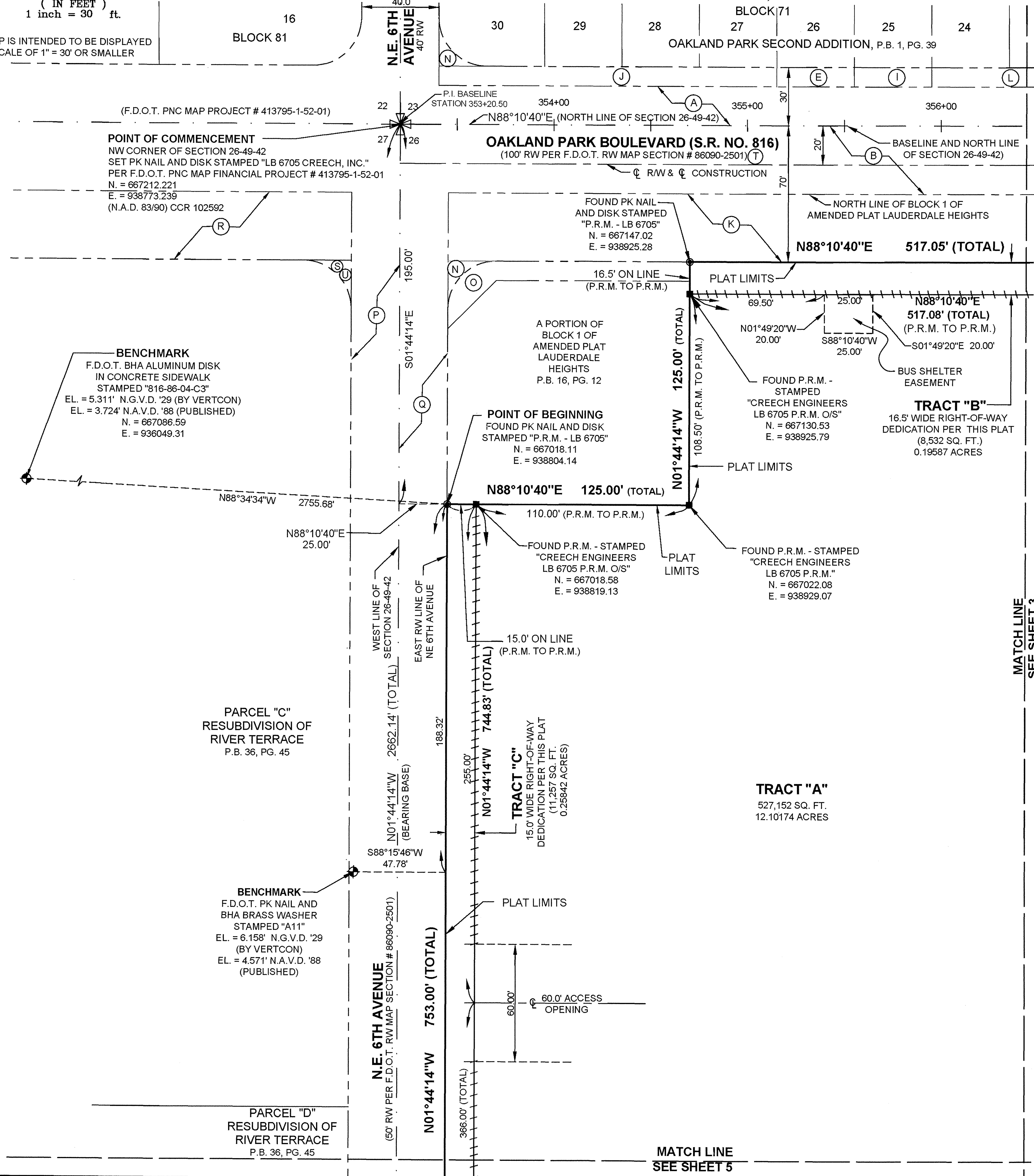
- |                             |                        |
|-----------------------------|------------------------|
| Ⓐ EASEMENTS AND DEDICATIONS | PLAT BOOK 1, PAGE 39   |
| Ⓑ EASEMENTS AND DEDICATIONS | PLAT BOOK 16, PAGE 12  |
| Ⓒ EASEMENTS AND DEDICATIONS | PLAT BOOK 36, PAGE 45  |
| Ⓓ WARRANTY DEED             | O.R.B. 211, PAGE 478   |
| Ⓔ WARRANTY DEED             | O.R.B. 219, PAGE 629   |
| Ⓕ WARRANTY DEED             | O.R.B. 219, PAGE 631   |
| Ⓖ WARRANTY DEED             | O.R.B. 219, PAGE 633   |
| Ⓗ WARRANTY DEED             | O.R.B. 219, PAGE 635   |
| Ⓙ WARRANTY DEED             | O.R.B. 219, PAGE 637   |
| Ⓚ WARRANTY DEED             | O.R.B. 219, PAGE 639   |
| Ⓛ WARRANTY DEED             | O.R.B. 247, PAGE 598   |
| Ⓜ WARRANTY DEED             | O.R.B. 2635, PAGE 398  |
| Ⓝ CITY DEED                 | O.R.B. 2759, PAGE 433  |
| Ⓞ RIGHT OF WAY EASEMENT     | O.R.B. 11741, PAGE 946 |
| Ⓟ COUNTY DEED               | O.R.B. 2748, PAGE 769  |
| Ⓠ CITY DEED                 | O.R.B. 2825, PAGE 210  |

**N.E. 6TH AVENUE**

- |                             |                       |
|-----------------------------|-----------------------|
| Ⓐ EASEMENTS AND DEDICATIONS | PLAT BOOK 9, PAGE 29  |
| Ⓑ EASEMENTS AND DEDICATIONS | PLAT BOOK 16, PAGE 12 |
| Ⓒ EASEMENTS AND DEDICATIONS | PLAT BOOK 36, PAGE 45 |
| Ⓓ QUIT-CLAIM DEED           | O.R.B. 2784, PAGE 689 |

**LEGEND**

- |                |  |
|----------------|--|
| A              | = ARC LENGTH   |
| CCR            | = CERTIFIED CORNER RECORD  |
| C              | = CENTERLINE   |
| (D)            | = DEED DATA  |
| E. = 938826.97 | = STATE PLANE COORDINATE EASTING   |
| EL.            | = ELEVATION  |
| F.D.O.T.       | = FLORIDA DEPARTMENT OF TRANSPORTATION   |
| FPL            | = FLORIDA POWER & LIGHT  |
| INC.           | = INCORPORATED   |
| LB             | = LICENSED BUSINESS  |
| LS             | = LICENSED SURVEYOR  |
| N. = 666265.45 | = STATE PLANE COORDINATE NORTHING  |
| N/A            | = NON APPLICABLE   |
| N.A.D.         | = NORTH AMERICAN DATUM   |
| N.A.V.D.       | = NORTH AMERICAN VERTICAL DATUM  |
| N.G.V.D.       | = NATIONAL GEODETIC VERTICAL DATUM   |
| NO.            | = NUMBER   |
| #              | = NUMBER   |
| O.R.B.         | = OFFICIAL RECORDS BOOK  |
| P.B.           | = PLAT BOOK  |
| PG.            | = PAGE   |
| P.I.           | = POINT OF INTERSECTION  |
| PK             | = PARKER KALON   |
| PNC            | = PROJECT NETWORK CONTROL  |
| P.R.M.         | = PERMANENT REFERENCE MONUMENT   |
| R              | = RADIUS   |
| RW             | = RIGHT OF WAY   |
| SQ. FT.        | = SQUARE FEET  |
| S.R.           | = STATE ROAD   |
| U.S.           | = UNITED STATES  |
| 26-49-42       | = SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST   |
| Δ              | = CENTRAL ANGLE  |
|                | = NON-VEHICULAR ACCESS LINE  |
| ⊗              | = SECTION CORNER   |
| ⊙              | = SECTION QUARTER CORNER   |
| ⬢              | = PUBLISHED MONUMENT   |
| ■              | = SET P.R.M. - 4" ROUND BY 24" LONG CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "BOWMAN C.G. LB 8030 P.R.M." UNLESS OTHERWISE NOTED. |
| ⦿              | = SET PK NAIL AND DISK STAMPED "P.R.M. LB 8030" UNLESS OTHERWISE NOTED   |
| ●              | = SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030"  |



MATCH LINE  
 SEE SHEET 3

MATCH LINE  
 SEE SHEET 5

P:\010085 - Walmart Oakland Park\Survey\Area Boundary\010085-Area Boundary\010085-Area Boundary\010085-01-001 (SIR) - Walmart Oakland Park\Survey\Area Boundary\010085-Area Boundary\010085-01-001 (SIR) - Walmart Oakland Park\Survey\Area Boundary\010085-Area Boundary\010085-01-001 (SIR) - Walmart Oakland Park\Survey\Area Boundary\010085-Area Boundary\010085-01-001 (SIR)



INSTR #115669790  
Plats 183/253  
Page 3 of 5

**NOTICE:**

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**SURVEYOR'S NOTES:**

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"C3"  
THE MARK IS A BHA ALUMINUM DISK IN S. CONCRETE SIDEWALK STAMPED "816-86-04-C3"  
N. = 667086.585  
E. = 936049.311  
EL. = 5.311' (N.G.V.D. '29 - VERTCON CONVERSION)  
EL. = 3.724' (N.A.V.D. '88 - PUBLISHED)

"C5"  
THE MARK IS A BHA ALUMINUM DISK IN MEDIAN CONCRETE SEPARATOR STAMPED "816-86-04-C5"  
N. = 667239.206  
E. = 940072.048  
EL. = 7.182' (N.G.V.D. '29 - VERTCON CONVERSION)  
EL. = 5.595' (N.A.V.D. '88 - PUBLISHED)

- THE ELEVATIONS SHOWN HEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND ARE BASED UPON THE ABOVE BENCHMARKS PUBLISHED IN N.A.V.D. 88, BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PROJECT NETWORK CONTROL SURVEY, FINANCIAL PROJECT ID 413795-1-52-01, DATED OCTOBER 04, 2004. THE N.G.V.D. 29 ELEVATIONS SHOWN ABOVE WERE CALCULATED UTILIZING VERTCON SOFTWARE WITH A CALCULATED CONVERSION FACTOR OF +1.587'.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF AND ARE CALCULATED UNLESS OTHERWISE NOTED.
- THE FOLLOWING NOTE IS REQUIRED BY CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY MARCH 20, 2023, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR

IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY MARCH 20, 2023, THEN THE COUNTY'S FINDINGS OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

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ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2B.1.f, DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

- ALL INSTRUMENTS REFERENCED BY PLAT BOOK AS WELL AS OFFICIAL RECORDS BOOK AND PAGE SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.

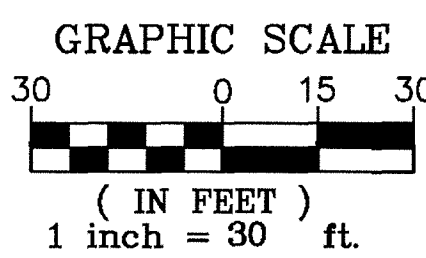
**Bowman**  
CONSULTING

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8030  
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462  
BOWMAN CONSULTING GROUP, LTD., INC.  
301 S.E. OCEAN BLVD., SUITE 301, STUART, FL 34994 PHONE: (772) 283-1413 FAX: (772) 220-7881  
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

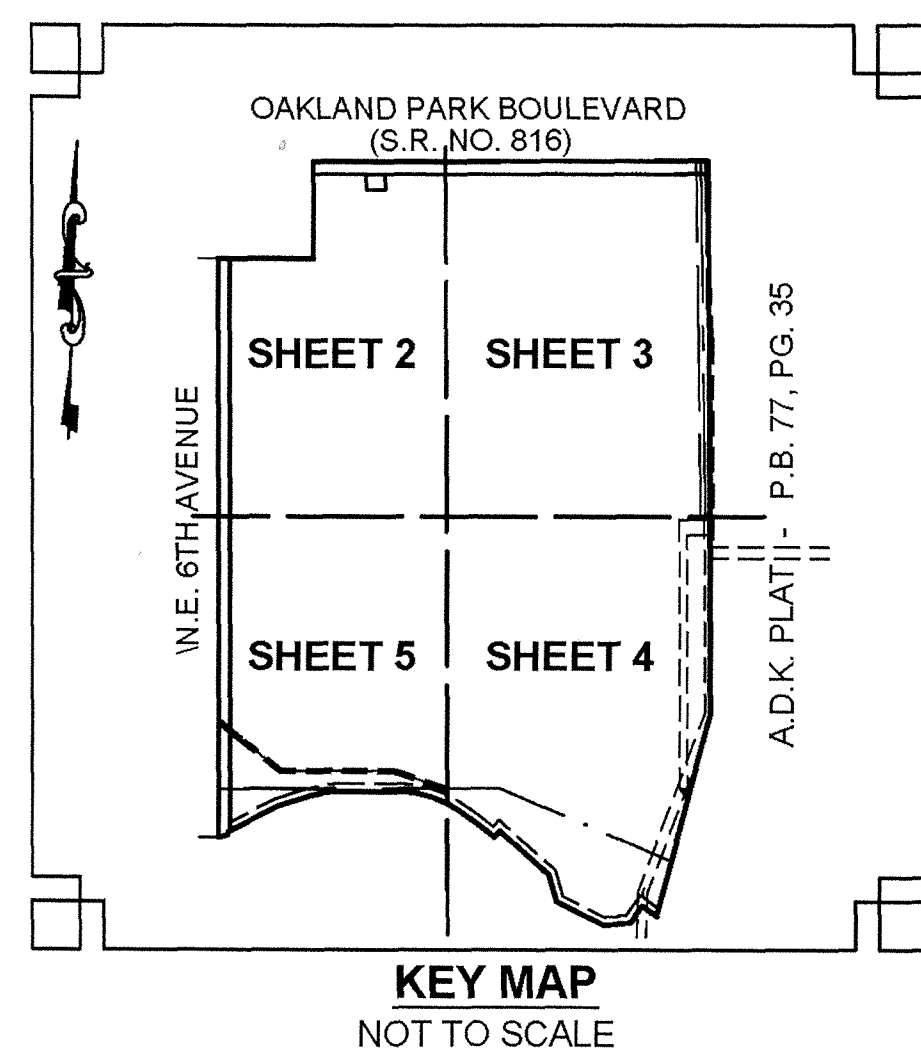
26-MP-16

# WALMART OAKLAND PARK

A REPLAT OF A PORTION OF "BLOCK 1 OF AMENDED PLAT LAUDERDALE HEIGHTS"  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 12  
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA  
LYING IN SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST  
CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA



THIS MAP IS INTENDED TO BE DISPLAYED  
AT A SCALE OF 1" = 30' OR SMALLER



**RIGHT OF WAY INSTRUMENTS**  
OAKLAND PARK BOULEVARD

Ⓐ EASEMENTS AND DEDICATIONS	PLAT BOOK 1, PAGE 39
Ⓑ EASEMENTS AND DEDICATIONS	PLAT BOOK 16, PAGE 12
Ⓒ EASEMENTS AND DEDICATIONS	PLAT BOOK 36, PAGE 45
Ⓓ WARRANTY DEED	O.R.B. 211, PAGE 478
Ⓔ WARRANTY DEED	O.R.B. 219, PAGE 629
Ⓕ WARRANTY DEED	O.R.B. 219, PAGE 631
Ⓖ WARRANTY DEED	O.R.B. 219, PAGE 633
Ⓗ WARRANTY DEED	O.R.B. 219, PAGE 635
Ⓘ WARRANTY DEED	O.R.B. 219, PAGE 637
Ⓚ WARRANTY DEED	O.R.B. 219, PAGE 639
Ⓛ WARRANTY DEED	O.R.B. 247, PAGE 598
Ⓜ WARRANTY DEED	O.R.B. 2635, PAGE 398
Ⓝ CITY DEED	O.R.B. 2759, PAGE 433
Ⓞ RIGHT OF WAY EASEMENT	O.R.B. 11741, PAGE 946
Ⓟ COUNTY DEED	O.R.B. 2748, PAGE 769
Ⓠ CITY DEED	O.R.B. 2825, PAGE 210

**N.E. 6TH AVENUE**

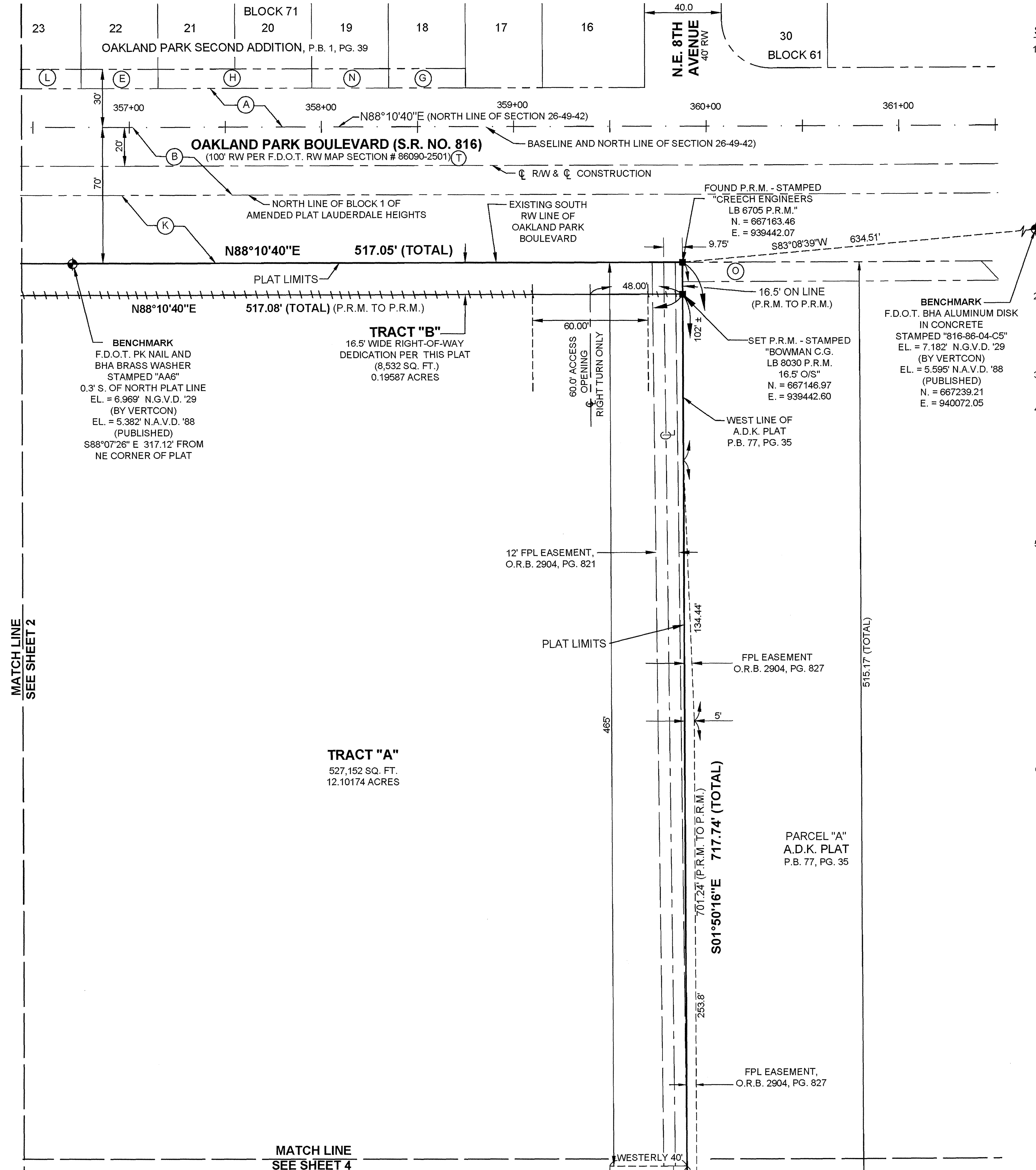
Ⓐ EASEMENTS AND DEDICATIONS	PLAT BOOK 9, PAGE 29
Ⓑ EASEMENTS AND DEDICATIONS	PLAT BOOK 16, PAGE 12
Ⓒ EASEMENTS AND DEDICATIONS	PLAT BOOK 36, PAGE 45
Ⓓ QUIT-CLAIM DEED	O.R.B. 2784, PAGE 689

**LEGEND**

A	= ARC LENGTH
CCR	= CERTIFIED CORNER RECORD
Ⓒ	= CENTERLINE
(D)	= DEED DATA
E. = 938826.97	= STATE PLANE COORDINATE EASTING
EL.	= ELEVATION
F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	= FLORIDA POWER & LIGHT
INC.	= INCORPORATED
LB	= LICENSED BUSINESS
LS	= LICENSED SURVEYOR
N. = 666265.45	= STATE PLANE COORDINATE NORTHING
N/A	= NON APPLICABLE
N.A.D.	= NORTH AMERICAN DATUM
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
NO.	= NUMBER
#	= NUMBER
O.R.B.	= OFFICIAL RECORDS BOOK
P.B.	= PLAT BOOK
PG.	= PAGE
P.I.	= POINT OF INTERSECTION
PK	= PARKER KALON
PNC	= PROJECT NETWORK CONTROL
P.R.M.	= PERMANENT REFERENCE MONUMENT
R	= RADIUS
RW	= RIGHT OF WAY
SQ. FT.	= SQUARE FEET
S.R.	= STATE ROAD
U.S.	= UNITED STATES
26-49-42	= SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST
Δ	= CENTRAL ANGLE
++++	= NON-VEHICULAR ACCESS LINE
✕	= SECTION CORNER
▽	= SECTION QUARTER CORNER
⬢	= PUBLISHED MONUMENT
■	= SET P.R.M. - 4" ROUND BY 24" LONG CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "BOWMAN C.G. LB 8030 P.R.M." UNLESS OTHERWISE NOTED.
⊙	= SET PK NAIL AND DISK STAMPED "P.R.M. LB 8030" UNLESS OTHERWISE NOTED
●	= SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030"

MATCH LINE  
SEE SHEET 2

MATCH LINE  
SEE SHEET 4



**TRACT "A"**  
527,152 SQ. FT.  
12.10174 ACRES

**TRACT "B"**  
16.5' WIDE RIGHT-OF-WAY  
DEDICATION PER THIS PLAT  
(8,532 SQ. FT.)  
0.19587 ACRES

**PARCEL "A"**  
A.D.K. PLAT  
P.B. 77, PG. 35



# WALMART OAKLAND PARK

A REPLAT OF A PORTION OF "BLOCK 1 OF AMENDED PLAT LAUDERDALE HEIGHTS"  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 12  
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA  
LYING IN SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST  
CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA

INSTR #115669790

PLAT BOOK 183 PAGE 256

Plats 183/253

SHEET 4 OF 5

Page 4 of 5

## NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

## SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED UPON A GRID BEARING OF NORTH 01°44' 14" WEST ALONG THE WEST LINE OF SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA. THE BEARINGS AND COORDINATES ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83/1990 ADJUSTMENT) AS PROVIDED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION WITHIN THE PROJECT NETWORK CONTROL SURVEY, FINANCIAL PROJECT ID 413795-1-52-01, DATED OCTOBER 04, 2004, DESCRIBED AS FOLLOWS:

"C3"  
THE MARK IS A BHA ALUMINUM DISK IN S. CONCRETE SIDEWALK STAMPED "816-86-04-C3"  
N. = 667086.585  
E. = 936049.311  
EL. = 5.311' (N.G.V.D. '29 - VERTCON CONVERSION)  
EL. = 3.724' (N.A.V.D. '88 - PUBLISHED)

"C5"  
THE MARK IS A BHA ALUMINUM DISK IN MEDIAN CONCRETE SEPARATOR STAMPED "816-86-04-C5"  
N. = 667239.206  
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EL. = 7.182' (N.G.V.D. '29 - VERTCON CONVERSION)  
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3. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF AND ARE CALCULATED UNLESS OTHERWISE NOTED.

4. THE FOLLOWING NOTE IS REQUIRED BY CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

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6. 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.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OF OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

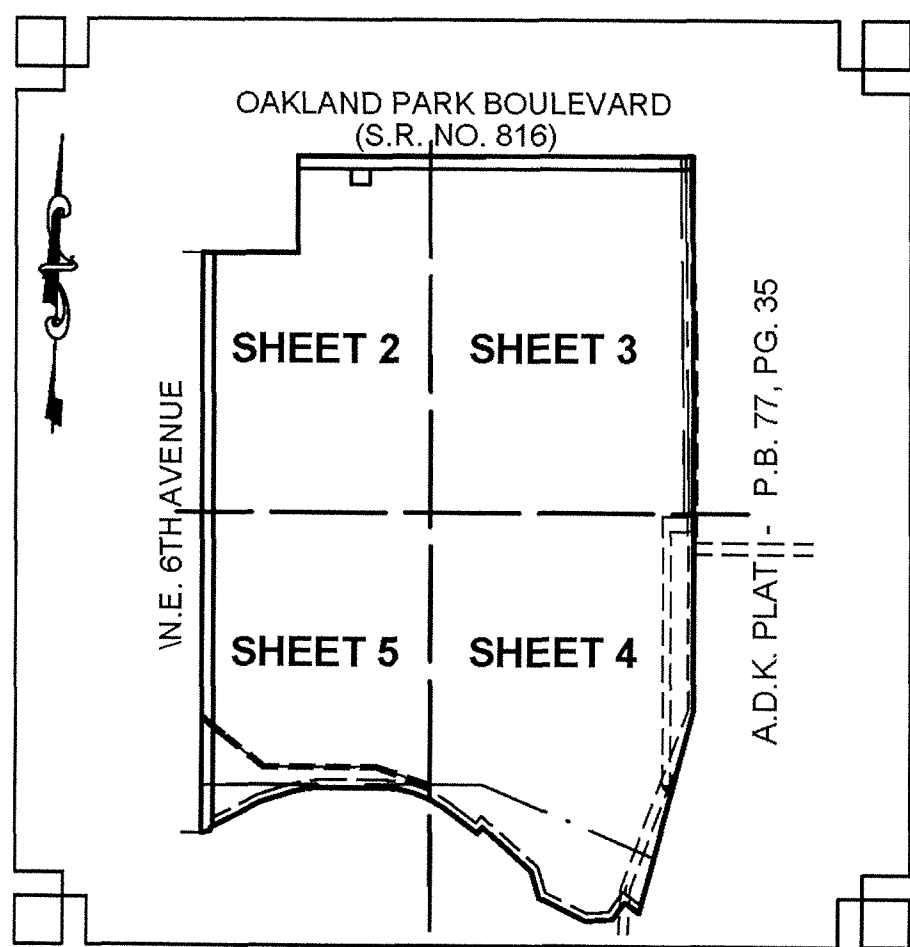
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# Bowman CONSULTING

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301 S.E. OCEAN BLVD., SUITE 301, STUART, FL 34994 PHONE: (772) 283-1413 FAX: (772) 220-7881  
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.

26-MP-16



## RIGHT OF WAY INSTRUMENTS

### OAKLAND PARK BOULEVARD

- |                             |                        |
|-----------------------------|------------------------|
| Ⓐ EASEMENTS AND DEDICATIONS | PLAT BOOK 1, PAGE 39   |
| Ⓑ EASEMENTS AND DEDICATIONS | PLAT BOOK 16, PAGE 12  |
| Ⓒ EASEMENTS AND DEDICATIONS | PLAT BOOK 36, PAGE 45  |
| Ⓓ WARRANTY DEED             | O.R.B. 211, PAGE 478   |
| Ⓔ WARRANTY DEED             | O.R.B. 219, PAGE 629   |
| Ⓕ WARRANTY DEED             | O.R.B. 219, PAGE 631   |
| Ⓖ WARRANTY DEED             | O.R.B. 219, PAGE 633   |
| Ⓗ WARRANTY DEED             | O.R.B. 219, PAGE 635   |
| Ⓘ WARRANTY DEED             | O.R.B. 219, PAGE 637   |
| Ⓚ WARRANTY DEED             | O.R.B. 219, PAGE 639   |
| Ⓛ WARRANTY DEED             | O.R.B. 247, PAGE 598   |
| Ⓜ WARRANTY DEED             | O.R.B. 2635, PAGE 398  |
| Ⓝ CITY DEED                 | O.R.B. 2759, PAGE 433  |
| Ⓞ RIGHT OF WAY EASEMENT     | O.R.B. 11741, PAGE 946 |
| Ⓟ COUNTY DEED               | O.R.B. 2748, PAGE 769  |
| Ⓠ CITY DEED                 | O.R.B. 2825, PAGE 210  |

### N.E. 6TH AVENUE

- |                             |                       |
|-----------------------------|-----------------------|
| Ⓐ EASEMENTS AND DEDICATIONS | PLAT BOOK 9, PAGE 29  |
| Ⓑ EASEMENTS AND DEDICATIONS | PLAT BOOK 16, PAGE 12 |
| Ⓒ EASEMENTS AND DEDICATIONS | PLAT BOOK 36, PAGE 45 |
| Ⓓ QUIT-CLAIM DEED           | O.R.B. 2784, PAGE 689 |

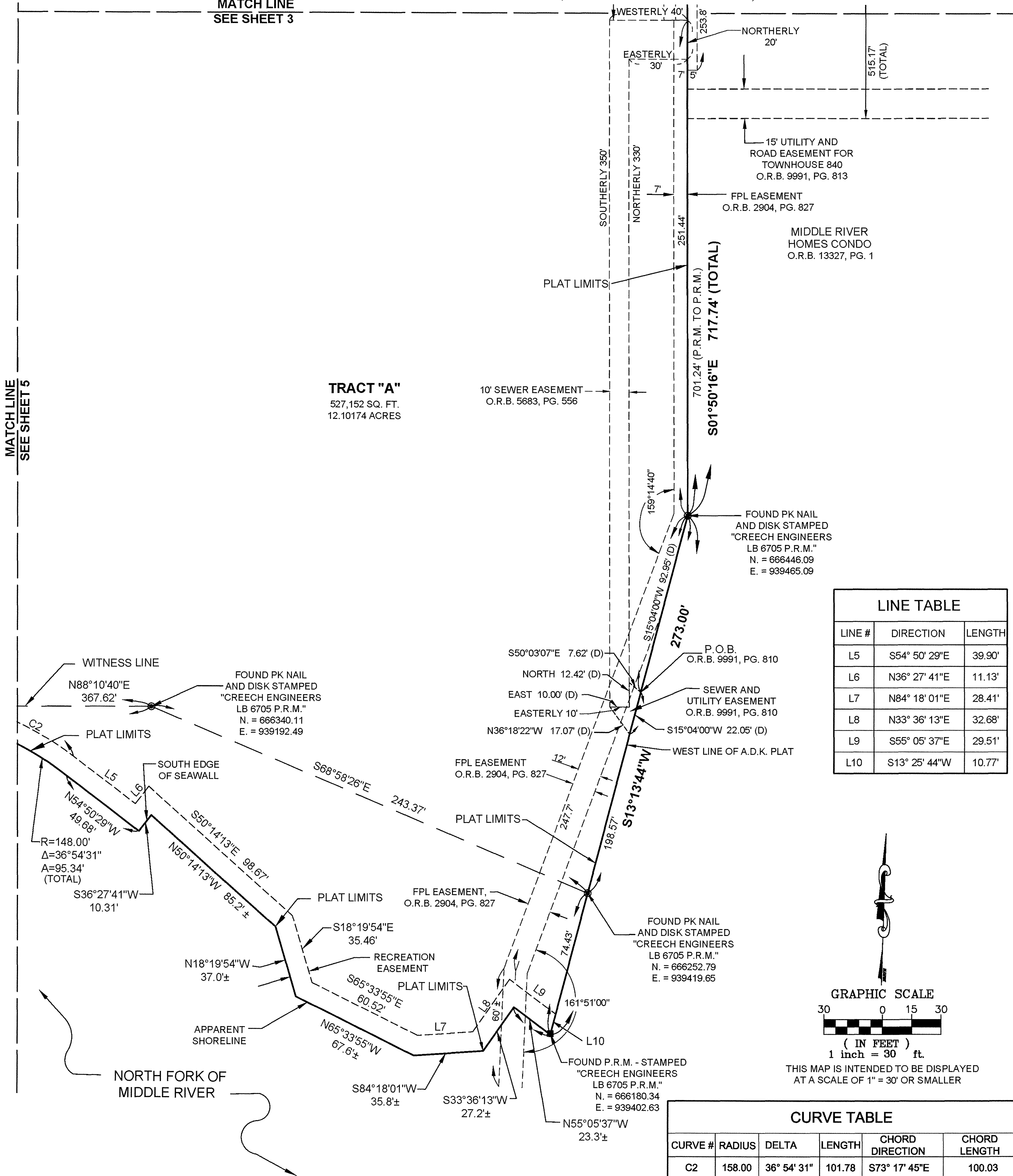
## LEGEND

- |                |  |
|----------------|--|
| A              | = ARC LENGTH   |
| CCR            | = CERTIFIED CORNER RECORD  |
| C              | = CENTERLINE   |
| (D)            | = DEED DATA  |
| E. = 938826.97 | = STATE PLANE COORDINATE EASTING   |
| EL.            | = ELEVATION  |
| F.D.O.T.       | = FLORIDA DEPARTMENT OF TRANSPORTATION   |
| FPL            | = FLORIDA POWER & LIGHT  |
| INC.           | = INCORPORATED   |
| LB             | = LICENSED BUSINESS  |
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| PG.            | = PAGE   |
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| PK             | = PARKER KALON   |
| PNC            | = PROJECT NETWORK CONTROL  |
| P.R.M.         | = PERMANENT REFERENCE MONUMENT   |
| R              | = RADIUS   |
| RW             | = RIGHT OF WAY   |
| SQ. FT.        | = SQUARE FEET  |
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| 26-49-42       | = SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST   |
| Δ              | = CENTRAL ANGLE  |
| ---            | = NON-VEHICULAR ACCESS LINE  |
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MATCH LINE  
SEE SHEET 5

MATCH LINE  
SEE SHEET 3

TRACT "A"  
527,152 SQ. FT.  
12.10174 ACRES





INSTR #115669790

Plats 183/253

Page 5 of 5

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4. THE FOLLOWING NOTE IS REQUIRED BY CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES: PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE, AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

5. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY MARCH 20, 2023, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR

IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY MARCH 20, 2023, THEN THE COUNTY'S FINDINGS OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

6. 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.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OF OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2B.1.f, DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

7. ALL INSTRUMENTS REFERENCED BY PLAT BOOK AS WELL AS OFFICIAL RECORDS BOOK AND PAGE SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.

**Bowman**  
CONSULTING

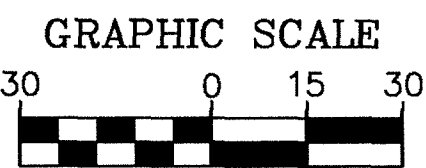
PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 8030  
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26-MP-16

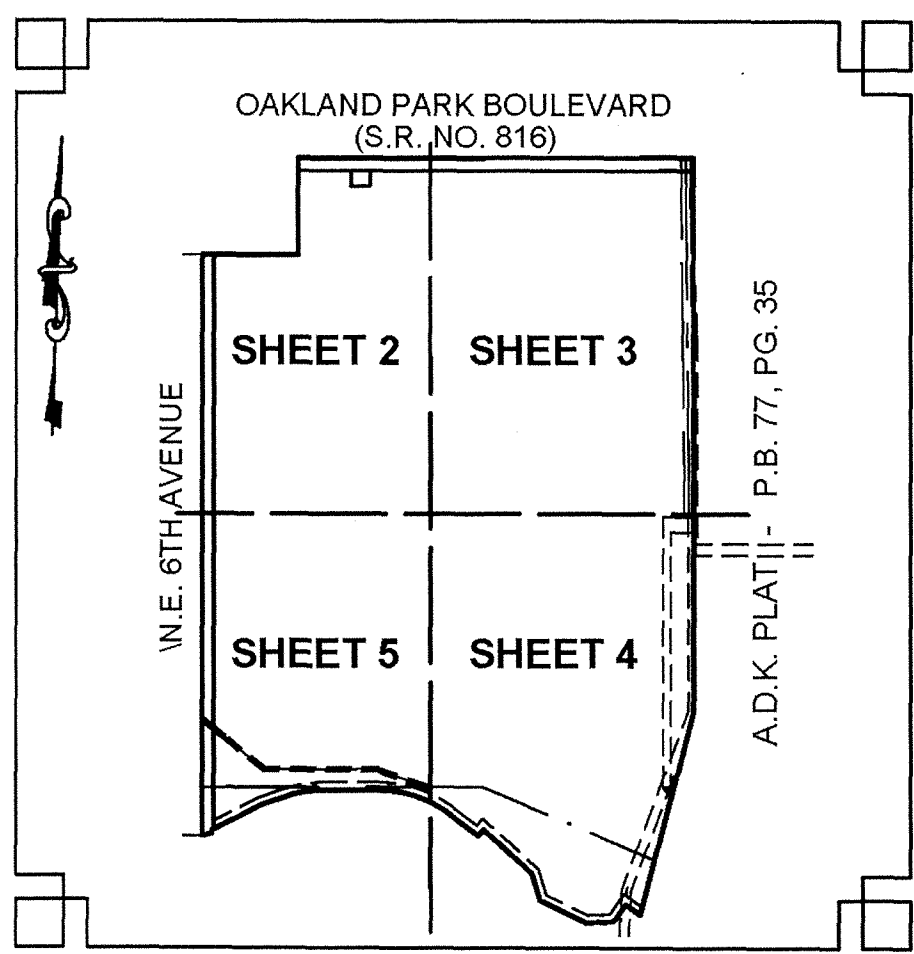
WALMART OAKLAND PARK

A REPLAT OF A PORTION OF "BLOCK 1 OF AMENDED PLAT LAUDERDALE HEIGHTS"  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 12  
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA  
LYING IN SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST  
CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA

MATCH LINE  
SEE SHEET 2



THIS MAP IS INTENDED TO BE DISPLAYED  
AT A SCALE OF 1" = 30' OR SMALLER



RIGHT OF WAY INSTRUMENTS

OAKLAND PARK BOULEVARD

- |                             |                        |
|-----------------------------|------------------------|
| Ⓐ EASEMENTS AND DEDICATIONS | PLAT BOOK 1, PAGE 39   |
| Ⓑ EASEMENTS AND DEDICATIONS | PLAT BOOK 16, PAGE 12  |
| Ⓒ EASEMENTS AND DEDICATIONS | PLAT BOOK 36, PAGE 45  |
| Ⓓ WARRANTY DEED             | O.R.B. 211, PAGE 478   |
| Ⓔ WARRANTY DEED             | N/A                    |
| Ⓕ WARRANTY DEED             | O.R.B. 219, PAGE 629   |
| Ⓖ WARRANTY DEED             | O.R.B. 219, PAGE 631   |
| Ⓗ WARRANTY DEED             | O.R.B. 219, PAGE 633   |
| Ⓘ WARRANTY DEED             | O.R.B. 219, PAGE 635   |
| Ⓚ WARRANTY DEED             | O.R.B. 219, PAGE 637   |
| Ⓛ WARRANTY DEED             | O.R.B. 219, PAGE 639   |
| Ⓜ WARRANTY DEED             | O.R.B. 219, PAGE 598   |
| Ⓨ WARRANTY DEED             | N/A                    |
| Ⓢ CITY DEED                 | O.R.B. 2635, PAGE 398  |
| Ⓣ CITY DEED                 | O.R.B. 2759, PAGE 433  |
| Ⓤ RIGHT OF WAY EASEMENT     | O.R.B. 11741, PAGE 946 |
| Ⓦ COUNTY DEED               | O.R.B. 2748, PAGE 769  |
| Ⓩ CITY DEED                 | O.R.B. 2825, PAGE 210  |

N.E. 6TH AVENUE

- |                             |                       |
|-----------------------------|-----------------------|
| Ⓐ EASEMENTS AND DEDICATIONS | PLAT BOOK 9, PAGE 29  |
| Ⓑ EASEMENTS AND DEDICATIONS | PLAT BOOK 16, PAGE 12 |
| Ⓒ EASEMENTS AND DEDICATIONS | PLAT BOOK 36, PAGE 45 |
| Ⓓ QUIT-CLAIM DEED           | O.R.B. 2784, PAGE 689 |

LEGEND

- |                |  |
|----------------|--|
| A              | = ARC LENGTH   |
| CCR            | = CERTIFIED CORNER RECORD  |
| Ⓒ              | = CENTERLINE   |
| (D)            | = DEED DATA  |
| E. = 938826.97 | = STATE PLANE COORDINATE EASTING   |
| EL.            | = ELEVATION  |
| F.D.O.T.       | = FLORIDA DEPARTMENT OF TRANSPORTATION   |
| FPL            | = FLORIDA POWER & LIGHT  |
| INC.           | = INCORPORATED   |
| LB             | = LICENSED BUSINESS  |
| LS             | = LICENSED SURVEYOR  |
| N. = 666265.45 | = STATE PLANE COORDINATE NORTHING  |
| N/A            | = NON APPLICABLE   |
| N.A.D.         | = NORTH AMERICAN DATUM   |
| N.A.V.D.       | = NORTH AMERICAN VERTICAL DATUM  |
| N.G.V.D.       | = NATIONAL GEODETIC VERTICAL DATUM   |
| NO.            | = NUMBER   |
| #              | = NUMBER   |
| O.R.B.         | = OFFICIAL RECORDS BOOK  |
| P.B.           | = PLAT BOOK  |
| PG.            | = PAGE   |
| P.I.           | = POINT OF INTERSECTION  |
| PK             | = PARKER KALON   |
| PNC            | = PROJECT NETWORK CONTROL  |
| P.R.M.         | = PERMANENT REFERENCE MONUMENT   |
| R              | = RADIUS   |
| RW             | = RIGHT OF WAY   |
| SQ. FT.        | = SQUARE FEET  |
| S.R.           | = STATE ROAD   |
| U.S.           | = UNITED STATES  |
| 26-49-42       | = SECTION 26, TOWNSHIP 49 SOUTH, RANGE 42 EAST   |
| Δ              | = CENTRAL ANGLE  |
| ----           | = NON-VEHICULAR ACCESS LINE  |
| ⊕              | = SECTION CORNER   |
| ⊗              | = SECTION QUARTER CORNER   |
| ■              | = PUBLISHED MONUMENT   |
| ■              | = SET P.R.M. - 4" ROUND BY 24" LONG CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "BOWMAN C.G. LB 8030 P.R.M." UNLESS OTHERWISE NOTED. |
| ⊙              | = SET PK NAIL AND DISK STAMPED "P.R.M. LB 8030" UNLESS OTHERWISE NOTED   |
| ●              | = SET 5/8" IRON ROD AND CAP STAMPED "BOWMAN CG LB 8030"  |

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N1° 44' 14"W	11.26'
L2	N60° 51' 39"E	64.89'
L3	N70° 21' 45"E	41.69'
L4	N88° 15' 00"E	71.94'

CCR 29782  
WEST 1/4 CORNER  
OF SECTION 26-49-42  
DETERMINED FROM  
FOUND STRADDLERS  
N. = 664,551.31  
E. = 938,853.95  
(N.A.D. 83/1990)

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	157.59	17° 53' 15"	49.20	N79° 18' 22"E
C2	158.00	36° 54' 31"	101.78	S73° 17' 45"E

