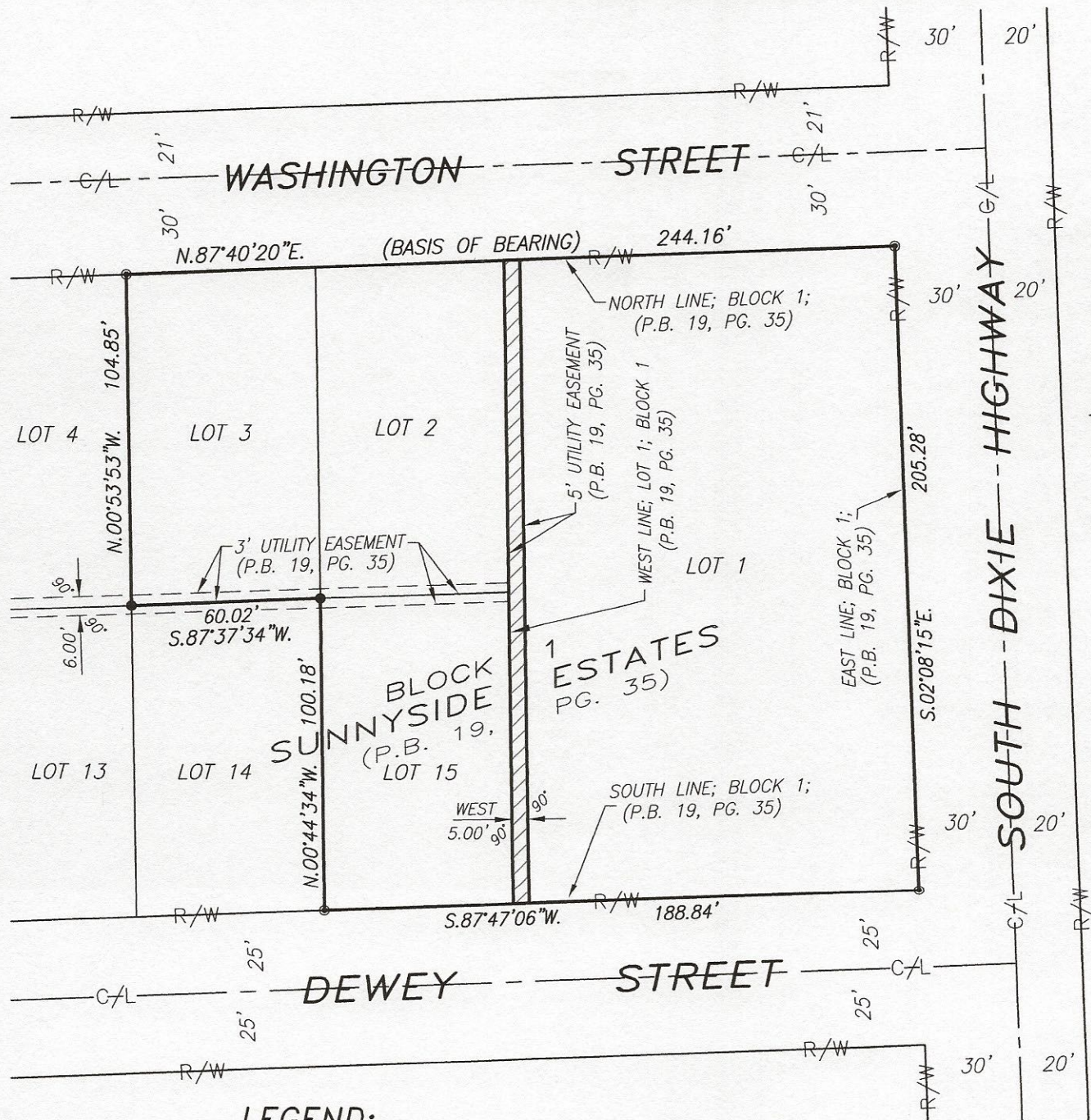


# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

5.00 FOOT WIDE UTILITY EASEMENT TO BE VACATED  
A PORTION OF LOT 1, BLOCK 1 - SUNNYSIDE ESTATES  
PLAT BOOK 19, PAGE 35 - BROWARD COUNTY RECORDS



## LEGEND:

P.B. - DENOTES PLAT BOOK  
O.R.B. - DENOTES OFFICIAL RECORDS BOOK  
PG. - DENOTES PAGE  
R/W - DENOTES RIGHT-OF-WAY  
C/L - DENOTES CENTER LINE

SHEET 1 OF 2 SHEETS

## SCHWEBKE-SHISKIN & ASSOCIATES, INC.

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025

PHONE No. (954) 435-7010

FAX No. (954) 438-3288

ORDER NO. 209888

PREPARED UNDER MY SUPERVISION:

DATE: NOVEMBER 15, 2019

THIS IS NOT A "BOUNDARY SURVEY"

CERTIFICATE OF AUTHORIZATION No. LB-87

RONALD A. FRITZ, ASSISTANT VICE PRESIDENT  
FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

## REVISIONS

STREET NAME

09/14/20-#209888





# LEGAL DESCRIPTION TO ACCOMPANY SKETCH

5.00 FOOT WIDE UTILITY EASEMENT TO BE VACATED  
A PORTION OF LOT 1, BLOCK 1 – SUNNYSIDE ESTATES  
PLAT BOOK 19, PAGE 35 – BROWARD COUNTY RECORDS

## LEGAL DESCRIPTION:

THAT CERTAIN 5.00 FOOT WIDE UTILITY EASEMENT LYING WITHIN LOT 1, BLOCK 1, ACCORDING TO THE PLAT OF "SUNNYSIDE ESTATES", AS RECORDED IN PLAT BOOK 19 AT PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 5.00 FEET OF LOT 1, BLOCK 1, ACCORDING TO THE PLAT OF SUNNYSIDE ESTATES, AS RECORDED IN PLAT BOOK 19 AT PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT 1 OF SAID BLOCK 1 AND BEING BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID LOT 1, OF SAID BLOCK 1; AND BOUNDED ON THE SOUTH BY THE SOUTH LINE OF SAID LOT 1, OF SAID BLOCK 1; ALL LYING AND BEING IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

## SURVEYOR'S NOTES:

- 1) ORDERED BY: STOR-ALL ACQUISITIONS, LLC.
- 2) THE LEGAL DESCRIPTION AS SHOWN HEREON WAS PREPARED BY THIS FIRM.
- 3) THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 4) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE ORIGINAL SIGNATURE AND SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.
- 5) A PORTION OF BROWARD COUNTY, FLORIDA, TAX FOLIO No. 5142-22-22-0020.
- 6) THE PARCEL AS DESCRIBED HEREON CONTAINS 1,026 SQUARE FEET, MORE OR LESS.

SHEET 2 OF 2 SHEETS



### SCHWEBKE-SHISKIN & ASSOCIATES, INC.

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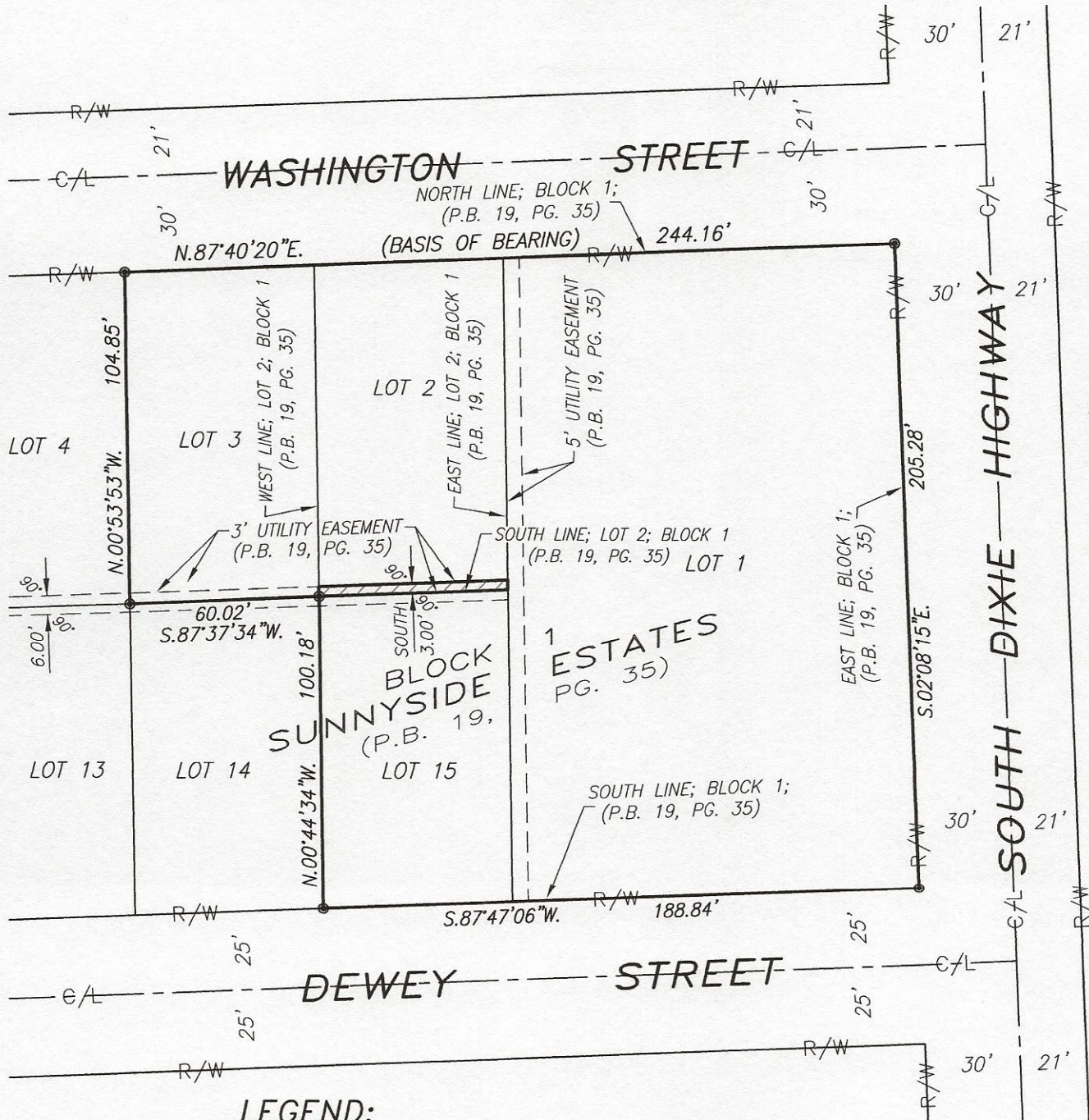
RONALD A. FRITZ, ASSISTANT VICE PRESIDENT  
FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

### REVISIONS



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

3.00 FOOT WIDE UTILITY EASEMENT TO BE VACATED  
A PORTION OF LOT 2, BLOCK 1 - SUNNYSIDE ESTATES  
PLAT BOOK 19, PAGE 35 - BROWARD COUNTY RECORDS



## LEGEND:

P.B. - DENOTES PLAT BOOK  
O.R.B. - DENOTES OFFICIAL RECORDS BOOK  
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A PORTION OF LOT 2, BLOCK 1 – SUNNYSIDE ESTATES  
PLAT BOOK 19, PAGE 35 – BROWARD COUNTY RECORDS

## LEGAL DESCRIPTION:

THAT CERTAIN 3.00 FOOT WIDE UTILITY EASEMENT LYING WITHIN LOT 2, BLOCK 1, ACCORDING TO THE PLAT OF "SUNNYSIDE ESTATES", AS RECORDED IN PLAT BOOK 19 AT PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 3.00 FEET OF LOT 2, BLOCK 1, ACCORDING TO THE PLAT OF SUNNYSIDE ESTATES, AS RECORDED IN PLAT BOOK 19 AT PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 2 OF SAID BLOCK 1 AND BEING BOUNDED ON THE EAST BY THE EAST LINE OF SAID LOT 2, OF SAID BLOCK 1; AND BOUNDED ON THE WEST BY THE WEST LINE OF SAID LOT 2, OF SAID BLOCK 1; ALL LYING AND BEING IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

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- 5) A PORTION OF BROWARD COUNTY, FLORIDA, TAX FOLIO No. 5142-22-22-0020.
- 6) THE PARCEL AS DESCRIBED HEREON CONTAINS 180 SQUARE FEET, MORE OR LESS.

SHEET 2 OF 2 SHEETS



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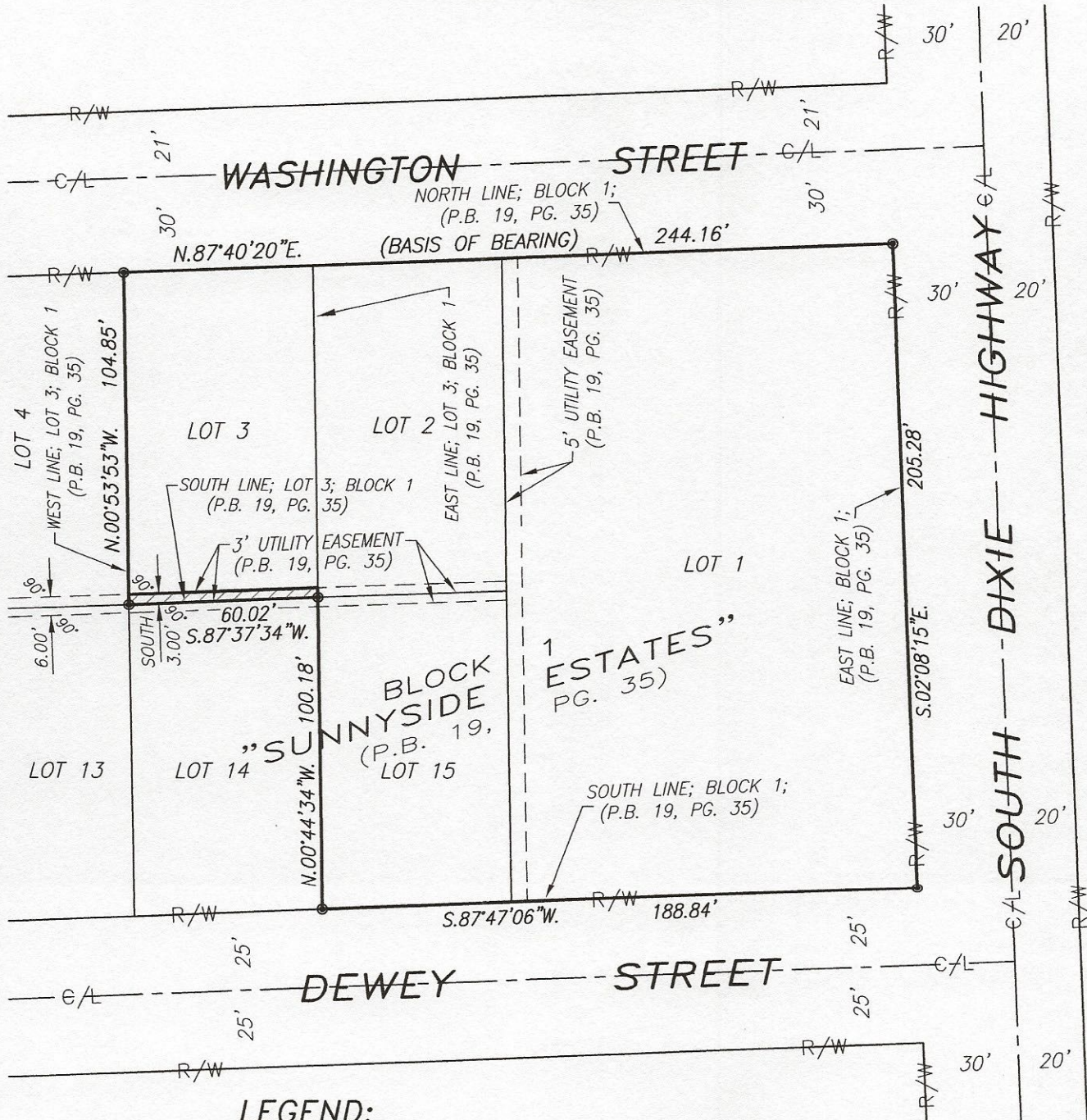
RONALD A. FRITZ, ASSISTANT VICE PRESIDENT  
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### REVISIONS



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

5.00 FOOT WIDE UTILITY EASEMENT TO BE VACATED  
A PORTION OF LOT 3, BLOCK 1 - SUNNYSIDE ESTATES  
PLAT BOOK 19, PAGE 35 - BROWARD COUNTY RECORDS



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P.B. - DENOTES PLAT BOOK  
O.R.B. - DENOTES OFFICIAL RECORDS BOOK  
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## REVISIONS

STREET NAME

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THE SOUTH 3.00 FEET OF LOT 3, BLOCK 1, ACCORDING TO THE PLAT OF SUNNYSIDE ESTATES, AS RECORDED IN PLAT BOOK 19 AT PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID LOT 3 OF SAID BLOCK 1 AND BEING BOUNDED ON THE EAST BY THE EAST LINE OF SAID LOT 3, OF SAID BLOCK 1; AND BOUNDED ON THE WEST BY THE WEST LINE OF SAID LOT 3, OF SAID BLOCK 1; ALL LYING AND BEING IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

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- 5) A PORTION OF BROWARD COUNTY, FLORIDA, TAX FOLIO Nos. 5142-22-22-0030.
- 6) THE PARCEL AS DESCRIBED HEREON CONTAINS 180 SQUARE FEET, MORE OR LESS.

SHEET 2 OF 2 SHEETS



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PHONE No. (954)435-7010

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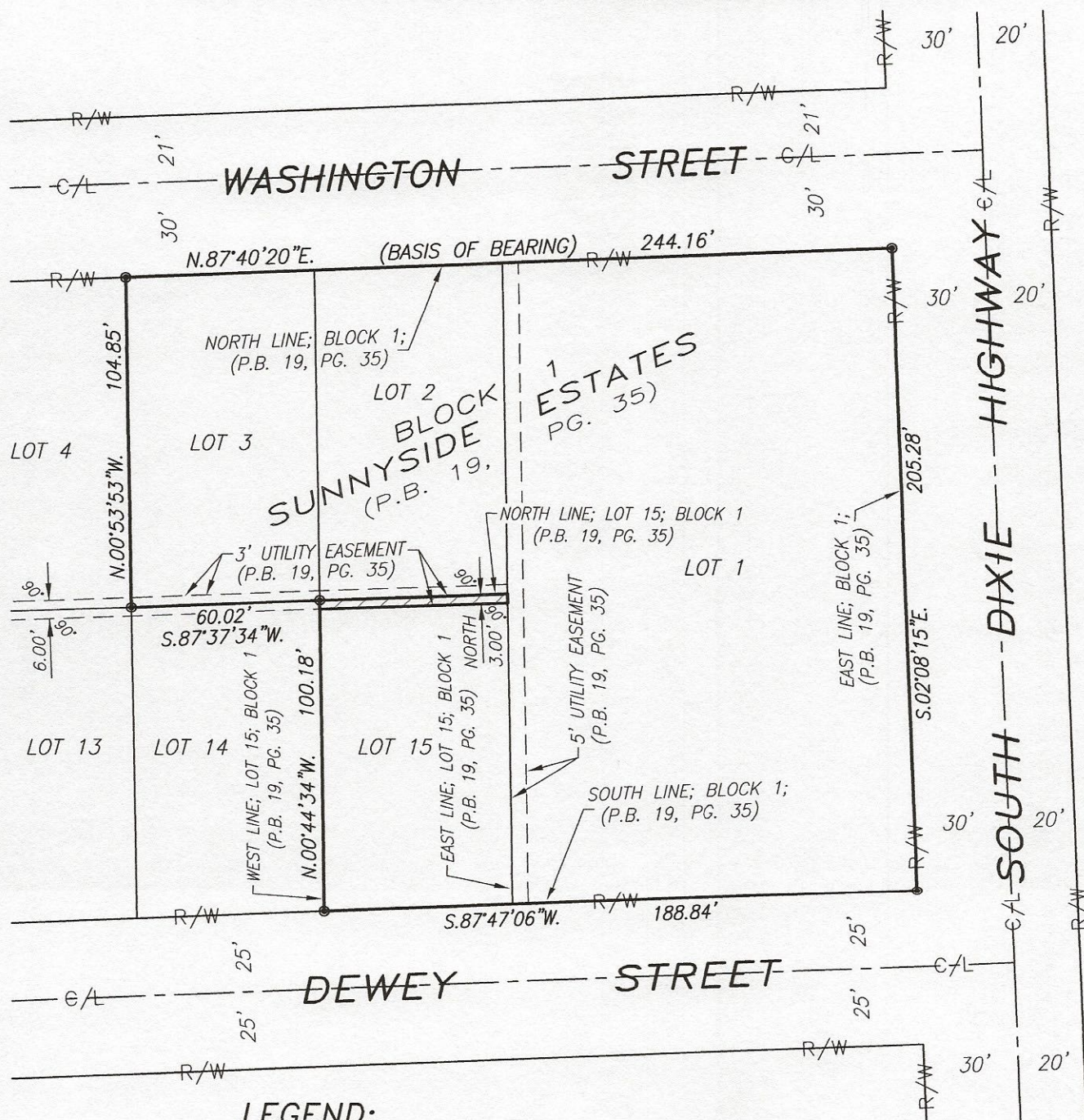
RONALD A. FRITZ, ASSISTANT VICE PRESIDENT  
FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

### REVISIONS



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

5.00 FOOT WIDE UTILITY EASEMENT TO BE VACATED  
A PORTION OF LOT 15, BLOCK 1 - SUNNYSIDE ESTATES  
PLAT BOOK 19, PAGE 35 - BROWARD COUNTY RECORDS



## LEGEND:

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ORDER NO. 209888

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CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

RONALD A. FRITZ, ASSISTANT VICE PRESIDENT  
FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

## REVISIONS

STREET NAME  
09/14/20-#209888



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THE NORTH 3.00 FEET OF LOT 15, BLOCK 1, ACCORDING TO THE PLAT OF SUNNYSIDE ESTATES, AS RECORDED IN PLAT BOOK 19 AT PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 15 OF SAID BLOCK 1 AND BEING BOUNDED ON THE EAST BY THE EAST LINE OF SAID LOT 15, OF SAID BLOCK 1; AND BOUNDED ON THE WEST BY THE WEST LINE OF SAID LOT 15, OF SAID BLOCK 1; ALL LYING AND BEING IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

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PHONE No. (954) 435-7010

FAX No. (954) 438-3288

ORDER NO. 209888

PREPARED UNDER MY SUPERVISION:

DATE: NOVEMBER 15, 2019

*Ronald A. Fritz*

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RONALD A. FRITZ, ASSISTANT VICE PRESIDENT

CERTIFICATE OF AUTHORIZATION No. LB-87

FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

### REVISIONS



REVISIONS	BY
10/16/20	JM

FELIX PARDO & ASSOCIATES, Inc.  
ARCHITECTURE / PLANNING / INTERIORS  
2100 SALZEDO STREET STE. 303 - CORAL GABLES, FLORIDA. 33134  
Phone: (305) 445-4555 Fax: (305) 445-1006 AA 0002478

PROPOSED NEW STOR ALL BUILDING  
910 SOUTH DIXIE HWY, HOLLYWOOD, FLORIDA. 33020

Date	08/20/11 - 03/25/20
Scale	AS SHOWN
Drawn	WE
Job #	201711
Sheet	A0.01
Of	Sheets

THIS BUILDING SHALL BE DESIGNED IN COMPLIANCE WITH GREEN BUILDING ORDINANCE NUMBER 151.158. GREEN BUILDING CERTIFICATION TO BE ACHIEVED.

1. CONTRACTOR SHALL COMPLY WITH THE FLORIDA RECYCLE WASTE MATERIAL REQUIREMENTS FROM CONSTRUCTION AND DEMOLITION DEBRIS.
2. LOW OR NO VOC MATERIALS SHALL BE USED. THIS INCLUDES BUT NOT LIMITED TO PAINT, ADHESIVES, FLOORING, CEILINGS, COMPOSITE WOOD, AND FURNITURE.
3. EXTERIOR AND INTERIOR LIGHTING SHALL REDUCE LIGHT POLLUTION.
4. SPECIFIED MATERIALS SHALL MEET THE SUSTAINABLE REQUIREMENTS, AND RECYCLED MATERIALS SHALL BE USED. RECYCLED PACKAGING FOR SAID MATERIAL SHALL ALSO BE CONSIDERED.
5. ENERGY EFFICIENT LED LIGHTING FIXTURES, ENERGY STAR RATED APPLIANCES, AND THERMOSTATS PROGRAMMABLE PER INDIVIDUAL AREAS SHALL BE SPECIFIED.
6. ROOF SHALL BE ENERGY STAR CERTIFIED, MEETING A MINIMUM SOLAR REFLECTANCE OF 0.80 AFTER 3 YEARS AND AN INITIAL SOLAR REFLECTANCE OF 0.90.
7. RAINWATER SHALL BE COLLECTED ON-SITE IN A CISTERN TO BE USED FOR THE IRRIGATION SYSTEM AND NON-POTABLE USES SUCH AS TOILET WATER.
8. PERMEABLE PAVEMENT FOR EXTERIOR DRIVEWAYS AND WALKWAY SHALL BE USED WHERE POSSIBLE TO INCREASE PERCOLATION.

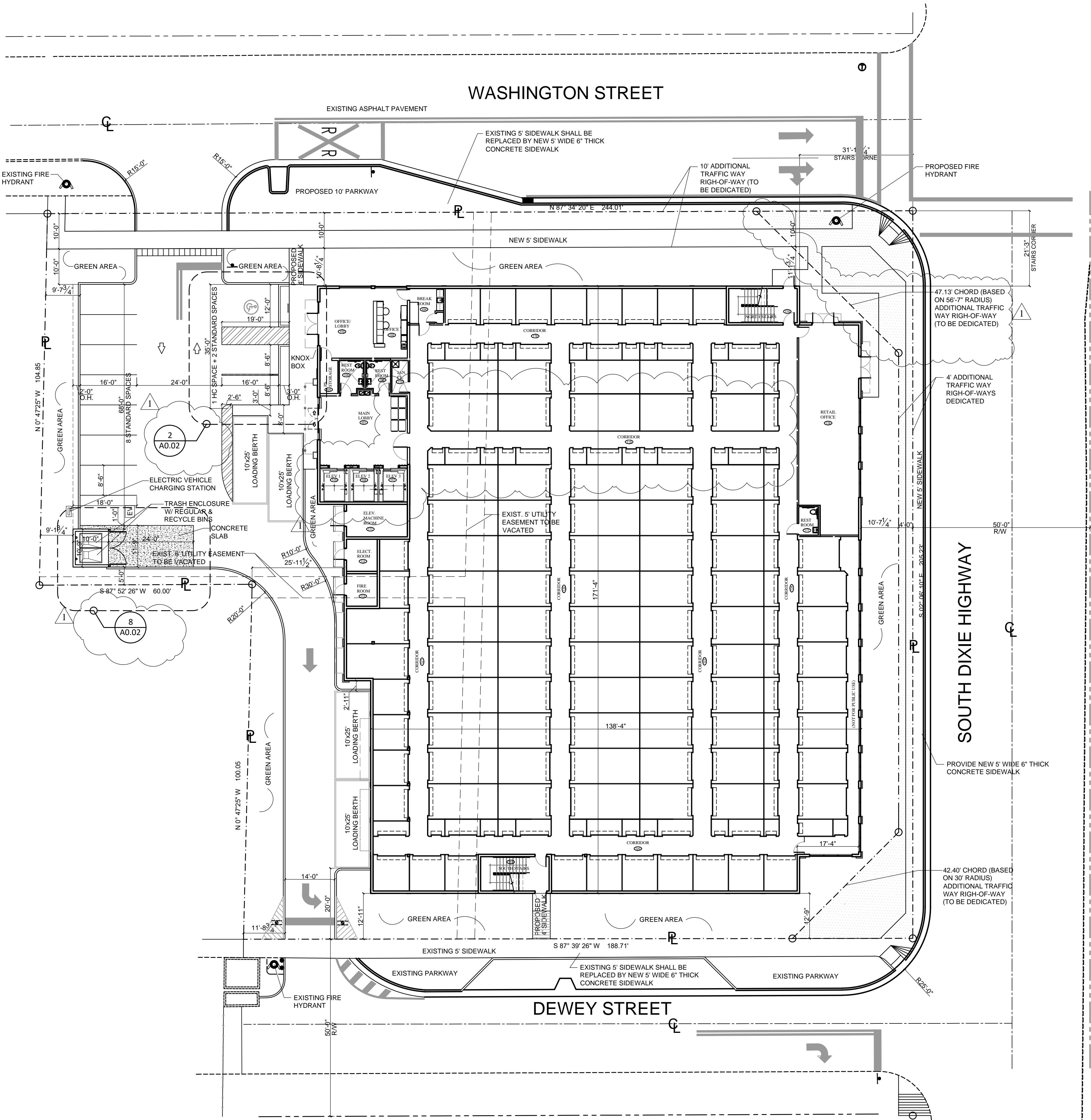
ZONING STATISTICS		
ZONING DISTRICT DH-3 - Dixie Highway High Intensity Mixed-use		
PERMITTED USE Self Storage Facility (DH-3)		
NET LOT AREA 44,523.56 square ft		
	ALLOW'D/REQ'D	PROVIDED
MAXIMUM FAR	3.00 (133,630.68 sq.ft)	123,198.45
MAXIMUM HEIGHT	10 STY / 140 ft.	8 STY + 55 ft.
SETBACKS		
ALL FRONTAGES	10 Feet (up to 55 ft)	10 Feet
SIDE INTERIOR	0 Feet	23.83 Feet
ALLEY	5 Feet	N/A (*)
MAX FRONTAGE	30 Feet	10 Feet
MIN. ACTIVE USE	60%	60%
PARKING REQUIRED = 1 Spaces / 1,000 SQ.FT. = 123 SPACES		
PARKING PROVIDED = 11 SPACES		
HC. PARKING REQ'D = 1 SPACE		
LOADING AREA REQUIRED = (4) 10'x25' BERTH		
LOADING AREA PROVIDED = (4) 10'x25' BERTH		
(*) VACATE ALL ALLEYS		

	ALLOW'D/REQ'D	PROVIDED
OPEN SPACE	-	19,883.67 (44.65%)
IMPERVIOUS AREA	-	24,639.69 (55.34%)
BLDG. FOOTPRINT	-	7,138.37
PAVED AREA	-	1,238.25
WALKWAYS	-	1,238.25
PERVIOUS AREA	-	11,506.25 (25.84%)
LANDSCAPED AREA (25% OF OPEN SPACE)	-	11,506.25 (25.84%)

REQUIRED VARIANCE		
PARKING VARIANCE: EXISTING PARKING REQUIREMENT = 123 SPACES PROPOSED PARKING PROVIDED = 11 SPACES		

MAX. OCCUPANT LOAD CALCULATION			
(AS PER TABLE 1004.1.1 F.B.C.)			
STORAGE	122,928.50 square ft. 300 S.F. (GROSS)	409.76 PERS	
TOTAL PERSONS=410	205 MALES 205 FEMALES		
(AS PER TABLE 403.1 F.B.C.P.)			
TOTAL FIXTURE REQUIREMENT		TOTAL FIXTURE PROVIDED	
WC	LAV	WC	LAV
3 UN. 1/100	3 UN. 1/100	3 UN.	3 UN. MALES
3 UN. 1/100	3 UN. 1/100	3 UN.	3 UN. FEMALES
DRINKING FOUNTAIN = 1/1000 REQUIRED - 2 PROVIDED SERVICE SINK= 1 REQUIRED - 1 PROVIDED			

- NOTES:  
1. 0.5 MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES  
2. A BI-DIRECTIONAL AMPLIFIER IS REQUIRED PER NFPA 1.11.10



SITE PLAN 1/16\"=1'-0"