

RESOLUTION NO.

R-2015-170

(P15-04&05)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING AMENDMENTS TO THE PLAT NOTATIONS ON THE "INDIGO BEACH RESORT" PLAT, LOCATED AT 4000 SOUTH OCEAN DRIVE, REVISING THE NON-VEHICULAR ACCESS LINE ALONG THE WEST SIDE OF SOUTH OCEAN DRIVE; APPROVING THE RELOCATION OF THE BUS SHELTER AND LANDSCAPE BUFFER EASEMENTS; APPROVING THE RELEASE OF THE TRAFFIC CONTROL EASEMENT; AMENDING THE CONCURRENCY NOTE TO CLARIFY AND LIMIT THE USE OF THE PLATTED PROPERTY.

WHEREAS, on November 15, 2006, the City Commission passed and adopted Ordinance No. O-2006-36 which approved the rezoning of property generally located at 4000 South Ocean Drive to Planned Development and approved the Sian Master Development Plan which proposed to develop the site in three phases which would consist of 660 condo-hotel rooms, 49 condominiums, 30 pool cabanas, 21,438 sq. ft. of meeting space, 10, 433 sq. ft. for a restaurant, 6,000 sq. ft. of retail space and a parking garage; and

WHEREAS, PRH 4000 South Ocean Drive, LLC (PRH) has submitted a request to the Department of Planning to amend the master development plan which will require amendments to the Plat Notation on the "Indigo Beach Resort" plat; and

WHEREAS, the amendments will include revisions to the access and concurrency notes as well as modifications to certain platted easement interests are necessary to accommodate the new site design for the development; and

WHEREAS, PRH 4000 South Ocean Drive, LLC is acting together with MHI/Carlye Sian Owner I, LLC as co-petitioners to accomplish the necessary plat revisions outlined in the plat application; and

WHEREAS, the site design proposes to provide a new 30' right-in only access opening 130' north of the existing 50' southerly access opening together with a right deceleration turn lane serving the property, and in order to accommodate this access change, revisions to the non-vehicular access line along the west side of South Ocean Drive are required, as more specifically described in Exhibit "A" attached hereto and incorporated by reference; and

WHEREAS, South Ocean Drive is under the jurisdictional responsibility of the Florida Department of Transportation (FDOT), and the FDOT has conceptually

approved the requested driveway access revisions; and

WHEREAS, the Petitioners are required to provide for the dedication of the right of way for the deceleration turn lane on South Ocean Drive to the FDOT, as more specifically identified in Exhibit "B" attached hereto and incorporated herein by reference; and

WHEREAS, the new driveway configuration will require the relocation of the existing bus shelter easement 60 feet to the north, as more specifically identified in Exhibit "C" attached hereto and incorporated by reference, whereby PRH shall construct a bus shelter pursuant to the City's design standards prior to issuance of a certificate of occupancy for the proposed hotel/condominium; and

WHEREAS, the new driveway configuration and deceleration lane will also require the relocation of the existing 10' wide landscape buffer easement, as more specifically identified in Exhibit "D" attached hereto and incorporated by reference; and

WHEREAS, the new driveway configuration will require the release of an unutilized existing traffic control easement, as more specifically identified in Exhibit "E" attached hereto and incorporated by reference, and the City has no objection to such release; and

WHEREAS, the Petitioners also desire to amend the concurrency notation on the Plat, as follows:

From: This plat is restricted to Tract A having development of 100,000 square feet of commercial use and a 1,056-room condo-hotel (326 existing rooms and 730 proposed). Tracts B and C are restricted to no development. Bank uses are not permitted without the approval of the Broward County Commissioners, who shall review and address these uses for increased impacts.

To: Tract A is restricted to 100,000 square feet of commercial use, 591 condo-hotel rooms (326 rooms existing and 265 rooms proposed), 77 high rise units and 17 boat slips. Tract B is restricted to parking lot, landscaping and boat slip use. Tract C is restricted to parking lot and landscaping. Free standing banks or banks with drive-thru facilities are not permitted without the approval of the Broward County Commissioners, who shall review and address these uses for increased impacts.
; and

WHEREAS, staff has reviewed the request and finds the proposed development remains consistent with the concurrency standards established for the Plat, and therefore recommends approval of the amendments; and

WHEREAS, the Petitioners intend to file the plat amendment application with Broward County, and City Commission approval is necessary for the plat amendment to proceed at the County level;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That it hereby approves the revision of the Non-Vehicular Access Line along the west line of South Ocean Drive and adjacent to Tract A and C of the "Indigo Beach Resort" Plat, as more specifically set forth in Exhibit "A" attached hereto and incorporated herein by reference.

Section 2: That it hereby approves the relocation of the existing bus shelter easement as more specifically set forth in Exhibit "C" attached hereto and incorporated by reference.

Section 3: That it hereby approves the relocation of the existing landscape buffer easement as more specifically set forth in Exhibit "D" attached hereto and incorporated by reference.

Section 4: That it hereby approves the release of the traffic control easement within the "Indigo Beach Resort" Plat, as more specifically identified in Exhibit "E" attached hereto.

Section 5: That it hereby approves the amendment of the concurrency note within the "Indigo Beach Resort" Plat as described above.

Section 6: That this resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 17 day of JUNE, 2015.

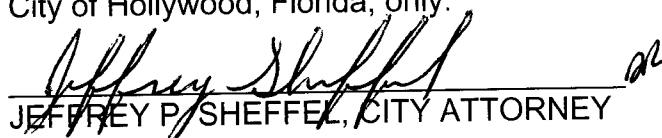


PETER BOBER, MAYOR

ATTEST:


PATRICIA A. CERNY, MMC, CITY CLERK

APPROVED AS TO FORM AND LEGALITY
for the use and reliance of the
City of Hollywood, Florida, only.


JEFFREY P. SHEFFEL, CITY ATTORNEY

LEGAL DESCRIPTION TO ACCOMPANY SKETCH EXISTING NON-VEHICULAR ACCESS LINE TO BE VACATED

LEGAL DESCRIPTION:

BEING A PORTION OF THE NON-VEHICULAR ACCESS LINE, AS SHOWN ON THE PLAT OF "INDIGO BEACH RESORT PLAT" AS RECORDED IN PLAT BOOK 176 AT PAGE 168 THROUGH 170, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE LIMITS OF THE SAID PLAT OF "INDIGO BEACH RESORT PLAT"; THE SAME POINT BEING THE SOUTHEAST CORNER OF LOT 18, AS SHOWN ON THE PLAT OF "SEACREST PARK", AS RECORDED IN PLAT BOOK 23 AT PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES 02 MINUTES 29 SECONDS WEST, ALONG A PORTION OF THE NORTH LINE OF THE SAID PLAT LIMITS, AS SHOWN ON THE SAID PLAT OF "INDIGO BEACH RESORT PLAT", FOR 3.02 FEET TO THE POINT OF BEGINNING OF A NON-VEHICULAR ACCESS LINE; SAID LAST DESCRIBED COURSE BEING COINCIDENT WITH THE SOUTH LINE OF SAID LOT 18; THENCE SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST, ALONG THE WESTERLY LINE OF THE 3.00 FOOT WIDE RIGHT-OF-WAY NO. 1 DEDICATED BY AND SHOWN ON THE SAID PLAT OF "INDIGO BEACH RESORT PLAT", FOR 226.03 FEET; THENCE SOUTH 86 DEGREES 58 MINUTES 37 SECONDS WEST, ALONG THE NORTH LIMITS OF A 50 FOOT WIDE INGRESS-EGRESS EASEMENT, AS SHOWN ON THE SAID PLAT OF "INDIGO BEACH RESORT PLAT", FOR 23.00 FEET TO THE POINT OF TERMINATION OF SAID NON-VEHICULAR ACCESS LINE; ALL LYING AND BEING IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) BEARINGS AS SHOWN HEREON REFER TO AN ASSUMED BEARING OF NORTH 04 DEGREES 45 MINUTES 45 SECONDS EAST, ALONG THE EASTERLY PLAT LIMITS OF THE HEREIN REFERENCED PLAT OF "INDIGO BEACH RESORT PLAT".
- 2) ORDERED BY: THE RELATED GROUP
- 3) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

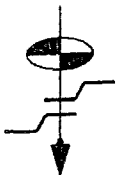
LEGEND:

P.B. DENOTES PLAT BOOK
O.R.B. DENOTES OFFICIAL RECORDS BOOK
PG. DENOTES PAGE
P.O.B. DENOTES POINT OF BEGINNING
P.O.T. DENOTES POINT OF TERMINATION
P.O.C. DENOTES POINT OF COMMENCEMENT

////// DENOTES NON-VEHICULAR ACCESS LINE
L.B.E. DENOTES LANDSCAPE BUFFER EASEMENT
U.E. DENOTES UTILITY EASEMENT
EASMT. DENOTES EASEMENT
R/W DENOTES RIGHT-OF-WAY
N.V.A. DENOTES NON-VEHICULAR ACCESS

SHEET 2 OF 2 SHEETS

K:\265142\INDIGO BEACH RESORT PLAT\LEGALS\DWG\NON VEHICULAR ACCESS LINE.dwg



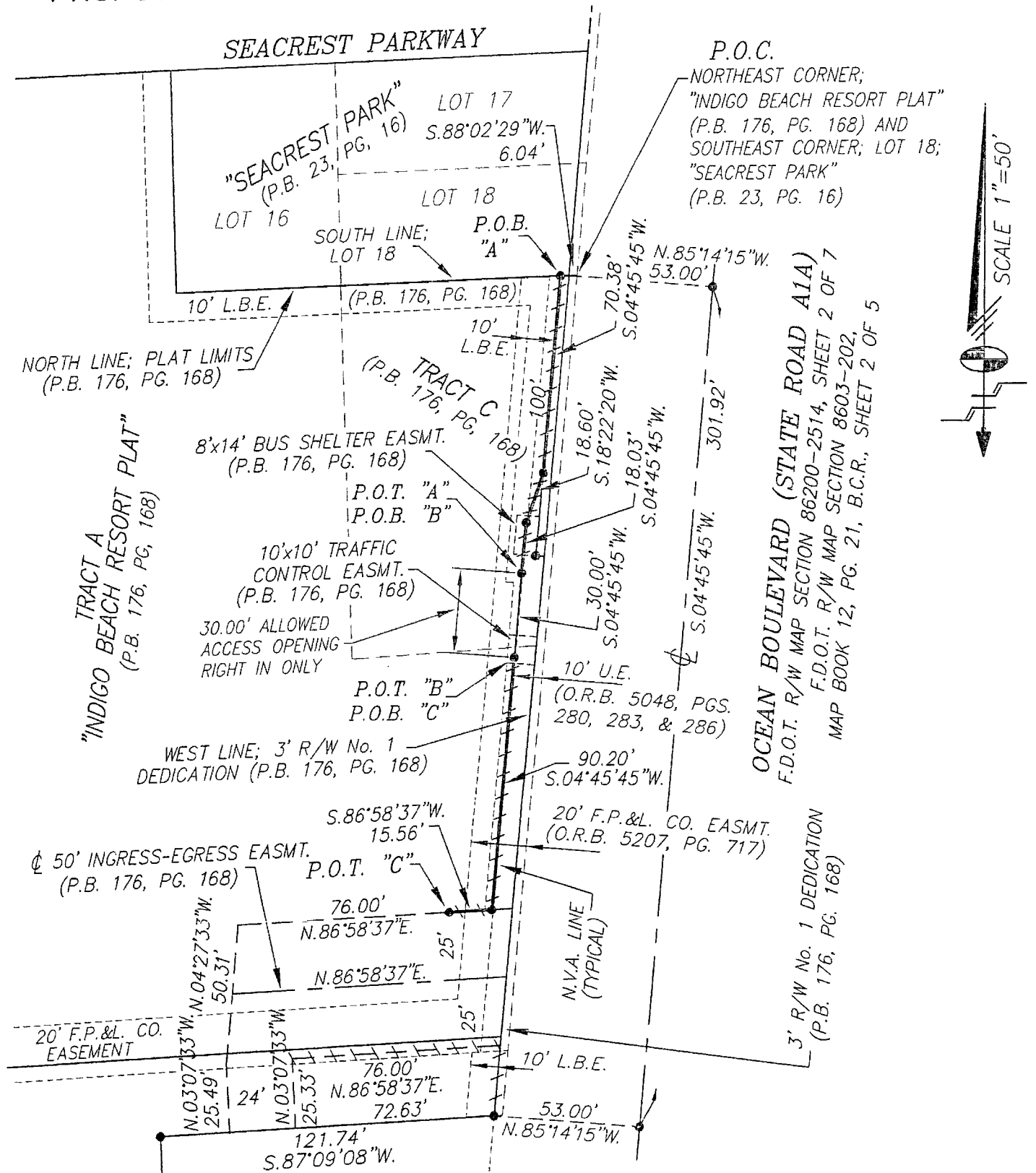
Schwabke-Shiskin & Associates, Inc.
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No.(954)435-7010 FAX No.-(954)438-3288
ORDER NO. 203178
DATE: SEP. 10, 2014
THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

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

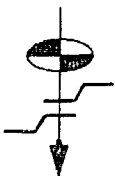
REVISIONS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION PROPOSED NON-VEHICULAR ACCESS LINE TO BE DEDICATED



K:\265142\INDIGO BEACH RESORT PLAT\LEGALS\DWG\NON VEHICULAR ACCESS LINE.dwg

SHEET 1 OF 2 SHEETS



Schwabke-Shiskin & Associates, Inc.
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05/12/15-#204155
FDOT/CIVIL COMMENTS

LEGAL DESCRIPTION TO ACCOMPANY SKETCH PROPOSED NON-VEHICULAR ACCESS LINE TO BE DEDICATED

LEGAL DESCRIPTION:

BEING A NON-VEHICULAR ACCESS LINE LYING WITHIN THE PLAT OF "INDIGO BEACH RESORT PLAT" AS RECORDED IN PLAT BOOK 176 AT PAGES 168 THROUGH 170, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE PLAT LIMITS OF THE SAID PLAT OF "INDIGO BEACH RESORT PLAT"; THE SAME POINT BEING THE SOUTHEAST CORNER OF LOT 18, AS SHOWN ON THE PLAT OF "SEACREST PARK", AS RECORDED IN PLAT BOOK 23 AT PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES 02 MINUTES 29 SECONDS WEST, ALONG THE NORTH LINE OF THE SAID PLAT LIMITS, AS SHOWN ON THE SAID PLAT OF "INDIGO BEACH RESORT PLAT", FOR 6.04 FEET TO THE POINT OF BEGINNING "A" OF A NON-VEHICULAR ACCESS LINE; SAID LAST DESCRIBED COURSE BEING COINCIDENT WITH THE SOUTH LINE OF SAID LOT 18; THENCE SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST, ALONG THE WESTERLY LINE OF THE 3.00 FOOT BY 100.00 FOOT RIGHT-OF-WAY NO. 2 PEDESTRIAN ACCESS LANDING PAD DEDICATED BY AND SHOWN ON THE SAID PLAT OF "INDIGO BEACH RESORT PLAT", FOR 70.38 FEET; THENCE SOUTH 18 DEGREES 22 MINUTES 20 SECONDS WEST FOR 18.60 FEET; THENCE SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST FOR 18.03 FEET TO THE POINT OF TERMINATION "A" OF SAID NON-VEHICULAR ACCESS LINE AND THE POINT OF BEGINNING "B" OF A 30 FOOT WIDE ALLOWED ACCESS OPENING (RIGHT IN ONLY); THENCE CONTINUE SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST, ALONG THE LAST DESCRIBED COURSE FOR 30.00 FEET TO THE POINT OF TERMINATION "B" OF SAID ALLOWED ACCESS OPENING AND THE POINT OF BEGINNING "C" OF A NON-VEHICULAR ACCESS LINE; THENCE CONTINUE SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST, ALONG THE LAST DESCRIBED COURSE, FOR 90.20 FEET; THENCE SOUTH 86 DEGREES 58 MINUTES 37 SECONDS WEST, ALONG THE NORTH LIMITS OF A 50 FOOT WIDE INGRESS-EGRESS EASEMENT, AS SHOWN ON THE SAID PLAT OF "INDIGO BEACH RESORT PLAT", FOR 15.56 FEET TO THE POINT OF TERMINATION "C" OF SAID NON-VEHICULAR ACCESS LINE; ALL LYING AND BEING IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

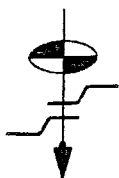
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LEGEND:

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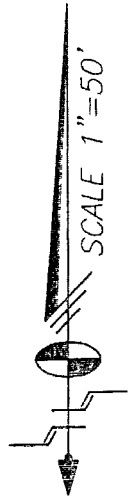
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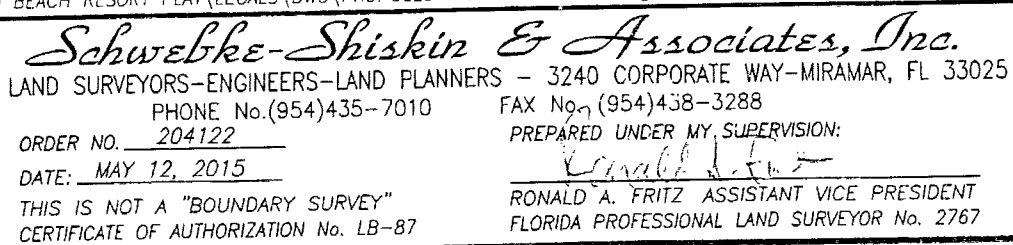
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED RIGHT-OF-WAY TO BE DEDICATED-BAY TOWER



K:\265142\INDIGO BEACH RESORT PLAT\LEGALS\DWG\PROPOSED RIGHT TURN LANE.dwg



REVISIONS

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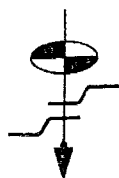
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SHEET 2 OF 2 SHEETS

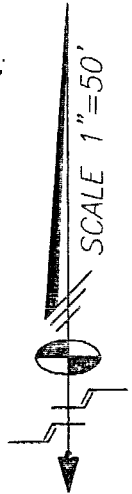
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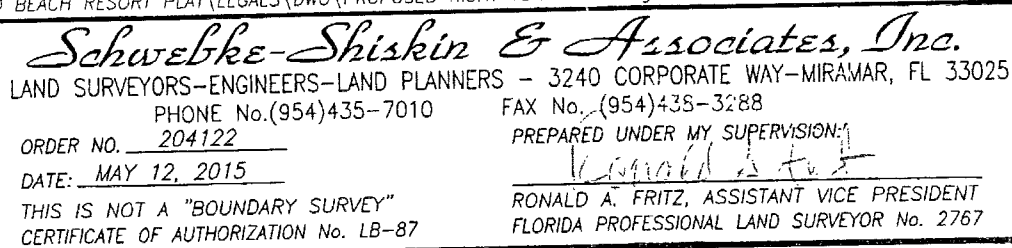
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REVISIONS

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PROPOSED RIGHT-OF-WAY TO BE DEDICATED-CROWNE PLAZA



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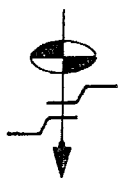
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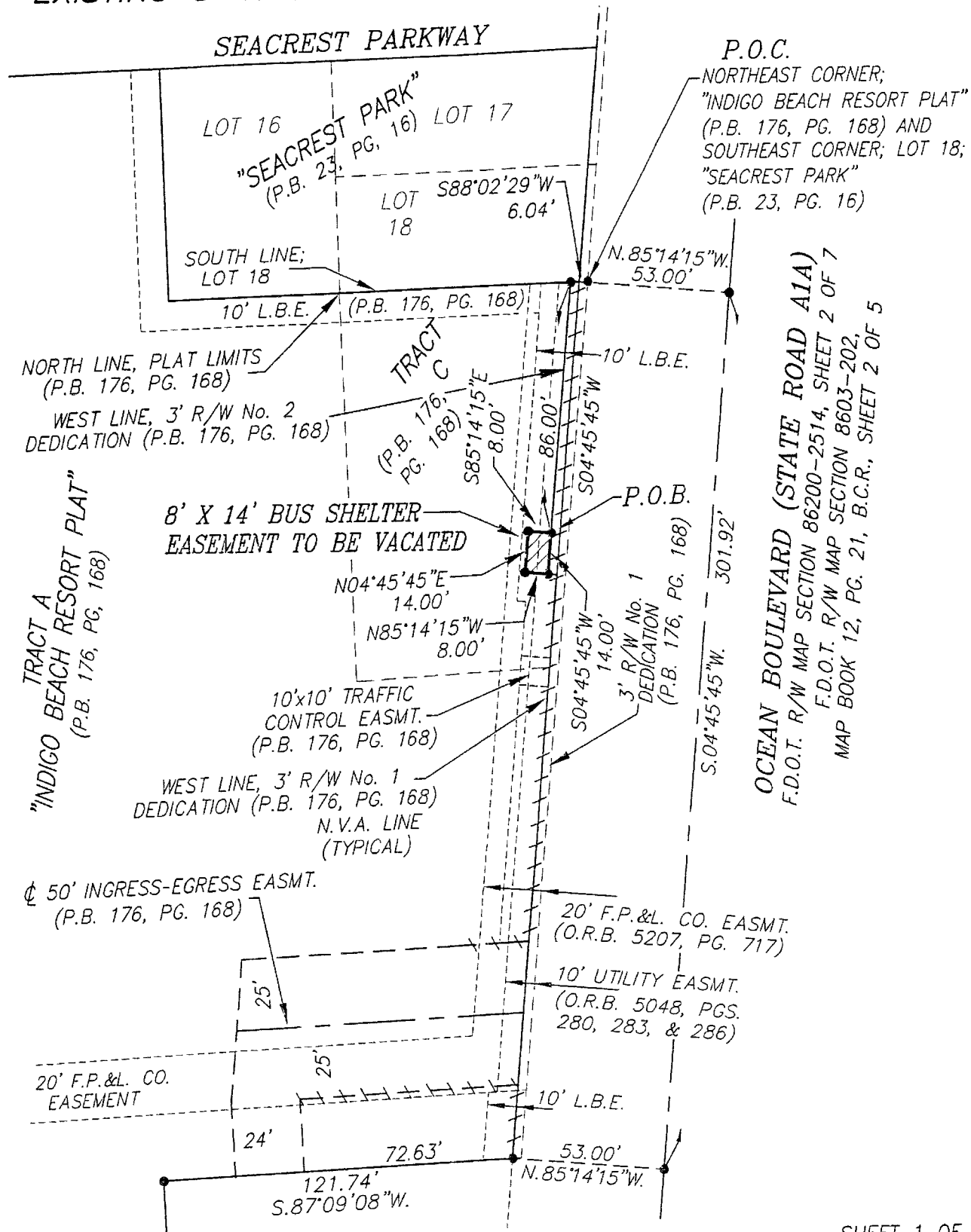
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REVISIONS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION EXISTING 8' X 14' BUS SHELTER EASEMENT TO BE VACATED



SHEET 1 OF 2 SHEETS

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DATE: MAY 12, 2015

THIS IS NOT A "BOUNDARY SURVEY"

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

CERTIFICATE OF AUTHORIZATION No. LB-87

REVISIONS

LEGAL DESCRIPTION TO ACCOMPANY SKETCH EXISTING 8' X 14' BUS SHELTER EASEMENT TO BE VACATED

LEGAL DESCRIPTION:

BEING THE EXISTING 8' X 14' BUS SHELTER EASEMENT LYING WITHIN TRACT "C," AS SHOWN ON THE PLAT OF "INDIGO BEACH RESORT PLAT" AS RECORDED IN PLAT BOOK 176 AT PAGES 168 THROUGH 170, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE PLAT LIMITS OF THE SAID PLAT OF "INDIGO BEACH RESORT PLAT"; THE SAME POINT BEING THE SOUTHEAST CORNER OF LOT 18, AS SHOWN ON THE PLAT OF "SEACREST PARK", AS RECORDED IN PLAT BOOK 23 AT PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN SOUTH 88 DEGREES 02 MINUTES 29 SECONDS WEST, ALONG THE NORTH LINE OF THE SAID PLAT LIMITS, AS SHOWN ON THE SAID PLAT OF "INDIGO BEACH RESORT PLAT", FOR 6.04 FEET TO A POINT (SAID LAST DESCRIBED COURSE BEING COINCIDENT WITH THE SOUTH LINE OF SAID LOT 18); THENCE RUN SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST, ALONG THE WESTERLY LINE OF THE 3.00 FOOT WIDE RIGHT-OF-WAY NO. 2 DEDICATED BY AND SHOWN ON THE SAID PLAT OF "INDIGO BEACH RESORT PLAT", FOR A DISTANCE OF 86.00 FEET TO THE POINT OF BEGINNING OF AN 8' X 14' BUS SHELTER EASEMENT; THENCE CONTINUE SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST, ALONG THE LAST DESCRIBED COURSE FOR 14.00 FEET TO A POINT; THENCE RUN NORTH 85 DEGREES 14 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 8.00 FEET TO A POINT; THENCE RUN NORTH 04 DEGREES 45 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 14.00 FEET TO A POINT; THENCE RUN SOUTH 85 DEGREES 14 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 8.00 FEET TO A POINT ON THE WESTERLY LINE OF THE AFOREMENTIONED 3.00 FOOT WIDE RIGHT-OF-WAY NO. 2 DEDICATED BY AND SHOWN ON THE SAID PLAT OF "INDIGO BEACH RESORT PLAT", SAID POINT BEING THE POINT OF BEGINNING.

ALL LYING AND BEING IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) BEARINGS AS SHOWN HEREON REFER TO AN ASSUMED BEARING OF NORTH 04 DEGREES 45 MINUTES 45 SECONDS EAST, ALONG THE EASTERLY PLAT LIMITS OF THE HEREIN REFERENCED PLAT OF "INDIGO BEACH RESORT PLAT".
- 2) ORDERED BY: THE RELATED GROUP
- 3) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

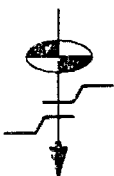
LEGEND:

P.B. DENOTES PLAT BOOK
O.R.B. DENOTES OFFICIAL RECORDS BOOK
PG. DENOTES PAGE
P.O.B. DENOTES POINT OF BEGINNING
P.O.C. DENOTES POINT OF COMMENCEMENT
N.V.A. DENOTES NON-VEHICULAR ACCESS

////// DENOTES NON-VEHICULAR ACCESS LINE
L.B.E. DENOTES LANDSCAPE BUFFER EASEMENT
U.E. DENOTES UTILITY EASEMENT
EASMT. DENOTES EASEMENT
R/W DENOTES RIGHT-OF-WAY

K:\265142\INDIGO BEACH RESORT PLAT\LEGALS\DWG\BUS SHELTER ESMT.dwg

SHEET 2 OF 2 SHEETS



Schwelke-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. 204155
DATE: MAY 12, 2015
THIS IS NOT A "BOUNDARY SURVEY"
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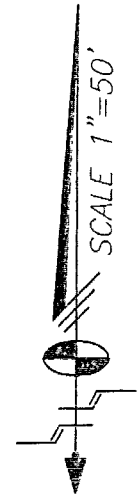
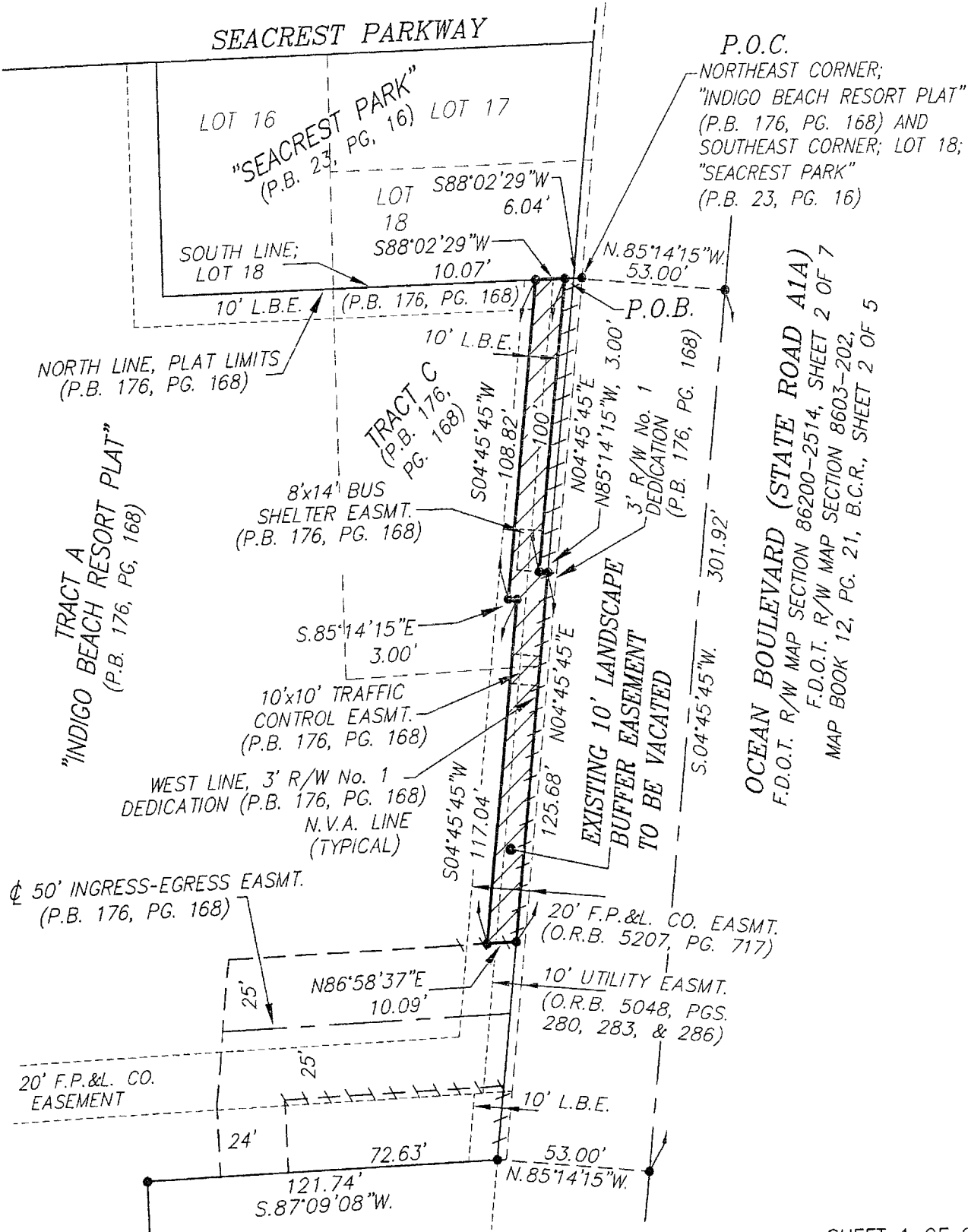
PREPARED UNDER MY SUPERVISION:

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

REVISIONS

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

SKETCH TO ACCOMPANY LEGAL DESCRIPTION EXISTING 10' LANDSCAPE BUFFER EASEMENT TO BE VACATED

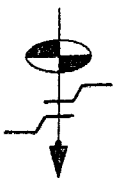


SHEET 1 OF 2 SHEETS

K:\265142\INDIGO BEACH RESORT PLAT\LEGALS\DWG\LANDSCAPE ESMT.dwg

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FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

REVISIONS



LEGAL DESCRIPTION TO ACCOMPANY SKETCH EXISTING 10' LANDSCAPE BUFFER EASEMENT TO BE VACATED

LEGAL DESCRIPTION:

BEING A PORTION OF THE EXISTING 10' LANDSCAPE BUFFER EASEMENT (L.B.E.) LYING WITHIN TRACTS "A" AND "C", AS SHOWN ON THE PLAT OF "INDIGO BEACH RESORT PLAT," AS RECORDED IN PLAT BOOK 176 AT PAGE 168 THROUGH 170, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE LIMITS OF THE SAID PLAT OF "INDIGO BEACH RESORT PLAT," THE SAME POINT BEING THE SOUTHEAST CORNER OF LOT 18, AS SHOWN ON THE PLAT OF "SEACREST PARK", AS RECORDED IN PLAT BOOK 23 AT PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN SOUTH 88 DEGREES 02 MINUTES 29 SECONDS WEST, ALONG A PORTION OF THE NORTH LINE OF THE SAID PLAT LIMITS, AS SHOWN ON THE SAID PLAT OF "INDIGO BEACH RESORT PLAT", FOR 6.04 FEET TO THE POINT OF BEGINNING OF THE EXISTING 10' LANDSCAPE BUFFER EASEMENT TO BE VACATED (SAID LAST DESCRIBED COURSE BEING COINCIDENT WITH THE SOUTH LINE OF SAID LOT 18); THENCE CONTINUE SOUTH 88 DEGREES 02 MINUTES 29 SECONDS WEST, ALONG THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 10.07 FEET TO A POINT; THENCE RUN SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 108.82 FEET TO A POINT; THENCE RUN SOUTH 85 DEGREES 14 MINUTES 15 SECONDS EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 3.00 FEET TO A POINT; THENCE RUN SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 117.04 FEET TO A POINT; THENCE RUN NORTH 86 DEGREES 58 MINUTES 37 SECONDS EAST FOR A DISTANCE OF 10.09 FEET TO A POINT (SAID LAST MENTIONED 5 COURSES BEING COINCIDENT WITH THE BOUNDARY LINES OF THE AFOREMENTIONED 10' LANDSCAPE BUFFER EASEMENT); THENCE RUN NORTH 04 DEGREES 45 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF THAT CERTAIN 3' R/W NO.1 DEDICATION AS SHOWN ON THE AFOREMENTIONED PLAT OF "INDIGO BEACH RESORT PLAT," FOR A DISTANCE OF 125.68 FEET TO A POINT; THENCE RUN NORTH 85 DEGREES 14 MINUTES 15 SECONDS WEST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 3.00 FEET TO A POINT; THENCE RUN NORTH 04 DEGREES 45 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING (SAID LAST MENTIONED 3 COURSES BEING COINCIDENT WITH THE EASTERLY BOUNDARY LINE OF TRACTS A AND C OF THE AFOREMENTIONED PLAT OF "INDIGO BEACH RESORT PLAT"), ALL LYING AND BEING IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) BEARINGS AS SHOWN HEREON REFER TO AN ASSUMED BEARING OF NORTH 04 DEGREES 45 MINUTES 45 SECONDS EAST, ALONG THE EASTERLY PLAT LIMITS OF THE HEREIN REFERENCED PLAT OF "INDIGO BEACH RESORT PLAT".
- 2) ORDERED BY: THE RELATED GROUP
- 3) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

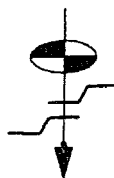
LEGEND:

P.B. DENOTES PLAT BOOK
O.R.B. DENOTES OFFICIAL RECORDS BOOK
PG. DENOTES PAGE
P.O.B. DENOTES POINT OF BEGINNING
P.O.C. DENOTES POINT OF COMMENCEMENT
N.V.A. DENOTES NON-VEHICULAR ACCESS

////// DENOTES NON-VEHICULAR ACCESS LINE
L.B.E. DENOTES LANDSCAPE BUFFER EASEMENT
U.E. DENOTES UTILITY EASEMENT
EASMT. DENOTES EASEMENT
R/W DENOTES RIGHT-OF-WAY

SHEET 2 OF 2 SHEETS

K:\265142\INDIGO BEACH RESORT PLAT\LEGALS\DWG\LANDSCAPE ESMT.dwg



Schwabke-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. 204155

PREPARED UNDER MY SUPERVISION:

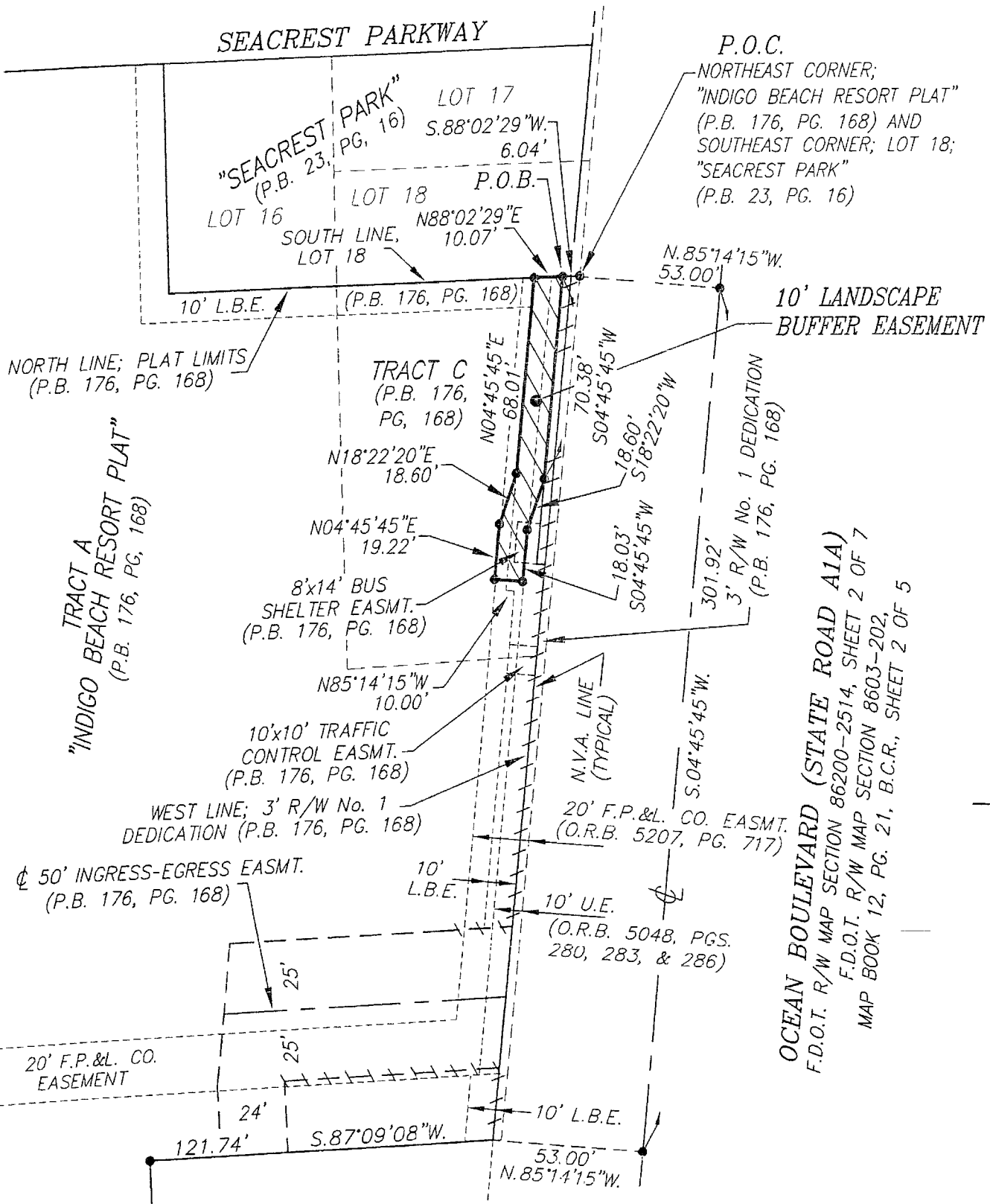
DATE: MAY 12, 2015

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

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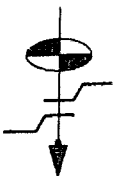
REVISIONS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
10' LANDSCAPE BUFFER EASEMENT



SHEET 1 OF 2 SHEETS

K:\265142\INDIGO BEACH RESORT PLAT\LEGALS\DWG\LANDSCAPE ESMT.dwg



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ORDER NO. 204155 PREPARED UNDER MY SUPERVISION:
DATE: MAY 12, 2015 *Ronald A. Fritz*
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REVISIONS

[illegible]

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

10' LANDSCAPE BUFFER EASEMENT

LEGAL DESCRIPTION:

BEING A 10' LANDSCAPE BUFFER EASEMENT LYING WITHIN TRACT "C," "INDIGO BEACH RESORT PLAT" AS RECORDED IN PLAT BOOK 176 AT PAGES 168 THROUGH 170, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE PLAT LIMITS OF THE SAID PLAT OF "INDIGO BEACH RESORT PLAT"; THE SAME POINT BEING THE SOUTHEAST CORNER OF LOT 18, AS SHOWN ON THE PLAT OF "SEACREST PARK", AS RECORDED IN PLAT BOOK 23 AT PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN SOUTH 88 DEGREES 02 MINUTES 29 SECONDS WEST, ALONG THE NORTH LINE OF THE SAID PLAT LIMITS, AS SHOWN ON THE SAID PLAT OF "INDIGO BEACH RESORT PLAT", FOR A DISTANCE OF 6.04 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED 10' LANDSCAPE BUFFER EASEMENT (SAID LAST DESCRIBED COURSE BEING COINCIDENT WITH THE SOUTH LINE OF SAID LOT 18); THENCE RUN SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 70.38 FEET TO A POINT; THENCE RUN SOUTH 18 DEGREES 22 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 18.60 FEET TO A POINT; THENCE RUN SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 18.03 FEET TO A POINT; THENCE RUN NORTH 85 DEGREES 14 MINUTES 15 SECONDS WEST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE RUN NORTH 04 DEGREES 45 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 19.22 FEET TO A POINT; THENCE RUN NORTH 18 DEGREES 22 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 18.60 FEET TO A POINT; THENCE RUN NORTH 04 DEGREES 45 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 68.01 FEET TO A POINT ON THE AFOREMENTIONED SOUTH LINE OF LOT 18; THENCE RUN NORTH 88 DEGREES 02 MINUTES 29 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 18 OF "SEACREST PARK" AND THE NORTH LINE OF THE AFOREMENTIONED PLAT LIMITS AS SHOWN ON THE SAID PLAT OF "INDIGO BEACH RESORT PLAT", FOR A DISTANCE OF 10.07 FEET TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) BEARINGS AS SHOWN HEREON REFER TO AN ASSUMED BEARING OF NORTH 04 DEGREES 45 MINUTES 45 SECONDS EAST, ALONG THE EASTERLY PLAT LIMITS OF THE HEREIN REFERENCED PLAT OF "INDIGO BEACH RESORT PLAT".
- 2) ORDERED BY: THE RELATED GROUP
- 3) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

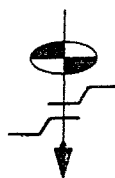
LEGEND:

P.B. DENOTES PLAT BOOK
O.R.B. DENOTES OFFICIAL RECORDS BOOK
PG. DENOTES PAGE
P.O.B. DENOTES POINT OF BEGINNING
P.O.T. DENOTES POINT OF TERMINATION
P.O.C. DENOTES POINT OF COMMENCEMENT

////// DENOTES NON-VEHICULAR ACCESS LINE
L.B.E. DENOTES LANDSCAPE BUFFER EASEMENT
U.E. DENOTES UTILITY EASEMENT
EASMT. DENOTES EASEMENT
R/W DENOTES RIGHT-OF-WAY
N.V.A. DENOTES NON-VEHICULAR ACCESS

SHEET 2 OF 2 SHEETS

K:\265142\INDIGO BEACH RESORT PLAT\LEGALS\DWG\LANDSCAPE ESMT.dwg



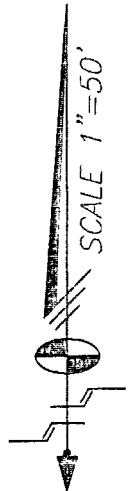
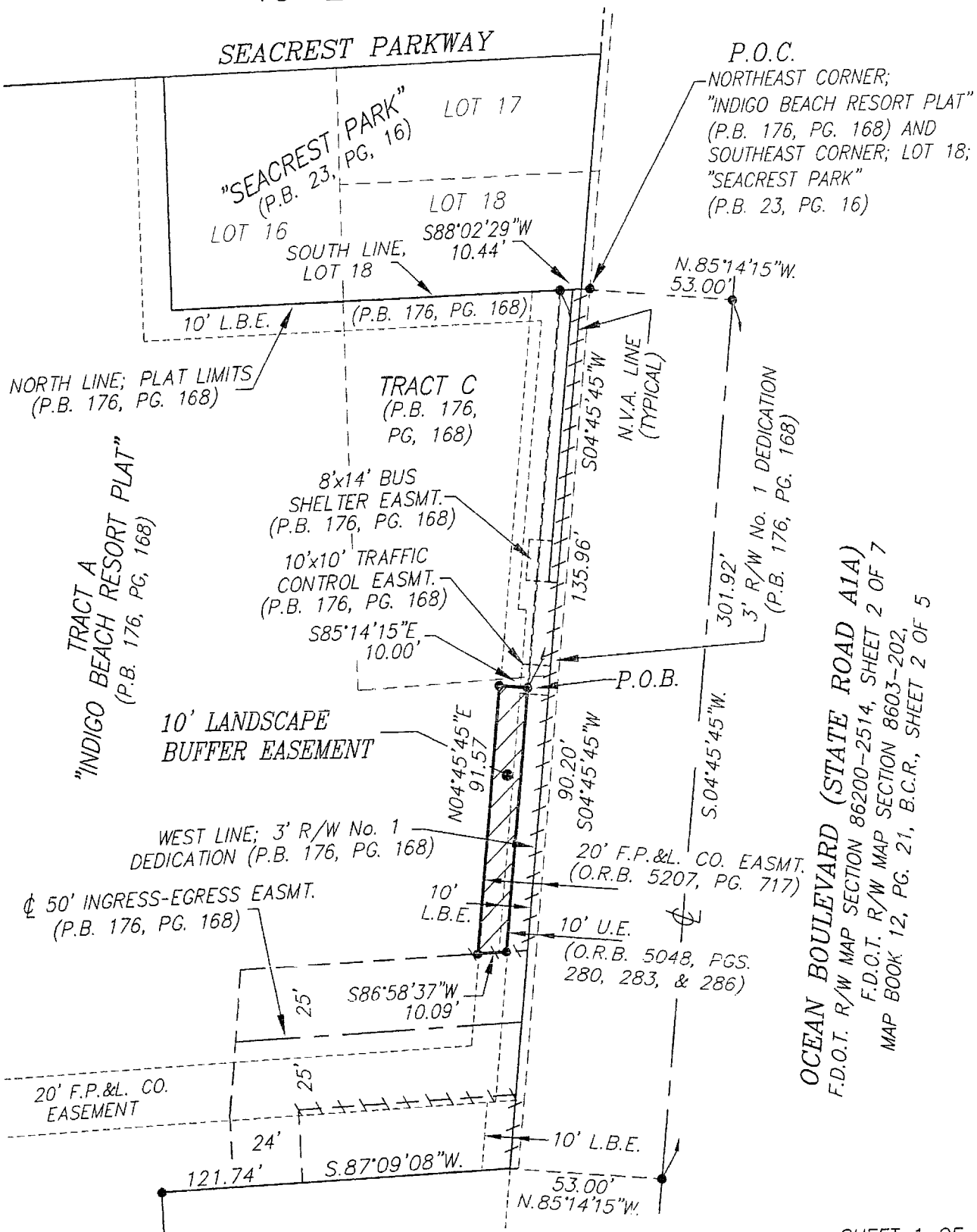
Schwabke-Shiskin & Associates, Inc.
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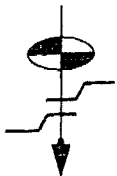
REVISIONS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION 10' LANDSCAPE BUFFER EASEMENT



SHEET 1 OF 2 SHEETS

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FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

REVISIONS

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

10' LANDSCAPE BUFFER EASEMENT

LEGAL DESCRIPTION:

BEING A 10' LANDSCAPE BUFFER EASEMENT LYING WITHIN TRACT "A," "INDIGO BEACH RESORT PLAT" AS RECORDED IN PLAT BOOK 176 AT PAGES 168 THROUGH 170, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE PLAT LIMITS OF THE SAID PLAT OF "INDIGO BEACH RESORT PLAT"; THE SAME POINT BEING THE SOUTHEAST CORNER OF LOT 18, AS SHOWN ON THE PLAT OF "SEACREST PARK", AS RECORDED IN PLAT BOOK 23 AT PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN SOUTH 88 DEGREES 02 MINUTES 29 SECONDS WEST, ALONG THE NORTH LINE OF THE SAID PLAT LIMITS, AS SHOWN ON THE SAID PLAT OF "INDIGO BEACH RESORT PLAT", FOR A DISTANCE OF 10.44 FEET TO A POINT (SAID LAST COURSE BEING COINCIDENT WITH THE SOUTH LINE OF SAID LOT 18); THENCE RUN SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 135.96 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED 10' LANDSCAPE BUFFER EASEMENT; THENCE CONTINUE SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 90.20 FEET TO A POINT; THENCE RUN SOUTH 86 DEGREES 58 MINUTES 37 SECONDS WEST, ALONG THE NORTH BOUNDARY LINE OF A 50' INGRESS-EGRESS EASEMENT AS SHOWN ON THE AFOREMENTIONED PLAT OF "INDIGO BEACH RESORT PLAT," FOR A DISTANCE OF 10.09 FEET TO A POINT; THENCE RUN NORTH 04 DEGREES 45 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 91.57 FEET TO A POINT; THENCE RUN SOUTH 85 DEGREES 15 MINUTES 14 SECONDS EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1) BEARINGS AS SHOWN HEREON REFER TO AN ASSUMED BEARING OF NORTH 04 DEGREES 45 MINUTES 45 SECONDS EAST, ALONG THE EASTERLY PLAT LIMITS OF THE HEREIN REFERENCED PLAT OF "INDIGO BEACH RESORT PLAT".

2) ORDERED BY: THE RELATED GROUP

3) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND:

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O.R.B. DENOTES OFFICIAL RECORDS BOOK
PG. DENOTES PAGE
P.O.B. DENOTES POINT OF BEGINNING
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SHEET 2 OF 2 SHEETS

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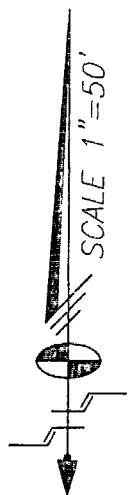
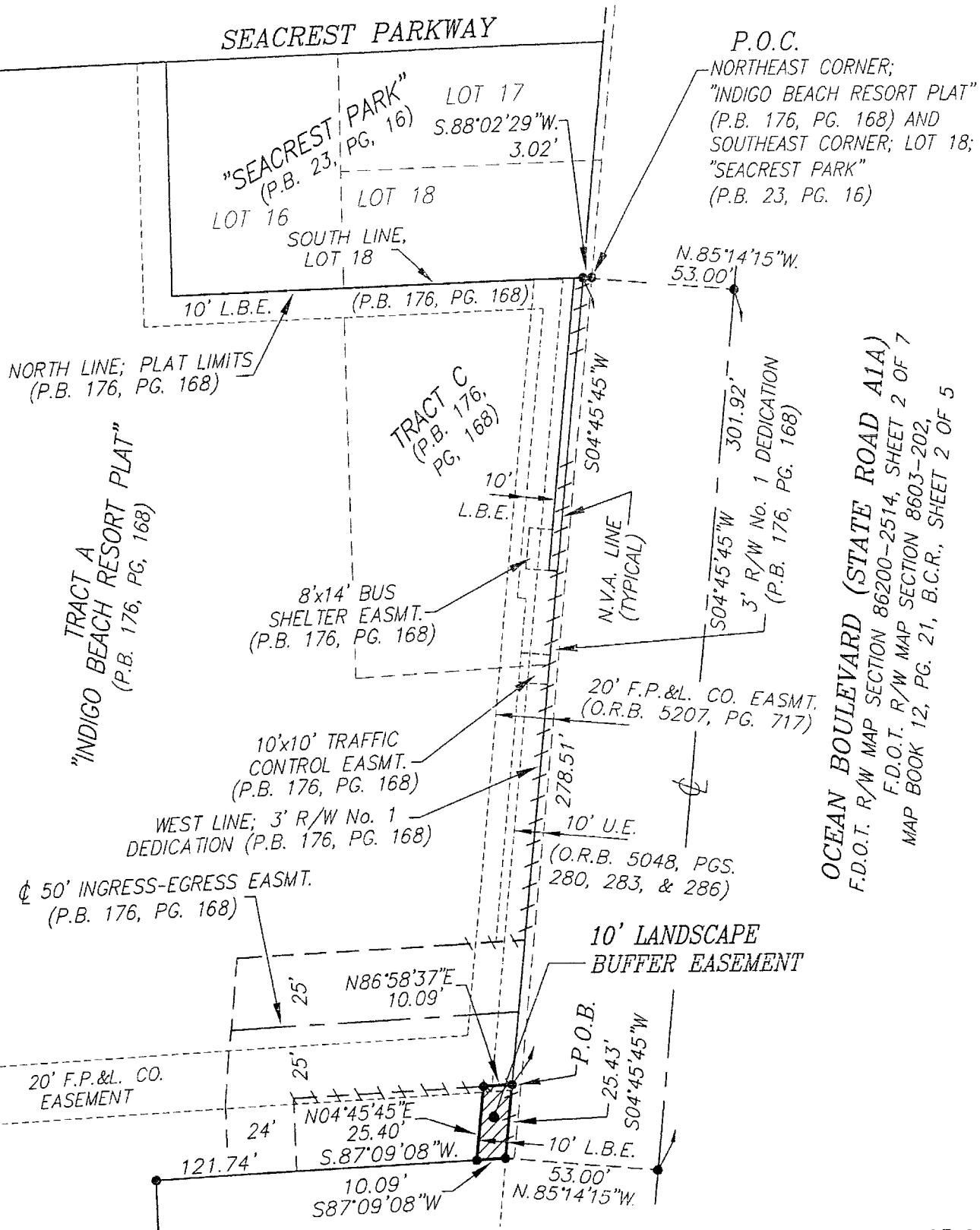
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REVISIONS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

10' LANDSCAPE BUFFER EASEMENT



SHEET 1 OF 2 SHEETS

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LEGAL DESCRIPTION TO ACCOMPANY SKETCH

10' LANDSCAPE BUFFER EASEMENT

LEGAL DESCRIPTION:

BEING A 10' LANDSCAPE BUFFER EASEMENT LYING WITHIN TRACT "A," "INDIGO BEACH RESORT PLAT" AS RECORDED IN PLAT BOOK 176 AT PAGES 168 THROUGH 170, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE PLAT LIMITS OF THE SAID PLAT OF "INDIGO BEACH RESORT PLAT"; THE SAME POINT BEING THE SOUTHEAST CORNER OF LOT 18, AS SHOWN ON THE PLAT OF "SEACREST PARK", AS RECORDED IN PLAT BOOK 23 AT PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN SOUTH 88 DEGREES 02 MINUTES 29 SECONDS WEST, ALONG THE NORTH LINE OF THE SAID PLAT LIMITS, AS SHOWN ON THE SAID PLAT OF "INDIGO BEACH RESORT PLAT", FOR A DISTANCE OF 3.02 FEET TO A POINT (SAID LAST DESCRIBED COURSE BEING COINCIDENT WITH THE SOUTH LINE OF SAID LOT 18); THENCE RUN SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST, ALONG THE WESTERLY LINE OF THE 3.00 FOOT WIDE RIGHT-OF-WAY NO. 1 DEDICATED BY AND SHOWN ON THE SAID PLAT OF "INDIGO BEACH RESORT PLAT", FOR A DISTANCE OF 278.51 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED 10' LANDSCAPE BUFFER EASEMENT; THENCE CONTINUE SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST, ALONG THE LAST DESCRIBED COURSE FOR 25.43 FEET TO A POINT; THENCE RUN SOUTH 87 DEGREES 09 MINUTES 08 SECONDS WEST, ALONG THE BOUNDARY LINE OF THE AFOREMENTIONED TRACT "A" OF "INDIGO BEACH RESORT PLAT," FOR A DISTANCE OF 10.09 FEET TO A POINT; THENCE RUN NORTH 04 DEGREES 45 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 25.40 FEET TO A POINT; THENCE RUN NORTH 86 DEGREES 58 MINUTES 37 SECONDS EAST, ALONG THE SOUTH LINE OF A 50' INGRESS-EGRESS EASEMENT AS SHOWN ON THE AFOREMENTIONED PLAT OF "INDIGO BEACH RESORT PLAT," FOR A DISTANCE OF 10.09 FEET TO THE POINT OF BEGINNING.

ALL LYING AND BEING IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

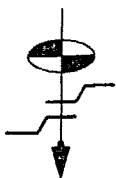
- 1) BEARINGS AS SHOWN HEREON REFER TO AN ASSUMED BEARING OF NORTH 04 DEGREES 45 MINUTES 45 SECONDS EAST, ALONG THE EASTERLY PLAT LIMITS OF THE HEREIN REFERENCED PLAT OF "INDIGO BEACH RESORT PLAT".
- 2) ORDERED BY: THE RELATED GROUP
- 3) AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND:

P.B.	DENOTES PLAT BOOK	////	DENOTES NON-VEHICULAR ACCESS LINE
O.R.B.	DENOTES OFFICIAL RECORDS BOOK	L.B.E.	DENOTES LANDSCAPE BUFFER EASEMENT
PG.	DENOTES PAGE	U.E.	DENOTES UTILITY EASEMENT
P.O.B.	DENOTES POINT OF BEGINNING	EASMT.	DENOTES EASEMENT
P.O.T.	DENOTES POINT OF TERMINATION	R/W	DENOTES RIGHT-OF-WAY
P.O.C.	DENOTES POINT OF COMMENCEMENT	N.V.A.	DENOTES NON-VEHICULAR ACCESS

SHEET 2 OF 2 SHEETS

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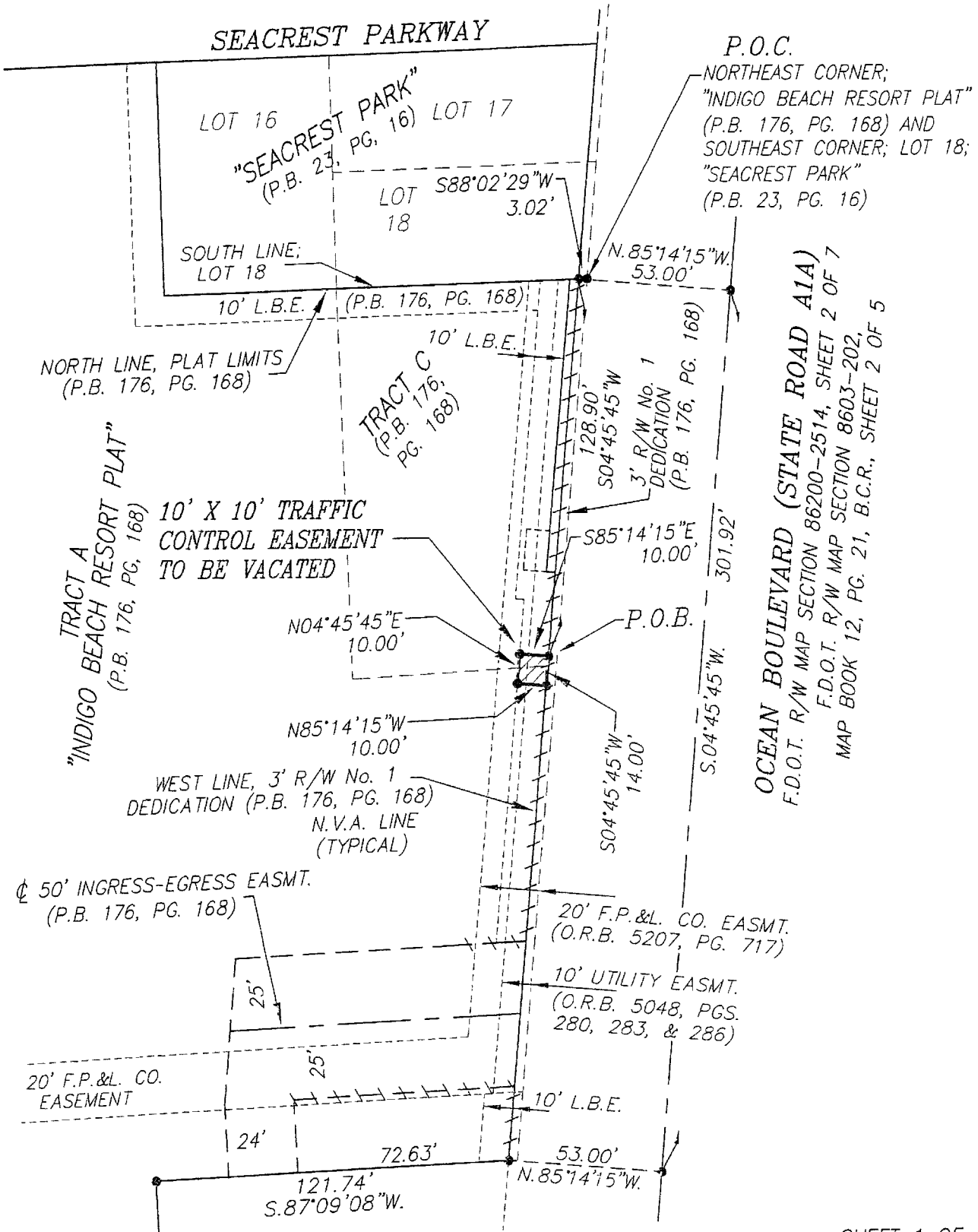


Schwabke-Shiskin & Associates, Inc.
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025
PHONE No. (954) 435-7010 FAX No. (954) 438-3288
ORDER NO. 204155
DATE: MAY 12, 2015
PREPARED UNDER MY SUPERVISION:
RONALD A. FRITZ, ASSISTANT VICE PRESIDENT
FLORIDA PROFESSIONAL LAND SURVEYOR No. 2767

REVISIONS

THIS IS NOT A "BOUNDARY SURVEY"
CERTIFICATE OF AUTHORIZATION No. LB-87

SKETCH TO ACCOMPANY LEGAL DESCRIPTION EXISTING 10' X 10' TRAFFIC CONTROL EASEMENT TO BE VACATED



K:\265142\INDIGO BEACH RESORT PLAT\LEGALS\DWG\TRAFFIC ESMT.dwg

SHEET 1 OF 2 SHEETS

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	ORDER NO. <u>204155</u>	PREPARED UNDER MY SUPERVISION:	
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LEGAL DESCRIPTION TO ACCOMPANY SKETCH EXISTING 10' X 10' TRAFFIC CONTROL EASEMENT TO BE VACATED

LEGAL DESCRIPTION:

BEING THE EXISTING 10' X 10' TRAFFIC CONTROL EASEMENT LYING WITHIN TRACT "C," AS SHOWN ON THE PLAT OF "INDIGO BEACH RESORT PLAT" AS RECORDED IN PLAT BOOK 176 AT PAGES 168 THROUGH 170, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE PLAT LIMITS OF THE SAID PLAT OF "INDIGO BEACH RESORT PLAT"; THE SAME POINT BEING THE SOUTHEAST CORNER OF LOT 18, AS SHOWN ON THE PLAT OF "SEACREST PARK", AS RECORDED IN PLAT BOOK 23 AT PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN SOUTH 88 DEGREES 02 MINUTES 29 SECONDS WEST, ALONG THE NORTH LINE OF THE SAID PLAT LIMITS, AS SHOWN ON THE SAID PLAT OF "INDIGO BEACH RESORT PLAT", FOR 3.02 FEET TO A POINT (SAID LAST DESCRIBED COURSE BEING COINCIDENT WITH THE SOUTH LINE OF SAID LOT 18); THENCE RUN SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST, ALONG THE WESTERLY LINE OF THE 3.00 FOOT WIDE RIGHT-OF-WAY NO. 1 DEDICATED BY AND SHOWN ON THE SAID PLAT OF "INDIGO BEACH RESORT PLAT", FOR A DISTANCE OF 128.90 FEET TO THE POINT OF BEGINNING OF A 10 X 10' TRAFFIC CONTROL EASEMENT TO BE VACATED; THENCE CONTINUE SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST, ALONG THE LAST DESCRIBED COURSE FOR 10.00 FEET TO A POINT; THENCE RUN NORTH 85 DEGREES 14 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE RUN NORTH 04 DEGREES 45 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE RUN SOUTH 85 DEGREES 14 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 10.00 FEET TO A POINT ON THE WESTERLY LINE OF THE AFOREMENTIONED 3.00 FOOT WIDE RIGHT-OF-WAY NO. 1 DEDICATED BY AND SHOWN ON THE SAID PLAT OF "INDIGO BEACH RESORT PLAT", SAID POINT BEING THE POINT OF BEGINNING.

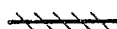
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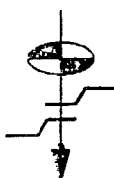
LEGEND:

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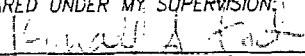
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SHEET 2 OF 2 SHEETS

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