

REQUESTED COMMISSION ACTION:

QUASI-JUDICIAL

Consent

Ordinance

X Resolution

Consideration/
Discussion

Presentation

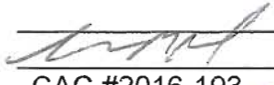



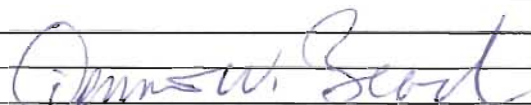
SHORT TITLE:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING CITY STAFF'S LETTER OF NO OBJECTION TO AMENDMENT OF NOTATION ON THE CLUB AT PALM AIRE PLAT; PROVIDING AN EFFECTIVE DATE.

Summary of Purpose and Why:

The property owner, Range at Palm Aire Holdings, LLLC, wishes to amend the plat note on the Club at Palm Aire plat for the purpose of changing the use from 39 high rise residential units to 15 single-family residential units, due to existing market conditions. The existing note currently reads "This plat is restricted to 39 High Rise Units." The proposed note is to read, "This plat is restricted to 15 Single Family Residential Units." Staff has no objections to the change.

- (1) Origin of request for this action: Michael Vonder Meulen, AICP of Keith & Associates
- (2) Primary staff contact: Maggie Barszewski/ Robin M. Bird Ext. 7921
- (3) Expiration of contract, if applicable: N/A
- (4) Fiscal impact and source of funding: N/A

DEPARTMENTAL COORDINATION	DATE	DEPARTMENTAL RECOMMENDATION	DEPARTMENTAL HEAD SIGNATURE
Dev. Serv. Dept.	11/13/2015	Approval	
City Attorney	11/17/2015		CAC #2016-193 
Advisory Board			
X City Manager			

ACTION TAKEN BY COMMISSION:

<u>Ordinance</u>	<u>Resolution</u>	<u>Consideration</u>
Workshop		
1 st Reading	1 st Reading	Results:
2 nd Reading		Results:



City Attorney's Communication #2016-193
November 17, 2015

TO: Maggie Barszewski, AICP, Planner
FROM: Mark E. Berman, City Attorney
RE: Resolution Approving Letter of No Objection – Club at Palm-Aire Plat

As requested in your memorandum of November 13, 2015, Department of Development Services Memorandum #15-609, the following form of resolution, relative to the above-referenced matter, has been prepared and is attached:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING CITY STAFF'S LETTER OF NO OBJECTION TO AMENDMENT OF NOTATION ON THE CLUB AT PALM-AIRE PLAT; PROVIDING AN EFFECTIVE DATE.

Please feel free to contact me if I may be of further assistance.



MARK E. BERMAN

MEB/jrm
l:cor/dev-srv/2016-193

Attachment

RESOLUTION NO. 2016-_____

CITY OF POMPANO BEACH
Broward County, Florida

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA, APPROVING AND AUTHORIZING CITY STAFF'S LETTER OF NO OBJECTION TO AMENDMENT OF NOTATION ON THE CLUB AT PALM-AIRE PLAT; PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF POMPANO BEACH, FLORIDA:

SECTION 1. That city staff's letter of no objection to amendment of notation on the Club at Palm-Aire Plat, a copy of which letter is attached hereto and incorporated herein by reference as if set forth in full, is hereby approved and authorized.

SECTION 2. That the proper city staff is hereby authorized to forward said letter to Broward County.

SECTION 3. This Resolution shall become effective upon passage.

PASSED AND ADOPTED this _____ day of _____, 2015.

LAMAR FISHER, MAYOR

ATTEST:

ASCELETA HAMMOND, CITY CLERK

/jrm
11/17/15
l:reso/2016-48

November 13, 2015

Ms. Peggy Knight
Broward County Planning & Redevelopment Division
1 N University Drive, Ste 102A
Plantation, Florida 33324

Re: City of Pompano Beach Letter of No Objection to the amendment to the Plat for Club at Palm Aire Plat Note Amendment 15-140000014

Dear Ms. Knight:

The City of Pompano Beach has no objection to amendment of notation on the Club at Palm Aire Plat. The change to the note is, as follows:

From:

“This plat is restricted to 39 High Rise Units.”

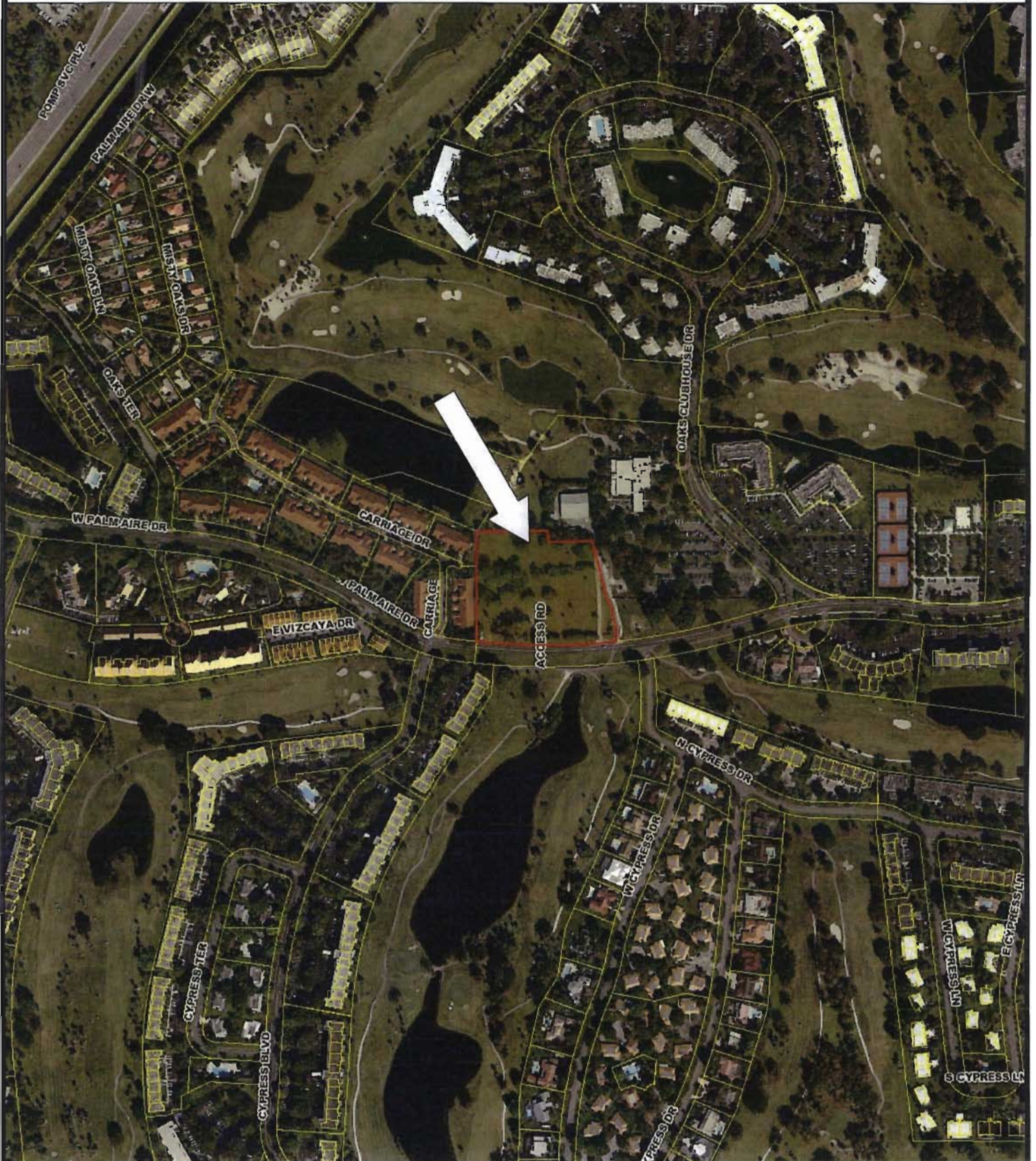
To:

“This plat is restricted to 15 Single Family Residential Units.”

Regards,

Maggie Barszewski, AICP
Planner

EXCERPT FROM THE BROWARD COUNTY PROPERTY APPRAISER
AERIAL MAP



NTS

NORTH

#14

CLUB AT PALM-AIRE

A PORTION OF THE EAST 1/2 OF SECTION 5, TOWNSHIP 49 SOUTH, RANGE 42 EAST AND A REPLAT OF ALL OF TRACT A, THE WORLD OF PALM-AIRE PLAT NO. 2 (P.B. 123, PG. 36, B.C.R.) CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

CFN # 107414942,
Page 1 of 2
Recorded 10/01/2007 at 11:19 AM

PREPARED BY:
WINNINGHAM & FRADLEY, INC.
ENGINEERS-PLANNERS-SURVEYORS
111 NE 44th STREET, OAKLAND PARK, FL 33304

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE EAST 1/2 OF SECTION 5, TOWNSHIP 49 SOUTH, RANGE 42 EAST, INCLUDING TRACT A, ACCORDING TO THE PLAT OF THE WORLD OF PALM-AIRE PLAT NO. 2, AS RECORDED IN PLAT BOOK 123 AT PAGE 36 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT A, THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT A AND ITS PROJECTION (ALSO FORMING THE NORTHERLY RIGHT-OF-WAY LINE OF PALM AIRE DRIVE WEST AS DESCRIBED IN THE INSTRUMENT FILED IN OFFICIAL RECORDS BOOK 6319 AT PAGE 223 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA), BEING ON THE ARC OF A CURVE RUNNING SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY, A RADIAL AT SAID POINT BEARING NORTH 06°09'46" EAST, HAVING A RADIUS OF 2557.24 FEET AND A CENTRAL ANGLE OF 11°32'48", RUN SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY 516.10 FEET; THENCE RUN NORTH 01°26'24" EAST (BASIS OF BEARINGS BEING THE PLAT OF THE WORLD OF PALM-AIRE PLAT NO. 2) 48.49 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5000 FEET AND A CENTRAL ANGLE OF 22°49'52" RUN NORTHWESTERLY 19.92 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 140.00 FEET AND A CENTRAL ANGLE OF 15°43'58" RUN NORTHWESTERLY 38.44 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1200.00 FEET AND A CENTRAL ANGLE OF 26°14'03" RUN NORTHWESTERLY 54.95 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 127.00 FEET AND A CENTRAL ANGLE OF 26°43'22" RUN NORTHWESTERLY 59.31 FEET TO A POINT OF REVERSE CURVATURE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 144.00 FEET AND A CENTRAL ANGLE OF 09°45'59" RUN NORTHWESTERLY 23.21 FEET TO A POINT OF TANGENCY, THENCE RUN NORTH 14°22'10" WEST 139.92 FEET ALONG THE TANGENT EXTENDED; THENCE RUN SOUTH 89°58'01" WEST 164.79 FEET; THENCE RUN NORTH 01°54'34" WEST 41.04 FEET; THENCE RUN SOUTH 89°52'25" WEST 263.95 FEET TO AN INTERSECTION WITH THE NORTHERLY PRODUCTION OF THE WEST BOUNDARY OF SAID TRACT A; THENCE RUN SOUTH 09°32'25" EAST 495.00 FEET ALONG SAID WEST BOUNDARY AND ITS PRODUCTION TO THE POINT OF BEGINNING.
SAID LANDS SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 130,746 SQUARE FEET (4.3789), ACRES, MORE OR LESS.

DEDICATION

STATE OF FLORIDA, SS
COUNTY OF BROWARD)

KNOW ALL MEN BY THESE PRESENTS,

THAT RESIDENTIAL PROPERTY HOLDINGS, INC., A FLORIDA CORPORATION, THE GENERAL PARTNER OF RANGE AT PALM AIRE HOLDINGS, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LANDS DESCRIBED HEREON HAS CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN HEREON AND TO BE KNOWN AS CLUB AT PALM-AIRE, A REPLAT.

IN WITNESS WHEREOF SAID RANGE AT PALM AIRE HOLDINGS, L.L.P. HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 31 DAY OF May 2006

WITNESS: Charles E. Goldsmith RANGE AT PALM AIRE HOLDINGS, L.L.P.
CHARLES E. GOLDSMITH
PRINT NAME
BY: Andres I. Lauria
ANDRES I. LAURIA, DIRECTOR

ACKNOWLEDGEMENT

STATE OF FLORIDA, SS
COUNTY OF BROWARD)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, ANDRES I. LAURIA, TO ME KNOWN TO BE DIRECTOR OF RANGE AT PALM AIRE HOLDINGS, L.L.P., AND HE ACKNOWLEDGED TO ME THE EXECUTION OF THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN EXPRESSED IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND SEAL THIS 31 DAY OF May, 2006

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC - STATE OF FLORIDA



CITY ENGINEER

THIS PLAT IS HEREBY APPROVED THIS 29th DAY OF JUNE, 2006

By: Helen Gray
HELEN GRAY, CITY ENGINEER
FLORIDA REGISTERED PROFESSIONAL ENGINEER NO. 37937

CITY PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA, APPROVED AND ACCEPTED THIS PLAT ON THIS 29th DAY OF JUNE, 2006

By: George Fiever
GEORGE FIEVER, CHAIRPERSON

CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY OF POMPANO BEACH, FLORIDA AND PASSED BY RESOLUTION NO. 2006-245 THIS 27th DAY OF September, 2006

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

By: John C. Rayson JOHN C. RAYSON, MAYOR
By: Mary G. Cole MARY G. COLE, CITY CLERK

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES, AND THE PORTIONS OF CHAPTER 65C7-5, FLORIDA ADMINISTRATIVE CODE AS REQUIRED TO COMPLY WITH BROWARD COUNTY LAND DEVELOPMENT CODE.
THE PERMANENT REFERENCE MEASUREMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177.

THE BENCHMARKS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODESIC VERTICAL DATUM (NGVD) OF 1929 IN CONFORMITY WITH THE STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL.

By: Mark D. Sturgis
MARK D. STURGIS
PROFESSIONAL SURVEYOR AND MAPPER NO. 4829
STATE OF FLORIDA
DATE: 5-30-06
WINNINGHAM & FRADLEY, INC.
CERTIFICATE OF AUTHORIZATION
NUMBER LN 2595

BROWARD COUNTY DEPARTMENT OF URBAN PLANNING AND REDEVELOPMENT DEPARTMENT

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 27th DAY OF September, 2006

By: Mark Boyer
DIRECTOR

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

THIS PLAT WAS FILED FOR RECORD THIS 1 DAY OF Oct, 2006 AND RECORDED IN PLAT BOOK 133 AT PAGE 97.

Attest: Pamela D. Brangaccio COUNTY ADMINISTRATOR
By: Mary G. Cole CLERK



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 24th DAY OF October, 2006

Attest: Pamela D. Brangaccio COUNTY ADMINISTRATOR
By: Stephen Eggleston COUNTY COMMISSION



BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD

By: Robert P. Legg Jr. ROBERT P. LEGG JR., DATE 9/26/07
PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA REGISTRATION NUMBER CS 4031
By: Richard Tornese RICHARD TORNESE, DATE 9/26/07
DIRECTOR OF ENGINEERING FLORIDA REGISTERED PROFESSIONAL ENGINEER NO. 40163

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF THE RIGHT-OF-WAY FOR TRAFFICWAYS THIS 26 DAY OF January 2007.

By: John C. Rayson JOHN C. RAYSON, MAYOR
By: Mary G. Cole MARY G. COLE, CITY CLERK
By: Mark Boyer MARK BOYER, DIRECTOR
By: Stephen Eggleston COUNTY COMMISSION

COMMISSION	CITY ENGINEER	COUNTY ENGINEER	COUNTY SURVEYOR	COUNTY COMMISSION	SURVEYOR
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CLUB AT PALM-AIRE

A PORTION OF THE EAST 1/2 OF SECTION 5, TOWNSHIP 49 SOUTH, RANGE 42 EAST AND A REPLAT OF ALL OF TRACT A, THE WORLD OF PALM-AIRE PLAT NO. 2 (P.B. 123, PG. 36, B.C.R.) CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

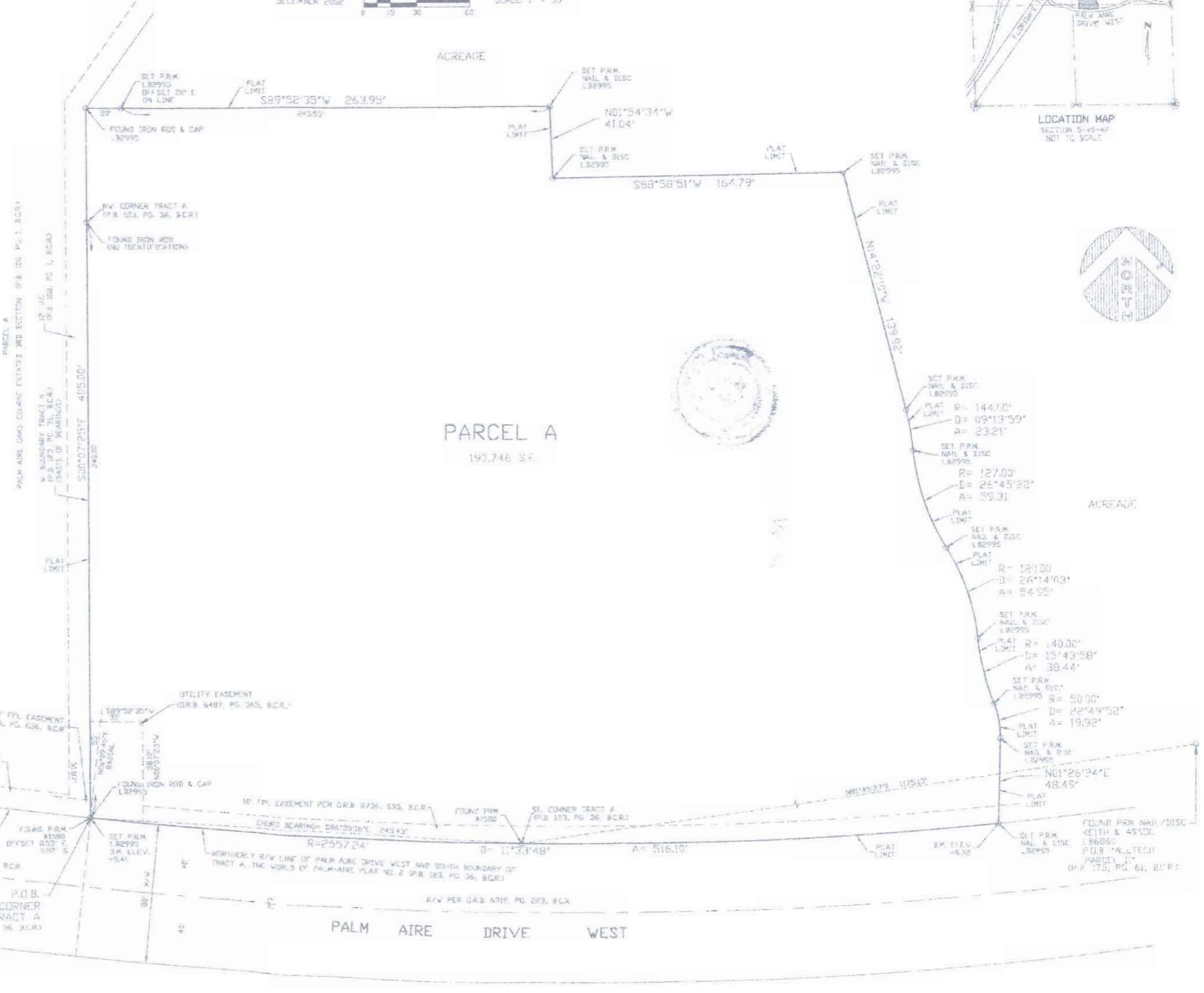
PREPARED BY
WINNINGHAM & FRADLEY, INC.
ENGINEERS-PLANNERS-SURVEYORS
111 NE 44TH STREET, OAKLAND PARK, FL 33334
DECEMBER 2002 SCALE: 1" = 33'

CFN #107414942
Page 2 of 2



NOTES:

- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (INCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY OCTOBER 04, 2011, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, 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 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 PROJECT WATER LINES, DRAINAGE, SEWER LINES AND THE ROCK BASE FOR INTERNAL WALLS ARE NOT INSTALLED BY OCTOBER 04, 2011 WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THE APPLICATION BY BROWARD COUNTY, 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. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITHIN THE ABOVE REFERENCED TIME FRAME.
- THIS PLAT IS RESTRICTED TO 99 HIGH RISE RESIDENTIAL UNITS. BANKS OR STAND ALONE OFFICE USES ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV-B-1-F, DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION. 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 THEREON ARE STRICTLY 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 AND OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION OF THE SUBDIVIDED LAND 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.
- REFERENCE BENCH MARK REFERS TO BROWARD COUNTY BENCHMARK NO. 2663, 77 LAUDERBALL/POMPANO BEACH CANAL CROSSING MONAR ROAD 100' + OR - WEST OF CONTROL STRUCTURE NO. 290 TOP OF DECK OF CONTROL STRUCTURE ON SOUTH SIDE OF ROAD ELEVATION +7.30 BENCHMARK ELEVATIONS REFER TO NATIONAL GEODETIC VERTICAL DATUM (1993)
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177-091, SUBSECTION (2)(b), FLORIDA STATUTES. PLANTED 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.
- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN OF S80°17'20" W, BEING THE WEST BOUNDARY OF TRACT A, THE WORLD OF PALM-AIRE PLAT NO. 2 (P.B. 123, PG. 36, B.C.R.)



LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
B.M.	BENCH MARK
C.L.	CENTERLINE
D.R.B.	OFFICIAL RECORD BOOK
P.B.	PLAT BOOK PAGE
P.P.M.	PERMANENT REFERENCE MONUMENT
4"	4" DIAMETER BY 24" CONCRETE WITH ALUMINUM DISC MARKED 1.5 2595
1.5"	1.5" NAIL AND BRASS DISC MARKED LB2995 OR AS SHOWN
R/W	RIGHT-OF-WAY
S.F.	SQUARE FEET
N.V.A.	NON-VEHICULAR ACCESS LINE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
ELEV.	ELEVATION
L.S.	LAND SURVEYOR
∠	DELTA CENTRAL ANGLE
A	ARC
R	RADIUS

