

September 30, 2020

Mr. Greg Brown  
Sr. Land Acquisition Manager  
SE Florida Division – LENNAR  
730 NW 107<sup>th</sup> Avenue, Suite 300  
Doral, Florida 33172

Re: **USPS Site in Pembroke Pines – Queuing and Trip Generation Comparison**

Dear Greg:

Traf Tech Engineering, Inc. has completed a queuing evaluation at the entrance gate into the proposed residential development planned to be located on the east side of SW 160<sup>th</sup> Avenue (Dykes Road) approximately 750 feet south of Pines Boulevard in the City of Pembroke Pines in southwest Broward County, Florida.

### **Background Information**

The USPS site proposes 170 townhomes (refer to Site Plan located in Attachment A). The entrance/exit driveway is proposed off of the southmost access driveway on SW 160<sup>th</sup> Avenue.

This queuing analysis addresses the following movement:

1. Inbound queues at the entrance gate (impacted only by inbound traffic generated by the project during the PM peak hour of the generator)

### **Trip Generation**

The trip generation for the future 170-unit development was based on information contained in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual* (10<sup>th</sup> Edition). According to the subject ITE manual, the most appropriate "land use" category for the subject project includes ITE's Land Use 220 – Multifamily Housing (Low-Rise).

Table 1 on the following page summarizes the peak period trip generation associated with the subject residential development.

TABLE 1 Trip Generation Summary USPS Site					
Land Use	Size	AM Peak of Generator		PM Peak of Generator	
		In	Out	In	Out
Multifamily	170	27	68	67	47

SOURCE: ITE Trip Generation (10<sup>th</sup> Edition)

The trip generation equations for the proposed development program, given by ITE, are:

Multifamily Housing – Low Rise (Land Use 220)

*AM Peak Hour of Generator*

$T = 0.56 (X)$  (28% inbound and 72% outbound)

Where T = average AM peak hour vehicle trip ends

X = number of residential units

*PM Peak Hour of Generator (Maximum Inbound Vehicular Traffic Expected)*

$T = 0.67 (X)$  (59% inbound and 41% outbound)

Where T = average PM peak hour vehicle trip ends

X = number of residential units

### **Queuing Evaluation (ITE Analysis)**

The queuing evaluation addresses the inbound queues expected at the entrance gate during the PM peak hour of the generator.

#### Inbound Queues at Entrance Gate

- Inbound vehicular volume = 67 (refer to Table 1)
- Residents vehicle's = 60 vehicles (assumed to be 90% of total inbound traffic, per ULI – *Shared Parking*, Second Edition)
- Guest's vehicles = seven (7) vehicle (assumed to be 10% of total inbound traffic, per ULI – *Shared Parking*, Second Edition)
- Assumed average processing time per resident's vehicle = 12 seconds
- Assumed average processing time per guest's vehicle = 120 sec (2 min)
- **Resulting Inbound Visitor's Queue = 1 vehicle** (refer to Attachment B)
- **Resulting Inbound Resident's Queue = 1 vehicle** (refer to Attachment B)



As indicated above, the results of the analyses and assumptions indicate that the amount of on-site stacking provided on the site plan (over 50 feet on each entrance lane) is adequate to accommodate the expected number of inbound vehicles (one vehicle per lane, or 25 feet per lane) that will queue at the entrance gate.

### **Trip Generation Comparison**

Two trip generation comparison analyses were developed for purposes of the traffic memorandum. The first analysis compares the proposed 170 townhomes against the previously approved 125 single family home development. The second analysis compares the previous use on the site (United States Post Office) with the proposed 170 townhome development plus the commercial site located immediately north of the residential parcel.

#### Single Family Home vs Townhome Comparison

The site where the 170 townhomes are being proposed has been previously approved with 125 single family homes (refer to highlighted area on Page 9 of the document contained in Attachment C). Tables 2 and 3 present the trip generation comparison between 125 single family homes and the proposed 170 townhouses. As shown at the bottom of Tables 2 and 3, the proposed 170 townhouses are projected to generate less trips during the critical morning and afternoon peak periods when compared against the approved 125 single family homes. Moreover, approximately 64 additional trips per day will be created by the proposed townhouses.

#### United States Post Office vs Residential/Commercial Comparison

The entire site was previously developed with a United States Post Office Facility. Tables 4 and 5 present the trip generation comparison between the previous use (USPS) and the proposed residential/commercial development. As shown at the bottom of Tables 4 and 5, the proposed residential/commercial development is projected to generate significantly less daily (-6,392), significantly less AM peak hour (-503) and significantly less PM peak hour (-512) than the previous USPS facility at the site.

Sincerely,

**TRAF TECH ENGINEERING, INC.**

Joaquin E. Vargas, P.E.  
Senior Transportation Engineer

TABLE 2 Trip Generation Summary (Previous Proposed Uses) USPS Property									
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour			
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound	
SF Homes (LUC 210)	125	1,180	93	23	70	124	78	46	

Source: ITE Trip Generation Manual (10th Edition)

TABLE 3 Trip Generation Summary (New Proposed Uses) USPS Property									
Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour			
			Total Trips	Inbound	Outbound	Total Trips	Inbound	Outbound	
Townhomes (LUC 220)	170	1,244	78	18	60	95	60	35	

Source: ITE Trip Generation Manual (10th Edition)

Comparison 125 Single Family vs 170 Townhomes

Difference in Trips		64	-15	-5	-10	-29	-18	-11	
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TABLE 4 Trip Generation Summary (Previous Use) USPS Property							
Land Use	Size	Daily Trips	AM Peak Hour		PM Peak Hour		Outbound
			Total Trips	Inbound	Total Trips	Inbound	
Post Off/Gov Office (LUC 733)	345,377	11,736	736	655	974	302	672
<b>External Trips</b>		<b>11,736</b>	<b>736</b>	<b>655</b>	<b>974</b>	<b>302</b>	<b>672</b>

Source: ITE Trip Generation Manual (10th Edition)

TABLE 5 Trip Generation Summary (Proposed Uses) USPS Property							
Land Use	Size	Daily Trips	AM Peak Hour		PM Peak Hour		Outbound
			Total Trips	Inbound	Total Trips	Inbound	
Retail (LUC 820)	115,000	6,611	209	130	603	289	313
Townhomes (LUC 220)	170	1,244	78	18	95	60	35
<b>Gross Trips</b>		<b>7,855</b>	<b>287</b>	<b>148</b>	<b>698</b>	<b>349</b>	<b>348</b>
Internal Capture (1% AM/12% PM)		-859	-2	-1	-85	-42	-42
<b>Driveway Volumes</b>		<b>6,996</b>	<b>285</b>	<b>147</b>	<b>613</b>	<b>307</b>	<b>306</b>
Pass-by (Retail-25%)		-1653	-52	-33	-151	-72	-78
<b>External Trips</b>		<b>5,344</b>	<b>233</b>	<b>115</b>	<b>462</b>	<b>235</b>	<b>228</b>

Source: ITE Trip Generation Manual (10th Edition). Internal capture and pass-by based on ITE and FDOT guidelines.

Comparison Post Office vs 170 Townhomes + 115,000 sf of Commercial Use							
<b>Difference in Trips</b>		<b>-6,392</b>	<b>-503</b>	<b>-541</b>	<b>37</b>	<b>-67</b>	<b>-444</b>



# **ATTACHMENT A**

## **Site Plan USPS Site**



# 16000 PINES

BY LENNAR HOMES

MARKET & RESIDENCES

CITY OF PEMBROKE PINES, FLORIDA



PASCUAL, PEREZ, KILIDDJIAN & ASSOCIATES  
ARCHITECTS - PLANNERS



# 16000 PINES

BY LENNAR HOMES

MARKET & RESIDENCES

CITY OF PEMBROKE PINES, FLORIDA



PASCUAL, PEREZ, KILIDDJIAN & ASSOCIATES  
ARCHITECTS - PLANNERS



**ATTACHMENT B**  
**ITE Queuing Analysis**



**Queuing Analysis based on ITE Procedures**  
**(for Resident's Lane)**

$q = 60$  veh/hr (demand rate)

$Q = 300$  veh/hr (service rate at 12 sec/veh)

$$p = \frac{q}{NQ} = 0.20 \text{ (N = one inbound lane)}$$

$$Q_M = 0.20 \text{ (for N = 1)}$$

Using Acceptable Probability of 5% (95% Confidence Level)

$$M = \left( \frac{\ln(x > M) - \ln(Q_M)}{\ln(p)} \right) - 1$$

$$M = \left( \frac{\ln(0.05) - \ln(0.20)}{\ln(0.20)} \right) - 1$$

$$M = \left( \frac{-2.9957 - (-1.609)}{-1.609} \right) - 1$$

$$M = 0.86 - 1 = -0.14, \text{ say } \mathbf{1 \text{ vehicles}}$$



**Queuing Analysis based on ITE Procedures**  
**(for Visitor's Lane)**

$q = 7 \text{ veh/hr}$  (demand rate)

$Q = 30 \text{ veh/hr}$  (service rate at 120 sec/veh)

$$p = \frac{q}{NQ} = 0.2333 \text{ (N = one inbound lane)}$$

$$Q_M = 0.2333 \text{ (for N = 1)}$$

Using Acceptable Probability of 5% (95% Confidence Level)

$$M = \left( \frac{\ln(x > M) - \ln(Q_M)}{\ln(p)} \right) - 1$$

$$M = \left( \frac{\ln(0.05) - \ln(0.2333)}{\ln(0.2333)} \right) - 1$$

$$M = \left( \frac{-2.9957 - (-1.4554)}{-1.4554} \right) - 1$$

$$M = 1.06 - 1 = 0.06, \text{ say } 1 \text{ vehicle}$$



**ATTACHMENT C**  
**125 Single Family Plat Note**



Return recorded copy to:

PLAT REL

Plat Book 137, Page 18

Planning and Development Management Division  
Environmental Protection and  
Growth Management Department  
Governmental Center West  
1 North University Drive  
Building A, Suite 102  
Plantation, FL 33324

**INSTR # 116062421**  
Recorded 09/19/19 at 12:20 PM  
Broward County Commission  
12 Page(s)  
Mtg Doc Stamps: \$0.00  
Int Tax \$0.00  
#1

Document prepared by:

Greenspoon Marder, LLP  
c/o Marla Neufeld, Esq.  
200 E. Broward Blvd, Suite 1800  
Fort Lauderdale, FL 33301

**NOTICE: PURCHASERS, GRANTEES, HEIRS, SUCCESSORS AND  
ASSIGNS OF ANY INTEREST IN THE PROPERTY SET FORTH ON EXHIBIT  
"A" ARE HEREBY PUT ON NOTICE OF THE OBLIGATIONS SET FORTH  
WITHIN THIS AGREEMENT WHICH SHALL RUN WITH THE PROPERTY.**

**AGREEMENT FOR AMENDMENT  
OF NOTATION ON PLAT**

This is an Agreement, made and entered into by and between: BROWARD COUNTY, a political subdivision of the state of Florida, hereinafter referred to as "COUNTY,"

AND

**16000 Pines Retail Investments, LLC**, a Florida limited liability company, its successors and assigns, hereinafter referred to as "DEVELOPER."

WHEREAS, DEVELOPER is the owner of property shown on the **United States Postal Service Plat**, Plat No./Clerk's File No. **133-MP-88**, hereinafter referred to as "PLAT," which PLAT was approved by the Board of County Commissioners of Broward County on **November 8, 1988**; and

WHEREAS, a description of the platted area is attached hereto as Exhibit "A" and made a part hereof, and

WHEREAS, DEVELOPER has determined there exists a need for an amendment to the Notation on the face of said PLAT; and



WHEREAS, the COUNTY has no objection to amending the notation and the Board of County Commissioners approved such an amendment at its meeting of August 20, 2019:

NOW, THEREFORE, in consideration of the mutual terms, conditions and promises hereinafter set forth, the COUNTY and DEVELOPER agree as follows:

1. The above recitals and representations are true and correct and are incorporated herein.
2. COUNTY and DEVELOPER hereby agree that the notation shown on the face of the PLAT is hereby amended as set forth within Exhibit "B."
3. In the event that all the owners and/or mortgagees of property within the PLAT being amended are not parties to this Agreement, DEVELOPER hereby agrees to indemnify, defend, and hold COUNTY harmless from any claims or causes of action brought by owners and/or mortgagees of property within the PLAT as a result of this Agreement for Amendment of Notation on the Plat. This indemnification obligation shall run with the land and bind DEVELOPER's successors and assigns.
4. NOTICE. Whenever any of the parties desire to give notice to the other, such notice must be in writing, sent by U.S. Mail, postage prepaid, addressed to the party for whom it is intended at the place last specified; the place for giving of notice shall remain such until it is changed by written notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving notice:

For the COUNTY:

Director, Broward County Planning and Development Management Division  
1 North University Drive, Suite 102A  
Plantation, Florida 33324

For the DEVELOPER:

16000 Pines Retail Investments, LLC  
2665 South Bayshore Drive, Suite 1020  
Coconut Grove, FL 33133

5. RECORDATION; RUNS WITH THE LAND. This Agreement shall be recorded in the Public Records of Broward County, Florida, at the DEVELOPER's expense. This Agreement, including the benefits and obligations contained herein, shall run with the land and be binding on and inure to the benefit of DEVELOPER and its grantees, successors, heirs, and assigns holding title to, or otherwise having an ownership interest in, all or a portion of the PLAT.



6. VENUE; CHOICE OF LAW. Any controversies or legal issues arising out of this Agreement and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the State Courts of the Seventeenth Judicial Circuit of Broward County, Florida, the venue sits, and shall be governed by the laws of the state of Florida.
7. NOTATIONS. All other notations on the face of the above referenced PLAT not amended by this Agreement shall remain in full force and effect.
8. CHANGES TO FORM AGREEMENT. DEVELOPER represents and warrants that there have been no amendments or revisions whatsoever to the form Agreement without the prior written consent of the County Attorney's Office. Any unapproved changes shall be deemed a default of this Agreement and of no legal effect.
9. CAPTIONS AND PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provisions hereof.
10. NO WAIVER. No waiver of any provision of this Agreement shall be effective unless it is in writing, signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.
11. EXHIBITS. All Exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference.
12. FURTHER ASSURANCES. The parties hereby agree to execute, acknowledge and deliver and cause to be done, executed, acknowledged and delivered all further assurances and to perform such acts as shall reasonably be requested of them in order to carry out this Agreement.
13. AMENDMENTS. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by the COUNTY and DEVELOPER.

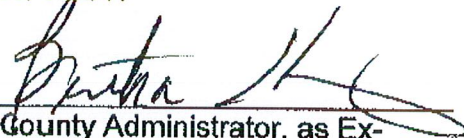
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IN WITNESS WHEREOF, the parties have made and executed this Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice Mayor, authorized to execute same by Board action on the 20th day of August 2019 and DEVELOPER, signing by and through its authorized representative, duly authorized to execute same.

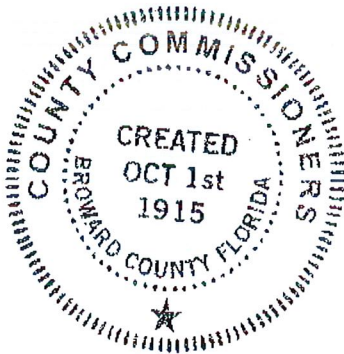
COUNTY

ATTEST:

  
County Administrator, as Ex-  
Officio Clerk of the Board of  
County Commissioners of  
Broward County, Florida

BROWARD COUNTY, through its  
BOARD OF COUNTY COMMISSIONERS

By   
Mayor  
18 day of September, 2019



Approved as to form by  
Office of County Attorney  
Broward County, Florida  
Government Center, Suite 423  
115 South Andrews Avenue  
Fort Lauderdale, Florida 33301  
Telephone: (954) 357-7600  
Telecopier: (954) 357-6968

By   
Assistant County Attorney

**Kristin M. Carter**  
16 day of SEPTEMBER, 2019



Witnesses (if partnership):

(Signature)

Print name: Adrian Adell

(Signature)

Print name: Lauren Carra

16000 Pines Retail Investments, LLC, a  
Florida limited liability company

By

(Signature)

Print name: Pedra Martin

Title: Manager

Address: 2665 South Bayshore Drive,  
Suite 1020, Coconut Grove, FL 33133  
23 day of July, 2019

ATTEST (if corporation):

(Secretary Signature)

Print Name of Secretary: \_\_\_\_\_

(CORPORATE SEAL)

**ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP**

STATE OF FLORIDA )

) SS

COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 23 day of July, 2019, by Pedra A. Martin AS Manager OF 16000 Pines Retail Investments, LLC, on behalf of the corporation/partnership. He or she is:

☒ personally known to me, or

☐ produced identification. Type of identification produced \_\_\_\_\_

(Seal)

My commission expires \_\_\_\_\_



NOTARY PUBLIC

Print name: Sandra Ramos



**MORTGAGE-CORPORATE PARTNERSHIP**

Mortgagee, being the holder of a mortgage relating to the parcel(s) described in Exhibit "A" hereby consents and joins in for the purpose of agreeing that its mortgage shall be subordinated to the foregoing Agreement.

Witnesses (if partnership):

Carla Usseglio Lyden  
(Signature)  
Print name: Carla Usseglio Lyden  
Monica Diaz  
(Signature)  
Print name: Monica Diaz

**Pineland Finance & Investment, LLC, a**  
**Florida limited liability company**

By Scott Squires  
(Signature)  
Print name: Scott Squires  
Title: Manager  
Address: 150 Alhambra Cir. Suite 725  
Coconut Grove, FL 33134  
\_\_\_\_ day of \_\_\_\_\_, 2018

ATTEST (if corporation):

\_\_\_\_\_  
(Secretary Signature) (CORPORATE SEAL)  
Print Name of Secretary: \_\_\_\_\_

**ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP**

STATE OF FLORIDA )  
 ) SS  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 24 day of July, 2019, by Scott Squires AS Manager OF Pineland Finance & Investment, LLC, on behalf of the corporation/partnership. He or she is:

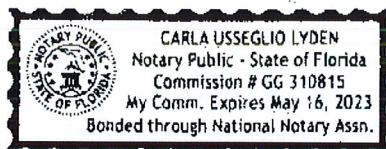
- ☒ personally known to me, or  
☐ produced identification. Type of identification produced \_\_\_\_\_

(Seal)

My commission expires:

NOTARY PUBLIC:

Carla Usseglio Lyden  
Print name: Carla Usseglio Lyden





**MORTGAGE-CORPORATE PARTNERSHIP**

Mortgagee, being the holder of a mortgage relating to the parcel(s) described in Exhibit "A" hereby consents and joins in for the purpose of agreeing that its mortgage shall be subordinated to the foregoing Agreement.

Witnesses (if partnership):

Carla Usseglio Lyden  
(Signature)  
Print name: Carla Usseglio Lyden

Monica Diaz  
(Signature)  
Print name: Monica Diaz

**Pineland Finance & Investment, LLC, a**  
**Florida limited liability company**

By Lidia Cartaya  
(Signature)  
Print name: Lidia Cartaya  
Title: MANAGER  
Address: 150 Alhambra Cir. Suite 725  
Coconut Grove, FL 33134  
\_\_\_\_ day of \_\_\_\_\_, 2018

ATTEST (if corporation):

\_\_\_\_\_  
(Secretary Signature) (CORPORATE SEAL)  
Print Name of Secretary: \_\_\_\_\_

**ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP**

STATE OF FLORIDA )  
 ) SS  
COUNTY OF MIAMI-DADE )

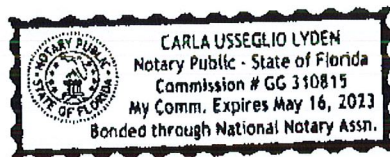
The foregoing instrument was acknowledged before me this 24 day of July, 2019, by Lidia Cartaya AS Manager OF Pineland Finance & Investment, LLC, on behalf of the corporation/partnership. He or she is:

- ☒ personally known to me, or  
☐ produced identification. Type of identification produced \_\_\_\_\_

(Seal)

My commission expires:

NOTARY PUBLIC:  
Carla Usseglio Lyden  
Print name: Carla Usseglio Lyden





**EXHIBIT "A"**

**LEGAL DESCRIPTION**

All of the United States Postal Service Plat, according to the Plat thereof, as recorded in Plat Book 137, Page 18 of the Public Records of Broward County, Florida.



EXHIBIT "B"

AMENDMENT TO NOTATION ON PLAT

The existing notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended from:

**Parcels A-1 and A-2B are restricted to 135,000 square feet of commercial use** and Parcel A-2A is restricted to 125 single family detached units

The notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended to:

This plat is restricted to **130,000 square feet of commercial use on Parcels A-1 and A-2B, 5,000 square feet of commercial use on Parcel A-1A**, and 125 single family detached units on Parcel A-2A



**EXHIBIT "B" - CONTINUED**

**PLEASE CHECK THE APPROPRIATE BOX OR BOXES.**

- ☒ **Expiration of Finding of Adequacy for Plat or Parcel without an Expiration of a Finding of Adequacy notation or the Finding of Adequacy has expired.**

If a building permit for a principal building (excluding dry models, sales, and construction offices) and first inspection approval are not issued by **May 30, 2027**, then the County's finding of adequacy shall expire and no additional building permits shall be issued for the amended uses until such time as Broward County makes a subsequent finding that the applicant 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**

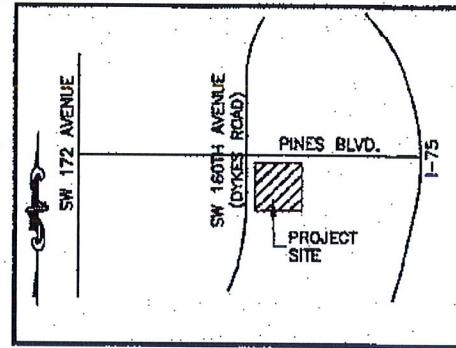
If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by **May 30, 2027**, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the applicant 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 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.

- ☒ **Air Navigation Hazards.**

Any structure within this Plat shall comply with Section 2B.1.f., Development Review Requirements of the Broward County Comprehensive Plan regarding hazards to air navigation.



(SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION)



**LOCATION SKETCH**  
(NOT TO SCALE)

**LEGAL DESCRIPTION: PARCEL A-1A**

A PORTION OF TRACT "A", "UNITED STATES POSTAL SERVICE PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGE 18 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 01°45'51" EAST ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 229.81 FEET; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 89°25'33" WEST, 30.28 FEET; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 01°45'30" EAST, 46.50 FEET; THENCE DEPARTING SAID EAST LINE OF TRACT "A" SOUTH 89°56'40" WEST, 140.57 FEET; THENCE NORTH 00°04'20" WEST, 275.00 FEET TO THE NORTH LINE OF SAID TRACT "A"; THENCE ALONG SAID NORTH LINE NORTH 89°25'02" EAST, 162.70 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA. CONTAINING 44,576 SQUARE FEET (1.024 ACRES) MORE OR LESS.

**SURVEY NOTES:**

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARING'S SHOWN HEREON ARE RELATIVE TO THE PLAT OF "UNITED STATES POSTAL SERVICE PLAT", PLAT BOOK 137, PAGE 18, BROWARD COUNTY RECORDS. REFERENCE BEARING OF N89°25'02"E ALONG THE MOST EASTERLY NORTH LINE OF TRACT "A".
3. THIS IS NOT A SURVEY.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION AS DELINEATED UNDER MY DIRECTION ON NOVEMBER 14, 2018. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH AND SCHNARS, P.A.  
ENGINEERS-PLANNERS-SURVEYORS

BY: DONALD A. SPICER, P.S.M.  
FLORIDA REGISTRATION NO. 4877

**PARCEL A-1A**

Z:\PROJECTS\18220 USPS PEMBROKE PINES\01 TERRA WORLD\SURVEY CAD\22017\_BANK\_S&D\SURVEY CAD\18220\_01\_PARCEL A-1A\_SD.DWG

**SKETCH OF DESCRIPTION**

A PORTION OF TRACT "A",  
"UNITED STATES POSTAL SERVICE PLAT"  
PLAT BOOK 137, PAGE 18, B.C.R.

CITY OF PEMBROKE PINES, BROWARD COUNTY, FL

DATE 11/14/18  
SCALE AS SHOWN  
FIELD BK. N/A  
DWG. BY DAS  
CHK. BY RKK

DATE	REVISIONS



**KEITH and SCHNARS, P.A.**  
LB 1337  
ENGINEERS-PLANNERS-SURVEYORS  
8500 N. ANDREWS AVE.  
FT. LAUDERDALE, FL 33309-2132  
(954) 778-1616

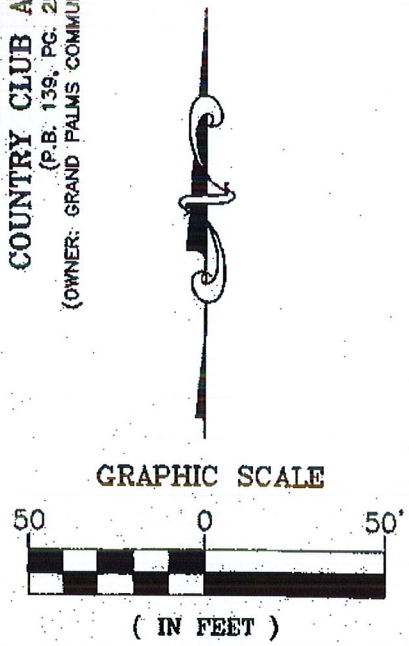
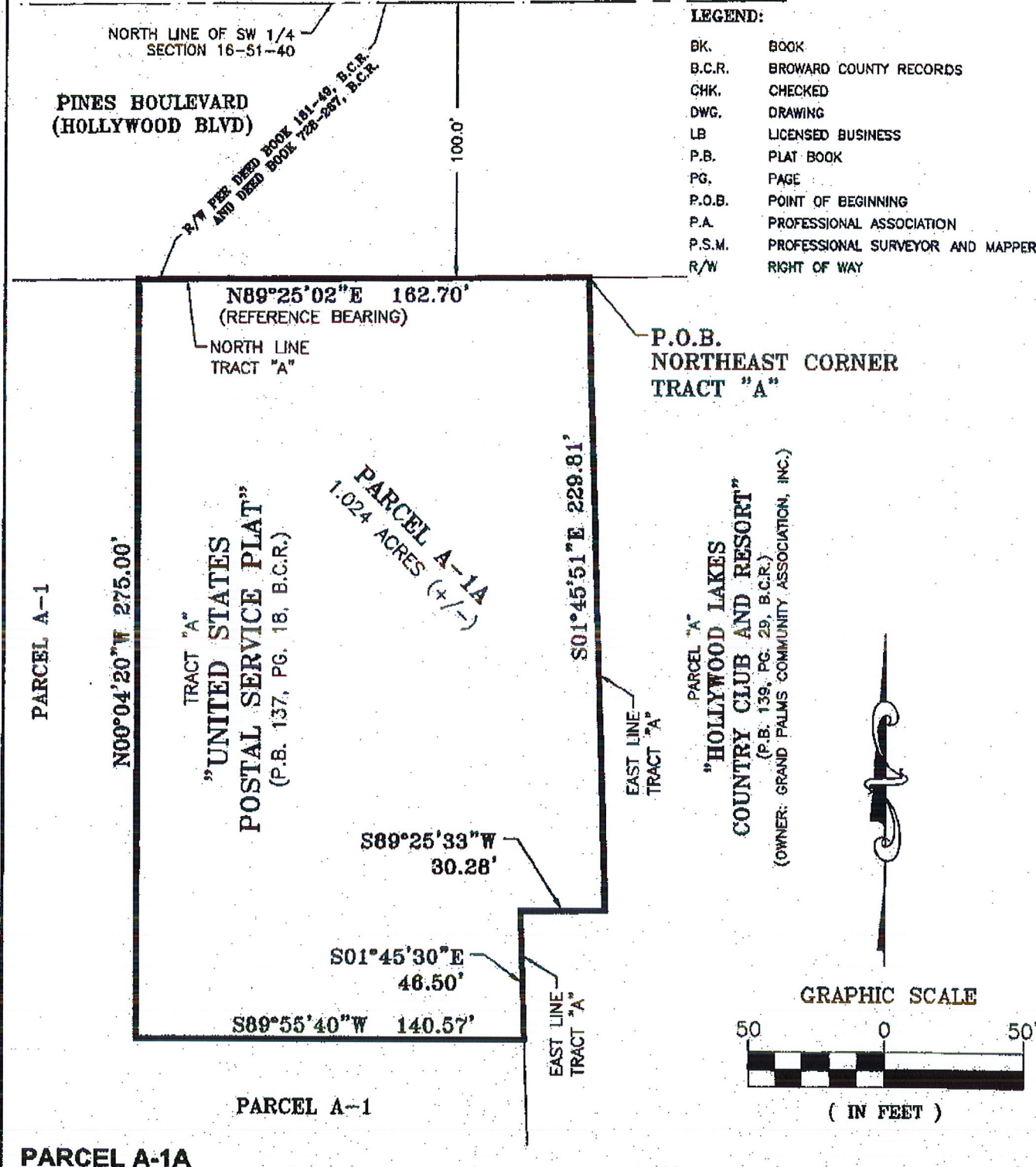
SHEET NO. 1 OF 2 SHEETS  
PROJECT NO. 182201



(SEE SHEET 1 OF 2 FOR NOTES & DESCRIPTION)

**LEGEND:**

BK. BOOK  
B.C.R. BROWARD COUNTY RECORDS  
CHK. CHECKED  
DWG. DRAWING  
LB. LICENSED BUSINESS  
P.B. PLAT BOOK  
PG. PAGE  
P.O.B. POINT OF BEGINNING  
P.A. PROFESSIONAL ASSOCIATION  
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER  
R/W RIGHT OF WAY



Z:\PROJECTS\18220 USPS PEMBROKE PINES\01\_TERRA\WORLD\SURVEY\CAD\22017\_BANK\S&D\SURVEY\CAD\18220\_01\_PARCEL A-1A\_SD.DWG

**SKETCH OF DESCRIPTION**

A PORTION OF TRACT "A",  
"UNITED STATES POSTAL SERVICE PLAT"  
PLAT BOOK 137, PAGE 18, B.C.R.

CITY OF PEMBROKE PINES, BROWARD COUNTY, FL

DATE 11/14/18  
SCALE AS SHOWN  
FIELD BK. N/A  
DWG. BY DAS  
CHK. BY RKK

DATE	REVISIONS



**KEITH and SCHNARS, P.A.**

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SHEET NO. 2 OF 2 SHEETS  
PROJECT NO. 18220L