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June 20, 2024

The Honorable Herbert Yardley and Council Members
Village of Sea Ranch Lakes
1 Gatehouse Road
Sea Ranch Lakes, FL 33062

**Re: Application for Lot Line Adjustment for Natalia and Alex Clarke - 1
Chippewa Lane and 7 Winnebago Road**

Dear Mr. Mayor and Council Members;

Undersigned counsel represents Natalia and Alex Clarke, who reside at 1 Chippewa Lane. The Clarkes recently purchased the adjacent property at 7 Winnebago Road and seek to move the common lot line between the two contiguous lots 50 feet north so as to increase the size of the 1 Chippewa Lane lot along its rear (north) boundary and correspondingly reduce the size of the 7 Winnebago Road lot along its side (south) boundary. The proposed Lot Line Adjustment would allow the Clarkes to re-design the backyard pool and patio area and accommodate two accessory use structures.

Please allow this letter application and supporting documentation to serve as formal application for approval by the Village Council of this re-subdivision request.

The Clarke family became part of the Sea Ranch Lakes community in 2020 when they purchased the Anderton home at 1 Chippewa Lane. As reflected in the boundary survey attached as Exhibit "A", in its current formation the 1 Chippewa lot frontage is approximately 77 feet wide and widens to 104.94 feet at the rear (north) property line. It is 130 feet deep on the west side and 108.68 feet deep on the east side bordering Winnebago Road. In conformance with the front and side street setbacks, the house sits approximately 56 feet back from Chippewa Lane right of way, leaving a fairly small and narrow backyard. While the house and the patio area are beautifully landscaped and charming, the size and configuration of the residence severely limits any opportunity to improve the backyard to accommodate their active and growing family.

The proposed "expanded" 1 Chippewa lot will increase the size of the lot by 50 feet along its rear property line and extending beyond the existing Northwestern corner approximately 42 feet behind 3 Chippewa. Please see the Sketch and Descriptions and Plat Review prepared by Pinnell Survey showing the proposed expanded 1 Chippewa lot and the proposed decreased 7 Winnebago lot attached as composite Exhibit "B".

In its current configuration, the 7 Winnebago lot is a large, "square-ish" lot, as shown in the 2024 boundary survey attached as Exhibit "C". As described above, the proposed Lot Line Adjustment moves the southern property line of the 7 Winnebago 50 feet to the north. If the requested lot line adjustment is approved the remainder 7 Winnebago lot will be 167.44 feet in depth on the north side and 155.03 feet in depth on the south side and the total square footage will be 11,275 (+/-).

Section 5.01.01 (B) (2) of the Village Code provides:

The minimum building site area shall be 1 lot as shown on the Plat. The ground floor area of the main structure on any lot (exclusive of 1 story open porches and garages) shall not be less than 1200 square feet in the case of a 1 story structure, nor less than 1000 square feet in the case of a structure having more than 1 story. A residential site may consist of 1 or more lots, all of 1 lot and part of another or of contiguous parts on more than 1 lot or any other combination of contiguous parts of lots which will form an integral unit of land suitable for use as a site for a residence and extending from the street serving the same to the rear or waterfront boundary. No resubdivision as aforesaid or otherwise shall be permitted unless the total area shall be at least equal to the smallest lot shown on the Plat. (emphasis added).

The reduced 7 Winnebago lot will be larger than the smallest lot in the Village. Specifically, and as set forth in the affidavit of Surveyor Jason Pinnell, the smallest lot in the Village is lot 3, block L, with a street address of 7 Mendota Lane, with a total square footage of 10,908 (+/-). Please see a copy of the Surveyor's affidavit, attached as Exhibit "D".

If this request is approved, the Clarkes intend to demolish the existing house on 7 Winnebago and construct in the expanded backyard of 1 Chippewa a pool house containing a game room, children's library/craft room, den and cabana bath on the Northwest side of the expanded backyard and a new garage and gym structure would be constructed on the Northeast (Winnebago street side) portion of the expanded lot as shown on the Clarke Residence Addition conceptual plan, attached as Exhibit "E". These uses will be accessory to the Clarke's principal residence on 1 Chippewa.

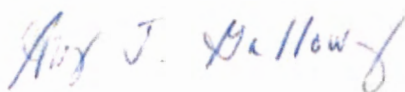
Section 5.5 of the Village Code sets forth the definition of permitted accessory uses and related provisions. Section 5-5 (a) provides:

An accessory use shall be defined as for single-family uses and considered an accessory use that shall be clearly supplementary and incidental and shall

be located on the same lot as the principal use to which it is subordinate or located on a contiguous lot when a unity of title, acceptable to the village council, is provided under the same ownership. For the purposes of this section contiguous shall mean abutting the lot on which the principal structure is located and to which the accessory use is subordinate. If the lot on which the accessory use is located does not abut the property on which the principal use is located, said lot shall not be used in the calculation of lot, yard and bulk regulations. (emphasis added).

As the accessory uses will be located on the same lot as the principal use and are incidental and supplementary to the Clarke's home, the proposed accessory uses comply with Section 5.5(a) of the Village Code. Accordingly, the proposed Lot Line Adjustment meets the requirements of the Village Code.

While the Clarke's proposed improvements will, of course, be subject to all Village and Architectural Review Committee approvals, as well as review by the Beach Club for the same Lot Line Adjustment requested herein, preliminary review indicates the improvements will enhance not just the Clarke property but will be compatible and harmonious with the Village appearance and aesthetics. On behalf of the Clarks and their professional advisors, I welcome any questions the Council may have prior to the meeting and appreciate your time and attention to this matter.



Amy J. Galloway, Esq.

EXHIBIT "A"

1 Chippewa Lane Boundary Survey (current)



PINNELL SURVEY, INC.

5300 W. HILLSBORO BLVD., SUITE 215-A COCONUT CREEK, FLORIDA 33073
PHONE(954)418-4940 FAX(954)418-4941 EMAIL: order@pfsland.net
CERTIFICATE NO.: LB6657

SURVEY ADDRESS:

1 CHIPPEWA LANE
SEA RANCH LAKES, FLORIDA 33308

CERTIFY TO:

- ALEX CLARKE AND NATALIE CLARKE
- OLIVE JUDD, P.A.
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- CITIBANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR

FLOOD ZONE & ELEVATIONS:

FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A
CONTROL PANEL NO.: 120056-0378-11
DATE OF FIRM INDEX: 08/18/14

POTENTIAL ENCROACHMENTS:

- 5 FOOT C.B.S. WALL CROSSES OVER THE NORTHERLY PROPERTY LINE.
- 5 FOOT C.B.S. WALL CROSSES OVER THE WESTERLY PROPERTY LINE.

LEGAL DESCRIPTION:

LOT 3, BLOCK H, OF "SEA RANCH LAKES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND & ABBREVIATIONS:

A	- ARC	D.E.	- DRAINAGE EASEMENT	P.C.	- POINT OF CURVATURE
A/C	- AIR CONDITIONER	ELEV.	- ELEVATION	P.E.	- POOL EQUIPMENT
A.E.	- ANCHOR EASEMENT	E.S.	- ELECTRIC SERVICE	P.I.	- POINT OF INTERSECTION
B.M.	- BENCHMARK	F.P. & L.	- FLORIDA POWER & LIGHT	P.R.C.	- POINT OF REVERSE CURVE
B.C.R.	- BROWARD COUNTY RECORDS	L.B.	- LICENSED BUSINESS	P.O.B.	- POINT OF BEGINNING
C.B.S.	- CONCRETE BLOCK STRUCTURE	L.P.	- LIGHT POLE	P.O.C.	- POINT OF COMMENCEMENT
CHATT.	- CHATTAHOOCHEE	M.H.	- MANHOLE	P.P.	- POWER POLE
C.O.	- CLEANOUT	(M)	- MEASURED	R	- RADIUS
CONC.	- CONCRETE	NAVD	- NORTH AMERICAN VERTICAL DATUM	R/W	- RIGHT-OF-WAY
C.L.F.	- CHAIN LINK FENCE	NOVD	- NATIONAL GEODETIC VERTICAL DATUM	T	- TANGENT
C.L.P.	- CONCRETE LIGHT POLE	NO.	- NUMBER	(TYP.)	- TYPICAL
(C)	- CALCULATED	O.H.	- OVERHANG	U.E.	- UTILITY EASEMENT
C.B.	- CHORD BEARING	O.R.B.	- OFFICIAL RECORDS BOOK	W.F.	- WOOD FENCE
C.R.	- CABLE RISER	O/S	- OFFSET	W.M.	- WATER METER
(D)	- DEED	(P)	- PLAT	Δ	- DELTA OR CENTRAL ANGLE
D.B.	- DEED BOOK	P.B.C.R.	- PALM BEACH COUNTY RECORDS	⊙	- CENTERLINE
M-D.C.R.	- MIAMI-DADE COUNTY RECORDS	P.B.	- PLAT BOOK	⊕	- ELEVATION

GENERAL NOTES:

- TYPE OF SURVEY: BOUNDARY
- IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
- THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, BASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY, FOR WHICH THE SUBJECT PROPERTY IS LOCATED IN.
- UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- ELEVATIONS SHOWN HEREON (IF ANY) ARE RELATIVE TO NAVD 1988, UNLESS OTHERWISE NOTED.
- UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
- FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
- THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
- ALL BASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
- THIS SURVEY IS FOR MORTGAGE AND TITLE PURPOSES ONLY.
- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF SOUTH 89°59'00" WEST ALONG THE SOUTHERLY LINE OF LOT 3, BLOCK H, PLAT BOOK 40, PAGE 29, B.C.R.

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE UNDER RULE 11-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS IT IS ELECTRONICALLY SIGNED AND SEALED.

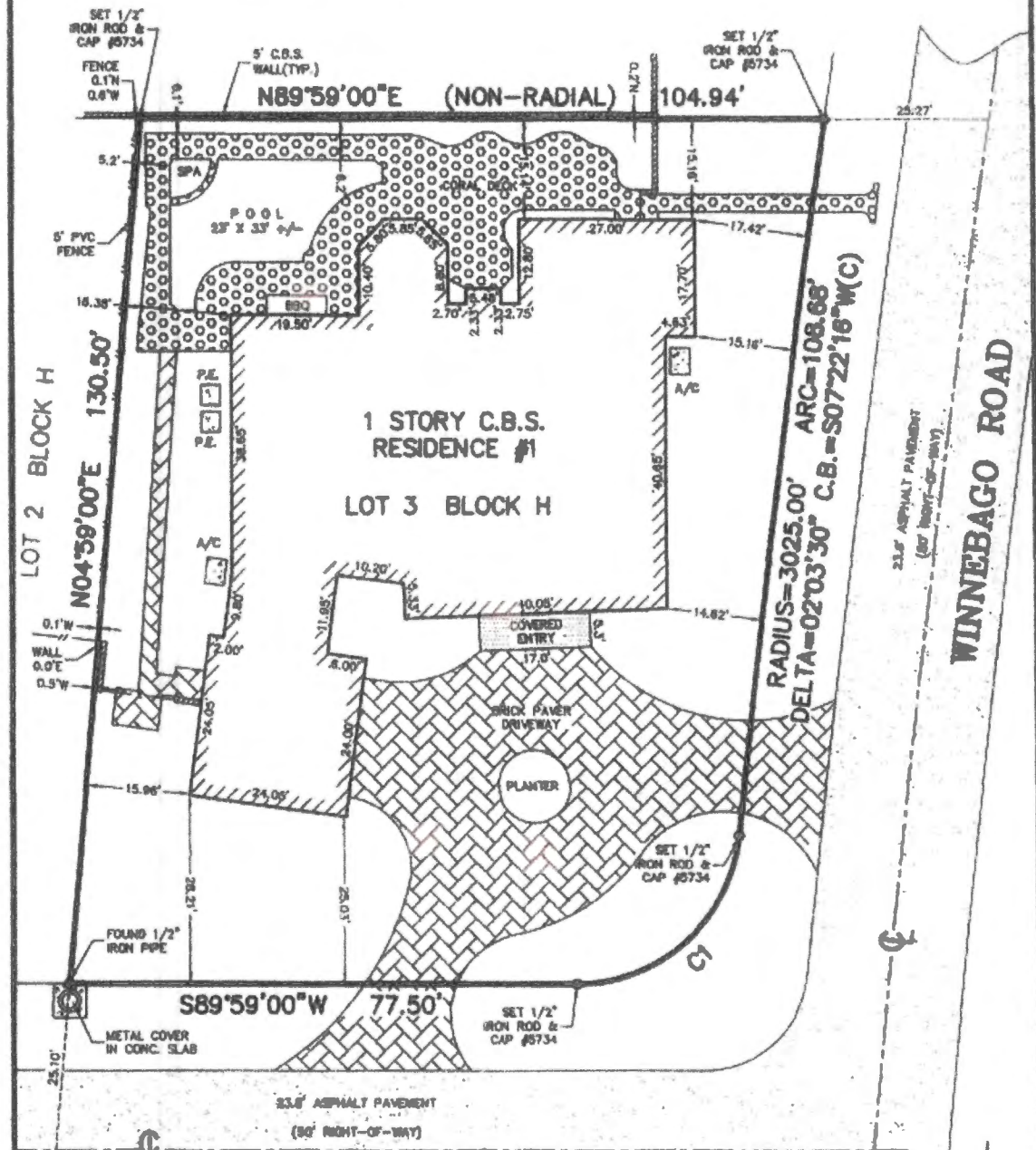
Jason H. Pinnell
JASON H. PINNELL

PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734, STATE OF FLORIDA

REVISIONS	DATE	CHK'D BY

SKETCH NO.: 20-2198
DATE OF SURVEY: 11/09/20
CHECKED BY: J.P.
DATE OF BOOKING: 11/10/20
SIDE 1 OF 2

LOT 4 BLOCK H



WINNEBAGO ROAD

CHIPPEWA LANE

CURVE C1:
 RADIUS=25.00'
 DELTA=83°38'28"
 ARC=36.50'

SCALE: 1" = 20' SKETCH NO.: 20-2198
 DRAWN BY: O.D.L. SIDE 2 OF 2

EXHIBIT "B"

Surveyor Sketch and Descriptions (showing Lot Line
Adjustments)



PINNELL SURVEY, INC.

LICENSED BUSINESS #6857
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE (954)418-4940 FAX(954)418-4941

EXHIBIT "A"

SKETCH & DESCRIPTION

**1 CHIPPEWA LANE
SEA RANCH LAKES, FL 33308**

LEGAL DESCRIPTION:

LOT 3 AND THE SOUTH 50.00 FEET OF LOT 4 (AS MEASURED ALONG THE WEST LINE OF SAID LOT 4), BLOCK H, OF "SEA RANCH LAKES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, AT PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF SEA RANCH LAKES AND CONTAINS 20,705 SQUARE FEET (0.4753 ACRES) MORE OR LESS.

LEGEND & ABBREVIATIONS:

- ⊙ - CENTERLINE
- (C) - CALCULATED MEASUREMENT
- (P) - PLAT CALL
- R - RADIUS
- Δ - DELTA
- A - ARC LENGTH
- C.B. - CHORD BEARING

GENERAL NOTES:

1. THIS IS NOT A SURVEY.
2. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC.
3. BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF NORTH 89°59'00" EAST ALONG THE NORTH LINE OF LOT 4, BLOCK H OF "SEA RANCH LAKES", PLAT BOOK 40, AT PAGE 29, BROWARD COUNTY, FLORIDA RECORDS.
4. SKETCH PREPARED 05/21/24

JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA - LICENSE NO. 5734

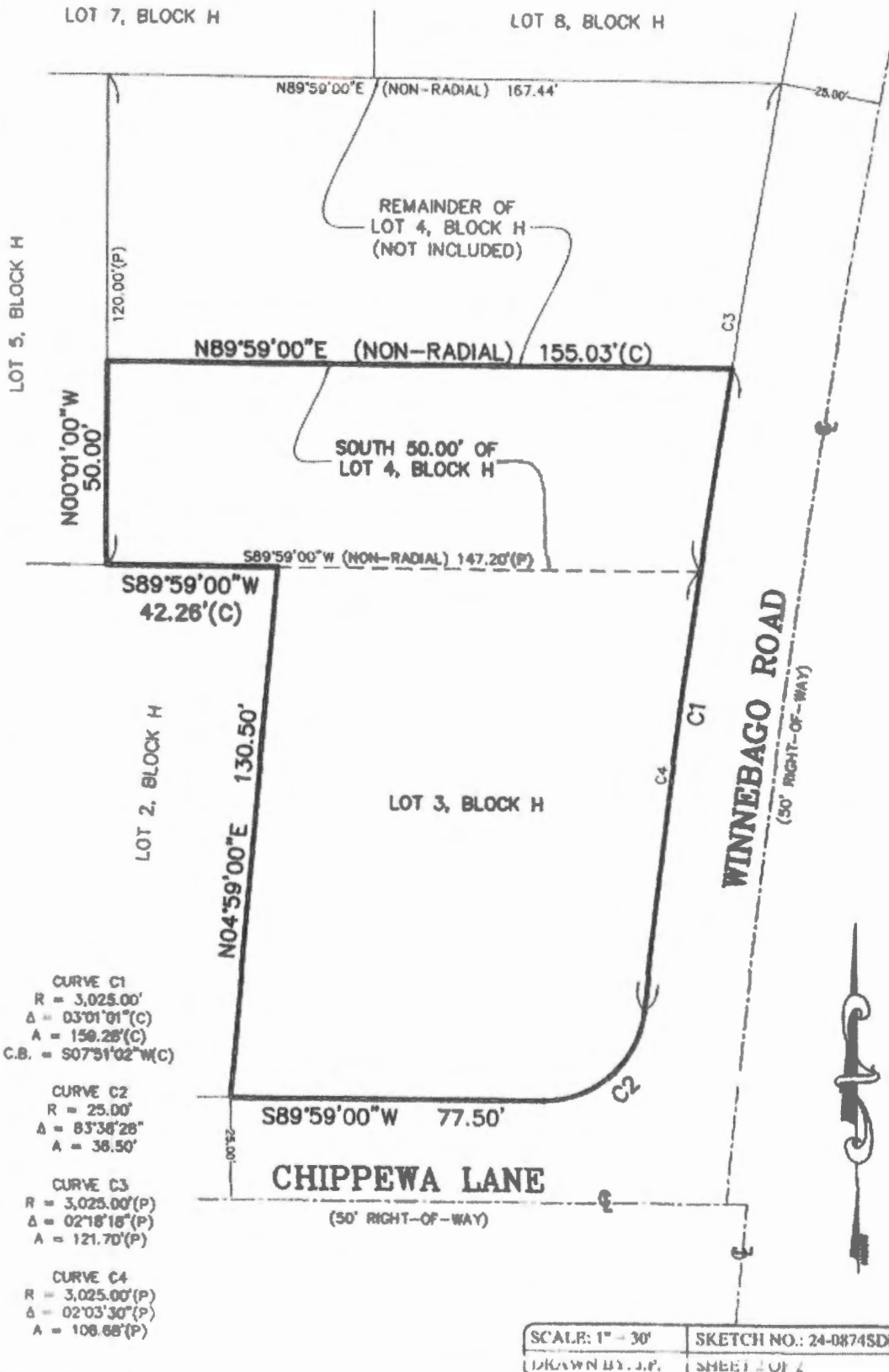
SKETCH NO.: 24-0874SDB

SHBBF 1 OF 2



PINNELL SURVEY, INC.

LICENSED BUSINESS #6857
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE (954)418-4940 FAX(954)418-4941



CURVE C1
R = 3,025.00'
Δ = 03°01'01"(C)
A = 150.26'(C)
C.B. = S07°51'02"W(C)

CURVE C2
R = 25.00'
Δ = 83°38'26"
A = 36.50'

CURVE C3
R = 3,025.00'(P)
Δ = 02°18'18"(P)
A = 121.70'(P)

CURVE C4
R = 3,025.00'(P)
Δ = 02°03'30"(P)
A = 108.66'(P)

SCALE: 1" = 30' SKETCH NO.: 24-0874SDB
DRAWN BY: J.P. SHEET 2 OF 2



PINNELL SURVEY, INC.

LICENSED BUSINESS #6857
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE (954)418-4940 FAX(954)418-4941

EXHIBIT "A"

SKETCH & DESCRIPTION

**7 WINNEBAGO ROAD
SEA RANCH LAKES, FL 33308**

LEGAL DESCRIPTION:

LOT 4, BLOCK H, OF "SEA RANCH LAKES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, AT PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE SOUTH 50.00 FEET THEREOF (AS MEASURED ALONG THE WEST LINE OF SAID LOT 4).

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF SEA RANCH LAKES AND CONTAINS 11,275 SQUARE FEET (0.2588 ACRES) MORE OR LESS.

LEGEND & ABBREVIATIONS:

- ☉ - CENTERLINE
- (C) - CALCULATED MEASUREMENT
- (P) - PLAT CALL
- P.R.C. - POINT OF REVERS CURVATURE
- R - RADIUS
- Δ - DELTA
- A - ARC LENGTH
- C.B. - CHORD BEARING

GENERAL NOTES:

1. THIS IS NOT A SURVEY.
2. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC.
3. BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF NORTH 89°59'00" EAST ALONG THE NORTH LINE OF LOT 4, BLOCK H OF "SEA RANCH LAKES", PLAT BOOK 40, AT PAGE 29, BROWARD COUNTY, FLORIDA RECORDS.
4. SKETCH PREPARED 05/21/24

JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA - LICENSE NO. 5734

SKETCH NO.: 24-08743DA

SHEET 1 OF 2

PINNELL SURVEY, INC.

LICENSED BUSINESS #6857
 5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
 COCONUT CREEK, FLORIDA 33073
 PHONE (954)418-4940 FAX(954)418-4941



LOT 7, BLOCK H

LOT 8, BLOCK H

N89°59'00"E (NON-RADIAL) 167.44'

LOT 5, BLOCK H

N00°01'00"W 70.00'(C)
 120.00'(P)

LOT 4, BLOCK H

S89°59'00"W (NON-RADIAL) 155.03'(C)

SOUTH 50.00' OF
 LOT 4, BLOCK H

S89°59'00"W (NON-RADIAL) 147.20'(P)

LOT 2, BLOCK H

LOT 3, BLOCK H

P.R.C.

WINNEBAGO ROAD
 (50' RIGHT-OF-WAY)

CURVE C1
 R = 3,025.00'
 Δ = 01°20'47"(C)
 A = 71.09'(C)
 C.B. = S10°01'58"W(C)

CURVE C2
 R = 3,025.00'(P)
 Δ = 02°18'10"(P)
 A = 121.70'(P)

CURVE C3
 R = 3,025.00'(P)
 Δ = 01°33'27"(P)
 A = 82.16'(P)

SCALE: 1" = 20'	SKETCH NO: 24-0824SD
DRAWN BY: J.P.	SHEET 2 OF 2

EXHIBIT "C"

7 Winnebago Road Boundary Survey (current)

TYPE OF SURVEY: BOUNDARY
10-2559

JOB NUMBER: SU-04-6455

LEGAL DESCRIPTION:

LOT 4, BLOCK H OF SEA RANCH LAKES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 29, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

ADDRESS: 7 WINNEBAGO RD SEA RANCH LAKES, FL 33308

FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A
CONTROL PANEL NUMBER: 120056-0207-G
EFFECTIVE: REVISED: 10/2/1997

LOWEST FLOOR ELEVATION: N/A
GARAGE FLOOR ELEVATION: N/A
LOWEST ADJACENT GRADE: N/A
HIGHEST ADJACENT GRADE: N/A

REFERENCE BENCH MARK: N/A

CERTIFY TO:

ERNESTO VEGA AND MELISSA C. BERNAL-VEGA
CLEAR TITLE SERVICES, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
ITS SUCCESSORS AND/OR ASSIGNS

EASEMENTS ACCORDING TO THE PLAT HEREON: NONE

**ABOVE GROUND ENCROACHMENTS ACCORDING TO THE PLAT HEREON:
DRIVE AND SIDEWALK ENCROACHES INTO RIGHT OF WAY ON EAST SIDE OF LOT**

NOTICE:

THIS SURVEY IS MADE FOR MORTGAGE AND TITLE PURPOSES ONLY AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES.

NOTES:

1. THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
2. OWNERSHIP OF FENCES AND WALLS IF ANY, NOT DETERMINED.
3. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON. TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN HEREON.

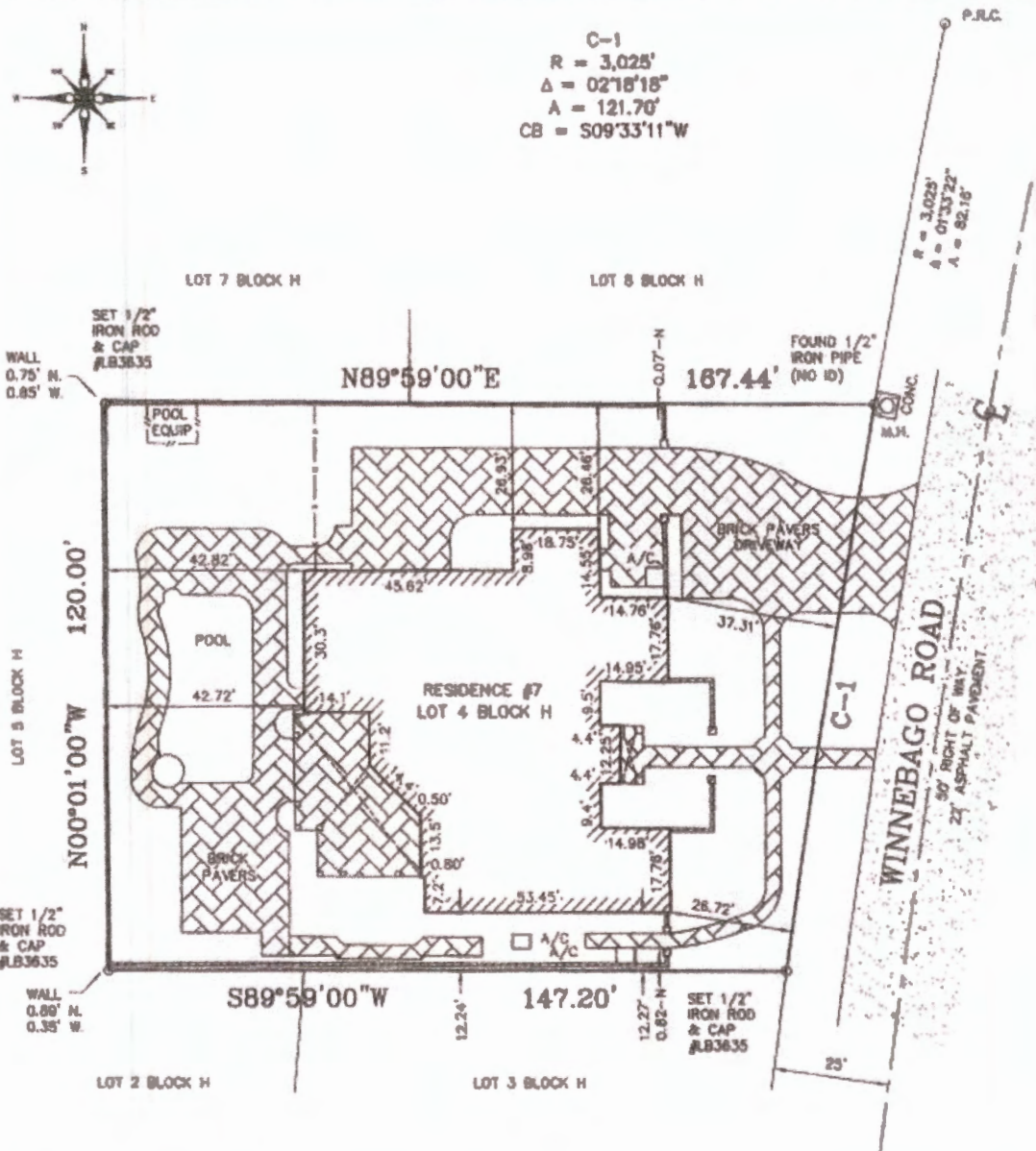
LEGEND OF ABBREVIATIONS:

A	CENTRAL ANGLE	40	ELEVATIONS BASED ON N.G.V.D	GAUT	MAINTENANCE	ENR	ENC
ABC	ARC LENGTH	41	IRREGULAR PERIM	SCB	BROWARD COUNTY RECORDS	EN	MEASURED
CB	CHORD BEARING	50	PROBABLE CONTROL POINT	SCB	DADE COUNTY RECORDS	EP	LIGHT POLE
E	EASERS	51	PALM BEACH COUNTY RECORDS	SB	FLAT BOOK	CONC	CONCRETE
R/W	RIGHT OF WAY	52	PLAT	SRB	SPECIAL RECORDS BOOK	DB	DEED BOOK
PC	POINT OF CURVATURE	53	RAIL & RUC	FF	FORWARDED PLANS	CLF	CHAIN LINK FENCE
PI	POINT OF INTERSECTION	54	POINT OF COMMENCEMENT	GA	GARAGE	WF	WOOD FENCE
W/M	WATER METER	55	POINT OF BEGINNING	ELEC	ELECTRIC	BLVD	BOULEVARD
OV	OVERLAP	56	TO CORNER			40	ASSUMED DATUM
N	NORTH	57	TO CORNER			IP	IRON PIPE
+	PLAT	58	TO CORNER				
W	WEST	59	TO CORNER				
B/M	BENCH MARK	60	TO CORNER				
1/4"	1/4" IRON PIPE	61	TO CORNER				
1/2"	1/2" IRON PIPE	62	TO CORNER				
3/4"	3/4" IRON PIPE	63	TO CORNER				
1"	1" IRON PIPE	64	TO CORNER				
2"	2" IRON PIPE	65	TO CORNER				
3"	3" IRON PIPE	66	TO CORNER				
4"	4" IRON PIPE	67	TO CORNER				
6"	6" IRON PIPE	68	TO CORNER				
8"	8" IRON PIPE	69	TO CORNER				
10"	10" IRON PIPE	70	TO CORNER				
12"	12" IRON PIPE	71	TO CORNER				
14"	14" IRON PIPE	72	TO CORNER				
16"	16" IRON PIPE	73	TO CORNER				
18"	18" IRON PIPE	74	TO CORNER				
20"	20" IRON PIPE	75	TO CORNER				
24"	24" IRON PIPE	76	TO CORNER				
30"	30" IRON PIPE	77	TO CORNER				
36"	36" IRON PIPE	78	TO CORNER				
42"	42" IRON PIPE	79	TO CORNER				
48"	48" IRON PIPE	80	TO CORNER				
54"	54" IRON PIPE	81	TO CORNER				
60"	60" IRON PIPE	82	TO CORNER				
72"	72" IRON PIPE	83	TO CORNER				
84"	84" IRON PIPE	84	TO CORNER				
96"	96" IRON PIPE	85	TO CORNER				
108"	108" IRON PIPE	86	TO CORNER				
120"	120" IRON PIPE	87	TO CORNER				
144"	144" IRON PIPE	88	TO CORNER				
168"	168" IRON PIPE	89	TO CORNER				
192"	192" IRON PIPE	90	TO CORNER				
216"	216" IRON PIPE	91	TO CORNER				
240"	240" IRON PIPE	92	TO CORNER				
270"	270" IRON PIPE	93	TO CORNER				
300"	300" IRON PIPE	94	TO CORNER				
360"	360" IRON PIPE	95	TO CORNER				
420"	420" IRON PIPE	96	TO CORNER				
480"	480" IRON PIPE	97	TO CORNER				
540"	540" IRON PIPE	98	TO CORNER				
600"	600" IRON PIPE	99	TO CORNER				
660"	660" IRON PIPE	100	TO CORNER				
720"	720" IRON PIPE	101	TO CORNER				
780"	780" IRON PIPE	102	TO CORNER				
840"	840" IRON PIPE	103	TO CORNER				
900"	900" IRON PIPE	104	TO CORNER				
960"	960" IRON PIPE	105	TO CORNER				
1020"	1020" IRON PIPE	106	TO CORNER				
1080"	1080" IRON PIPE	107	TO CORNER				
1140"	1140" IRON PIPE	108	TO CORNER				
1200"	1200" IRON PIPE	109	TO CORNER				
1260"	1260" IRON PIPE	110	TO CORNER				
1320"	1320" IRON PIPE	111	TO CORNER				
1380"	1380" IRON PIPE	112	TO CORNER				
1440"	1440" IRON PIPE	113	TO CORNER				
1500"	1500" IRON PIPE	114	TO CORNER				
1560"	1560" IRON PIPE	115	TO CORNER				
1620"	1620" IRON PIPE	116	TO CORNER				
1680"	1680" IRON PIPE	117	TO CORNER				
1740"	1740" IRON PIPE	118	TO CORNER				
1800"	1800" IRON PIPE	119	TO CORNER				
1860"	1860" IRON PIPE	120	TO CORNER				
1920"	1920" IRON PIPE	121	TO CORNER				
1980"	1980" IRON PIPE	122	TO CORNER				
2040"	2040" IRON PIPE	123	TO CORNER				
2100"	2100" IRON PIPE	124	TO CORNER				
2160"	2160" IRON PIPE	125	TO CORNER				
2220"	2220" IRON PIPE	126	TO CORNER				
2280"	2280" IRON PIPE	127	TO CORNER				
2340"	2340" IRON PIPE	128	TO CORNER				
2400"	2400" IRON PIPE	129	TO CORNER				
2460"	2460" IRON PIPE	130	TO CORNER				
2520"	2520" IRON PIPE	131	TO CORNER				
2580"	2580" IRON PIPE	132	TO CORNER				
2640"	2640" IRON PIPE	133	TO CORNER				
2700"	2700" IRON PIPE	134	TO CORNER				
2760"	2760" IRON PIPE	135	TO CORNER				
2820"	2820" IRON PIPE	136	TO CORNER				
2880"	2880" IRON PIPE	137	TO CORNER				
2940"	2940" IRON PIPE	138	TO CORNER				
3000"	3000" IRON PIPE	139	TO CORNER				
3060"	3060" IRON PIPE	140	TO CORNER				
3120"	3120" IRON PIPE	141	TO CORNER				
3180"	3180" IRON PIPE	142	TO CORNER				
3240"	3240" IRON PIPE	143	TO CORNER				
3300"	3300" IRON PIPE	144	TO CORNER				
3360"	3360" IRON PIPE	145	TO CORNER				
3420"	3420" IRON PIPE	146	TO CORNER				
3480"	3480" IRON PIPE	147	TO CORNER				
3540"	3540" IRON PIPE	148	TO CORNER				
3600"	3600" IRON PIPE	149	TO CORNER				
3660"	3660" IRON PIPE	150	TO CORNER				
3720"	3720" IRON PIPE	151	TO CORNER				
3780"	3780" IRON PIPE	152	TO CORNER				
3840"	3840" IRON PIPE	153	TO CORNER				
3900"	3900" IRON PIPE	154	TO CORNER				
3960"	3960" IRON PIPE	155	TO CORNER				
4020"	4020" IRON PIPE	156	TO CORNER				
4080"	4080" IRON PIPE	157	TO CORNER				
4140"	4140" IRON PIPE	158	TO CORNER				
4200"	4200" IRON PIPE	159	TO CORNER				
4260"	4260" IRON PIPE	160	TO CORNER				
4320"	4320" IRON PIPE	161	TO CORNER				
4380"	4380" IRON PIPE	162	TO CORNER				
4440"	4440" IRON PIPE	163	TO CORNER				
4500"	4500" IRON PIPE	164	TO CORNER				
4560"	4560" IRON PIPE	165	TO CORNER				
4620"	4620" IRON PIPE	166	TO CORNER				
4680"	4680" IRON PIPE	167	TO CORNER				
4740"	4740" IRON PIPE	168	TO CORNER				
4800"	4800" IRON PIPE	169	TO CORNER				
4860"	4860" IRON PIPE	170	TO CORNER				
4920"	4920" IRON PIPE	171	TO CORNER				
4980"	4980" IRON PIPE	172	TO CORNER				
5040"	5040" IRON PIPE	173	TO CORNER				
5100"	5100" IRON PIPE	174	TO CORNER				
5160"	5160" IRON PIPE	175	TO CORNER				
5220"	5220" IRON PIPE	176	TO CORNER				
5280"	5280" IRON PIPE	177	TO CORNER				
5340"	5340" IRON PIPE	178	TO CORNER				
5400"	5400" IRON PIPE	179	TO CORNER				
5460"	5460" IRON PIPE	180	TO CORNER				
5520"	5520" IRON PIPE	181	TO CORNER				
5580"	5580" IRON PIPE	182	TO CORNER				
5640"	5640" IRON PIPE	183	TO CORNER				
5700"	5700" IRON PIPE	184	TO CORNER				
5760"	5760" IRON PIPE	185	TO CORNER				
5820"	5820" IRON PIPE	186	TO CORNER				
5880"	5880" IRON PIPE	187	TO CORNER				
5940"	5940" IRON PIPE	188	TO CORNER				
6000"	6000" IRON PIPE	189	TO CORNER				
6060"	6060" IRON PIPE	190	TO CORNER				
6120"	6120" IRON PIPE	191	TO CORNER				
6180"	6180" IRON PIPE	192	TO CORNER				
6240"	6240" IRON PIPE	193	TO CORNER				
6300"	6300" IRON PIPE	194	TO CORNER				
6360"	6360" IRON PIPE	195	TO CORNER				
6420"	6420" IRON PIPE	196	TO CORNER				
6480"	6480" IRON PIPE	197	TO CORNER				
6540"	6540" IRON PIPE	198	TO CORNER				
6600"	6600" IRON PIPE	199	TO CORNER				
6660"	6660" IRON PIPE	200	TO CORNER				





C-1
R = 3,025'
Δ = 02°18'18"
A = 121.70'
CB = S09°33'11"W



This survey was made for mortgage and title purposes only and is not valid for design or construction purposes.

NOTES:

1. unless otherwise noted field measurements are in agreement with record measurement.
2. Bearings shown hereon are based on an assumed bearing of S89°59'00"W, along the centerline of right of way of Chippewa Lane, Plat Book 40, Page 29, Broward County Records.
3. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of fences and walls, if any, are not determined.
5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
6. This survey is made for the exclusive use of the certified hereon, to be valid one year from the date of survey as shown hereon.
7. This survey was made for mortgage and title purposes only and is not valid for design or construction purposes.
8. This survey consists of a map and text report, one is not valid without the other.

CERTIFICATION:

This is to certify that I have recently surveyed the property described in the foregoing title caption and have set or found monuments as indicated on this sketch and that said above ground survey and sketch are accurate and correct to the best of my knowledge and belief. I further certify that this survey meets Minimum Technical Standards under Rule 5J-17, adopted by the Florida Board of Land Surveyors, October 1st, 2009.



Robert L. Thompson
ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No. 3699 - STATE OF FLORIDA

REVISIONS	DATE	BY

DATE OF SURVEY	DRAWN BY	CHECKED BY	DATE	SCALE	PROJECT NUMBER
09/20/10	JP	RLT	10-2559	SCALE 1" = 30'	NUMBER SU-10-2559

EXHIBIT “D”

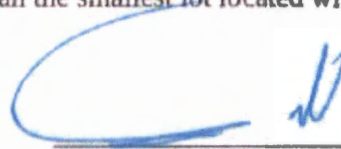
Surveyor Affidavit

SURVEYOR'S AFFIDAVIT

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

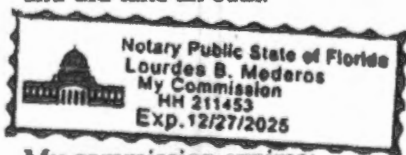
Before the undersigned, an officer duly commissioned by the laws of the State of Florida, on this 18th day of June, 2024, personally appeared Jason Pinnell, who having first being duly sworn, deposes and says:

1. I am a registered land surveyor in the State of Florida, license number 5734.
2. I have reviewed the Plat of Sea Ranch Lakes recorded in Plat Book 40, Page 29 of the public records of Broward County, Florida (the "Plat").
3. The smallest lot in the Plat is Lot 3, Block L located at 7 Mendota Lane, Sea Ranch Lakes, Florida 33308 and contains approximately 10,908 square feet.
4. The size of the adjusted lot located at 7 Winnebago Road, Sea Ranch Lakes, Florida 33308 as shown on Exhibit A, attached hereto and made a part hereof, is 11,275 square feet.
5. The size of the adjusted lot located at 7 Winnebago Road, Sea Ranch Lakes, Florida 33308 is larger than the smallest lot located within the Plat.

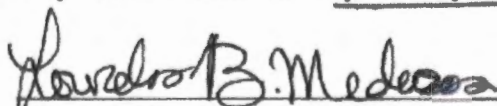


Jason Pinnell

Sworn to and subscribed before me by means of physical presence or remote notarization this 18th day of June, 2024 by Jason Pinnell who is personally known to me and did take an oath.



My commission expires:
12/27/2025



Notary Public, State of Florida
Printed name: Lourdes B. Mederos

EXHIBIT "E"

Clarke Residence Addition Conceptual Plan Drawing

RESOLUTION OF BOARD OF DIRECTORS

OF

SEA RANCH LAKES BEACH CLUB

Dated: August 14th, 2024

WHEREAS, at a meeting of the Board of Directors of the Sea Ranch Lakes Beach Club on August 14th, 2024, a quorum being present, the Board of Directors considered the application of property owners Natalia and Alex Clarke to adjust the lot line between the contiguous properties they own with street addresses of 1 Chippewa Lane, Sea Ranch Lakes Village, FL, 33308 and 7 Winnebago Road, Sea Ranch Lakes Village, FL, 33308; and

WHEREAS, the Board requested the input of the Architectural Review Committee of the Sea Ranch Lakes Beach Club which subsequently met and provided input and proposed a condition in furtherance of its review protocols, specifically that any residence constructed on the revised Lot 4, Block H with the street address of 7 Winnebago Road, Sea Ranch Lakes Village, FL 33308 shall not be permitted to have a street facing garage and that any owner of said Lot 4, Block H shall not seek a variance from Sea Ranch Lakes Beach Club or the Village of Sea Ranch Lakes to construct a street facing garage; and

WHEREAS, upon due consideration of the referenced application, the Board by majority vote approves the application with the proposed condition recommended by the Architectural Review Committee and authorizes the President to execute a Resolution setting forth their approval.


NOW, THEREFORE, BE IT RESOLVED THAT,

The Board of Directors approves adjusting the common lot line between 1 Chippewa Lane and 7 Winnebago Road, such common lot line being the northerly lot line of Lot 3, Block H and the southerly lot line of Lot 4, Block H of Sea Ranch Lakes, both according to the plat thereof, as recorded in Plat Book 40, Page 29 of the public records of Broward County, Florida, by a distance of 50 feet to the north, and

Sketches and Descriptions prepared by Pinnell Survey, Inc., being a part of the referenced application for the lot line adjustment reflecting the revised dimensions of Lot 3, Block H and Lot 4, Block H, more particularly described above, are attached hereto as Composite Exhibit "A".

Said approval is subject to and conditioned upon a restriction that any residence constructed on the revised Lot 4, Block H of Sea Ranch Lakes, shall not be permitted to have a street facing garage and that any owner of said Lot 4, Block H shall not apply for or otherwise seek a variance from Sea Ranch Lakes Beach Club or the Village of Sea Ranch Lakes to construct a street facing garage. The foregoing restriction has been agreed to by the property owners and shall be appropriately memorialized in the public record of said Lot 4, Block H.

IN WITNESS WHEREOF, the undersigned has caused this Resolution to be duly executed by the undersigned as of the date first set forth above.



Alex Soto, President
Sea Ranch Lakes Beach Club