

DEDICATION

STATE OF FLORIDA COUNTY OF BROWARD SS KNOW ALL MEN BY THESE PRESENTS: That CORAL RIDGE GOLF COURSE INC., a Florida For Profit Corporation, owner of the lands described in and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "3850 FEDERAL", being a plat of a portion of the North one-half (N 1/2) of Section 24, Township 49 South, Range 42 East, Broward County, Florida.

Tract "A" is hereby dedicated to the future lot owners, their successors and/or assigns, for ingress and egress, private road, drainage and utility purposes. A permanent access easement over Tract "A" is hereby granted to the City of Fort Lauderdale for emergency and service vehicles.

Tract "B" is hereby dedicated to the future lot owners, their successors and/or assigns, for ingress and egress, private road, drainage and utility purposes. A permanent access easement over Tract "B" is hereby granted to the City of Fort Lauderdale for emergency and service vehicles.

All other Easements as shown on this plat are hereby dedicated to the Public for proper purposes.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward,

State of Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_. CORAL RIDGE GOLF COURSE INC., a Florida For Profit Corporation

Officer: \_\_\_\_\_ Name of Officer printed: \_\_\_\_\_ Title: \_\_\_\_\_

Witness: \_\_\_\_\_ Name of witness printed \_\_\_\_\_

Witness: \_\_\_\_\_ Name of witness printed \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD SS The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, by \_\_\_\_\_, being the \_\_\_\_\_ of CORAL RIDGE GOLF COURSE INC., a Florida For Profit Corporation on behalf of said Corporation.

He/She is

[ ] personally known to me or

[ ] has produced \_\_\_\_\_, as identification,

and

[ ] did take an oath.

[ ] did not take an oath.

NOTARY PUBLIC \_\_\_\_\_ STATE OF FLORIDA

Name of Notary printed \_\_\_\_\_

SEAL

**"3850 FEDERAL"**  
**A PLAT OF A PORTION OF THE**  
**NORTH ONE-HALF (N 1/2)**  
**OF SECTION 24, TOWNSHIP 49 SOUTH,**  
**RANGE 42 EAST,**  
**CITY OF FORT LAUDERDALE,**  
**BROWARD COUNTY, FLORIDA**  
**MAY 2013**



PREPARED BY: McLAUGHLIN ENGINEERING CO. 400 N.E. 3rd AVENUE FORT LAUDERDALE

CORAL RIDGE GOLF COURSE INC. CORPORATE SEAL

City of Fort Lauderdale Corporate Seal

City Engineer's Seal

Robert P. Legg, Jr. Surveyor's Seal

Richard Tornese Engineer's Seal

James M. McLaughlin Jr. Surveyor's Seal

By: J. M. McLaughlin Jr.  
James M. McLaughlin Jr.  
Registered Land Surveyor No. 4497  
State of Florida.  
for McLAUGHLIN ENGINEERING COMPANY  
Certificate of Authorization Number 285  
400 Northeast 3rd Avenue  
Fort Lauderdale, Florida 33301

CITY OF FORT LAUDERDALE PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: That the City Planning and Zoning Board of Fort Lauderdale, Florida, has hereby approved and accepted this plat this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. (City of Fort Lauderdale Planning # -P-13)

By: \_\_\_\_\_ Chairman, this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

CITY COMMISSION

STATE OF FLORIDA COUNTY OF BROWARD SS THIS IS TO CERTIFY: That this plat has been accepted and approved for record by the CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, in and by RESOLUTION no. \_\_\_\_\_, adopted by the said City Commission, this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until 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: \_\_\_\_\_ Jonda Joseph, City Clerk, this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

CITY ENGINEER'S SIGNATURE

This plat is approved and accepted for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_, City Engineer, Florida P.E. Registration No. \_\_\_\_\_

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

This plat is approved and accepted for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_ Director / Designee

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

This plat has been reviewed for conformity with Chapter 177, Part 1, Florida Statutes.

This plat has been approved and accepted for record.

By: \_\_\_\_\_ Robert P. Legg, Jr. (date) Professional Surveyor and Mapper Florida Registration Number LS 4030

By: \_\_\_\_\_ Richard Tornese (date) Director Professional Engineer Florida Registration Number 40263

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of right-of-way

for trafficways this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. By: \_\_\_\_\_ Chairperson This plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. By: \_\_\_\_\_ Executive Director or Designee

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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. ATTEST: BERTHA HENRY - COUNTY ADMINISTRATOR

By: \_\_\_\_\_ Deputy By: \_\_\_\_\_ Mayor - Broward County, Florida

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

This plat filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in BOOK \_\_\_\_\_ of PLATS, at Page \_\_\_\_\_, record verified.

ATTEST: BERTHA HENRY - COUNTY ADMINISTRATOR By: \_\_\_\_\_ Deputy

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA COUNTY OF BROWARD SS 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 complies with the applicable requirements of Chapter 177, Part 1, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The BENCH MARKS shown are referenced to NATIONAL GEODETIC VERTICAL DATUM OF 1929 and were established in conformity with the standards adopted by the National Ocean Survey for Third Order Vertical Control. This plat conforms to all applicable sections of Chapter 5J-17.05, FLORIDA ADMINISTRATIVE CODE.

This plat dated at Fort Lauderdale, Florida, this 29th day of May, 2013.

FLORIDA 33301

TEL. (954) 763-7611

FAX (954) 763-7615

SURVEY FILE NO. 13-3-019

McL JOB NO. U-8006

-MP-13

**SURVEYOR'S NOTES**

Bearings are referenced to an assumed meridian and assumes the South line of the North one-half (1/2) of Section 24 Township 49 South, Range 42 East, as North 88°09'25" East, as referenced by found monumentation as shown hereon.

Reference Bench Mark: Broward County Bench Mark #0571 - Square cut in sidewalk, Southeast corner of former "Vic Tanny" Building, Northwest corner of North Federal Highway and N.E. 38th Street. Bench Mark Elevation = 7.44 (Bench Mark Elevation is referenced to the 1929 Geodetic Vertical Datum)

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be replaced in authority by any other graphic or digital form of this plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Broward County, Florida.

If a building permit for a principal building (excluding dry models, sales and construction offices) and the first inspection approval are not issued by 2018, 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 makes 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 construction of project water lines, sewer lines, drainage and the rock base for internal roads have not been substantially completed by 2018, 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 makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. 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.

**THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION(28), FLORIDA STATUTES:**

Platted 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.

**PLAT RESTRICTION**

This plat is restricted to 36 Single Family Units.

Any structure within this plat must comply with Section IV D.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. This notation and any amendments thereto are solely 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 an owner or owners of the property within this plat who took title to the property with reference to this plat.

**LEGAL DESCRIPTION:**

A portion of the North one-half (1/2) of Section 24, Township 49 South, Range 42 East, Broward County, Florida, described as follows:  
Commence at the Northwest corner of Lot 32, Block "G", CORAL RIDGE COUNTRY CLUB SUBDIVISION, according to the plat thereof as recorded in Plat Book 36, Page 30, of the public records of Broward County, Florida; thence North 88°09'25" East on the North line of said Lot 32, a distance of 129.89 feet; thence North 01°52'47" West on the East line of Parcel "B", CORAL RIDGE COUNTRY CLUB ADDITION NO. 1, according to the plat thereof as recorded in Plat Book 40, Page 18, of the Public Records of Broward County, Florida, a distance of 336.82 feet to the Point of Beginning, said point lying along the arc of a circular curve to the left from which the radius point bears North 18°33'53" West; thence Northeast along the arc of said curve having a radius of 300.00 feet, through a central angle of 21°36'19", for an arc distance of 113.12 feet to a point of tangency; thence North 49°49'48" East, a distance of 125.41 feet to a point of curvature of a circular curve to the right; thence Northeast and Easterly along the arc of said curve having a radius of 200.00 feet, through a central angle of 46°53'33", for an arc distance of 163.59 feet to a point of tangency; thence South 83°16'39" East, a distance of 130.03 feet to a point of tangency; thence South 06°43'21" West, a distance of 145.00 feet; thence South 83°16'39" East, a distance of 161.18 feet to a point of curvature of a circular curve to the left; thence Easterly along the arc of said curve having a radius of 695.00 feet, through a central angle of 10°10'13", for an arc distance of 123.37 feet to a point of tangency; thence North 86°33'08" East, a distance of 293.73 feet to a point of curvature of a circular curve to the right; thence Easterly and Southeast along the arc of said curve having a radius of 100.00 feet, through a central angle of 61°00'53", for an arc distance of 106.49 feet to a point of tangency; thence South 32°25'59" East, a distance of 17.51 feet to a point of curvature of a circular curve to the right; thence Southerly along the arc of said curve having a radius of 155.00 feet, through a central angle of 07°49'42", for an arc distance of 21.18 feet; thence South 79°38'23" East along a line not radial to the last described curve, a distance of 167.81 feet; thence South 68°54'52" East, a distance of 158.58 feet; thence South 89°33'44" East, a distance of 96.39 feet; thence North 06°43'21" West, a distance of 80.07 feet to a point of curvature of a circular curve to the left; thence Northwesterly along the arc of said curve having a radius of 545.00 feet, through a central angle of 26°30'49", for an arc distance of 252.20 feet to a point of tangency; thence North 32°25'59" West, a distance of 139.75 feet to a point of curvature of a circular curve to the right; thence Northwesterly and North along the arc of said curve having a radius of 105.00 feet; through a central angle of 41°02'10", for an arc distance of 75.20 feet to a point of tangency; thence North 08°36'11" East, a distance of 569.05 feet to a point of curvature of a circular curve to the left; thence Northwesterly, North and Northwesterly along the arc of said curve having a radius of 695.00 feet; through a central angle of 23°26'42", for an arc distance of 284.41 feet to a point of tangency; thence North 14°50'36" West, a distance of 136.35 feet to a point of curvature of a circular curve to the right; thence Northwesterly along the arc of said curve having a radius of 305.00 feet, through a central angle of 11°24'59", for an arc distance of 60.77 feet to a point of tangency; thence North 03°25'37" West, a distance of 174.45 feet; thence South 80°05'25" West, a distance of 134.18 feet; thence South 80°06'52" West, a distance of 86.69 feet; thence South 87°54'49" West, a distance of 168.54 feet; thence South 02°09'19" East, a distance of 132.78 feet to a point of curvature of a circular curve to the left; thence Southeast along the arc of said curve having a radius of 695.00 feet, through a central angle of 12°41'17", for an arc distance of 153.91 feet to a point of tangency; thence South 14°50'36" East, a distance of 141.78 feet to a point of curvature of a circular curve to the right; thence Southeast, Southerly and Southwesterly along the arc of said curve having a radius of 305.00 feet, through a central angle of 23°26'42", for an arc distance of 124.81 feet to a point of tangency; thence South 08°36'11" West, a distance of 310.83 feet to a point of curvature of a circular curve to the right; thence Southwesterly, Westerly and Northwesterly along the arc of said curve having a radius of 330.00 feet, through a central angle of 88°07'10", for an arc distance of 507.53 feet to a point of tangency; thence North 83°16'39" West, a distance of 127.21 feet; thence South 06°43'21" West, a distance of 145.00 feet; thence North 83°16'39" West, a distance of 37.95 feet to a point of curvature of a circular curve to the right; thence Northwesterly along the arc of said curve having a radius of 100.00 feet, through a central angle of 43°06'27", for an arc distance of 75.24 feet to a point of tangency; thence North 40°10'12" West, a distance of 116.92 feet; thence South 49°49'48" West, a distance of 401.93 feet to a point of curvature of a circular curve to the right; thence Southwesterly along the arc of said curve having a radius of 200.00 feet, through a central angle of 12°46'50", for an arc distance of 44.61 feet to a point on the East line of said Parcel "B"; CORAL RIDGE COUNTRY CLUB ADDITION NO. 1; thence South 01°52'47" East on said East line, a distance of 106.87 feet to the POINT OF BEGINNING.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 950,615 square feet or 21,823.1 acres more or less.

NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
1	Δ=06°23'25"	250.00'	27.88'	27.87'	N53°01'30"E
2	Δ=10°10'13"	525.00'	93.19'	93.07'	S88°21'43"E
3	Δ=10°10'13"	500.00'	88.75'	88.64'	N88°21'45"W
4	Δ=03°13'29"	500.00'	28.17'	28.16'	N84°56'18"E
5	Δ=10°51'46"	500.00'	94.79'	94.65'	N77°53'36"E
6	Δ=14°05'25"	500.00'	122.96'	122.65'	N79°30'25"E
7	Δ=14°53'42"	300.00'	77.99'	77.77'	S24°59'08"E
8	Δ=23°08'03"	300.00'	121.13'	120.31'	N05°58'16"W
9	Δ=03°00'25"	300.00'	15.74'	15.74'	N07°05'58"E
10	Δ=41°02'10"	300.00'	214.86'	210.30'	N11°54'54"W
11	Δ=23°26'47"	500.00'	204.61'	203.18'	N03°07'12"W

CURVE TOTAL

12' UTILITY EASEMENT  
6' UTILITY EASEMENT

12' UTILITY EASEMENT  
12' R/W (PB.167, PG.25, B.C.R.)

12' UTILITY EASEMENT  
12' R/W (PB.167, PG.25, B.C.R.)

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100' INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENT (PER O.R. PAGE B.C.R.)

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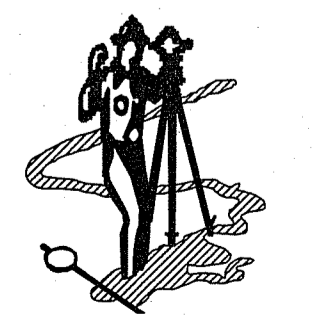
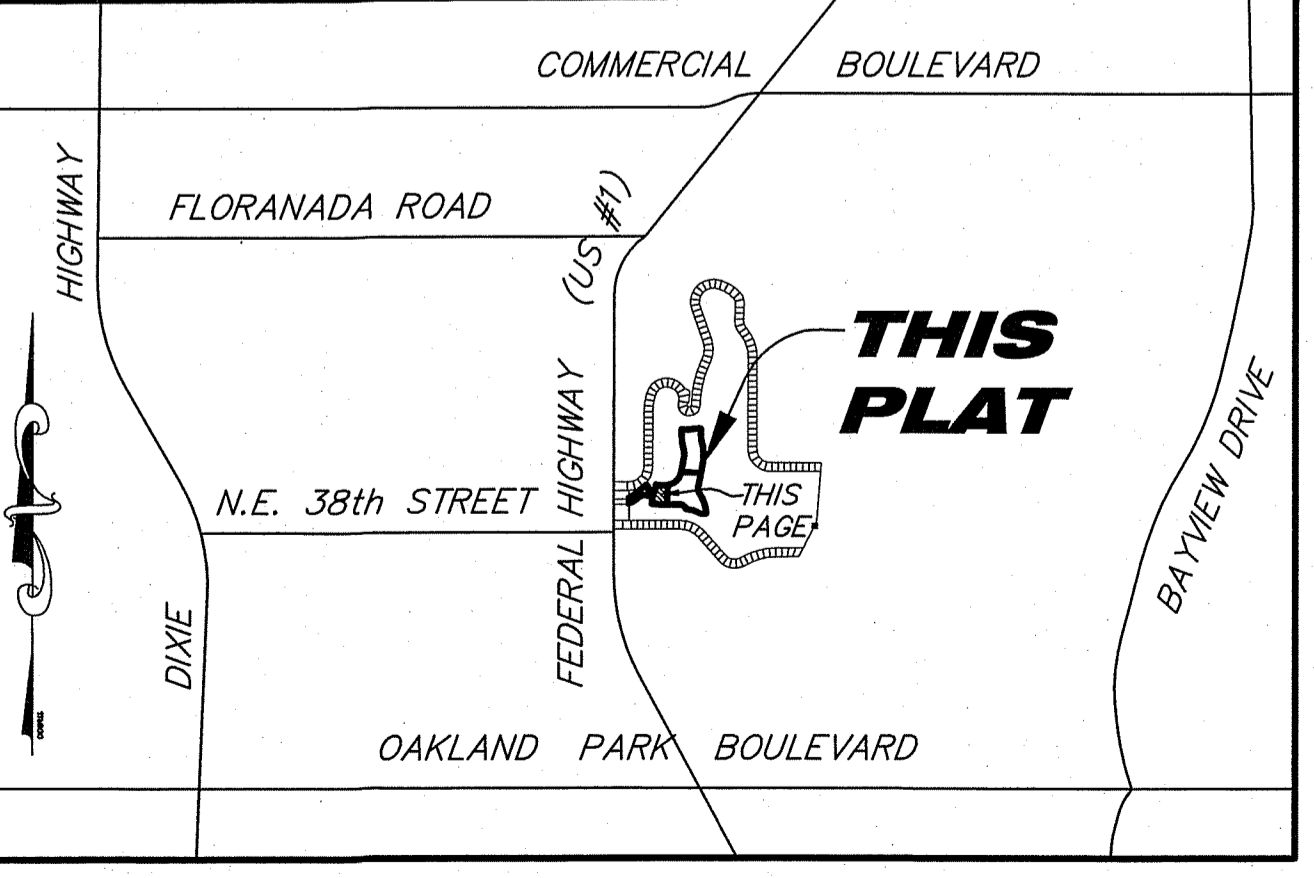
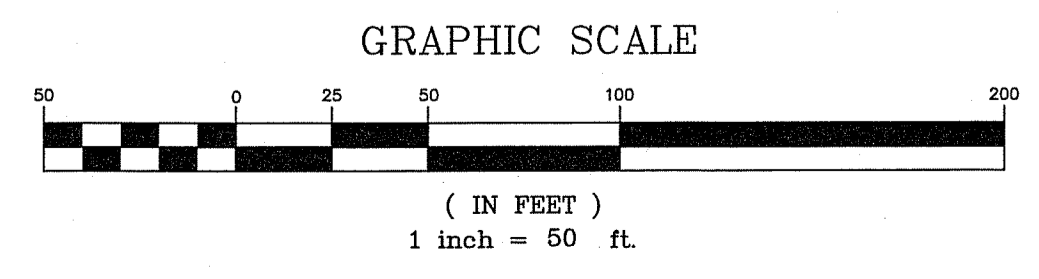
**LEGEND**

- P.R.M. - indicates Permanent Reference Monument (4x4"x24" concrete post w/metal rod and brass cap stamped L.B. 285) or brass cap in seaway as indicated
- N.I.C. P.R.M. - indicate nail in McLaughlin Engineering Company (#285) in impervious surface.
- B.M. ELEV. - indicates Bench Mark Elevation
- B.C.R. - indicates Broward County Records
- O.R., PG. - indicates Official Record Book and Page
- D.B., PG. - indicates Deed Book and Page
- McL. CAP - indicates McLaughlin Engineering Company Cap
- R/W - indicates Right-of-Way
- - indicates Non-Vehicular Access Line
- FPL - indicates Florida Power and Light Company
- (RAD) - indicates Radial line
- (NR) - indicates Non-Radial line

S. LINE OF N1/2 SECTION 24-49-42 (BASIS OF BEARINGS)  
SE CORNER, PARCEL "B" TO CENTER OF SECTION  
1405.58' N88°09'25"E

**MATCH LINE  
SEE SHEET 3**

**"3850 FEDERAL"**  
**A PLAT OF A PORTION OF THE NORTH ONE-HALF (N 1/2)  
OF SECTION 24, TOWNSHIP 49 SOUTH, RANGE 42 EAST,  
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA  
MAY 2013**





**SURVEYOR'S NOTES**

Bearings are referenced to an assumed meridian and assumes the South line of the North one-half (1/2) of Section 24 Township 49 South, Range 42 East, as North 88°09'25" East, as referenced by found monumentation as shown herein.

Reference Bench Mark: Broward County Bench Mark #0571 - Square cut in sidewalk, Southeast corner of former "Vic Tanny" Building, Northwest corner of North Federal Highway and N.E. 38th Street. Bench Mark Elevation = 2.44 (Bench Mark Elevation is referenced to the 1929 Geodetic Vertical Datum)

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**THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION(28), FLORIDA STATUTES:**

Platted 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.

**PLAT RESTRICTION**

This plat is restricted to 36 Single Family Units.

Any structure within this plat must comply with Section IV D.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. This notation and any amendments thereto are solely 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 an owner or owners of the property within this plat who took title to the property with reference to this plat.

**LEGAL DESCRIPTION:**

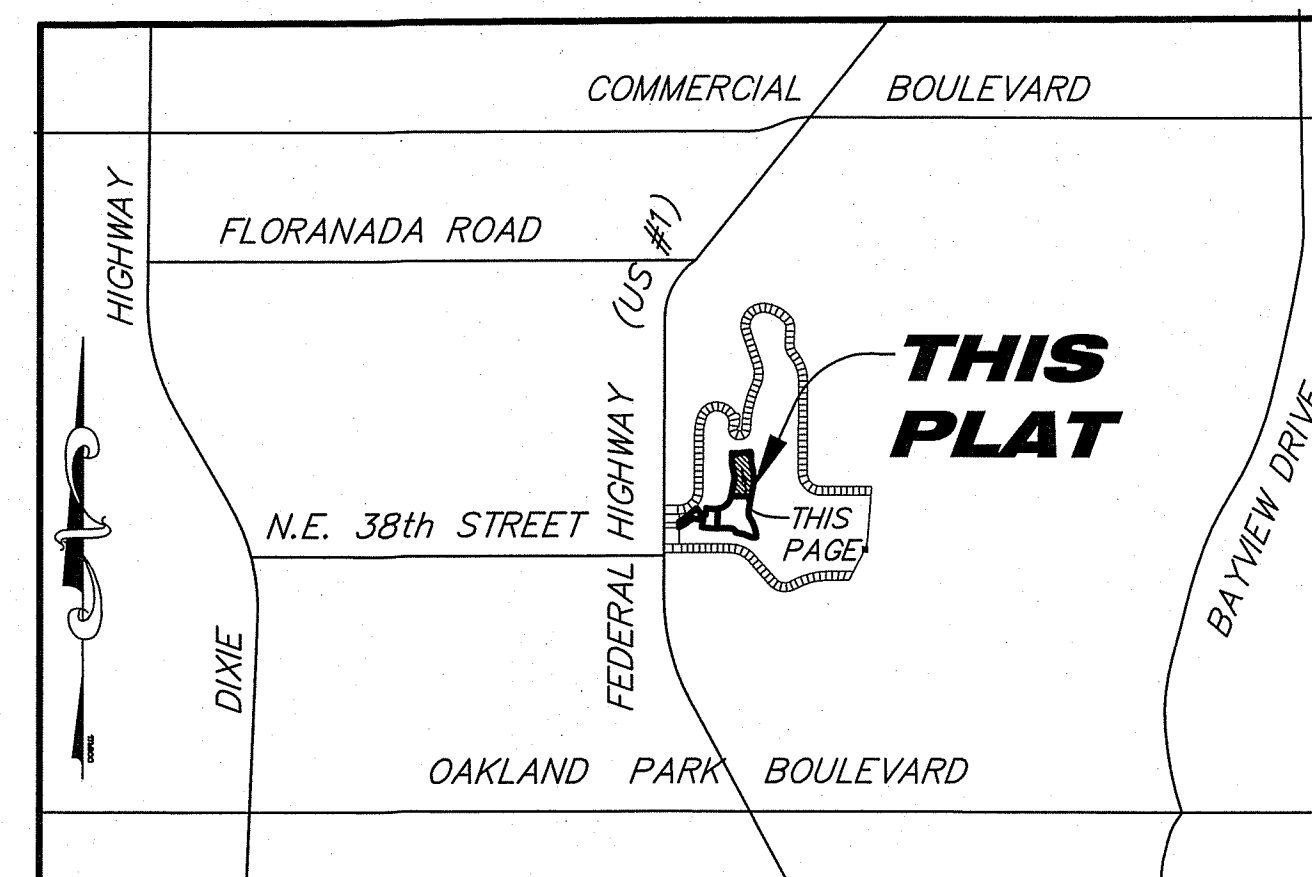
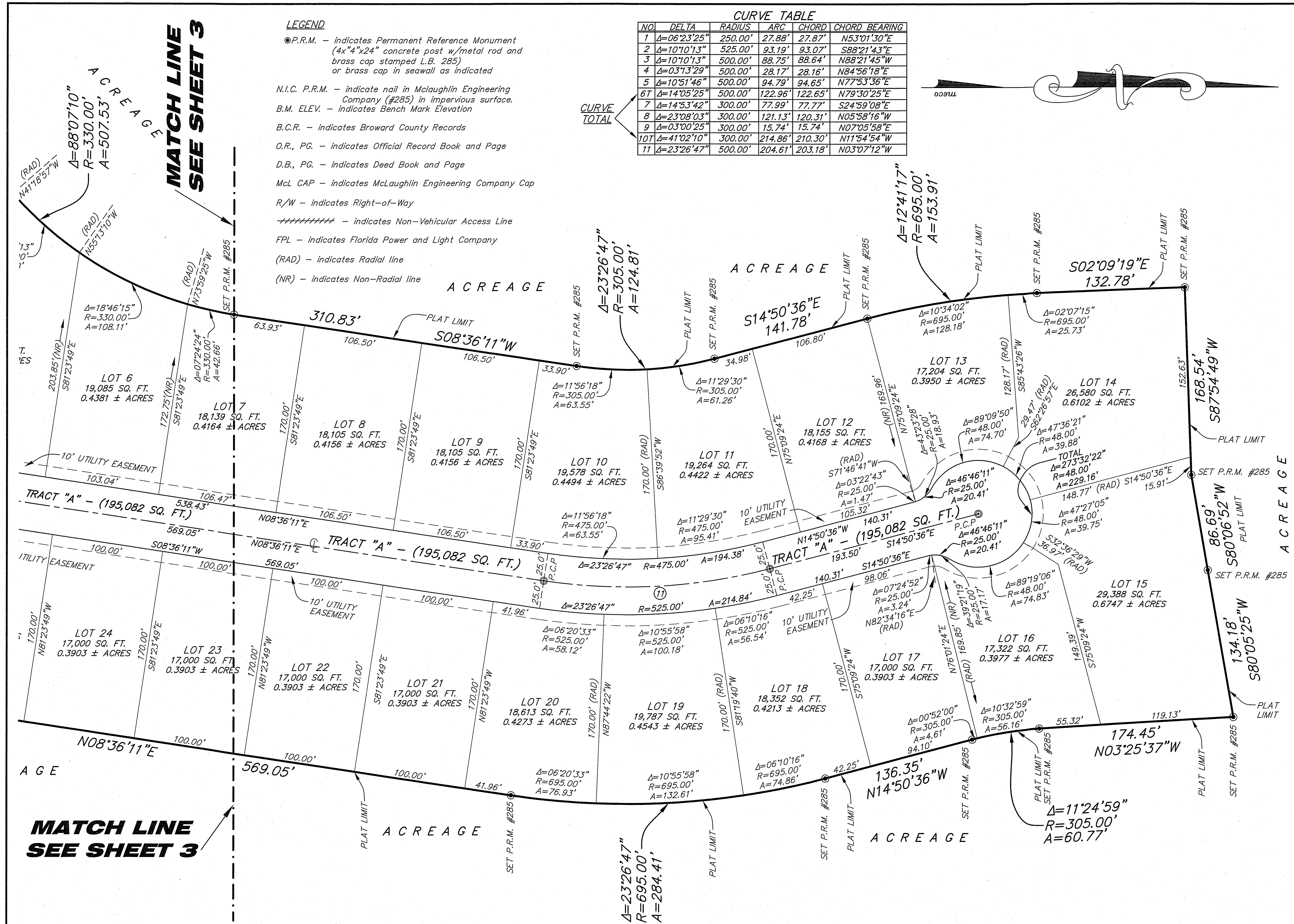
A portion of the North one-half (N½) of Section 24, Township 49 South, Range 42 East, Broward County, Florida, described as follows:  
Commence at the Northwest corner of Lot 32, Block "G", CORAL RIDGE COUNTRY CLUB SUBDIVISION, as recorded in Plat Book 36, Page 30, of the public records of Broward County, Florida; thence North 88°09'25" East, on the North line of said Lot 32, a distance of 129.89 feet; thence North 01°52'47" West on the East line of Parcel "B", CORAL RIDGE COUNTRY CLUB ADDITION NO. 1, according to the plat thereof as recorded in Plat Book 40, Page 18, of the Public Records of Broward County, Florida, a distance of 336.82 feet to the Point of Beginning, said point lying along the arc of a circular curve to the left from which the radius point bears North 18°33'53" West; thence Northeast along the arc of said curve having a radius of 300.00 feet, through a central angle of 21°36'19", for an arc distance of 113.12 feet to a point of tangency; thence North 49°49'48" East, a distance of 125.41 feet to a point of curvature of a circular curve to the right; thence Northeast and Easterly along the arc of said curve having a radius of 200.00 feet, through a central angle of 46°53'33", for an arc distance of 163.69 feet to a point of tangency; thence South 83°16'59" East, a distance of 130.03 feet; thence South 06°43'21" West, a distance of 145.00 feet; thence South 83°16'59" East, a distance of 161.18 feet to a point of curvature of a circular curve to the left; thence Easterly along the arc of said curve having a radius of 695.00 feet, through a central angle of 10°10'13", for an arc distance of 123.37 feet to a point of tangency; thence North 86°33'08" East, a distance of 293.73 feet to a point of curvature of a circular curve to the right; thence Easterly and Southeast along the arc of said curve having a radius of 100.00 feet, through a central angle of 41°02'10", for an arc distance of 75.20 feet to a point of tangency; thence North 08°36'11" East, a distance of 569.05 feet to a point of curvature of a circular curve to the left; thence Northeast, Northerly and Northwesterly along the arc of said curve having a radius of 695.00 feet, through a central angle of 2°26'47", for an arc distance of 284.41 feet to a point of tangency; thence North 14°50'36" West, a distance of 136.35 feet to a point of curvature of a circular curve to the right; thence Northwesterly along the arc of said curve having a radius of 305.00 feet, through a central angle of 11°24'59", for an arc distance of 60.77 feet to a point of tangency; thence North 03°25'37" West, a distance of 174.45 feet; thence South 80°05'25" West, a distance of 134.18 feet; thence South 80°06'52" West, a distance of 86.69 feet; thence South 87°54'49" West, a distance of 168.54 feet; thence South 02°09'19" East, a distance of 132.78 feet to a point of curvature of a circular curve to the left; thence Southeast along the arc of said curve having a radius of 695.00 feet, through a central angle of 12°41'17", for an arc distance of 153.91 feet to a point of tangency; thence South 14°50'36" East, a distance of 141.78 feet to a point of curvature of a circular curve to the right; thence Southeast, Southerly and Southwesterly along the arc of said curve having a radius of 305.00 feet, through a central angle of 2°32'64", for an arc distance of 124.81 feet to a point of tangency; thence South 08°36'11" West, a distance of 310.83 feet to a point of curvature of a circular curve to the right; thence Southwesterly, Westerly and Northwesterly along the arc of said curve having a radius of 330.00 feet, through a central angle of 88°07'10", for an arc distance of 507.53 feet to a point of tangency; thence North 83°16'39" West, a distance of 127.21 feet; thence South 06°43'21" West, a distance of 145.00 feet; thence North 83°16'39" West, a distance of 37.95 feet to a point of curvature of a circular curve to the right; thence Northwesterly along the arc of said curve having a radius of 100.00 feet, through a central angle of 4°30'6", for an arc distance of 75.24 feet to a point of tangency; thence North 40°10'12" West, a distance of 116.92 feet; thence South 49°49'48" West, a distance of 401.93 feet to a point of curvature of a circular curve to the right; thence Southwesterly along the arc of said curve having a radius of 200.00 feet, through a central angle of 12°46'59", for an arc distance of 44.61 feet to a point on the East line of said Parcel "B", CORAL RIDGE COUNTRY CLUB ADDITION NO. 1; thence South 01°52'47" East on said East line, a distance of 106.87 feet to the POINT OF BEGINNING.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 950,615 square feet or 21.8231 acres more or less.

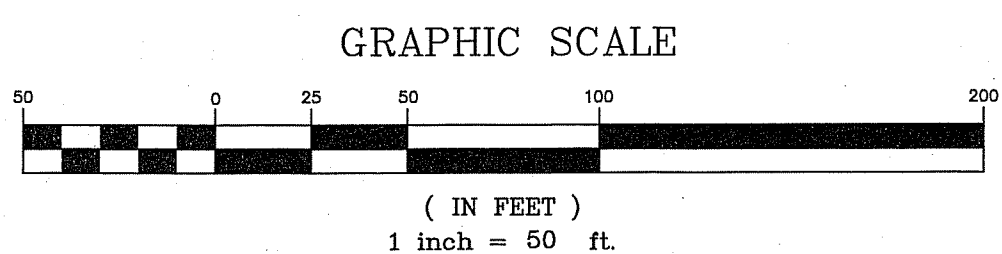
NO.	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
1	Δ=06°23'25"	250.00'	27.88'	27.87'	N53°01'30"E
2	Δ=10°10'13"	525.00'	93.19'	93.07'	S88°21'43"E
3	Δ=10°10'13"	500.00'	88.75'	88.64'	N88°21'45"W
4	Δ=03°13'29"	500.00'	28.17'	28.16'	N84°56'18"E
5	Δ=10°51'46"	500.00'	94.79'	94.65'	N77°53'36"E
6	Δ=14°05'25"	500.00'	122.96'	122.65'	N79°30'25"E
7	Δ=14°53'42"	300.00'	77.99'	77.77'	S24°59'08"E
8	Δ=23°08'03"	300.00'	121.13'	120.31'	N05°58'16"W
9	Δ=03°00'25"	300.00'	15.74'	15.74'	N07°05'58"E
10	Δ=41°02'10"	300.00'	214.86'	210.30'	N11°54'54"W
11	Δ=23°26'47"	500.00'	204.61'	203.18'	N03°07'12"W

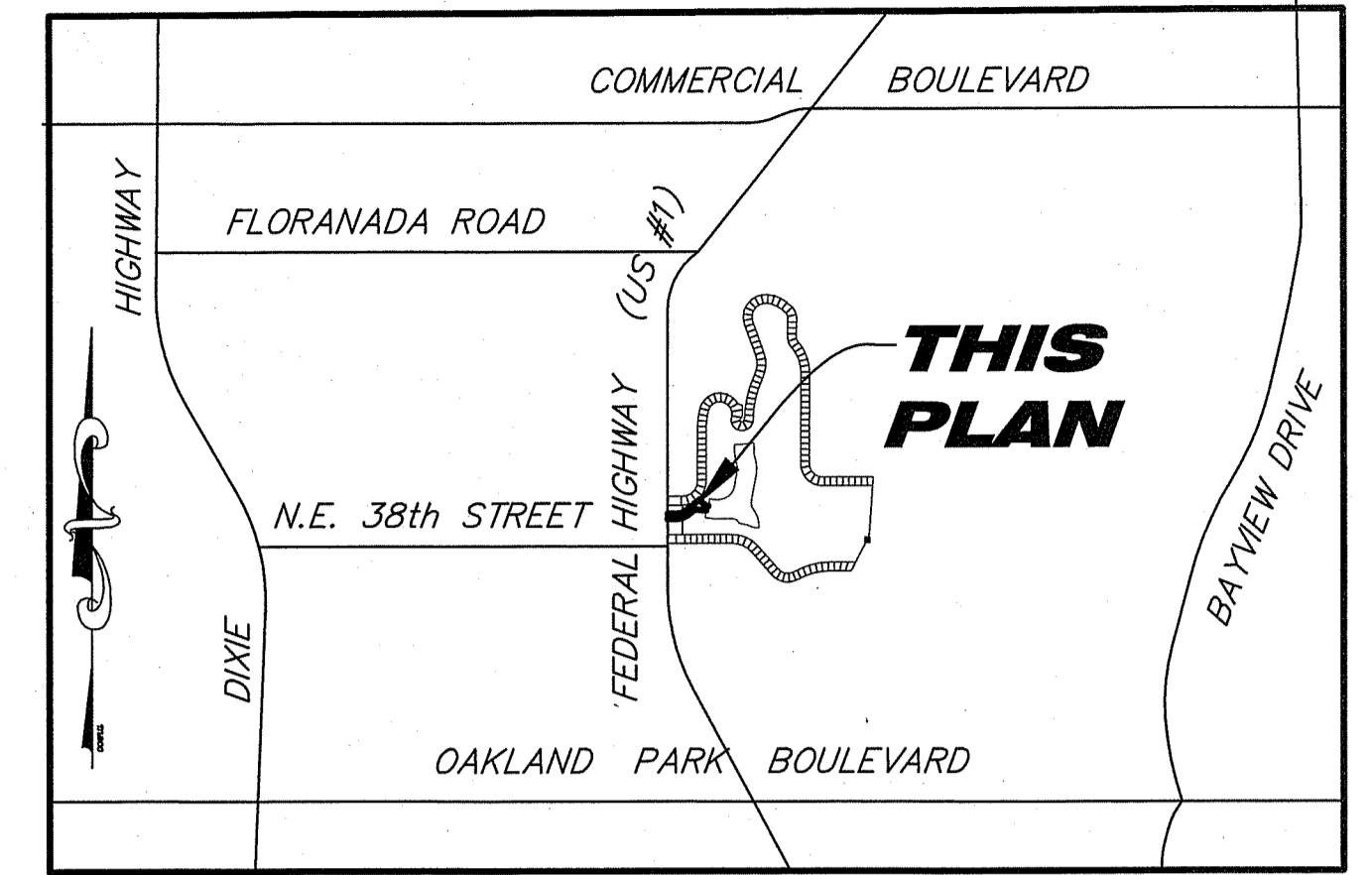
- LEGEND**
- P.R.M. - indicates Permanent Reference Monument (4"x4"x24" concrete post w/metal rod and brass cap stamped L.B. 285) or brass cap in seaway as indicated
  - N.I.C. P.R.M. - indicate nail in McLaughlin Engineering Company (#285) in impervious surface.
  - B.M. ELEV. - indicates Bench Mark Elevation
  - B.C.R. - indicates Broward County Records
  - O.R., PG. - indicates Official Record Book and Page
  - D.B., PG. - indicates Deed Book and Page
  - McL CAP - indicates McLaughlin Engineering Company Cap
  - R/W - indicates Right-of-Way
  - indicates Non-Vehicular Access Line
  - FPL - indicates Florida Power and Light Company
  - (RAD) - indicates Radial line
  - (NR) - indicates Non-Radial line

CURVE TOTAL



**"3850 FEDERAL"**  
A PLAT OF A PORTION OF THE NORTH ONE-HALF (N 1/2) OF SECTION 24, TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA  
MAY 2013





LOCATION MAP  
NOT TO SCALE

**PROPOSED PLAT RESTRICTION:**

This plat is restricted to 36 Single Family Units.

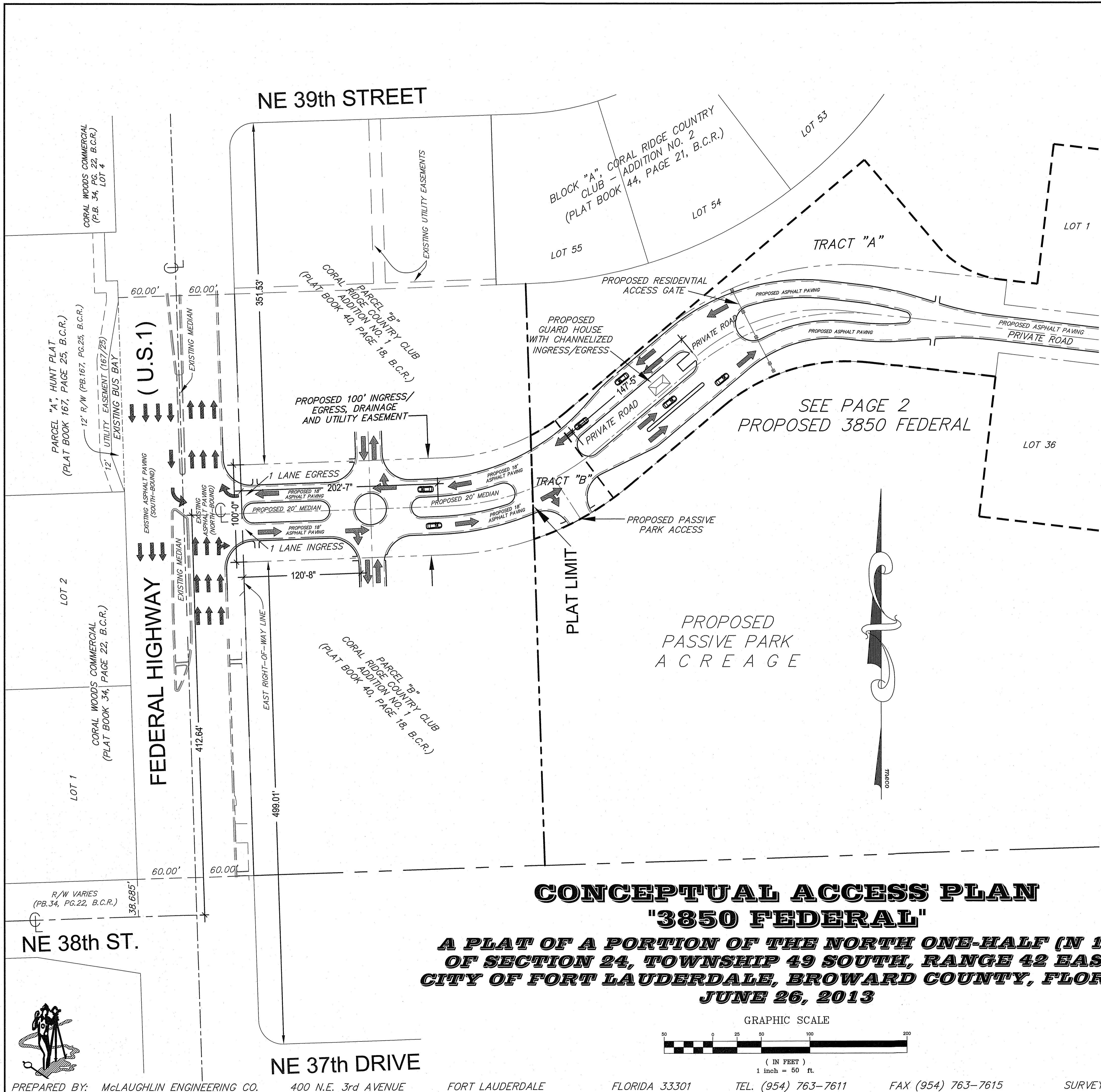
Any structure within this plat must comply with Section IV D.1., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

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. This notation and any amendments thereto are solely 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 an owner or owners of the property within this plat who took title to the property with reference to this plat.

**LEGAL DESCRIPTION OF PROPOSED PLAT:**

A portion of the North one-half (N1/2) of Section 24, Township 49 South, Range 42 East, Broward County, Florida, described as follows:  
Commence at the Northwest corner of Lot 32, Block "G", CORAL RIDGE COUNTRY CLUB SUBDIVISION, according to the plat thereof as recorded in Plat Book 36, Page 30, of the public records of Broward County, Florida; thence North 88°09'25" East on the North line of said Lot 32, a distance of 129.89 feet; thence North 01°52'47" West on the East line of Parcel "B", CORAL RIDGE COUNTRY CLUB ADDITION NO. 1, according to the plat thereof as recorded in Plat Book 40, Page 18, of the Public Records of Broward County, Florida; a distance of 336.82 feet to the Point of Beginning, said point lying along the arc of a circular curve to the left from which the radius point bears North 18°33'53" West; thence Northeastly along the arc of said curve having a radius of 300.00 feet, through a central angle of 21°36'19", for an arc distance of 113.12 feet to a point of tangency; thence North 49°49'48" East, a distance of 125.41 feet to a point of curvature of a circular curve to the right; thence Northeastly and Easterly along the arc of said curve having a radius of 200.00 feet, through a central angle of 46°53'33", for an arc distance of 163.69 feet to a point of tangency; thence South 83°16'39" East, a distance of 130.03 feet; thence South 06°43'21" West, a distance of 145.00 feet; thence South 83°16'39" East, a distance of 161.18 feet to a point of curvature of a circular curve to the left; thence Easterly along the arc of said curve having a radius of 695.00 feet, through a central angle of 10°10'13", for an arc distance of 123.37 feet to a point of tangency; thence North 86°33'08" East, a distance of 293.73 feet to a point of curvature of a circular curve to the right; thence Easterly and Southeastly along the arc of said curve having a radius of 100.00 feet, through a central angle of 61°00'53", for an arc distance of 106.49 feet to a point of tangency; thence South 32°25'59" East, a distance of 17.51 feet to a point of curvature of a circular curve to the right; thence Southerly along the arc of said curve having a radius of 155.00 feet, through a central angle of 07°49'42", for an arc distance of 21.18 feet; thence South 79°38'23" East along a line not radial to the last described curve, a distance of 167.81 feet; thence South 68°54'52" East, a distance of 158.58 feet; thence South 89°33'44" East, a distance of 96.39 feet; thence North 05°55'10" West, a distance of 80.07 feet to a point of curvature of a circular curve to the left; thence Northwesterly along the arc of said curve having a radius of 545.00 feet, through a central angle of 26°30'49", for an arc distance of 252.20 feet to a point of tangency; thence North 32°25'59" West, a distance of 139.75 feet to a point of curvature of a circular curve to the right; thence Northwesterly and Northerly along the arc of said curve having a radius of 105.00 feet, through a central angle of 41°02'10", for an arc distance of 75.20 feet to a point of tangency; thence North 08°36'11" East, a distance of 569.05 feet to a point of curvature of a circular curve to the left; thence Northeastly, Northerly and Northwesterly along the arc of said curve having a radius of 695.00 feet; through a central angle of 23°26'47", for an arc distance of 284.41 feet to a point of tangency; thence North 14°50'36" West, a distance of 136.35 feet to a point of curvature of a circular curve to the right; thence Northwesterly along the arc of said curve having a radius of 305.00 feet, through a central angle of 11°24'59", for an arc distance of 60.77 feet to a point of tangency; thence North 03°25'37" West, a distance of 174.45 feet; thence South 80°05'25" West, a distance of 134.18 feet; thence South 80°06'52" West, a distance of 86.69 feet; thence South 87°54'49" West, a distance of 168.54 feet; thence South 02°29'19" East, a distance of 132.78 feet to a point of curvature of a circular curve to the left; thence Southeastly along the arc of said curve having a radius of 695.00 feet, through a central angle of 12°41'17", for an arc distance of 153.91 feet to a point of tangency; thence South 14°50'36" East, a distance of 141.78 feet to a point of curvature of a circular curve to the right; thence Southeastly, Southerly and Southwesterly along the arc of said curve having a radius of 305.00 feet, through a central angle of 23°26'47", for an arc distance of 124.81 feet to a point of tangency; 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thence South 01°52'47" East on said East line, a distance of 106.87 feet to the POINT OF BEGINNING.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 950,615 square feet or 21.8231 acres more or less.



**CONCEPTUAL ACCESS PLAN**  
**"3850 FEDERAL"**  
**A PLAT OF A PORTION OF THE NORTH ONE-HALF (N 1/2)**  
**OF SECTION 24, TOWNSHIP 49 SOUTH, RANGE 42 EAST,**  
**CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA**  
**JUNE 26, 2013**

