



DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That 3001 NORTH OCEAN, LLC, a Florida limited liability company, has caused the lands to be subdivided and platted as shown hereon, said plat to be known as **"GUMMAKONDA"** being a replat of a portions of Lots 94 and 95, Block 1, LAUDERDALE BEACH, according to the plat thereof, as recorded in Plat Book 4, Page 2 of the public records of Broward County, Florida.

The Right-of-Way Easement shown hereon is hereby dedicated and granted in perpetual easement to the State of Florida Department of Transportation for the perpetual use of the public for roadway purposes.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this _____ day of _____, 202.

3001 NORTH OCEAN, LLC, a Florida limited liability company

Officer: _____ Name of officer printed Shekar Reddy Title: Manager

Witness: _____ Name of witness printed _____

Witness: _____ Name of witness printed _____

ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this _____ day of _____, COUNTY OF BROWARD 202, by Shekar Reddy being the Manager of 3001 NORTH OCEAN, LLC, a Florida limited liability company, on behalf of the company.

He 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 _____

My Commission # _____ Expires: _____

SEAL

"GUMMAKONDA"
A REPLAT OF A PORTION OF LOTS 94 AND 95, BLOCK 1,
LAUDERDALE BEACH, (PLAT BOOK 4, PAGE 2, B.C.R.)
IN SECTION 30, TOWNSHIP 49 SOUTH, RANGE 43 EAST,
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
MAY, 2019

PREPARED BY: McLAUGHLIN ENGINEERING CO. 1700 N.W. 64th STREET, SUITE 400 FORT LAUDERDALE FLORIDA 33309 TEL. (954) 763-7611 FAX (954) 763-7615 SURVEY FILE NO. 02-3-128 McL JOB NO.: V-1540

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 ____ day of _____, 2020. (City of Fort Lauderdale Planning # PL19002)

By: _____ Name Printed: _____ Chairman, this _____ day of _____, 202__.

CITY COMMISSION

STATE OF FLORIDA SS THIS IS TO CERTIFY: That this plat has been accepted and approved for record by the CITY COMMISSION OF COUNTY OF BROWARD THE CITY OF FORT LAUDERDALE, FLORIDA, in and by RESOLUTION NO. _____, adopted by the said City Commission, this _____ day of _____, 202__.

All applicable concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance.

By: _____ Jeffrey A. Modarelli City Clerk, this _____ day of _____, 202__.

CITY ENGINEER'S SIGNATURE

This plat is approved and accepted for record this _____ day of _____, 202__.

By: _____, Dennis R. Girisgen, City Engineer, Florida P.E. Registration No. 50207

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

This plat is approved and accepted for record this _____ day of _____, 202__.

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: _____ (date)

Robert P. Legg, Jr.
Professional Surveyor and Mapper
Florida Registration Number: LS4030

By: _____ (date)

Alejandro S. Perez
Acting County Engineer
Professional Engineer
Florida Registration Number 33217

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 _____, 202__. 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 _____, 202__. 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 _____, 202__.

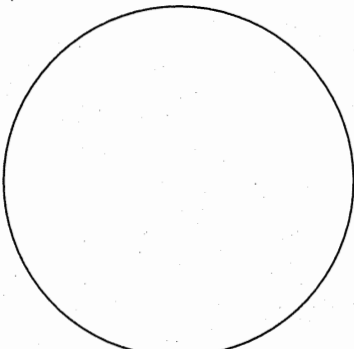
By: _____ Mayor - County Commission

SURVEYOR'S CERTIFICATE

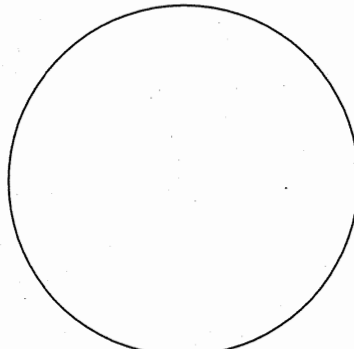
STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands recently surveyed, COUNTY OF BROWARD subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, 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 _____, 202. This plat conforms to all applicable sections of Chapter 5J-17.05, FLORIDA ADMINISTRATIVE CODE. This plat dated at Fort Lauderdale, Florida, this 6th day of May, 2019.



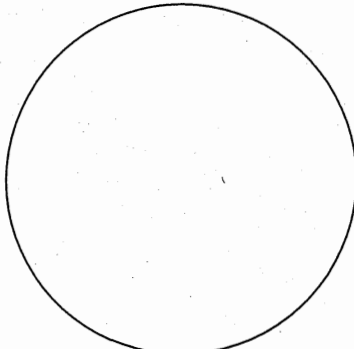
City
Engineers
Seal



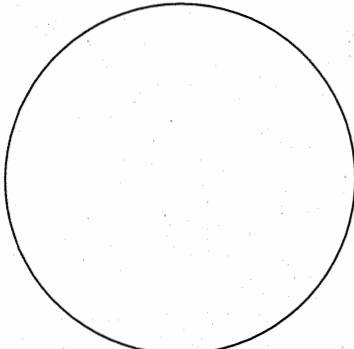
City of
Fort Lauderdale
Corporate Seal



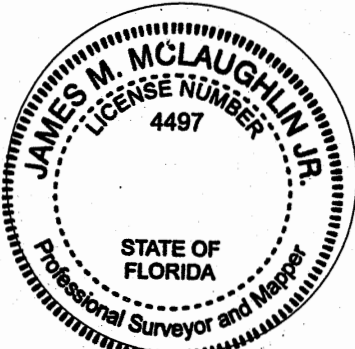
Robert P. Legg, Jr.
Surveyor's Seal



Acting County
Engineer's Seal



James M.
McLaughlin, Jr.
Surveyor's Seal



By: J. M. McLaughlin, Jr.

James M. McLaughlin, Jr.
Registered Land Surveyor No. LS4497
State of Florida.
for McLAUGHLIN ENGINEERING COMPANY
1700 N.W. 64th STREET, SUITE 400
Fort Lauderdale, Florida 33309
Certificate of Authorization Number: LB 285

034-MP-19

SURVEYOR'S NOTES:

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 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 Broward County, Florida.

Bearings shown refer to an assumed datum, and assume the North right-of-way line of N.E. 30 Street, as North 81°27'12" West, referenced by monumentation as shown herein.
If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by _____ 2024, 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 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, and/or
If construction of project water lines, sewer lines, drainage and the rock base for internal roads have not been substantially completed by _____ 2024, 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 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 108-Rooms Hotel.

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 thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

Any structure within this plat must comply with Section 2.1.f, Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

LEGAL DESCRIPTION:

A portion of Lots 94 and 95, Block 1, LAUDERDALE BEACH, according to the plat thereof, as recorded in Plat Book 4, Page 2, of the Public Records of Broward County, Florida, more particularly described as follows with all interior angles based on said plat:

Beginning at the intersection of the North line of said Lot 95 with the West right-of-way line of State Road A-1-A (North Ocean Boulevard) (80 feet wide), said being at the most Easterly Southeast corner of Parcel "A", Ocean Mile Plaza, according to the plat thereof, as recorded in Plat Book 76, Page 43 of said Public Records, said intersection forming an interior angle of 87°40'00"; thence Southwesterly along said West right-of-way line, 85.60 feet to the beginning of a tangent curve concave to the Northwest; thence Southwesterly along the arc of said curve, having a radius of 15.00 feet, a central angle of 87°40'00", a chord distance of 20.78 feet, an arc distance 22.95 feet to the point of tangency lying on the South line of said Lot 94; thence Westerly along said South line of Lot 94, same being the North right-of-way line of Northeast 30th Street (50 feet wide), 165.25 feet; thence departing said South line at a right angle, Northerly 99.92 feet to the North line of said Lot 95; thence Easterly at right angles to the previous course, along the North line of said Lot 95, same being the South line of said Parcel "A", 183.72 feet to the Point of Beginning.

Said lands situate and being in the City Fort Lauderdale, Broward County, Florida, containing 18,110 square feet or 0.4157 acres, more or less.

LEGEND:

● P.R.M. - indicates Permanent Reference Monument (4"x4"x24" Concrete monument w/brass disk stamped "McLaughlin Eng. Co."-L.B. 285)
N.I.C. P.R.M. - indicates nail with P.R.M. cap #285
NO. - indicates number
W/MCL CAP - indicates McLaughlin nail with cap
R - indicates Radius
A - indicates Arc Distance
CH - indicates Chord Distance
Δ - indicates Central Angle (Delta)

LEGEND CONTINUED:

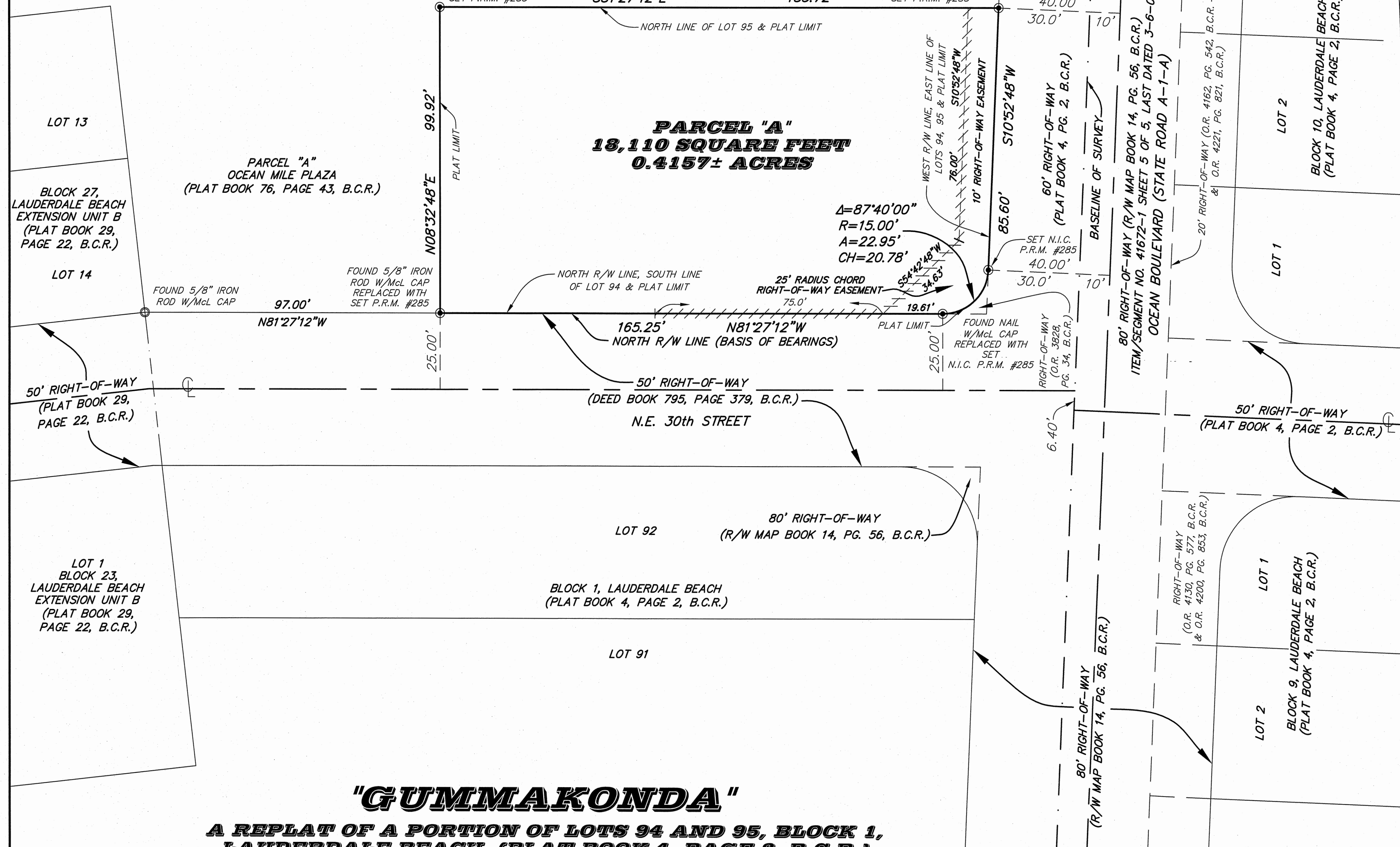
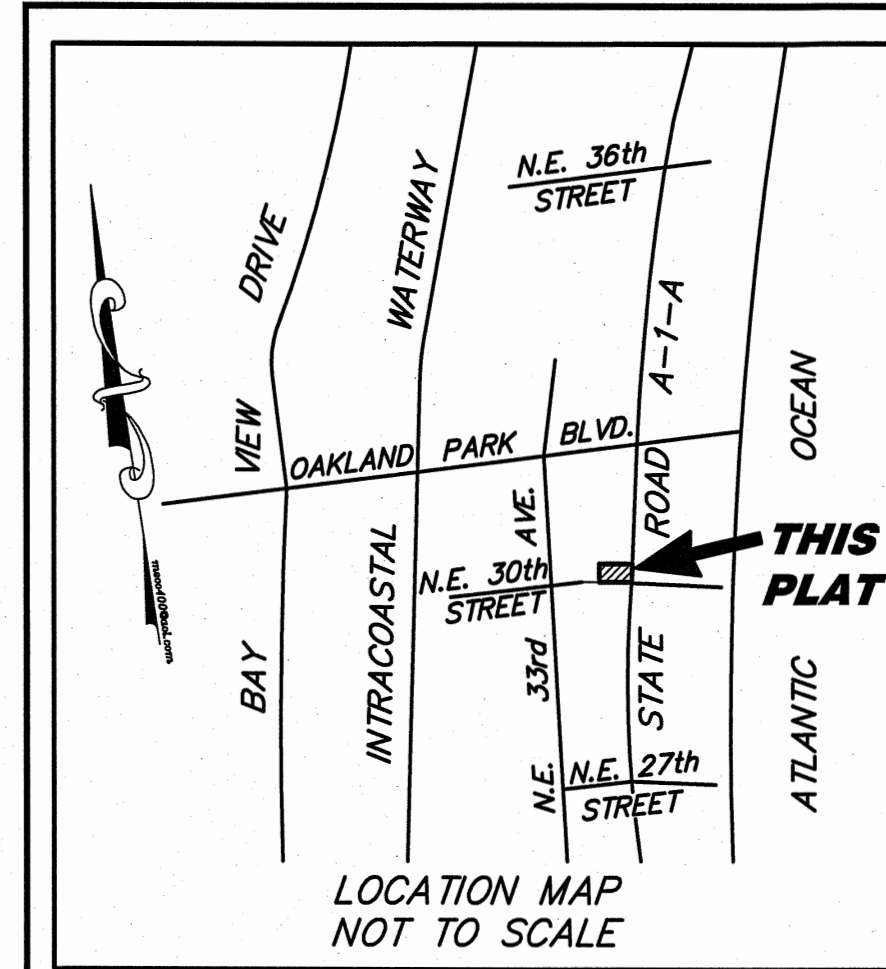
L.B. - indicates Licensed Business Number
P.B. PG. - indicates Plat Book & Page
B.C.R. - indicates Broward County Records
D.C.R. - indicates Miami-Dade County Records
℄ - indicates centerline of Right-of-way
O.R., PG., - indicates Official Record, Page
R/W - indicates Right-of-Way
℄ - indicates centerline
+++++ - indicated Non-Vehicular Access Line

NOTE A - RIGHT-OF-WAY FOR STATE ROAD A-1-A THAT AFFECTS THIS PROPERTY:

- 1) RIGHT-OF-WAY MAP BOOK 3, PAGE 11, B.C.R.
- 2) RIGHT-OF-WAY MAP BOOK 6, PAGE 47, B.C.R.
- 3) RIGHT-OF-WAY MAP BOOK 6, PAGE 48, B.C.R.
- 4) RIGHT-OF-WAY MAP BOOK 7, PAGE 5, B.C.R.
- 5) RIGHT-OF-WAY MAP BOOK 14, PAGE 56, B.C.R.
- 6) O.R. 4027, PAGE 923, B.C.R.

NOTE B - OTHER MATTERS:

- 1) LICENSE AGREEMENT IN O.R. 34469, PAGE 1902, B.C.R., AFFECTS THE PROPERTY, NOTHING PLOTTABLE.



"GUMMAKONDA"

A REPLAT OF A PORTION OF LOTS 94 AND 95, BLOCK 1, LAUDERDALE BEACH, (PLAT BOOK 4, PAGE 2, B.C.R.) IN SECTION 30, TOWNSHIP 49 SOUTH, RANGE 43 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA MAY, 2019

