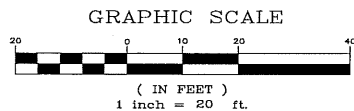
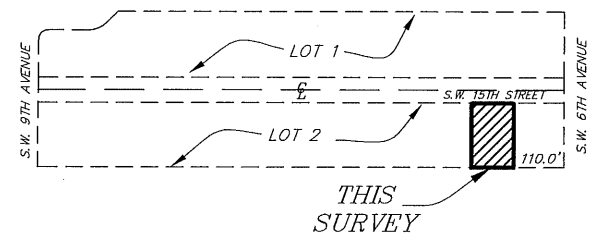


prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
 PHONE: (954) 763-7611
 FAX: (954) 763-7615



TOPOGRAPHIC SURVEY

PORTION OF LOT 2, LESS THE N. 50 FEET, ESMONDA TERRACE AMENDED PLAT BOOK 16, PAGE 14, B.C.R.



Location Sketch
 Not To Scale

Legal Description

The West 88.30 feet of the East 198.30 feet of Lot 2, ESMONDA TERRACE, according to the Amended plat thereof, as recorded in Plat Book 16, Page 14, of the public records of Broward County, Florida. Less the North 50 feet, thereof.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 15,205 square feet or 0.3491 acres more or less.

NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) All iron rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: PRM N.W. corner Lot 1, same Plat. Elev.=4.82
- 7) Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus: N.G.V.D.
- 8) This property lies in Flood Zone "AE", Elev.=7.0 Per Flood Insurance Rate Map No. 1201100218 F Dated: August 18, 1992, Community Panel No. 125105 Index Map Dated: October 2, 1997.

LEGEND

Δ = CENTRAL ANGLE (DELTA)	ELEV. = ELEVATION
R = RADIUS	O/S = OFFSET
A OR L = ARC LENGTH	A/C = AIR CONDITIONING
CH.BRG. = CHORD BEARING	C = CENTERLINE OF RIGHT-OF-WAY
TAN.BRG. = TANGENT BEARING	F.P.L. = FLORIDA POWER AND LIGHT CO.
P.O.C. = POINT OF COMMENCEMENT	S.B.T. = SOUTHERN BELL TELEPHONE
P.O.B. = POINT OF BEGINNING	B.C.R. = BROWARD COUNTY RECORDS
W/MCL CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP	D.C.R. = DADE COUNTY RECORDS
P.R.M. = PERMANENT REFERENCE MONUMENT	P.B.R. = PALM BEACH COUNTY RECORDS
CONC. = CONCRETE	O.R. = OFFICIAL RECORDS BOOK
C.E.S. = CONCRETE, BLOCK AND STUCCO	PG. = PAGE
I.C.V. = IRRIGATION CONTROL VALVE	R/W = RIGHT-OF-WAY
W.M. = WATER METER	C.O. = CLEAN OUT
B.F.P. = BACK FLOW PREVENTOR	C.L.F. = CHAIN LINK FENCE

TREE SYMBOLS

- INDICATES DIAMETER± (D.B.H.)
- BUSH OR SHRUB
- OAK TREE
- PALM TREE
- UNKNOWN TREE

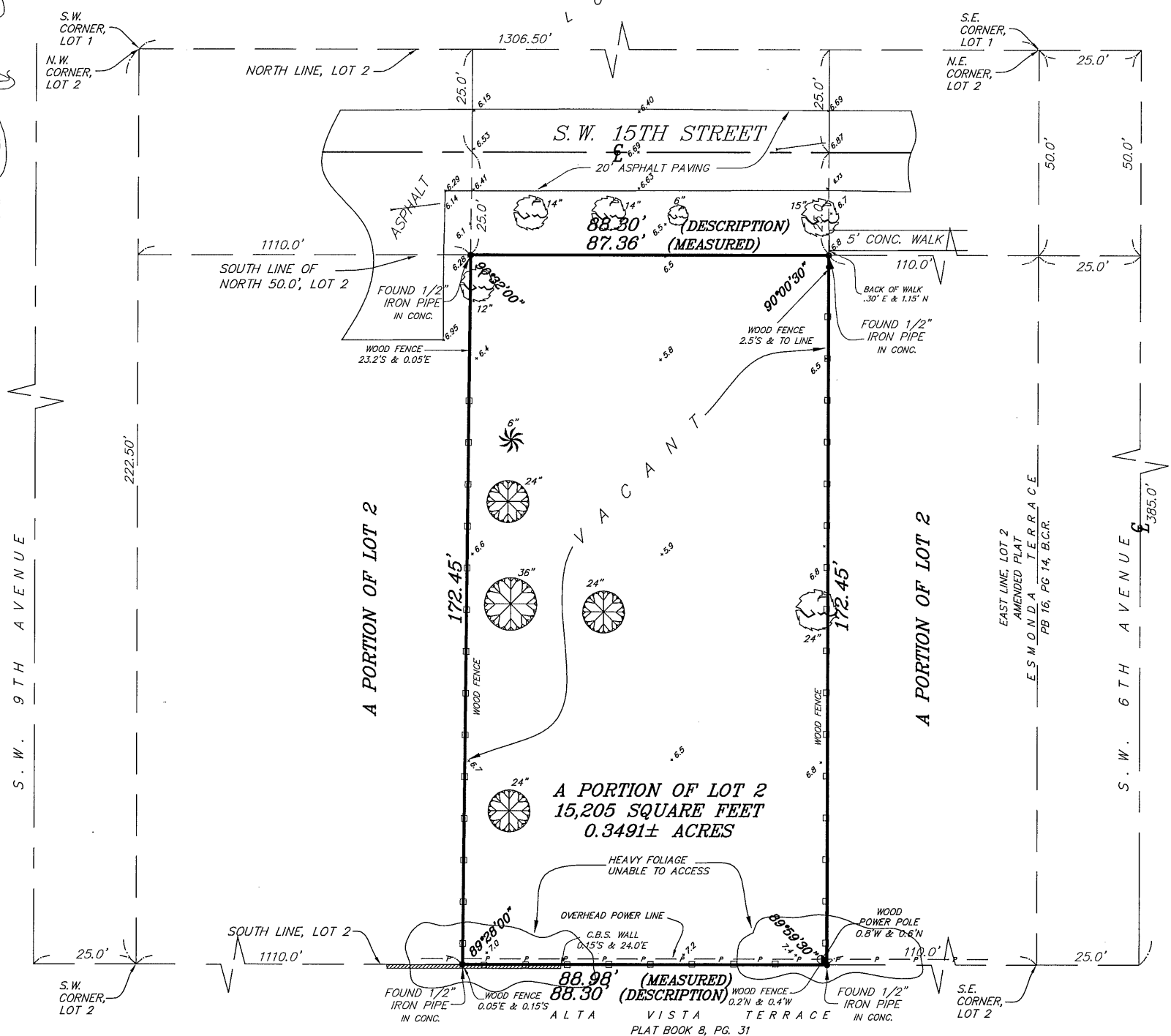
CERTIFICATION

We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 4th day of February, 2005.
 Revised angle in N.W. corner this 11th day of February, 2005.
 Resurvey this 19th day of July, 2013.

McLAUGHLIN ENGINEERING COMPANY

J. M. McLaughlin Jr.
 James M. McLaughlin Jr.
 Registered Land Surveyor No. 4497
 State of Florida.



A PORTION OF LOT 2
 15,205 SQUARE FEET
 0.3491± ACRES

88.98' (MEASURED)
 88.30' (DESCRIPTION)
 ALTA VISTA TERRACE
 PLAT BOOK 8, PG. 31



DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That **610 SW 15 ST, LLC, a Florida limited liability company** COUNTY OF BROWARD 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 **"MIDTOWN FIFTEEN"**, being a replat of a portion of AMENDED PLAT ESMONDA TERRACE, according to the plat thereof, as recorded in Plat Book 16, Page 14, of the public records of Broward County, Florida. In Section 15, Township 50 South, Range 42 East, Broward County, Florida.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this _____ day of _____, 201__.

Officer: _____ Name of officer printed **Eric A. Fernandez** 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 _____, 201__ COUNTY OF BROWARD by _____ being the _____ of 610 SW 15 ST, LLC, a Florida limited liability company, on behalf of said company.

He/She is
[] personally known to me or
[] has produced _____, as identification,
and
[] did take and oath.
[] did not take an oath.

NOTARY PUBLIC _____ STATE OF FLORIDA

Name of Notary printed _____

SEAL

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 _____, 20___. (**City of Fort Lauderdale Planning # PL14001**)

By: _____ Chairman, this _____ day of _____, 201__.

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 _____, 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 _____, 201__.

By: _____ Hardeep Anand, City Engineer, Florida P.E. Registration No. 57380

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

This plat is approved and accepted for record this _____ day of _____, 201__.

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: 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 _____, 201__. 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 _____, 201__. 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 _____, 201__. ATTEST: BERTHA HENRY - COUNTY ADMINISTRATOR

By: _____ Deputy

By: _____ Mayor - County Commission

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

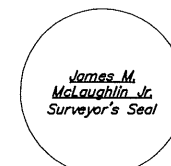
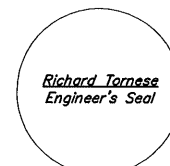
This plat filed for record this _____ day of _____, 201__, in BOOK _____ of PLATS, at Page _____, record verified.

ATTEST: BERTHA HENRY - COUNTY ADMINISTRATOR By: _____ Deputy

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, 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 **18th** day of **November, 2013**.

"MIDTOWN FIFTEEN"
BEING A REPLAT OF A PORTION OF LOT 2,
AMENDED PLAT OF ESMONDA TERRACE
(PLAT BOOK 16, PAGE 14, BROWARD COUNTY RECORDS)
SECTION 15, TOWNSHIP 50 SOUTH, RANGE 42 EAST,
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
NOVEMBER 2013



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

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.

Reference Bench Mark: (Broward County Benchmark Number 2081), Broward County Brass Disk stamped "189", at the Northwest corner of the intersection of State Road #84 and S.W. 9th Avenue. 77 feet North of the centerline of State Road #84 and 55 feet West of the centerline of Southwest 9th Avenue, 8 feet South of a signal pole set flush in a concrete curb. Elevation = 7.03' (Bench Mark Elevation is referenced to the National Geodetic Vertical Datum of 1929)

Bearings shown hereon refer to an assumed meridian, and assume the South right-of-line of S.W. 15th Street, as North 89°59'50" West, as field monumented and shown hereon.

If a building permit for a principal building (excluding dry models, sales and construction offices) and the first inspection approval are not issued by _____, 2019, 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 _____, 2019, 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 Two Duplexes as defined in the Broward County Land Development Code - Four (4) Units Total.

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. 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.

LEGAL DESCRIPTION:

The West 88.30 feet of the East 198.30 feet of Lot 2, ESMONDA TERRACE, according to the Amended plat thereof, as recorded in Plat Book 16, Page 14, of the public records of Broward County, Florida

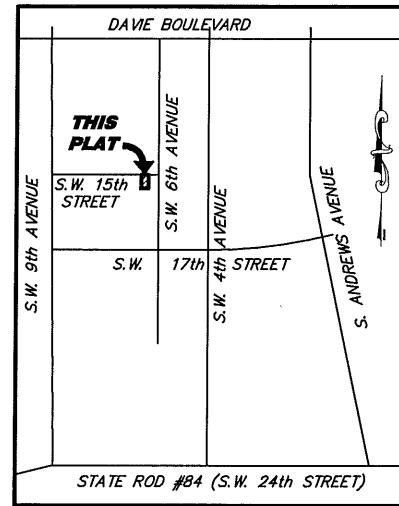
Said lands situate, lying and being in City of Fort Lauderdale, Broward County, Florida and containing 15,205 square feet or 0.3491 acres more or less.

LEGEND:

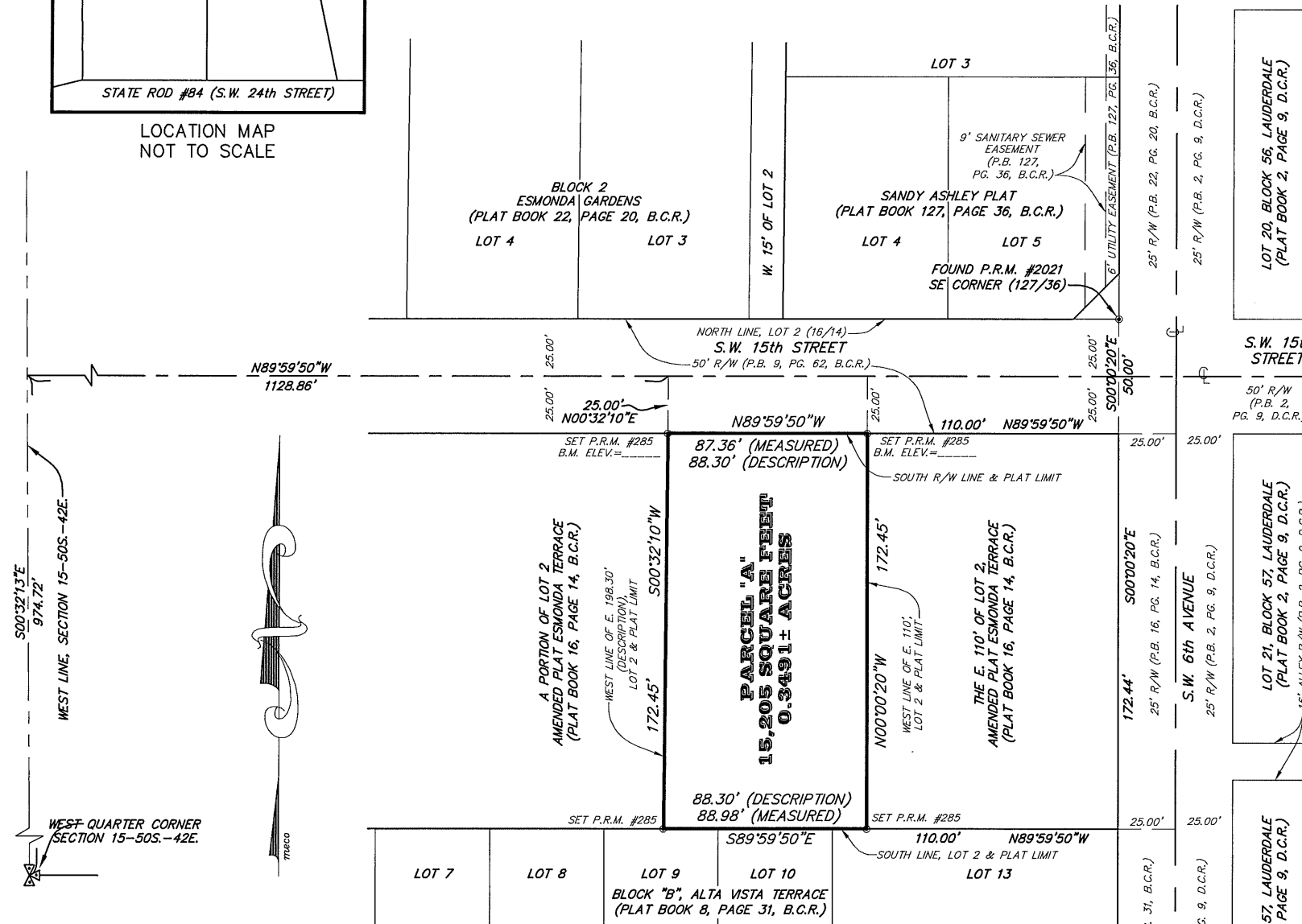
- ⊙ P.R.M. - indicates Permanent Reference Monument (4"x4"x24" concrete post w/metal rod and brass cap stamped L.B. 285)
- B.M. ELEV. - indicates Bench Mark Elevation
- L.B. - indicates Licensed Business Number
- P.B., PG. & XX/XX - indicates Plat Book & Page
- B.C.R. - indicates Broward County Records
- D.C.R. - indicates Dade County Records

LEGEND (CONTINUED):

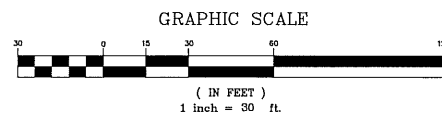
- ℄ - indicates centerline of Right-of-way
- O.R., PG., - indicates Official Records Book, Page
- D.B., PG., - indicates Deed Book, Page
- W/McL CAP - indicates with McLaughlin Engineering Company Cap
- R/W - indicates Right-of-Way



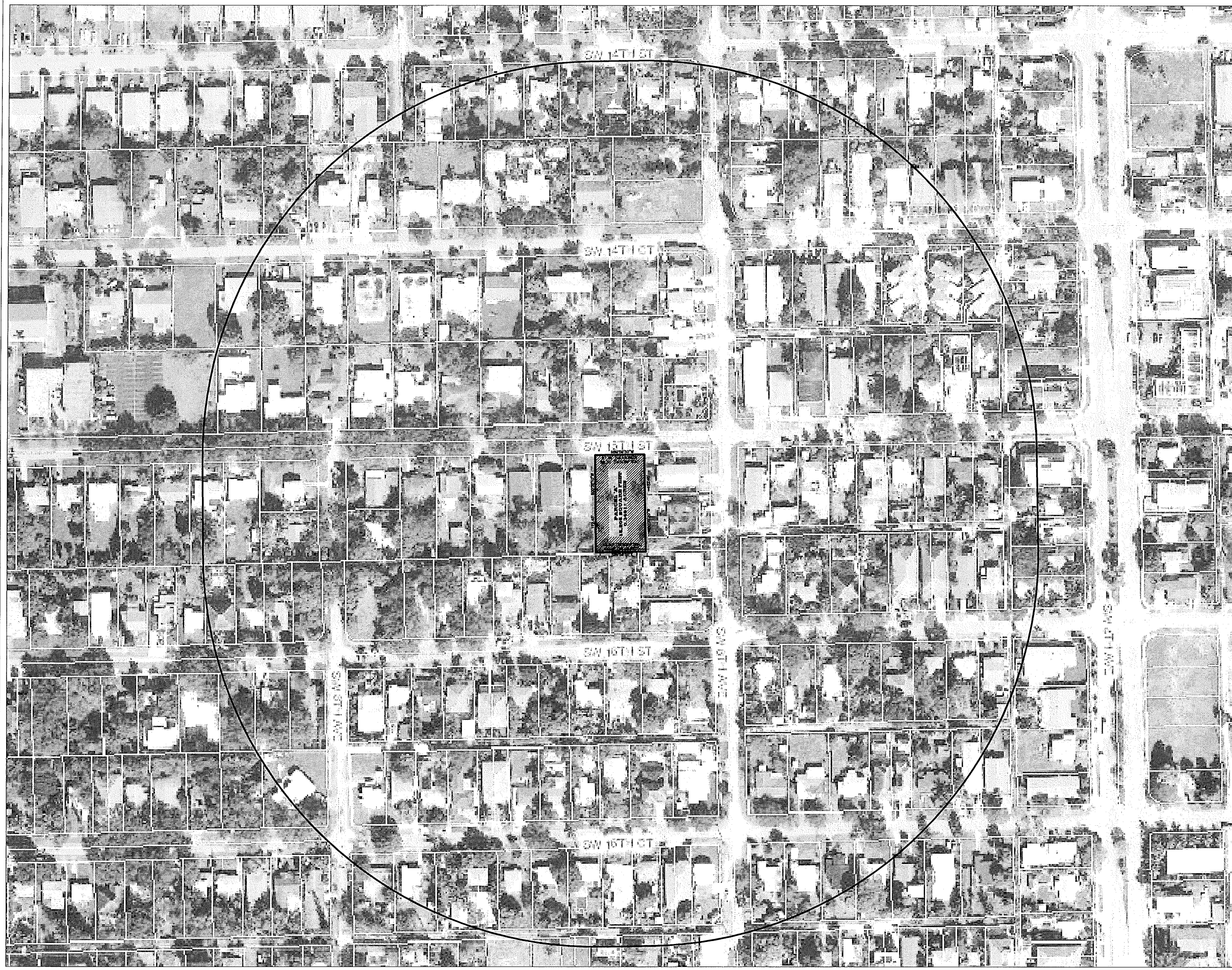
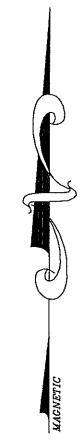
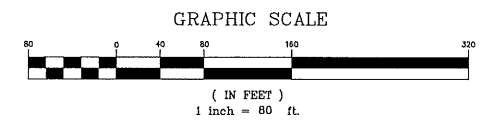
LOCATION MAP NOT TO SCALE



"MIDTOWN FIFTEEN"
BEING A REPLAT OF A PORTION OF LOT 2,
AMENDED PLAT OF ESMONDA TERRACE
(PLAT BOOK 16, PAGE 14, BROWARD COUNTY RECORDS)
SECTION 15, TOWNSHIP 50 SOUTH, RANGE 42 EAST,
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
NOVEMBER 2013

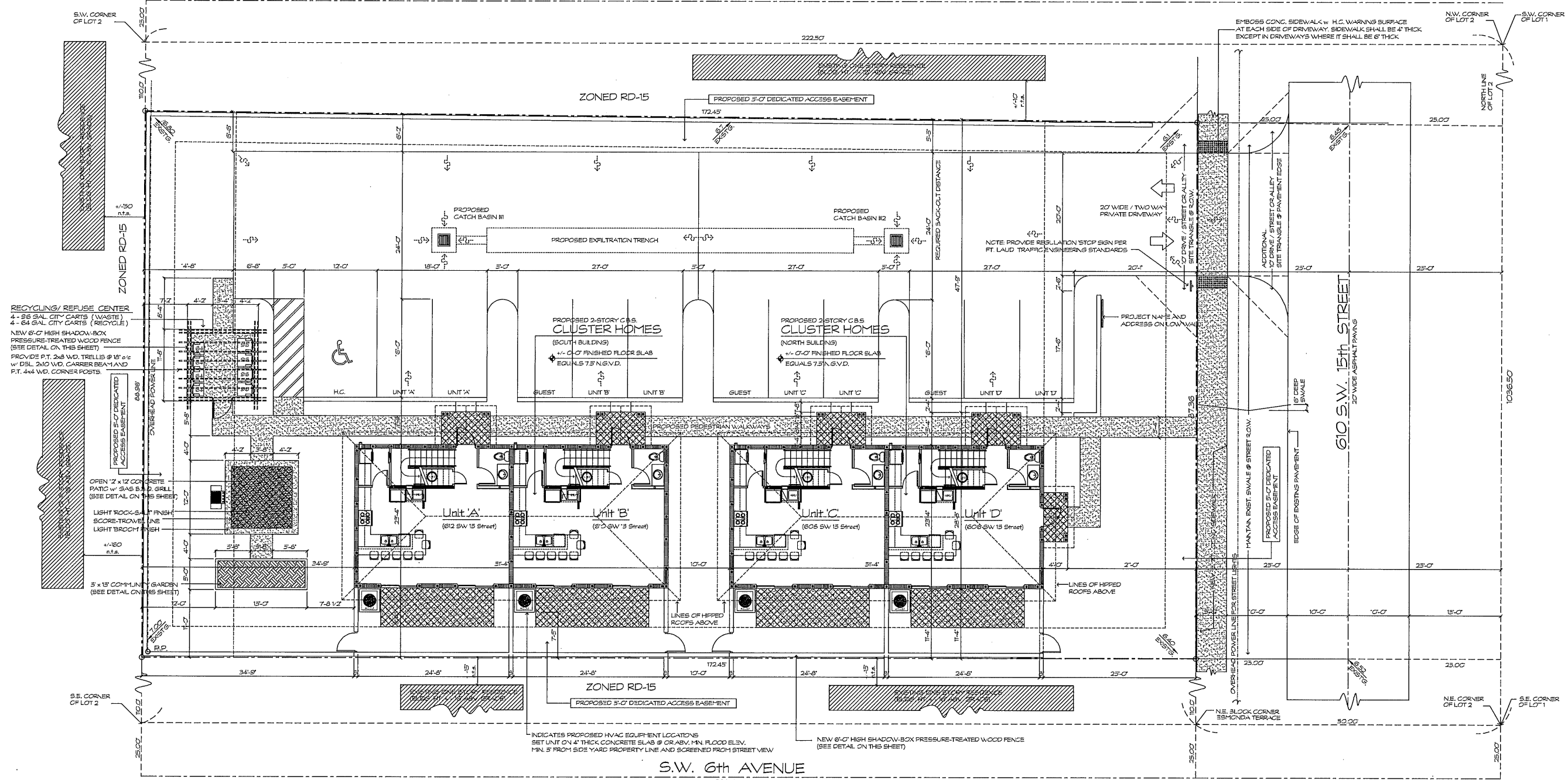


**AERIAL MAP SHOWING
PARCELS WITHIN
700' OF
'MIDTOWN FIFTEEN'
BEING A REPLAT OF A PORTION
OF LOT 2, AMENDED PLAT OF
ESMONDA TERRACE
(PLAT BOOK 16, PAGE 14,
BROWARD COUNTY RECORDS)
SECTION 15, TOWNSHIP 5
0 SOUTH, RANGE 42 EAST,
CITY OF FORT LAUDERDALE,
BROWARD COUNTY, FLORIDA**



NOTE:
The aerial photograph shown hereon was obtained from the Broward County Property Appraisers website on December 4, 2013, and is for informational purposes only.

S.W. 9th AVENUE



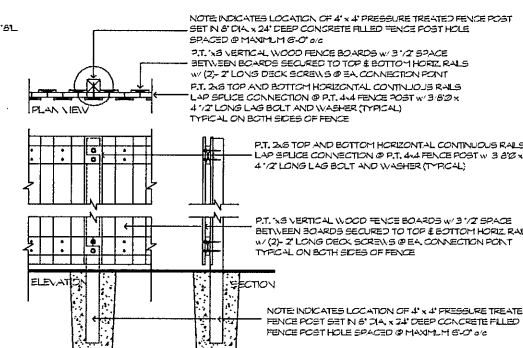
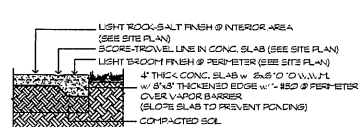
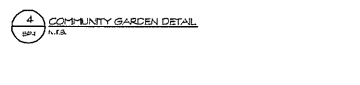
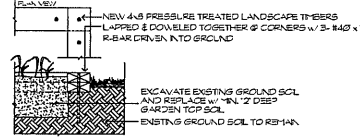
RECYCLING/ REFUSE CENTER
 4 - 28 GAL CITY CARTS (WASTE)
 4 - 64 GAL CITY CARTS (RECYCLE)
 NEW 6'-0" HIGH SHADOW-BOX
 PRESSURE-TREATED WOOD FENCE
 (SEE DETAIL ON THIS SHEET)
 PROVIDE P.T. 2x8 WD. TRILLS @ 18" o.c.
 w/ DBL. 2x10 WD. CARRIER BEAM AND
 P.T. 4x4 WD. CORNER POSTS

**PROPOSED 5'-0" DEDICATED
 ACCESS EASEMENT**
 OPEN 12' x 12' CONCRETE
 PATIO w/ 5x5 B.B. & P. GRILL
 (SEE DETAIL ON THIS SHEET)
 LIGHT ROCK-SALT FINISH
 SCORE-TRAVEL LINE
 LIGHT BROOK FINISH
 5' x 15' COMMUNITY GARDEN
 (SEE DETAIL ON THIS SHEET)

**PROPOSED 5'-0" DEDICATED
 ACCESS EASEMENT**
 OVERHEAD POWER LINE @ 8'-0"
 5' x 15' COMMUNITY GARDEN
 (SEE DETAIL ON THIS SHEET)

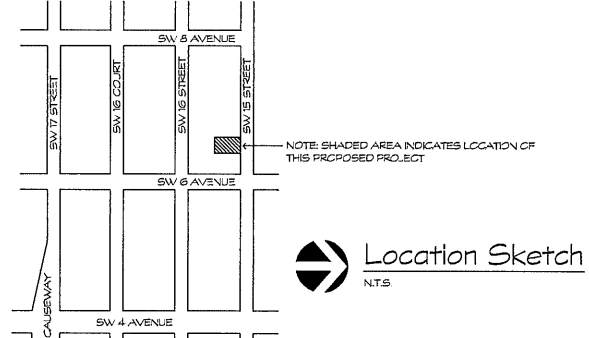
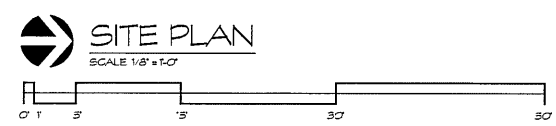
INDICATES PROPOSED HVAC EQUIPMENT LOCATIONS
 SET UNIT ON 4" THICK CONCRETE SLAB @ CRABV. MIN. FLOOR ELEV.
 MIN. 3" FROM SIDE YARD PROPERTY LINE AND SCREENED FROM STREET VIEW

NEW 6'-0" HIGH SHADOW-BOX PRESSURE-TREATED WOOD FENCE
 (SEE DETAIL ON THIS SHEET)



SITE PLAN DATA TABLE:

CURRENT USE	SINGLE FAMILY RESIDENCE
EXISTING DENSITY	2.86 UNITS / ACRE (ONE UNIT / .35 ACRE)
PROPOSED TOTAL FLOOR AREA	4,518 s.f.
PROPOSED TOTAL DWELLING UNITS	4 UNITS
DENSITY	PROVIDED 12 D.U. / NET ACRE ALLOWED 18 D.U. / NET ACRE
LAND USE DESIGNATION	MEDIUM
ZONING CATEGORY	RD-15
WATER SEWER	CITY OF FT. LAUDERDALE
NET SITE AREA	15,977 s.f. (1/4 AC. ±)
Min. Lot Size Required	12,000 s.f. (3,000' / D.U.)
TOTAL PARKING (REQUIRED)	9 SPACES
4 Units @ 2 spaces per unit	8 spaces
Plus 1 space per unit for guest parking	1 space
TOTAL PARKING (PROVIDED)	9 SPACES (INCLUDES 1 H.C. guest space)
Floor Area Ratio	45.8 / 15,977 = 0.287
Lot Coverage	2,365 / 15,977 = 0.148
BUILDING HEIGHT	26'-8" (MAX. 35' ALLOWED)
STRUCTURE LENGTH	105'-0" LONG
NUMBER OF STORES	2 STORES
SETBACK TABLE	REQUIRED / PROVIDED
Front Yard Setback (North)	25'-0" / 31'-0"
Side Yard Setback (East)	3'-0" / 11'-4"
Side Yard Setback (West)	3'-0" / 47'-8"
Rear Yard Setback (South)	15'-0" / 33'-5"
Vehicle Use Area (VUA)	6,204 s.f.
Total Landscape Area	3,463 s.f.
Total Building Coverage	2,565 s.f. (16.1%)
Total Greener Area	5,463 s.f. (34.2%)
Total Paved Area w/ walkways	7,169 s.f. (44.7%)
LENGTH OF PROPOSED SIDEWALKS	67'-4"



Robert Vick architect, p.a.
 ARCHITECTURE PLANNING ENGINEERING
 16 n.e. 4th street suite 240, fort lauderdale, florida 33301 954-463-6340

Crossant Park Cluster Homes for ACE Real Estate Group
 606, 608, 610, & 612 SW 15 Street, Fort Lauderdale, FL 33312
 (Previous address: 610 SW 15 Street)

SHEET REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		