

BRIGHTLINE PARKING GARAGE

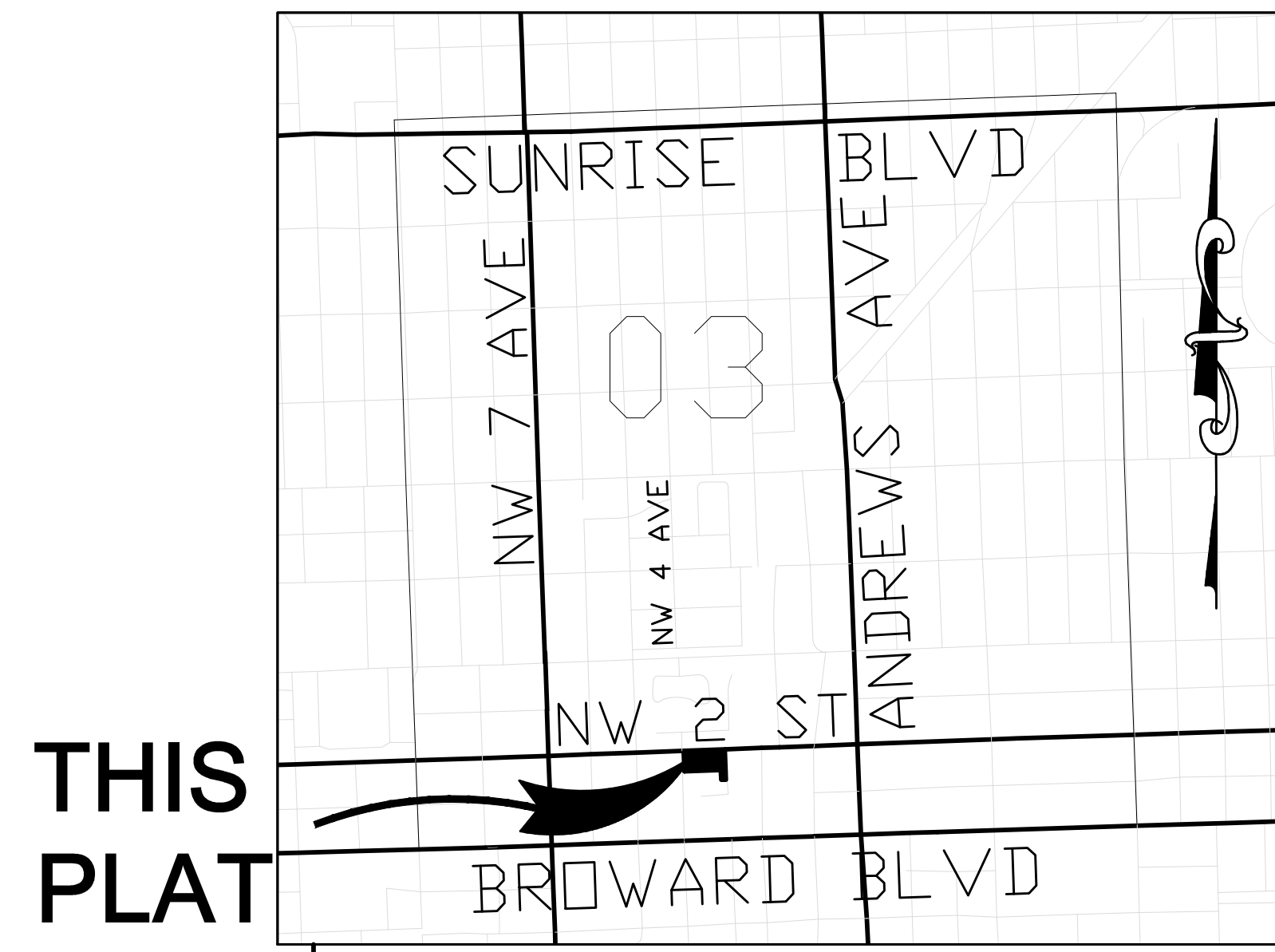
CITY OF FORT LAUDERDALE

PLANNING & ZONING DEPARTMENT

SUBMITTAL FOR

PLANNING & ZONING BOARD (PZB)

PLAT APPLICATION PL16-011



LOCATION MAP
SECTION 3, TOWNSHIP 50 S, RANGE 42E
NOT TO SCALE

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SHEET NO:	DWG NO:	DRAWING TITLE
1	C-1	COVER SHEET
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5	EX-1	AERIAL EXHIBIT

PREPARED FOR:

**GO BRIGHTLINE/
FLL PROPERTY VENTURES, LLC**

 **CRAVEN • THOMPSON AND ASSOCIATES, INC.**
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6400 TEL: (954) 739-6400

FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114

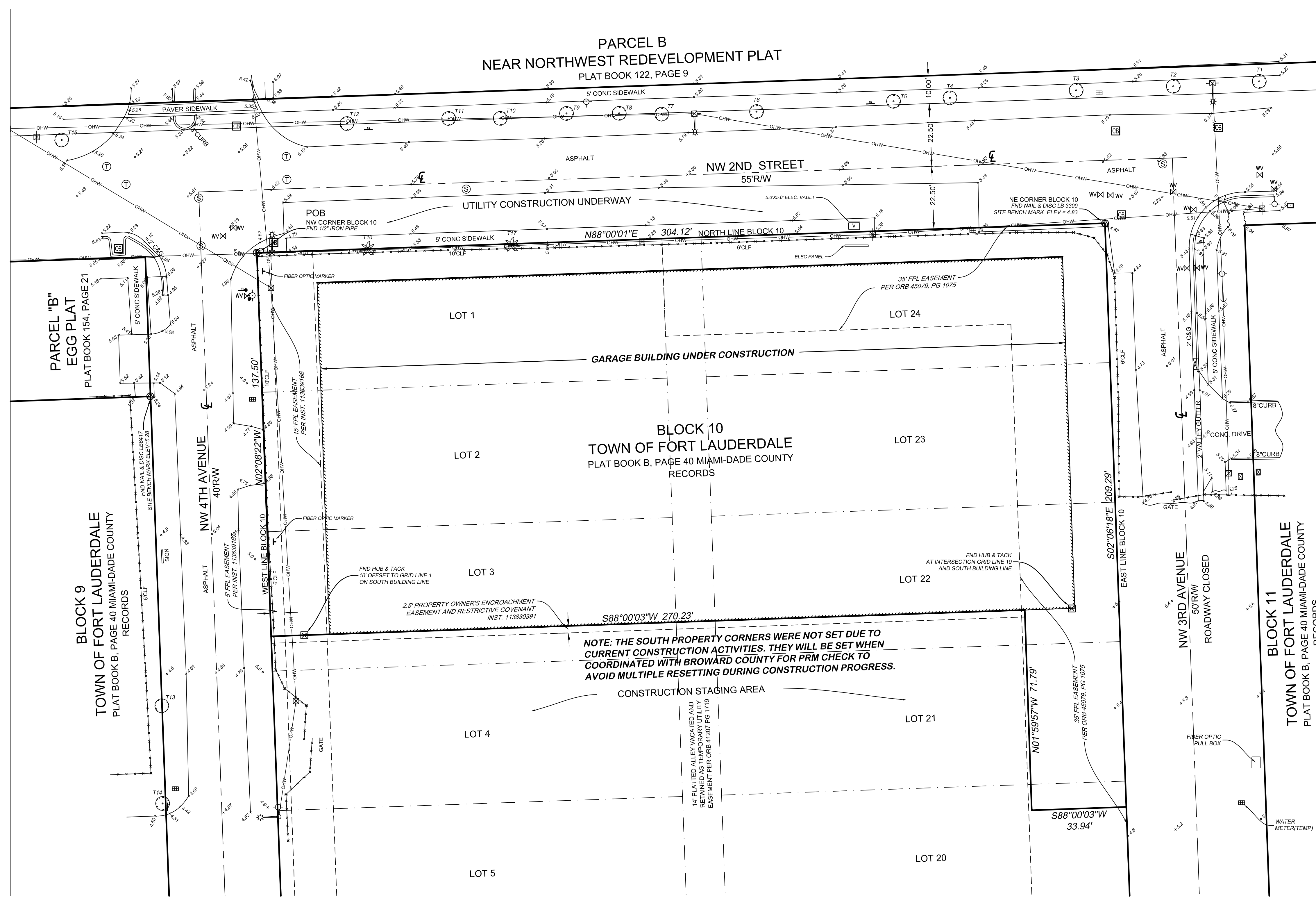
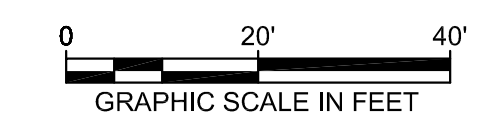
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF CRAVEN THOMPSON & ASSOCIATES, INC. - COPYRIGHT 2008

CTA PROJECT NO: 13-0065-002-01

C-1

SKETCH OF SURVEY BOUNDARY & TOPOGRAPHIC SURVEY

NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or warranties as to the information reflected herein pertaining to easements, right-of-way, set back lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further confirmed by others through appropriate title verification.
NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.



DESCRIPTION:
A PARCEL OF LAND LYING WITHIN BLOCK 10, TOWN OF FORT LAUDERDALE, AS RECORDED IN PLAT BOOK B, PAGE 40, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST (N.W.) CORNER OF BLOCK 10; THENCE NORTH 88°00'01" EAST, ALONG THE NORTH LINE OF BLOCK 10, A DISTANCE OF 304.12 FEET TO THE NORTHEAST CORNER OF BLOCK 10; THENCE SOUTH 02°06'18" EAST, ALONG THE EAST LINE OF BLOCK 10, A DISTANCE OF 209.29 FEET; THENCE SOUTH 88°00'03" WEST, A DISTANCE OF 33.94 FEET; THENCE NORTH 01°59'57" WEST, A DISTANCE OF 71.79 FEET; THENCE SOUTH 88°00'03" WEST, A DISTANCE OF 270.23 FEET TO A POINT ON THE WEST LINE OF BLOCK 10; THENCE NORTH 02°08'22" WEST, ALONG THE WEST LINE OF BLOCK 10, A DISTANCE OF 137.50 FEET TO THE POINT OF BEGINNING.
SAID LANDS SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA CONTAINING 44,243 SQUARE FEET OR 1.016 ACRES MORE OR LESS

- SURVEYOR'S NOTES:**
- 1) THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN, THE NORTH LINE OF BLOCK 10, TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEARS NORTH 88°00'01" EAST.
 - 2) THE LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
 - 3) EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER NCS-586539FTL-ORL WITH AN EFFECTIVE DATE OF JULY 12, 2016, AS UPDATED AND REVISED JULY 18, 2016.
 - 4) THIS SURVEY MEETS AND EXCEEDS THE LINEAR CLOSURE OF 1 IN 10,000 FEET FOR COMMERCIAL/HIGH RISK SURVEYS AS DEFINED IN THE FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.051 AND 5J-17.052, F.A.C.). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
 - 5) THE TOPOGRAPHICAL MEASUREMENTS SHOWN HEREON WERE OBTAINED USING A "LEICA TC-700 SERIES" TOTAL STATION AND "SPECTRA PRECISION" SURVEY PRO DATA COLLECTION SOFTWARE. THE ACCURACY OF CONTROL SURVEY DATA HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES.
 - 6) THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF DTS FLL PARKING, LLC (CLIENT) FOR THE EXPRESS PURPOSES STATED HEREON AND/OR CONTAINED IN THE CONTRACT WITH THE AFOREMENTIONED CLIENT FOR THIS PROJECT. REUSE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN PERMISSION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING SHOWN HEREON SHALL BE CONSTRUED TO GIVE RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
 - 7) THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20' OR SMALLER. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATIONS ARE TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
 - 8) ADDITIONS AND DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE UNDERSIGNED.
 - 9) TREE TYPES ARE DETERMINED TO THE BEST OF OUR KNOWLEDGE. EXACT SPECIES SHOULD BE DETERMINED BY A LICENSED BOTANIST, DENDROLOGIST OR OTHER PROFESSIONAL WITH SUCH CAPACITY.
 - 10) THE ELEVATIONS SHOWN HEREON ARE FOR THE PURPOSE OF INDICATING THE GROUND ELEVATION ONLY AT THE POSITION SHOWN AND IN NO WAY INDICATE ELEVATIONS AT ANY OTHER POINT THAN THAT SHOWN HEREON AND DO NOT DETERMINE SUBSURFACE CONDITIONS.
 - 11) ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND REFERENCED TO THE NATIONAL GEODETIC SURVEY (NGS) BENCHMARK, DESIGNATION: 0 235 (PD-AD257); A BENCHMARK DISC SET IN CONCRETE MONUMENT AT THE INTERSECTION OF THE FLORIDA EAST COAST RAILROAD AND N.W. 6 STREET, 49.9 FEET NORTHWEST OF THE CENTERLINE OF WESTBOUND LANES OF N.W. 6 STREET, 28.2 FEET NORTHWEST OF THE WESTERLY RAIL, 8.5 FEET SOUTHEAST OF THE SOUTHEAST CORNER OF A WAREHOUSE BUILDING (115 N.W. 6 STREET), ELEVATION = 6.38.
 - 12) THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 125105 (FORT LAUDERDALE), MAP NUMBER 12011C0557H, WITH AN EFFECTIVE DATE OF AUGUST 18, 2014.
 - 13) ALL DOCUMENTS SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA UNLESS OTHERWISE NOTED.

G:\2015\13-0065-002 BRIGHTLINE PARKING GARAGE Drawings\13-0065 BRIGHTLINE SOS.dwg [5-1 (24X36)] Oct 24, 2016 10:21am DDA1AE

- CONTROL LEGEND:**
- △ BENCHMARK
 - ⊕ HUB & TACK
 - ⊙ IRON PIPE
 - ⊙ IRON ROD
 - ⊙ NAIL & TAB
 - ⊙ PK NAIL SPIKE
- ABBREVIATIONS:**
- CLF CHAIN LINK FENCE
 - CONC CONCRETE
 - C&G CURB & GUTTER
 - DIA DIAMETER
 - ELEC ELECTRIC
 - ELEV ELEVATION
 - FND FOUND
 - FPL FLORIDA POWER AND LIGHT
 - INST INSTRUMENT NUMBER
 - LB LICENSED BUSINESS
 - ORB OFFICIAL RECORDS BOOK
 - POB POINT OF BEGINNING
 - PP POWER POLE
 - R/W RIGHT OF WAY

- LEGEND:**
- ⬄ ANCHOR
 - BOLLARD
 - ⊕ CATCH BASIN
 - ⊙ CONCRETE LIGHT POLE
 - ⊙ CONCRETE POWER POLE
 - ⊙ ELECTRICAL PULL BOX
 - ⊙ FIRE HYDRANT
 - ⊙ MARKER POST
 - ⊙ SANITARY MANHOLE
 - ⊙ SIGN
 - ⊙ TELEPHONE MANHOLE
 - ⊙ TELEPHONE PULL BOX
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - ⊙ WOOD LIGHT POLE
 - ⊙ WOOD TELEPHONE POLE
 - ⊙ PALM TREE
 - ⊙ SHADE TREE
 - OVER HEAD WIRES

TREE LIST:

T1	24" OAK
T2	18" OAK
T3	14" OAK
T4	8" BUTTWOOD
T5	4" BUTTWOOD
T6	10" BUTTWOOD
T7	4" BUTTWOOD
T8	4" BUTTWOOD
T9	8" YELLOW TABEBUIA
T10	12" YELLOW TABEBUIA
T11	4" BUTTWOOD
T12	4" BUTTWOOD
T13	24" OAK
T14	22" OAK
T15	8" BUTTWOOD
T16	14" SABAL PALM BH=5'
T17	12" SABAL PALM BH=3'

DATE:	09/14/16	SCALE:	1"=20'	DRAWN BY:	DMD	CHECKED BY:	RAY	FIELD BOOK:	2774	PAGE(S):	3-12
DESCRIPTION:											
BRIGHTLINE PARKING GARAGE PORTION OF BLOCK 10, TOWN OF FORT LAUDERDALE BOUNDARY & TOPOGRAPHIC SURVEY											
CRAVEN THOMPSON AND ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYORS 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400 FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C00014											
PREPARED FOR: DTS FLL PARKING LLC											
SEAL PROJECT NO. 13-0065-002 V-1 SHEET 1 OF 1											

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY AND OTHER PERTINENT DATA SHOWN HEREON OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17.051 AND 5J-17.052, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED UNDER OUR DIRECTION IN SEPTEMBER, 2016

LAST DATE OF FIELD WORK: SEPTEMBER 9, 2016

CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB271

DOUGLAS M. DAVIE, PSM
PROFESSIONAL SURVEYOR & MAPPER NO. 4343
STATE OF FLORIDA

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-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 - RECORDING SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS DAY OF _____, 20____, AND RECORDED IN PLAT BOOK _____, PAGE _____, RECORD VERIFIED.

ATTEST: BERTHA HENRY COUNTY ADMINISTRATOR BY: _____ DEPUTY

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 - COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART I, FLORIDA STATUTES. THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

BY: ROBERT P. LEGG, JR. DATE _____ PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. LS 4030 BY: RICHARD TORNESE DATE _____ DIRECTOR OF ENGINEERING PROFESSIONAL ENGINEER FLORIDA REGISTRATION NO. 40263

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS DAY OF _____, 20____.

BY: _____ DIRECTOR/DESIGNEE

CITY OF FORT LAUDERDALE - CITY COMMISSION

STATE OF FLORIDA } SS COUNTY OF BROWARD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY COMMISSION OF FORT LAUDERDALE, FLORIDA, AS SHOWN HEREON, IN AND BY RESOLUTION NO. _____ DULY ADOPTED BY SAID CITY COMMISSION ON THIS DAY OF _____, 20____.

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 CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF, THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED TO BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS DAY OF _____, 20____.

BY: _____ CITY CLERK - JONDA K. JOSEPH BY: _____ MAYOR

PLANNING & ZONING BOARD

THIS IS TO CERTIFY THAT THE CITY PLANNING & ZONING BOARD OF FORT LAUDERDALE, FLORIDA, HAS HEREBY APPROVED AND ACCEPTED THIS PLAT THIS DAY OF _____, 20____.

BY: _____ CHAIRMAN

CITY ENGINEER

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS DAY OF _____, 20____.

BY: _____ CITY ENGINEER - ALEXANDER D. SCHEFFER FLORIDA P.E. REGISTRATION NO. 73802

BRIGHTLINE PARKING GARAGE

A REPLAT OF A PORTION OF BLOCK 10, TOWN OF FORT LAUDERDALE, PLAT BOOK B-40, MIAMI-DADE COUNTY RECORDS, SECTION 3, TOWNSHIP 50 SOUTH, RANGE 42 EAST CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA SEPTEMBER, 2016

DEDICATION

STATE OF FLORIDA } SS COUNTY OF MIAMI-DADE

KNOW ALL MEN BY THESE PRESENTS: THAT FLL PROPERTY VENTURES LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LANDS AS SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREIN, SAID PLAT TO BE KNOWN AS BRIGHTLINE PARKING GARAGE, A REPLAT.

THE RIGHT-OF-WAY AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER USE.

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OFFICER(S), THIS DAY OF _____, 20____.

FLL PROPERTY VENTURES LLC

BY: _____ KOLLEEN COBB VICE PRESIDENT & SECRETARY

WITNESS _____ WITNESS _____ WITNESS - PRINTED NAME _____ WITNESS - PRINTED NAME _____

DEDICATION BY MORTGAGE HOLDER

STATE OF FLORIDA } SS COUNTY OF MIAMI-DADE

KNOW ALL MEN BY THESE PRESENTS. THAT WELLS FARGO BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, AS HOLDER OF A CERTAIN MORTGAGE ON THE LANDS SHOWN AND DESCRIBED HEREON, DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE SHALL BE SUBORDINATED TO THE DEDICATION OF SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON.

IN WITNESS WHEREOF, SAID MORTGAGE HOLDER HAS CAUSED THESE PRESENTS TO BE SIGNED THERETO THIS DAY OF _____, 20____.

BY: _____ SENIOR VICE PRESIDENT

WITNESS _____ WITNESS _____ PRINT NAME: _____ PRINT NAME: _____

DEDICATION BY MORTGAGE HOLDER

STATE OF FLORIDA } SS COUNTY OF MIAMI-DADE

KNOW ALL MEN BY THESE PRESENTS, THAT TOTALBANK, A FLORIDA BANKING CORPORATION, AS HOLDER OF A CERTAIN MORTGAGE ON THE LANDS SHOWN AND DESCRIBED HEREON, DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE SHALL BE SUBORDINATED TO THE DEDICATION OF SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON.

IN WITNESS WHEREOF, SAID MORTGAGE HOLDER HAS CAUSED THESE PRESENTS TO BE SIGNED THERETO THIS DAY OF _____, 20____.

BY: _____ SENIOR VICE PRESIDENT

WITNESS _____ WITNESS _____ PRINT NAME: _____ PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS COUNTY OF MIAMI-DADE

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, THE PERSON KNOWN TO ME AND DESCRIBED WITHIN, AND WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION AND SEVERALLY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL THIS DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC - STATE OF FLORIDA

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS COUNTY OF MIAMI-DADE

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, SENIOR VICE PRESIDENT, THE PERSON KNOWN TO ME AND DESCRIBED WITHIN, OR WHO HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION AS AN OFFICER OF SAID CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN EXPRESSED, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY SIGNATURE AND OFFICIAL SEAL THIS DAY OF _____, 20____.

SEAL/MY COMMISSION EXPIRES: _____

NOTARY PUBLIC - STATE OF FLORIDA

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS COUNTY OF MIAMI-DADE

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, SENIOR VICE PRESIDENT, THE PERSON KNOWN TO ME AND DESCRIBED WITHIN, OR WHO HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION AS AN OFFICER OF SAID CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN EXPRESSED, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY SIGNATURE AND OFFICIAL SEAL THIS DAY OF _____, 20____.

SEAL/MY COMMISSION EXPIRES: _____

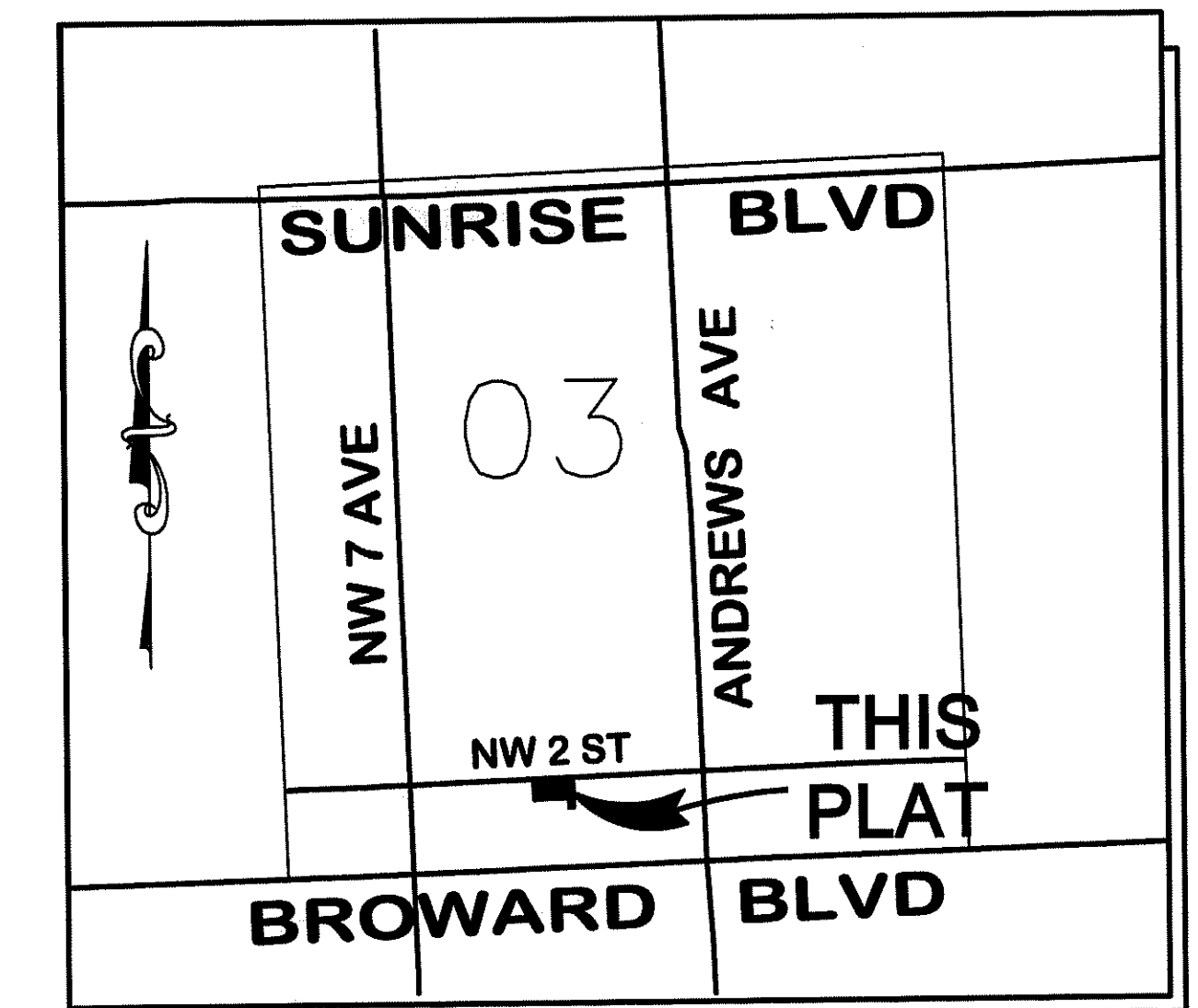
NOTARY PUBLIC - STATE OF FLORIDA

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN BLOCK 10, TOWN OF FORT LAUDERDALE, AS RECORDED IN PLAT BOOK B, PAGE 40, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST (NW) CORNER OF BLOCK 10; THENCE NORTH 88°00'01" EAST, ALONG THE NORTH LINE OF BLOCK 10, A DISTANCE OF 304.12 FEET TO THE NORTHEAST CORNER OF BLOCK 10; THENCE SOUTH 02°08'19" EAST, ALONG THE EAST LINE OF BLOCK 10, A DISTANCE OF 209.29 FEET; THENCE SOUTH 88°00'03" WEST, A DISTANCE OF 33.94 FEET; THENCE NORTH 01°59'57" WEST, A DISTANCE OF 71.79 FEET; THENCE SOUTH 88°00'03" WEST, A DISTANCE OF 270.23 FEET TO A POINT ON THE WEST LINE OF BLOCK 10; THENCE NORTH 02°08'22" WEST, ALONG THE WEST LINE OF BLOCK 10, A DISTANCE OF 137.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA CONTAINING 44,243 SQUARE FEET, OR 1.016 ACRES, MORE OR LESS.



LOCATION MAP Not To Scale

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE PLAT AND SURVEY DATA SHOWN CONFORMS TO ALL THE APPLICABLE REQUIREMENTS OF CHAPTER II, PART I, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, PART I, ON THIS 10TH DAY OF JANUARY, 2017.

BY: _____ DATE: 2/9/2017 DOUGLAS M. DAVIE - FOR THE FIRM PROFESSIONAL LAND SURVEYOR AND MAPPER STATE OF FLORIDA REGISTRATION NUMBER 4343 CRAVEN THOMPSON & ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER LICENSE BUSINESS 271

Table with 5 columns: CITY COMMISSION, CITY ENGINEER, COUNTY COMMISSION, COUNTY ENGINEER, COUNTY SURVEYOR. Includes a notary seal for Douglas M. Davie.

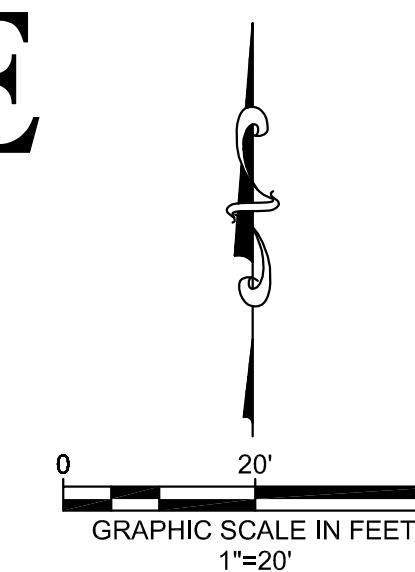
Logo for CRAVEN THOMPSON & ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYORS. Address: 3563 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33309. TEL: (954) 739-8400 FAX: (954) 739-8409. FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271. FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C000114. CTA PROJECT NO. 13-0065-002-01

045-MP-16

BRIGHTLINE PARKING GARAGE

A REPLAT OF A PORTION OF BLOCK 10, TOWN OF FORT LAUDERDALE
 PLAT BOOK B PAGE 40, MIAMI-DADE COUNTY RECORDS,
 SECTION 3, TOWNSHIP 50 SOUTH, RANGE 42 EAST
 CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
 SEPTEMBER, 2016

PLAT BOOK _____ PAGE _____
 SHEET 2 OF 2 SHEETS



PLAT NOTES:

1. THIS PLAT IS RESTRICTED TO A 220,000 SQUARE FOOT PARKING GARAGE ANCILLARY TO A PASSENGER RAIL STATION AND 2,000 SQUARE FEET OF COMMERCIAL USE. NO FREE STANDING OR DRIVE-THRU BANK FACILITIES ARE PERMITTED WITHOUT APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

2. 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 ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

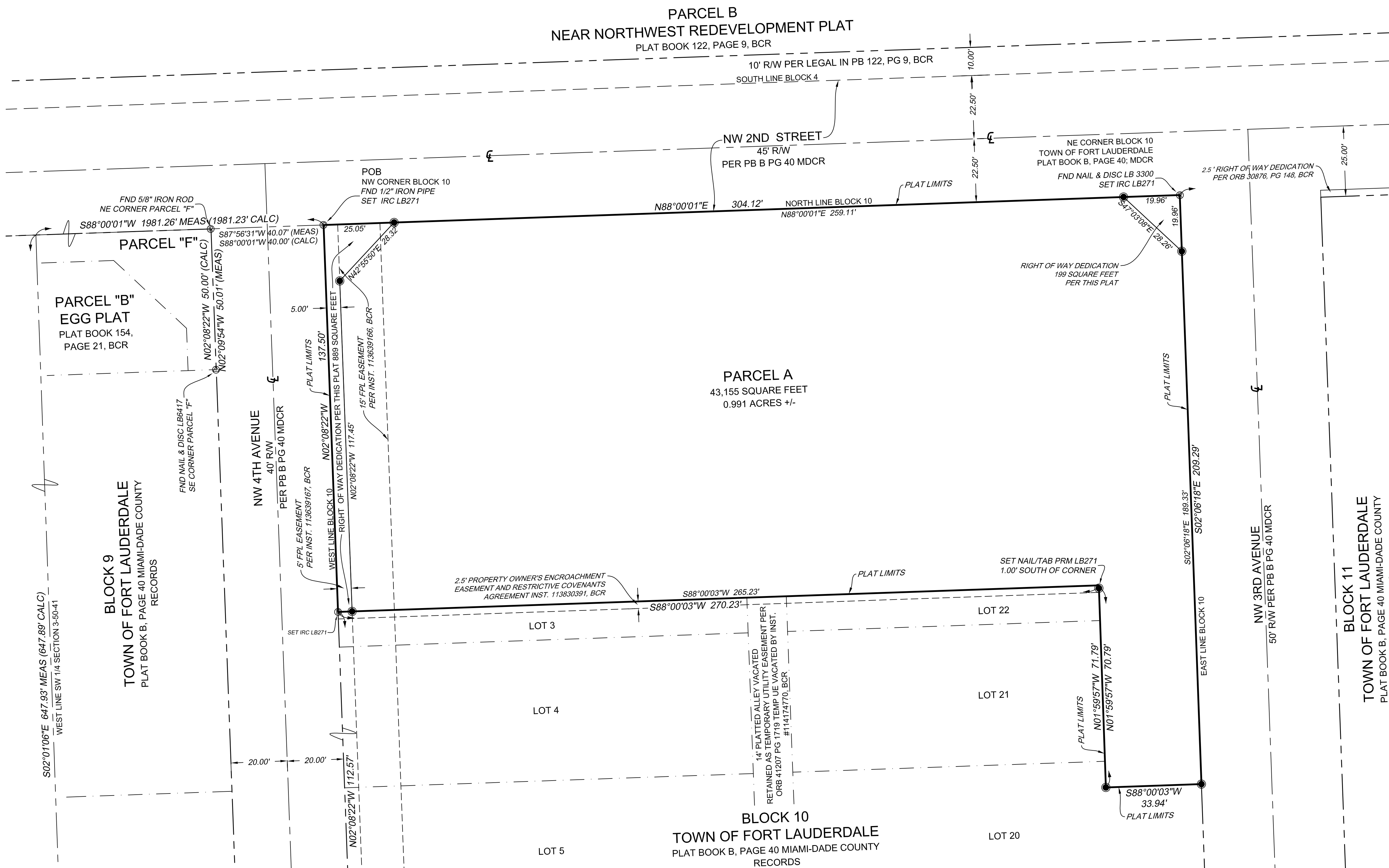
ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN REGARDING HAZARDS TO AIR NAVIGATION.

3. 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.

4. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____ 202, 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

5. IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY _____ 202, 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.

6. 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 THIS COUNTY.



SW CORNER SECTION 3-50-42 FOUND NAIL AND DISC LB 7019

CONTROL LEGEND:

⊙	IRON ROD
⊗	NAIL & TAB
△	PK NAIL SPIKE
●	SET PRM 4x4 CONCRETE MONUMENT UNLESS NOTED OTHERWISE

ABBREVIATIONS:

BCR	BROWARD COUNTY RECORDS
CALC	CALCULATED
FND	FOUND
FPL	FLORIDA POWER AND LIGHT
INST	INSTRUMENT NUMBER
IRC	IRON ROD WITH CAP
LB	LICENSED BUSINESS
MDCR	MIAMI-DADE COUNTY RECORDS
MEAS	MEASURED
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
POB	POINT OF BEGINNING
PRM	PERMANENT REFERENCE MONUMENT
R/W	RIGHT OF WAY
UE	UTILITY EASEMENT

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN, WITH THE NORTH LINE OF BLOCK 10, TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA BEARING NORTH 88°00'01\"/>

PLAT PREPARED BY: DOUGLAS M. DAVE PSM 4343

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 FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C000114

CTA PROJECT NO. 13-0065-002-01

045-MP-16

BRIGHTLINE PARKING GARAGE

AREA AERIAL EXHIBIT



1" = 100'

