

# CATERING FACILITY

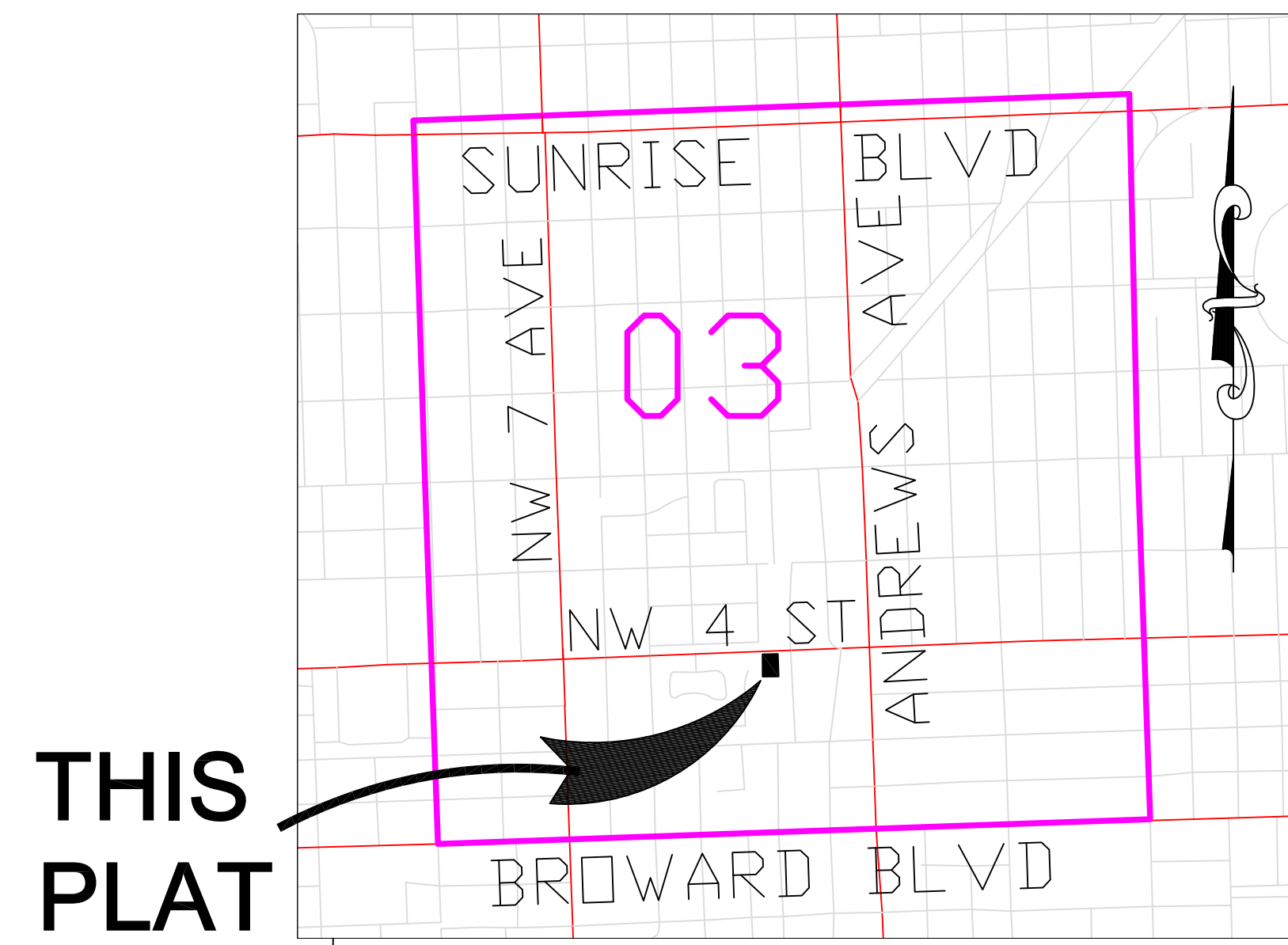
## CITY OF FORT LAUDERDALE

### PLANNING & ZONING DEPARTMENT

SUBMITTAL FOR

## CITY COMMISSION (CC)

### PLAT APPLICATION PL-14-002



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

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

CTA PROJECT NO.: 13-0065

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

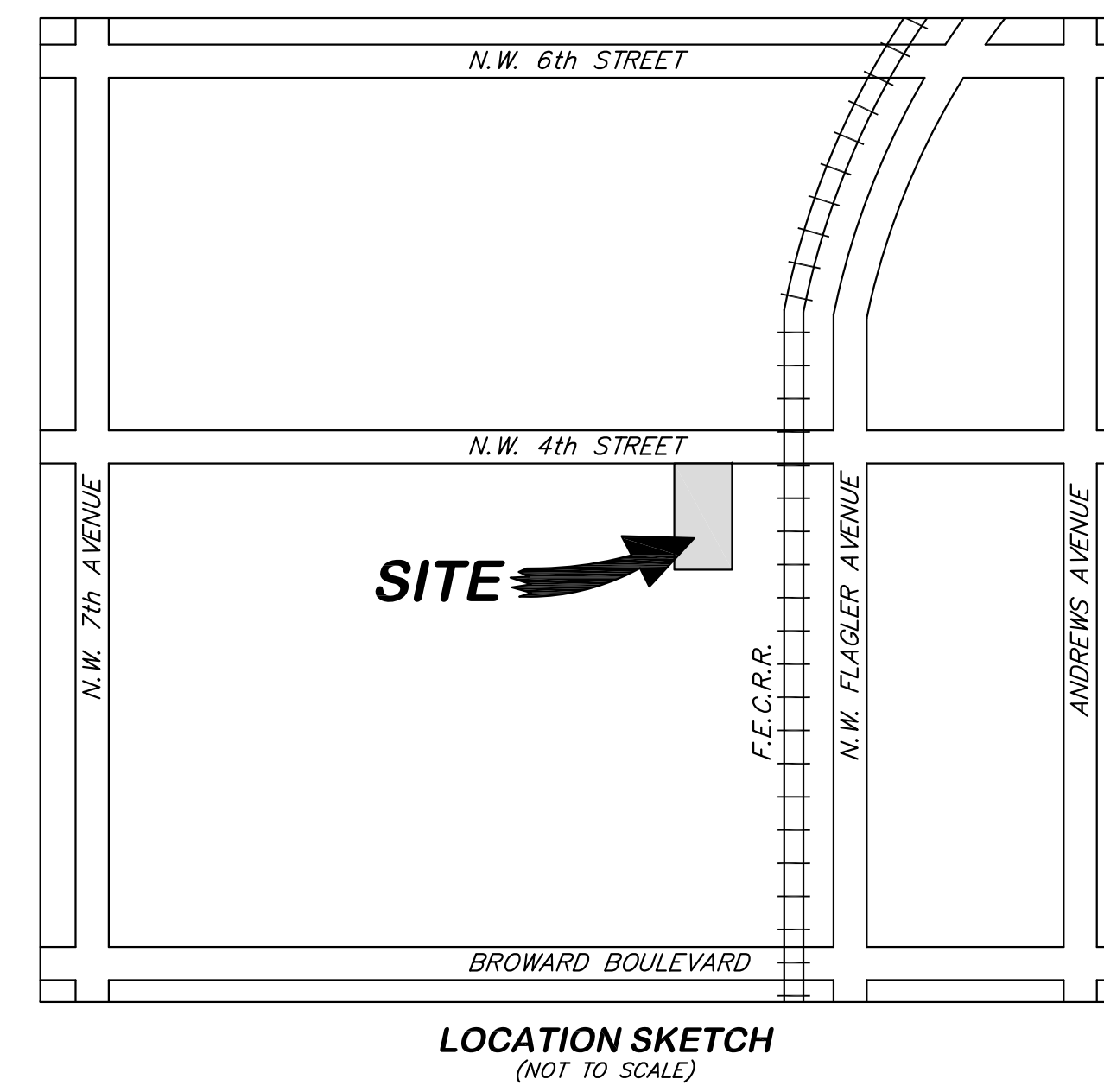
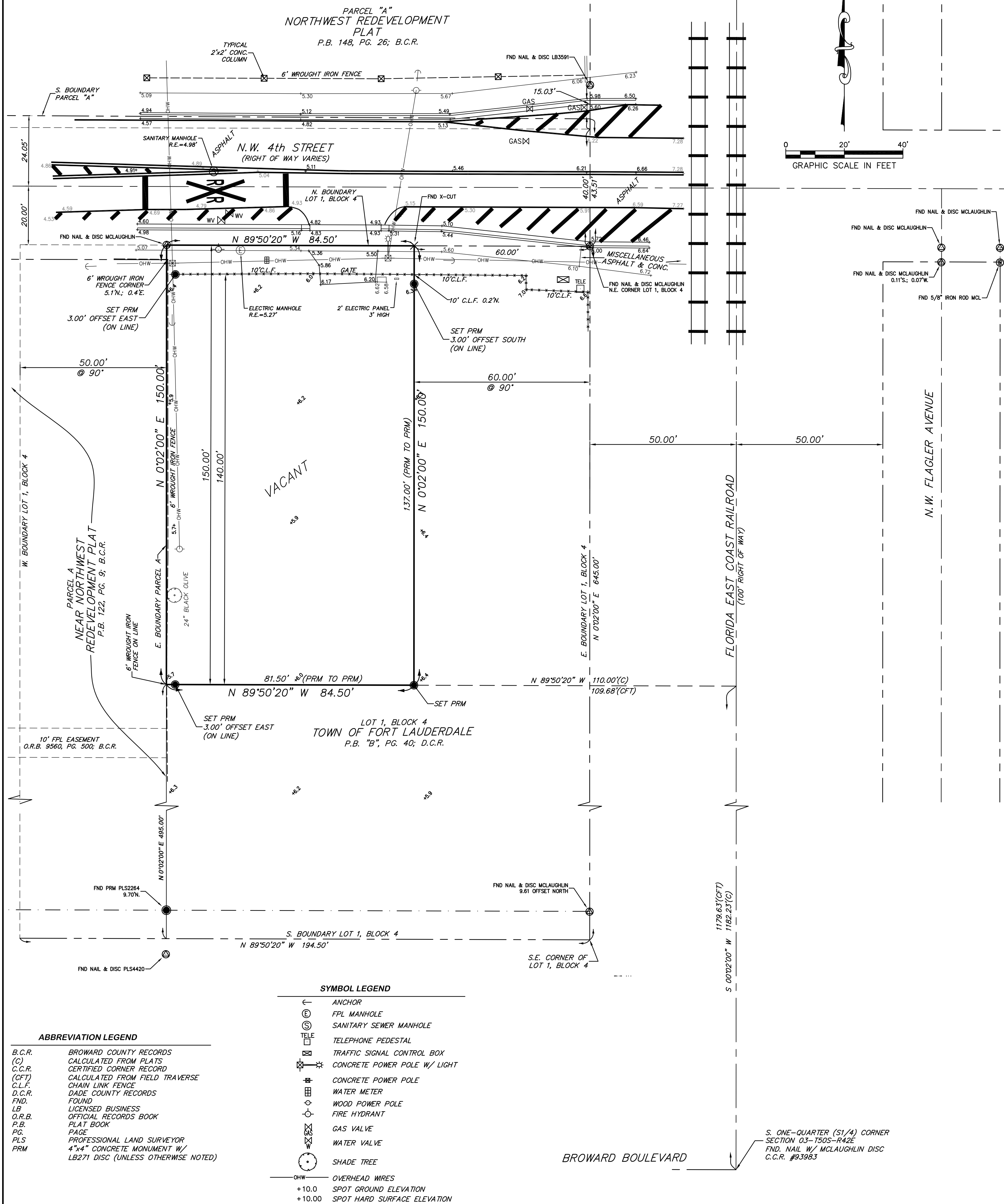
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF CRAVEN THOMPSON & ASSOCIATES, INC. COPYRIGHT 2008

PREPARED FOR:

**ALL ABOARD FLORIDA/  
Land Parcel FLL, LLC**

**C-1**

# SKETCH OF SURVEY BOUNDARY AND TOPOGRAPHIC SURVEY



NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon 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.

DATE:	01-08-14
SCALE:	1"=20'
DRAWN BY:	RY
CHECKED BY:	TCS
FIELD BOOK:	2623
DATE:	11-17-13
BY:	27-30

**DESCRIPTION:**

THE SOUTH 140.00 FEET OF THE NORTH 150.00 FEET OF LOT 1, BLOCK 4 OF TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "B", PAGE 40 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THEREFROM THE WEST 50.00 FEET AND THE EAST 60.00 FEET OF SAID LOT 1.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 11,830 SQUARE FEET, (0.27 ACRES) MORE OR LESS

**CRAVEN THOMPSON AND ASSOCIATES, INC.**  
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FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C000114

MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

**A PORTION OF LOT 1, BLOCK 4  
TOWN OF FORT LAUDERDALE**

PREPARED FOR:  
**ALL ABOARD FLORIDA**

**BOUNDARY AND TOPOGRAPHIC SURVEY**

**DESCRIPTION:**

THE SOUTH 140.00 FEET OF THE NORTH 150.00 FEET OF LOT 1, BLOCK 4 OF TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "B", PAGE 40 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THEREFROM THE WEST 50.00 FEET AND THE EAST 60.00 FEET OF SAID LOT 1.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 11,830 SQUARE FEET, (0.27 ACRES) MORE OR LESS

**SURVEYOR'S NOTES:**

- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF ALL ABOARD FLORIDA FOR THE EXPRESS PURPOSE STATED HEREON AND/OR CONTAINED IN THE CONTRACT WITH AFOREMENTIONED CLIENT FOR THIS PROJECT.
- THE INTENT OF THIS SURVEY IS TO SHOW THE LOCATION OF THE IMPROVEMENTS WITHIN AND ADJACENT TO THE HEREON DESCRIBED PARCEL OF LAND. 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.
- THIS SURVEY IS LIMITED TO THE LOCATION OF ABOVE GROUND IMPROVEMENTS ONLY. UNDERGROUND FOUNDATIONS OR OTHER BURIED ENCROACHMENTS WERE NOT LOCATED IN CONNECTION WITH THIS SURVEY UNLESS OTHERWISE NOTED.
- THE EXPECTED USE OF THIS SURVEY AND MAP IS FOR COMMERCIAL/HIGH RISK, THEREFORE THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK LINEAR AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17-6, F.A.C.).
- 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 AS STATED UNDER RULE 5J-17-6.003(3)(H) F.A.C.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20' OR SMALLER.
- BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NORTH 00°02'00" EAST ON THE EAST BOUNDARY OF PARCEL A, AS SHOWN ON THE PLAT OF NEAR NORTHWEST REDEVELOPMENT PLAT, PLAT BOOK 122, PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND REFERENCED TO THE NATIONAL GEODETIC SURVEY (NGS) BENCHMARK, DESIGNATION: Q 235 (PID-AD2570); A BENCHMARK DISC SET IN CONCRETE MONUMENT, AT THE INTERSECTION OF THE FLORIDA EAST COAST RAILROAD AND N.W. 6 STREET, 49.9 FEET NORTH 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.
- THE MEASUREMENTS SHOWN HEREON WERE OBTAINED USING A "LEICA TCR-802 POWER REFLECTORLESS" TOTAL STATION AND "TDS" DATA COLLECTION SOFTWARE. THE ACCURACY OF CONTROL SURVEY DATA HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS AND TRAVERSE CLOSURES.

**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 MINIMUM TECHNICAL STANDARDS 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 MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION IN JANUARY, 2014

LAST DATE OF FIELD WORK: JANUARY 08, 2014

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

RAYMOND YOUNG  
PROFESSIONAL SURVEYOR & MAPPER NO. 5799  
STATE OF FLORIDA

THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PROJECT NO.  
**13-0065-001-01**

**S-1**

SHEET 1 OF 1

# CATERING FACILITY

A REPLAT OF A PORTION OF LOT 1, BLOCK 4, TOWN OF FORT LAUDERDALE, PLAT BOOK B, PAGE 40, DADE COUNTY RECORDS  
SECTION 3, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA  
JANUARY, 2014

**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 BROWARD 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 1, FLORIDA STATUTES, AND IS APPROVED AND ACCEPTED FOR RECORDATION.

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

**BROWARD COUNTY URBAN PLANNING AND REDEVELOPMENT  
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 }  
COUNTY OF BROWARD } SS

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY COMMISSION OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AS SHOWN HEREON, IN AND BY SAID RESOLUTION NO. \_\_\_\_\_, DULY ADOPTED 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 THE MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCE/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\_\_\_\_

ATTESTED BY: \_\_\_\_\_  
CITY CLERK - JONDA K. JOSEPH

**PLANNING & 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\_\_\_\_

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 - HARDEEP ANAND  
FLORIDA P.E. REGISTRATION NO. 57380

**LEGAL DESCRIPTION :**

THE NORTH 150.00 FEET OF LOT 1, BLOCK 4 OF TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 40 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THEREFROM THE WEST 50.00 FEET AND THE EAST 60.00 FEET OF SAID LOT 1.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 12,675 SQUARE FEET, (0.291 ACRES) MORE OR LESS.

**DEDICATION**

STATE OF FLORIDA }  
COUNTY OF MIAMI-DADE } SS

KNOW ALL MEN BY THESE PRESENTS: THAT LAND PARCEL FLL LLC, A FOREIGN 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 CATERING FACILITY, 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 \_\_\_\_\_, 2014.

LAND PARCEL FLL LLC

BY: \_\_\_\_\_  
KOLLEEN COBB  
VICE PRESIDENT & SECRETARY

WITNESS \_\_\_\_\_ WITNESS \_\_\_\_\_  
WITNESS - PRINTED NAME WITNESS - PRINTED NAME

**ACKNOWLEDGMENT**

STATE OF FLORIDA }  
COUNTY OF MIAMI-DADE } SS

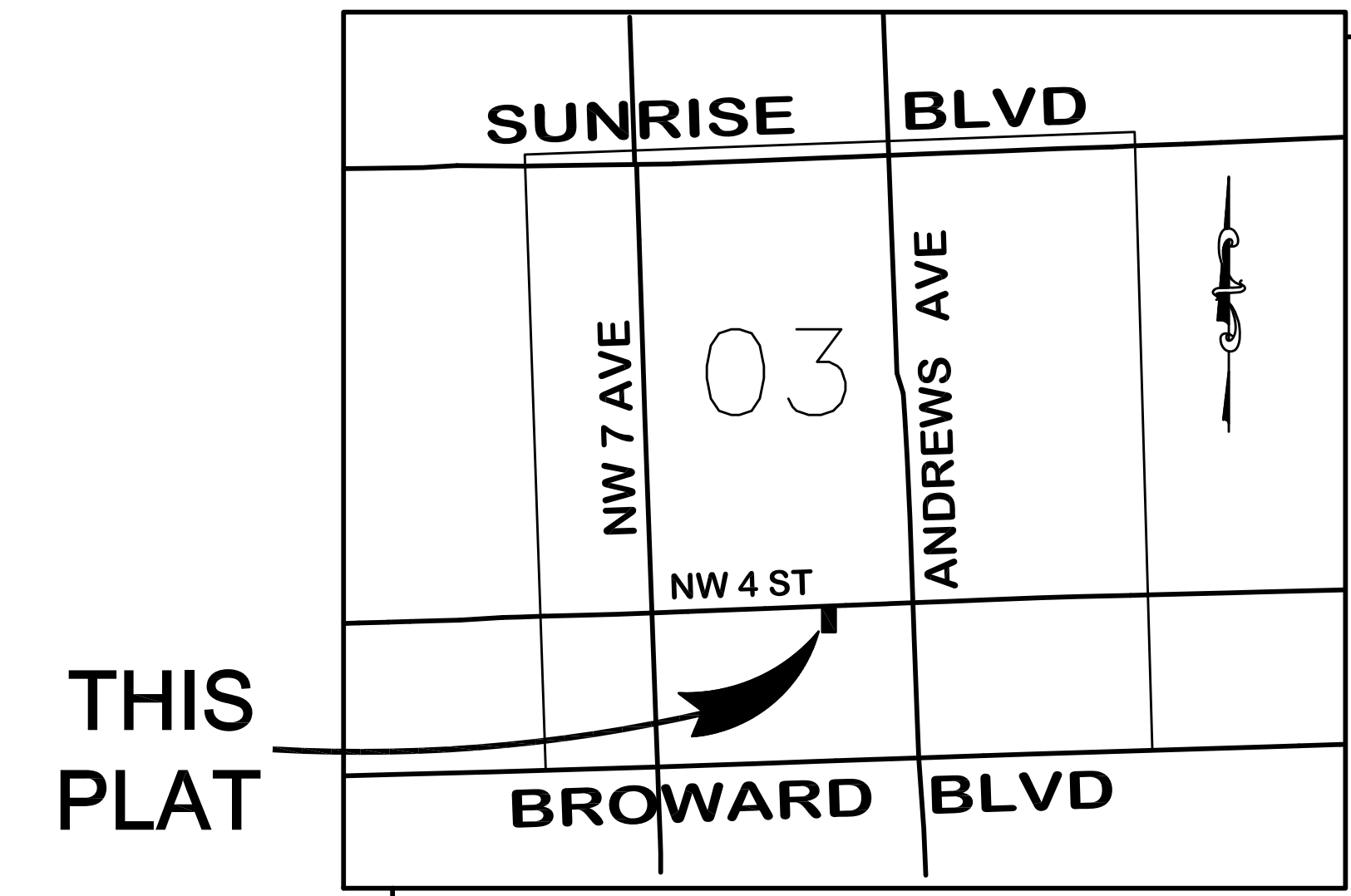
I HEREBY CERTIFY THAT ON THIS DAY, PERSONALLY APPEARED BEFORE ME, THE PERSON KNOWN TO ME AND DESCRIBED WITHIN, OR WHO HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION AS OFFICER(S) OF SAID COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN EXPRESSED, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

NOTARY PUBLIC - STATE OF FLORIDA

COMMISSION EXPIRATION DATE: \_\_\_\_\_

COMMISSION NO.: \_\_\_\_\_



Location Sketch  
03-50S-42E  
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 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE, AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, PART 1, ON THIS 8th DAY OF JANUARY, 2014. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER VERTICAL CONTROL.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
RAYMOND YOUNG  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTRATION NUMBER 5799  
CRAVEN THOMPSON & ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION NUMBER LICENSE BUSINESS 271

PLAT PREPARED BY: RAYMOND YOUNG, P.S.M.

**CRAVEN THOMPSON & ASSOCIATES, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
3083 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33308  
TEL: (954) 730-6400 FAX: (954) 730-6400  
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
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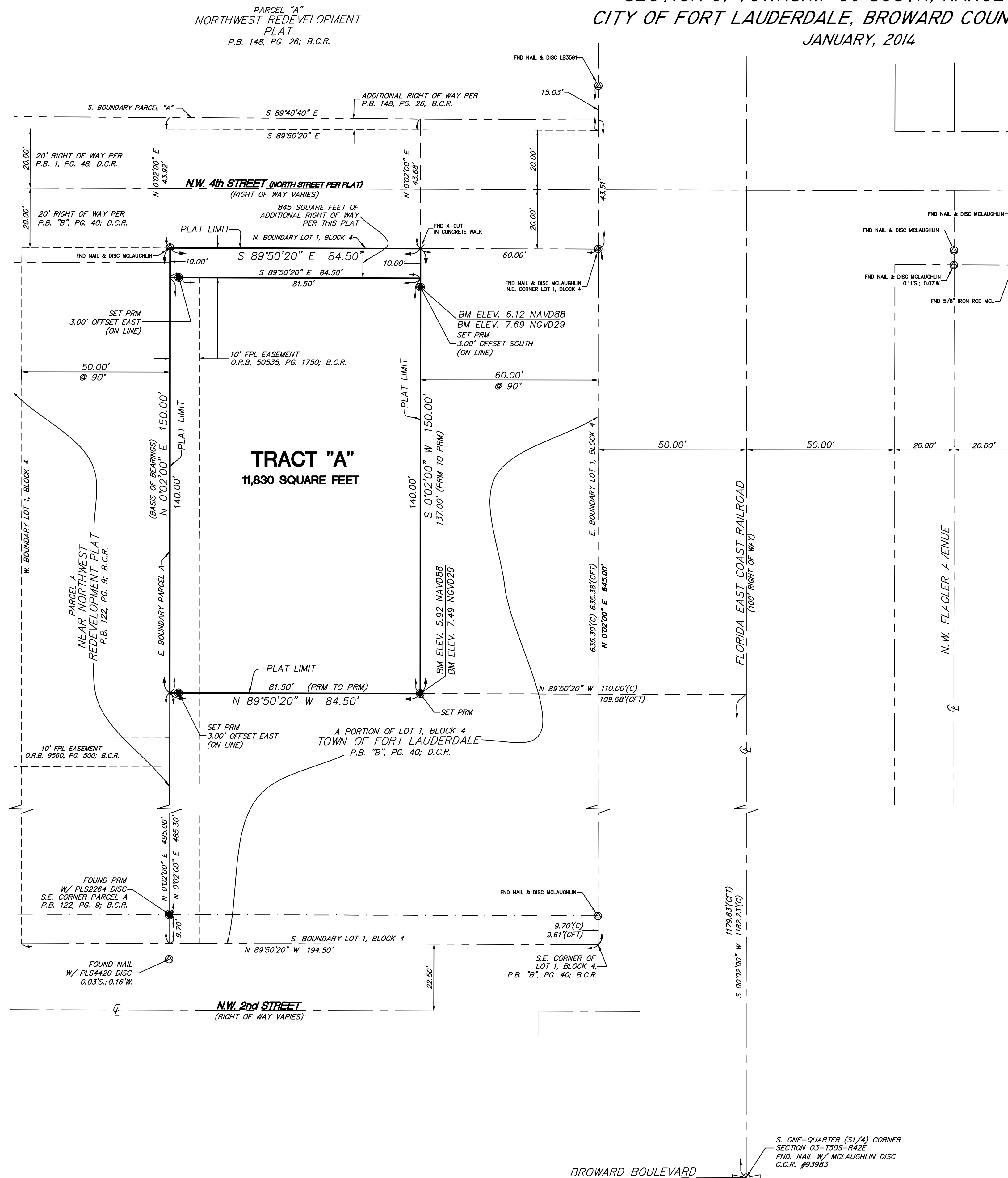
	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	CITY COMMISSION	CITY ENGINEER	SURVEYOR & MAPPER
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003-MP-14



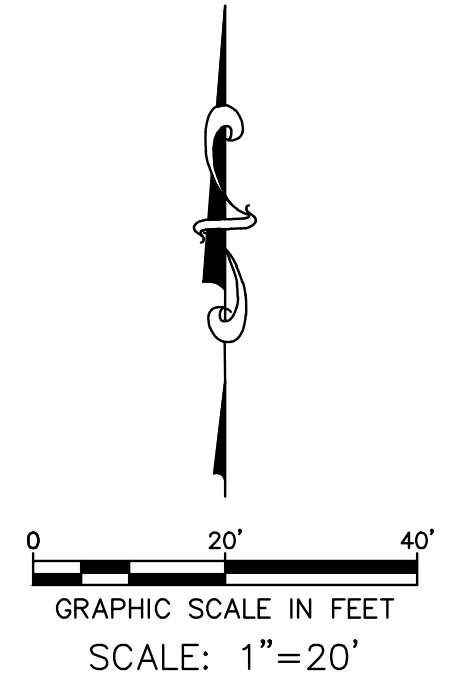
# CATERING FACILITY

A REPLAT OF A PORTION OF LOT 1, BLOCK 4, TOWN OF FORT LAUDERDALE, PLAT BOOK B, PAGE 40, DADE COUNTY RECORDS  
SECTION 3, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA  
JANUARY, 2014



## LEGEND

- INDICATES 4"X 4" CONCRETE MONUMENT, MINIMUM LENGTH 24", STAMPED WITH "PRM-#LB271" DISC (UNLESS OTHERWISE NOTED)
- B.C.R. INDICATES BROWARD COUNTY RECORDS
- BM ELEV. 0.00' INDICATES BENCHMARK ELEVATION (IN FEET)
- (C) INDICATES CALCULATED
- C.C.R. INDICATES CERTIFIED CORNER RECORD
- (CFT) INDICATES CALCULATED FROM FIELD TRAVERSE
- D.C.R. INDICATES DADE COUNTY RECORDS
- FPL INDICATES FLORIDA POWER AND LIGHT
- LB INDICATES LICENSED BUSINESS
- NAVD88 INDICATES NORTH AMERICAN VERTICAL DATUM OF 1988
- NGVD29 INDICATES NATIONAL GEODETIC VERTICAL DATUM OF 1929
- O.R.B. INDICATES OFFICIAL RECORDS BOOK
- P.B. INDICATES PLAT BOOK
- PG. INDICATES PAGE
- PLS INDICATES PROFESSIONAL LAND SURVEYOR
- P.R.M. INDICATES PERMANENT REFERENCE MONUMENT
- W/ INDICATES WITH
- INDICATES NON-VEHICULAR ACCESS LINE (N.V.A.L.)



## SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NORTH 00°02'00" EAST ON THE EAST BOUNDARY OF PARCEL A, AS SHOWN ON THE PLAT OF NEAR NORTHWEST REDEVELOPMENT PLAT, PLAT BOOK 122, PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
  2. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND REFERENCED TO THE NATIONAL GEODETIC SURVEY (NGS) BENCHMARK, DESIGNATION: Q 235 (PID-AD2570); A BENCHMARK DISC SET IN CONCRETE MONUMENT, AT THE INTERSECTION OF THE FLORIDA EAST COAST RAILROAD AND N.W. 6 STREET, 49.9 FEET NORTH 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.
- NOTE: THE PUBLISHED ELEVATION BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) FOR (NGS) BENCHMARK Q 235 (REFERENCED ABOVE) IS ELEVATION = 7.95, PER (NGS) DATA SHEET FOR SAID BENCHMARK. THE DIFFERENCE BETWEEN (NGVD29) AND (NAVD88) IS (-)1.57.

## PLAT NOTES:

1. THIS PLAT IS RESTRICTED TO 5,000 SQUARE FEET OF COMMERCIAL USE. BANKS ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.
- 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.
2. 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.
3. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY \_\_\_\_\_, 2019, 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
4. IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY \_\_\_\_\_, 2019, 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.
5. 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.

PLAT PREPARED BY: RAYMOND YOUNG, P.S.M.

**Craven Thompson & Associates, Inc.**  
ENGINEERS • PLANNERS • SURVEYORS

3563 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33309  
TEL: (954) 739-6400 FAX: (954) 739-6409

13-0065 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. 0000114

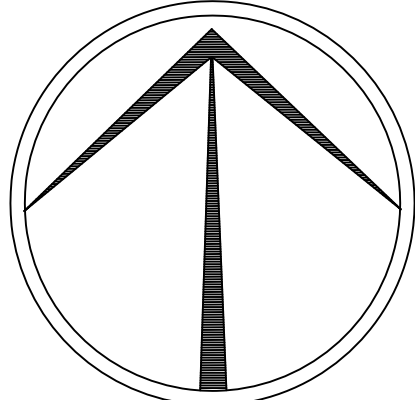
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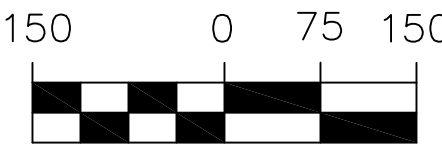
# CATERING FACILITY

SECTION 3, TOWNSHIP 50 SOUTH, RANGE 42 EAST

NORTH



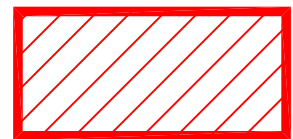
SCALE 1" = 150'



GRAPHIC SCALE



### LEGEND



PLAT PARCEL/  
PROJECT SITE

2013 Aerial, Flight date January, 2013

CTA PROJECT NO: 13-0065

 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

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