

DEDICATION

STATE OF FLORIDA COUNTY OF BROWARD SS KNOW ALL MEN BY THESE PRESENTS: That the CITY OF FORT LAUDERDALE, a Florida municipal 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 "3110", being a plat of a portion of the Northwest one-quarter (NW 1/4) of Section 22, Township 50 South, Range 42 East, Broward County, Florida.

IN WITNESS WHEREOF: We hereunto set our hands and affix the corporate seal in the City of Fort Lauderdale, County of Broward, State of Florida, this ____ day of _____, 2015.

CITY OF FORT LAUDERDALE, a Florida municipal corporation

Officer: _____ Name printed: John P. "Jack" Sieler Title: Mayor

Attest: _____ Name printed: Jonda K. Joseph Title: City Clerk

Witness: (as to both): _____ Name printed: _____

Witness: (as to both): _____ Name printed: _____

ACKNOWLEDGMENT

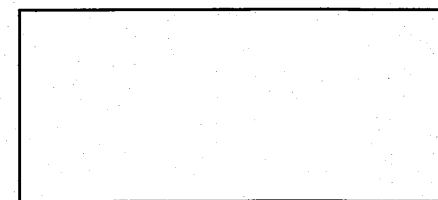
STATE OF FLORIDA COUNTY OF BROWARD SS I hereby certify that on this day personally appeared before me John P. "Jack" Sieler, being the Mayor of the City of Fort Lauderdale, Florida, a Florida municipal corporation to me well known to be the person described who executed the foregoing plat and and he acknowledged the execution thereof to be his free act and deed as such officer; and that he affixed thereto the official seal of said corporation and that said instrument is the act and deed of said corporation.

Witness my signature and official seal at the City of Hollywood, Broward County, Florida this ____ day of _____, 2015.

NOTARY PUBLIC _____ STATE OF FLORIDA

Name of Notary printed _____

My Commission Expires: _____



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 # PL140)

By: _____ Chairman, this _____ day of _____, 2015.

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 _____, 2015.

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 K. Joseph, City Clerk, this _____ day of _____, 2015.

CITY ENGINEER'S SIGNATURE

This plat is approved and accepted for record this _____ day of _____, 2015.

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

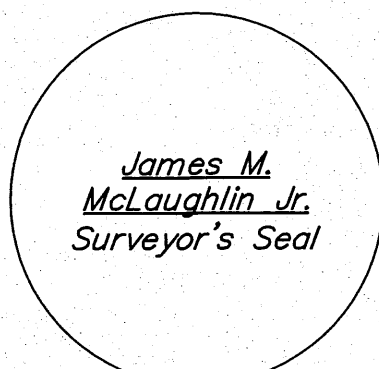
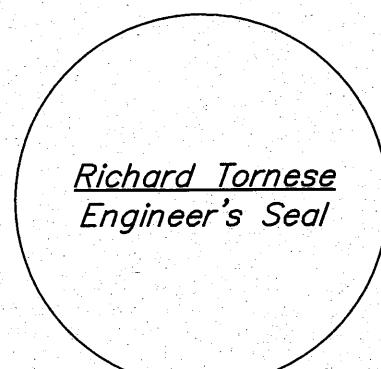
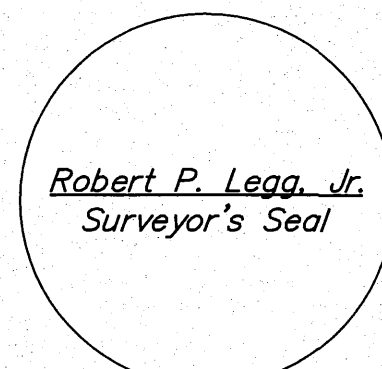
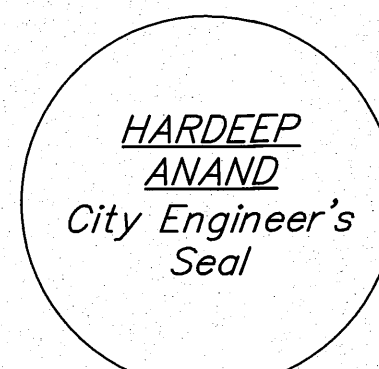
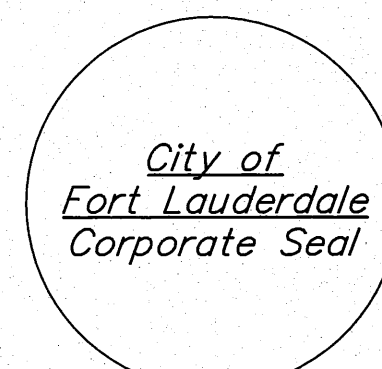
SURVEYOR'S CERTIFICATE

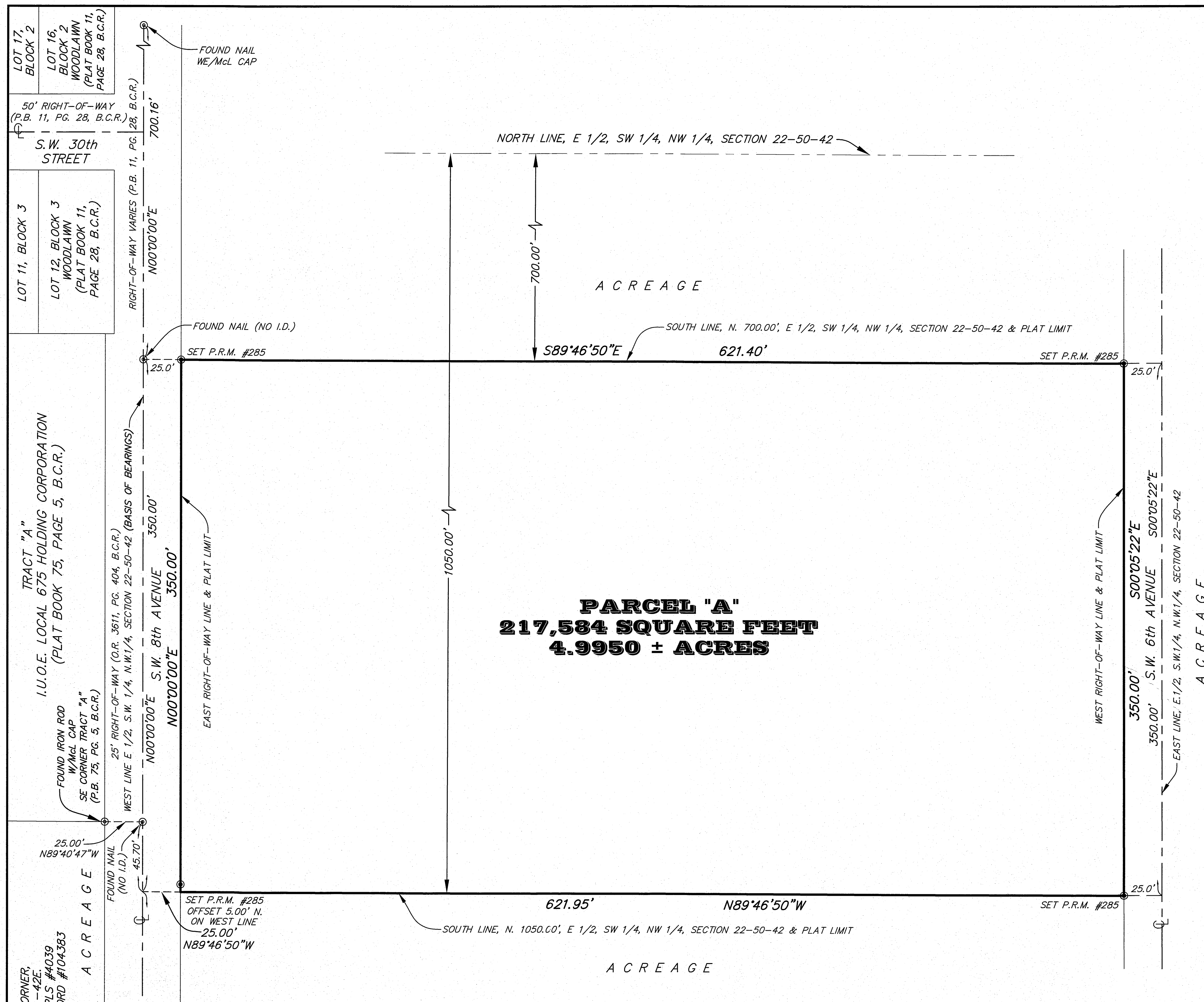
STATE OF FLORIDA COUNTY OF BROWARD SS I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, 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____. 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 December, 2014.

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

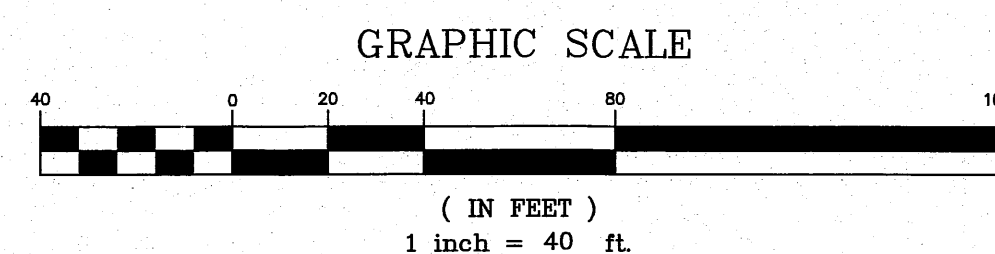
"3110"
BEING A PLAT OF A PORTION OF THE
NORTHWEST ONE-QUARTER (NW 1/4) OF
SECTION 22, TOWNSHIP 50 SOUTH, RANGE 42 EAST,
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
DECEMBER 2014





PARCEL "A"
217,584 SQUARE FEET
4.9950 ± ACRES

"3110"
BEING A PLAT OF A PORTION OF THE
NORTHWEST ONE-QUARTER (NW 1/4) OF
SECTION 22, TOWNSHIP 50 SOUTH, RANGE 42 EAST,
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
DECEMBER 2014



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 hereon refer to an assumed meridian, and assume the West line of the East one-half (E 1/2) of the Southwest one-quarter (SW 1/4) of the Northwest one-quarter (NW 1/4) of Section 22-50-42 as North 00°00'00" East, 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, _____, 2020, 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, _____, 2020, 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 60,000 Square Feet of Civic, Cultural and Educational Facility ancillary to recreation use.

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 IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

LEGAL DESCRIPTION:

The South 350 feet of the North 1050 feet of the East one-half (E1/2) of the Southwest one-quarter (SW1/4) of the Northwest one-quarter (NW1/4) of Section 22, Township 50 South, Range 42 East, Broward County, Florida, LESS the West 25 feet and the East 25 feet thereof.

Said lands situate lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 217,584 square feet or 4.9950 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)
- L.B. - indicates Licensed Business Number
- P.B., PG. - indicates Plat Book & Page
- B.C.R. - indicates Broward County Records
- MCL CAP - indicates McLaughlin Engineering Co. Cap
- ⊙ - indicates centerline of Right-of-way
- O.R., PG., - indicates Official Records Book, Page
- W/MCL CAP - indicates with McLaughlin Engineering Company Cap

