

DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That McELLIOT DEVELOPMENT, INC., a Florida 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 "JACOB'S HAMMOCK", being a replat of the West 125.00 feet (as measured on the South line thereof) of Lot 19, Block 1, WHITE ACRES, according to the plat thereof, as recorded in Plat Book 19, Page 33, of the public records of Broward County, Florida. In Section 21, Township 50 South, Range 42 East, Broward County, Florida.

The Additional Right-of-Way dedication as shown hereon, is hereby dedicated to the public for road and road related purposes.

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 Michael McMenamin Title: President

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 Michael McMenamin being the President of McELLIOT DEVELOPMENT, INC., a Florida Corporation, on behalf of said corporation.

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 _____

SEAL

DEDICATION OF MORTGAGE HOLDER

STATE OF FLORIDA SS JPMORGAN CHASE BANK, a National association, owner and holder of a mortgage on this property, COUNTY OF BROWARD recorded in Official Records Book 32192, Page 12, Broward County Records, does hereby join in the dedications shown hereon. 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 _____, 201__.

JPMORGAN CHASE BANK

Officer: _____ Name printed: _____ Title: _____

Witness: _____ Name printed: _____

Witness: _____ Name printed: _____

ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this _____ day of _____, 201__., COUNTY OF BROWARD by _____, being the _____, of JPMORGAN CHASE BANK, a National association, on behalf of the association.

He/She 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 _____

SEAL



"JACOB'S HAMMOCK"
BEING A REPLAT OF A PORTION OF
LOT 19, BLOCK 1, WHITE ACRES
(PLAT BOOK 19, PAGE 33, BROWARD COUNTY RECORDS)
SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST,
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
SEPTEMBER 2014

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 # PL14009)

By: _____ Patrick McTigue Chairman, this _____ day of _____, 20__.

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 _____, 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 impact fees have been paid or are not due.

By: _____ Jonda Joseph, City Clerk, this _____ day of _____, 20__.

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

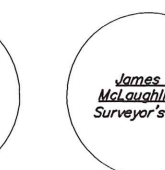
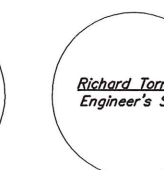
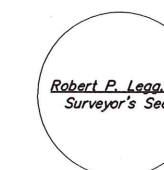
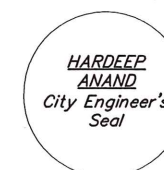
BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - RECORDING SECTION

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 2nd day of September, 2014.



By: James M. McLaughlin, Jr.
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 2

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 2892), B.M. #2- Cut with PK nail and cap in concrete sidewalk; centerline of East sidewalk of S.W. 9th Avenue on the projected centerline of S.W. 31st Street Elevation = 5.65
(Bench Mark Elevation is referenced to the National Geodetic Vertical Datum of 1929)

Bearings shown hereon refer to an assumed meridian, and assume the North right-of-way line of S.W. 31st Court, as North 88°48'55" West, as field monumented and shown hereon.

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 this 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.

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 Six (6) Townhouse Style Units.

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 West 125.00 feet (as measured along the South line thereof) of Lot 19, Block 1, WHITE ACRES, according to the plat thereof, as recorded in Plat Book 19, Page 33, of the public records of Broward County, Florida.

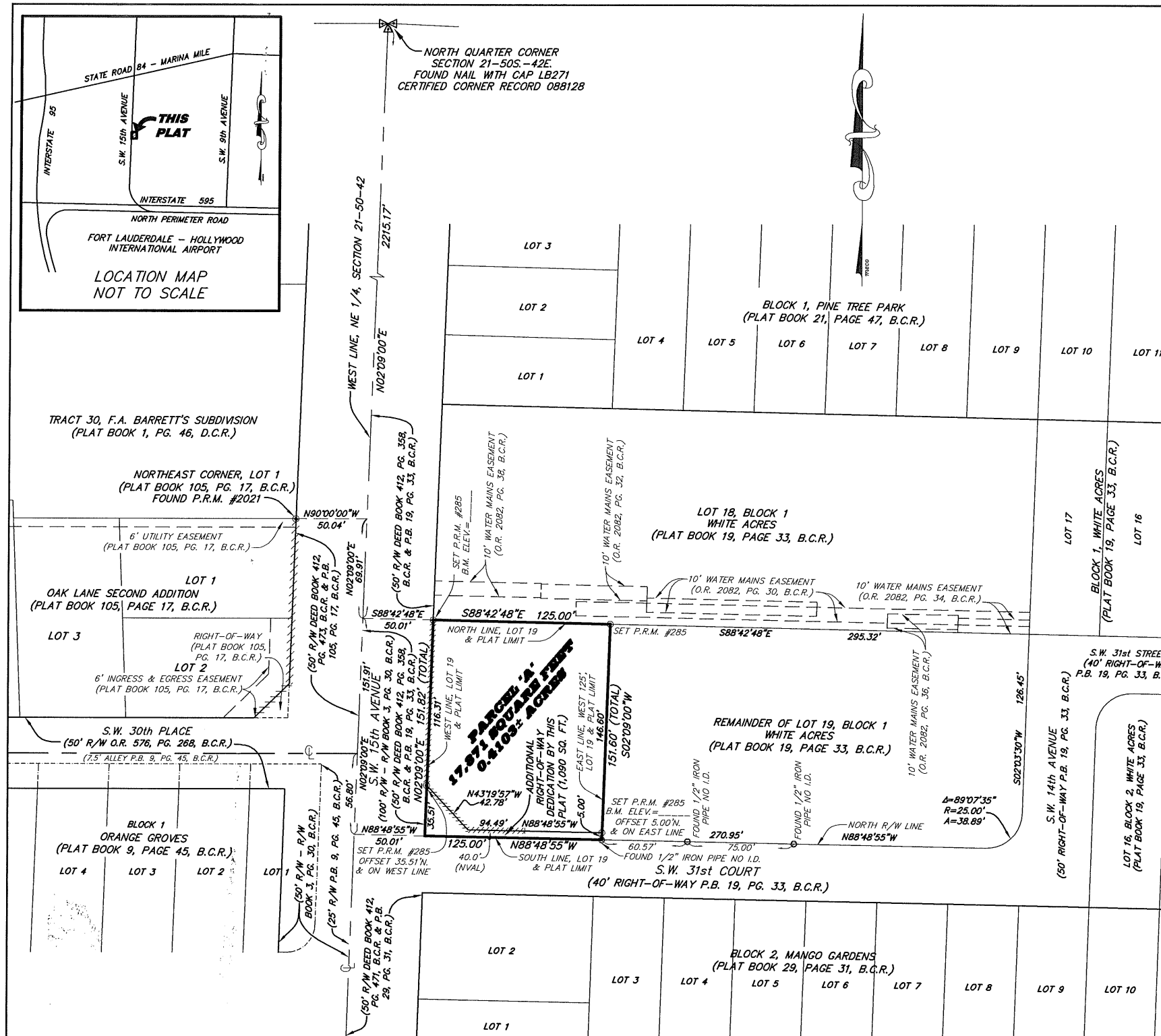
Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 18,961 square feet or 0.4353 acres more or less.

LEGEND:

- ⊙ P.R.M. - indicates Permanent Reference Monument (4"x4"x24" concrete post w/metal rod and brass cap stamped I.B. 285)
- indicates Non-Vehicular Access Line (NVAL)
- B.M. ELEV. - indicates Bench Mark Elevation
- L.B. - indicates Licensed Business Number
- P.B., PG. - 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



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