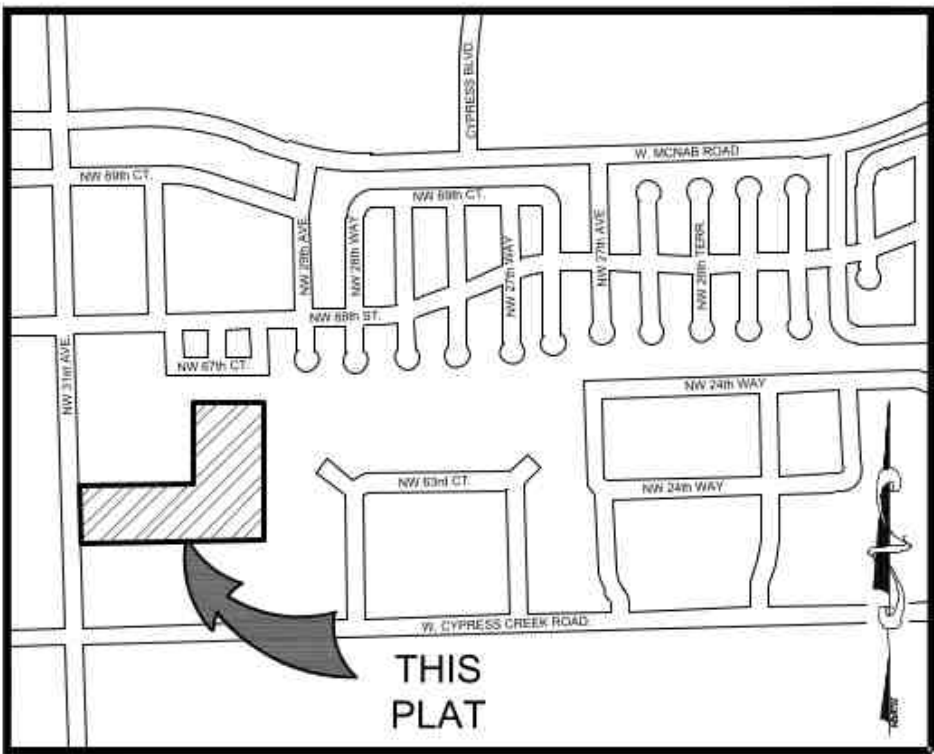


CALVARY CHAPEL WEST CAMPUS

A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. 1/4)
OF SECTION 8, TOWNSHIP 49 SOUTH, RANGE 42 EAST,
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
JULY, 2025



LOCATION SKETCH
NOT TO SCALE

DESCRIPTION: (SEE SHEET 2 OF 3)

DEDICATION:

STATE OF _____ } SS KNOW ALL MEN BY THESE PRESENTS THAT
COUNTY OF _____ } CALVARY CHAPEL OF FT. LAUDERDALE, A
FLORIDA NOT-FOR-PROFIT CORPORATION, AS OWNER OF THE LANDS, AS
SHOWN HEREON, BEING IN SECTION 8, TOWNSHIP 49 SOUTH, RANGE 42
EAST, BROWARD COUNTY, FLORIDA, SHOWN HEREON AS CALVARY CHAPEL
WEST CAMPUS, DO HEREBY DEDICATE THE FOLLOWING:

PARCEL "3" AS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE TO
THE PUBLIC FOR RIGHT OF WAY PURPOSES.

IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR
CORPORATE SEALS THIS ____ DAY OF _____, 202__.

WITNESS: _____ CALVARY CHAPEL OF FT. LAUDERDALE, A
PRINT NAME: _____ FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: _____ BY: _____
PRINT NAME STEVE CARLSON
(PRESIDENT)

ACKNOWLEDGEMENT:

STATE OF _____ }
COUNTY OF _____ } SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
[] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS ____ DAY
OF _____, 202__. BY STEVE CARLSON WHO IS [] PERSONALLY KNOWN TO
ME OR, [] HAVE PRODUCED _____, AS IDENTIFICATION. AND
WHO EXECUTED THE FOREGOING INSTRUMENT AS THE PRESIDENT FOR
CALVARY CHAPEL OF FT. LAUDERDALE, A FLORIDA NOT-FOR-PROFIT
CORPORATION. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE
EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT OF SAID CORPORATION,
AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE
CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID
INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT
IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY
OF _____, 202__.

MY COMMISSION EXPIRES:

NOTARY PUBLIC: _____

PRINT NAME: _____

CITY OF FORT LAUDERDALE APPROVALS:

CITY 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, THIS
____ DAY OF _____ A.D., 202__.

BY: _____
CHAIRPERSON

CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND
ACCEPTED FOR RECORD BY THE CITY COMMISSION OF FORT LAUDERDALE,
FLORIDA, IN AND BY RESOLUTION NO. _____ ADOPTED BY THE SAID
CITY COMMISSION, THIS ____ DAY OF _____, A.D., 202__.

CONCURRENCY/IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR
CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF
BUILDING PERMIT ISSUANCE.

BY: _____
DAVID R. SOLOMAN
CITY CLERK

CITY ENGINEERING:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS ____ DAY OF _____ A.D.,
202__.

BY: _____
BENJAMIN RESTREPO, PE
FLORIDA P.E. REGISTRATION NO. 83898

PLAT BOOK _____ PAGE _____
SHEET 1 OF 4

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 THIS ____ DAY OF _____, A.D., 202__.

BY: _____ DATE: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING
COUNCIL ON THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR
RECORD THIS ____ DAY OF _____, A.D., 202__.

BY: _____ DATE: _____
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 _____, 202__.

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: _____ BY: _____
RICHARD TORNESE ROBERTO CHAVEZ
DIRECTOR PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA PROFESSIONAL ENGINEER, FLORIDA REGISTRATION NO. LS7280
REGISTRATION NO. 40263

DATE: _____ DATE: _____

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

DIRECTOR OR DESIGNEE _____ DATE _____


SURVEYOR'S CERTIFICATE

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 CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177,
FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17,
FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS
(P.R.M.'S) WERE SET ON _____, 2025.

KEITH & ASSOCIATES, INC. FLORIDA DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION NUMBER LB 6860.

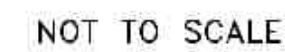
DATE: _____ FOR THE FIRM BY: _____

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4677
STATE OF FLORIDA

CALVARY CHAPEL OF FT. LAUDERDALE.	CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR	PREPARED BY:  301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 EMAIL: mail@KEITHteam.com LB NO. 6860 023-MP-24

PLAT BOOK _____ PAGE _____

SHEET 2 OF 4



PARCEL 1:

A PORTION OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 49 SOUTH, RANGE 42 EAST, AND RUN ON AN ASSUMED BEARING OF NORTH 01°33'33" WEST, ALONG THE WEST LINE OF THE SAID NORTHWEST 1/4 FOR 480.00 FEET; THENCE RUN NORTH 88°32'34" EAST, ALONG A LINE PARALLEL TO AN 400.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, TO THE SOUTH LINE OF THE AFORESAID NORTHWEST 1/4 FOR 53.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°32'34" EAST, ALONG THE LAST DESCRIBED COURSE FOR 631.83 FEET; THENCE RUN NORTH 01°33'33" WEST, FOR 345.31 FEET; THENCE RUN SOUTH 88°26'27" WEST, FOR 631.83 FEET; THENCE RUN SOUTH 01°33'33" EAST, ALONG A LINE 53.00 FEET EAST OF AND PARALLEL TO THE AFORESAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 8 FOR 344.19 FEET TO THE POINT OF BEGINNING, SAID LAND LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

ALSO BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 8; THENCE RUN NORTH 01°33'33" WEST (ON AN ASSUMED BEARING) 824.10 FEET ALONG THE WEST LINE OF SAID NORTHWEST 1/4; THENCE RUN NORTH 88°26'27" EAST 53 FEET, TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF DUBLOIS ROAD (N.W. 31ST AVE) AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°26'27" EAST 631.83 FEET; THENCE RUN SOUTH 01°33'33" EAST 345.31 FEET; THENCE RUN SOUTH 88°52'34" WEST 631.83 FEET, TO AN INTERSECTION WITH SAID EASTERLY RIGHT OF WAY OF DUBLOIS ROAD; THENCE RUN NORTH 01°33'33" WEST 344.19 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE, TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA.

LESS THAT CERTAIN PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN
OFFICIAL RECORDS BOOK 10948 AT PAGE 44, PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 8; THENCE RUN NORTH 01°55'20" WEST (ON AN ASSUMED BEARING) A DISTANCE OF 479.91 FEET ALONG THE WEST LINE OF SAID NORTHWEST 1/4; THENCE RUN NORTH 88°04'40" EAST A DISTANCE OF 53 FEET, TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF DUBLUIS ROAD (N.W. 31ST AVENUE) AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°04'40" EAST A DISTANCE OF 100 FEET; THENCE RUN NORTH 01°55'20" WEST A DISTANCE OF 344.19 FEET; THENCE RUN SOUTH 88°04'40" WEST A DISTANCE OF 5.90 FEET; THENCE RUN SOUTH 01°55'20" EAST A DISTANCE OF 344.19 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (REVISED LEGAL)

A PARCEL OF LAND IN THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 8,
TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID PARCEL BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 8; THENCE NORTH 01°33'33" WEST ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER (N.W. 1/4), A DISTANCE OF 1,168.81 FEET TO AN INTERSECTION WITH THE EASTERLY PROJECTION OF THE SOUTH LINE OF AN 80.00 FOOT WIDE CANAL EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7218, PAGE 674, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°26'27" EAST ALONG SAID EASTERLY PROJECTION, A DISTANCE OF 53.00 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID 80.00 FOOT WIDE CANAL EASEMENT; THENCE CONTINUE NORTH 88°26'27" EAST ALONG THE SOUTH LINE OF SAID 80.00 FOOT WIDE CANAL EASEMENT, A DISTANCE OF 631.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°26'27" EAST ALONG THE SOUTH LINE OF SAID 80.00 FOOT WIDE CANAL EASEMENT, A DISTANCE OF 315.51 FEET; THENCE SOUTH 01°33'33" EAST, A DISTANCE OF 690.58 FEET; THENCE SOUTH 88°32'34" WEST, A DISTANCE OF 315.51 FEET; THENCE NORTH 01°33'33" WEST, A DISTANCE OF 690.02 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY FLORIDA.

SAID PARCEL 1 AND 2 ARE ALSO KNOWN AS THE FOLLOWING OVERALL, COMBINED
LEGAL DESCRIPTION:

OVERALL LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 8; THENCE NORTH 01°33'33" WEST (ON AN ASSUMED BEARING) ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4) A DISTANCE OF 480.01 FEET; THENCE NORTH 88°32'34" EAST, A DISTANCE OF 58.90 FEET TO THE POINT OF BEGINNING, SAID POINT LYING AND BEING ON A LINE 58.90 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4); THENCE NORTH 01°33'33" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 344.19 FEET; THENCE NORTH 88°26'27" EAST, A DISTANCE OF 625.93 FEET; THENCE NORTH 01°33'33" WEST, A DISTANCE OF 344.71 FEET TO A POINT ON THE SOUTH LINE OF AN 80.00 FOOT WIDE CANAL EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7218, PAGE 674, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°26'27" EAST ALONG SAID SOUTH LINE A DISTANCE OF 315.51 FEET; THENCE SOUTH 01°33'33" EAST, A DISTANCE OF 690.58 FEET; THENCE SOUTH 88°32'34" WEST, A DISTANCE OF 941.44 FEET TO THE POINT OF BEGINNING.

A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 8, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 8; THENCE NORTH 01°55'13" WEST ALONG THE WEST LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4), A DISTANCE OF 480.01 FEET; THENCE NORTH 88°11'54" EAST, A DISTANCE OF 58.90 FEET TO THE POINT OF BEGINNING, SAID POINT LYING AND BEING ON A LINE 58.90 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4); THENCE NORTH 01°55'13" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 344.21 FEET TO A POINT ON THE SOUTH LINE OF PARCEL "A" "NEW HOPE COMMUNITY CHURCH" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGE 275 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°04'47" EAST ALONG SAID SOUTH LINE OF PARCEL "A", A DISTANCE OF 625.93 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE NORTH 01°55'13" WEST ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 344.71 FEET TO A POINT ON THE SOUTH LINE OF AN 80.00 FOOT WIDE CANAL EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7218, PAGE 674, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°04'47" EAST ALONG SAID SOUTH LINE A DISTANCE OF 315.51 FEET TO THE NORTHWEST CORNER OF PARCEL "A" "VANTAGE INDUSTRIAL PARK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 89, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 01°55'13" EAST ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 690.87 FEET TO THE NORTHEAST CORNER OF PARCEL "D", "VANTAGE INDUSTRIAL PARK NO. 3", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 100, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88°11'54" WEST ALONG THE NORTH LINE OF SAID PARCEL "D", A DISTANCE OF 941.44 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATED IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 433,730 SQUARE FEET (9.957 ACRES) MORE OR LESS.

PREPARED BY:



023-MP-24

CALVARY CHAPEL WEST CAMPUS

A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. 1/4)
OF SECTION 8, TOWNSHIP 49 SOUTH, RANGE 42 EAST,
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
JULY, 2025

PLAT BOOK _____ PAGE _____

SHEET 3 OF 4

NOTICE:

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PLAT NOTES:

☒ INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISC NO. LB6860 (UNLESS NOTED OTHERWISE).

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE SOUTH LINE OF PARCEL "A", NEW HOPE COMMUNITY CHURCH, PLAT BOOK 183, PAGE 275, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING NORTH 88°04'47" EAST.

THE FOLLOWING NOTE IS REQUIRED BY 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.

ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND.

THIS PLAT IS RESTRICTED TO 125,000 SQUARE FEET OF K-8 EDUCATIONAL FACILITY ON PARCEL "1", AND A RECREATIONAL FACILITY ON PARCEL "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.

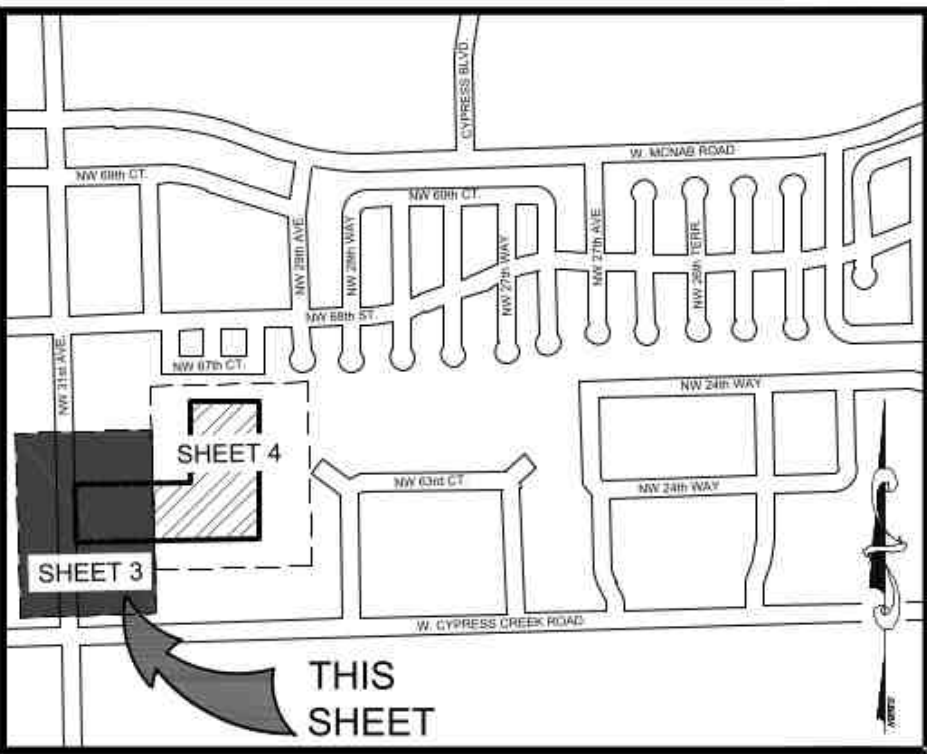
ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

LEGEND:

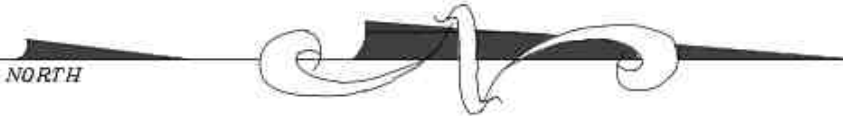
B.C.R.	BROWARD COUNTY RECORDS
(D)	PER DEED
(F)	PER FIELD MEASUREMENT
D.B.	DEED BOOK
FP&L	FLORIDA POWER & LIGHT COMPANY
ID.	IDENTIFICATION
L.B.	FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES
NVAL	CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION
O.R.B.	NON-VEHICULAR ACCESS LINE
P.B.	PLAT BOOK
PG.	PAGE
PRM	PERMANENT REFERENCE MONUMENT
---	NON VEHICULAR ACCESS LINE
---	PARCEL "3" LINE
+	CENTERLINE
+	ONE-QUARTER SECTION CORNER
+	SECTION CORNER

AREA TABULATION TABLE:

PARCEL NAME	SQUARE FOOTAGE	ACREAGE
PARCEL "1"	211,907	4.864
PARCEL "2"	217,872	5.002
PARCEL "3"	3,951	0.091
TOTAL	433,730	9.957



KEY MAP
NOT TO SCALE



GRAPHIC SCALE

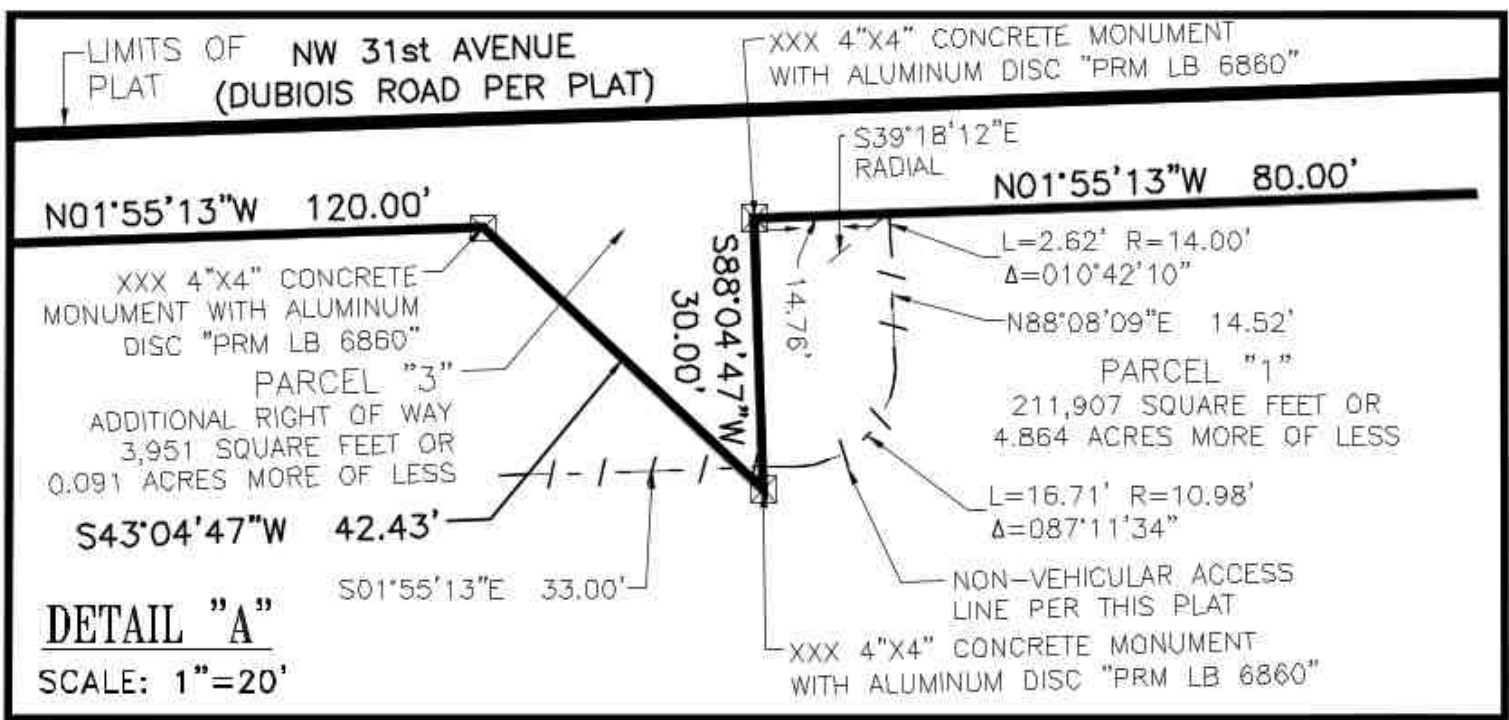
(IN FEET)
1 inch = 40 ft.

PREPARED BY:



301 EAST ATLANTIC BOULEVARD
POMPAHO BEACH, FLORIDA 33060-6643
(954) 788-3400
EMAIL: mail@KEITHteam.com LB NO. 6860

023-MP-24



DETAIL "A"
SCALE: 1"=20'

5"x46" TRANSMISSION EASEMENT
(P.B. 74, PG. 25, B.C.R.)

5"x46" TRANSMISSION EASEMENT
(P.B. 74, PG. 25, B.C.R.)

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(P.B. 74, PG. 25, B.C.R.)

CALVARY CHAPEL WEST CAMPUS

A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. 1/4)
OF SECTION 8, TOWNSHIP 49 SOUTH, RANGE 42 EAST,
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
JULY, 2025

PLAT BOOK _____ PAGE _____

SHEET 4 OF 4

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☒ INDICATES SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISC NO. LB6860 (UNLESS NOTED OTHERWISE).

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE SOUTH LINE OF PARCEL "A", NEW HOPE COMMUNITY CHURCH, PLAT BOOK 183, PAGE 275, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING NORTH 88°04'47" EAST.

THE FOLLOWING NOTE IS REQUIRED BY 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.

ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND.

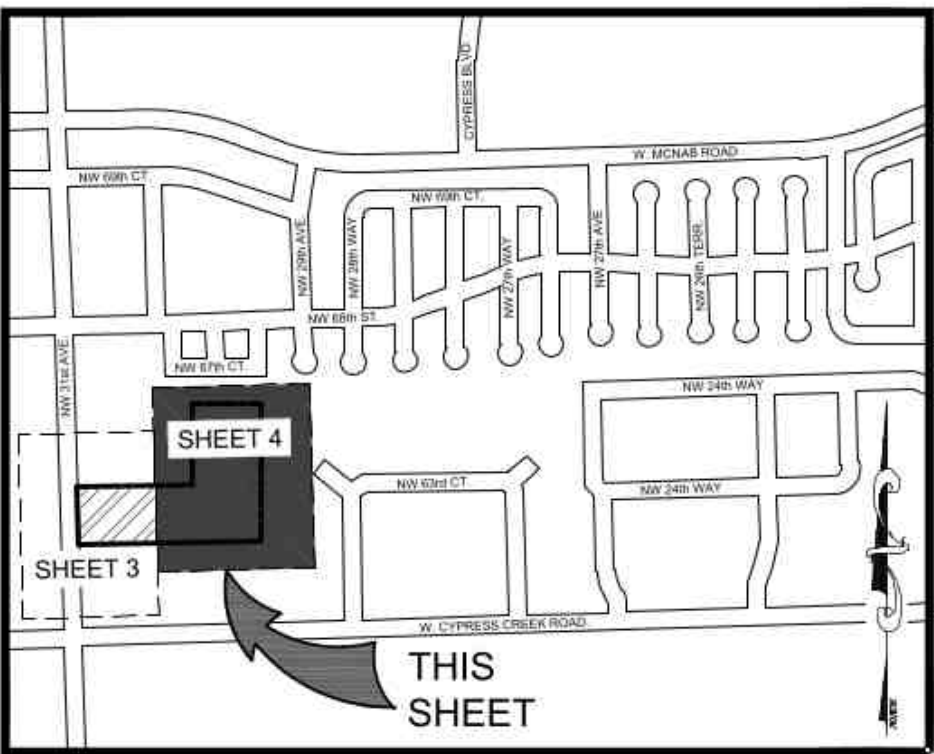
THIS PLAT IS RESTRICTED TO 125,000 SQUARE FEET OF K-8 EDUCATIONAL FACILITY ON PARCEL "1", AND A RECREATIONAL FACILITY ON PARCEL "2".

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 2.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

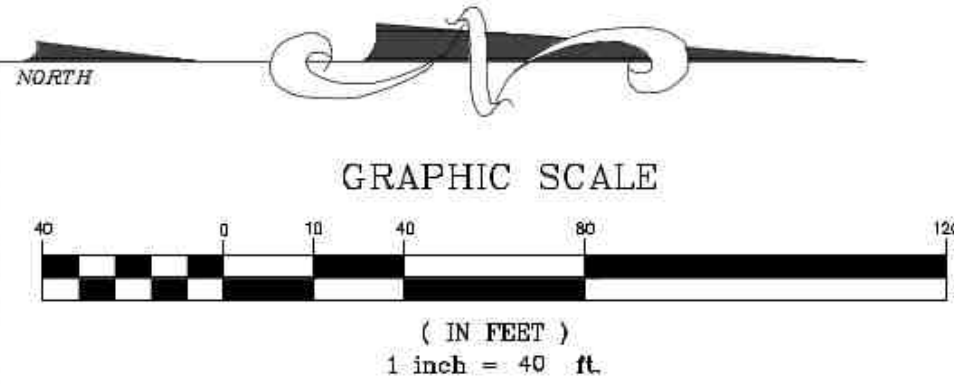
LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
(D)	PER DEED
(F)	PER FIELD MEASUREMENT
D.B.	DEED BOOK
FP&L	FLORIDA POWER & LIGHT COMPANY
ID.	IDENTIFICATION
L.B.	FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES
NVAL	CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION
O.R.B.	NON-VEHICULAR ACCESS LINE
P.B.	OFFICIAL RECORDS BOOK
PG.	PLAT BOOK
PRM	PERMANENT REFERENCE MONUMENT
---	NON VEHICULAR ACCESS LINE
---	PARCEL "3" LINE
⊙	CENTERLINE
⊕	ONE-QUARTER SECTION CORNER
⊕	SECTION CORNER



KEY MAP

NOT TO SCALE



PREPARED BY:



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400
EMAIL: mail@KEITHteam.com LB NO. 6860

023-MP-24

