

1200 NORTH FEDERAL

1) THIS PLAT IS RESTRICTED TO:
A 77,700 SQUARE FEET OF AUTOMOBILE DEALERSHIP AND 76,300 SQUARE

FEET OF AUTOMOBILE STORAGE. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.I.F. DEVELOPMENT REVIEW REQUIREMENTS OF BROWARD COUNTY LAND-USE PLAN REGARDING HAZARD TO AIR NAVIGATION.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCE, AND MAY BE AMENDED BY APPROVAL OF BROWARD COUNTY BOARD OF COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL, FOR THE PROPERTY LOCATED WITHIN THIS PLAT AND

DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER, INCLUDING AN OWNER OR OWNERS OF THE PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

2) BEARINGS IS SHOWN HERE ON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER OF SECTION 4 TOWNSHIP 50 S. RANGE 42 E., AN ASSUMED BEARING OF SOUTH 00° 27' MIN. 42" SECONDS WEST.

3) A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND THE FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____ 20____ 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 ADDRESS ADEQUACY REQUIREMENTS

SET FORTH IN 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

B) IF THE CONSTRUCTION OF THE PROJECT WATER LINES SEWER LINES DRAINAGE AND THE ROCK BASE FOR THE INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY _____ 20____ WHICH 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 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.

4) 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 THEIR SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT

A CABLE COMPANY DAMAGES THE FACILITY 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 PARTICULAR ELECTRIC, TELEPHONE, GAS BACK GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION CELL COMPLY WITH THE NATURAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

5) ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929, BENCHMARK OF ORIGIN CITY OF FORT LAUDERDALE BENCHMARK: PK NAIL IN BRASS DISC STAMPED CITY OF FT LAUDERDALE NE 510 BEING THE TOP OF CURB N SIDE OF E SUNRISE BLVD @ 5' +/- E OF CL EXTENDED NE 20 AVE. ELEVATION = 8.74'

A portion of the North 400 feet of the South 903.85 feet of Government Lot 7, Section 36, Township 49 South, Range 42 East, Fort Lauderdale, Broward County, Florida, lying East of U.S. Highway No. 1 (Federal Highway)

May 2013

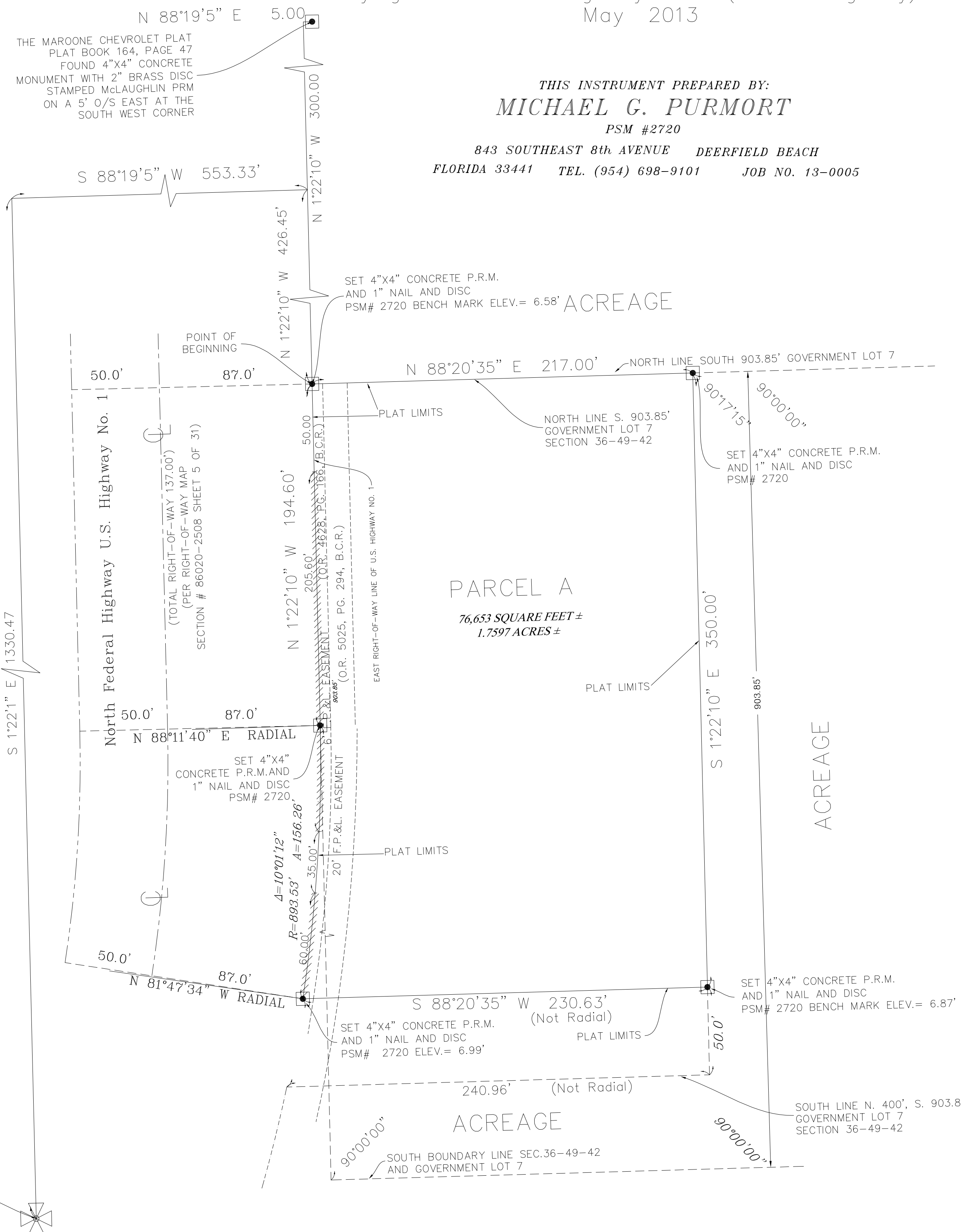
THIS INSTRUMENT PREPARED BY:
MICHAEL G. PURMORT

PSM #2720

843 SOUTHEAST 8th AVENUE DEERFIELD BEACH
FLORIDA 33441 TEL. (954) 698-9101 JOB NO. 13-0005

LEGEND:

- P.R.M. = PERMANENT REFERENCE MARKER (4"x4"x24") CONCRETE POST WITH ENCASED METAL ROD AND 1-1/8" METAL CAP, STAMPED AS SHOWN.
- N/D = 1-1/8" METAL CAP & 1-1/2" STUB NAIL AND STAMPED AS SHOWN.
- # = NUMBER
- B.M. = BENCHMARK ELEVATION
- L.B. = LICENSED BUSINESS, NUMBER
- P.B. = PLAT BOOK
- C = CENTER LINE
- F.P.L. = FLORIDA POWER & LIGHT
- O.R.B. = OFFICIAL RECORD BOOK
- EL. = ELEVATION (NATIONAL GEODETIC VERTICAL DATUM OF 1929)
- SEC. = SECTION
- DED. = DEDICATION
- R = RADIUS
- L = LENGTH
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- B.C.R. = BROWARD COUNTY RECORDS
- ▨ = NON-VEHICULAR ACCESS LINE



FOUND 1" SQUARE BOLT IN 2' CURB AND GUTTER SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 49, RANGE 42

1200 NORTH FEDERAL

A portion of the North 400 feet of the South 903.85 feet of Government Lot 7, Section 36, Township 49 South, Range 42 East, Fort Lauderdale, Broward County, Florida, lying East of U.S. Highway No. 1 (Federal Highway)

May 2013

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FLORIDA 33441 TEL. (954) 698-9101 D & P JOB NO. 13-0005

LEGAL DESCRIPTION:

A PORTION OF THE NORTH 400 FEET OF THE SOUTH 903.85 FEET OF GOVERNMENT LOT 7, SECTION 36, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING EAST OF U.S. HIGHWAY NO. 1 (FEDERAL HIGHWAY) MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 1, A DISTANCE OF 903.85 FEET NORTH, AS MEASURED AT RIGHT ANGLES, OF THE SOUTH LINE OF SAID SECTION 36; THENCE EAST, PARALLEL TO THE SAID SOUTH LINE OF SECTION 36, A DISTANCE OF 217.00 FEET; THENCE SOUTH MAKING AN INCLUDED ANGLE OF 89°42'55" AND PARALLEL TO THE SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 350.00 FEET; THENCE WEST, MAKING AN INCLUDED ANGLE OF 90°17'15"; AND PARALLEL TO THE SAID SOUTH LINE OF SECTION 36, A DISTANCE OF 230.63 FEET TO A POINT ON THE SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE NORTHERLY ALONG THE SAID EAST RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 893.53 FEET WITH A CENTRAL ANGLE OF 10°01'12", AN ARC DISTANCE OF 156.26 FEET TO THE POINT OF TANGENCY; THENCE CONTINUING NORTH ALONG THE SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 194.60 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 76,653 SQUARE FEET OR 1.7597 ACRES MORE OR LESS.

DEDICATION:
STATE OF FLORIDA S.S.
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: THAT Q Fort Lauderdale, L.L.C., a Florida Corporation IS THE OWNER IN FEE SIMPLE OF THE LAND SHOWN AND DESCRIBED HERE ON AND TO BE KNOWN AS "1200 NORTH FEDERAL", A PLAT.
ALL ADDITIONAL RIGHTS-OF-WAY AS SHOWN HERE ON ARE HEREBY DEDICATED IN FEESIMPLE TO THE PUBLIC FOR THE PROPER PURPOSE.
THE SIDEWALK EASEMENT IS SHOWN HERE ON AND DEDICATED TO THE PUBLIC FOR THE PROPER PURPOSES.
THE UTILITY EASEMENTS SHOWN HERE ON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.
WITNESSES:

WITNESS: _____
PRINTED NAME: _____

WITNESS: _____
PRINTED NAME: _____

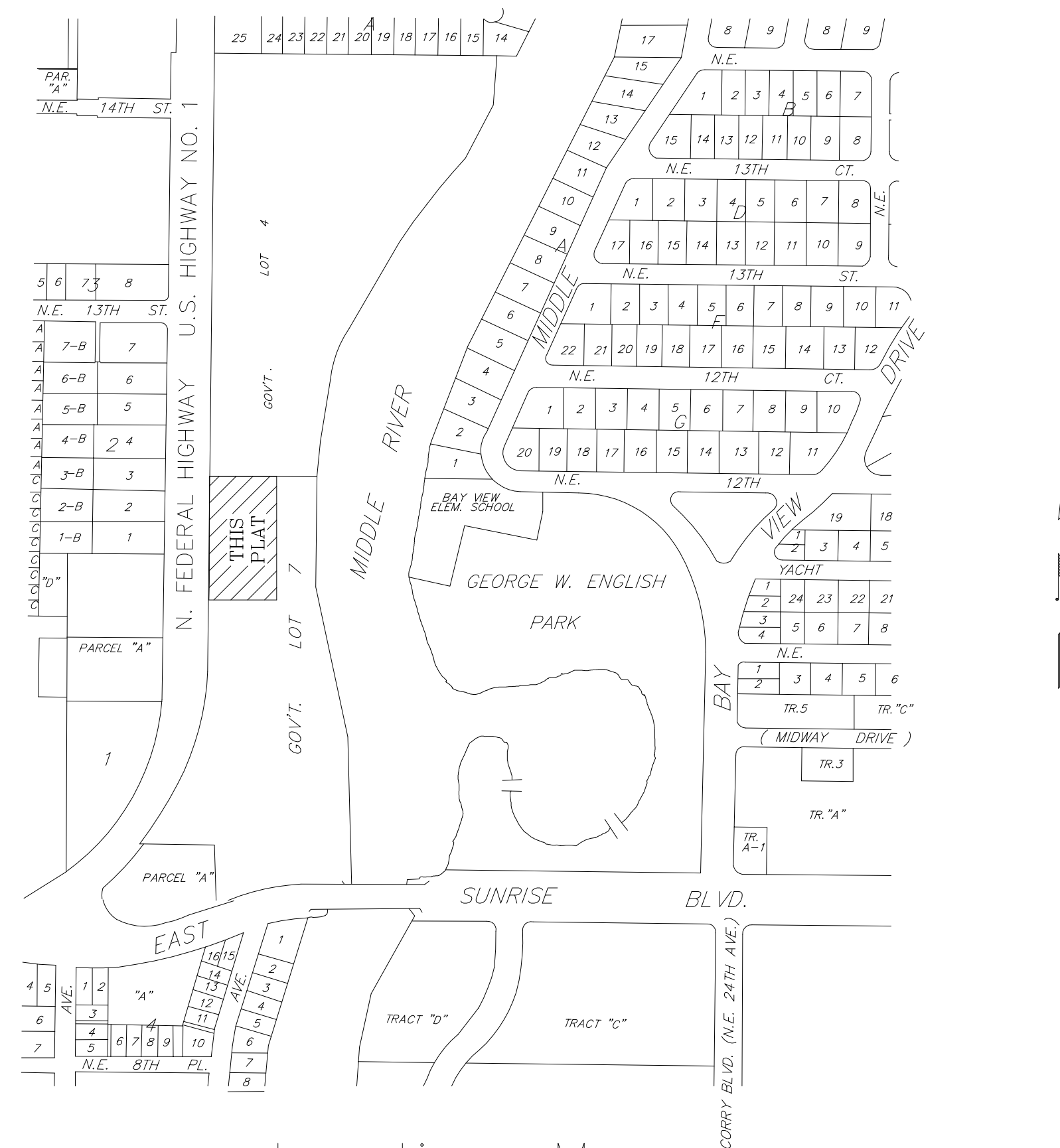
ACKNOWLEDGMENT:
STATE OF FLORIDA S.S.
BROWARD COUNTY

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED TO ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS OF _____ OF _____, INSERT OWNER TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID TAKE AN OATH.
WITNESS: MY HAND AND OFFICIAL SEAL THIS ____ DAY OF, A.D., 20__.

COMMISSION # _____ NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: _____ PRINTED NAME: _____

SURVEYORS 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 COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND WITH THE APPLICABLE SECTION OF CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE REFERENCE MONUMENTS WERE SET ON THIS DAY 18 DAY OF FEBRUARY, 2013, IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. THE BENCHMARKS SHOWN HERE ON ARE REFERENCED THE NATIONAL GEODETIC VERTICAL DATUM AND CONFORM TO THE STANDARDS FOR THIRD ORDER WORK. THE PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY ENSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

MICHAEL G. PURMORT _____ DATE _____
PROFESSIONAL SURVEYOR AND MAPPER NO. LS2720
STATE OF FLORIDA



Location Map
Not To Scale

CITY COMMISSION:
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 END BY RESOLUTION No. _____ ADOPTED BY SAID CITY COMMISSION ON THIS ____ DAY OF _____, A.D., 201__.
IN WITNESS WHEREOF: THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED ON THIS ____ DAY OF _____, A.D. 201__.
NO BUILDING PERMITS SHALL BE ISSUED FOR CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF THE BUILDING WITH IN 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: _____ DATE _____
CITY CLERK DATE

CITY PLANNING AND ZONING BOARD:
THIS IS TO CERTIFY: THAT THE CITY PLANNING AND ZONING BOARD OF FORT LAUDERDALE, FLORIDA, APPROVED AND ACCEPTED THIS PLAT FOR RECORD ON THE ____ DAY OF _____, A.D. 201__.

BY: _____ DATE: _____
CHAIR
CITY OF FORT LAUDERDALE

CITY ENGINEER:
I HEREBY APPROVE THIS PLAT FOR RECORD THIS ____ DAY OF _____, A.D. 201__.

BY: _____
ALBERT J. CARBONE III
CITY OF FORT LAUDERDALE
PROFESSIONAL ENGINEER
REGISTRATION NUMBER 62662
STATE OF FLORIDA

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT :
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF _____, A.D., 201__.

BY: _____
DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:
THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS ____ DAY OF _____, A.D. 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 _____, A.D. 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 RECURRENT RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY FLORIDA THIS ____ OF _____, A.D. 201__.

ATTESTED: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: _____ DEPUTY BY: _____ MAYOR, COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - RECORDING SECTION:
THIS IS TO CERTIFY: THAT THIS PLAT WAS FILED FOR RECORD ON THIS ____ DAY OF _____, 201__ A.D. RECORDED IN PLAT BOOK _____ AT PAGE _____, RECORD VERIFIED.

ATTESTED: BERTHA HENRY, COUNTY ADMINISTRATOR
BY: _____ DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED AND CONFORMS WITH CHAPTER 177 PART ONE FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE: _____
ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS4030

BY: _____ DATE _____
RICHARD TORNESE
DIRECTOR
FLORIDA PROFESSIONAL
ENGINEERING REGISTRATION NUMBER 40263

DEDICATION ACKNOWLEDGEMENT	PLATTING SURVEYOR	CITY OF FORT LAUDERDALE	COUNTY SURVEYOR	COUNTY ENGINEER
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