

# "BOUTIQUE HOTEL"

A REPLAT OF A PORTION OF LOTS 7 AND 8, BLOCK 2, "RE-AMENDED PLAT OF LAS OLAS BY THE SEA",  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 16,  
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,  
SECTION 12, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PREPARED BY  
**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
954-572-1777  
FAX NO. 954-572-1778  
APRIL, 2017

**LEGAL DESCRIPTION:**

A PORTION OF LOTS 7 AND 8, BLOCK 2, "RE-AMENDED PLAT OF LAS OLAS BY THE SEA",  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 16, OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 50 SOUTH,  
RANGE 42 EAST; THENCE NORTH 02°20'24" WEST ON THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 12  
FOR 389.99 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF AFOREMENTIONED LOT 8, BLOCK 2; THENCE  
SOUTH 88°20'23" WEST 8.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°20'23" WEST ON  
SAID SOUTH LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF SE 5TH STREET 239.38 FEET TO THE  
SOUTHEAST CORNER OF PARCEL NO. 8 RIGHT-OF-WAY DEDICATION FOR REALIGNED U.S. HIGHWAY NO. A-1-A  
(SEEBREEZE BOULEVARD) RECORDED IN OFFICIAL RECORDS BOOK 17378, PAGE 887 AND OFFICIAL RECORDS  
BOOK 17471, PAGE 287, BOTH OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH  
46°38'35" WEST ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID REALIGNED U.S. HIGHWAY NO. A-1-A  
(SEEBREEZE BOULEVARD) 41.09 FEET; THENCE NORTH 01°42'38" WEST ON THE EAST RIGHT-OF-WAY LINE OF  
PER PARCEL NO. 8 RIGHT-OF-WAY DEDICATION AND CONTINUING ON THE EAST LINE OF PARCEL NO. 7  
RIGHT-OF-WAY DEDICATION ALSO RECORDED IN SAID OFFICIAL RECORDS BOOK 17378, PAGE 887 AND OFFICIAL  
RECORDS BOOK 17471, PAGE 287 FOR 70.94 FEET TO THE INTERSECTION WITH THE NORTH LINE OF  
AFOREMENTIONED LOT 7, BLOCK 2; THENCE NORTH 88°21'14" EAST ON THE NORTH LINE OF SAID LOT 7 ALSO  
BEING THE SOUTH LINE OF LOT 6 OF SAID PLAT 274.17 FEET TO THE INTERSECTION WITH THE WESTERLY  
RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. A-1-1 (SOUTH FORT LAUDERDALE BEACH BOULEVARD) (SOUTH  
ATLANTIC BOULEVARD) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING  
MAINTENANCE MAP, SEC. 86180-MAINT.(3), RECORDED IN MISCELLANEOUS MAP BOOK 8, PAGE 191, OF SAID  
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 01°35'31" WEST ON SAID WESTERLY  
RIGHT-OF-WAY LINE, SAID LINE LYING 10.00 FEET WEST OF THE EAST LINE OF SAID LOTS 7 AND 8, BLOCK 2  
FOR 100.10 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA  
CONTAINING 26,700 SQUARE FEET (0.6129 ACRES).

**DEDICATION:**

STATE OF \_\_\_\_\_ S.S.  
COUNTY OF \_\_\_\_\_ S.S.

KNOW ALL MEN BY THESE PRESENTS: THAT GRANITEFL LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED  
TO DO BUSINESS IN THE STATE OF FLORIDA, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED  
SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "BOUTIQUE  
HOTEL", A REPLAT.

THE ADDITIONAL RIGHT-OF-WAY DEDICATION SHOWN HEREIN IS HEREBY DEDICATED TO THE PUBLIC FOR  
PROPER PURPOSES.

THE RIGHT-OF-WAY AND UTILITY EASEMENT SHOWN HEREIN IS HEREBY DEDICATED TO THE PUBLIC FOR  
PROPER PURPOSES.

IN WITNESS THEREOF: THAT GRANITEFL LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE  
PRESENTS TO BE SIGNED IN THE PRESENCE OF THESE TWO WITNESSES BY \_\_\_\_\_ ITS  
\_\_\_\_\_, AND ITS COMPANY SEAL (IF ANY) TO BE HEREUNTO AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
\_\_\_\_\_, A.D. 2017.

BY: GRANITEFL LLC, A DELAWARE LIMITED LIABILITY COMPANY  
WITNESSES: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
BY: \_\_\_\_\_  
WITNESSES: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**ACKNOWLEDGMENT:**

STATE OF \_\_\_\_\_ S.S.  
COUNTY OF \_\_\_\_\_ S.S.

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_  
\_\_\_\_\_ OF GRANITEFL LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO BE THE PERSON  
DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND  
VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

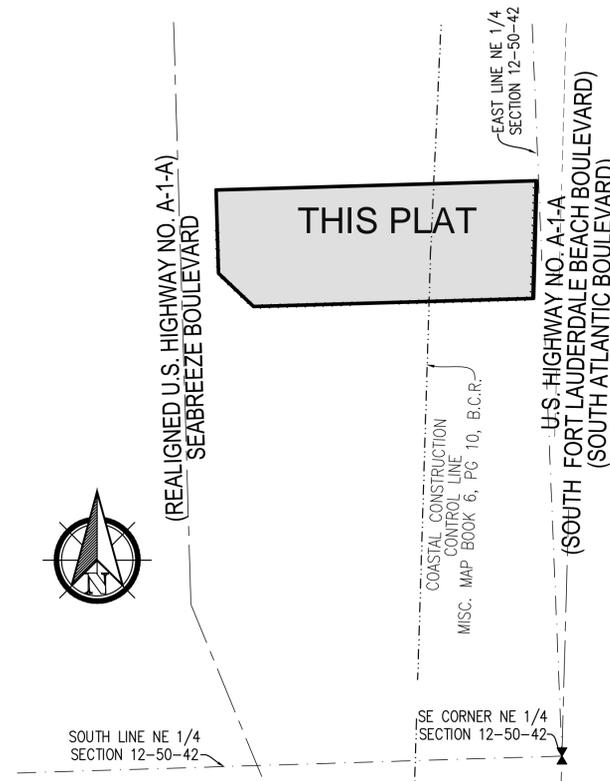
WITNESS: MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.  
COMMISSION # \_\_\_\_\_ NOTARY PUBLIC, STATE OF \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_ PRINT NAME \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE  
LAND 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 5J-17, FLORIDA  
ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS AND  
PERMANENT CONTROL POINTS WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER  
177.

BETH BURNS  
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136  
STATE OF FLORIDA  
PULICE LAND SURVEYORS, INC.  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

DATE



LOCATION MAP  
PORTION OF THE NE 1/4 OF SECTION 12-50-42  
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 AND BY RESOLUTION NO.  
ADOPTED BY SAID CITY COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

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  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

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  
CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY CLERK

**CITY PLANNING AND ZONING BOARD:**  
THIS IS TO CERTIFY: THAT THE CITY OF FORT LAUDERDALE PLANNING AND ZONING BOARD  
APPROVED AND ACCEPTED THIS PLAT FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_,  
A.D. 2017.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHAIR  
CITY OF FORT LAUDERDALE

**CITY ENGINEER:**  
I HEREBY APPROVE THIS PLAT FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
CITY OF FORT LAUDERDALE  
FLORIDA PROFESSIONAL ENGINEER  
REGISTRATION NO. \_\_\_\_\_  
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. 2017.

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. 2017.

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. 2017.

BY: \_\_\_\_\_  
EXECUTIVE DIRECTOR OR DESIGNEE

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES,  
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 \_\_\_\_\_, A.D. 2017.

BY: \_\_\_\_\_  
MAYOR, COUNTY COMMISSION

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

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
ROBERT P. LEGG, JR.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS4030

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
RICHARD TORNESE  
DIRECTOR  
FLORIDA PROFESSIONAL  
ENGINEER REGISTRATION NO. 40263

GRANITEFL LLC, A DELAWARE LIMITED LIABILITY COMPANY	PLATTING SURVEYOR	CITY OF FORT LAUDERDALE	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER
SEAL	SEAL	SEAL	SEAL	SEAL	SEAL

# "BOUTIQUE HOTEL"

A REPLAT OF A PORTION OF LOTS 7 AND 8, BLOCK 2, "RE-AMENDED PLAT OF LAS OLAS BY THE SEA",  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 16,  
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,  
SECTION 12, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PREPARED BY  
**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
954-572-1777  
FAX NO. 954-572-1778  
APRIL, 2017

**MORTGAGEE CONSENT:**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_ S.S.

KNOW ALL MEN BY THESE PRESENTS: THAT CITY NATIONAL BANK OF FLORIDA, THE OWNER AND HOLDER OF THOSE CERTAIN MORTGAGES DATED FEBRUARY 27, 2015 AND RECORDED MARCH 5, 2015 IN INSTRUMENT NUMBER 112850630, AND AMENDED AND RESTATED DATED FEBRUARY 27, 2015 AND RECORDED MARCH 5 2017 IN INSTRUMENT NUMBER 112850631, AND CROSS DEFAULT AND CROSS COLLATERALIZATION AGREEMENT DATED APRIL 27, 2017, AND RECORDED APRIL 28, 2017 IN INSTRUMENT NUMBER 114352949, ALL IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO AND JOIN IN THE MAKING AND FILING FOR RECORD OF THE ATTACHED "BOUTIQUE HOTEL", A REPLAT, AND TO THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS WHEREOF: CITY NATIONAL BANK OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS COMPANY NAME, IN THE PRESENCE OF THESE TWO WITNESSES, BY \_\_\_\_\_, ITS \_\_\_\_\_, AND ITS COMPANY SEAL (IF ANY) TO BE HEREUNTO AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

CITY NATIONAL BANK OF FLORIDA

WITNESSES: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

BY: \_\_\_\_\_

WITNESSES: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

**ACKNOWLEDGMENT OF MORTGAGEE:**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_ S.S.

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS \_\_\_\_\_ OF CITY NATIONAL BANK OF FLORIDA, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE H\_\_\_\_\_ FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE OATHS.

WITNESS: MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

MY COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC – STATE OF \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

**MORTGAGEE CONSENT:**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_ S.S.

KNOW ALL MEN BY THESE PRESENTS: THAT FLORIDA COMMUNITY BANK, N.A., A NATIONAL BANKING ASSOCIATION, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED MARCH 29, 2017 AND RECORDED APRIL 3, 2017 IN OFFICIAL RECORDS BOOK INSTRUMENT NUMBER 114297229, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO AND JOIN IN THE MAKING AND FILING FOR RECORD OF THE ATTACHED "BOUTIQUE HOTEL", A REPLAT, AND TO THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS WHEREOF: FLORIDA COMMUNITY BANK, N.A., A NATIONAL BANKING ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME, IN THE PRESENCE OF THESE TWO WITNESSES, BY \_\_\_\_\_, ITS \_\_\_\_\_, AND ITS CORPORATE SEAL (IF ANY) TO BE HEREUNTO AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

FLORIDA COMMUNITY BANK, N.A., A NATIONAL BANKING ASSOCIATION

WITNESSES: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

BY: \_\_\_\_\_

WITNESSES: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

**ACKNOWLEDGMENT OF MORTGAGEE:**

STATE OF \_\_\_\_\_ S.S.  
COUNTY OF \_\_\_\_\_ S.S.

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, \_\_\_\_\_ OF FLORIDA COMMUNITY BANK, N.A., A NATIONAL BANKING ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE H\_\_\_\_\_ FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE OATHS.

WITNESS: MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

MY COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC – STATE OF \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

**MORTGAGEE CONSENT:**

STATE OF \_\_\_\_\_ S.S.  
COUNTY OF \_\_\_\_\_ S.S.

KNOW ALL MEN BY THESE PRESENTS: THAT BANK HAPOALIM B.M., A NEW YORK BANKING CORPORATION, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED APRIL 25, 2017 AND RECORDED APRIL 27, 2017 IN INSTRUMENT NUMBER 11434851, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO AND JOIN IN THE MAKING AND FILING FOR RECORD OF THE ATTACHED "BOUTIQUE HOTEL", A REPLAT, AND TO THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS WHEREOF: BANK HAPOALIM B.M., A NEW YORK BANKING CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME IN THE PRESENCE OF THESE TWO WITNESSES, BY \_\_\_\_\_, ITS \_\_\_\_\_, AND ITS CORPORATE SEAL (IF ANY) TO BE HEREUNTO AFFIXED AND WITNESSED IN THE PRESENCE OF THESE TWO WITNESSES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

BANK HAPOALIM B.M., A NEW YORK BANKING CORPORATION

WITNESSES: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

BY: \_\_\_\_\_

WITNESSES: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

**ACKNOWLEDGMENT OF MORTGAGEE:**

STATE OF \_\_\_\_\_ S.S.  
COUNTY OF \_\_\_\_\_ S.S.

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS \_\_\_\_\_ OF BANK HAPOALIM B.M., A NEW YORK BANKING CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE OATHS.

WITNESS: MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

MY COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC – STATE OF \_\_\_\_\_

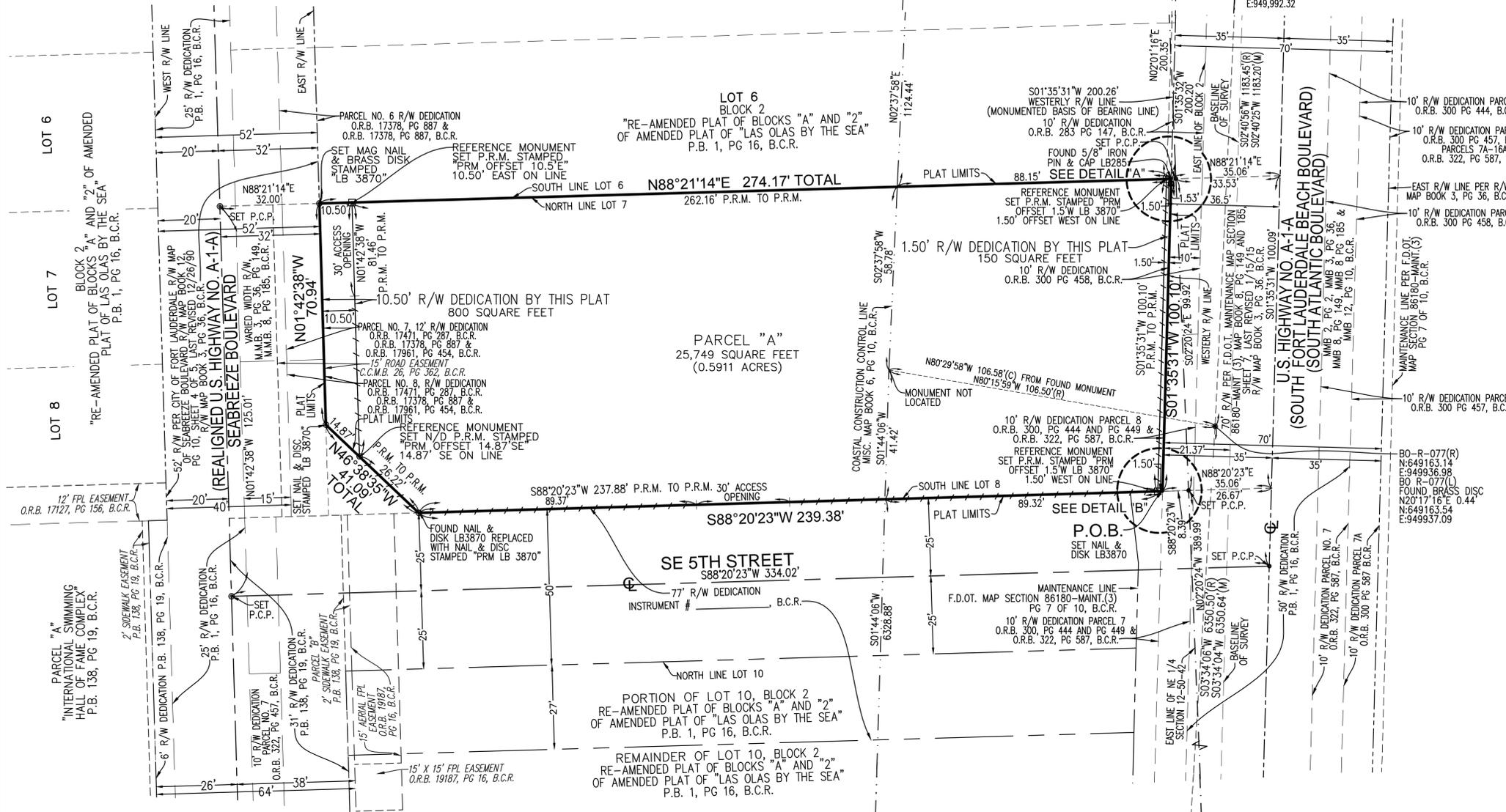
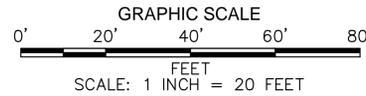
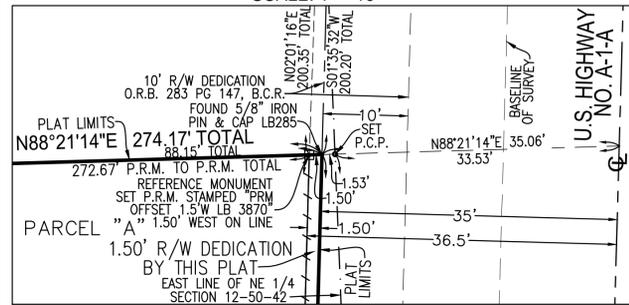
PRINT NAME: \_\_\_\_\_

CITY NATIONAL BANK OF FLORIDA	FLORIDA COMMUNITY BANK, N.A., A NATIONAL BANKING ASSOCIATION	BANK HAPOALIM B.M., A NEW YORK BANKING CORPORATION
SEAL	SEAL	SEAL

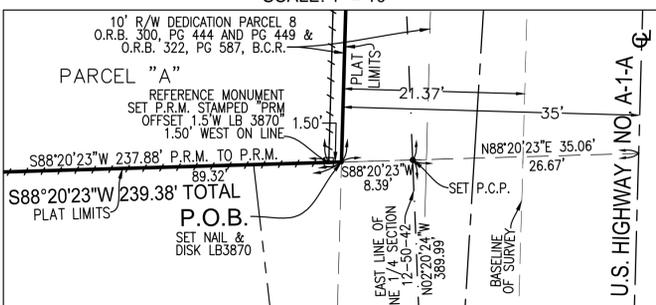
# "BOUTIQUE HOTEL"

A REPLAT OF A PORTION OF LOTS 7 AND 8, BLOCK 2, "RE-AMENDED PLAT OF BLOCKS "A" AND "2" OF THE AMENDED PLAT OF LAS OLAS BY THE SEA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SECTION 12, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

DETAIL SKETCH "A"  
SCALE: 1" = 10'



DETAIL SKETCH "B"  
SCALE: 1" = 10'



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 GRAPHICAL 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.

LEGEND:

P.R.M. □	DENOTES: PERMANENT REFERENCE MONUMENTS (4"X4"X24" CONCRETE MONUMENTS WITH 2" ALUMINUM DISK STAMPED "P.R.M. LB3870" UNLESS OTHERWISE NOTED)
P.C.P. •	DENOTES: PERMANENT CONTROL POINT (MAG NAIL & 2" BRASS WASHER STAMPED "P.C.P. LB3870" UNLESS OTHERWISE NOTED)
LB	DENOTES: LICENSED BUSINESS
PG	DENOTES: PAGE
⊕	DENOTES: CENTERLINE
B.C.R.	DENOTES: BROWARD COUNTY RECORDS
O.R.B.	DENOTES: OFFICIAL RECORDS BOOK
P.B.	DENOTES: PLAT BOOK
⊕	DENOTES: QUARTER SECTION CORNER
R/W	DENOTES: RIGHT-OF-WAY
C.C.M.B.	DENOTES: CIRCUIT COURT MINUTES BOOK
FPL	DENOTES: FLORIDA POWER & LIGHT COMPANY
MMB	DENOTES: MAINTENANCE MAP BOOK
N:12345.67	DENOTES: STATE PLANE COORDINATE NORTHING, FLORIDA EAST
E:12345.67	DENOTES: STATE PLANE COORDINATE EASTING, FLORIDA EAST
---	DENOTES: NON-VEHICULAR ACCESS
(L)	DENOTES: LOCATED
P.O.B.	DENOTES: POINT OF BEGINNING
P.O.C.	DENOTES: POINT OF COMMENCEMENT
(M)	DENOTES: MEASURED
(R)	DENOTES: RECORDED
(C)	DENOTES: CALCULATED

SURVEYOR'S NOTES:

- THIS PLAT IS RESTRICTED TO A 213 ROOM HOTEL AND 10,000 SQUARE FEET OF COMMERCIAL USE. NO FREE STANDING OR DRIVE-THRU BANK FACILITIES ARE 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.
- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. A-1-A (SOUTH FORT LAUDERDALE BOULEVARD) (SOUTH ATLANTIC BOULEVARD) BEARING OF S01°35'01"W.
- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY \_\_\_\_\_, 2022, 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
- IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY \_\_\_\_\_, 2022, 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.
- 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.
- THE COASTAL CONSTRUCTION CONTROL LINE AND RECORD MONUMENTS BO R-076, BO R-077 AND BO R-083 LOCATIONS WERE OBTAINED FROM FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION WEBSITE. THE RECORD TIES TO THE CONTROL LINE WERE CALCULATED BASED ON THIS INFORMATION. THE LOCATED POSITION OF ALL BO R-076, BO R-077 AND BO R-083 MONUMENTS WERE FIELD LOCATED BY GPS AND THE TIES TO THE COASTAL CONSTRUCTION CONTROL LINE WERE CALCULATED THEREFROM.

