

# "BRIDGE FLL"

A REPLAT OF ALL OF PARCEL "A", "SCHOOL SITE 0410", ACCORDING TO THE PLAT THEREOF,  
AS RECORDED IN PLAT BOOK 147, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA  
SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

MD OK  
2/2/18

**LEGAL DESCRIPTION:**

ALL OF PARCEL "A", "SCHOOL SITE 0410", ACCORDING TO THE PLAT THEREOF, AS RECORDED  
IN PLAT BOOK 147, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY,  
FLORIDA CONTAINING 443,600 SQUARE FEET (10.1837 ACRES).

**DEDICATION:**

STATE OF FLORIDA S.S.  
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: THAT THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA,  
THE OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE  
SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "BRIDGE FLL", A  
REPLAT.

THE UTILITY EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC FOR THE  
INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

IN WITNESS THEREOF: THAT THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA, A BODY  
CORPORATE AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS  
TO BE SIGNED FOR AND ON ITS BEHALF BY \_\_\_\_\_ ITS  
\_\_\_\_\_ AND ITS CORPORATE SEAL HEREUNTO AFFIXED (IF ANY) IN THE  
PRESENCE OF THESE TWO WITNESSES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2017.

THE SCHOOL BOARD OF BROWARD COUNTY,  
FLORIDA, A BODY CORPORATE AND POLITICAL  
SUBDIVISION OF THE STATE OF FLORIDA

WITNESSES:  
BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
WITNESS: \_\_\_\_\_ TITLE: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ BY: \_\_\_\_\_  
WITNESS: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

**ACKNOWLEDGMENT:**

STATE OF FLORIDA S.S.  
COUNTY OF BROWARD

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY  
AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, \_\_\_\_\_ OF THE SCHOOL  
BOARD OF BROWARD COUNTY, FLORIDA, A BODY CORPORATE AND POLITICAL SUBDIVISION OF THE  
STATE OF FLORIDA, 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 NOT TAKE AN OATH.

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

COMMISSION # \_\_\_\_\_ NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: \_\_\_\_\_ PRINT NAME \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**

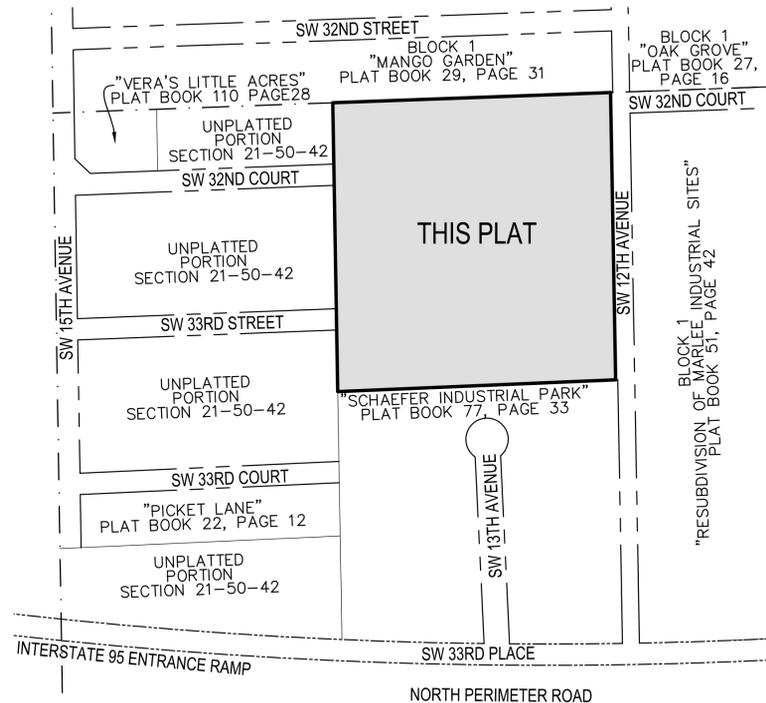
I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE  
LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND  
SUPERVISION. THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE REQUIREMENTS OF  
CHAPTER 177, PART I, FLORIDA STATUTES AND WITH THE 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

PREPARED BY

**PULICE LAND SURVEYORS, INC.**

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



LOCATION MAP  
PORTION OF THE SE 1/4 OF SECTION 21-50-42  
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. 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  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_.

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

**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. 201\_.

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

**CITY ENGINEER:**

I HEREBY APPROVE THIS PLAT FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_.

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. 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 RECORD BY THE BOARD OF COUNTY  
COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
A.D. 201\_.

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

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

THE SCHOOL BOARD OF BROWARD COUNTY	DEDICATION ACKNOWLEDGMENT	PLATTING SURVEYOR	CITY OF FORT LAUDERDALE	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER
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PLANNING FILE NO. 027-MP-17

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

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SUNRISE, FLORIDA 33351  
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MAY, 2017

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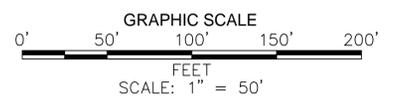
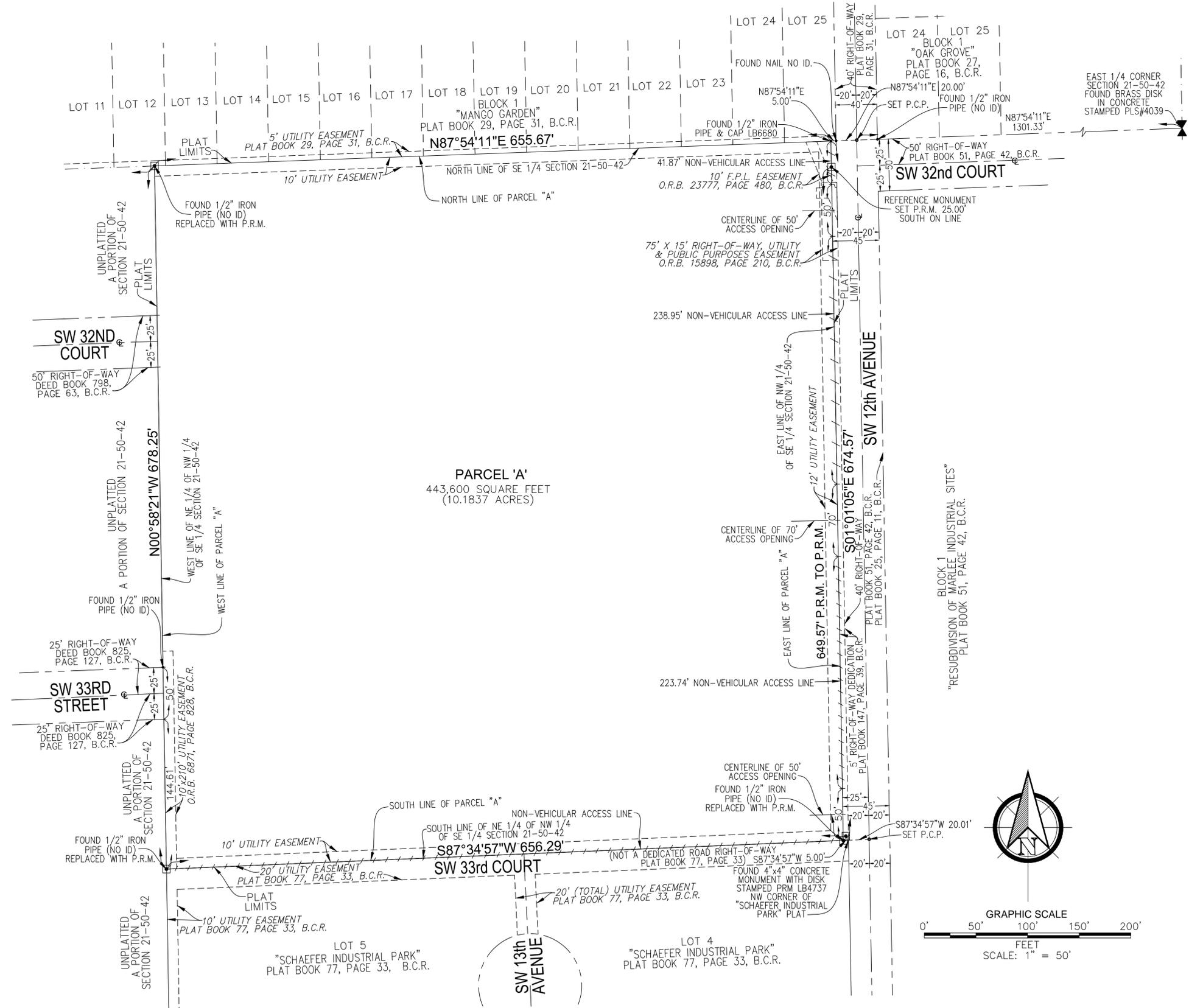
MD OK  
2/2/18

**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 "PCP LB3870" UNLESS OTHERWISE NOTED)
- LB DENOTES: LICENSED BUSINESS
- B.C.R. DENOTES: BROWARD COUNTY RECORDS
- DENOTES: CENTERLINE
- O.R.B. DENOTES: OFFICIAL RECORDS BOOK
- DENOTES: NON-VEHICULAR ACCESS LINE
- DENOTES: SECTION QUARTER CORNER

**SURVEYOR'S NOTES:**

- 1) THIS PLAT IS RESTRICTED TO 180,000 SQUARE FEET OF INDUSTRIAL USE. INDUSTRIAL USES MAY HAVE UP TO 30%-50% ANCILLARY OFFICE OR UP TO 30% ANCILLARY COMMERCIAL/OFFICE USE PER BAY OR SINGLE TENANT BUILDING UPON SATISFACTION OF TRANSPORTATION CONCURRENCY FEES. NO FREESTANDING OFFICE OR COMMERCIAL USES 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.I.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- 2) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN FOR THE EAST LINE OF "SCHOOL SITE 0410" BEING S01°01'05"E.
- 3) A) 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  
B) 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.
- 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 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.



**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.