



DEDICATION

STATE OF FLORIDA KNOW ALL MEN BY THESE PRESENTS: That SARRIA HOLDINGS II, 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 "SARRIA PLAT", being a plat of a portion of the Northeast one-quarter (NE 1/4) of Section 18, Township 50 South, Range 42 East, Broward County, Florida.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Miami, County of Miami-Dade, State of Florida, this _____ day of _____, **2014**.

Officer: _____ Name of officer printed Francisco Sarria Title: Director

Witness: _____ Name of witness printed _____

Witness: _____ Name of witness printed _____

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF MIAMI-DADE SS The foregoing instrument was acknowledged before me this ___ day of _____, **2014**, by Francisco Sarria being the Director of SARRIA HOLDINGS II, Inc., a Florida Corporation on behalf of said corporation.

He/She is
[] personally known to me or
[] has produced _____, as identification,
and
[] did take and oath.
[] did not take an oath.

NOTARY PUBLIC _____ STATE OF FLORIDA

Name of Notary printed _____

SEAL

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 # PL14004)

By: _____ Chairman, this _____ day of _____, 201____.

CITY COMMISSION

STATE OF FLORIDA COUNTY OF BROWARD SS 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 the said City Commission, this _____ day of _____, 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 impact fees have been paid or are not due.

By: _____ Jonda Joseph, City Clerk, this _____ day of _____, 201____.

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

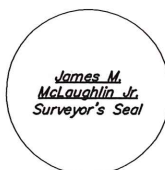
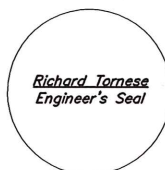
This plat filed for record this _____ day of _____, 201____, in BOOK _____ of PLATS, at Page _____, record verified.

ATTEST: BERTHA HENRY - COUNTY ADMINISTRATOR By: _____ Deputy

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA COUNTY OF BROWARD SS 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 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 January, **2014**.

"SARRIA PLAT"
BEING A PLAT OF A PORTION OF THE
NORTHEAST ONE-QUARTER (NE 1/4) OF
SECTION 18, TOWNSHIP 50 SOUTH, RANGE 42 EAST,
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
JANUARY 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 285

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 3759), Ax-cut in West rim of manhole in concrete sidewalk at the Northeast corner of Davie Boulevard and S.W. 31st Avenue, Elevation = 7.89 (Bench Mark Elevation is referenced to the National Geodetic Vertical Datum of 1929)

Bearings shown hereon refer to an assumed meridian, and assume the South right-of-line of Davie Boulevard, as North 80°22'09" East, as field monumented and shown hereon.

If a building permit for a principal building (excluding dry models, sales and construction offices) and the first inspection approval are not issued by _____, 2019, 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 _____, 2019, 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 18,000 Square Feet of COMMERCIAL USE and 5,000 Square Feet of BANK USE. Freestanding banks or banks with drive-thru facilities are not permitted within the commercial use without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

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.

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.

LEGAL DESCRIPTION:

That part of the East one-half (E 1/2) of the Southeast one-quarter (SE 1/4) of the Northwest one-quarter (NW 1/4) of the Northeast one-quarter (NE 1/4) lying South of Davie Boulevard (80-foot right-of-way) LESS the West 25 feet and the South 25 feet thereof; in Section 18, Township 50 South, Range 42 East, Broward County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of the said East one-half (E 1/2) of the Southeast one-quarter (SE 1/4) of the Northwest one-quarter (NW 1/4) of the Northeast one-quarter (NE 1/4) of Section 18; thence South 89°59'29" East, along the South line of the said East one-half (E 1/2) of the Southeast one-quarter (SE 1/4) of the Northwest one-quarter (NW 1/4) of the Northeast one-quarter (NE 1/4) of Section 18, a distance of 25.00 feet to the point of intersection with the centerline of Southwest 14th Street and the Easterly right-of-way line of Southwest 33rd Terrace, as described in the said O.R. book 2800, Page 602, Broward County Records; thence North 00°00'00" West, along the said Easterly right-of-way line of Southwest 33rd Terrace, a distance of 400.00 feet to the Point of Beginning of the parcel of land herein described; thence continue North 00°00'00" West, along said Easterly right-of-way line of Southwest 33rd Terrace, a distance of 209.18 feet to the beginning of a chord of a curve having a radius of 25.00 feet; thence North 41°54'59" East, along said chord, a distance of 33.40 feet to the point of intersection with a circular curve to the left, a radial line to said point bears South 06°10'30" East, said curve also being the Southerly right-of-way line of Davie Boulevard; thence continue along said circular curve, having a central angle of 03°07'45", a radius of 2331.83 feet, for an arc distance of 127.35 feet to a point on a curve to the right, a radial line to said point bears North 31°19'39" East; thence Southeasterly on said curve to the right with a radius of 40.00 feet, a central angle of 49°02'31" an arc distance of 34.24 feet to a point of tangency; thence South 09°37'50" East, a distance of 196.48 feet; thence South 00°00'00" West, a distance of 30.00 feet; thence South 90°00'00" West, a distance of 200.00 feet to the Point of Beginning.

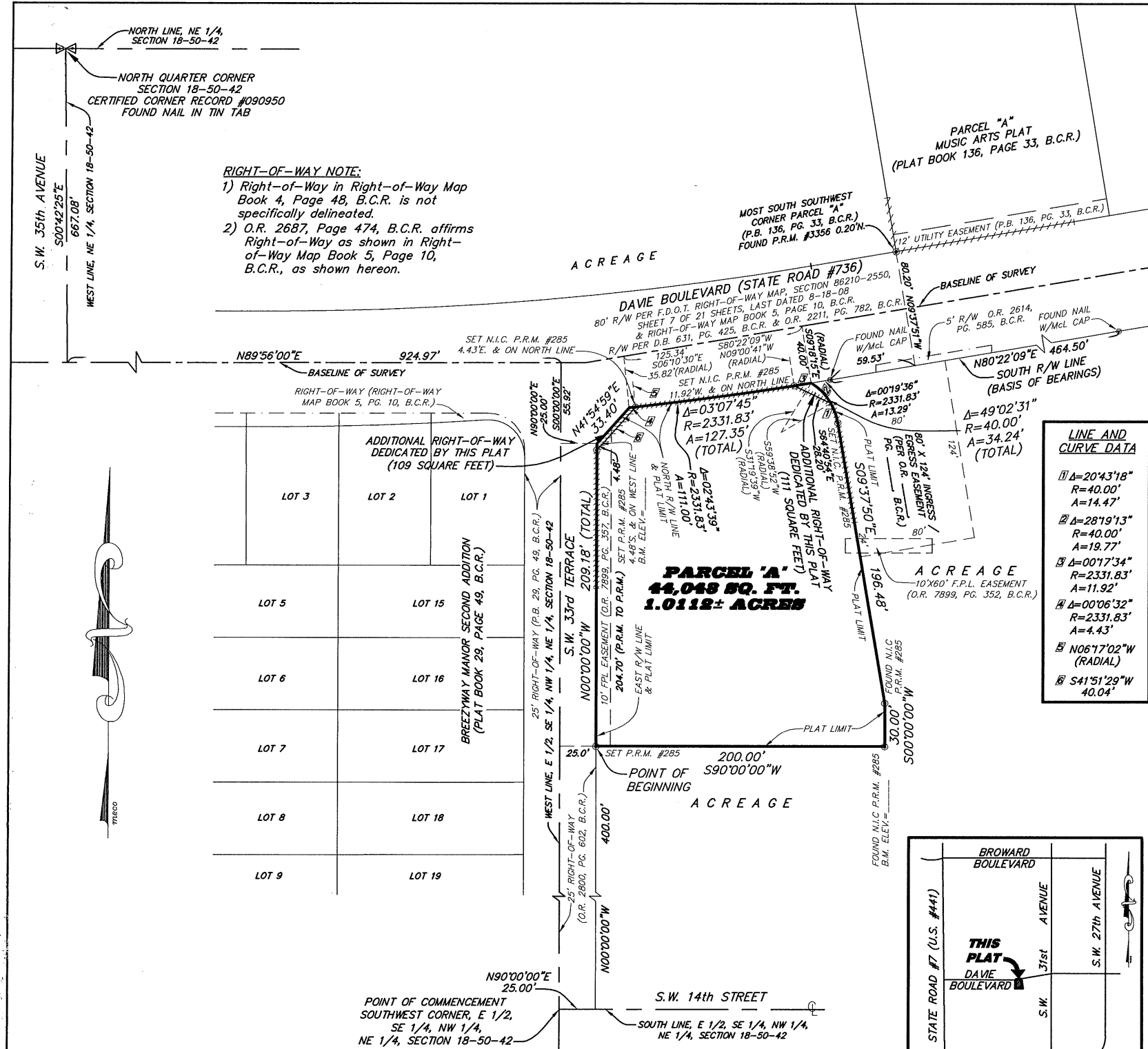
Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 44,159 square feet or 1.0138 acres, more or less

LEGEND:

- P.R.M. - indicates Permanent Reference Monument (4x4"x24" concrete post w/metal rod and brass cap stamped L.B. 285)
- N.I.C. P.R.M. - indicates nail with Cap #285 in impervious surface
- 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
- MCL CAP - indicates McLaughlin Engineering Co. Cap

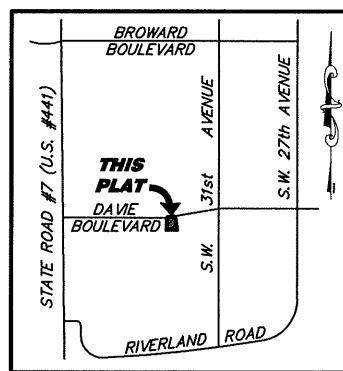
LEGEND (CONTINUED):

- ⊕ - 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
- Δ - indicates Central Angle (Delta)
- R - indicates Radius
- L - indicates - Arc Length



LINE AND CURVE DATA

1	Δ=20°43'18"	R=40.00'	A=14.47'
2	Δ=28°19'13"	R=40.00'	A=19.77'
3	Δ=00°17'34"	R=2331.83'	A=11.92'
4	Δ=00°06'32"	R=2331.83'	A=4.43'
5	Δ=06°17'02"W (RADIAL)		
6	Δ=54°51'29"W	R=40.00'	



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