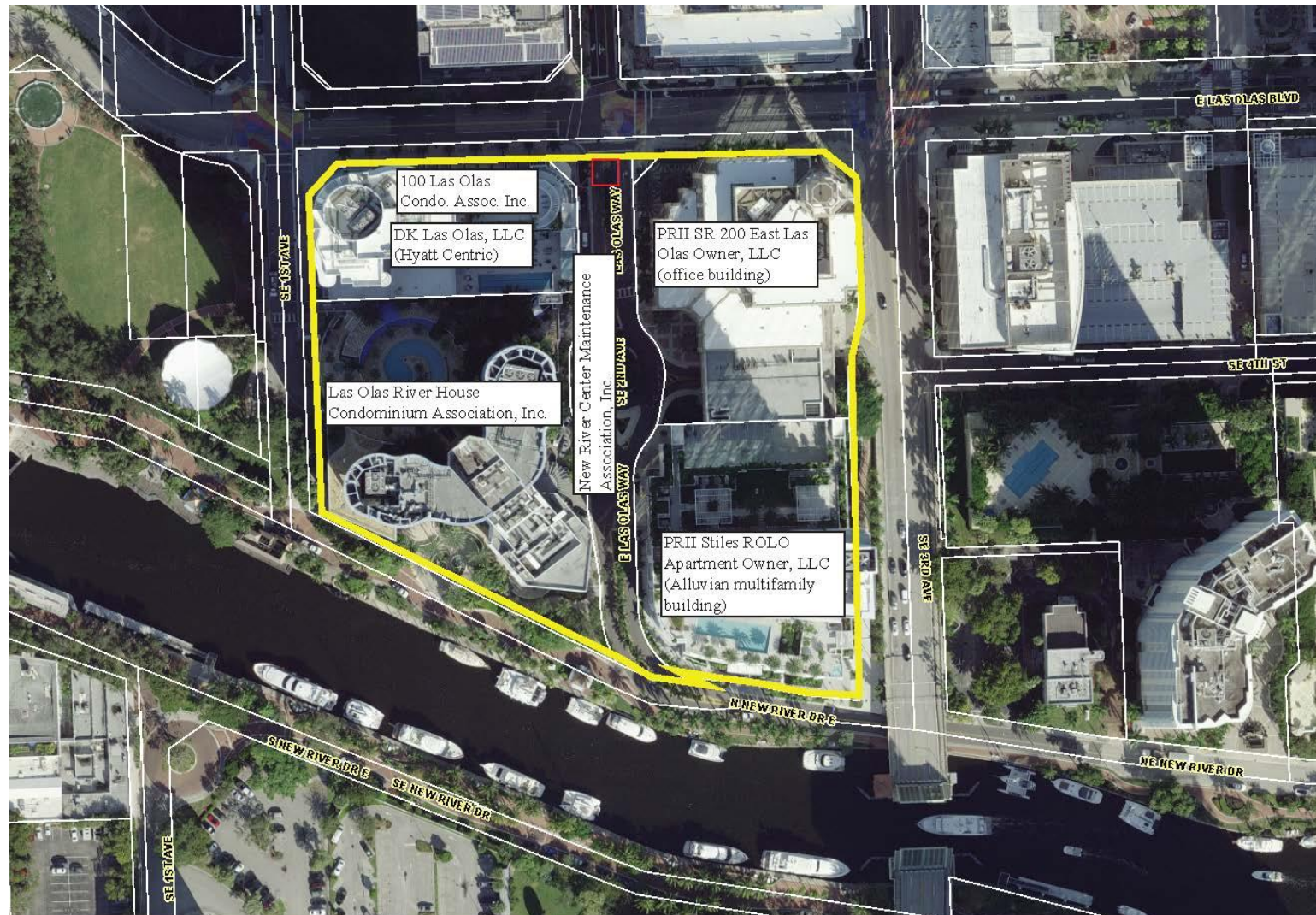
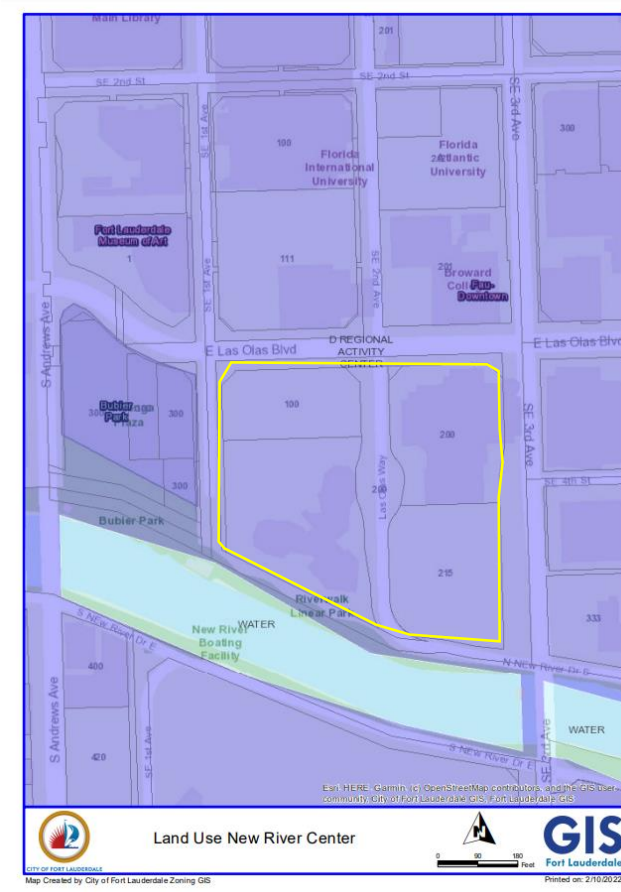
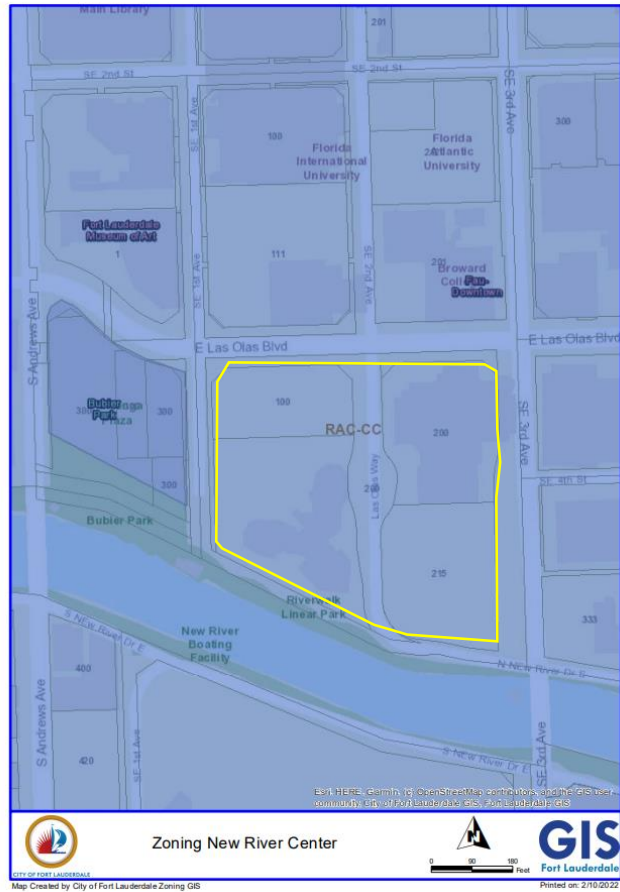


# NEW RIVER CENTER SPECIAL SIGN DISTRICT



## Table of Contents:

- 1- Aerial with location of proposed sign
- 2- Land use and zoning maps
- 3- Sign plan/rendering
- 4- New River Center Plat



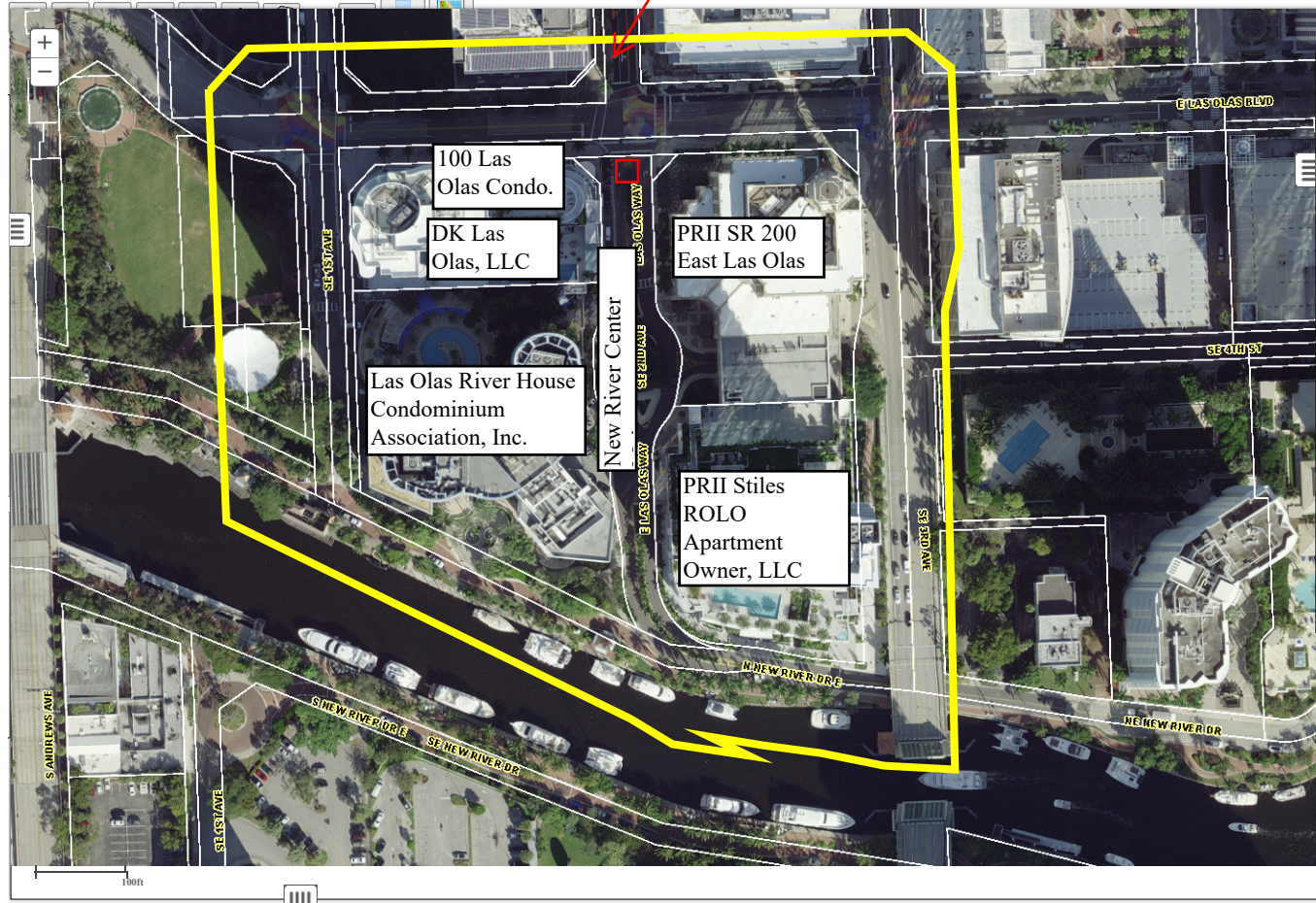
Location of proposed ground sign

NEW RIVER CENTER SIGN

BCPA Web Map

[Yellow Outline] = Yellow outline notes

Marty Kiar Broward County Property Appraiser Florida

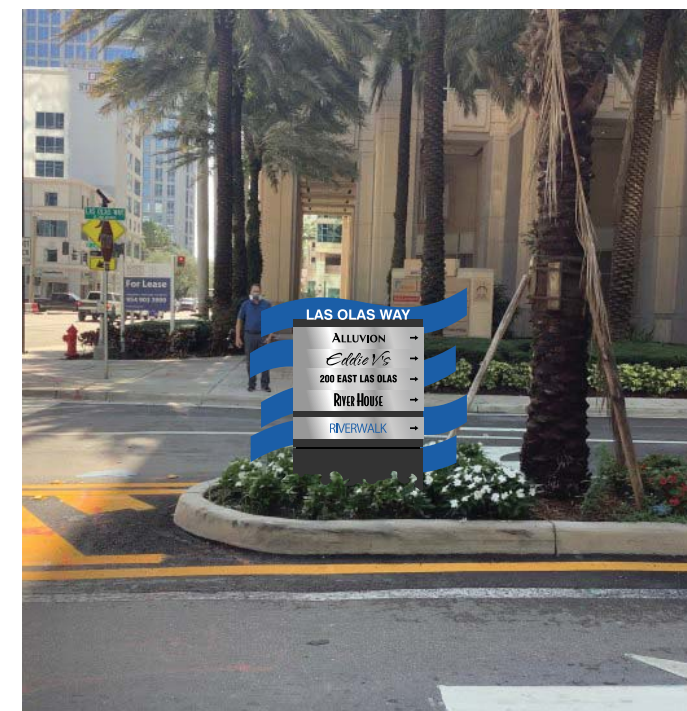


[https://gisweb-adapters.bcpa.net/bcpawebmap\\_ex/bcpawebmap.aspx](https://gisweb-adapters.bcpa.net/bcpawebmap_ex/bcpawebmap.aspx)

1/1



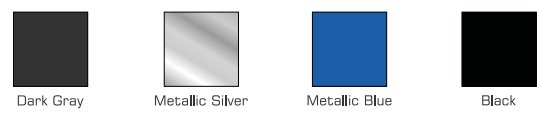
Heading letters: White  
 Tenant section: Metallic Silver panels with push-thru copy with vinyl overlay.  
 Pole cover: Dark gray  
 Embellishments: Blue  
 Letter style: Helvetica and logos  
 Allowed sq. ft.:  
 Proposed sq. ft.: 22.91  
 Maximum height: 10'



Scale: 1" = 1'-0"

SIDE VIEW

**NOTE: Vector art for Harborwood needed before production**



Scale: 1/4" = 1'-0"

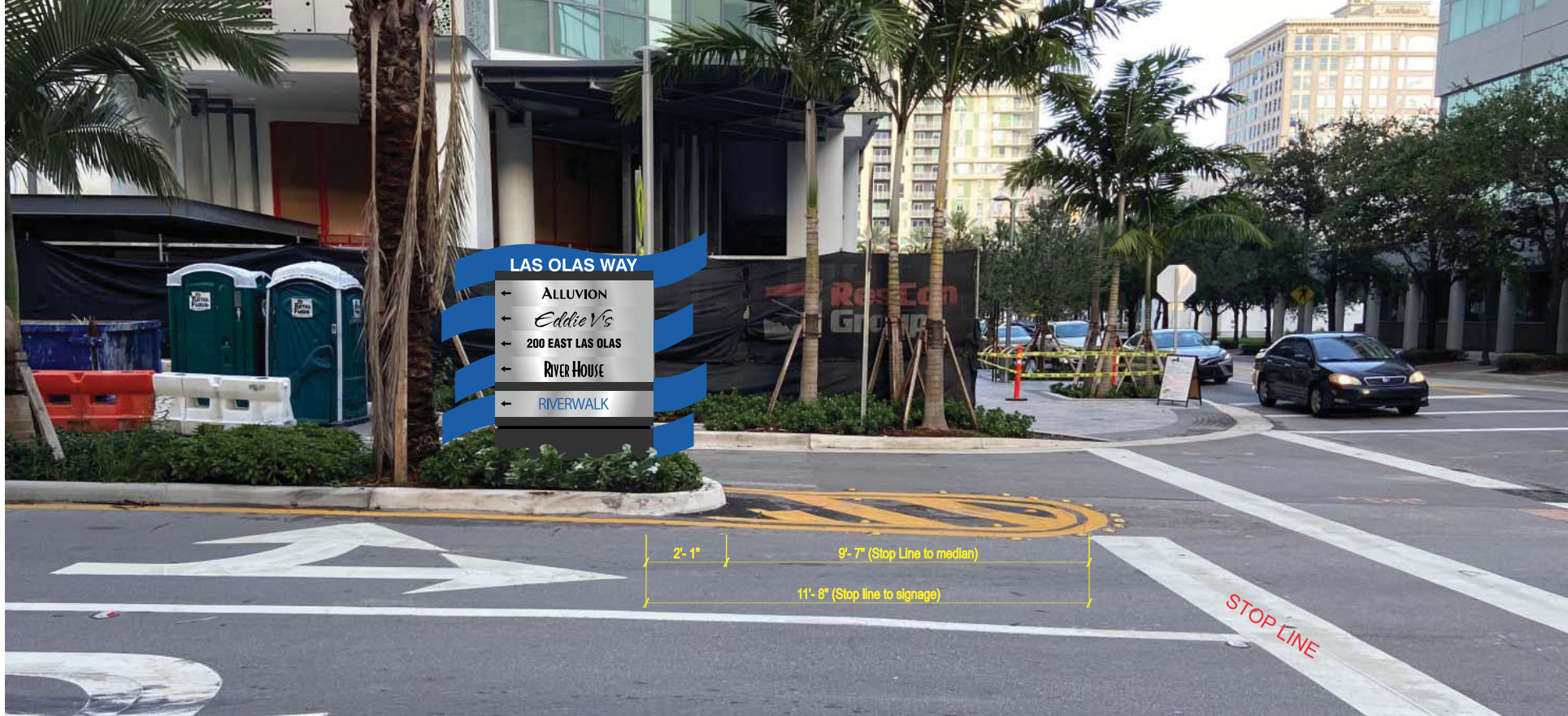

**954.763.4410**  
**artsignfl.com**  
 835 NW 6<sup>th</sup> Ave. Ft. Lauderdale, FL. 33311

FILE: Alluvion - Directional (a) 9-24-2020.cdr  
 CLIENT: Alluvion  
 ADDRESS: 215 N. New River Drive East, Ft. Lauderdale, FL  
 MUNICIPALITY: Fort Lauderdale

REVISION V2:  
 REVISION V3:  
 REVISION V4:  
 REVISION V5:  
 REVISION V6:  
 REVISION V7:

CLIENT APPROVAL:  
 \*Colors shown on drawing are for presentation purposes. All colors must be confirmed initiated by project manager before painting.  
 START DATE: 9/24/2020  
 SALE REP: Jack  
 ARTIST: Carlos

Any party accepting this document does so in confidence and agrees that it should not be duplicated, in whole or in part, nor disclose to others without the written consent of Art Sign Company, Inc. Reference copy list for copy/graphic specific to each sign location. Contractor shall verify all conditions on site and notify any variation from what is shown on the drawings before proceeding with fabrication.



Scale: 3/8" = 1'-0"

**Art SIGN COMPANY** 954.763.4410  
 artsignfl.com  
 835 NW 6<sup>th</sup> Ave. Ft. Lauderdale, FL. 33311

FILE: Alluvion - Directional (a) 9-24-2020.cdr  
 CLIENT: Alluvion  
 ADDRESS: 215 N. New River Drive East, Fort Lauderdale, FL  
 MUNICIPALITY: Fort Lauderdale

REVISION V2: 7/16 - Dimensions from stop line to median, to signage (JA)  
 REVISION V3:  
 REVISION V4:  
 REVISION V5:  
 REVISION V6:  
 REVISION V7:

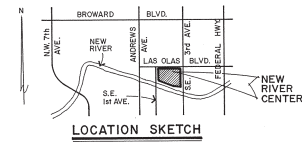
CLIENT APPROVAL:  
 \*Colors shown on drawing are for presentation purposes. All colors must be confirmed initialed by project manager before painting.

START DATE: 9/24/2020  
 SALE REP: Jack  
 ARTIST: Carlos

Any party accepting this document does so in confidence and agrees that it should not be duplicated, in whole or in part, nor disclose to others without the written consent of Art Sign Company, Inc. Reference copy list for copy/graphic specific to each sign location. Contractor shall verify all conditions on site and notify any variation from what is shown on the drawings before proceeding with fabrication.

# NEW RIVER CENTER

A PORTION OF THE N.E. 1/4 OF SECTION 10, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
A REPLAT OF A PORTION OF BLOCK 30, 'TOWN OF FORT LAUDERDALE', PLAT BOOK 'B', PAGE 40, DADE COUNTY RECORDS  
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA



### DESCRIPTION

A PORTION OF LOTS 13, 14, 15, 16, 17, 18, 19, AND 20 AND ALL OF LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12, BLOCK 30, TOWN OF FORT LAUDERDALE, ACCORDING TO THE 'NEW RIVER CENTER' AS RECORDED IN PLAT BOOK 'B', PAGE 40 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHEAST CORNER OF LOT 1 OF SAID BLOCK 30, THENCE, NORTH 90°00'00" WEST, ALONG THE NORTH LINE OF SAID LOT 1 2,000 FEET TO THE POINT OF BEGINNING, THENCE, SOUTH 02°07'00" WEST, ALONG A LINE 1,400 FEET WEST OF AND PARALLEL, WITH THE CENTERLINE OF VALENTINE AVENUE AS SHOWN ON SAID PLAT (NOW KNOWN AS S.E. THIRD AVENUE), 1,627 FEET TO A POINT OF CURVATURE OF A CURVE CONVEX TO THE WEST, HAVING A RADIUS OF 164,777 FEET, THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°49'18", 5,022 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONVEX TO THE EAST, HAVING A RADIUS OF 164,777 FEET, THENCE, CONTINUE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°49'18", 5,022 FEET TO A POINT OF TANGENCY, THENCE, SOUTH 02°07'00" EAST, ALONG A LINE 500 FEET WEST OF AND PARALLEL, WITH THE CENTERLINE OF SAID S.E. THIRD AVENUE, 223.37 FEET, THENCE, NORTH 82°22'21" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTH NEW RIVER DRIVE EAST, AS CONSTRUCTED AND MAINTAINED, AND OCCUPIED, 59.59 FEET, THENCE, NORTH 78°58'24" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTH NEW RIVER DRIVE EAST, 145 FEET TO THE POINT OF BEGINNING OF A CURVE CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 574 FEET, THROUGH A CENTRAL ANGLE OF 54°28'13", 82.63 FEET TO A POINT OF NON-TANGENCY, THENCE, NORTH 82°22'21" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID NORTH NEW RIVER DRIVE EAST, AS CONSTRUCTED AND MAINTAINED AND OCCUPIED, 63.54 FEET, THENCE, NORTH 69°00'00" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 337.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, THENCE, NORTH 02°07'00" WEST, ALONG THE WEST LINES OF LOTS 6 AND 7 OF SAID BLOCK 30, 379.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 6, THENCE, SOUTH 90°00'00" EAST, ALONG THE NORTH LINE OF LOTS 1, 2, 3, 4, 5, 6 AND 7 OF SAID BLOCK 30, 579.42 FEET TO THE POINT OF BEGINNING.  
SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 6.729 ACRES, MORE OR LESS.

### MORTGAGEE'S CONSENT

STATE OF GEORGIA } SS KNOW ALL MEN BY THESE PRESENTS THAT  
COUNTY OF COBB } THE FIRST NATIONAL BANK OF CHICAGO  
A NATIONAL BANKING ASSOCIATION  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 15926, PAGE 268, OF THE PUBLIC RECORDS OF BROWARD COUNTY, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREIN. IN WITNESS WHEREOF THE FIRST NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS NAME THIS 15th DAY OF NOVEMBER, A.D. 1992.

BY DAVID K. YOUNG, ASST. VICE PRESIDENT  
WITNESS AS TO BOTH  
BY NEIL A. FREEDLAND, VICE PRESIDENT  
WITNESS AS TO BOTH

### ACKNOWLEDGEMENT

STATE OF GEORGIA } SS BEFORE ME PERSONALLY APPEARED  
COUNTY OF COBB } DAVID K. YOUNG  
AND  
NEIL A. FREEDLAND,  
TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASST. VICE PRESIDENT & VICE PRESIDENT OF THE FIRST NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID BANK AND THAT SUCH INSTRUMENT IS THE FREE ACT AND DEED OF SAID OFFICERS.  
WITNESS MY HAND AND SEAL THIS 15th DAY OF NOV, A.D. 1992.

NOTARIES L. 1992  
MY COMMISSION EXPIRES: NOTARY PUBLIC, STATE OF GEORGIA

### SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 171, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 218-H, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 171.02(4) OF SAID CHAPTER 171. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODEIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DEDICATION NOTARY DEDICATION KEITH AND SCHNARS, P.A.  
SEALS  
BY: Thomas Gene Lunsford DATE 11-21-90  
PROFESSIONAL LAND SURVEYOR #4646  
STATE OF FLORIDA  
FOR THE FIRM

### DEDICATION

STATE OF FLORIDA } SS KNOW ALL MEN BY THESE PRESENTS THAT  
COUNTY OF BROWARD } NEWS AND SUN-SENTINEL COMPANY,  
A DELAWARE CORPORATION,  
OWNER OF THE LANDS DESCRIBED HEREIN AS BEING INCLUDED WITHIN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS 'NEW RIVER CENTER', A REPLAT.  
EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC, FOR PROPER PURPOSES.  
RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.  
IN WITNESS WHEREOF, THE NEWS AND SUN-SENTINEL COMPANY, A DELAWARE CORPORATION HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 19th DAY OF NOVEMBER, A.D. 1992.

BY: Thomas P. O'Donnell, President  
WITNESS: 11-25-90  
BY: Neil A. Freedland, Vice President  
WITNESS: 11-25-90

### ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED  
COUNTY OF BROWARD } THOMAS P. O'DONNELL  
PRESIDENT  
TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS PRESIDENT OF NEWS AND SUN-SENTINEL COMPANY, A DELAWARE CORPORATION, AND THAT HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH DEDICATION AS SUCH OFFICER, AND THAT SAID DEDICATION IS THE FREE ACT AND DEED OF SAID OFFICER.  
WITNESS MY HAND AND SEAL THIS 19th DAY OF NOV, A.D. 1992.

SEPTEMBER 25, 1993  
NOTARY COMMISSION EXPIRES: NOTARY PUBLIC, STATE OF FLORIDA

### 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 ORDINANCE NO. 90-271 ADOPTED BY SAID CITY COMMISSION THIS 25th DAY OF SEPTEMBER, 1990. IN WITNESS WHEREOF, THE SAID CITY COMMISSION CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS 25th DAY OF OCTOBER, 1990.

### CITY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17th DAY OF OCTOBER, A.D. 1992.

### PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FT. LAUDERDALE, FLORIDA, THIS 27th DAY OF JUNE, A.D. 1990.

### DEDICATION

STATE OF FLORIDA } SS KNOW ALL MEN BY THESE PRESENTS THAT  
COUNTY OF BROWARD } RIVERWALK CENTER I JOINT VENTURE,  
A FLORIDA GENERAL PARTNERSHIP,  
OWNER OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED WITHIN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS 'NEW RIVER CENTER', A REPLAT.  
EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC, FOR PROPER PURPOSES.  
RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.  
IN WITNESS WHEREOF, THE RIVERWALK CENTER I JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 25th DAY OF OCTOBER, A.D. 1990.

BY: Terry M. Stiles, President  
WITNESS: 11-25-90  
BY: Arthur R. Martin, Director of Real Estate  
WITNESS: 11/25/90

### ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED  
COUNTY OF BROWARD } TERRY M. STILES, PRESIDENT  
TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS PRESIDENT OF STILES DOWNTOWN ASSOCIATES, INC., AND THAT HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH DEDICATION AS OFFICER, AND THAT SAID DEDICATION IS THE FREE ACT AND DEED OF SAID OFFICER.

SEPTEMBER 25, 1993  
MY COMMISSION EXPIRES: NOTARY PUBLIC, STATE OF FLORIDA

### ACKNOWLEDGEMENT

STATE OF FLORIDA } SS BEFORE ME PERSONALLY APPEARED  
COUNTY OF BROWARD } ARTHUR R. MARTIN  
TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS DIRECTOR OF REAL ESTATE FOR THE TRIBUNE COMPANY, HEREON AND THAT HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH DEDICATION AS OFFICER, AND THAT SAID DEDICATION IS THE FREE ACT AND DEED OF SAID OFFICER.

SEPTEMBER 25, 1993  
MY COMMISSION EXPIRES: NOTARY PUBLIC, STATE OF FLORIDA

### BROWARD COUNTY OFFICE OF PLANNING

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.  
BY: [Signature] DIRECTOR  
DATE: 3-18-92

### BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.  
BY: [Signature] DIRECTOR  
DATE: 3-17-92

### 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 FOR TRAFFICWAYS THIS 26th DAY OF APRIL, A.D. 1994.  
BY: [Signature] CHAIRPERSON  
DATE: December 6, 1990

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 26th DAY OF APRIL, A.D. 1994.

BY: [Signature] ADMINISTRATOR 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 171, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 18th DAY OF DECEMBER, A.D. 1992.

BY: [Signature] COUNTY ADMINISTRATOR  
BY: [Signature] CHAIRPERSON - COUNTY COMMISSION

### BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-RECORDING SECTION

THIS INSTRUMENT WAS FILED FOR RECORD THIS 24th DAY OF MARCH, A.D. 1992, AND RECORDED IN PLAT BOOK 151, PAGE 15, RECORD VERIFIED.  
ATTEST: B. JACK OSTERHOLT COUNTY ADMINISTRATOR  
BY: [Signature] DEPUTY

CITY ENGINEER	MORTGAGEE'S CONSENT	NOTARY MORTGAGEE'S CONSENT	DEDICATION	NOTARY DEDICATION	DEDICATION	NOTARY DEDICATION	CITY OF FORT LAUDERDALE	COUNTY ENGINEER	SURVEYOR	COUNTY SURVEYOR
OK	OK	OK	OK	OK	OK	OK	OK	OK	OK	OK

"NEW RIVER CENTER"  
A PORTION OF THE N.E. 1/4 OF SECTION 10, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
A REPLAT OF BLOCK 30, 'TOWN OF FORT LAUDERDALE', PLAT BOOK 'B', PAGE 40, DADE COUNTY RECORDS  
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PREPARED BY:  
KEITH AND SCHNARS, P.A.  
ENGINEERS - PLANNERS - SURVEYORS  
6500 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA 33309  
(305) 776-1616  
FEBRUARY, 1990

THIS IS NOT AN OFFICIAL COPY

DEDICATION

STATE OF FLORIDA }  
COUNTY OF BROWARD } SS KNOW ALL MEN BY THESE PRESENTS THAT  
NEW RIVER CENTER MAINTENANCE ASSOCIATION, INC.  
A FLORIDA CORPORATION

OWNER OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED WITHIN THIS  
PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE  
MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS 'NEW RIVER CENTER'  
A REPLAT.

EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PERPETUAL USE OF  
THE PUBLIC, FOR PROPER PURPOSES.  
RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR  
PROPER PURPOSES.

IN WITNESS WHEREOF, NEW RIVER CENTER MAINTENANCE ASSOCIATION, INC. A FLORIDA  
CORPORATION, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 19 TH  
DAY OF DECEMBER, A.D. 1995

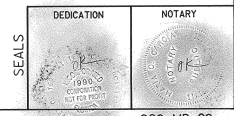
BY: *William R. Lyon*  
WITNESS: *Angela Marinello* *Maria C. Garcia*  
BY: WILLIAM R. LYON  
PRESIDENT  
NEW RIVER CENTER MAINTENANCE ASSOCIATION, INC.  
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF BROWARD } SS BEFORE ME PERSONALLY APPEARED  
WILLIAM R. LYON  
PRESIDENT

TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND  
WHO EXECUTED THE FOREGOING DEDICATION AS PRESIDENT OF NEW RIVER CENTER  
MAINTENANCE ASSOCIATION, INC., A FLORIDA CORPORATION AND THAT HE  
ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH DEDICATION AS SUCH  
OFFICER, AND THAT SAID DEDICATION IS THE FREE ACT AND DEED OF SAID OFFICER.

WITNESS MY HAND AND SEAL THIS 19 TH DAY OF DECEMBER, A.D., 1995.  
*Maria C. Garcia*  
Aug. 27, 1995  
MY COMMISSION EXPIRES: NOTARY PUBLIC, STATE OF FLORIDA

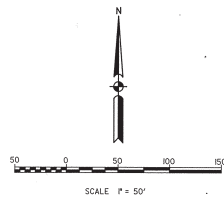


028-MP-90

# "NEW RIVER CENTER"

A PORTION OF THE N.E. 1/4 OF SECTION 10, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
A REPLAT OF A PORTION OF BLOCK 30, 'TOWN OF FORT LAUDERDALE' PLAT BOOK 'B', PAGE 40, DADE COUNTY RECORDS  
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PREPARED BY:  
**KEITH AND SCHNARS, P.A.**  
ENGINEERS - PLANNERS - SURVEYORS  
5500 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA 33309  
(305) 776-1616  
FEBRUARY, 1990



### LEGEND

- B.M. = BENCHMARK
- B.C.R. = BROWARD COUNTY RECORDS
- C.L. = CENTERLINE
- D.C.R. = DADE COUNTY RECORDS
- D.E. = DEED BOOK
- D.E. = DRAINAGE EASEMENT
- E. = EASTING
- ELEV. = ELEVATION
- F.P. & L. = FLORIDA POWER AND LIGHT
- F.S. = FOOTING
- L. = LENGTH
- N.T.S. = NOT TO SCALE
- O.F.S.T. = OFF-SET
- O.R.B. = OFFICIAL RECORD BOOK
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.L. = PLAT BOOK
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- R. = RADIAL
- R/W. = RIGHT-OF-WAY
- U.E. = UTILITY EASEMENT

### AREA TABULATION

PARCEL 'A'	78,936 SQ.FT.	1.812 AC. ±
PARCEL 'B'	60,825 SQ.FT.	1.396 AC. ±
PARCEL 'C'	61,297 SQ.FT.	1.407 AC. ±
PARCEL 'D'	43,038 SQ.FT.	0.988 AC. ±
PARCEL 'E'	32,988 SQ.FT.	0.756 AC. ±
DED. R/W	16,105 SQ.FT.	0.370 AC. ±
<b>TOTAL</b>	<b>293,119 SQ. FT.</b>	<b>6.729 AC. ±</b>

### SURVEY NOTES

1. (⊙) INDICATES SET PERMANENT REFERENCE MONUMENT.
2. SURVEY DATA IN FIELD BOOKS 606 AND 537.
3. BEARINGS SHOWN HEREON ARE ASSUMED AND THE NORTH PLAT LIMITS IS ASSUMED TO BEAR "S 00°00'00"E.
4. ——— INDICATES NON-VEHICULAR ACCESS LINE.
5. BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BENCHMARKS SUPPLIED BY U.S.C. & G.S. BRASS DISC IN CONC. STAMPED "212", ELEV. +7.30', LOCATED AT N.E. CORNER OF S.W. 2ND AVE. & S.W. 2ND ST., 10.8' W. OF W. RAIL OF F.E.C.R.R.

### RESTRICTIONS

THIS PLAT IS RESTRICTED TO A 400 ROOM HOTEL, 35,000 SQUARE FEET OF COMMERCIAL AND 1,000,000 SQUARE FEET OF OFFICE; THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IV, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS.

THE NOTATION AND ANY AMENDMENTS THEREON 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.

### NOTICE

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### SURVEY NOTES, CONT.

6. THE 7' TO OPENING ON S.E. THIRD AVE IS RESTRICTED TO RIGHT TURNS IN AND RIGHT TURNS OUT ONLY ON THE FRONTAGE ROAD LOCATED WEST OF THE BRIDGE AND ADJACENT TO THIS PROPERTY AS LONG AS THE FRONTAGE ROAD IS OPEN TO VEHICULAR TRAFFIC; AND IS RESTRICTED TO RIGHT TURNS IN AND RIGHT TURNS OUT ONLY ON THE FRONTAGE ROAD THROUGH LANE OF S.E. THIRD AVE AS LONG AS THE FRONTAGE ROAD IS CLOSED TO VEHICULAR TRAFFIC.

