

DEDICATION

STATE OF FLORIDA }
COUNTY OF BROWARD } ss

KNOW ALL MEN BY THESE PRESENTS: THAT GUNTHER MOTOR COMPANY OF PLANTATION, INC., A FLORIDA PROFIT CORPORATION, AS THE OWNER OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THE PLAT, HAVE CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS GUNTHER MOTORS. THE OWNER HAS CAUSED THE PROPERTY TO BE SURVEYED AND PLATTED AS SHOWN AND DO HEREBY DEDICATE THE FOLLOWING:

TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PAVED SURFACES, DRIVEWAYS, SIDEWALKS, SURFACE DRAINAGE, LIGHTING, LANDSCAPING, IRRIGATION, UTILITIES AND SIMILAR USES DEEMED APPROPRIATE, AND SHALL BE THE SOLE MAINTENANCE OBLIGATION OF THE OWNER, WITHOUT RECOURSE TO THE CITY OF FORT LAUDERDALE, FLORIDA.

TRACT B, AS SHOWN HEREON AS ROAD RIGHT-OF-WAY, IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

AN INGRESS / EGRESS, UTILITY AND DRAINAGE EASEMENT OVER THE ENTIRETY OF PARCEL A IS HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES BY UTILITY COMPANIES FRANCHISED BY THE CITY OF FORT LAUDERDALE, FLORIDA, TO PROVIDE SERVICES WITHIN THE CITY.

IN WITNESS WHEREOF, WE HERETO SET OUR HAND AND SEAL THIS \_\_\_ DAY OF \_\_\_, 201\_\_ A.D.

WITNESS

GUNTHER MOTOR COMPANY OF PLANTATION, INC. A FLORIDA PROFIT CORPORATION

PRINT NAME

WITNESS

BY: JOSEPH F. GUNTHER JR., AS PRESIDENT

PRINT NAME

ACKNOWLEDGMENT:

STATE OF \_\_\_ }
COUNTY OF \_\_\_ } ss

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, JOSEPH F. GUNTHER, JR., AS PRESIDENT OF GUNTHER MOTOR COMPANY OF PLANTATION, INC., A FLORIDA PROFIT CORPORATION, THAT HE IS PERSONALLY KNOWN TO ME AND THAT HE EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICERS FOR THE PURPOSES HEREON EXPRESSED AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_ DAY OF \_\_\_, 201\_\_ A.D.

NOTARY PUBLIC - STATE OF \_\_\_ SEAL

PRINTED NAME OF ACKNOWLEDGER

COMMISSION NUMBER

MY COMMISSION EXPIRES:

MORTGAGEE'S CONSENT

STATE OF \_\_\_ }
COUNTY OF \_\_\_ } ss

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK \_\_\_, PAGE \_\_\_, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

AN INGRESS / EGRESS, UTILITY AND DRAINAGE EASEMENT OVER THE ENTIRETY OF PARCEL A IS HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES BY UTILITY COMPANIES FRANCHISED BY THE CITY OF FORT LAUDERDALE, FLORIDA, TO PROVIDE SERVICES WITHIN THE CITY.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS [PRESIDENT][VICE-PRESIDENT] AND ITS [SECRETARY][ASSISTANT SECRETARY], AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_ DAY OF \_\_\_, 201\_\_.

A NATIONAL BANKING CORPORATION

WITNESS AS TO BOTH

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

PRINT NAME

[PRESIDENT][VICE-PRESIDENT]

WITNESS AS TO BOTH

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

PRINT NAME

[SECRETARY][ASSISTANT SECRETARY]

ACKNOWLEDGEMENT:

STATE OF \_\_\_ }
COUNTY OF \_\_\_ } ss

BEFORE ME PERSONALLY APPEARED \_\_\_ AND \_\_\_ WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED \_\_\_ AND \_\_\_ RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS [PRESIDENT] [VICE-PRESIDENT] AND [SECRETARY][ASSISTANT SECRETARY] OF \_\_\_, N.A., A FLORIDA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_ DAY OF \_\_\_, A.D. 201\_\_.

NOTARY PUBLIC - STATE OF \_\_\_ SEAL

PRINTED NAME OF ACKNOWLEDGER

COMMISSION NUMBER

MY COMMISSION EXPIRES:

SUN TECH Sun-Tech Engineering, Inc. Engineers - Planners - Surveyors Certificate of Authorization Number LB 7019 1600 West Oakland Park Boulevard Ft. Lauderdale, FL 33311 E-Mail: suntech@suntecheng.com Phone (954)777-3123 Fax (954)777-3114

GUNTHER MOTORS

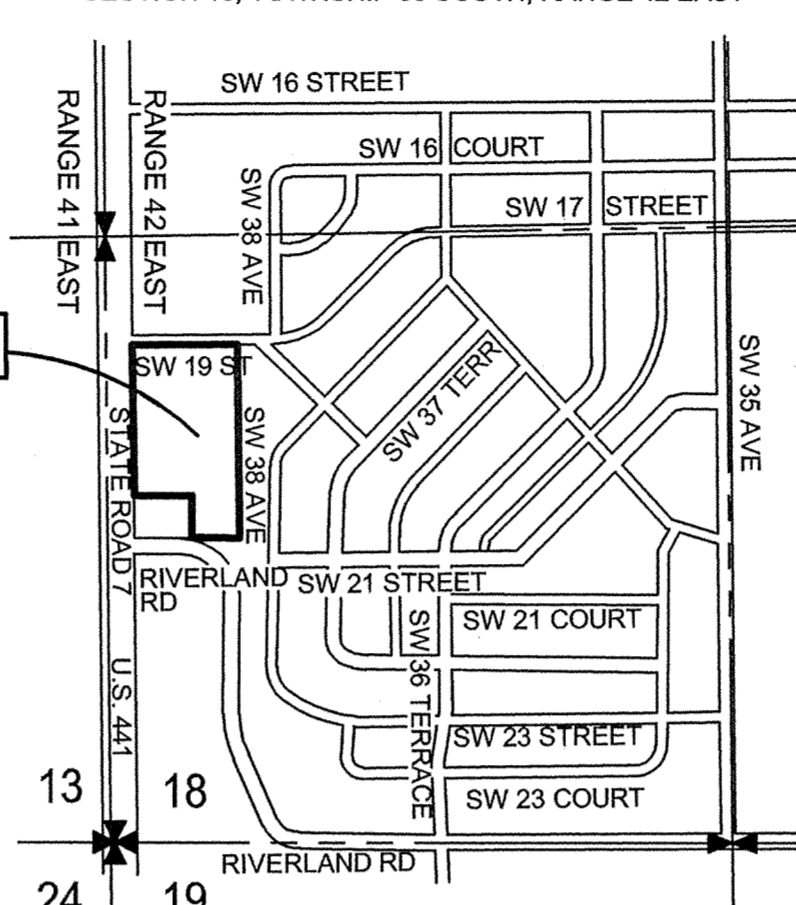
A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 50 SOUTH, RANGE 42 EAST CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA (NOVEMBER 2012)

AREA TABULATION

Table with 4 columns: Parcel, Square Feet, Acres, Total. Row 1: PARCEL A 333,658 SQUARE FEET 7.6597 ACRES. Row 2: PARCEL B 4,746 SQUARE FEET 0.1090 ACRES. Row 3: TOTAL 338,404 SQUARE FEET 7.7687 ACRES

LOCATION MAP (NOT TO SCALE)

THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 18, TOWNSHIP 50 SOUTH, RANGE 42 EAST



NORTH

THIS PLAT

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 18, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM, THOSE CERTAIN LANDS AS DESCRIBED AS PARCEL NO. 115 FOR RIGHT-OF-WAY, IN OFFICIAL RECORDS BOOK 23812, PAGE 829; PARCEL NO. 116 FOR RIGHT-OF-WAY, IN OFFICIAL RECORDS BOOK 25403, PAGE 801 AND PARCEL NO. 117 FOR RIGHT-OF-WAY, IN OFFICIAL RECORDS BOOK 25683, PAGE 652, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 1, BLOCK X, OF "FAIRFAX BROLLIAR ADDITION, SECTION 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 28, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF LOTS 1 THROUGH 13, BLOCK X OF SAID PLAT, SOUTH 1°57'35" EAST, 802.21 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF RIVERLAND ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AS DEPICTED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION 86095-2403 AND SECTION 86100-2576, SOUTH 87°47'29" WEST, 200.00 FEET TO THE SOUTHEAST CORNER OF TRACT A, BPTL PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 150, PAGE 48, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID TRACT A, NORTH 1°57'35" WEST, 151.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT A; THENCE ALONG THE NORTH LINE OF SAID TRACT A AND ITS WESTERLY PROLONGATION, SOUTH 87°47'29" WEST, 283.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE AS DEPICTED ON AFOREMENTIONED PARCEL NO. 115, NORTH 1°57'35" WEST, 54.20 FEET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF PARCEL NO. 115 AND ALONG THE EAST RIGHT-OF-WAY LINE OF AFOREMENTIONED PARCEL NO. 116, NORTH 2°15'58" EAST, 180.49 FEET; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF PARCEL 116 AND THE EAST RIGHT-OF-WAY LINE OF AFOREMENTIONED PARCEL NO. 117, NORTH 1°23'14" WEST, 206.02 FEET; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF PARCEL NO. 117, NORTH 42°07'01" EAST, 41.36 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF S.W. 19TH STREET, AS SHOWN ON "FAIRFAX BROLLIAR ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 87°35'51" EAST, 437.08 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING, SITUATE AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 7.7687 ACRES (338,404 SQUARE FEET), MORE OR LESS.

SURVEYORS CERTIFICATION

THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART 1, AND WITH THE APPLICABLE SECTIONS OF 51-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE PERMANENT REFERENCE MONUMENTS (P.R.M.) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177 ON THIS 22ND DAY OF JANUARY, 2013. THE BENCHMARKS SHOWN ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

CHARLES E. ROSSI, P.L.S. DATE 2-27-2013 PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA REGISTRATION No. 4798 SUNTECH ENGINEERING, INC. 1600 WEST OAKLAND PARK BOULEVARD FORT LAUDERDALE, FLORIDA 33311 CERTIFICATE OF AUTHORIZATION No. LB 7019

Table with 8 columns: GUNTHER MOTOR COMPANY OF PLANTATION, INC., BANK, CITY COMMISSION, CITY ENGINEER, COUNTY COMMISSION, COUNTY SURVEYOR, COUNTY ENGINEER, SURVEYOR. Each column contains a circular seal area with the name of the official below it.

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVES THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC-WAYS THIS \_\_\_ DAY OF \_\_\_, 201\_\_ A.D.

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\_\_ A.D.

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

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS \_\_\_ DAY OF \_\_\_, 201\_\_ A.D. AND RECORDED IN PLAT BOOK \_\_\_ PAGES \_\_\_, RECORD VERIFIED.

ATTEST: BERTHA HENRY COUNTY ADMINISTRATOR BY: \_\_\_\_\_ DEPUTY

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\_\_ A.D.

ATTEST: BERTHA HENRY COUNTY ADMINISTRATOR

BY: \_\_\_\_\_ MAYOR COUNTY COMMISSION BY: \_\_\_\_\_ DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

BY: RICHARD TORNESE DATE \_\_\_\_\_ BY: ROBERT P. LEGG, JR. DATE \_\_\_\_\_ DIRECTOR PROFESSIONAL ENGINEER FLORIDA PROFESSIONAL ENGINEER REGISTRATION NUMBER 40263 PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NUMBER LS4030

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_ DAY OF \_\_\_, 201\_\_ A.D.

BY: \_\_\_\_\_ DIRECTOR/DESIGNEE

CITY OF FORT LAUDERDALE PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: THAT THE CITY OF PLANNING AND ZONING BOARD OF FORT LAUDERDALE, FLORIDA, HAS HEREBY APPROVED AND ACCEPTED THIS PLAT THIS \_\_\_ DAY OF \_\_\_, 201\_\_ (CITY OF FORT LAUDERDALE PLANNING # \_\_\_)

BY: \_\_\_\_\_ CHAIRMAN, THIS \_\_\_ DAY OF \_\_\_, 201\_\_.

CITY ENGINEER'S SIGNATURE

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_ DAY OF \_\_\_, 201\_\_.

BY: \_\_\_\_\_ PETER R. PARTINGTON, CITY ENGINEER, FLORIDA P.E. REGISTRATION NO. 45099

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. 09-40, ADOPTED BY 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\_\_.



# GUNTHER MOTORS

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA  
(NOVEMBER 2012)

B L O C K T  
"FAIRFAX BROLIAR ADDITION 3"  
(P.B. 34, PG. 15 -B.C.R.)

PLAT BOOK PAGE

SHEET 2 OF 2

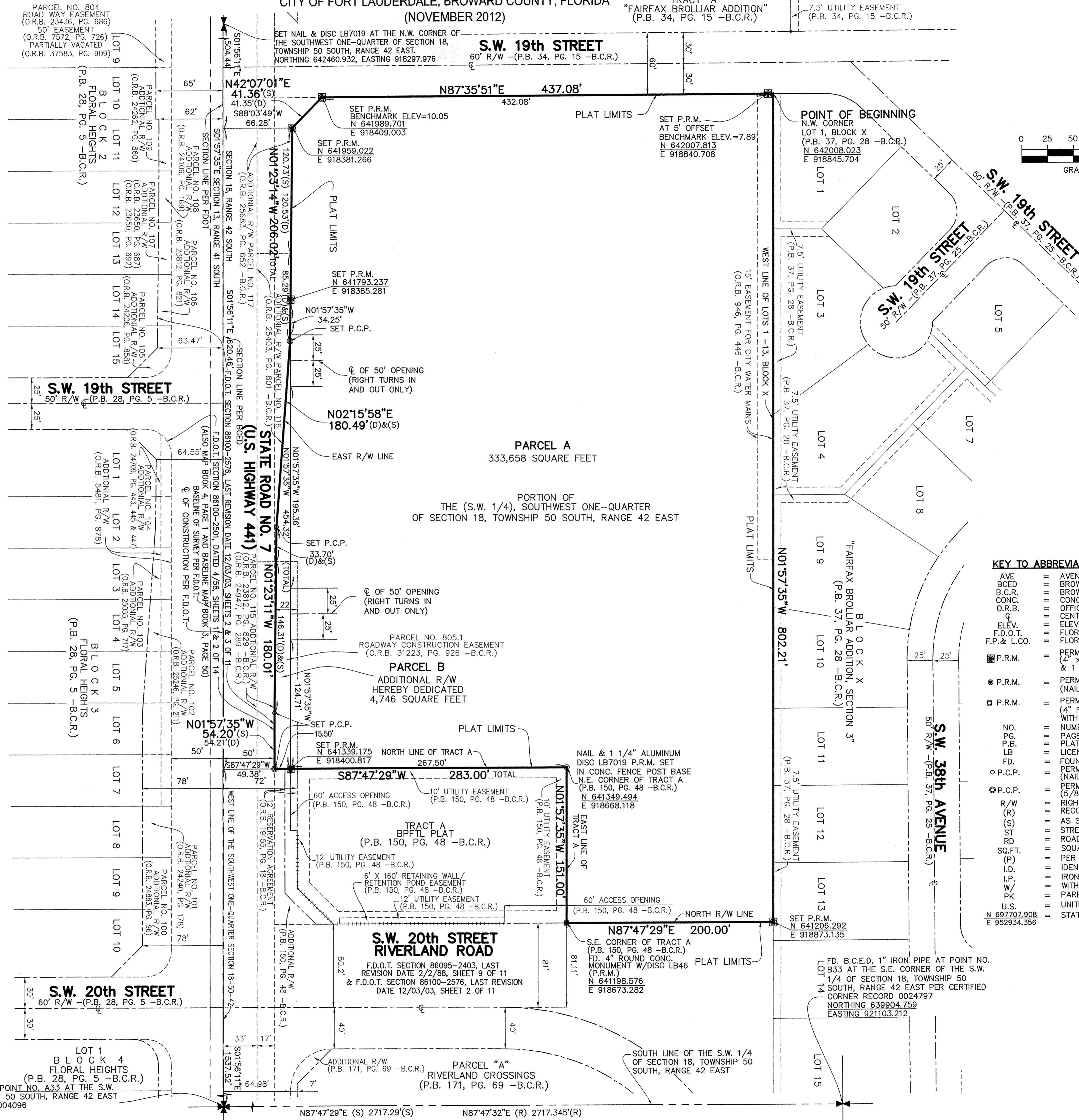
PREPARED BY:  
**Sun-Tech Engineering, Inc.**  
Engineers - Planners - Surveyors  
Certificate of Authorization Number LB 7019  
1600 West Oakland Park Boulevard  
Fort Lauderdale, FL 33311  
Phone (954)777-3123  
Fax (954)777-3114  
E-Mail: suntech@suntech.com

### PLAT NOTES:

- ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, AND ARE RELATIVE TO THE CITY OF FORT LAUDERDALE BENCHMARK SW 142; DESCRIBED AS FOLLOWS: PK NAIL IN BRASS DISC STAMPED CITY OF FORT LAUDERDALE BM SW 142, LOCATED AT THE TOP OF CURB AT S.W. CORNER OF STATE ROAD 7 AND S.W. 19 STREET, ELEVATION=9.522.
- 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 THIS COUNTY.
- GROSS AREA OF PLATTED LANDS IS 338,404 SQUARE FEET (7.7687 ACRES), MORE OR LESS.
- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY 2011, 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 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 PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN INSTALLED BY 2011, 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 SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. 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.
- STATE PLANE COORDINATES AND GRID BEARINGS AS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC SURVEY TRAVERSE MERCATOR COORDINATES, FLORIDA EAST ZONE, AS SHOWN ON THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION EASTERN BROWARD HORIZONTAL CONTROL NETWORK, AND ARE RELATIVE TO THE GRID LINE BETWEEN GPS POINT NUMBER A33, NORTHING 639800.050, EASTING 918387.852, IN SECTION 18, TOWNSHIP 50 SOUTH, RANGE 42 EAST, AND GPS POINT NUMBER B33, NORTHING 639904.759, EASTING 921103.212, AN ESTABLISHED AND MONUMENTED LINE.
- 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 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.
- THIS PLAT IS RESTRICTED TO 135,000 SQUARE FEET OF AUTOMOBILE DEALERSHIP AND 210,000 SQUARE FEET OF INVENTORY STORAGE USE. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAT, 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. THIS 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.
- ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE, AND CABLE TELEVISION SHALL BE INSTALLED UNDERGROUND.

### AREA TABULATION

PARCEL A	333,658 SQUARE FEET	7.6597 ACRES
PARCEL B	4,746 SQUARE FEET	0.1090 ACRES
TOTAL	338,404 SQUARE FEET	7.7687 ACRES



### KEY TO ABBREVIATIONS LEGEND

AVE	==	AVENUE
BCED	==	BROWARD COUNTY ENGINEERING DEPARTMENT
B.C.R.	==	BROWARD COUNTY RECORDS
CONC.	==	CONCRETE
O.R.B.	==	OFFICIAL RECORDS BOOK
CL	==	CENTERLINE
ELEV.	==	ELEVATION
F.D.O.T.	==	FLORIDA DEPARTMENT OF TRANSPORTATION
F.P. & L.CO.	==	FLORIDA POWER & LIGHT COMPANY
PRM	==	PERMANENT REFERENCE MONUMENT
PRM	==	PERMANENT REFERENCE MONUMENT (4" x 4" x 24" CONCRETE MONUMENT & 1 1/4" ALUMINUM DISC WITH LB7019 PRM)
PRM	==	PERMANENT REFERENCE MONUMENT (NAIL & 1 1/4" ALUMINUM DISC LB7019 PRM)
PRM	==	PERMANENT REFERENCE MONUMENT (4" ROUND CONCRETE MONUMENT WITH DISC LB46 PRM)
NO.	==	NUMBER
PG.	==	PAGE
P.B.	==	PLAT BOOK
LB	==	LICENSED BUSINESS
FD.	==	FOUND
P.C.P.	==	PERMANENT CONTROL POINT (NAIL & 1 1/4" ALUMINUM DISC LB7019 PCP)
P.C.P.	==	PERMANENT CONTROL POINT (5/8" IRON ROD WITH CAP LB7019 PCP)
R/W	==	RIGHT-OF-WAY
(R)	==	RECORD DIMENSION
(S)	==	AS SURVEYED IN THE FIELD
ST	==	STREET
RD	==	ROAD
SQ.FT.	==	SQUARE FEET
(P)	==	PER PLAT
I.D.	==	IDENTIFICATION
I.P.	==	IRON PIPE
PK	==	PARKER KALON
U.S.	==	UNITED STATES
N 697707.908 E 952834.356	==	STATE PLANE COORDINATES

FD, B.C.E.D. P.K. NAIL & WASHER POINT NO. A33 AT THE S.W. CORNER OF SECTION 18, TOWNSHIP 50 SOUTH, RANGE 42 EAST PER CERTIFIED CORNER RECORD 0004096  
NORTHING 639800.050  
EASTING 918387.852