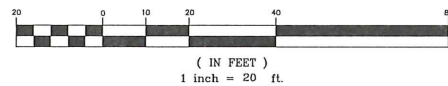




prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 400 J.W. McLaughlin AVENUE (N.E. 3rd AVENUE),
 FORT LAUDERDALE, FLORIDA, 33301
 PHONE: (954) 763-7611 FAX: (954) 763-7615

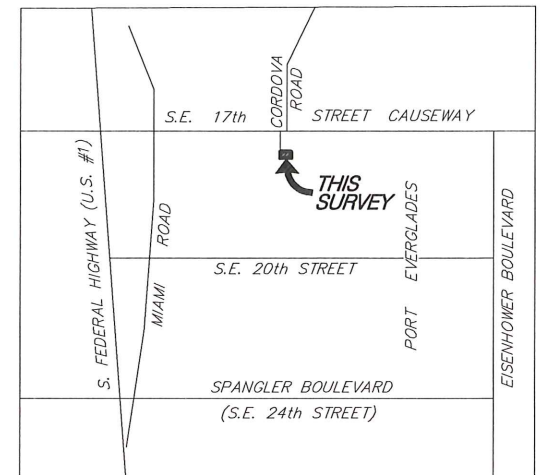
GRAPHIC SCALE



LEGEND

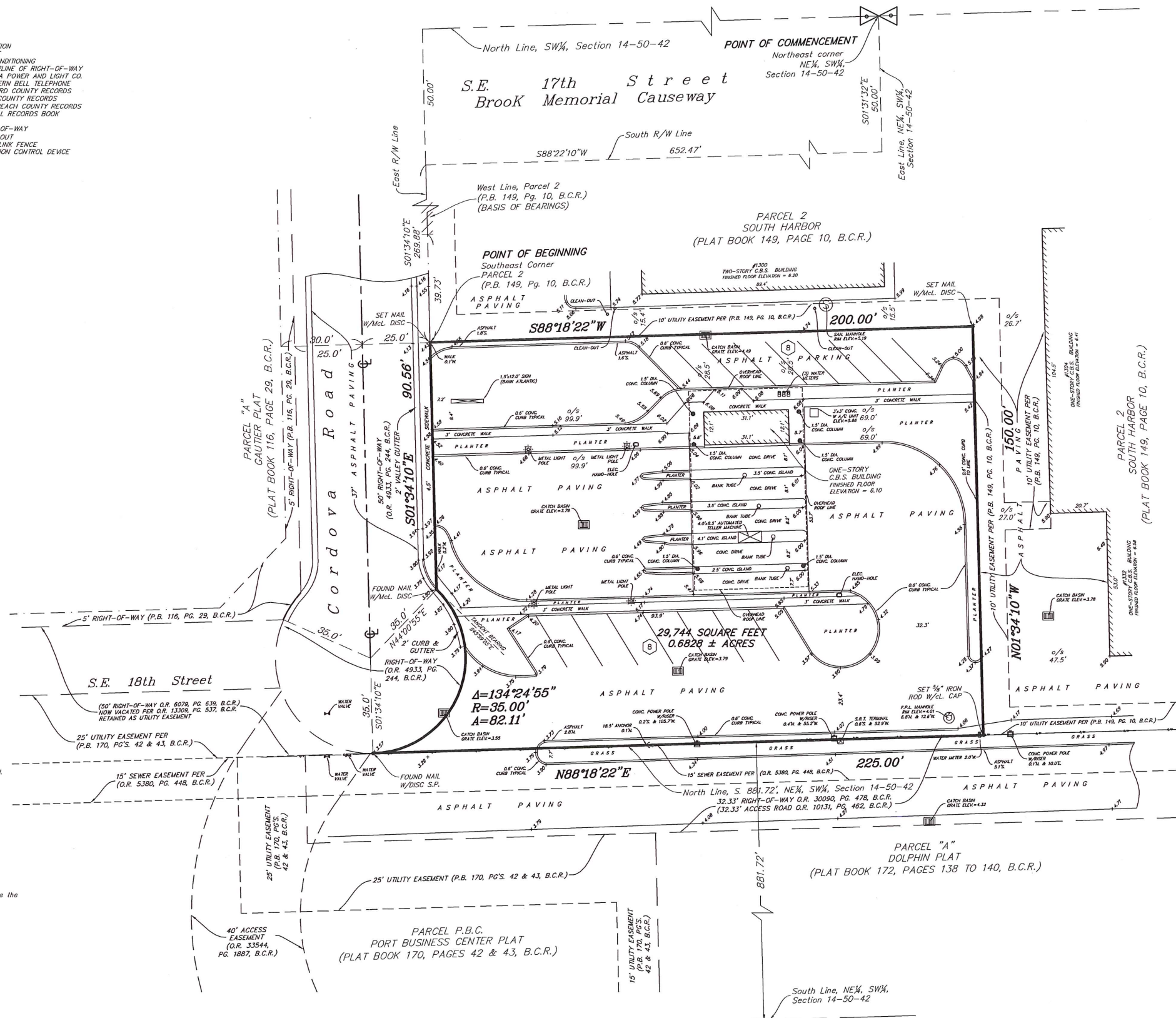
- | | |
|--|--------------------------------------|
| Δ = CENTRAL ANGLE (DELTA) | ELEV. = ELEVATION |
| R = RADIUS | O/S = OFFSET |
| A OR L = ARC LENGTH | A/C = AIR CONDITIONING |
| CH.BRG. = CHORD BEARING | ⊕ = CENTERLINE OF RIGHT-OF-WAY |
| TAN.BRG. = TANGENT BEARING | F.P.L. = FLORIDA POWER AND LIGHT CO. |
| P.O.C. = POINT OF COMMENCEMENT | S.B.T. = SOUTHERN BELL TELEPHONE |
| P.O.B. = POINT OF BEGINNING | B.C.R. = BROWARD COUNTY RECORDS |
| W/MCL CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP | D.C.R. = DADE COUNTY RECORDS |
| P.R.M. = PERMANENT REFERENCE MONUMENT | P.B.R. = PALM BEACH COUNTY RECORDS |
| CONC. = CONCRETE | O.R. = OFFICIAL RECORDS BOOK |
| C.B.S. = CONCRETE BLOCK AND STUCCO | PG. = PAGE |
| I.C.V. = IRRIGATION CONTROL VALVE | R/W = RIGHT-OF-WAY |
| W.M. = WATER METER | C.O. = CLEAN OUT |
| B.F.P. = BACK FLOW PREVENTOR | C.L.F. = CHAIN LINK FENCE |
| Ⓚ = NUMBER OF PARKING SPACES | P.C.D. = POLLUTION CONTROL DEVICE |

TOPOGRAPHIC SURVEY
A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF
THE SOUTHWEST ONE-QUARTER (SW 1/4)
SECTION 14, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF FORT LAUDERDALE
BROWARD COUNTY, FLORIDA



Location Map

Not To Scale



Legal Description

A portion of the Northeast one-quarter (NE 1/4) of the Southwest one-quarter (SW 1/4) of Section 14, Township 50 South, Range 42 East, more fully described as follows:

Commencing at the Northeast corner of the Northeast one-quarter (NE 1/4) of the Southwest one-quarter (SW 1/4) of Section 14; thence Southerly along the East line of the said Northeast one-quarter (NE 1/4) of the Southwest one-quarter (SW 1/4) of Section 14, a distance of 50 feet to a point on the South right-of-way line of Brook Memorial Causeway; thence South 88°22'10" West, along the said South right-of-way line, a distance of 652.47 feet; thence South 01°34'10" East, along the Northerly extension of the East right-of-way line and along the East right-of-way line of Cordova Road as described in Official Records Book 4933, Page 246, of the public records of Broward County, Florida, a distance of 269.88 feet to the Point of Beginning; thence continuing South 01°34'10" East, along the said East right-of-way line, a distance of 90.56 feet to a point on a curve; thence Southerly along the said East right-of-way line, and along a curve to the right, whose tangent bears South 45°59'05" East, with a radius of 35 feet and a central angle of 134°24'55", an arc distance of 82.11 feet to a point on the North line of the South 88°22'10" West of the said Northeast one-quarter (NE 1/4) of the Southwest one-quarter (SW 1/4) of Section 14; thence North 88°22'10" East, along the said North line a distance of 225 feet; thence North 01°34'10" West, a distance of 150 feet; thence South 88°22'10" West, a distance of 200 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 29,744 square feet or 0.6828 acres more or less.

NOTES:

- This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- Underground improvements if any not located.
- This drawing is not valid unless sealed with an embossed surveyors seal.
- Boundary survey information does not infer Title or Ownership.
- All iron rods 5/8", unless otherwise noted.
- Reference Bench Mark: City of Fort Lauderdale Benchmark # SE 200. Elevation = 4.12 (NAVD 88) OR 5.71 (NGVD 29)
- Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: $\text{Elev.} = 6.07$ (NAVD 88)
- This property lies in Flood Zone "AE", Elev=7.0' (NCVD 29), Per Flood Insurance Rate Map No. 12011C0219 F, Dated: August 18, 1992, Community Panel No. 125105, Index Map Dated: October 2, 1997.
- Bearings shown hereon refer to record plat (149/10, B.C.R.) and assume the West Line of Parcel 2 as South 01°34'10" East.

OFFICE NOTES

FIELD BOOK NO. TDS w/Worksheets, Print, LB# 305/48

JOB ORDER NO. U-7118, U-7117

CHECKED BY: _____

DRAWN BY: DRP, JMM

C:\JMM\14\U7118 (SURVEY FOR PLAT)\dwg\U7118.dwg 9/18/2014 7:22:48 AM EDT

CERTIFIED TO:

New Prime Land, LLC, a Florida limited liability company;
 Joseph M. Balocco, Jr., P.A.;
 Old Republic National Title Insurance Company

CERTIFICATION

We hereby certify that this survey meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 55-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 28th day of February, 2012.
 Certifications added this 29th day of August, 2014.
 Resurveyed this 12th day of September, 2014.

McLAUGHLIN ENGINEERING COMPANY

JERALD McLAUGHLIN
 Registered Land Surveyor No. 5269
 State of Florida.

PROPOSED NEW PRIME LAND PLAT

FILE NO. **12-3-023 (14-NAVD 88)**



DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That **NEW PRIME LAND, LLC, a Florida limited liability company**, 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 "NEW PRIME LAND", being a plat of a portion of the Southwest one-quarter (SW 1/4) of Section 14, Township 50 South, Range 42 East, Broward County, Florida.

Easements, as shown hereon, are hereby dedicated to the public for purposes as indicated.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this _____ day of _____, 201__.

NEW PRIME LAND, LLC, a Florida limited liability company

Officer: _____ Name of Officer printed: **Andrew Martin** Title: **Managing Member**

Witness: _____ Name of witness printed _____

Witness: _____ Name of witness printed _____

ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this _____ day of _____, COUNTY OF BROWARD 201__, by **Andrew Martin**, being the **Managing Member** of **NEW PRIME LAND, LLC, a Florida limited liability company** on behalf of said company.

He 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 # PL14 _____).

By: _____ **Patrick McTigue** Chairman, this _____ day of _____, 20__.

CITY COMMISSION

STATE OF FLORIDA SS THIS IS TO CERTIFY: That this plat has been accepted and approved for record by the CITY COMMISSION OF COUNTY OF BROWARD THE CITY OF FORT LAUDERDALE, FLORIDA, in and by RESOLUTION NO. _____, adopted by the said City Commission, this _____ day of _____, 20__.

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 _____, 20__.

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

By: _____ Deputy

By: _____ Mayor - County Commission

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

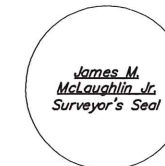
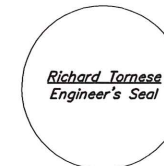
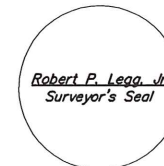
This plat filed for record this _____ day of _____, 201__, in BOOK _____ of PLATS, at Page _____, record verified.

ATTEST: **BERTHA HENRY** - COUNTY ADMINISTRATOR By: _____ Deputy

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands recently surveyed, COUNTY OF BROWARD 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 **10th** day of **September, 2014**.

"NEW PRIME LAND"
A PLAT OF A PORTION OF THE
SOUTHWEST ONE-QUARTER (SW 1/4)
OF SECTION 14, TOWNSHIP 50 SOUTH,
RANGE 42 EAST, CITY OF FORT LAUDERDALE,
BROWARD COUNTY, FLORIDA
SEPTEMBER 2014



By: *J. 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

Bearings are referenced to an assumed meridian and assumes the West line of Parcel 2, SOUTH HARBOR (P.B. 149, PG. 10, B.C.R.), as South 01°34'10" East, as referenced by found monumentation as shown hereon.

Reference Bench Mark: Broward County Bench Mark #2111 - At Port Everglades, 78 yards Northeast of the U.S. Customs building, set in the top of the concrete base of flagpole in the median for the junction of S.E. 24th Street and Sliphead Road. Bench Mark Elevation = 9.58 (Bench Mark Elevation is referenced to the 1929 Geodetic Vertical Datum)

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 this 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.

If a building permit for a principal building (excluding dry models, sales and construction offices) and the first inspection approval are not issued by 2020, 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 2020, 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:

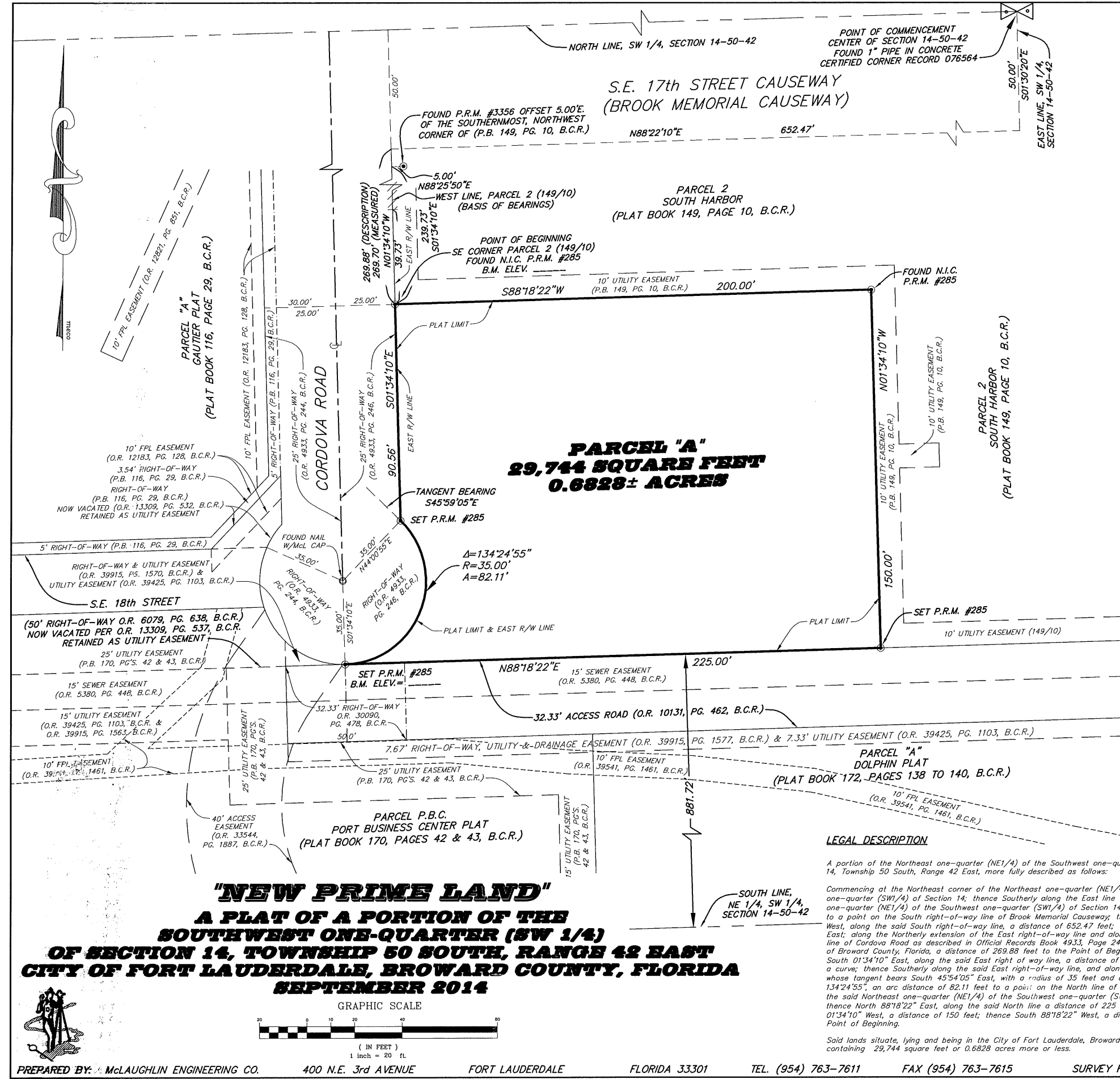
Platted utility easements are also easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of 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 30,000 square feet of Commercial use. No Freestanding or drive-thru banks facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

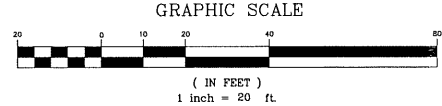
This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. This notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of the 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.



PARCEL "A"
29,744 SQUARE FEET
0.6828± ACRES

"NEW PRIME LAND"
A PLAT OF A PORTION OF THE
SOUTHWEST ONE-QUARTER (SW 1/4)
OF SECTION 14, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
SEPTEMBER 2014

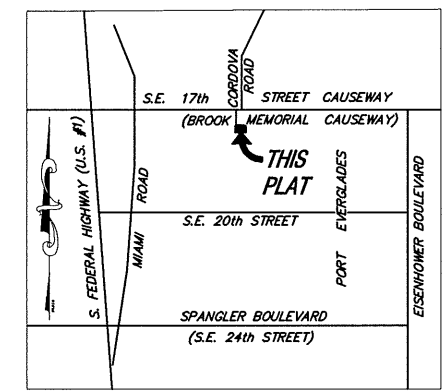


LEGAL DESCRIPTION

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Commencing at the Northeast corner of the Northeast one-quarter (NE1/4) of the Southwest one-quarter (SW1/4) of Section 14; thence Southerly along the East line of the said Northeast one-quarter (NE1/4) of the Southwest one-quarter (SW1/4) of Section 14, a distance of 50 feet to a point on the South right-of-way line of Brook Memorial Causeway; thence South 88°22'10" West, along the said South right-of-way line, a distance of 652.47 feet; thence South 01°34'10" East, along the Northerly extension of the East right-of-way line and along the East right-of-way line of Cordova Road as described in Official Records Book 4933, Page 246, of the public records of Broward County, Florida, a distance of 269.88 feet to the Point of Beginning; thence continuing South 01°34'10" East, along the said East right-of-way line, a distance of 90.56 feet to a point on a curve; thence Southerly along the said East right-of-way line, and along a curve to the right, whose tangent bears South 45°54'05" East, with a radius of 35 feet and a central angle of 134°24'55", an arc distance of 82.11 feet to a point on the North line of the South 881.72 feet of the said Northeast one-quarter (NE1/4) of the Southwest one-quarter (SW1/4) of Section 14; thence North 88°18'22" East, along the said North line a distance of 225 feet; thence North 01°34'10" West, a distance of 150 feet; thence South 88°18'22" West, a distance of 200 feet to the Point of Beginning.

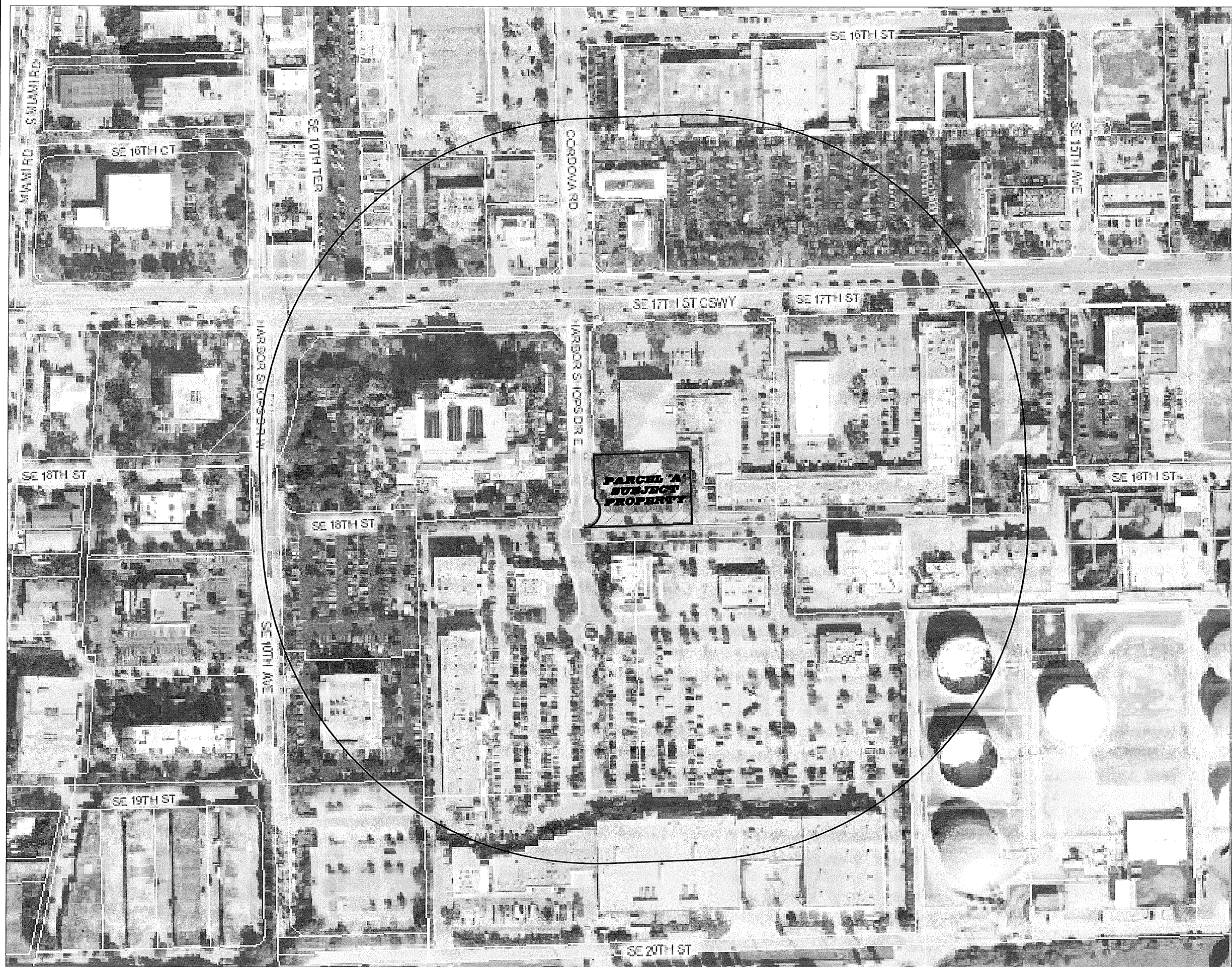
Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 29,744 square feet or 0.6828 acres more or less.



LOCATION MAP
NOT TO SCALE

LEGEND

- P.R.M. - indicates Permanent Reference Monument (4"x4"x24" concrete post w/metal rod and brass cap stamped L.B. 285) or brass cap in seawall as indicated
- N.I.C. P.R.M. - indicate nail in McLaughlin Engineering Company (#285) in impervious surface.
- B.M. ELEV. - indicates Bench Mark Elevation
- B.C.R. - indicates Broward County Records
- O.R., PG. - indicates Official Record Book and Page
- D.B., PG. - indicates Deed Book and Page
- Mcl. CAP - indicates McLaughlin Engineering Company Cap
- R/W - indicates Right-of-Way
- - indicates Non-Vehicular Access Line
- FPL - indicates Florida Power and Light Company



**"NEW PRIME
LAND"**

**A PLAT OF A PORTION OF
THE SOUTHWEST ONE-
QUARTER (SW 1/4)
OF SECTION 14, TOWNSHIP
50 SOUTH, RANGE 42 EAST,
CITY OF FORT LAUDERDALE,
BROWARD COUNTY, FLORIDA
SEPTEMBER 2014**



**AERIAL SHOWING PROPERTIES
WITHIN 700 FEET OF THE
PROPOSED PLAT
FROM BROWARD COUNTY
PROPERTY APPRAISERS
WEB-SITE 9-18-2014**