SURVEYING & MAPPING
Prepared by: Jeff S. Hodapp, P.S.M.

SURVEYING & MAPPING
Prepared by: Jeff S. Hodapp, P.S.M.
Certificate of Authorization No. LB7264
947 Clint Moore Road
Boca Raton, Florida 33487
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LEGAL DESCRIPTION

THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 49 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH BOUNDARY OF SAID SOUTH I/2 OF THE SOUTHWEST I/4, AND THE WESTERLY RIGHT OF WAY LINE OF FEDERAL HIGHWAY (U.S.*I), THENCE, SOUTH 32 DEGREES 08 MINUTES 39 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 209.23 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 43 MINUTES 42 SECONDS WEST AND PARALLEL TO THE SAID BOUNDARY, A DISTANCE OF 315.00 FEET; THENCE SOUTH 32 DEGREES 08 MINUTES 39 SECONDS WEST, AND PARALLEL TO SAID RIGHT OF WAY LINE A DISTANCE OF 397.84 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 42 SECONDS EAST AND PARALLEL TO SAID BOUNDARY, A DISTANCE OF 315 FEET TO A POINT ON SAID RIGHT OF WAY LINE; THENCE NORTH 32 DEGREES 08 MINUTES 39 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 397.84 FEET TO THE POINT OF BEGINNING, AS REFERENCED IN THE PLAT RECORDED IN PLAT BOOK 37, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAIN 2.429 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THE JIM MORAN FOUNDATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, OWNER OF THE LANDS DESCRIBED 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 "JIM MORAN FOUNDATION PLAT"

I. TRACT Z IS HEREBY DEDICATED TO THE PUBLIC FOR ROADWAY AND RELATED

2. THE BUS SHELTER EASEMENT IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

(PRINT NAME) WITNESS	THE JIM MORAN FOUNDARTION, INC. A FLORIDA NOT FOR PROFIT CORPORATON
	BY:

(PRINT NAME)
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
COUNTY OF BROWARD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF

PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS ____ DAY OF
_____, 2022, BY ______, AS _______FOR

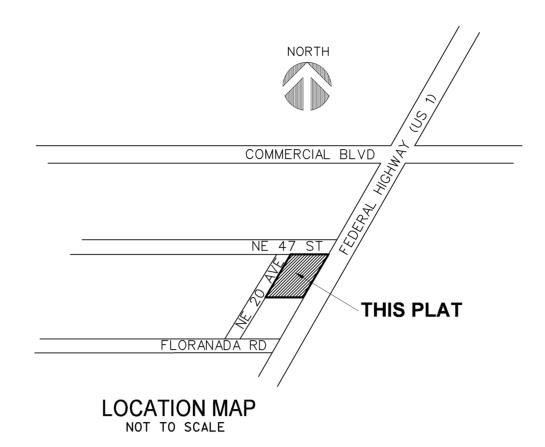
THE JIM MORAN FOUNDARTION, INC., A FLORIDA NOT FOR PROFIT CORPORATON,
ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME
OR HAS PRODUCED _____, AS IDENTIFICATION.

MY COMMISSION EXPIRES: ______, NOTA

JIM MORAN FOUNDATION PLAT

A PORTION OF SECTION 13, TOWNSHIP 49 SOUTH, RANGE 42 EAST CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA.

MAY, 2022



CITY OF FORT LAUDERDALE 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, 2022.
CONCURRENCY, IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.
BY:, THIS DAY OF,2022. DAVID R. SOLOMAN, CITY CLERK
CITY OF FORT LAUDERDALE PLANNING AND ZONING BOAF
THIS IS TO CERTIFY; THAT THE CITY PLANNING AND ZONING BOARD OF FORT LAUDERDALE, FLORIDA, HAS HEREBY APPROVED AND ACCEPTED THIS PLAT, THIS DAY OF, 2022.
ALL APPLICATION CURRENCY, IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.
BY:, THIS DAY OF,2022. CATHERINE MAUS, CHAIRMAN
CITY ENGINEER'S SIGNATURE
THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THISDAY OF, 2022.

BY:______DANIEL A. REY,

FLORIDA P..E. REGISTRATION NO. 81248

CITY ENGINEER

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, 2022.		
, on the transfer of the control of		
BY:CHAIRPERSON		
THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AS IS APPROVED AND ACCEPTED FOR RECORD THIS DAY OF, 2022.		
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		
BY: MAYOR - COUNTY COMMISSION		
MAYOR - COUNTY COMMISSION		
BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION		
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES, AND IS HEREBY APPROVED AND ACCEPTED FOR RECORDATION.		
BY:BY:BY:		
DIRECTOR PROFESSIONAL SURVEYOR AND MAPPER FLORIDA PROFESSIONAL ENGINEER STATE OF FLORIDA REGISTRATION NO. LS4030		
REGISTRATION NO. 40263 DATE:		
BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT		
THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.		
BY:		
DIRECTOR/DESIGNEE DATE		

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND DESCRIBED HEREON, THAT THE SURVEY AND THIS PLAT WERE MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN HEREON CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON

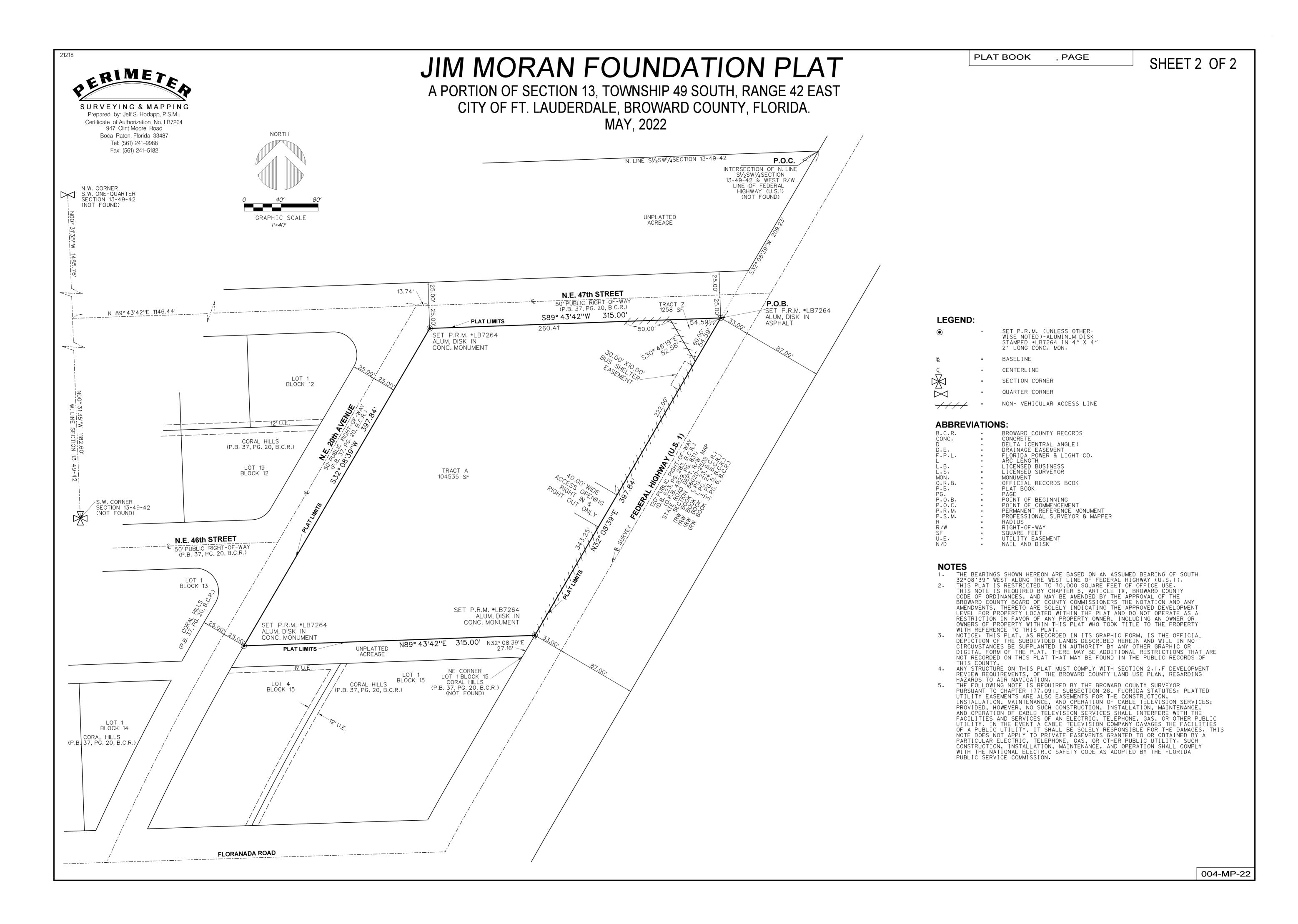
JEFF S. HODAPP
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. L.S.5111

PERIMETER SURVEYING & MAPPING, INC.

CERTIFICATE OF AUTHORIZATION NUMBER L.B.7264

CITY ENGINEER	CITY CLERK	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR

004-MP-22



DEVELOPMENT REVIEW COMMITTEE (DRC) Plat Application

Cover:

Deadline, Notes, and Fees

Page 1:

Applicant Information Sheet

Page 2:

Required Documentation / Submittal Checklist

Page 3:

Technical Specifications For Plat Submittal

DEADLINE: Submittals are received prior to 4:00 PM Monday through Thursday and prior to 12:00 PM on Friday. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, especially rezoning and right-of-way vacation requests, as well as any other considerable development projects. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre- City Commission and Final DRC plans) from all representatives at one time, in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-6531 latest by Friday at 12:00 noon prior to the meeting date.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

Plat Application

\$ 1,450.00

Page 1: DRC Plat - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department			
Case Number			
Date of complete submittal			
NOTE: For purpose of identification, the F	PROPERTY OWNER is the APPLICA	NT	
Property Owner's Name	The Jim Moran Foundation, Inc.		
Property Owner's Signature	If a signed agent letter is provid	ed, no signature is required on the application by the owner.	
Address, City, State, Zip	100 Jim	Moran Boulevard, Deerfield Beach, FL 33442	
E-mail Address	val.sousa@jimmoranfoundation.org		
Phone Number	954-224-2305		
Proof of Ownership	[v] Warranty Deed or [] Ta	ax Record	
NOTE: If AGENT is to represent OWNER	R. notarized letter of consent is require	d	
Applicant / Agent's Name	Val Sousa		
Applicant / Agent's Signature			
Address, City, State, Zip	100 Jim Moran Boulevard, Deerfi	eld Beach. FL 33442	
E-mail Address	val.sousa@jimmoranfoundation.c		
Phone Number	954-224-2305		
Letter of Consent Submitted			
Development / Project Name	Jim Moran Foundation Plat		
Development / Project Address	Existing: 4545 N Feder	ral Hwv. Ft Lau <u>New:</u>	
Legal Description	A portion of the S 1/2 SW 1/4 Section 13-4942 (see attached legal description)		
		3 1 /	
Tax ID Folio Numbers			
(For all parcels in development)		4942-13-00-0110	
Request / Description of Project			
	proposed	d 70,000 square feet of office use	
Analizable III DD Castiana			
Applicable ULDR Sections			
Total Estimated Cost of Project	\$ (Inc	cluding land costs)	
Landling Designation	0		
Land Use Designation		Commercial	
Current Zoning Designation	B-1 (Boulevard Business)		
Current Use of Property	vacant		
Number of Residential Units	0		
Non-Residential SF (and Type)	105,792 square feet - currently vacant		
Total Bldg. SF (include structured parking)			
Site Adjacent to Waterway	[] Yes [~] No	
Dimensional Requirements	Required	Proposed	
Lot Size (SF / Acreage)	- Noquirou	, 10pood	
Lot Density			
Lot Density Lot Width		이 가득하다면 하는 것이 없어요. 이 전에 가게 무슨데 얼마나 없는 것이 하는데 하는데 하는데 하는데 하는데 하는데 하는데 되었다면 없는데 그는데 그는데 그는데 그는데 그는데 그는데 그는데 그는데 그 그는데 그는데	

Page 2: Required Documentation

One (1) copy of the following documents:				
	Completed application (all pages filled out as applicable	ole)			
	Proof of ownership (warranty deed or tax record), including corporation documents if applicable				
	□ Property owners signature and/or agent letter signed by the property owner				
The fo	ollowing number of Plans:				
	One (1) original set, signed and sealed at 24" x 36"				
	One (1) copy sets, with plans at 11" x 17"				
	One (1) electronic version of complete application and plans in PDF format				
dev	TE: For initial submittal one signed and sealed set is requirelepment site is separated by a public right-of-way including pleted for each parcel.	red. Copied sets will be requested after completion review. If the ding alley or alley reservations, a separate application must be			
Plan s	ets should include the following:				
0		referencing all applicable sections of the ULDR, with pointria. Narrative must be on letterhead, dated, and with author			
	Cover sheet including project name and table of conti	ents.			
	Land Use and Zoning maps indicating all propertie	es within 700 ft. of the subject property. These should be tite should be highlighted or clearly marked to identify the			
	Current survey(s) of property, signed and sealed, sh proposed project site alone excluding adjacent proper	nowing existing conditions. The survey should consist of the ties or portions of lands not included in the proposal.			
	Proposed plat with all required technical specification	as met.			
	Aerial photo indicating all properties within 700 ft. ohighlighted.	of the subject property. Must be clear and current with site			
NO	TEO				
NO	TES: All plans and documents must be bound, stapled and folded	to 8 ½" x 11":			
	All copy sets must be clear and legible and should include a	ny graphic material in color;			
	Civil Engineering plans are only required at Final-DRC sign-	off. Contact DRC Engineering Representative for details;			
I ackno	icant's Affidavit wledge that the Required Documentation and cal Specifications of the application are met:	Staff Intake Review For Urban Design & Planning Division use only:			
	11 (
Print Na	ame VAL Sous A	Date			
	11/1	Received By			
Signatu	ire	Tech. Specs Reviewed By			
Date	1-6-2022	Case No.			

Page 3: Technical Specifications For Plat Submittal

<u>Instructions</u>: All applicable provisions of ULDR Sec. 47-24.5 (Subdivision Regulations) shall be satisfied. Pursuant to Section 47-24.2, applicant must provide the following:

- 1. The plat submitted for approval shall be clearly and legibly drawn in black waterproof drawing ink upon tracing cloth or an approved drafting film.
- 2. Plats shall be on sheets twenty-four (24) inches by thirty-six (36) inches overall, with one (1) inch borders on three (3) sides and a three-inch border on the left. When the size or shape of the subdivision necessitates more than one (1) sheet, each sheet shall be clearly marked as near as possible to the upper right corner "Sheet No. (_______) of (total) sheets". All multiple sheet plats shall be clearly cross-referenced to the proper sheet numbers at the match lines and a reasonable portion of the overlapping area shall be shown in outline form. In addition, every plat sheet shall have placed in the upper right corner outside the border "Plat Book Page" for the use of the recorder.
- 3. The plat shall be at a scale of not more than one hundred (100) feet to the inch and shall include the following information:
 - a) Subdivision name or identifying title including the section (s), township(s), range(s), city, county, and state.
 - b) Location sketch showing location of subdivision with respect to section lines and surrounding streets and landmarks.
 - c) North point, graphic scale and month and year plat drawn.
 - d) Corporate limits when in or adjacent to subdivision.
 - e) Boundary lines of the tract with accurate distances to hundredths of a foot and angles to half minutes. These boundaries shall be determined by accurate survey in the field, which shall be balanced and closed with error closures not to exceed one (1) foot to five thousand (5,000) feet. Surveys shall be coordinated and tied into the nearest established section corner or quarter section corner by angle and distance.
 - f) The exact names, locations and widths along the property lines of all existing or recorded streets intersecting or paralleling the boundaries of the tract.
 - g) The accurate location of all permanent reference monuments.
 - h) The exact layout including: street and alley lines, street names, bearings, angles of intersection and widths (including widths along the lines of any obliquely intersecting streets); lengths of area and radius, points of curvature and tangent bearings: all easements owned by or rights-of-way provided for public utilities; all lot lines with dimensions in feet and hundredths, and with bearings or angles if other than right angles to the street and alley lines.
 - i) Lots numbered in numerical order within each block or lettered in alphabetical order.
 - j) The accurate outline of all property which is to be dedicated or proposed for public use including open drainage courses and suitable easements, and all property that may be reserved by covenants in deeds for the common use of the property owners in the subdivision with the purposes indicated thereon.
 - k) A complete description of land intended to be subdivided, and the extent and boundaries of the platted area shall be graphically indicated in a clear and understandable manner.
 - I) Names and locations of adjoining subdivisions, the adjacent portions of which shall be shown in outline form.
 - m) Acknowledgment by the owner or owners and all mortgage lienholders of lands included within the plat of the execution of same and the dedication to public use of all streets, alleys, parks, easements and other public places shown upon same.
 - n) The certificate of the surveyor attesting to the accuracy of the survey and that the permanent reference monuments have been established according to law.
 - o) Space and forms for the following necessary approvals:
 - City Commission
 - City Planning and Zoning Board
 - City Engineer
 - County Commission
 - County Engineer
 - p) Dedication. The plat shall contain upon the face thereof an unreserved dedication to the public of all streets, highways, alleys, parks, parkways, easements, commons or other public places included within the plat, such