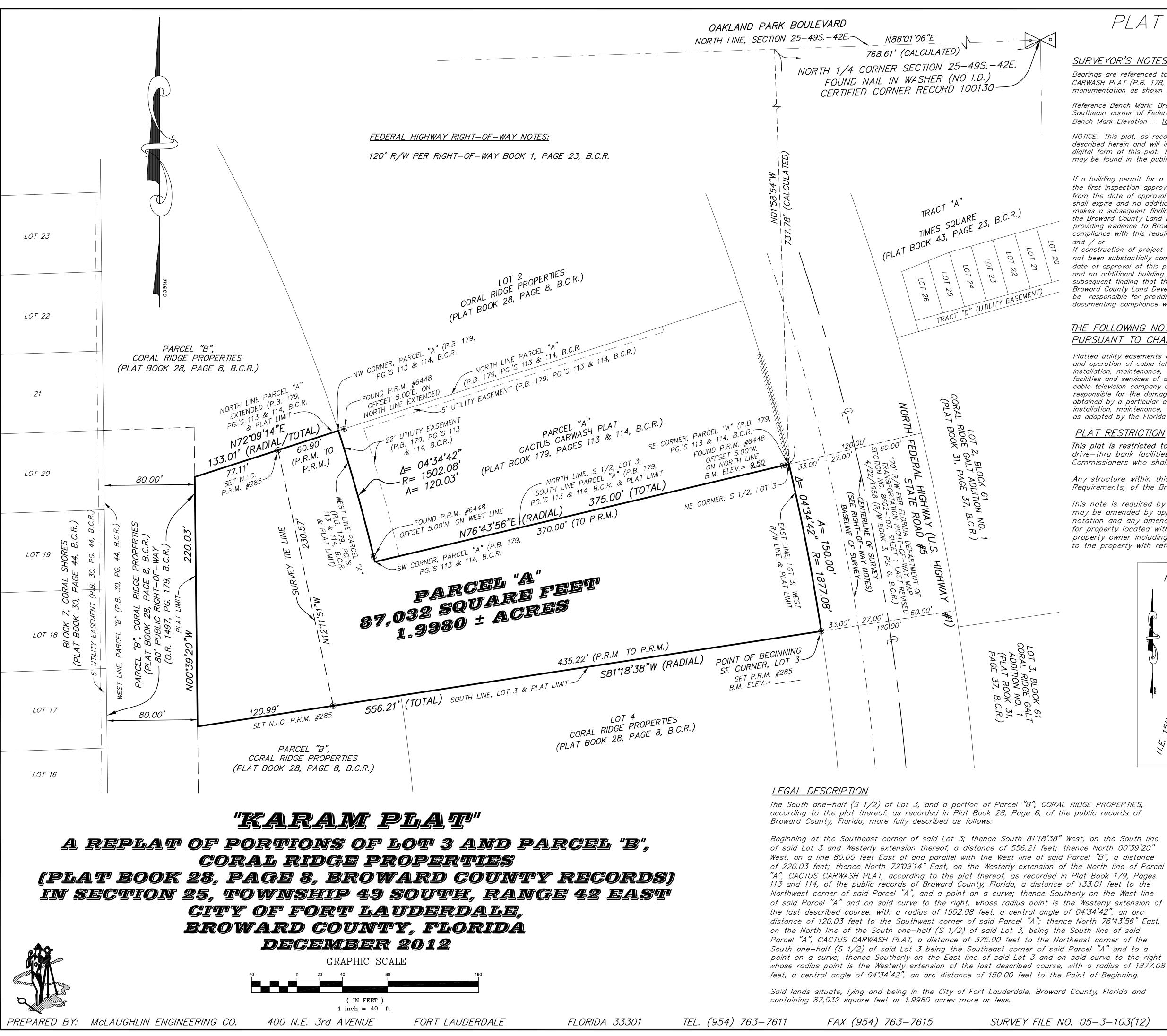
	PLAT BOOK PAGE
	Sheet 1 of 2 sheets
<u>DEDICATION</u>	<u>CITY OF FORT LAUDERDALE PLANNING AND ZONING BOARD</u>
STATE OF FLORIDA SOUNTY OF BROWARD SS <u>Liability Company,</u> owner of the lands described in and shown as included in this plat, has	THIS IS TO CERTIFY: That the City Planning and Zoning Board of Fort Lauderdale, Florida, has hereby approved and accepted this plat this day of, <u>20</u> . <u>(City of Fort Lauderdale Planning # _P-12)</u>
caused said lands to be subdivided and platted as shown hereon, said plat to be known as "KARAM PLAT",	By: (a) of Chairman, this day of , 20
being a replat of portions of Lot 3 and Parcel "B", CORAL RIDGE PROPERTIES, according to the plat thereof, as recorded in Plat Book 28, Page 8, of the public records of Broward County, Florida and being in Section 25, Township 49 South,	
Range 42 East, Broward County, Florida.	<u>CITY COMMISSION</u> STATE OF FLORIDATHIS IS TO CERTIFY: That this plat has been accepted and approved for record by the CITY COMMISSION OF
Easements, as shown hereon, are hereby dedicated to the public for purposes as indicated.	STATE OF FLORIDA THIS IS TO CERTIFY: That this plat has been accepted and approved for record by the CITY COMMISSION OF COUNTY OF BROWARD ^{SS} THE CITY OF FORT LAUDERDALE, FLORIDA, in and by RESOLUTION no, adopted by the said City Commission, this day of, <u>20</u> .
IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward,	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
State of Florida, this day of, 201 <u>RETAIL PLAZA PROPERTIES LLC,</u> <u>a Florida Limited Liability Company</u>	not due.
Officer: Name of Officer printed: Title:	By:, 20 Jonda Joseph, City Clerk, this day of, 20
	CITY ENGINEER'S SIGNATURE
Witness: Name of witness printed	This plat is approved and accepted for record this day of, 20
	By:, City Engineer, Florida P.E. Registration No
Witness: Name of witness printed	
<u>ACKNOWLEDGMENT</u>	BROWARD COUNTY ENVIROMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT
STATE OF FLORIDA _{SS} The foregoing instrument was acknowledged before me this day of, <i>SS 201, by, being the</i> of <u>RETAIL PLAZA PROPERTIES LLC,</u>	This plat is approved and accepted for record thisday of, 20
<u>a Florida Limited Liability Company</u> on behalf of said Company.	
	By:Director / Designee
He/She is	BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION
[] personally known to me or [] has produced, as identification,	This plat has been reviewed for conformity This plat has been approved and accepted for record. with Chapter 177, Part 1, Florida Statutes.
and	
[] did take and oath.	<i>By</i> :
[] did not take an oath.	Robert P. Legg, Jr. (date) Richard Tornese (date) Professional Surveyor and Mapper Director
NOTARY PUBLIC	Florida Registration Number LS 4030 Florida Registration Number 40263
	BROWARD COUNTY PLANNING COUNCIL
Name of Notary printed	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 thisday ofday of, 20, By: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
	thisday of, 20, 20 By:Executive Director or Designee
	<u>BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT – COUNTY RECORDS DIVISION – MINUTES SECTION</u>
	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, thisday of, 20, ATTEST: BERTHA HENRY – COUNTY ADMINISTRATOR
	By: Mayor – Broward County, Florida
	<u>BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT – COUNTY RECORDS DIVISION – RECORDING SECTION</u>
	This plat filed for record thisday of, 20, in BOOK of PLATS, at Page, record verified.
	ATTEST: BERTHA HENRY - COUNTY ADMINISTRATOR By: Deputy
	SURVEYOR'S CERTIFICATE
"KARAM PLAT"	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
A REPLAT OF PORTIONS OF LOT 3 AND PARCEL "B",	applicable requirements of Chapter 177, Part 1, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set
CORAL RIDGE PROPERTIES	in accordance with Section 177.091 of said Chapter 177, on thisday of, 20, 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
(PLAT BOOK 28, PAGE 8, BROWARD COUNTY RECORDS)	Ocean Survey for Third Order Vertical Control. This plat conforms to all applicable sections of Chapter 5J—17.05, FLORIDA ADMINISTRATIVE CODE.
IN SECTION 25, TOWNSHIP 49 SOUTH, RANGE 42 EAST CITY OF FORT LAUDERDALE,	This plat dated at Fort Lauderdale, Florida, this <u>4th</u> day of <u>December</u> , <u>2012</u> . By:By:
BROWARD COUNTY, FLORIDA	James M. McLaughlin Jr.
DECENTBER 2012 (<u>RETAIL PLAZA</u>)	<u>City of</u> Cart Landardala City Engineer's <u>Robert P. Lega, Jr.</u> <u>Richard Tornese</u> <u>Klames M.</u> State of Florida.
<u>PROPERTIES LLC</u> <u>CORPORATE SEAL</u>	Fort Lauderdale State of Florida. Corporate Seal Seal Seal Surveyor's Seal
	400 Northeast 3rd Avenue 13-0822 Fort Lauderdale, Florida 33301 Page 1 of 2
PREPARED BY: McLAUGHLIN ENGINEERING CO. 400 N.E. 3rd AVENUE FORT LAUDERDALE FLORIDA 33301	TEL. (954) 763-7611 FAX (954) 763-7615 SURVEY FILE NO. 05-3-103(12) MCL JOB NO. U-7735 -MP-12



PLAT BOOK ____ PAGE ____ SHEET 2 OF 2 SHEETS



<u>SURVEYOR'S_NOTES</u>

Bearings are referenced to an assumed meridian and assumes the South line of Parcel "A", CACTUS CARWASH PLAT (P.B. 178, PG.'S 113 & 114, B.C.R.), as North 76°43'56" East, as referenced by found monumentation as shown hereon.

Reference Bench Mark: Broward County Bench Mark #573 – East rim of AT&T manhole at the Southeast corner of Federal Highway and Oakland Park Boulevard. Bench Mark Elevation = <u>10.00</u> (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 ._____ <u>, 2018</u>, 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 <u>2018</u>, 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:

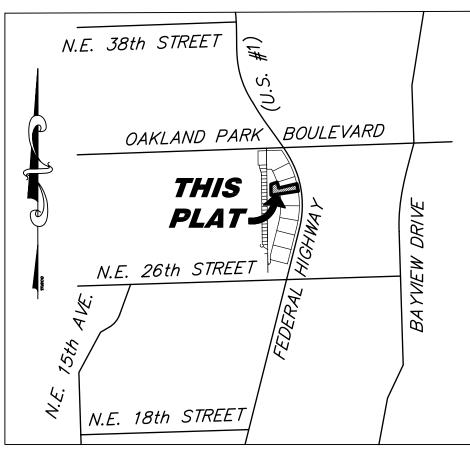
Platted utility easements are also easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of 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 11,000 square feet of Commercial use. No free standing or drive-thru bank facilities are permitted 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. 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.



LOCATION MAP NOT TO SCALE

<u>LEGEND</u>

●P.R.M. – indicates Permanent Reference Monument (4x"4"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* Exhibit 1 13-0822 FPL – indicates Florida Power and Light Company Page 2 of 2

McL JOB NO. U-7735

SURVEY FILE NO. 05-3-103(12)

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-MP - 12