



SURVEYOR'S NOTES

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 herein.

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 = 10.00 (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 _____, 2018, 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 _____, 2018, 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:

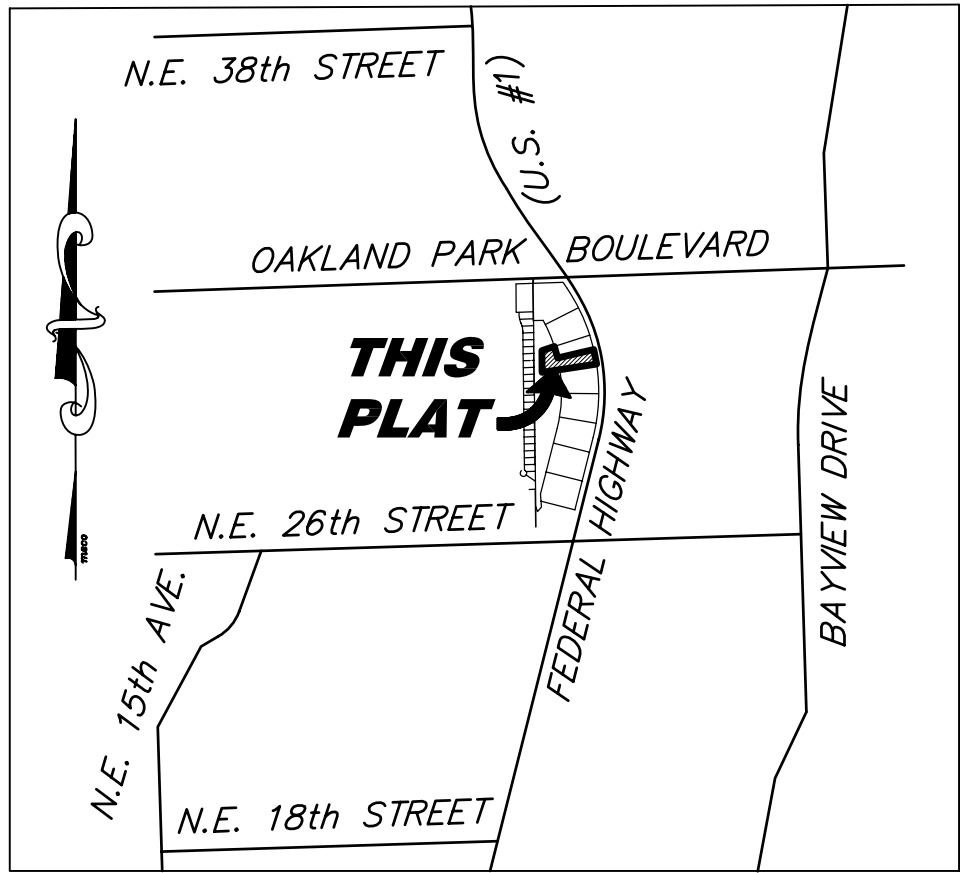
Platted utility easements are also easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of 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.

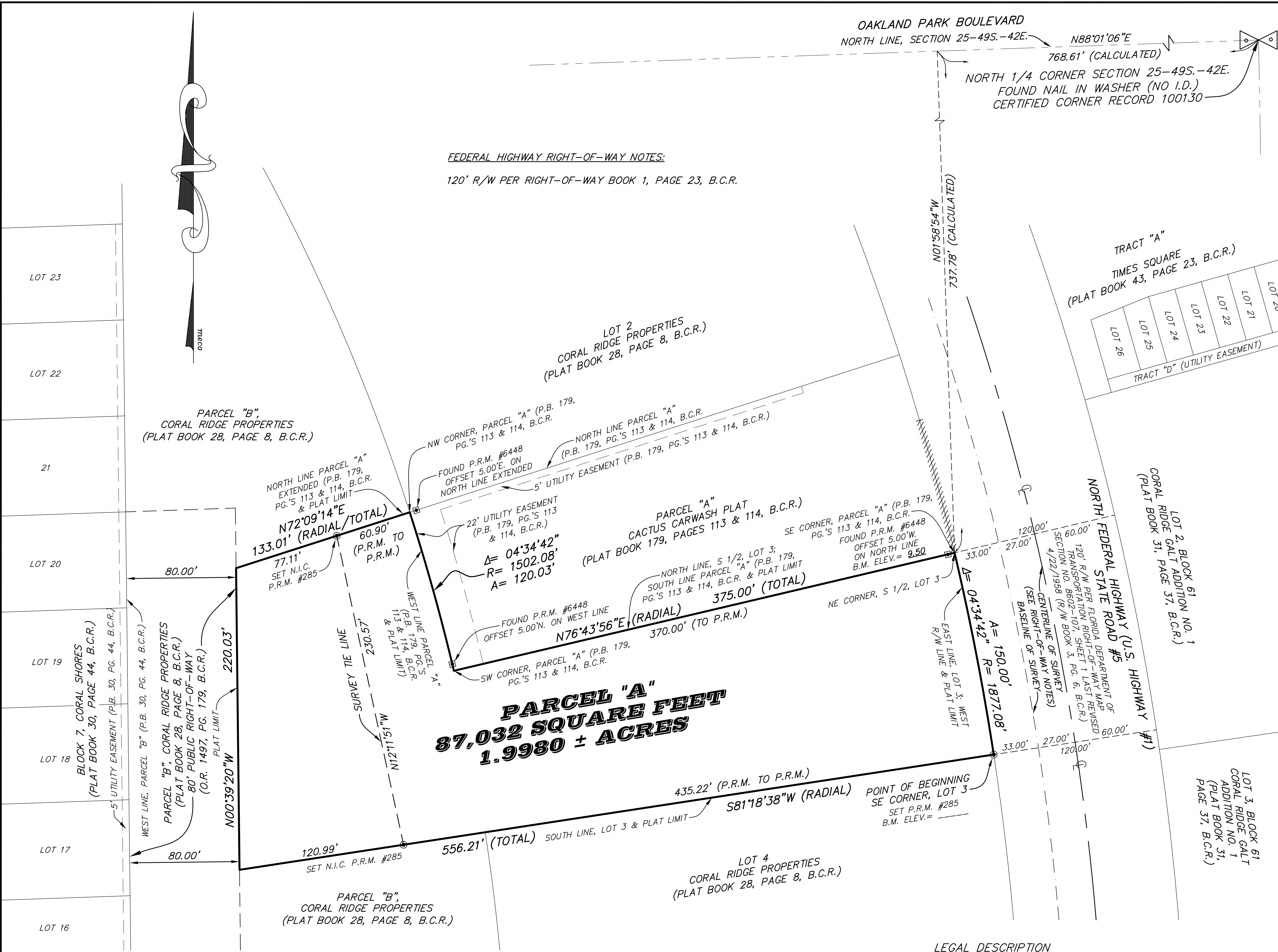
This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. This notation and any amendments thereto are solely indicating the approved development level for property located within the plat and 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

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



"KARAM PLAT"

**A REPLAT OF PORTIONS OF LOT 3 AND PARCEL "B",
CORAL RIDGE PROPERTIES
(PLAT BOOK 28, PAGE 8, BROWARD COUNTY RECORDS)
IN SECTION 25, TOWNSHIP 49 SOUTH, RANGE 42 EAST
CITY OF FORT LAUDERDALE,
BROWARD COUNTY, FLORIDA
DECEMBER 2012**

