

LANDAUKARAS

A SUBDIVISION OF A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 49 SOUTH, RANGE 42 EAST CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 49 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY NORTHEAST CORNER OF TRACT "A", "MELVA PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT BEING 17.00 FEET WEST OF, AS MEASURED RADIALLY TO, THE WESTERLY RIGHT-OF-WAY LINE OF NORTH FEDERAL HIGHWAY (STATE ROAD NO. 5 / U.S. HIGHWAY NO. 1) AS SHOWN ON STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 86020-2508; THENCE SOUTH 88°19'51" WEST ALONG THE NORTH LINE OF SAID TRACT "A" 176.09 FEET TO A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE EASTERLY, TO WHICH A RADIAL LINE BEARS NORTH 85°23'08" WEST; THENCE NORTHERLY ALONG THE WESTERLY EAST LINE OF SAID TRACT "A", "MELVA PLAT", AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5954.85 FEET, A CENTRAL ANGLE OF 1°41'49", FOR AN ARC LENGTH OF 176.37 A FEET TO A POINT OF NON-TANGENCY AT THE NORTHERLY NORTHEAST CORNER OF SAID TRACT "A", "MELVA PLAT"; THENCE NORTH 88°19'51" EAST ALONG THE SOUTH LINE OF PARCEL "A", "OFFICE OF THE FIRE MARSHALL FIRE STATION NO. 5", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, PAGE 14, OF SAID PUBLIC RECORDS AND ITS EASTERLY EXTENSION, 176.54 FEET TO A POINT 17.00 FEET WEST OF, AS MEASURED RADIALLY TO, THE SAID WESTERLY RIGHT-OF-WAY LINE, BEING ON THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE EASTERLY, TO WHICH A RADIAL LINE BEARS NORTH 83°31'05" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5779.85 FEET, A CENTRAL ANGLE OF 1°44'56", FOR AN ARC LENGTH OF 176.42 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 30,851 SQUARE FEET (0.7082 ACRES), MORE OR LESS.

DEDICATION:

STATE OF _____ S.S.
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS: THAT EL CAR WASH FL FEDERAL, LLC, A FOREIGN LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS "LANDAUKARAS".

THE CROSS ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF: SAID EL CAR WASH FL FEDERAL, LLC, A FOREIGN LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY THIS _____ DAY OF _____, 202____, IN THE PRESENCE OF THESE TWO WITNESSES,

WITNESS: _____ EL CAR WASH FL FEDERAL, LLC,
PRINT NAME: _____ A FOREIGN LIMITED LIABILITY COMPANY

WITNESS: _____ BY: _____
PRINT NAME: _____ NAME: _____
TITLE: _____

ACKNOWLEDGMENT:

STATE OF _____ S.S.
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202____, BY _____ WHO IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 202____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC - STATE OF _____
COMMISSION NUMBER: _____ PRINT NAME: _____

SURVEYOR'S CERTIFICATION:

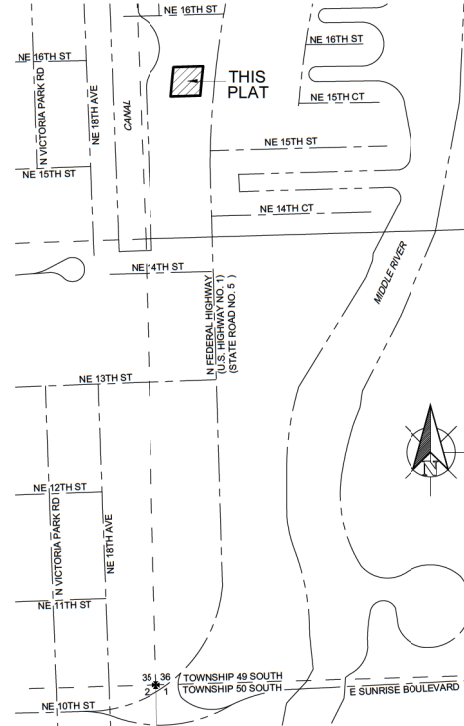
I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177.

John F. Pulice Digitally signed
by John F Pulice

BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER
DATE: 2022.02.07
13:44:06 -05'00'
Pulice
538 N. FEDERAL HIGHWAY
SUNRISE, FLORIDA 33722
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

PREPARED BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
JULY 2021



LOCATION MAP
NOT TO SCALE
A PORTION OF SECTION 36, TOWNSHIP 49 SOUTH, RANGE 42 EAST

PLATTING SURVEYOR	CITY OF FORT LAUDERDALE	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER
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CITY COMMISSION:

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 SAID CITY COMMISSION THIS _____ DAY OF _____, 202____.

IN WITNESS WHEREOF: THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS DAY OF _____, 202____.

CONCURRENCE/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: _____ CITY CLERK DATE: _____

CITY PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT THE CITY PLANNING AND ZONING BOARD APPROVED AND ACCEPTED THIS PLAT FOR RECORD ON THE _____ DAY OF _____, 202____.

BY: _____ CHAIR DATE: _____
CITY OF FORT LAUDERDALE

CITY ENGINEER:

I HEREBY APPROVE THIS PLAT FOR RECORD THIS _____ DAY OF _____, 202____.

BY: _____ DENNIS R. GRISGEN
CITY OF FORT LAUDERDALE
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 50207

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 202____.

BY: _____ DIRECTOR/DESIGNEE DATE: _____

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, 202____.

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 _____, 202____.

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 _____, 202____.

BY: _____ MAYOR COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ ROBERT P. LEGG, JR. DATE: _____
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4030

BY: _____ RICHARD TORNESE DATE: _____
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 40263

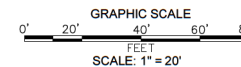
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NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 49 SOUTH, RANGE 42 EAST
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NE 20TH AVENUE



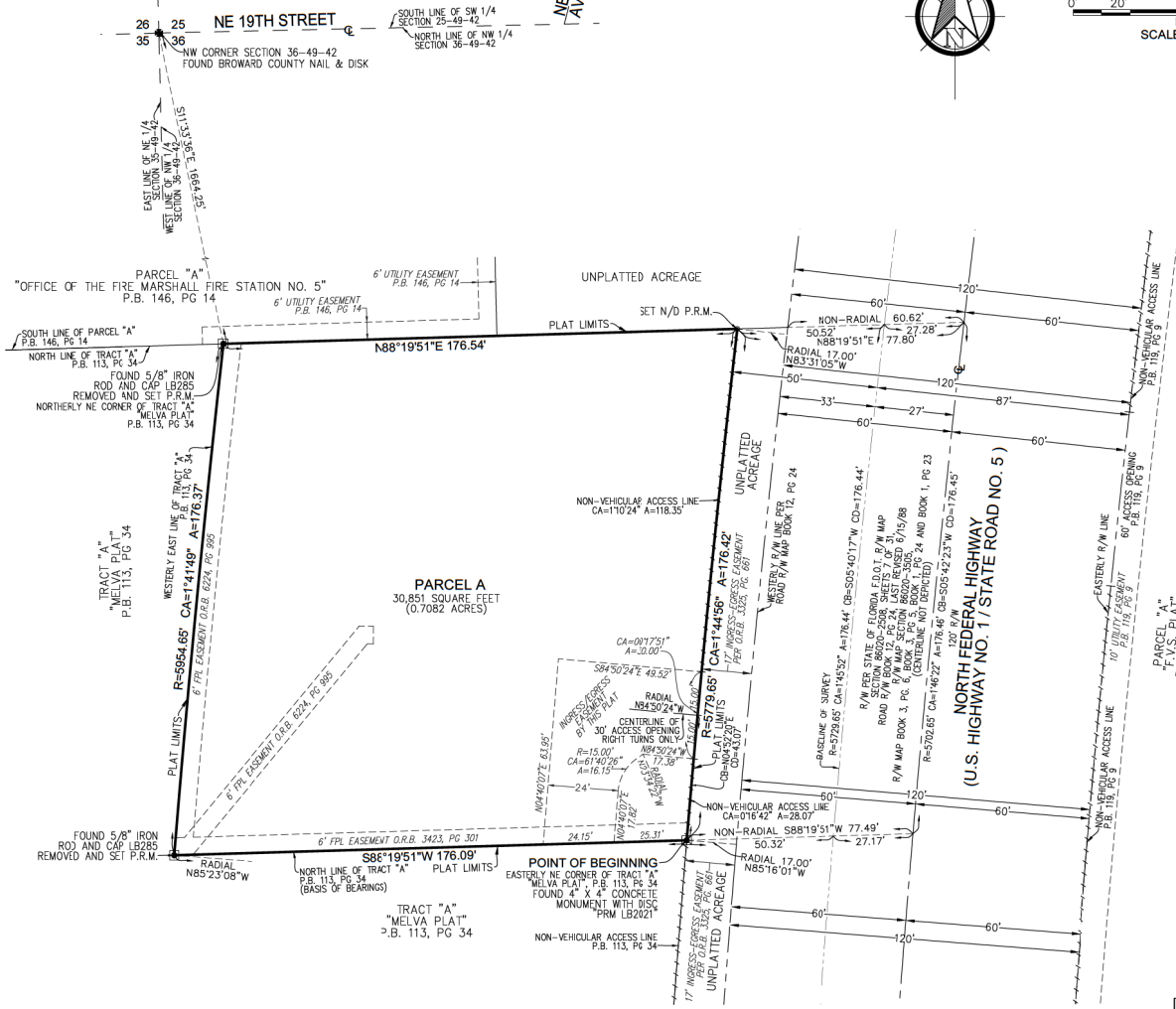
LEGEND:

- P.R.M./PRM □ = FERMAMENT REFERENCE MONUMENT (4" x 4" x 24" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 3870" UNLESS OTHERWISE NOTED)
- N/D P.R.M. = FERMAMENT REFERENCE MONUMENT (MAG NAIL WITH BRASS DISK STAMPED "PRM LB 3570")
- ⊕ = SECTION CORNER
- ⊙ = CENTERLINE
- FPL = FLORIDA POWER & LIGHT COMPANY
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- LB = LICENSED BUSINESS
- - - = NON-VEHICULAR ACCESS LINE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG = PAGE
- R/W = RIGHT-OF-WAY
- R = RADIUS
- CA = CENTRAL ANGLE
- A = ARC LENGTH
- CB = CHORD BEARING
- CD = CHORD LENGTH

SURVEYOR'S NOTES:

- 1) THIS PLAT IS RESTRICTED TO 3,000 SQUARE FEET OF COMMERCIAL USE.

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. THE NOTATION AND ANY AMENDMENTS THERE TO 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.
- 2) ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.I., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- 3) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN FOR THE NORTH LINE OF TRACT "A", "MELVA PLAT", P.B. 113, PG 34, BROWARD COUNTY RECORDS, BEING S88°19'51"W.
- 4) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. INSTALLED 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.
- 5) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, UNLESS OTHERWISE NOTED.
- 6) 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.



PLANNING FILE NO. 027-MP-21