

ST. JEROME CATHOLIC CHURCH AND SCHOOL

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PREPARED BY:
Schwabke Shiskin & Associates, Inc.
LAND SURVEYORS - ENGINEERS - LAND PLANNERS
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
PHONE: 954-435-7070 FAX: 954-435-3288
ORDER NO. 189485 NOVEMBER, 2011

LEGAL DESCRIPTION:

THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-ONE (21), TOWNSHIP FIFTY (50) SOUTH, RANGE FORTY-TWO (42) EAST; CONSISTING OF TEN (10) ACRES, MORE OR LESS.

ALL LANDS LYING, BEING AND SITUATE IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 442,534 SQUARE FEET, MORE OR LESS (10.139 ACRES, MORE OR LESS).

DEDICATIONS:

KNOW ALL MEN BY THESE PRESENTS: THAT THE MOST REVEREND THOMAS G. WEISKI, AS ARCHBISHOP OF THE ARCHDIOCESE OF MIAMI, HIS SUCCESSORS IN OFFICE, A CORPORATION SOLE, OWNER OF THE LANDS DESCRIBED AND SHOWN IN THIS PLAT, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "ST. JEROME CATHOLIC CHURCH AND SCHOOL", A REPLAT.

IN WITNESS WHEREOF: I HAVE HERETO SET MY HAND AND SEAL, THIS _____ DAY OF _____, 20____, A.D.

WITNESS: _____
PRINT NAME: _____

WITNESS: _____
PRINT NAME: _____

BY: _____ SEAL
THE MOST REVEREND THOMAS G. WEISKI, AS ARCHBISHOP
OF THE ARCHDIOCESE OF MIAMI, HIS SUCCESSORS
IN OFFICE, A CORPORATION SOLE

THAT THE RIGHTS-OF-WAY BEING DEDICATED BY THIS PLAT, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES. THAT THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PERPETUAL USE OF THE PUBLIC FOR THE INSTALLATION, MAINTENANCE AND TRANSMISSION OF UTILITY FACILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE PROPERTY OWNERS.

ACKNOWLEDGMENT:

STATE OF FLORIDA S.S. I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, THE MOST REVEREND THOMAS G. WEISKI, AS ARCHBISHOP OF THE ARCHDIOCESE OF MIAMI, HIS SUCCESSORS IN OFFICE, A CORPORATION SOLE, TO ME WELL KNOWN TO BE THE PERSON HEREIN DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED, FOR THE USES AND PURPOSES THEREIN DESCRIBED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL, THIS _____ DAY OF _____, 20____, A.D.

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE
PRINT NAME: _____

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT OF "ST. JEROME CATHOLIC CHURCH AND SCHOOL" IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION THAT THE SURVEY DATA SHOWN, CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND THE APPLICABLE SECTIONS OF CHAPTER 51-17 FLORIDA ADMINISTRATIVE CODE, AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE; 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____, A.D. BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1928, IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY, FOR THIRD ORDER CONTROL STANDARDS. PERMANENT CONTROL POINTS (P.C.P.'s) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BONDS OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

Schwabke Shiskin & Associates, Inc.
3240 CORPORATE WAY - MIRAMAR, FLORIDA 33025
CERTIFICATE OF AUTHORIZATION No. LB-87
BY: **Ronald A. Fritz** DATE: 9/6/12
RONALD A. FRITZ, ASSISTANT VICE PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 2787
STATE OF FLORIDA

CITY OF FORT LAUDERDALE	CITY CLERK	CITY ENGINEER	COUNTY ENGINEER	COUNTY SURVEYOR	COUNTY COMMISSION	SURVEYOR OF RECORD	ARCHDIOCESE

PLAT BOOK _____ PAGE _____
SHEET 1 OF 2 SHEETS

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY THAT: THE BROWARD PLANNING COUNCIL HAS APPROVED AND ACCEPTED THIS PLAT WITH REGARD TO DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS ON THIS _____ DAY OF _____, 20____, A.D.

BY: _____
CHAIRPERSON

THIS IS TO CERTIFY THAT: THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL AS OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD ON THIS _____ DAY OF _____, 20____, A.D.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY ENVIROMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

THIS IS TO CERTIFY THAT: THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD ON THIS DAY _____ OF _____, 20____, A.D.

BY: _____
DIRECTOR/DESIGNEE

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION:

THIS IS TO CERTIFY THAT: THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS HEREBY APPROVED AND ACCEPTED FOR RECORDATION ON THE FOLLOWING DATES BELOW:

BY: _____ DATE: _____ BY: _____ DATE: _____
RICHARD TORRESSE, DIRECTOR OF ENGINEERING
PROFESSIONAL ENGINEER REGISTRATION NO. 40263
STATE OF FLORIDA
ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR AND MAPPER LS #4030
STATE OF FLORIDA

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT. COUNTY RECORDS DIVISION-MINUTES SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT CONFORMS WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA ON THIS _____ DAY OF _____, 20____, A.D.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: _____
DEPUTY
BY: _____
MAYOR, COUNTY COMMISSION

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

THIS IS TO CERTIFY THAT: THIS PLAT WAS FILED FOR RECORD ON THIS _____ DAY OF _____, 20____, A.D. AND RECORDED IN PLAT BOOK _____ AT PAGE _____ AND PAGE _____ RECORD VERIFIED.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: _____
DEPUTY

CITY OF FORT LAUDERDALE PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY PLANNING AND ZONING BOARD OF THE CITY OF FORT LAUDERDALE, FLORIDA, ON THIS _____ DAY OF _____, 20____, A.D. (CITY OF FORT LAUDERDALE PLANNING No. _____)

BY: _____ CHAIRMAN, ON THIS _____ DAY OF _____, 20____, A.D.

CITY OF FORT LAUDERDALE CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, IN AND BY RESOLUTION No. _____ ADOPTED BY THE SAID CITY COMMISSION ON THIS _____ DAY OF _____, 20____, A.D.

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.

ATTEST: _____ CITY CLERK, ON THIS _____ DAY OF _____, 20____, A.D.

BY: _____ MAYOR, ON THIS _____ DAY OF _____, 20____, A.D.

CITY OF FORT LAUDERDALE CITY ENGINEER'S SIGNATURE:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD ON THIS _____ DAY OF _____, 20____, A.D.

BY: _____ CITY ENGINEER, FLORIDA P.E. REGISTRATION No. _____

008-MP-12

ST. JEROME CATHOLIC CHURCH AND SCHOOL

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PREPARED BY:
Schwelbke-Shiskin & Associates, Inc.
LAND SURVEYORS - ENGINEERS - LAND PLANNERS
3240 CORPORATE WAY MIRAMAR, FLORIDA 33026
CERTIFICATE OF AUTHORIZATION No. 128-47
PHONE: 954-436-7010 FAX: 954-436-5888
ORDER NO. 188486 NOVEMBER, 2011

COUNTY NOTES:

THIS PLAT IS RESTRICTED TO 17,500 SQUARE FEET OF CHURCH USE (14,546 SQUARE FEET EXISTING AND 2,953 SQUARE FEET PROPOSED); 4,000 SQUARE FEET OF PRIVATE PRE-SCHOOL (2,270 SQUARE FEET EXISTING AND 1,730 SQUARE FEET PROPOSED); 16,500 SQUARE FEET OF PRIVATE SCHOOL (GRANES 1-4) (16,470 SQUARE FEET EXISTING AND 30 SQUARE FEET PROPOSED); AND 4,000 SQUARE FEET OF ANNUALY SCHOOLS (2,890 SQUARE FEET EXISTING AND 1,110 SQUARE FEET PROPOSED).

THIS NOTE IS REQUIRED BY CHAPTER 6, ARTICLE II, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THEREIN ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR THE 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.

ANY STRUCTURES WITHIN THIS PLAT MUST COMPLY WITH SECTION 91 D.1.1, DEVELOPMENT REVIEW REQUIREMENTS OF THE BROWARD COUNTY LAND USE PLAN REGARDING HAZARDS TO AIR NAVIGATION.

THIS NOTE IS REQUIRED BY CHAPTER 6, ARTICLE II, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THEREIN ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR THE 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.

IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY 7/20/2011, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL HAVE 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; AND/OR:

IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY 7/20/2011, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL HAVE 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 177.001, SUBSECTION (2)(b), FLORIDA STATUTES: PLATTED 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 EXISTING 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 OWNED BY A PARTICULAR EXISTING, 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.

BASES OF BEARINGS: BEARINGS AS SHOWN HEREON REFER TO AN ASSUMED BEARING OF NORTH 01 DEGREES 07 MINUTES 42 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 50 SOUTH, RANGE 42 EAST, AS SHOWN ON THE PLAT OF "7100 S.W. 1/4 PLAT", AS RECORDED IN PLAT BOOK 103 AT PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

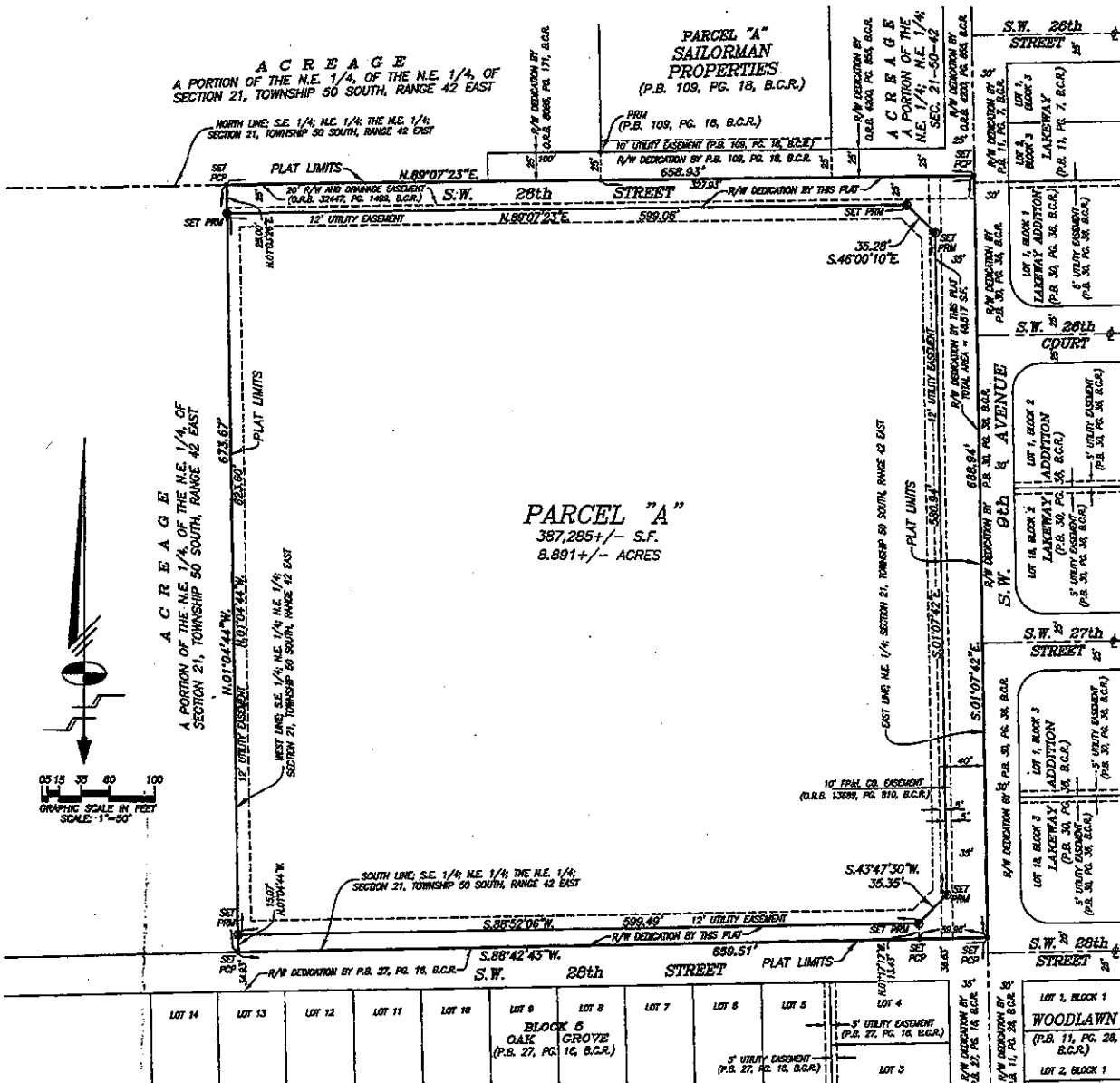
BENCH MARK: BROWARD COUNTY ENGINEERING B.M. No. 2891, "SQUARE" CUT IN CONCRETE SIDEWALK 125 FEET SOUTH OF SOUTHWEST 26th COURT AND 20 FEET WEST OF THE CENTER LINE OF SOUTHWEST 8th AVENUE, 7th AVE. AND 240 DIRECTLY EAST OF THE FRONT ENTRANCE OF THE CHURCH HAVING AN ADDRESS OF 2801 S.W. 8th AVENUE. ELEVATION = 6.500 FEET, NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.

SURVEYOR'S LEGEND:

- DENOTES CENTER LINE
- POP - DENOTES PERMANENT CONTROL POINT
- SET POP - DENOTES SET MAG. NAIL AND BRASS WASHER BEARING LAND SURVEYOR No. 2767
- PRM - DENOTES PERMANENT REFERENCE MONUMENT
- SET PRM - DENOTES SET 4"x4"x24" CONCRETE POST WITH MAG. NAIL AND BRASS DISC BEARING LAND SURVEYOR No. 2767 (UNLESS OTHERWISE NOTED)
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- P.B. - DENOTES PLAT BOOK
- P.G. - DENOTES PAGE
- B.C.R. - DENOTES BROWARD COUNTY RECORDS
- S.F. - DENOTES SQUARE FEET
- AC - DENOTES ACRES
- B.M. - DENOTES BENCH MARK
- ELEV. - DENOTES ELEVATION
- R - DENOTES RADIOS
- D - DENOTES DEPTH
- A - DENOTES AREA
- LB - DENOTES LICENSED BUSINESS

LOCATION MAP

NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 50, RANGE 42 EAST
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
SCALE: 1"=500'



GRAPHIC SCALE IN FEET
0 15 30 45 60 75 90 100
SCALE: 1"=50'

PLAT AREA TABULATION		
DESCRIPTION	SQUARE FOOTAGE	ACRES
TOTAL AREA OF THIS PLAT	442,534± S.F.	10.159± AC.
R/W DEDICATED BY THIS PLAT	48,517± S.F.	1.114± AC.
NET AREA OF THIS PLAT	394,017± S.F.	9.045± AC.
AREA OF PARCEL "A"	394,016± S.F.	9.045± AC.

NOTICE:

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURROUNDING LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

S.W. 32nd COURT
FOUND PLAT 103/403
BRASS DISC
IN CONCRETE
S.E. CORNER: N.E. 1/4
SECTION 21-50-42

008-MP-12