

SC 1413 FED, LLC

A PORTION OF THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 49 SOUTH, RANGE 42 EAST
 BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
 (DECEMBER 2014)

PLAT NOTES:

1. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, AND ARE RELATIVE TO THE CITY OF FORT LAUDERDALE BENCHMARK NE 274, DESCRIBED AS FOLLOWS: C, NAIL IN BRASS DISC STAMPED CITY OF FORT LAUDERDALE BM NE 274, LOCATED AT THE TOP OF CURB AT WEST SIDE OF U.S. HIGHWAY NO. 1, AT CENTERLINE OF DRIVEWAY, AT NO. 1055, ELEVATION=5.625. NOTE: THE PUBLISHED ELEVATION BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, (N.G.V.D. 29), FOR BENCHMARK NO. NE 274 IS ELEVATION= 5.625. THE ELEVATION BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, (N.A.V.D. 88), IS ELEVATION= 4.045. THE CONVERSION PER NATIONAL GEODETIC SOCIETY (N.G.S.) VERTCON IS (-)1.58.

2. 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.

3. GROSS AREA OF PLATTED LANDS IS 108,288 SQUARE FEET (2.4860 ACRES), MORE OR LESS.

4. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____, 201____, WHICH 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 SHALL MAKE 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

5. IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY _____, 201____, 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 SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. 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.

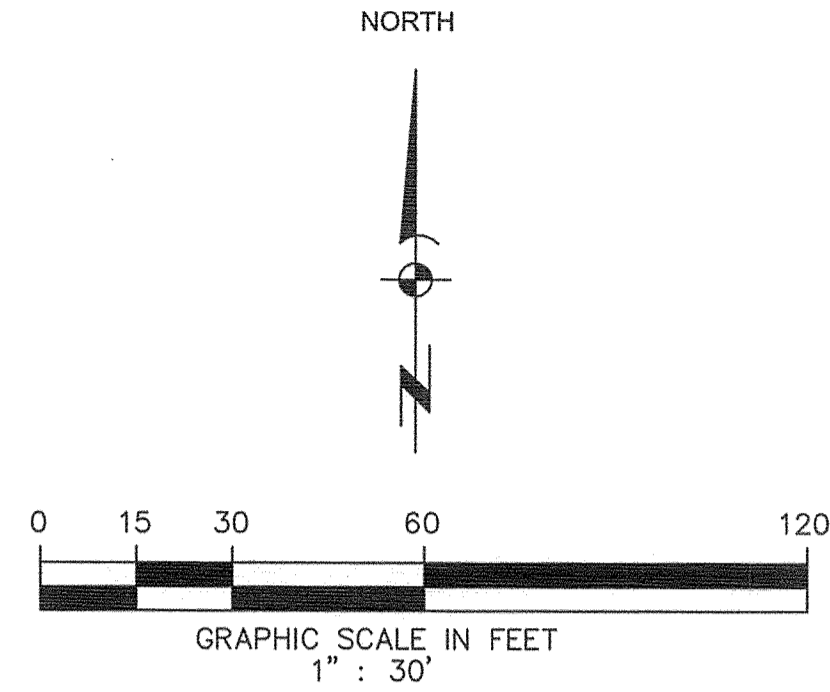
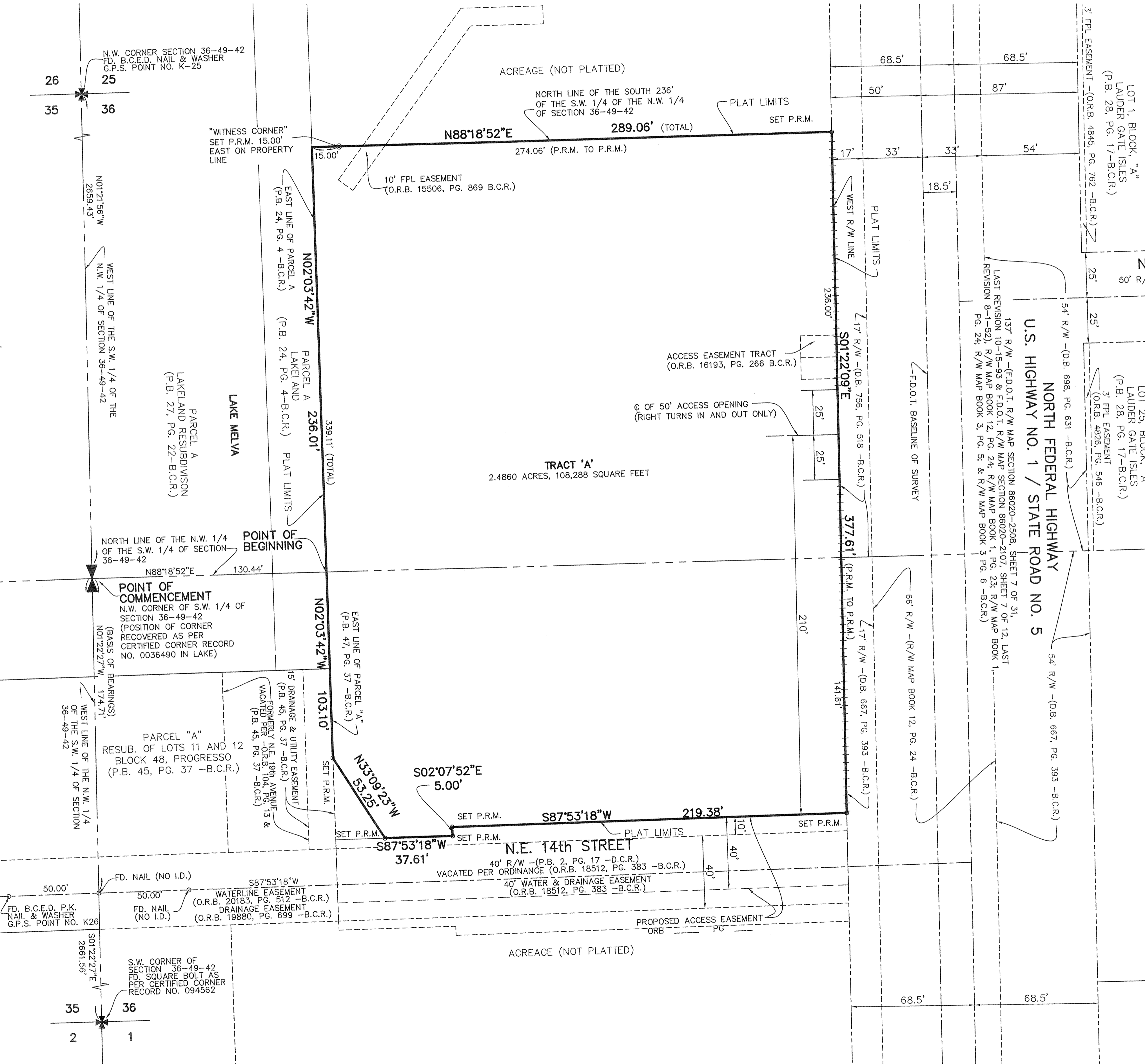
6. BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 88020-2107, DATED APRIL, 1991, AND ARE RELATIVE TO THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 49 SOUTH, RANGE 42 EAST, AN ESTABLISHED AND MONUMENTED LINE, HAVING A BEARING OF NORTH 01°22'27" WEST.

7. 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 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.

8. THIS PLAT IS RESTRICTED TO 40,000 SQUARE FEET OF FURNITURE STORE USE ON TRACT 'A'. 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.

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 PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.f. DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAT, REGARDING HAZARDS TO AIR NAVIGATION.



KEY TO ABBREVIATIONS LEGEND

D.B.	DEED BOOK
C	CENTERLINE
BLVD.	BOULEVARD
B.C.E.D.	BROWARD COUNTY ENGINEERING DIVISION
B.C.R.	BROWARD COUNTY RECORDS
CONC.	CONCRETE
O.R.B.	OFFICIAL RECORDS BOOK
ELEV.	ELEVATION
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
FPL	FLORIDA POWER & LIGHT COMPANY
BM	BENCHMARK
P.R.M.	PERMANENT REFERENCE MONUMENT (4" x 4" x 24" CONCRETE MONUMENT & 1 1/4" ALUMINUM DISC WITH LB7019 PRM)
NO.	NUMBER
PG.	PAGE
P.B.	PLAT BOOK
LB	LICENSED BUSINESS
FD.	FOUND
---	NON-VEHICULAR ACCESS LINE
R/W	RIGHT-OF-WAY
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
MON.	MONUMENT
SR	STATE ROAD
HWY	HIGHWAY
WITH	WITH
P.K.	PARKER KAYLON
U.S.	UNITED STATES
I.D.	IDENTIFICATION
---	STATE PLANE COORDINATES
⊙ P.R.M.	PERMANENT REFERENCE MONUMENT (NAIL & 1 1/4" ALUMINUM DISC LB7019 PRM)
G.P.S.	GLOBAL POSITIONING SYSTEM
R/W M.B.	RIGHT-OF-WAY MAP BOOK

SC 1413 FED, LLC

A PORTION OF THE SOUTHWEST ONE-QUARTER AND THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 49 SOUTH, RANGE 42 EAST
BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
(DECEMBER 2014)

DEDICATION

STATE OF FLORIDA }
COUNTY OF BROWARD } ss

KNOW ALL MEN BY THESE PRESENTS: THAT MAROONE FORD, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS THE OWNER OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THE PLAT, HAVE CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS SC 1413 FED, LLC. THE OWNER HAS CAUSED THE PROPERTY TO BE SURVEYED AND PLATTED AS SHOWN AND DOES HEREBY DEDICATE THE FOLLOWING:

PARCEL C, AS SHOWN HEREON AS ROAD RIGHT-OF-WAY, IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, WE HERETO SET OUR HAND AND SEAL THIS _____ DAY OF _____, 201_, A.D.

WITNESS AS TO BOTH _____
MAROONE FORD, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: _____
JAMES R. BENDER, AS MANAGER
PRINT NAME
WITNESS AS TO BOTH _____
BY: _____, AS _____
PRINT NAME

ACKNOWLEDGMENT:

STATE OF _____ }
COUNTY OF _____ } ss

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS; JAMES R. BENDER, AS MANAGER AND _____ AS _____ OF MAROONE FORD, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THAT THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AND _____ RESPECTIVELY AS IDENTIFICATION, AND THAT THEY EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICERS OF SAID COMPANY FOR THE PURPOSES HEREON EXPRESSED AND DID TAKE AN OATH.

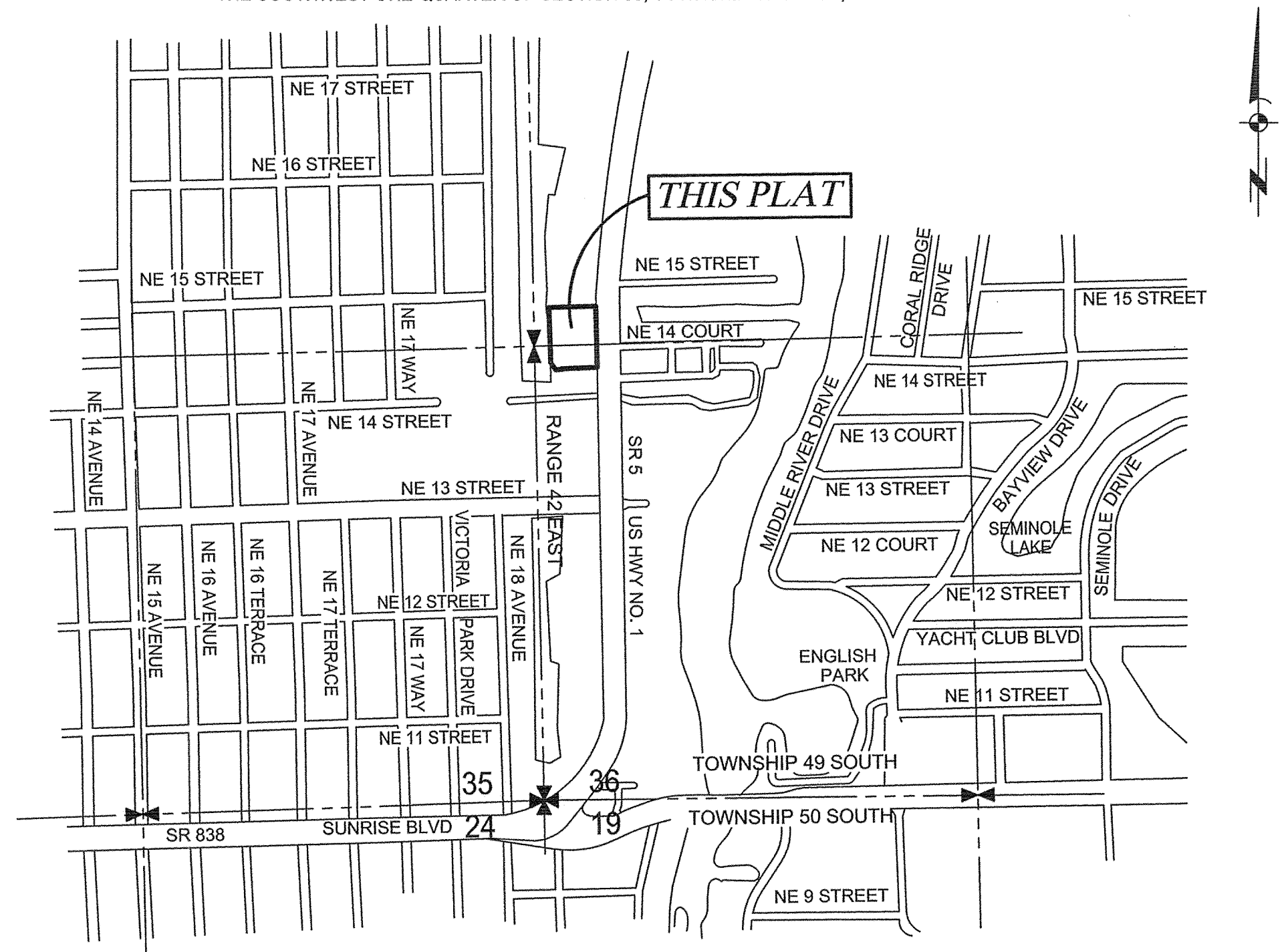
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 201_, A.D.

NOTARY PUBLIC - STATE OF _____ SEAL

PRINTED NAME OF ACKNOWLEDGER _____
COMMISSION NUMBER _____
MY COMMISSION EXPIRES: _____

LOCATION MAP (NOT TO SCALE)

THE SOUTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 49 SOUTH, RANGE 42 EAST



LEGAL DESCRIPTION:

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 36, TOWNSHIP 49 SOUTH, RANGE 42 EAST, TOGETHER WITH A PORTION OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 36, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 36; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SAID SECTION 36, NORTH 88°18'52" EAST, 130.44 FEET TO A POINT ON THE EAST LINE OF PARCEL A, **LAKELAND**, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE **POINT OF BEGINNING**; THENCE ALONG SAID LINE, NORTH 2°03'42" WEST, 236.01 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 236 FEET OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 36; THENCE ALONG SAID LINE, NORTH 88°18'52" EAST, 289.06 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (ALSO KNOWN AS NORTH FEDERAL HIGHWAY) AS SHOWN ON THAT CERTAIN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86020-2508, LAST REVISION DATED OCTOBER 15TH, 1993; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 1°22'09" EAST, 377.61 FEET; THENCE SOUTH 87°53'18" WEST, 219.38 FEET; THENCE SOUTH 2°07'52" EAST, 5.00 FEET; THENCE SOUTH 87°53'18" WEST, 37.61 FEET; THENCE NORTH 33°09'23" WEST, 53.25 FEET TO A POINT ON THE EAST LINE OF PARCEL "A", **RESUB. OF LOTS 11 AND 12, BLOCK 48, PROGRESSO**, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 37, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID LINE AND ALONG THE AFOREMENTIONED EAST LINE OF PARCEL A, **LAKELAND**, NORTH 2°03'42" WEST, 103.10 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 2.4860 ACRES (108,288 SQUARE FEET) MORE OR LESS.

SURVEYORS CERTIFICATION

THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART 1, AND WITH THE APPLICABLE SECTIONS OF SJ-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE PERMANENT REFERENCE MONUMENTS (P.R.M.) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177 ON THIS 26 DAY OF MAY, 2015. THE BENCHMARKS SHOWN ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

Donald L. Cooper 5.26.2015
DONALD L. COOPER, P.S.M. DATE
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 6269
SUN-TECH ENGINEERING, INC.
1600 WEST OAKLAND PARK BOULEVARD
FORT LAUDERDALE, FLORIDA 33311
CERTIFICATE OF AUTHORIZATION No. LB 7019

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVES THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC-WAYS THIS _____ DAY OF _____, 201_, A.D.

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 _____, 201_, A.D.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS _____ DAY OF _____, 201_, A.D. AND RECORDED IN PLAT BOOK _____ PAGES _____, RECORD VERIFIED.

ATTEST: BERTHA HENRY COUNTY ADMINISTRATOR BY: _____
DEPUTY

**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 _____, 201_, A.D.

ATTEST: BERTHA HENRY COUNTY ADMINISTRATOR

BY: _____ MAYOR COUNTY COMMISSION BY: _____ DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: _____ RICHARD TORNESE DIRECTOR FLORIDA PROFESSIONAL ENGINEER REGISTRATION NUMBER 40263 DATE _____ BY: _____ ROBERT P. LEGG, JR. PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NUMBER LS4030 DATE _____

**BROWARD COUNTY ENVIRONMENTAL PROTECTION AND
GROWTH MANAGEMENT DEPARTMENT**

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 201_, A.D.

BY: _____ DIRECTOR/DESIGNEE

CITY OF FORT LAUDERDALE PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: THAT THE CITY OF PLANNING AND ZONING BOARD OF FORT LAUDERDALE, FLORIDA, HAS HEREBY APPROVED AND ACCEPTED THIS PLAT THIS _____ DAY OF _____, 201_, (CITY OF FORT LAUDERDALE PLANNING # _____)

BY: _____ CHAIRMAN, THIS _____ DAY OF _____, 201_.

CITY ENGINEER'S SIGNATURE

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 201_.

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

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 SAID CITY COMMISSION THIS _____ DAY OF _____, 201_.

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.

BY: _____ JONDA JOSEPH, CITY CLERK THIS _____ DAY OF _____, 201_.

PREPARED BY:
SUN-TECH Sun-Tech Engineering, Inc.
Engineers - Planners - Surveyors
Certificate of Authorization Number LB 7019
1600 West Oakland Park Boulevard Ft. Lauderdale, FL 33311 E-Mail: suntech@suntecheng.com
Phone (954)777-3123 Fax (954)777-3114

CITY COMMISSION SEAL	CITY ENGINEER SEAL	COUNTY COMMISSION SEAL	COUNTY SURVEYOR ROBERT P. LEGG, JR. SEAL	COUNTY ENGINEER RICHARD TORNESE SEAL	SURVEYOR DONALD L. COOPER SEAL
-------------------------	-----------------------	---------------------------	--	--	--------------------------------------