4

REPLAT OF LOT 2, PLAT THEREOF `. ≯ LESS S RECORDED IN PL I H SOUTH 141 AT BOOK 31, .00 FEET BLOCK 61 PAGE 37, 9 P 유 THE PUBLIC RECORDS "CORAL RIDGE GALT ADDITION NO. 9 P **BROWARD** = COUNTY, FLORIDA **ACCORDING** TO T H

SECTION 25, TOWNSHIP 49 SOUTH, RANGE 42 OF FORT LAUDERDALE, BROWARD COUNTY, **EAST FLORIDA**

LEGAL DESCRIPTION:

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA CONTAINING 24,382 SQUARE FEET (0.5597 ACRES). LOT 2, LESS THE SOUTH 141 FEET (AS MEASURED AT ADDITION NO. 1", ACCORDING TO THE PLAT THEREOF APPUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. RIGHT ANGLES), BLOCK 61, "CORAL RIDGE AS RECORDED IN PLAT BOOK 31, PAGE 37,

LICE

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SURV

ORS

V

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

SHEET 1 OF

N

SHEETS

PLAT BOOK

PAGE

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 APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

CITY PLANNING AND ZONING BOARD: THIS IS TO CERTIFY: THAT THE CITY PLANNING . THIS PLAT FOR RECORD ON THE _____DAY OF__

AND

ZONING

BOARD APPROVED,A.D. 201_.

AND

CITY CLERK

DATE

CITY ENGINEER:

HEREBY APPROVE THIS

PLAT

FOR

RECORD

SIE

DAY.

유

A.D.

CHAIR CITY OF

FORT LAUDERDALE

HARDEEP ANAND
CITY OF FORT LAUDERDALE
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 57380
STATE OF FLORIDA

IN WITNESS WHEREOF: THE SAID CITY COMMISSION HAS CAUSED TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL THIS _____DAY OF _____, A.D. 201_.

THESE PRESENTS
OF SAID CITY TO

뮴

A.D. 201_

PREPARED BY

5381 NOB HILL ROAD SUNRISE, FLORIDA 33351

954-572-1777 FAX NO. 954-572-1778 OCTOBER, 2014

 \triangleright

DEDICATION:

STATE OF FLORIDA COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: OB REAL ESTATE HOLDINGS 1692 LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "CORAL RIDGE LZB", A REPLAT.

THE ADDITIONAL ALLEY RIGHT—OF—WAY DEDICATION SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC PROPER PURPOSES. THE PUBLIC FOR AND

NW CORNER SECTION 25-49-42

NORTH 1/4 CORNER SECTION 25-49-42

EAST OAKLAND PARK

BOULEVARD

(N.E. 31ST STREET)

WITNESS: _____PRINT_NAME:_ WITNESS: _____PRINT NAME: PRINT TITLE:_ OB REAL ESTATE HOLDINGS 1692 LLC, A FLORIDA LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT:
STATE OF FLORIDA S.S
COUNTY OF BROWARD

COMMISSION # WITNESS: MY HAND AND OFFICIAL SEAL 컨IS NOTARY PUBLIC, PRINT NAME_____ DAY 유 STATE 유 FLORIDA A.D. 201

MY COMMISSION EXPIRES:

MORTGAGEE CONSENT:

KNOW ALL MEN BY THESE PRESENTS: THAT

, THE OWNER AND HOLDER OF THAT CERTAIN
MORTGAGE DATED ______, 201_. FILED IN OFFICIAL RECORDS BOOK _____,
PAGE ____, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY
CONSENT TO AND JOIN IN THE MAKING AND FILING FOR RECORD OF THE ATTACHED
"CORAL RIDGE LZB", AND TO THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS: THE UNDERSIGNED HAVE SEAL AFFIXED THERETO THIS_____ __ DAY OF _____ THEIR HANDS AND THE CORPORATE A.D. 201_.

WITNESS: _____ WITNESS: ______PRINT_NAME: BY: _______ PRINT NAME: ______

ACKNOWLEDGMENT OF MORTGAGEE:

STATE OF COUNTY C S.S

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME

KNOWN TO BE THE THE PERSON DESCRIBED AND DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND WHOSE SIGNATURE WAS ACKNOWLEDGED BEFORE ME THIS ______ DAY OF ______, A.D. 201_.

SIAIE 9 WITNESS:

MY HAND AND OFFICIAL

SEAL

DAY OF

201_

NOTARY PUBLIC PRINT NAME: ____ COMMISSION

EXPIRES:

OB REAL ESTATE
HOLDINGS 1692 LLC
A FLORIDA LIMITED
LIABILITY COMPANY

DEDICATION ACKNOWLEDGMENT

MORTGAGEE

N 0.

MORTGAGEE ACKNOWLEDGMENT PLATTING SURVEYOR

MIDDLE RIVER

OCA TION MAP

BY:

CHAIRPERSON

BROWARD COUNTY PLANNING COUNCIL:
THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS—TRAFFICWAYS THIS ______ DAY OF ______, A.D. 201_.

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

THIS IS TO CERTIFY: THIS _____DAY OF

THAT THIS PLAT HAS

BEEN APPROVED AND ACCEPTED 201_.

FOR

RECORD

DIRECTOR/DESIGNEE

THIS PLAT COMPLIES WITH THE COUNCIL OF THE ABOVE DATE

DAY OF

APPROVAL OF THE BROWARD COUNTY PLANNING AND IS APPROVED AND ACCEPTED FOR RECORD (

SIHT

EXECUTIVE DIRECTOR OR DESIGNEE

WEST 1/4 CORNER SECTION 25-49-42

26TH

STREET

CENTER SECTION 25-49-

NORTH FEDERAL HIGHWAY

MIDDLE RIVER DRIVE

SECTION 25-49-42

NW 1/4

NOT TO SCALE

SURVEYOR'S CERTIFICATION:

I HEREBY I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND WITH THE APPLICABLE SECTION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS WERE SET THIS.

201_, IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. THE BENCHMARKS SHOWN HEREON ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND CONFORM TO STANDARDS FOR THIRD ORDER WORK. PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

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 _____, A.D. 201_.

BERTHA HENRY,

COUNTY

ADMINISTRATOR

В ::

MAYOR,

COUNTY

COMMISSION

DEPUTY

BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER NO.
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA
CERTIFICATE OF AUTHORIZATION NUMBER LE LB3870 CITY OF FORT LAUDERDALE COUNTY SURVEYOR

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

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 _______, A.
201_, AND RECORDED IN PLAT BOOK ______ AT PAGE _____, RECORD VERIFIE _ AT PAGE __ VERIFIED.

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION: THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

ENGINEER

B.Y:

RICHARD TORNESE
DIRECTOR OF ENGINEERING
FLORIDA PROFESSIONAL
ENGINEER REGISTRATION NO. 40 ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS4030 DATE:

ВY:

40263

ANNING

F

NO O

MP-

BY:

age 1 of Exhibit 1 15-1012 -1012 1 of 2

5) 3) 4 P.R.M. 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. FDOT R CCA A CCB (10.36') P.C.P. A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY , 201_, 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: AND/OR Ð B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY , 201_, 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 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. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.I.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION. BEARINGS ARE ASSUMED AND BASED ON A CHORD BEARING OF S13"16'04"E BETWEEN THE NE CORNER OF PARCEL A, PLAT BOOK 179, PAGE 113 AND THE SE CORNER OF PARCEL "A", PLAT BOOK 181, PAGE 8, AS REFERENCED BY FOUND MONUMENTATION AS SHOWN HEREON. THIS PLAT IS RESTRICTED TO 14,000 SQUARE FEET OF COMMERCIAL USE. FREE STANDING BANKS OR BANKS WITH DRIVE THROUGH FACILITIES ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS. EAST RIM OF THE SOUTHERN BELL TEL. & TELEGRAPH MANHOLE, SOUTHEAST CORNER OF OAKLAND PARK BOULEVARD AT U.S. NO. 1. ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929. BENCHMARK OF ORIGIN: BROWARD COUNTY CONSTRUCTION & ENGINEERING DIVISION BENCHMARK NUMBER 0573; ELEVATION 10.00 FEET. (NORTH AMERICAN VERTICAL DATUM OF 1988 ELEVATION 8.419 FEET AS DETERMINED BY THE VERTICON CONVERSION PROGRAM) 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 AN AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DOWNOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER, NCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT. DENOTES: NON-VEHICULAR ACCESS DENOTES: ELEVATION CONVERTED TO VERTICAL DATUM OF 1988 DENOTES: FLORIDA DEPARTMENT OF DENOTES: RADIUS DENOTES: CENTRAL ANGLE DENOTES: ARC LENGTH DENOTES: CHORD BEARING DENOTES: CHORD DISTANCE DENOTES: PERMANENT REFERENCE MONUMENTS (4"X4"X24" CONCRETE MONUMENTS WITH 2" ALUMINUM DISK STAMPED "PRM LB3870" UNLESS OTHERWISE NOTED). DENOTES: PERMANENT CONTROL POINT (MAG NAIL & 2" BRASS WASHER STAMPED "PCP LB3870" UNLESS OTHERWISE NOTED) CENTERLINE PLAT BOOK ō \triangleright REPL PLAT THEREOF 유 PARCEL A PLAT" CACTUS CARWASH PLAT" "CACTUS CARWASH PLAT" "CACTUS CARWASH PLAT" FOUND P.R.M. LB6448 NE CORNER PARCEL A PLAT BOOK 179, PAGE AS RECORDED I -OUND P.R.M. LB285 -CORNER PARCEL "A" BOOK 181, PAGE 8 - "A" ABRCEL "A" - "KARAM PLAT" - "KARAM PLAT" - "PLAT BOOK 181, PAGE 8 TION 8602-107, SHEEL 1, LASI REVISED 41, CASI REVISED 41, CASI REVISED 5, PAGE 55 PION 8602-107, SHEEL 1, PAGE 50 RIGHT-OF-WAY MAP BOOK 1, PAGE 54 RIGHT-OF-WAY MAP BOOK 1, PAGE 24 RIGHT-OF-WAY MAP BOOK 1, PAGE 24 RIGHT-OF-WAY MAP BOOK 1, PAGE 24 19.0.P.Z J3S/ 182870 SECTION BEON TO SHEET 1, LAST REVISED 4/22/58 SECTION 8602-107, SHEET 1, LAST REVISED 6) SECTION 8602-107, SHEET 1, LAST REVISED 6) (RIGHT-OF-WAY MAP BOOK 3, PAGE 6) SOUTH CB=514.07, 47" E CD=108.31, 58" CB=514.07, 47" E CD=108.31, 58" 27.00 N PL SECTION 25, L85870 / 9 A=111.86, R=1937.08, CA=03.18,31" A=111.86, R=1937.08, CA=03.18,31" FORT 674.14, 44."N BOOK .00 FEE DEED BOOK 623, PAGE 283 87.00 AUDERDALE, <u>3</u> **TOWNSHIP** BENCHMAF BEN 6 ON DAOR STATE 5381 NOB H S81°43'43"W 87.23' S77°40'47"W-(RADIAL) (1. ON YAWADIH 22.U) BLOCK Z **PAGE** YAWHOHWAY, PREPARED BY R= 1997.08 (CA'=3°26'03" OCTOBER, N01°58'50"W 629.66' "A" TOART <u>წ</u> (RICHT TURNS ONLY) HILL ROAD LORIDA 33351 40' ACCESS OPENING 49 SOUTH, QF QF **BROWARD** 2-1777 -572-1778 ER, 2014 -MESLEBTY LINE BLOCK 61 LOT 26 LB3870 I I I CORAL RIDGE NORTH 1/4 CORNER SECTION 25 FOUND NAIL IN WASHER (NO N88°01'10"E **PUBLIC** RANGE 42 PLAT LIMITS COUNT 26 REC **GALT** 26 180.00 ORDS **EAST** -NORTHERLY LINE LOT ; **FLORIDA** BLOCK 61 "CORAL RIDGE GALT ADDITION NO. 1 101 PARCEL 'A' 23,664 SQUARE FEET 0.5597 ACRES ADDITION NO. 9 P REMAINDER 0 **BROWARD** R.M. TO P. •43'43"W (NON-RADI 101 185.42' 185.42' 2 26 BENCHMARK BENCHMARK 10.36) BENCHMARK 15.79 SET NAIL & DISK 15.79 REFERET F SET F 5.00' COUNTY, FLORIDA LOT 26 Ω ACCORDING TO THE ALLEY RIGHT—OF— DEDICATION BY THIS PLAT719 SQUARE FEET ENCE MONUMENT 107 5.01' REFERENCE MONUMENT SET P.R.M. LB3870 5.01' OFFSET ON LINE — PLAT 26 'B" TJART LIMITS-, 52.541=A CA=3.46,10" PLAT BOOK 43, R=2177.08" ASTERLY LINE BLOCK 61 CA=3° 46' 41" 26 15' PUBLIC ALLEY -10'x18' ANCHOR EASEMENT -10'x18' ANCHOR 31, PAGE 37 CZTIMIJ TAJA LOT 5 BLOCK 66 BLOCK 51, PAGE 37 "CORAL RIDGE GALT ADDITION NO. 1" 101 26 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 GRAPHICAL 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. SHEET 2 OF PLAT BOOK GRAPHIC 40' SCALE: \mathbf{N} SHEETS SCALE 20, PAGE

PLANNING

MP-