

DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That 315 FLAGLER, LP, a Florida Limited Partnership COUNTY OF BROWARD by its General Partner 315 FLAGLER GP, LLC, a Florida limited liability company, owner of the lands described in and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "315 FLAGLER" being a replat of a portions of: Lot 2, Block 3, TOWN OF FORT LAUDERDALE, according to the plat thereof, as recorded in Plat Book "B", Page 40 of the public records of Dade County, Florida.

The Additional Right-of-Way Dedication shown hereon is hereby dedicated to the perpetual use of the public for road and road related purposes.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_\_.

315 FLAGLER GP, LLC, a Florida limited liability company, General Partner  
For: 315 FLAGLER, LP, a Florida limited partnership

Officer: \_\_\_\_\_ Name of officer printed Dev Motwani Title: Manager

Witness: \_\_\_\_\_ Name of witness printed \_\_\_\_\_

Witness: \_\_\_\_\_ Name of witness printed \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by Dev Motwani being the Manager of 315 FLAGLER GP, LLC, a Florida limited liability company, being the General Partner of 315 FLAGLER, LP, a Florida Limited Partnership, on behalf of the partnership.

He is  
[ ] personally known to me or  
[ ] has produced \_\_\_\_\_, as identification,  
and  
[ ] did take and oath.  
[ ] did not take an oath.

NOTARY PUBLIC \_\_\_\_\_ STATE OF FLORIDA

Name of Notary printed \_\_\_\_\_

My Commission # \_\_\_\_\_ Expires: \_\_\_\_\_

SEAL

DEDICATION OF MORTGAGE HOLDER

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That CURTIS T. BELL, AS TRUSTEE, AND SUCCESSOR COUNTY OF BROWARD TRUSTEES OF THE CURTIS T. BELL TRUST UNDER TRUST AGREEMENT DATED DECEMBER 17, 2004, owner and holder of a mortgage on this property, recorded in Instrument Number 113484179, Broward County Records, and does hereby join in the dedications shown hereon. IN WITNESS WHEREOF: I hereunto set my hand and affix the corporate seal in the City of Fort Lauderdale, County of Broward, State of Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Officer: \_\_\_\_\_ Name of officer printed Curtis T. Bell Title: Trustee

Witness: \_\_\_\_\_ Name of witness printed \_\_\_\_\_

Witness: \_\_\_\_\_ Name of witness printed \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by Cutis T. Bell, being the Trustee, of the CURTIS T. BELL, AS TRUSTEE, AND SUCCESSOR TRUSTEES OF THE CURTIS T. BELL TRUST UNDER TRUST AGREEMENT DATED DECEMBER 17, 2004, on behalf of the Trust.

He is  
[ ] personally known to me  
[ ] or has produced \_\_\_\_\_, as identification, and  
[ ] did take an oath.  
[ ] did not take an oath.

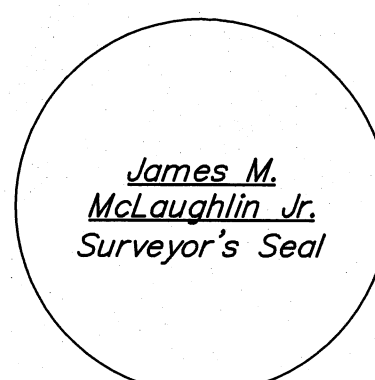
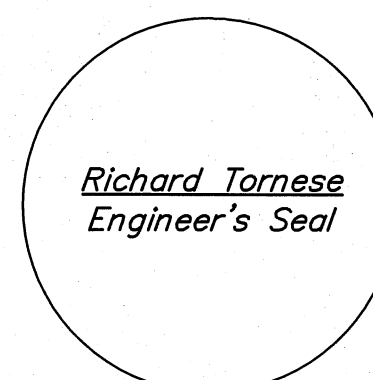
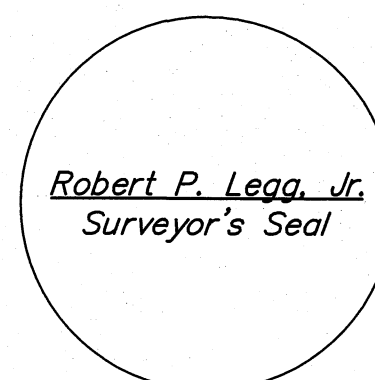
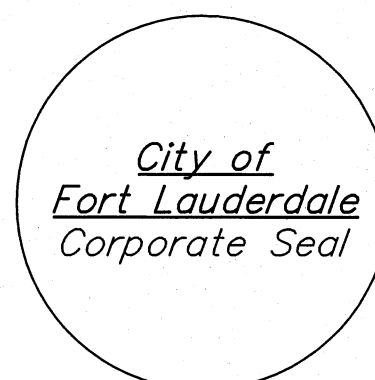
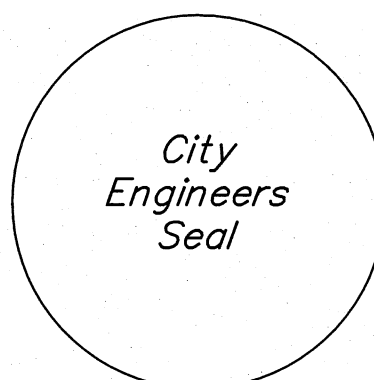
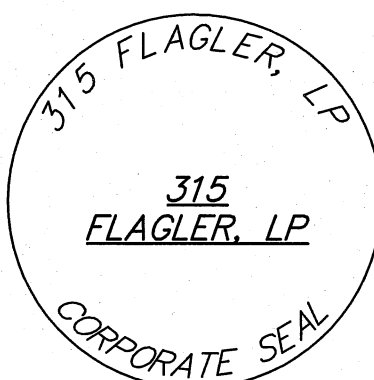
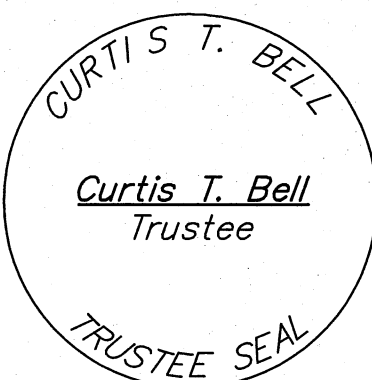
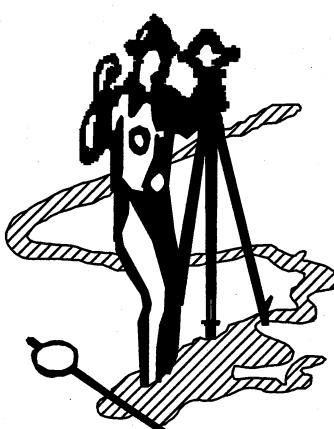
NOTARY PUBLIC \_\_\_\_\_ STATE OF FLORIDA

Name of Notary printed \_\_\_\_\_

SEAL

"315 FLAGLER"

A REPLAT OF A PORTION OF LOT 2, BLOCK 3,  
TOWN OF FORT LAUDERDALE,  
(PLAT BOOK "B", PAGE 40, D.C.R.)  
LYING IN  
SECTION 3, TOWNSHIP 50 SOUTH,  
RANGE 42 EAST,  
CITY OF FORT LAUDERDALE,  
BROWARD COUNTY, FLORIDA  
DECEMBER, 2015



CITY OF FORT LAUDERDALE PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: That the City Planning and Zoning Board of Fort Lauderdale, Florida, has hereby approved and accepted this plat \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. (City of Fort Lauderdale Planning # PL)

By: Patrick McTigue Chairman, this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

CITY COMMISSION

STATE OF FLORIDA SS THIS IS TO CERTIFY: That this plat has been accepted and approved for record by the CITY COMMISSION OF COUNTY OF BROWARD THE CITY OF FORT LAUDERDALE, FLORIDA, in and by RESOLUTION NO. \_\_\_\_\_, adopted by the 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 concurrency/impact fees have been paid or are not due.

By: \_\_\_\_\_ Jeffrey A. Modarelli City Clerk, this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

CITY ENGINEER'S SIGNATURE

This plat is approved and accepted for record this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

By: \_\_\_\_\_ Alex Scheffer City Engineer, Florida P.E. Registration No. 73802

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

This plat is approved and accepted for record this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

By: \_\_\_\_\_ Director / Designee

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

This plat has been reviewed for conformity with Chapter 177, Part 1, Florida Statutes.

This plat has been approved and accepted for record.

By: \_\_\_\_\_

Robert P. Legg, Jr. (date)  
Professional Surveyor and Mapper  
Florida Registration Number: 4030

By: \_\_\_\_\_

Richard Tornese (date)  
Director  
Professional Engineer  
Florida Registration Number 40263

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of right-of-way

for trafficways this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_. 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\_\_\_\_. 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 \_\_\_\_\_, 201\_\_\_\_. ATTEST: BERTHA HENRY - COUNTY ADMINISTRATOR

By: \_\_\_\_\_ Deputy

By: \_\_\_\_\_ Mayor - County Commission

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

This plat filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, in BOOK \_\_\_\_\_ of PLATS, at Page \_\_\_\_\_, record verified.

ATTEST: BERTHA HENRY - COUNTY ADMINISTRATOR By: \_\_\_\_\_ Deputy

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands recently surveyed, COUNTY OF BROWARD subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, Part 1, FLORIDA STATUTES, 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\_\_\_\_. This plat conforms to all applicable sections of Chapter 5J-17.05, FLORIDA ADMINISTRATIVE CODE. This plat dated at Fort Lauderdale, Florida, this 1st day of December, 2015.

By: James M. McLaughlin, Jr.

James M. McLaughlin, Jr.  
Registered Land Surveyor No. 4497  
State of Florida.  
for McLAUGHLIN ENGINEERING COMPANY  
1700 N.W. 64th STREET, SUITE 400  
Fort Lauderdale, Florida 33309  
Certificate of Authorization Number: LB 285



