

DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That SR 84, INC. a Florida corporation,
COUNTY OF BROWARD through its Manager DAVE VENTURES, LLC, a Florida limited liability company,
it's Director DAVE VENTURES, LLC, a Florida limited liability company, by FLORIDA LAND INVESTOR'S, INC.,
a Florida corporation 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 "FURNITURE CONSIGNMENT WAREHOUSE"
being a replat of a portions of: Block "B", CLAIR LAKE, according to the plat thereof, as recorded in Plat Book
28 Page 26 of the public records of Broward County, Florida.

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

By: FLORIDA LAND INVESTOR'S, INC., a Florida corporation,
On behalf of: DAVE VENTURES, LLC, a Florida limited liability company,
For: SR 84, INC. a Florida corporation

Officer: _____ Name of officer printed John T. Loos Title: President

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 _____
COUNTY OF BROWARD 2016, by John T. Loos being the President of FLORIDA LAND INVESTOR'S, INC., a Florida
corporation, on behalf of: DAVE VENTURES, LLC, a Florida limited liability company, For: For: SR 84, INC. a Florida
corporation, on behalf of the corporation.

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

**"FURNITURE
CONSIGNMENT WAREHOUSE"**
A REPLAT OF A PORTION, BLOCK "B",
CLAIR LAKE,
(PLAT BOOK 28, PAGE 26, B.C.R.)
LYING IN
SECTION 21, TOWNSHIP 50 SOUTH,
RANGE 42 EAST,
CITY OF FORT LAUDERDALE,
BROWARD COUNTY, FLORIDA
MARCH, 2016



PREPARED BY: McLAUGHLIN ENGINEERING CO. 1700 N.W. 64th STREET SUITE 400 FORT LAUDERDALE FLORIDA 33309 TEL. (954) 763-7611 FAX (954) 763-7615 SURVEY FILE NO. 15-3-000 McL JOB NO.: V-1176

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 THIS IS TO CERTIFY: That this plat has been accepted and approved for record by the CITY COMMISSION OF
COUNTY OF BROWARD SS 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: _____ Alexander D. 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.

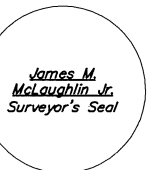
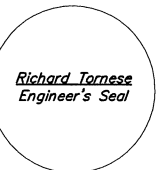
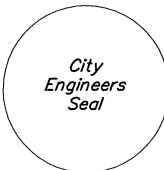
ATTEST: BERTHA HENRY – COUNTY ADMINISTRATOR By: _____ Deputy

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 9th day of March, 2016.

By: _____

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



000-MP-16

SURVEYOR'S NOTES:
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 Broward County, Florida.

Bearing shown refer to an assumed datum, and assume the South right-of-way line of State Road 84 at East end of plat and Easterly extension thereof, as South 73°43'30" West, referenced by monumentation as shown hereon.
If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by 2021, 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;
and/or
If construction of project water lines, sewer lines, drainage and the rock base for internal roads have not been substantially completed by 2021, 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.

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.

PLAT RESTRICTION:
This plat is restricted 6,500 SQUARE FEET OF COMMERCIAL USE. No free standing or drive-thru bank facilities and/or other commercial/retail uses are not 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. The 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 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 Plan, regarding hazards to air navigation.

LEGAL DESCRIPTION:

A portion of Block "B", CLAIR LAKE, according to the plat thereof, recorded in Plat Book 28, Page 26, of the Public Records of Broward County, Florida, more particularly described as follows:

Commencing at the Northeast corner of said Block "B"; thence South 73°43'30" West, as assumed bearing along the North line of said Block "B", a distance of 25.00 feet to the Point of Beginning; thence South 01°14'30" East along a line 24.14 feet West of and parallel with the East line of said Block "B", for a distance of 155.31 feet to a point on the South line of said Block "B", also being the North Right-of-Way line of S.W. 28 Street; thence South 73°43'30" West along the South line of said Block "B", for a distance of 90.86 feet; thence North 16°16'30" West for a distance of 136.90 feet to the South Right-of-Way line of State Road 84; thence North 67°23'11" East along said Right-of-Way for a distance of 62.72 feet to a point of curvature; said curve concave to the Southeast, having a radius of 1902.86 feet and a central angle of 01°59'59", thence along said curve to the right, an arc distance of 66.41 feet to a Point of non-tangency from which a radial bearing at said point bears South 20°36'50" East; thence North 73°43'30" East a distance of 2.68 feet to the Point of Beginning.

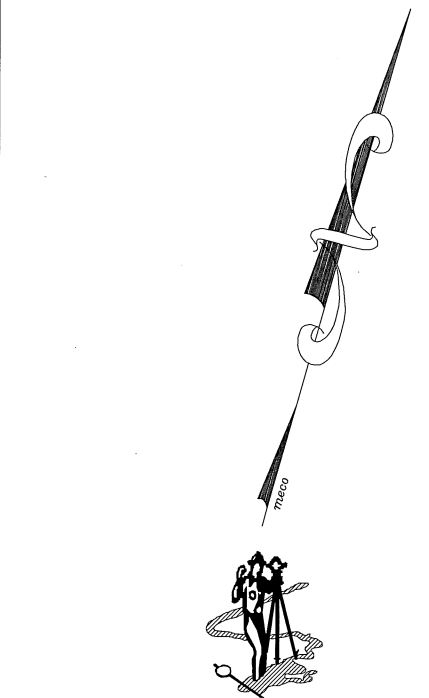
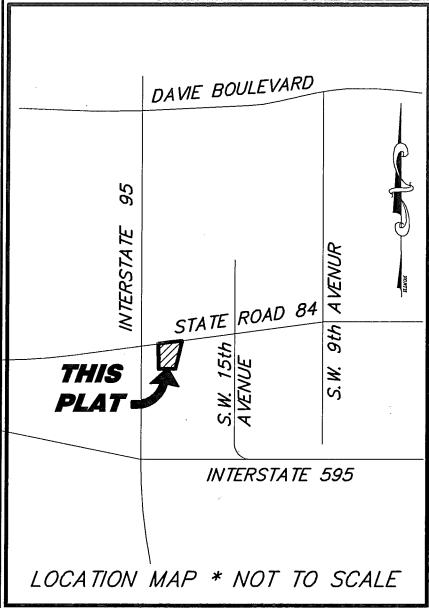
Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 15,857 square feet or 0.3640 acres more or less.

LEGEND:

P.R.M. - Indicates Permanent Reference Monument (4"x4"x24" Concrete monument w/brass disk stamped "McLaughlin Eng. Co."-L.B. 285)
N.I.C. P.R.M. - Indicates nail with P.R.M. cap #285
NO. - Indicates number
SQ. FT. - Indicates square feet

LEGEND CONTINUED:

L.B. - Indicates Licensed Business Number
P.B. PG. - Indicates Plat Book & Page
B.C.R. - Indicates Broward County Records
CL - Indicates centerline of Right-of-way
O.R., PG., - Indicates Official Record, Page
R/W - Indicates Right-of-Way
***** - Indicates Non-Vehicular Access Line



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A REPLAT OF A PORTION,
BLOCK "B", CLAIR LAKE,
(PLAT BOOK 28, PAGE 26, B.C.R.)
LYING IN SECTION 21, TOWNSHIP
50 SOUTH, RANGE 42 EAST,
CITY OF FORT LAUDERDALE,
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