

"TREE HOUSE ON BRICKELL"

A REPLAT OF A PORTION OF LOTS 8 AND 9, BLOCK 49, AND THE EASTERLY 1/2 OF THE 10 FOOT WIDE VACATED ALLEY LYING ADJACENT TO SAID LOTS 8 AND 9 OF "COLEE HAMMOCK" (MRS. MARY BRICKELL'S SUBDIVISION), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

SECTION 11, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
JANUARY, 2016

LEGAL DESCRIPTION:

A PORTION OF LOTS 8 AND 9, BLOCK 49, AND THE EASTERLY 1/2 OF THE 10 FOOT WIDE VACATED ALLEY LYING ADJACENT TO SAID LOTS 8 AND 9 OF "COLEE HAMMOCK" (MRS. MARY BRICKELL'S SUBDIVISION), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 8; THENCE SOUTH 26°23'20" WEST ON THE EASTERLY BOUNDARY OF LOTS 8 AND 9, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHEAST 17TH AVENUE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 26°23'20" WEST ON SAID WESTERLY RIGHT-OF-WAY LINE AND THE EASTERLY BOUNDARY OF SAID LOT 9, FOR 90.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 9, SAID POINT BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BRICKELL DRIVE (BRICKELL BOULEVARD PER PLAT), AND ON THE ARC OF A NON-TANGENT CURVE FROM WHICH A RADIUS LINE BEARS NORTH 27°14'45" EAST; THENCE ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF BRICKELL DRIVE AND THE SOUTHWESTERLY BOUNDARY OF SAID LOT 9 AND ITS NORTHWESTERLY EXTENSION, THE FOLLOWING TWO (2) COURSES AND DISTANCES; 1) THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 288.40 FEET, A CENTRAL ANGLE OF 29°18'30", FOR AN ARC LENGTH OF 147.52 FEET TO A POINT OF REVERSE CURVATURE; 2) THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 430.50 FEET; A CENTRAL ANGLE OF 2°11'31", FOR AN ARC LENGTH OF 16.47 FEET TO THE SOUTHWESTERLY CORNER OF THE EASTERLY 1/2 OF SAID VACATED ALLEY; THENCE NORTH 26°23'20" EAST ON THE WESTERLY LINE OF THE EASTERLY 1/2 OF SAID VACATED ALLEY FOR 102.98 FEET TO THE INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE NORTHERLY LINE OF AFOREMENTIONED LOT 8, BLOCK 49; THENCE SOUTH 63°36'40" EAST ON SAID NORTHWESTERLY EXTENSION AND CONTINUING ON SAID NORTHERLY LINE OF LOT 8, BLOCK 49 FOR 55.00 FEET; THENCE SOUTH 26°23'20" WEST ON A LINE LYING 100.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE AFOREMENTIONED EASTERLY BOUNDARY OF SAID LOT 8 FOR 60.00 FEET; THENCE SOUTH 63°36'40" EAST ON A LINE LYING 60.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE AFOREMENTIONED NORTH LINE OF LOT 8 FOR 100.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 14,802 SQUARE FEET (0.3398 ACRES), MORE OR LESS.

DEDICATION:

STATE OF FLORIDA S.S.
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: THAT VER-MAC PROPERTIES 1613 BRICKELL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "TREE HOUSE ON BRICKELL", A REPLAT.

IN WITNESS WHEREOF: THAT SAID VER-MAC PROPERTIES 1613 BRICKELL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____ ITS MANAGER, AND ITS COMPANY SEAL (IF ANY) TO BE HEREUNTO AFFIXED IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, A.D. 2016.

WITNESSES:

WITNESS: _____
PRINT NAME: _____

WITNESS: _____
PRINT NAME: _____

VER-MAC PROPERTIES 1613 BRICKELL, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
PRINT NAME: _____
TITLE: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA S.S.
COUNTY OF BROWARD

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____ OF VER-MAC PROPERTIES 1613 BRICKELL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 2016.

COMMISSION # _____

MY COMMISSION EXPIRES: _____

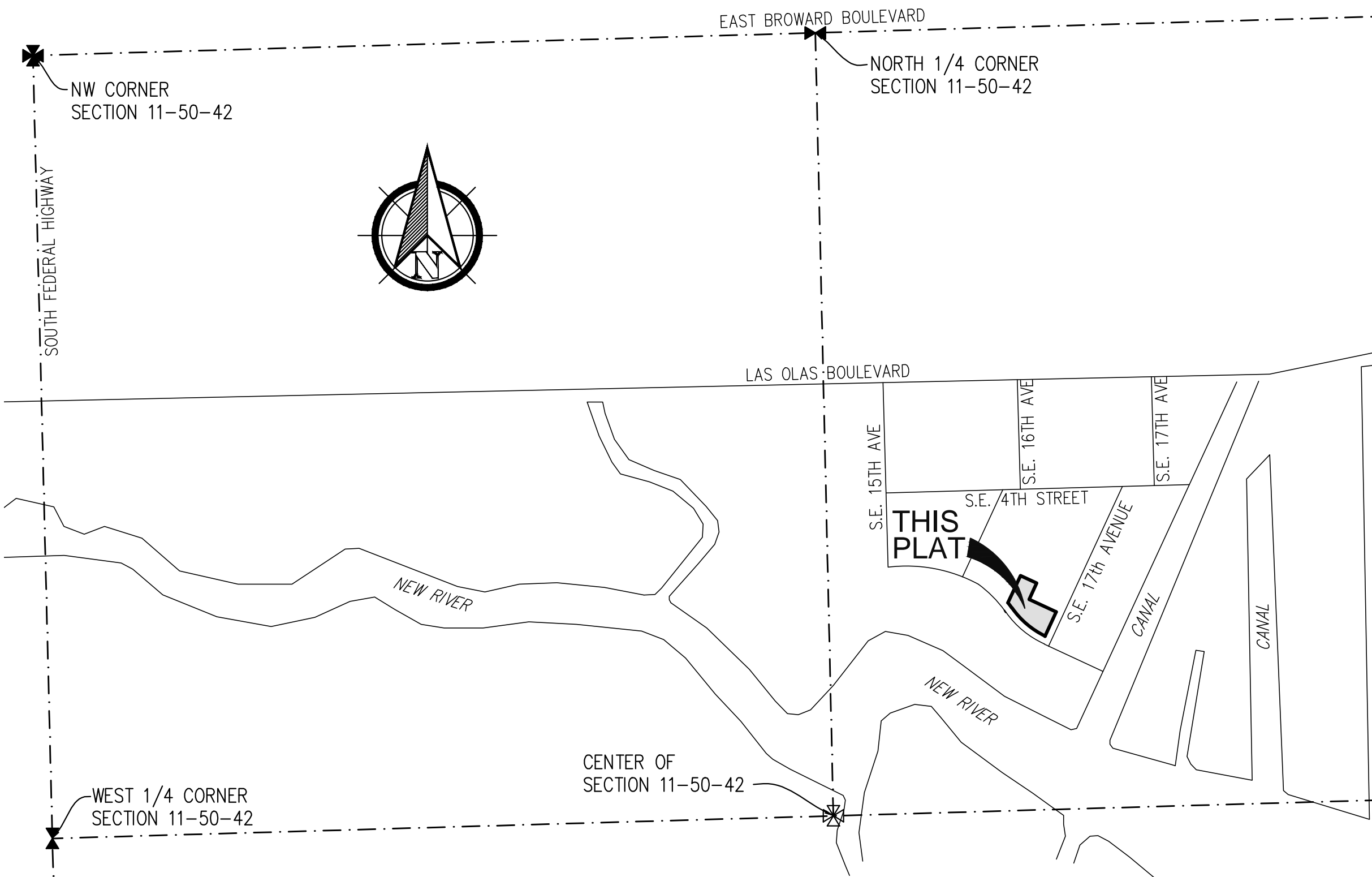
NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME _____

SURVEYOR'S CERTIFICATION:

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 _____ DAY OF _____ A.D. 201_, IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. 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.

BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

DATE



LOCATION MAP
PORTION OF THE NORTH 1/2 OF SECTION 11-50-42
NOT TO SCALE

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 _____, A.D. 201_.

IN WITNESS WHEREOF: THE SAID CITY COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS _____ DAY OF _____, A.D. 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: _____
CITY CLERK DATE

CITY PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT THE CITY PLANNING AND ZONING BOARD APPROVED AND ACCEPTED THIS PLAT FOR RECORD ON THE _____ DAY OF _____, A.D. 201_.

BY: _____
CHAIR DATE
CITY OF FORT LAUDERDALE

CITY ENGINEER:

I HEREBY APPROVE THIS PLAT FOR RECORD THIS _____ DAY OF _____, A.D. 201_.

BY: _____
ALEXANDER D. SCHEFFER
CITY ENGINEER
FLORIDA P.E. REGISTRATION NO. 73802

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH
MANAGEMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 201_.

BY: _____
DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, A.D. 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 _____, A.D. 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 _____, A.D. 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 IS TO CERTIFY: THAT THIS PLAT WAS FILED FOR RECORD ON THIS _____ DAY OF _____, A.D. 201_, AND RECORDED IN PLAT BOOK _____ AT PAGES _____, RECORD VERIFIED.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: _____ DEPUTY

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.

BY: _____ DATE: _____
ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS4030

BY: _____ DATE: _____
RICHARD TORNESE
DIRECTOR
FLORIDA PROFESSIONAL
ENGINEER REGISTRATION NO. 40263

PLANNING FILE NO. -MP-16

"TREE HOUSE ON BRICKELL"

A REPLAT OF A PORTION OF LOTS 8 AND 9, BLOCK 49, AND THE EASTERLY 1/2 OF THE 10 FOOT WIDE VACATED ALLEY LYING ADJACENT TO SAID LOTS 8 AND 9 OF "COLEE HAMMOCK" (MRS. MARY BRICKELL'S SUBDIVISION), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
SECTION 11, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 2 OF 2 SHEETS

PREPARED BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
JANUARY, 2016

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.

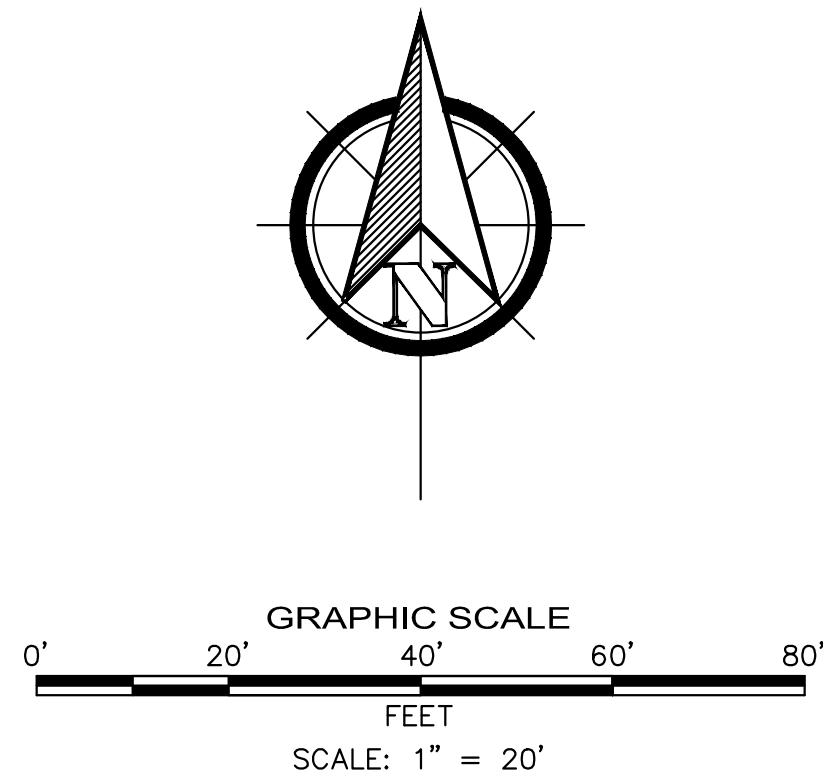
SURVEYOR'S NOTES:

- 1) THIS PLAT IS RESTRICTED TO TWO (2) DETACHED SINGLE FAMILY UNITS.

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.

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 ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

- 2) BEARINGS ARE ASSUMED AND BASED ON THE NORTHERLY LINE OF LOT 8, BLOCK 49, "COLEE HAMMOCK" ASSUMING A BEARING OF S63°36'40"E.
- 3) A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____, 20____, 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
- B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY _____, 20____, 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.
- 4) 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.



LEGEND:

P.R.M. □ DENOTES: PERMANENT REFERENCE MONUMENTS (4"x4"x24" CONCRETE MONUMENTS WITH 2" ALUMINUM DISK STAMPED "PRM LB3870" UNLESS OTHERWISE NOTED).

P.C.P. • DENOTES: PERMANENT CONTROL POINT (MAG NAIL & 2" BRASS WASHER STAMPED "PCP LB3870" UNLESS OTHERWISE NOTED)

LB DENOTES: LICENSED BUSINESS

PG. DENOTES: PAGE

CL DENOTES: CENTERLINE

R DENOTES: RADIUS

CA DENOTES: CENTRAL ANGLE

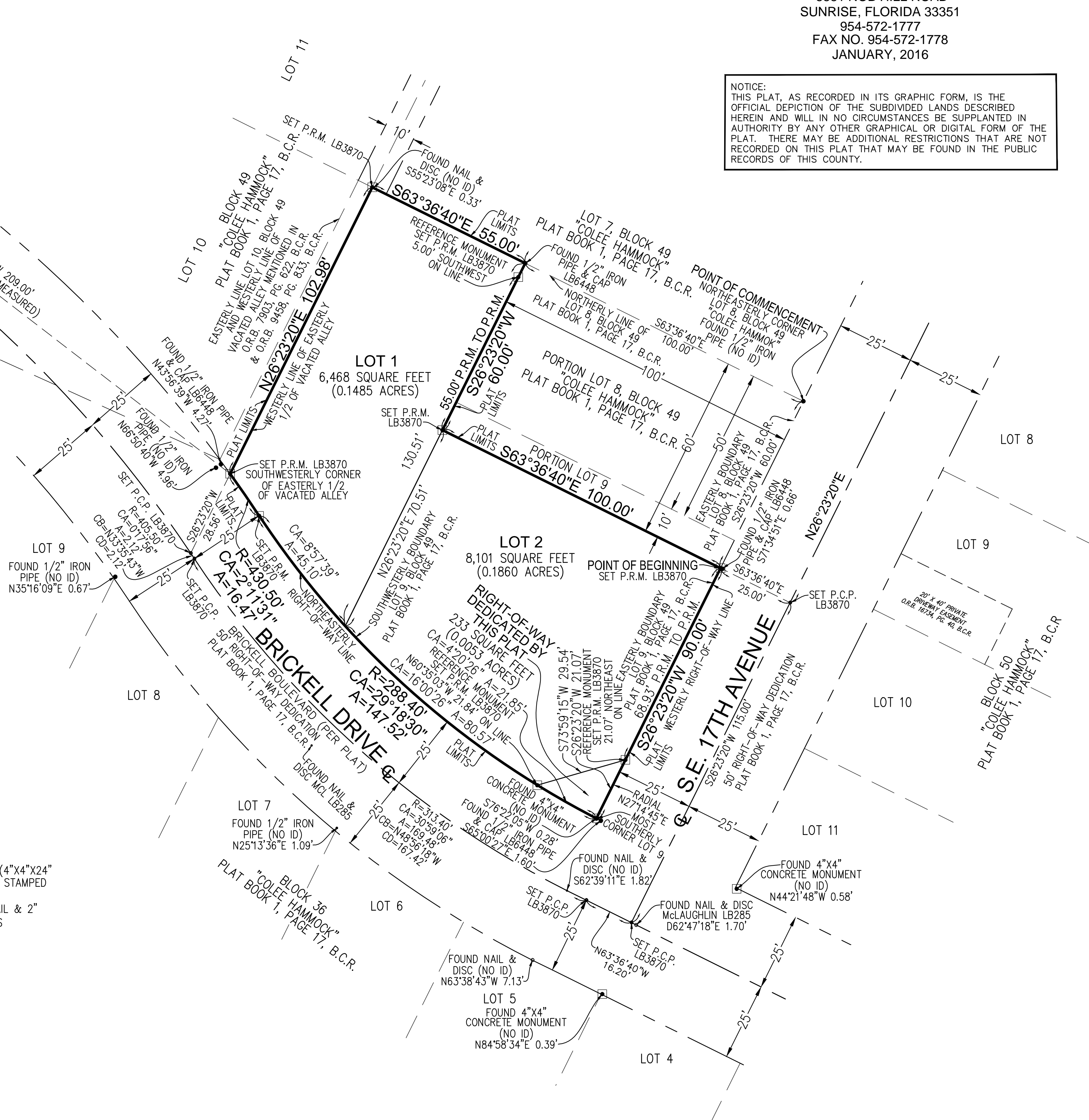
A DENOTES: ARC LENGTH

CB DENOTES: CHORD BEARING

CD DENOTES: CHORD DISTANCE

B.C.R. DENOTES: BROWARD COUNTY RECORDS

(NO ID) DENOTES: NO IDENTIFICATION



PLANNING FILE NO. -MP-16