

DEDICATION

STATE OF FLORIDA COUNTY OF BROWARD SS KNOW ALL MEN BY THESE PRESENTS: That E&M WAREHOUSE 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 "ERGON / MOSS PLAT" being a plat of a portion of the West one-half (W 1/2) of Section 35, Township 49 South, Range 42 East, City of Fort Lauderdale, 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__.

E&M WAREHOUSE LLC,
a Florida limited liability company

Officer: _____ Name of officer printed Chad Moss Title: Manager

Witness: _____ Name of witness printed _____

Witness: _____ Name of witness printed _____

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD SS The foregoing instrument was acknowledged before me this _____ day of _____, 201__, by Chad Moss being the Manager of E&M WAREHOUSE LLC, a Florida limited liability company, 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

"ERGON / MOSS PLAT"
A PLAT OF A PORTION OF THE WEST ONE-HALF (W 1/2)
OF SECTION 35, TOWNSHIP 49 SOUTH, RANGE 42 EAST,
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
SEPTEMBER, 2016

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 # PL16009)

By: _____ Leo Hansen Chairman, this _____ day of _____, 201__.

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 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: LS4030

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.

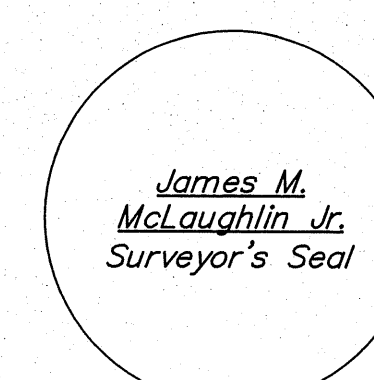
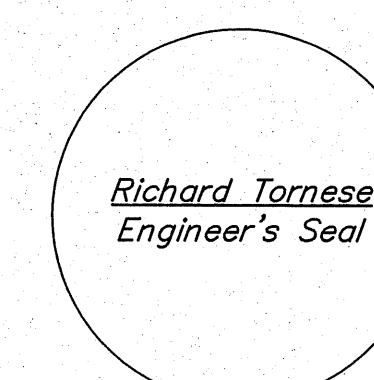
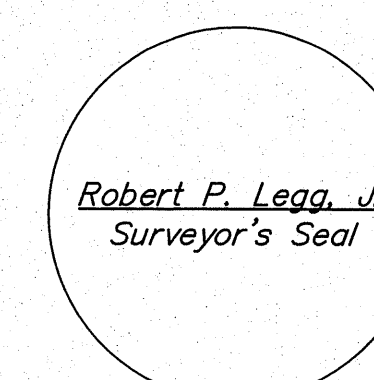
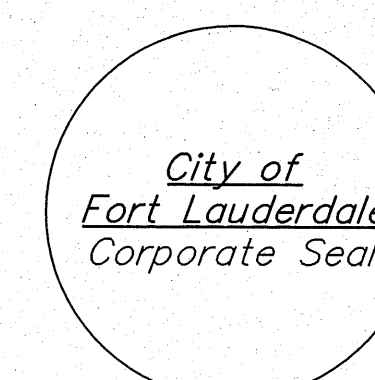
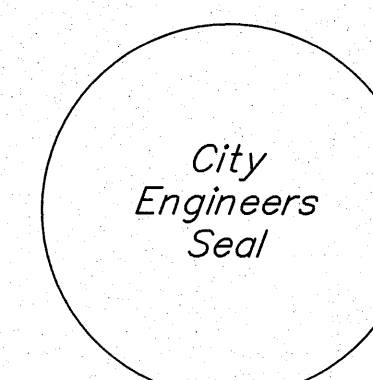
ATTEST: BERTHA HENRY – COUNTY ADMINISTRATOR By: _____ Deputy

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA COUNTY OF BROWARD SS I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands recently surveyed, 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 _____, 201__. This plat conforms to all applicable sections of Chapter 5J-17.05, FLORIDA ADMINISTRATIVE CODE. This plat dated at Fort Lauderdale, Florida, this 8th day of September, 2016.

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



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.

Bearings shown refer to an assumed datum, and assume the South line of the NE 1/4 of the SE 1/4 of the NW 1/4 of Section 35-49-42, as North 88°04'56" 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 _____ 2022, 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 _____ 2022, 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 64,000 SQUARE FEET OF COMMERCIAL USE. 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. 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 the West one-half (W 1/2) of Section 35, Township 49 South, Range 42 East, more fully described as follows:

Beginning at the SW corner of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) of the Northwest one-quarter (NW 1/4) of said Section 35; thence N 88°04'56" East along the South line thereof a distance of 215.91 feet to a point on the West right-of-way line of the Florida East Coast Railroad; thence Southeasterly along said West right-of-way line and along a curve to the right whose tangent bears S 91°2'39" W having a radius of 2812.66 feet, with a central angle of 12°07'16", an arc distance of 595.03 feet; thence N68°40'06" W radial distance of 300 feet to a point on a curve; thence Northeasterly along a curve to the left whose tangent is perpendicular to the last mentioned course, having a radius of 2512.66 feet, with a central angle of 10°21'12" an arc distance of 454.04 feet to a point on a line that is 18.00 feet South of and parallel to the North line of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of the Northwest one-quarter (NW 1/4) of Section 35; thence N 88°04'56" E along said parallel line a distance of 94.46 feet to a point on East line of the said West one-quarter (W 1/4) of the Northwest one-quarter (NW 1/4); thence N 01°30'07" W along said East line a distance of 18.00 feet to the Point of Beginning, Broward County, Florida.

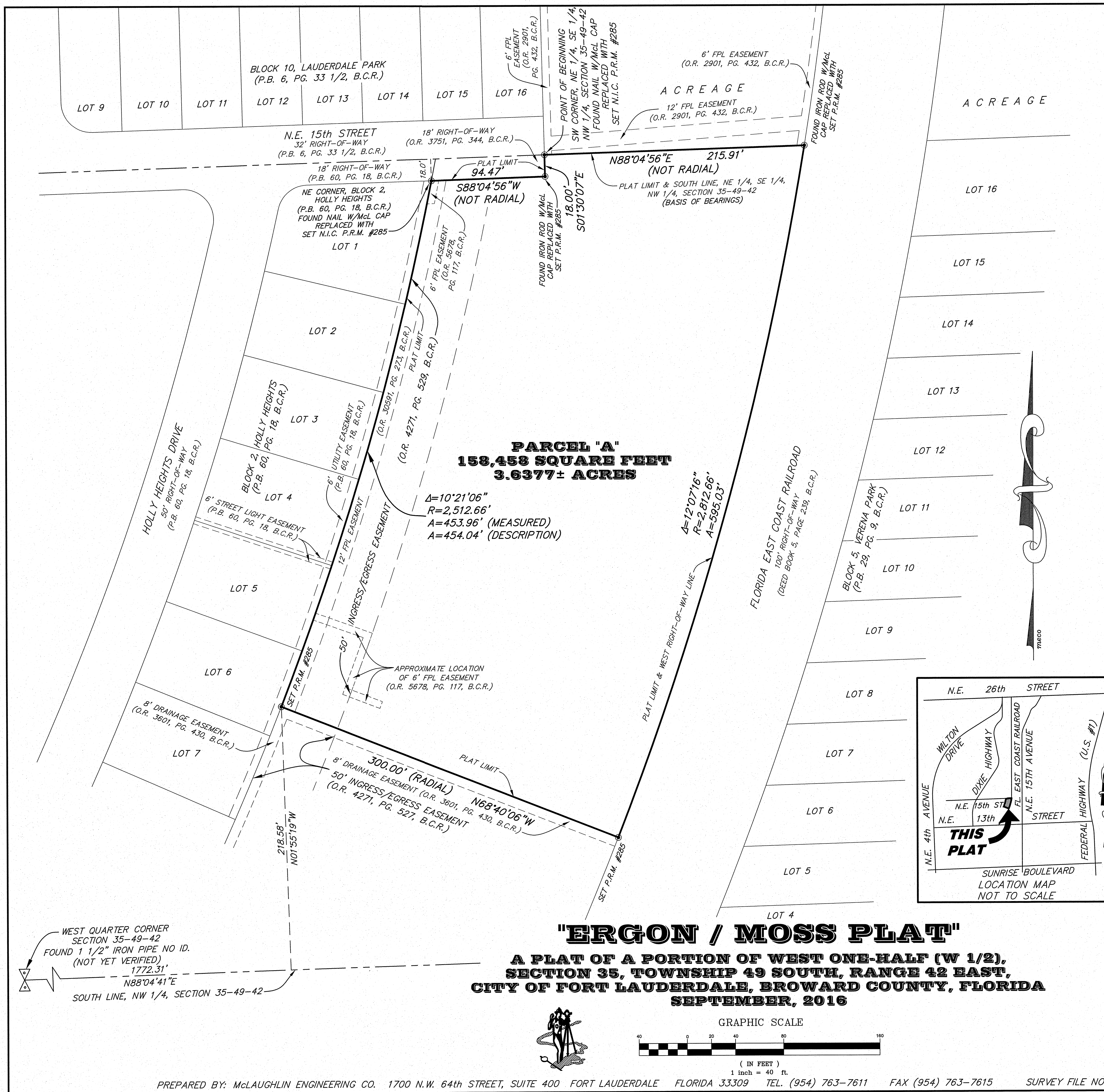
Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 158,458 square feet or 3.6377 acres, more or less.

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
W/MCL CAP - indicates McLaughlin nail with cap
FPL - indicates Florida Power & Light Company

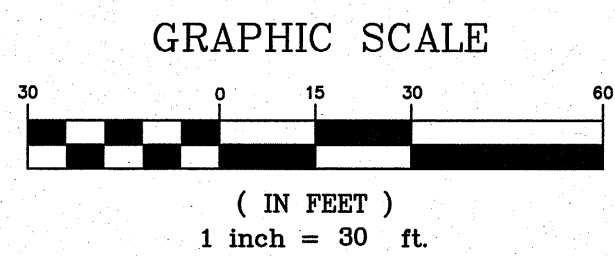
LEGEND CONTINUED:

L.B. - indicates Licensed Business Number
P.B. PG. - indicates Plat Book & Page
B.C.R. - indicates Broward County Records
D.C.R. - indicates Miami-Dade County Records
C - indicates centerline of Right-of-way
O.R., PG., - indicates Official Record, Page
R/W - indicates Right-of-Way
C - indicates centerline





prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
1700 N.W. 64th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA, 33309
PHONE: (954) 763-7611 FAX: (954) 763-7615



RECORD LAND SURVEY

A portion of W1/2
Section 35-49-42
City of Fort Lauderdale
Broward County, Florida.

LEGEND

Δ = CENTRAL ANGLE (DELTA)
R = RADIUS
A OR L = ARC LENGTH
CH.BRG. = CHORD BEARING
TAN.BRG. = TANGENT BEARING
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
W/MCL CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP
P.R.M. = PERMANENT REFERENCE MONUMENT
CONC. = CONCRETE
C.B.S. = CONCRETE, BLOCK AND STUCCO
I.C.V. = IRRIGATION CONTROL VALVE
W.M. = WATER METER
B.F.P. = BACK FLOW PREVENTOR
A.L.P. = ALUMINUM LIGHT POLE
C.L.P. = CONCRETE LIGHT POLE
M.L.P. = METAL LIGHT POLE
W.L.P. = WOOD LIGHT POLE
ELEV. = ELEVATION
O/S = OFFSET
A/C = AIR CONDITIONING
C. = CENTERLINE OF RIGHT-OF-WAY
F.P.L. = FLORIDA POWER AND LIGHT CO.
S.B.T. = SOUTHERN BELL TELEPHONE
B.C.R. = BROWARD COUNTY RECORDS
D.C.R. = DADE COUNTY RECORDS
P.B.R. = PALM BEACH COUNTY RECORDS
O.R. = OFFICIAL RECORDS BOOK
P.C. = PAGE
R/W = RIGHT-OF-WAY
C.O. = CLEAN OUT
C.F.F. = CHAIN LINK FENCE
P.C.D. = POLLUTION CONTROL DEVICE
H.H. = HAND HOLE
L.P. = LIGHT POLE
W.P.P. = WOOD POWER POLE
WV = WATER VALVE

NOTES:

- This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- Underground Improvements if any not located.
- This drawing is not valid unless sealed with an embossed surveyors seal.
- Boundary survey information does not infer Title or Ownership.
- All iron rods 5/8", unless otherwise noted.
- Reference Bench Mark: City of Fort Lauderdale Benchmark # NE 73, Elevation= 6.208 (NGVD29) converted to 4.618 (NAVD88).
- Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: $\text{Elev.} = 5.26$
- This property lies in Flood Zones "X", 0.2% Annual Chance of Flood Hazard & "A", Elev=5.0 Per Flood Insurance Rate Map No. 120110217 F, Dated: August 18, 2014, Community Panel No. 125105.
- Underground Utility locations shown hereon, if any, are based upon point marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
- Bearing shown refer to assumed datum and assumes the North line of N.E.W., S.E.W., N.W.W., Section 35 as North 88°04'56" East.
- Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

OFFICE NOTES

FIELD BOOK NO. LB#228/6, PRINT, EPB
JOB ORDER NO. T-6616, V-1481, V-1677
CHECKED BY: _____
DRAWN BY: DRP, RDR

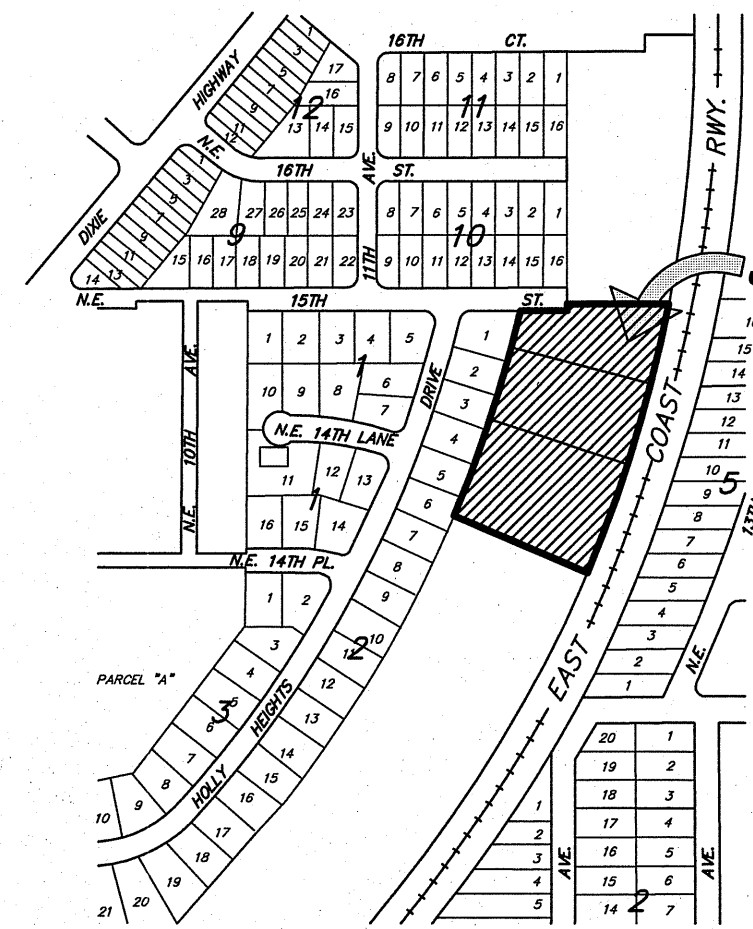
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FLOOD ZONE HATCH LEGEND

—ZONE "X" 0.2% ANNUAL CHANCE OF FLOOD HAZARD
—ZONE "A" ELEVATION=5.0

FILE NO.:

02-3-065(16)



Block Plan
NOT TO SCALE

Legal Description

A portion of the West one-half (W1/2) of Section 35, Township 49 South, Range 42 East, more fully described as follows:

Beginning at the SW corner of the Northeast one-quarter (NE1/4) of the Southeast one-quarter (SE1/4) of the Northwest one-quarter (NW1/4) of said Section 35; thence N 88°04'56" East along the South line thereof a distance of 215.91 feet to a point on the West right-of-way line of the Florida East Coast Railroad; thence Southeastly along said West right-of-way line and along a curve to the right whose tangent bears S 91°2'39" W having a radius of 2812.66 feet, with a central angle of 12°07'16", an arc distance of 595.03 feet; thence N68°40'06" W radial distance of 300 feet to a point on a curve; thence Northeastly along a curve to the left whose tangent is perpendicular to the last mentioned course, having a radius of 2512.66 feet, with a central angle of 10°21'12" an arc distance of 454.04 feet to a point on a line that is 18 feet S of and parallel to the N line of the Southwest one-quarter (SW1/4) of the Southeast one-quarter (SE1/4) of Northwest one-quarter (NW1/4) of Section 35; thence N 88°04'56" E along said parallel line a distance of 94.46 feet to a point on E line of the said West one-quarter (W1/4) of the Northwest one-quarter (NW1/4); thence N 01°30'07" W along said E line a distance of 18 feet to the Point of Beginning, Broward County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 158,458 square feet or 3.6377 acres, more or less.

Title Notes

There are no other Easements, Road Reservations or Rights-of-Ways of record affecting this property per Chicago Title Insurance Company Commitment No. 5793190 effective date May 17, 2016 at 11:00PM.

- FP&L Easement per O.R. Book 5675, Page 117 of the Public Records of Broward County, Florida affects this property as shown.
- Access Parcel per O.R. Book 3728, Page 109 of the Public Records of Broward County, Florida does not affect this property.
- Agreement per O.R. Book 4271, Page 527 of the Public Records of Broward County, Florida lies south of and adjacent to O.R. Book 4271, Page 529 of the Public Records of Broward County, Florida affects this property and as shown and O.R. Book 4271, Page 531 of the Public Records of Broward County, Florida lies South of this Property.
- Easement per O.R. Book 3601, Page 430 of the Public Records of Broward County, Florida does not affect this property.
- Easement per O.R. Book 30591, Page 273 affects this property as shown.

TREE SYMBOLS

—INDICATES DIAMETER± (D.B.H.)
—CARROTWOOD TREE
—FICUS TREE
—PALM TREE
—UNKNOWN TREE

CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 20th day of May, 2002.
Resurveyed this 23rd day of June, 2016.
Additional utilities and topography added this 2nd day of August, 2016.
Revised to add additional location and trees this 26th day of October, 2016.

McLAUGHLIN-ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.