

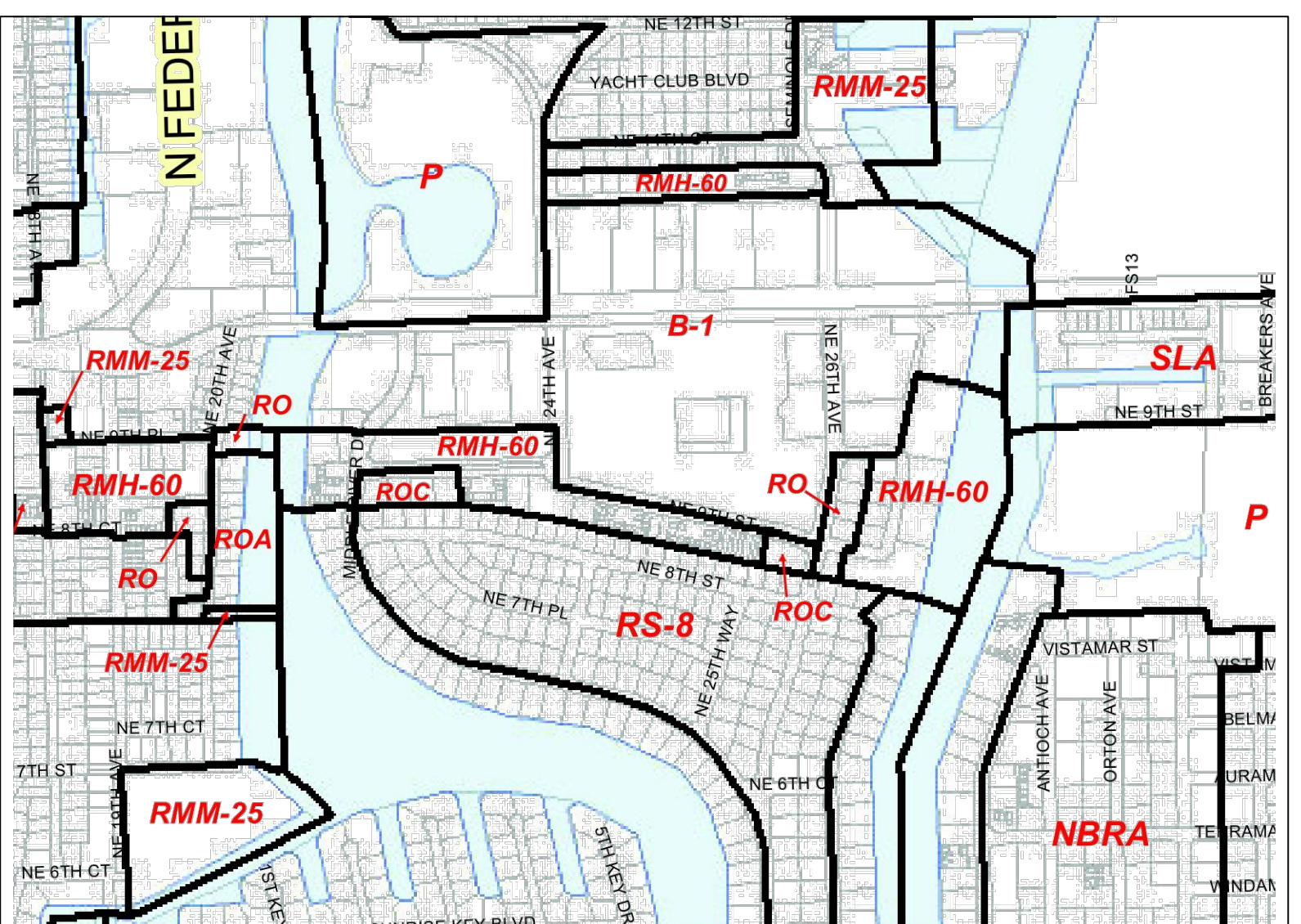
CITY COMMISSION PLAT SUBMITTAL

FOR

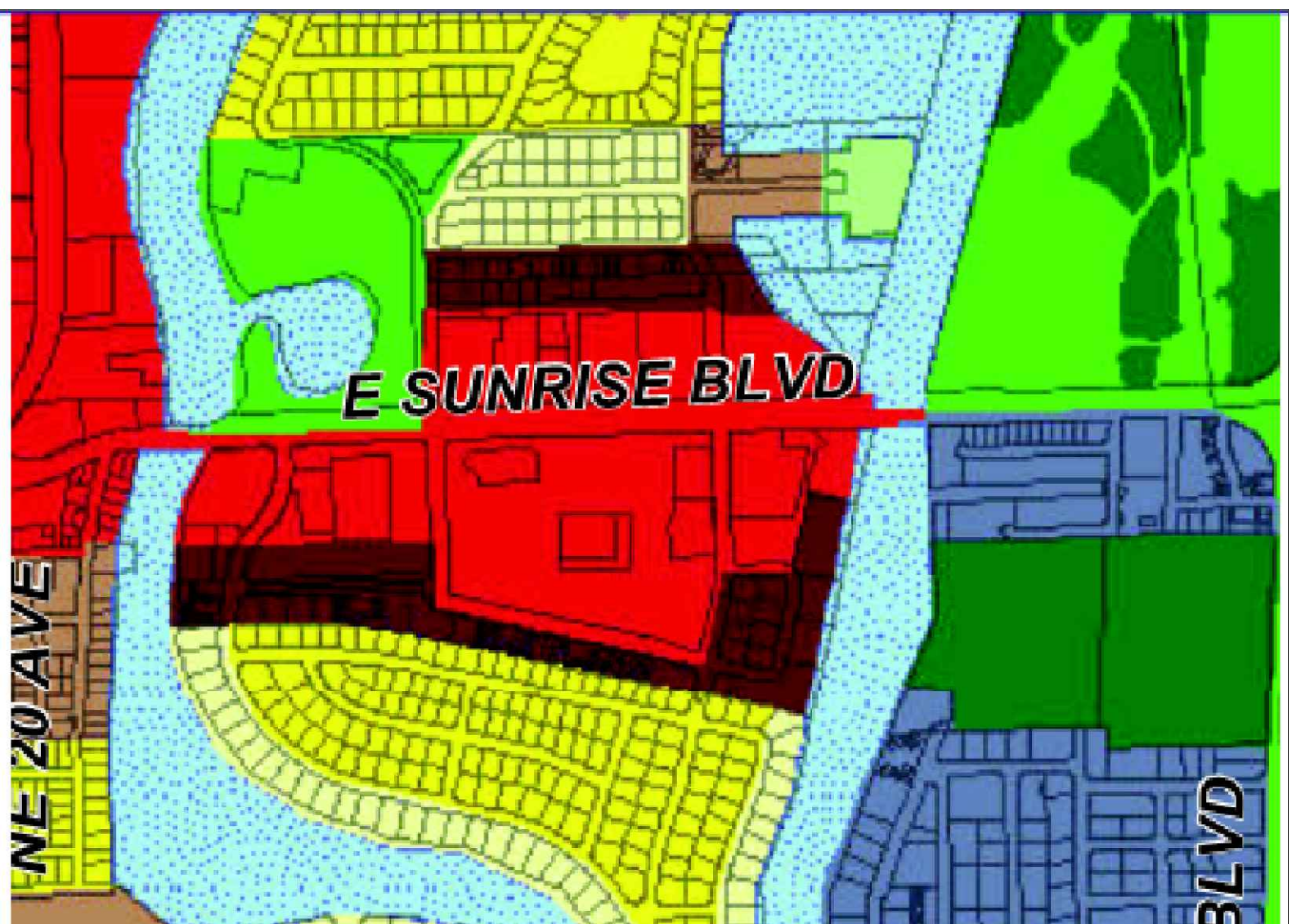
GALLERIA

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

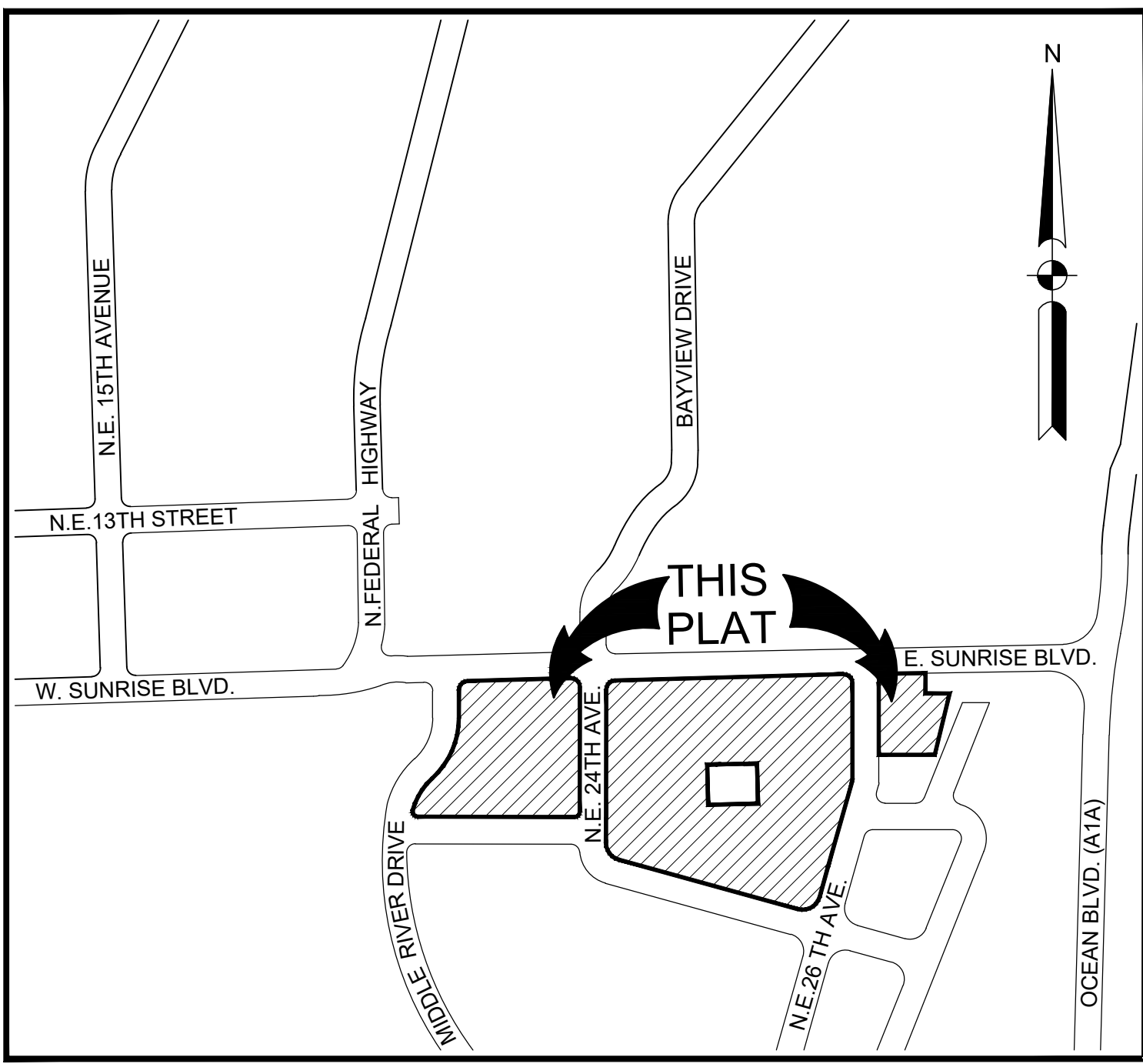
ZONING MAP



LAND USE MAP



THESE PLANS MAY HAVE BEEN
REDUCED IN SIZE BY REPRODUCTION.
THIS MUST BE CONSIDERED WHEN
OBTAINING SCALED DATA.



VICINITY MAP
N.T.S.

AERIAL



INDEX

SHT1 - SHT5 BOUNDARY SURVEY
SHT1 - SHT5 PLAT

PREPARED FOR:
KEYSTONE- FLORIDA PROPERTY
HOLDING CORP.

KEITH
ASSOCIATES, INC.
consulting engineers

301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER - 7928

PROJECT No. 08467.02 JANUARY 2017

N:\08\08467.01 Galleria Mall Expansion - HOK\Planning\Cadd\08467.01 COVER.dwg

GALLERIA

A REPLAT OF A PORTION OF SUNRISE CENTER TRACTS "A","B", AND "C", AND ALL OF SUNRISE CENTER TRACT "E" SUNRISE, AS RECORDED IN PLAT BOOK 28, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LYING IN SECTION 1, TOWNSHIP 50 SOUTH, RANGE 42 EAST CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

DESCRIPTION:

A PORTION OF SUNRISE CENTER TRACT "A", SUNRISE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUNRISE CENTER TRACT "A"; THENCE SOUTH 88°13'02" WEST, ALONG THE NORTH LINE OF SAID SUNRISE CENTER TRACT "A", A DISTANCE OF 413.71 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 01°46'58" EAST, A DISTANCE OF 80.00 FEET; THENCE NORTH 88°13'02" EAST, A DISTANCE OF 122.84 FEET; THENCE SOUTH 11°45'28" WEST, A DISTANCE OF 320.19 FEET; THENCE SOUTH 88°14'30" WEST, A DISTANCE OF 284.22 FEET TO A POINT ON THE WEST LINE OF SAID SUNRISE CENTER TRACT "A"; THENCE NORTH 01°46'58" WEST, ALONG THE WEST LINE OF SAID SUNRISE CENTER TRACT "A", A DISTANCE OF 366.17 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY, NORTHEASTERLY, AND EASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; SAID POINT BEING FURTHER DESCRIBED AS BEING ON THE NORTH LINE OF SAID SUNRISE CENTER TRACT "A"; THENCE NORTH 88°13'02" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 211.35 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

SUNRISE CENTER TRACT "B", "SUNRISE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXPECT THE FOLLOWING:

A PORTION OF SUNRISE CENTER TRACT "B", "SUNRISE", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, AT PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY, SOUTHWEST CORNER OF SAID SUNRISE CENTER TRACT "B"; THENCE ON AN ASSUMED BEARING OF SOUTH 77°49'36" EAST, ALONG THE SOUTH LINE OF SAID SUNRISE CENTER TRACT "B", A DISTANCE OF 497.99 FEET; THENCE NORTH 01°37'54" WEST, ALONG THE SOUTHERLY PROJECTION OF THE WEST BUILDING LINE OF AN EXISTING FIVE STORY BUILDING, A DISTANCE OF 272.85 FEET TO THE SOUTHWEST CORNER OF SAID BUILDING AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 01°37'54" WEST, ALONG SAID WEST BUILDING LINE, A DISTANCE OF 202.55 FEET; THENCE NORTH 88°16'26" EAST, ALONG THE WESTERLY PROJECTION OF, AND THE NORTH BUILDING LINE OF SAID BUILDING , A DISTANCE OF 53.29 FEET; THENCE SOUTH 01°39'42" EAST, A DISTANCE OF 0.74 FEET; THENCE NORTH 88°20'18" EAST, A DISTANCE OF 147.91 FEET; THENCE SOUTH 01°49'07" EAST, A DISTANCE OF 0.99 FEET; THENCE NORTH 88°10'53" EAST, A DISTANCE OF 49.75 FEET, THE LAST FOUR COURSES ALSO BEING ALONG THE NORTHERLY BUILDING LINE OF SAID 5 STORY BUILDING; THENCE SOUTH 01°36'06" EAST, ALONG THE EAST BUILDING LINE, A DISTANCE OF 200.92 FEET; THENCE SOUTH 88°19'03" WEST, ALONG THE SOUTH BUILDING LINE A DISTANCE OF 250.85 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH:

SUNRISE CENTER TRACT "C", "SUNRISE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING:

A PORTION OF SUNRISE CENTER TRACT "'C", "SUNRISE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY MOST NORTHWEST CORNER OF SAID SUNRISE CENTER TRACT "C"; THENCE NORTH 88°17'56" EAST, ALONG THE NORTH LINE OF SAID SUNRISE CENTER TRACT "C", 78.27 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SUNRISE BOULEVARD (STATE ROAD No. 838) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION'S RIGHT-OF-WAY MAP SECTION 86005-2514, LAST REVISED 04/22/13; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: (1) SOUTH 84°40'23" WEST, 80.01 FEET; (2) SOUTH 41°29'15" WEST, 34.22 FEET TO A POINT ON THE WEST LINE OF SAID SUNRISE CENTER TRACT "C"; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE NORTH 01°42'04" WEST, ALONG SAID WEST LINE, 5.01 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHWESTERLY NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY AND THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THE FOLLOWING:

A PORTION OF SUNRISE CENTER TRACT "'C", "SUNRISE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY MOST NORTHEAST CORNER OF SAID SUNRISE CENTER TRACT "C", ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SUNRISE BOULEVARD (STATE ROAD No. 838) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION'S RIGHT-OF-WAY MAP SECTION 86005-2514, LAST REVISED 04/22/13; THENCE NORTH 46°42'04" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE 35.36 FEET TO THE NORTHERLY MOST NORTHEAST CORNER OF SAID SUNRISE CENTER TRACT "C" SAID POINT ALSO BEGIN A POINT ON A NON RADIAL CURVE (THROUGH WHICH A RADIAL LINE BEARS SOUTH 01°42'04" EAST TO THE RADIUS POINT); THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 39.27 FEET TO THE SOUTHERLY MOST NORTHEAST CORNER OF SAID SUNRISE CENTER TRACT "C" AND THE POINT OF BEGINNING.

ALSO TOGETHER WITH:

SUNRISE CENTER TRACT "E" , "SUNRISE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 1,493,265 SQUARE FEET (34.281 ACRES), MORE OR LESS.

DEDICATION:

STATE OF FLORIDA } KNOW ALL MEN BY THESE PRESENTS THAT COUNTY OF BROWARD } SS KEYSTONE-FLORIDA PROPERTY HOLDING CORPORATION, A STATE OF FLORIDA CORPORATION, AS OWNER OF PARCELS "A", "B" AND "C" AS SHOWN HEREON, BEING IN SECTION 1, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SHOWN HEREON AS GALLERIA DO HEREBY DEDICATE THE FOLLOWING:

PARCELS "D", "E", "F", "G", "H", "I", AND "J" AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR ROAD PURPOSES.

BUS SHELTER EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR BUS SHELTERS.

IN WITNESS WHEREOF: WE HERETO SET OUR HANDS AND AFFIX OUR CORPORATE SEAL THIS ____ DAY OF _____, 201__.

WITNESS: _____ KEYSTONE-FLORIDA PROPERTY HOLDING CORPORATION
PRINT NAME:
WITNESS: _____ BY: _____
PRINT NAME MARK TROUBA (AUTHORIZED AGENT)

ACKNOWLEDGEMENT:

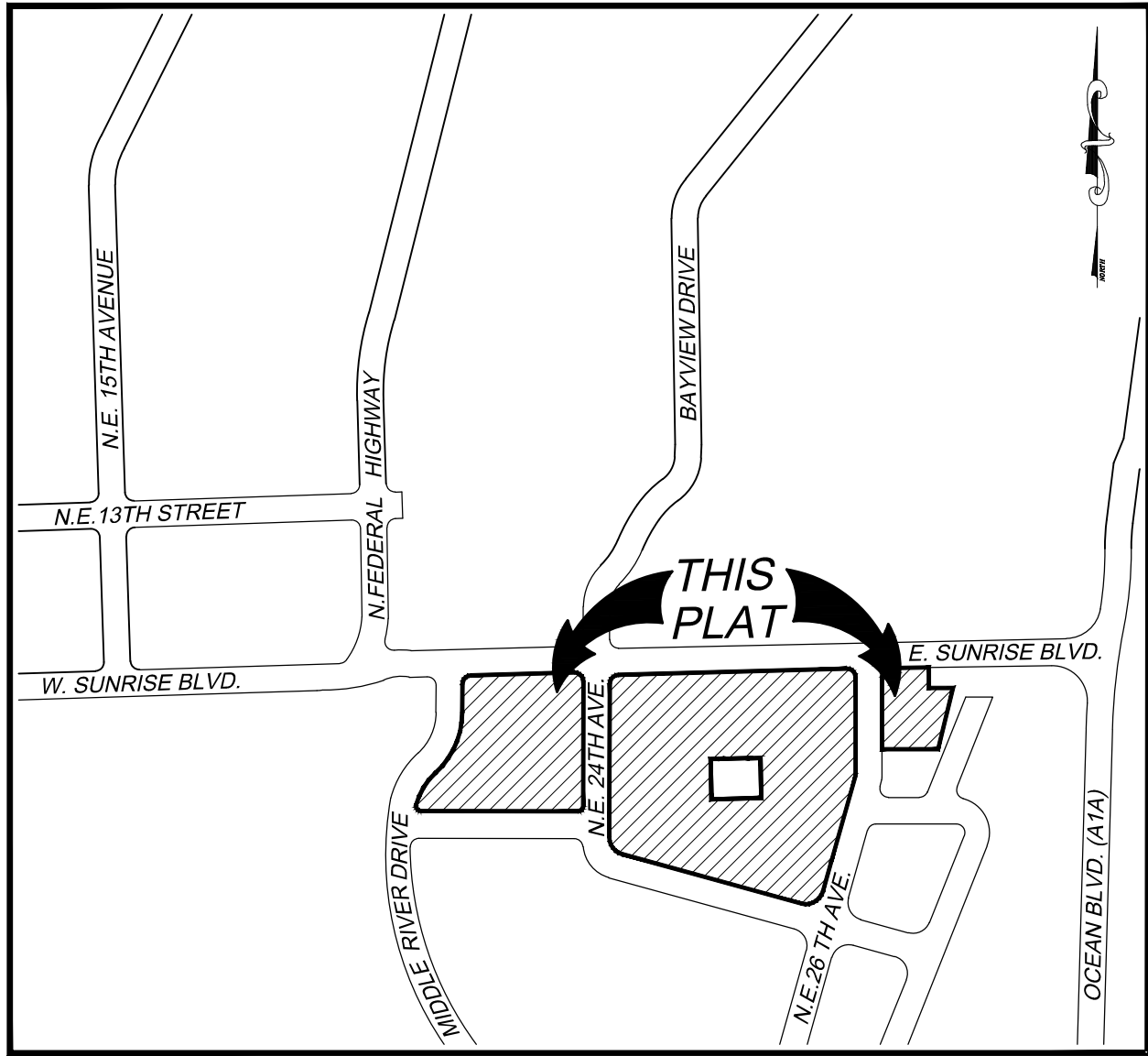
STATE OF FLORIDA } BEFORE ME PERSONALLY APPEARED MARK COUNTY OF BROWARD } SS TROUBA, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED AGENT OF KEYSTONE-FLORIDA PROPERTY HOLDING CORPORATION, A STATE OF FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH AUTHORIZED AGENT OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 201__.

MY COMMISSION EXPIRES:

NOTARY PUBLIC:

PRINT NAME:



LOCATION SKETCH

NOT TO SCALE

CITY OF FORT LAUDERDALE APPROVALS:

CITY COMMISSION:

STATE OF FLORIDA } COUNTY OF BROWARD } SS

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORDING 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__.

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 IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

BY: _____ CITY CLERK, JEFFERY A. MODARELLI

CITY ENGINEERING:

THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF _____ A.D., 201__.

ALEXANDER D. SCHEFFER, P.E.
FLORIDA P.E. REGISTRATION NO. 73802

CITY 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 THIS ____ DAY OF _____ A.D., 201__.

BY: _____ DATE: _____
CHAIRPERSON

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY THIS ____ DAY OF _____, A.D., 201__.

BY: _____ DATE: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF _____, A.D., 201__.

BY: _____ DATE: _____
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 DEPUTY

MAYOR-COUNTY COMMISSION

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS ____ DAY OF _____ A.D., 201__ AND RECORDED IN PLAT BOOK ____ PAGE _____, RECORD VERIFIED.

ATTEST: BERTHA HENRY COUNTY ADMINISTRATOR DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: RICHARD TORNESE DIRECTOR FLORIDA PROFESSIONAL ENGINEER, REGISTRATION NO. 40263
BY: ROBERT P. LEGG, JR. FLORIDA PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NO. 4030

DATE: _____ DATE: _____

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

DIRECTOR OR DESIGNEE _____ DATE _____

SURVEYOR'S CERTIFICATE

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 CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON xxxxxx xx, 201X. THE BENCH MARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

KEITH & ASSOCIATES, INC. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION NUMBER LB 6860.

DATE: _____ FOR THE FIRM BY: _____
A.M. LAZOWICK PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NO. 4105 STATE OF FLORIDA

KEYSTONE-FLORIDA PROPERTY HOLDING CORPORATION	CITY COMMISSION	CITY ENGINEER	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR	<div>KEITH ASSOCIATES, INC. consulting engineers 301 EAST ATLANTIC BOULEVARD POMPAHO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX(954) 788-3500 EMAIL: MAIL@KEITH-ASSOCIATES.COM LB NO. 6860</div> <div>038-MP-14</div>

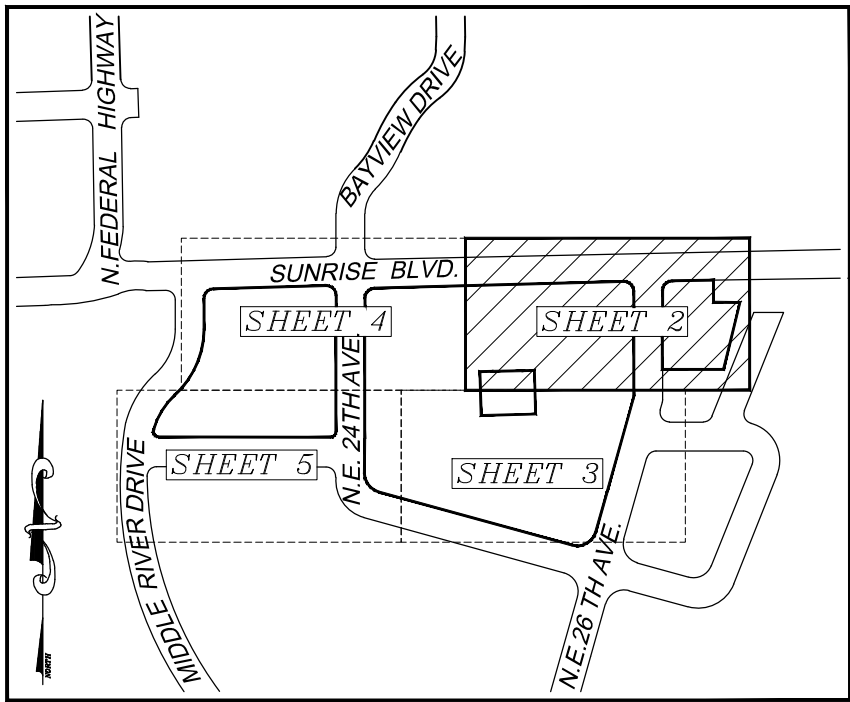
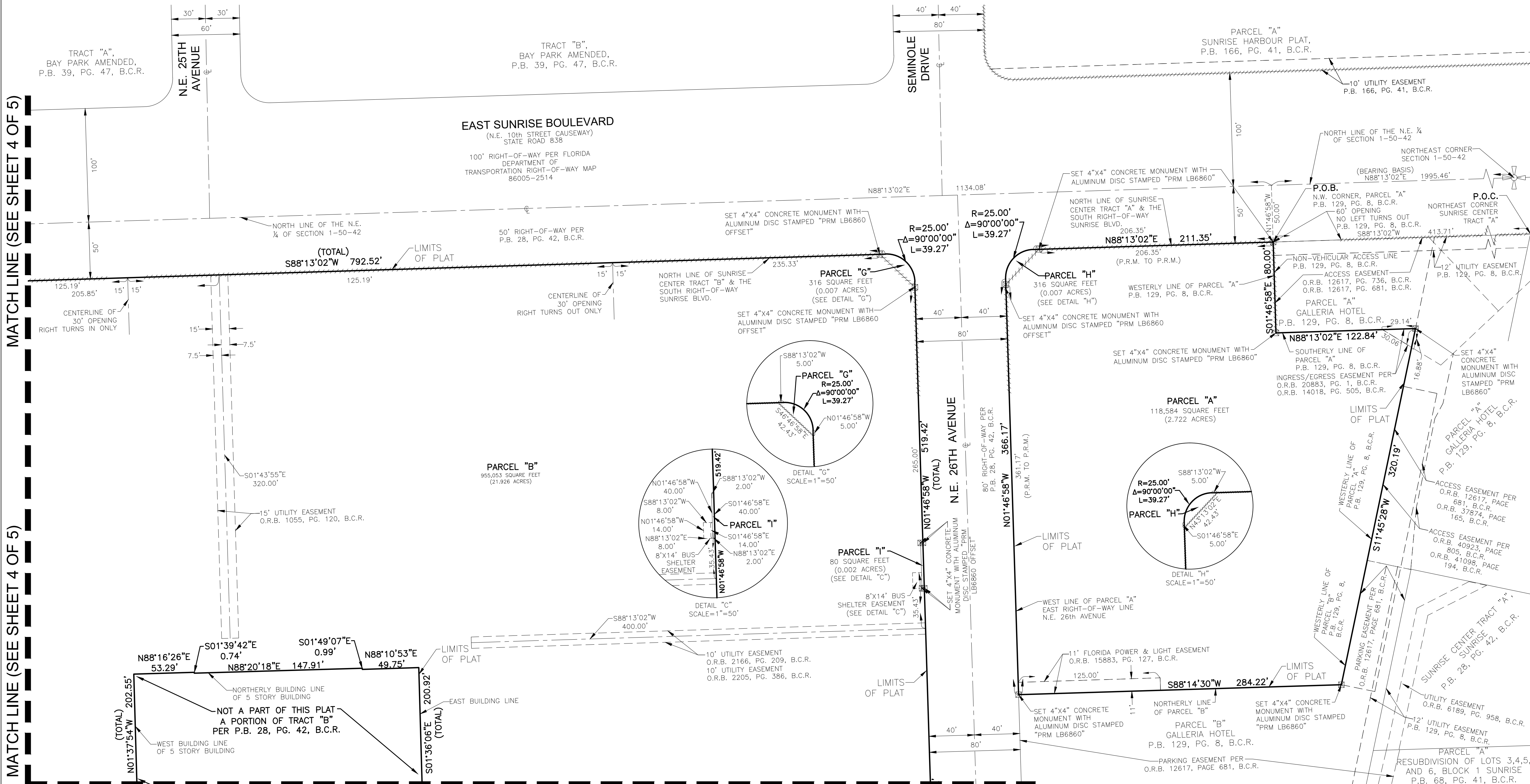
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JULY 2016

PLAT BOOK PAGE

SHEET 2 OF 5



KEY MAP NOT TO SCALE

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 THIS COUNTY.

LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- FND. FOUND
- L.B. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.G. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.R.M. PERMANENT REFERENCE MONUMENT
- R/W RIGHT-OF-WAY
- SQ. FT. SQUARE FEET
- ☉ CENTERLINE
- NON-VEHICULAR ACCESS LINE

AREA TABULATION TABLE:

PARCEL NAME	SQUARE FOOTAGE	ACREAGE
PARCEL "A"	118,584	2.722
PARCEL "B"	955,053	21.926
PARCEL "C"	418,241	9.602
PARCEL "D"	102	0.002
PARCEL "E"	137	0.003
PARCEL "F"	316	0.007
PARCEL "G"	316	0.007
PARCEL "H"	316	0.007
PARCEL "I"	80	0.002
PARCEL "J"	120	0.003
TOTAL	1,493,265	34.281

PLAT NOTES:

PERMANENT REFERENCE MONUMENT (P.R.M.) 4"x4"x24" CONCRETE MONUMENT WITH BRASS DISC NO. LB6860 (UNLESS NOTED OTHERWISE).

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN. REFERENCE BEARING OF NORTH 88°13'02" EAST ALONG THE NORTH LINE OF THE N.E. ¼ OF SECTION 1, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988), BEING DERIVED FROM THE NGS (NATIONAL GEODETIC SURVEY) BENCHMARKS 872 2927 H AND 872 2927 G ; BENCHMARK 872 2927 H IS A BRASS DISC STAMPED "2927 H 2006" SET FLUSH IN THE TOP OF THE NORTHWEST CORNER OF A BRIDGE WING WALL 0.8 FEET ABOVE THE LEVEL OF STATE HIGHWAY 838 (SUNRISE BOULEVARD) ON THE WEST END OF BRIDGE OVER THE MIDDLE RIVER. ELEVATION= 9.79' BENCHMARK 872 2927 G IS A BRASS DISC STAMPED "2927 G 2006" SET FLUSH IN THE TOP OF THE NORTHEAST CORNER A BRIDGE WING WALL 0.8 FEET ABOVE THE LEVEL OF STATE HIGHWAY 838 (SUNRISE BOULEVARD) ON THE EAST END OF BRIDGE OVER THE MIDDLE RIVER. ELEVATION=9.82'

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.

IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY XXXXX-XX-201X 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 XXXXX-XX-201X THEN THE COUNTY'S FINDINGS OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDINGS 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

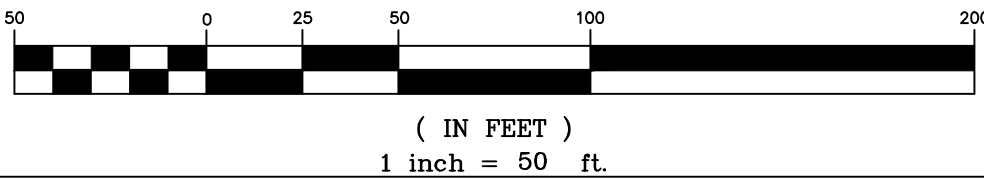
THIS PLAT IS RESTRICTED TO 1,300,000 SQUARE FEET OF COMMERCIAL USE (1,145,994 EXISTING, 154,006 PROPOSED); 6,500 SQUARE FEET OF BANK; 1,055 HIGH RISE UNITS; 181 RETIREMENT COMMUNITY UNITS; AND 14 TOWNHOUSE UNITS.

NO FREE STANDING OR DRIVE-THRU BANK FACILITIES ARE PERMITTED WITHIN THE COMMERCIAL AND/OR OFFICE USES WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

FURTHERMORE, THE 181 RETIREMENT COMMUNITY UNITS SHALL BE OCCUPIED BY AT LEAST ONE PERSON AGE 55 OR OLDER, AND NONE OF THE RETIREMENT COMMUNITY UNITS SHALL BE PERMANENTLY OCCUPIED BY ANY PERSON UNDER THE AGE OF 18.

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.

GRAPHIC SCALE



PREPARED BY:
KEITH ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX(954) 788-3500
EMAIL: MAIL@KEITH-ASSOCIATES.COM LB NO. 6860
038-MP-14

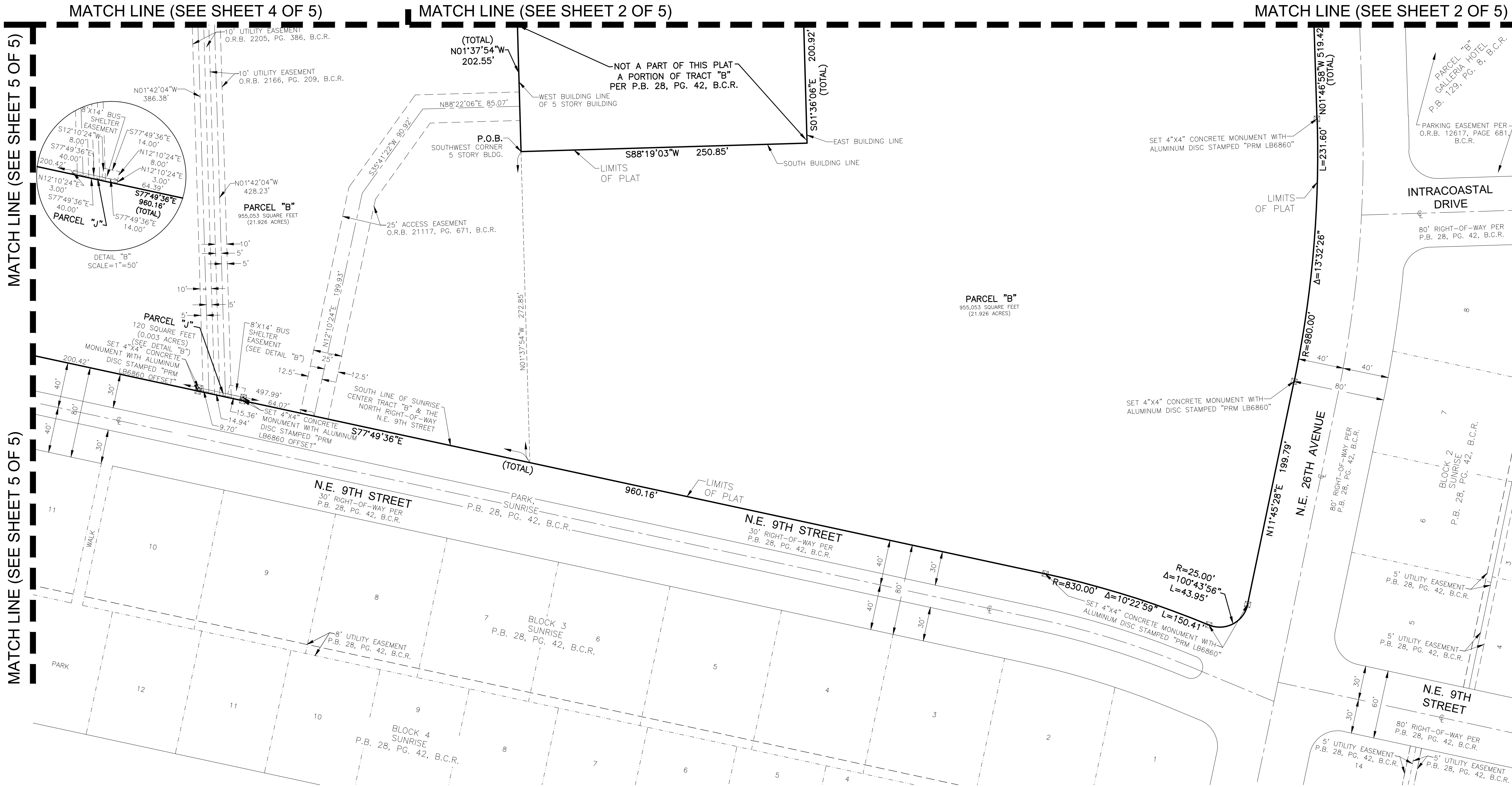
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JULY 2016

PLAT BOOK PAGE

SHEET 3 OF 5



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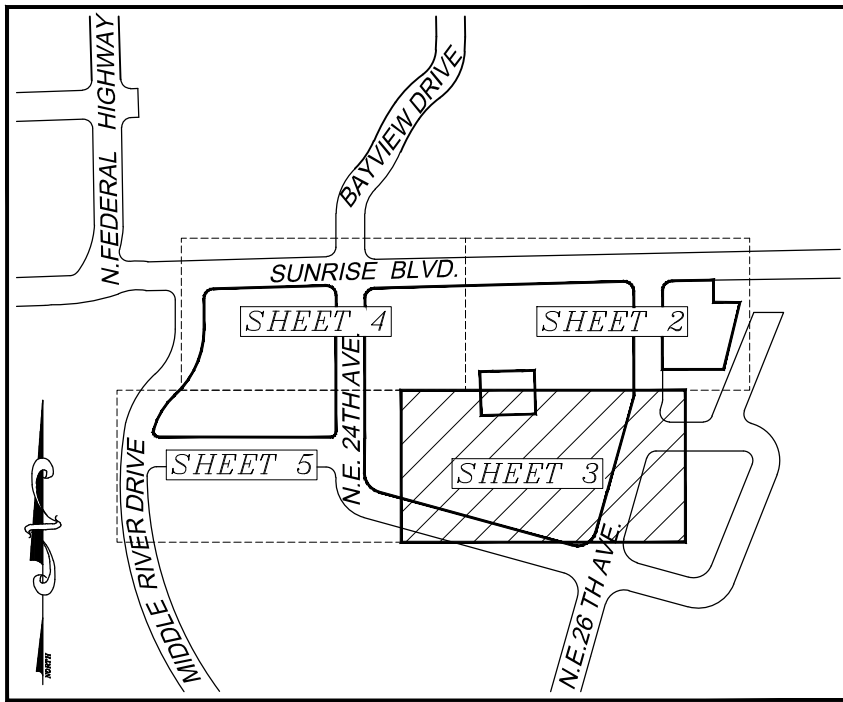
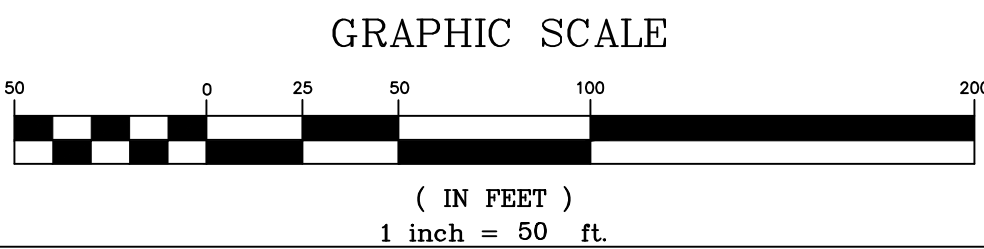
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R/W RIGHT-OF-WAY
SQ. FT. SQUARE FEET
C/L CENTERLINE
NON-VEHICULAR ACCESS LINE

AREA TABULATION TABLE:

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TOTAL	1,493,265	34.281

PREPARED BY:

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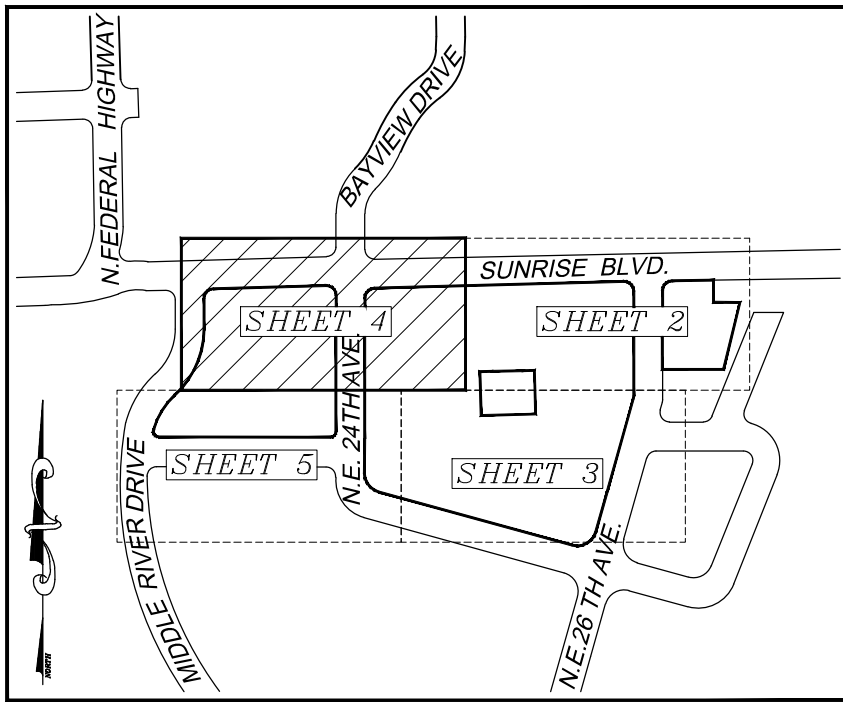
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JULY 2016

PLAT BOOK PAGE

SHEET 4 OF 5



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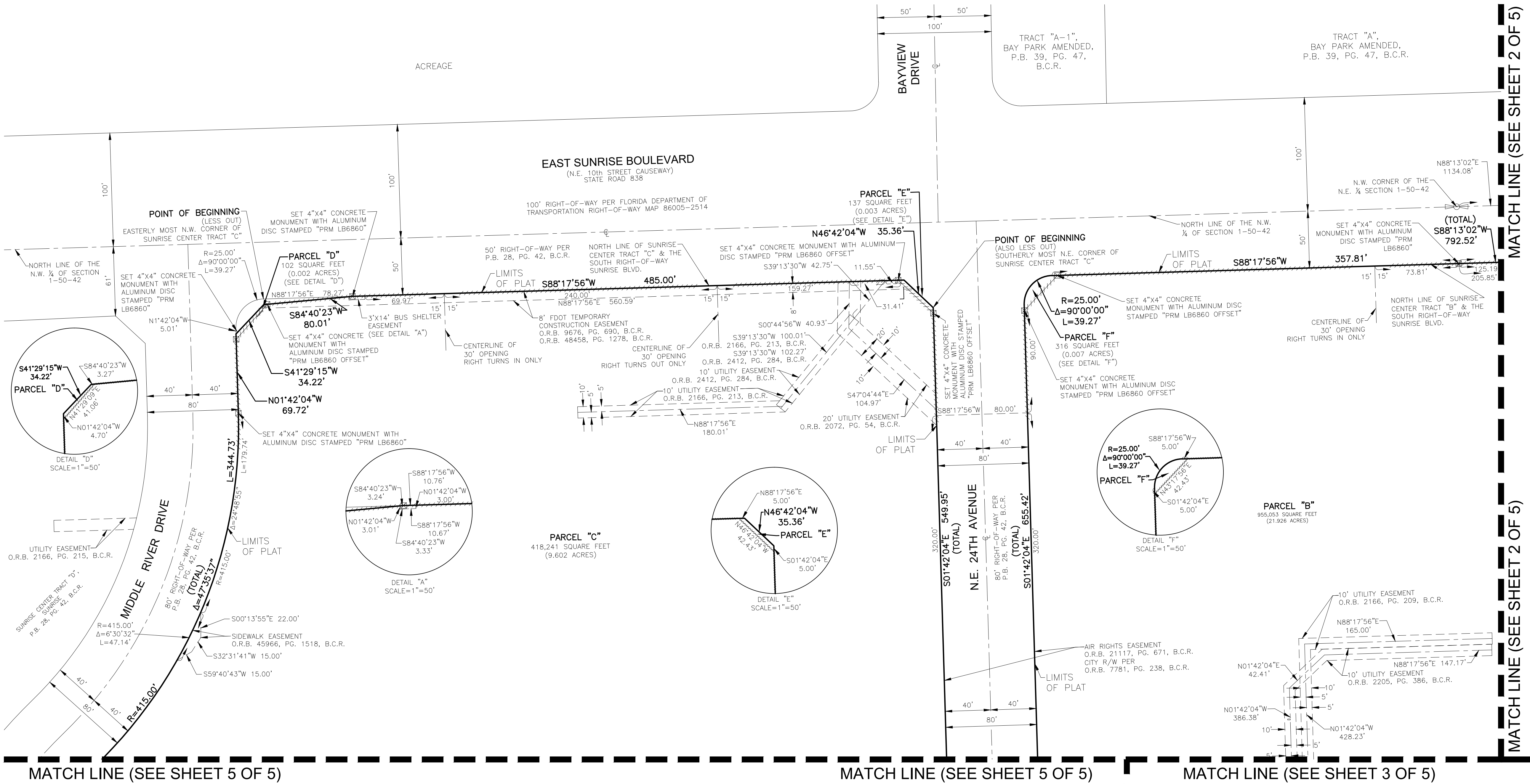
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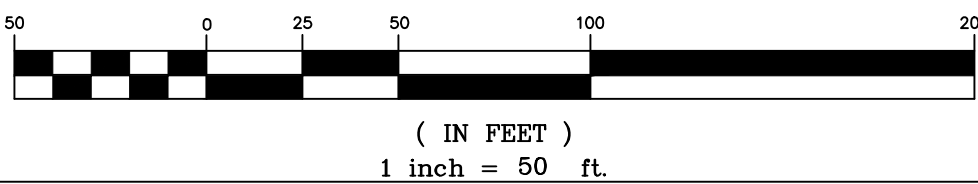
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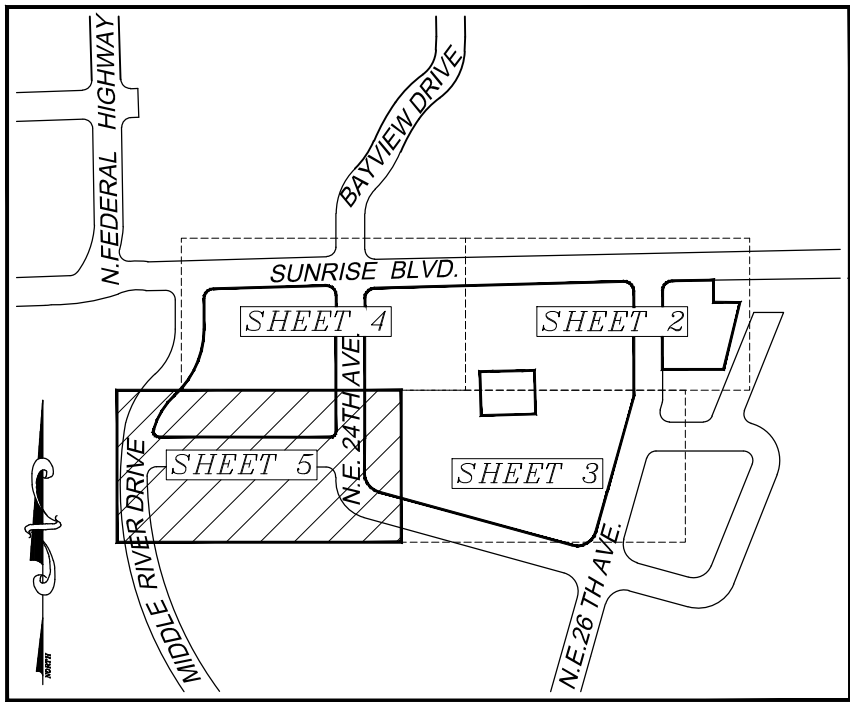
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PLAT BOOK PAGE

SHEET 5 OF 5



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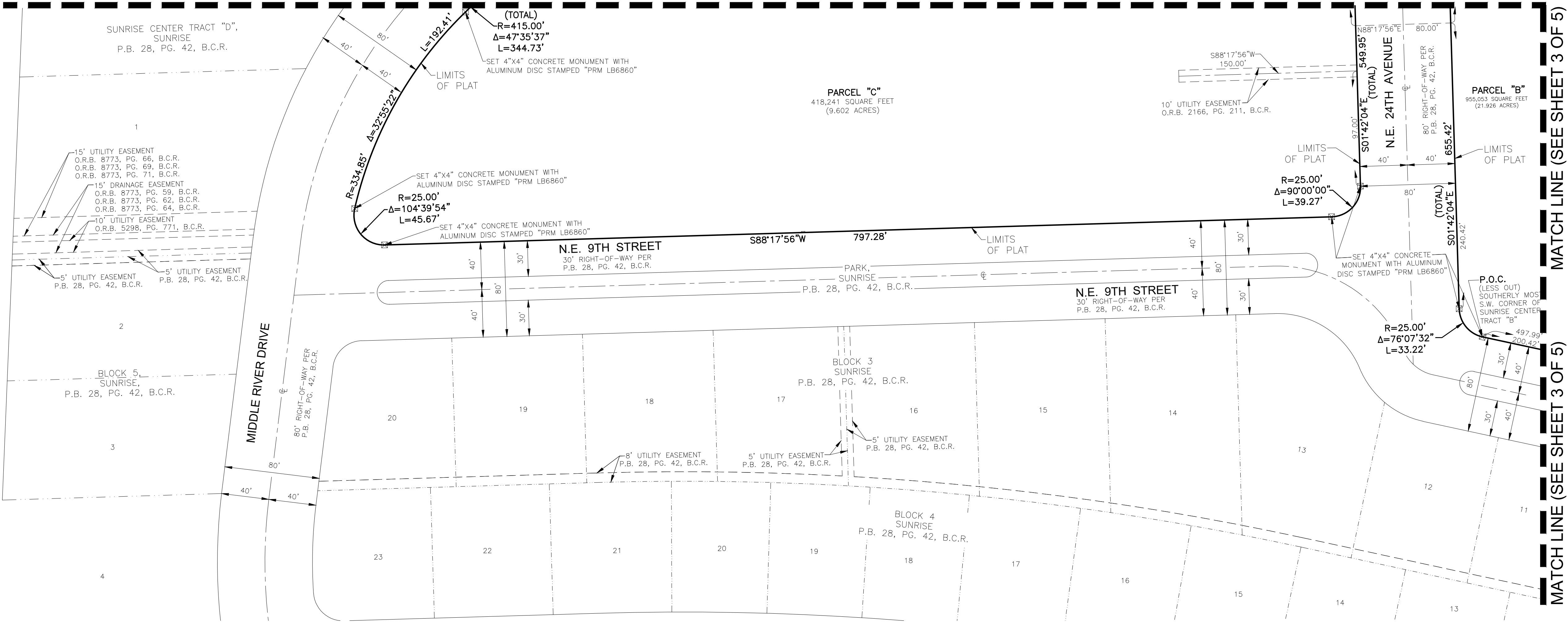
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MATCH LINE (SEE SHEET 4 OF 5)



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