

PLAT BOOK PG.
SHEET 2 OF 2 SHEETS

PREPARED BY
PULICE LAND SURVEYORS, INC.

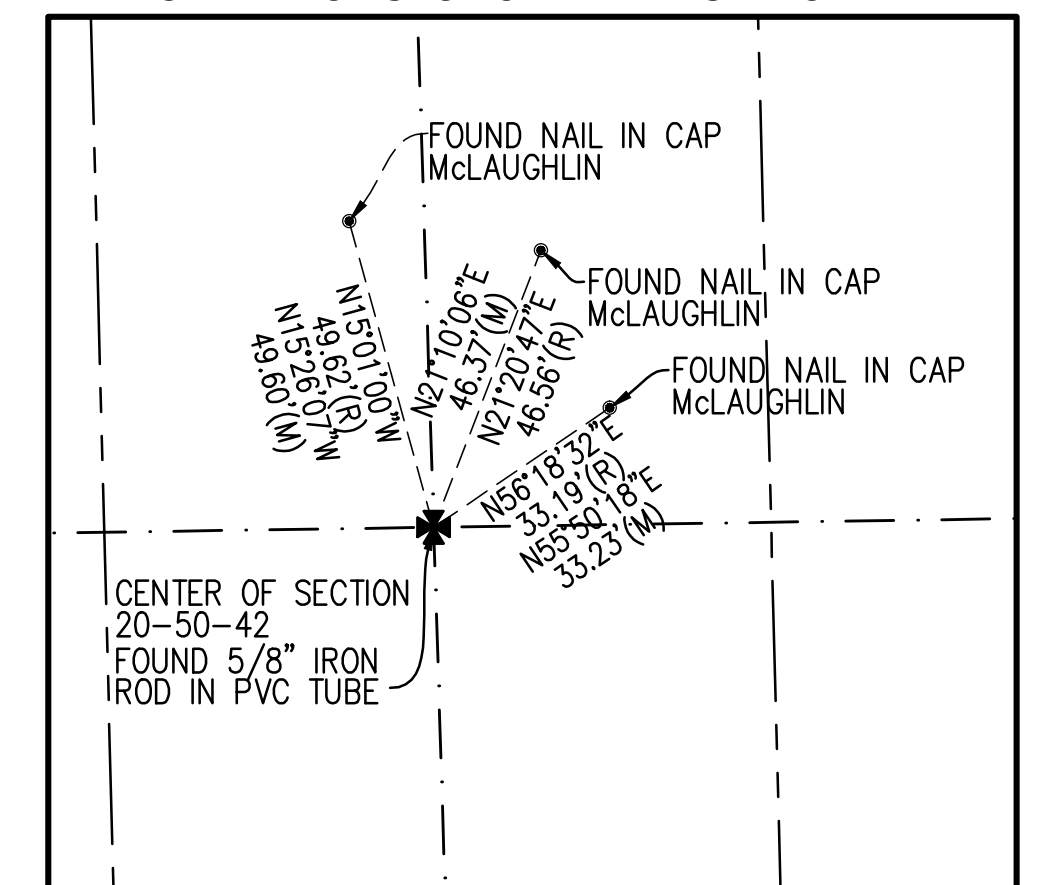
PREPARED BY

FAX NO. 954-572-1778
— — DECEMBER, 2016

1) THIS PLAT IS RESTRICTED TO 1,200 SQUARE FEET OF EXISTING OFFICE USE AND 16,400 SQUARE FEET OF INDUSTRIAL USE (7,900 EXISTING, 8,500 PROPOSED). NO COMMERCIAL/RETAIL/BANK USES PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS. INDUSTRIAL USES MAY HAVE 30% ANCILLARY OFFICE USE PER BAR OR SINGLE TENANT BUILDING.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV
D.I.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD
COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

- CENTER OF SECTION DETAIL SKETCH



PLANNING FILE NO.	-MP-16
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"LAUDERDALE PROPELLER"

A SUBDIVISION OF A PORTION OF THE WEST ONE-HALF (W 1/2) OF
SECTION 20, 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
DECEMBER, 2016

LEGAL DESCRIPTION:

A PORTION OF THE WEST ONE-HALF (W 1/2) OF SECTION 20, TOWNSHIP 50 SOUTH, RANGE 42 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER (W 1/4) CORNER OF SAID SECTION 20; THENCE NORTH 03°32'20" WEST, ON THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 44.58 FEET; THENCE NORTH 82°29'59" EAST, ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 84 (200' R/W), A DISTANCE OF 812.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 82°29'59" EAST, ON THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 205.31 FEET; THENCE SOUTH 19°34'25" WEST, A DISTANCE OF 161.66 FEET; THENCE SOUTH 32°25'38" WEST, A DISTANCE OF 182.30 FEET; THENCE NORTH 85°01'25" WEST, A DISTANCE OF 59.96 FEET; THENCE NORTH 01°36'30" EAST, A DISTANCE OF 274.34 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 40,562 SQUARE FEET (0.9312 ACRES), MORE OR LESS.

DEDICATION:

STATE OF FLORIDA S.S.
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: THAT FLORIDA MARINE PROPULSION CORP., A FLORIDA CORPORATION, THE OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "LAUDERDALE PROPELLER".

IN WITNESS THEREOF: THAT SAID FLORIDA MARINE PROPULSION CORP., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ITS _____, AND ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF _____, A.D. 201__.

WITNESSES:

FLORIDA MARINE PROPULSION CORP.,
A FLORIDA CORPORATION

WITNESS: _____
PRINT NAME: _____

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 THAT FLORIDA MARINE PROPULSION CORP., A FLORIDA CORPORATION, TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE 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. 201__.

COMMISSION # _____

NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME _____

MY COMMISSION EXPIRES: _____

MORTGAGEE CONSENT:

STATE OF _____ S.S.
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS: THAT SOUTHTRUST BANK OF ALABAMA, NATIONAL ASSOCIATION, THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED JANUARY 26, 2004, FILED IN OFFICIAL RECORDS BOOK 36852, PG. 1501, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO AND JOIN IN THE MAKING AND FILING FOR RECORD OF THE ATTACHED "LAUDERDALE PROPELLER", AND TO THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS: THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS AND THE CORPORATE SEAL AFFIXED THERETO THIS _____ DAY OF _____, A.D. 201__.

SOUTHTRUST BANK OF ALABAMA
NATIONAL ASSOCIATION

WITNESS: _____
PRINT NAME: _____

BY: _____
PRINT NAME: _____
TITLE: _____

ACKNOWLEDGMENT OF MORTGAGEE:

STATE OF FLORIDA S.S.
COUNTY OF _____

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ OF SOUTHTRUST BANK OF ALABAMA, TO ME WELL KNOWN TO BE THE THE PERSON DESCRIBED AND DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME FREELY AND WHOSE SIGNATURE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 201__.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 201__.

COMMISSION # _____

NOTARY PUBLIC - STATE OF _____

MY COMMISSION EXPIRES: _____

PRINT NAME: _____
MY COMMISSION EXPIRES: _____

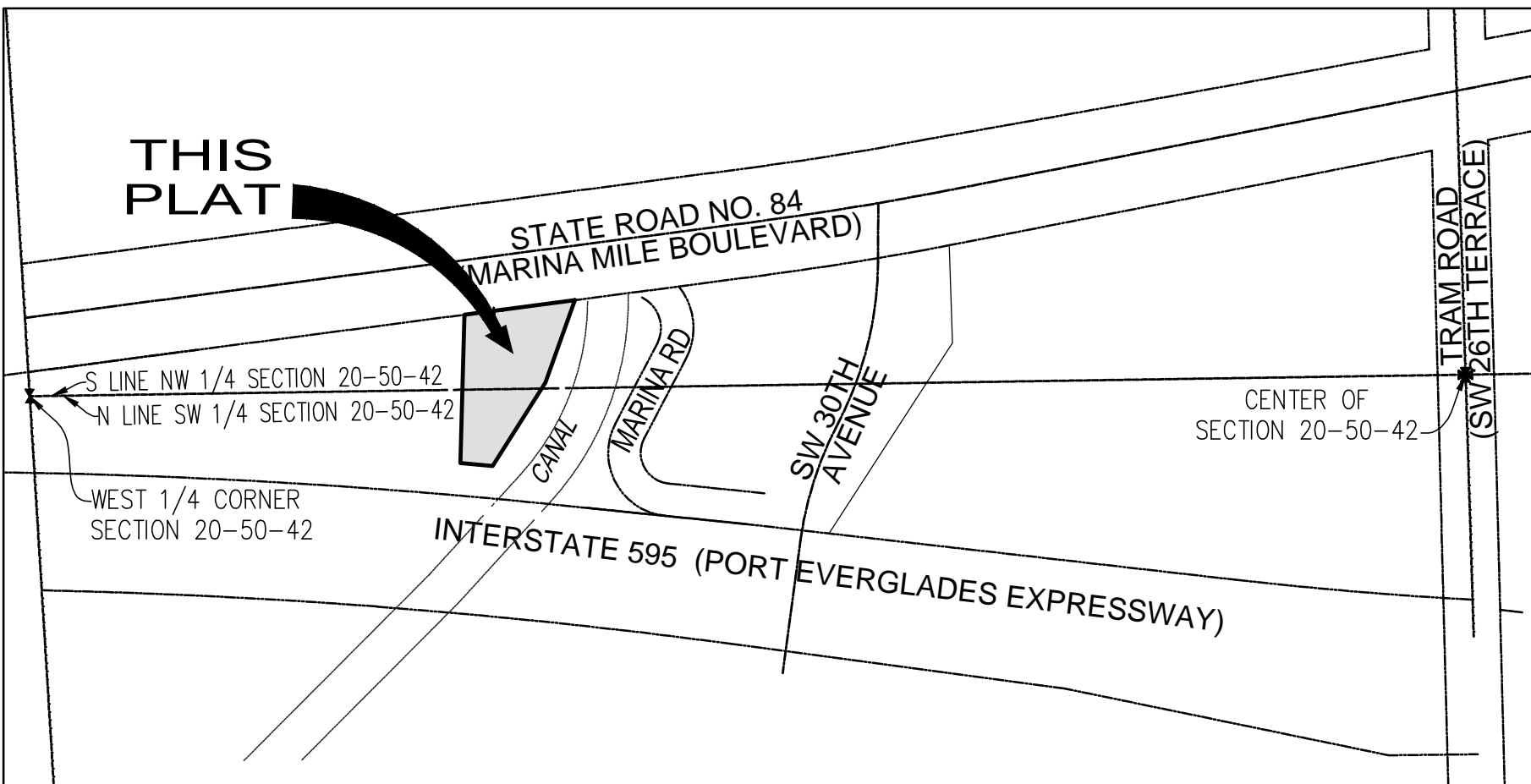
SURVEYOR'S CERTIFICATION:

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 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
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

DATE

FLORIDA MARINE PROPULSION CORP., A FLORIDA CORPORATION	DEDICATION ACKNOWLEDGMENT	SOUTHTRUST BANK OF ALABAMA NATIONAL ASSOCIATION	MORTGAGEE ACKNOWLEDGMENT	PLATTING SURVEYOR	CITY OF FORT LAUDERDALE	COUNTY SURVEYOR	COUNTY ENGINEER



LOCATION MAP
PORTION OF SECTION 20-50-42
NOT TO SCALE

PLAT BOOK PG.
SHEET 1 OF 2 SHEETS

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 OF FORT LAUDERDALE
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 73802
STATE OF FLORIDA

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