

# "CHULA PLAT"

A REPLAT OF A PORTION OF LOT 7, BLOCK 4,  
ROHAN ACRES (PB 22, PG 43, BCR), SECTION  
17, TOWNSHIP 50 SOUTH, RANGE 42 EAST,  
CITY OF FORT LAUDERDALE, BROWARD COUNTY,  
FLORIDA.

## DESCRIPTION:

Lot 7 less the West 35 feet, Block 4,  
and less the South 1/2 of the West 1/2  
of Lot 7, less the West 35 feet, Block  
4, ROHAN ACRES, according to the map or  
plat thereof, as recorded in Plat Book  
22, Page 43 of the Public Records of  
Broward County, Florida.  
AND  
The South one half of the West one half  
of the following described parcel:  
Lot 7, less the West 35 feet thereof,  
Block 4, ROHAN ACRES, according to the  
plat thereof, as recorded in Plat Book  
22, Page 43 of the Public Records of  
Broward County, Florida.

## DEDICATION:

Know all men by these presents that  
1955 CHULA, LLC, a Florida limited  
liability company, and CHAZ DESOUSA and  
VANESSA TOBIN, owners of lands described  
hereon, have caused said lands to be  
surveyed, subdivided and platted in  
the manner shown hereon. Said plat is  
known as "CHULA PLAT", a replat in  
Section 17, Township 50 South, Range 42  
East.  
All easements shown hereon are dedicated  
for the use of the public for proper  
purposes.  
All rights-of-way shown hereon are  
dedicated to the public for proper  
purposes.

IN WITNESS WHEREOF, 1955 CHULA, LLC, a  
Florida limited liability company and  
CHAZ DESOUSA VANESSA TOBIN, set their  
hand and seal this \_\_\_\_ day of \_\_\_\_\_

1955 CHULA, LLC

Witness(as to all) Chaz Desousa, Manager  
Print name: CapeTown, LLC

Witness(as to all) Chaz Desousa  
Print name:

Vanessa Tobin

## ACKNOWLEDGEMENT: STATE OF FLORIDA COUNTY OF BROWARD S. S.

Before me personally appeared CHAZ  
DESOUSA, as Manager of 1955 CHULA, LLC,  
and CHAZ DESOUSA and VANESSA TOBIN, to  
me well known to be the persons  
described in and who executed to fore-  
going dedication, personally appeared  
before me and acknowledged to and before  
me the foregoing instrument of dedica-  
tion for the purposes therein expressed.  
They did not take an oath.

Witness my hand and seal this \_\_\_\_ day  
of \_\_\_\_\_, 2017.

Notary Public

## 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 the \_\_\_\_ day of \_\_\_\_\_  
2018 (City of Fort  
Lauderdale Planning #PL 16004)

By: \_\_\_\_\_  
Leo Hanson, Chairman  
This \_\_\_\_ day of \_\_\_\_\_, 2018  
for drainage purposes.

## CITY ENGINEER'S SIGNATURE:

This plat is approved and accepted for  
record this \_\_\_\_ day of \_\_\_\_\_  
2018.

By: \_\_\_\_\_  
Alexander D. Scheffer, City Engineer  
Florida P.E. No. 73802

## CITY COMMISSION: STATE OF FLORIDA COUNTY OF BROWARD

This is to certify: That this Plat has  
been approved and accepted 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 \_\_\_\_\_  
2018.

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 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 \_\_\_\_\_, 2018.

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

This instrument was filed for record  
this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
and recorded in Plat Book \_\_\_\_ Page \_\_\_\_  
\_\_\_\_ record verified.

Attest: Bertha Henry  
County Administrator

By: \_\_\_\_\_  
Deputy

## 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 this \_\_\_\_ day of \_\_\_\_\_  
20\_\_\_\_.

Attest: Bertha Henry County Administrator By: \_\_\_\_\_ Mayor - County Commission

By: \_\_\_\_\_  
Deputy

## BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

This plat has been reviewed for conform-  
ity with Chapter 177, Part 1, Florida  
Statutes, and is approved and accepted  
for record.

By: \_\_\_\_\_ Date \_\_\_\_\_  
Richard Tornese  
Director  
Florida Professional Engineer  
Florida Registration Number 40263

By: \_\_\_\_\_ Date \_\_\_\_\_  
Robert P. Legg, Jr.  
Professional Survey and Mapper  
Florida Registration Number 4030

## 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 traffic  
ways this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_ Date \_\_\_\_\_  
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 \_\_\_\_\_  
20\_\_\_\_.

By: \_\_\_\_\_  
Director or Designee

## BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT:

This plat is hereby approved and  
accepted for record.

By: \_\_\_\_\_ Date \_\_\_\_\_  
Director/Designee

## SURVEYORS 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 direc-  
tion and supervision. That the survey  
data complies with the applicable  
requirements of Chapter 177, Part 1,  
Florida Statutes, and with the applic-  
able section of Chapter 5J-17.051,  
Florida Administrative Code. And further  
that the Permanent Reference Monuments  
(PRM's) were set this \_\_\_\_ of \_\_\_\_\_  
20\_\_\_\_, in accordance with Section  
177.091 of said Chapter 177. The bench-  
marks shown hereon are referenced to the  
North American Vertical Datum (NAVD) of  
1988 and were established in conformity  
with the standards adopted by the  
National Ocean Survey for third order  
vertical control.

Dated this \_\_\_\_ of \_\_\_\_\_, 20\_\_\_\_  
in Broward County, Florida.

Mikki H. Ulrich  
Professional Survey and Mapper  
Number 5853  
State of Florida



Prepared By:  
**DENI LAND SURVEYORS, INC.**  
1991 N.W. 35TH AVENUE, COCONUT CREEK, FLORIDA 33066 LB #7281  
PHONE (954)973-7966 FAX (954)979-0343



# CHULA PLAT

A REPLAT OF A PORTION OF LOT 7, BLOCK 4,  
ROHAN ACRES (PB 22, PG 43, BCR), SECTION  
17, TOWNSHIP 50 SOUTH, RANGE 42 EAST,  
CITY OF FORT LAUDERDALE, BROWARD COUNTY,  
FLORIDA.

## NOTES:

1. © PRM indicates Permanent Reference monument (8" round, 24" long concrete monument with aluminum disk stamped PRM, LB #7281).

2. Bearings shown hereon are based on the North line of Lot 1, CHAMPION PLAT, as recorded in Plat Book 176, Pages 3 and 4 of the Public Records of Broward County, Florida. Said bearing reference lines bears North 89°28'03" East.

3. BM Elev where indicated refers to benchmark elevation.  
4. Benchmarks shown hereon are referenced to the North American Vertical Datum (NAVD) 1988 and are based on Broward County Benchmark #2888; Canal crossing SW 17th Street between SW 28th Way and SW 29th Terrace, "X" cut on headwall.  
elevation = +2.05' NAVD 1988.

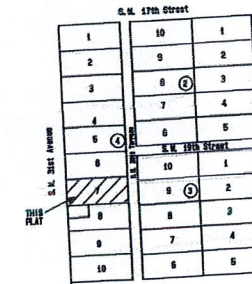
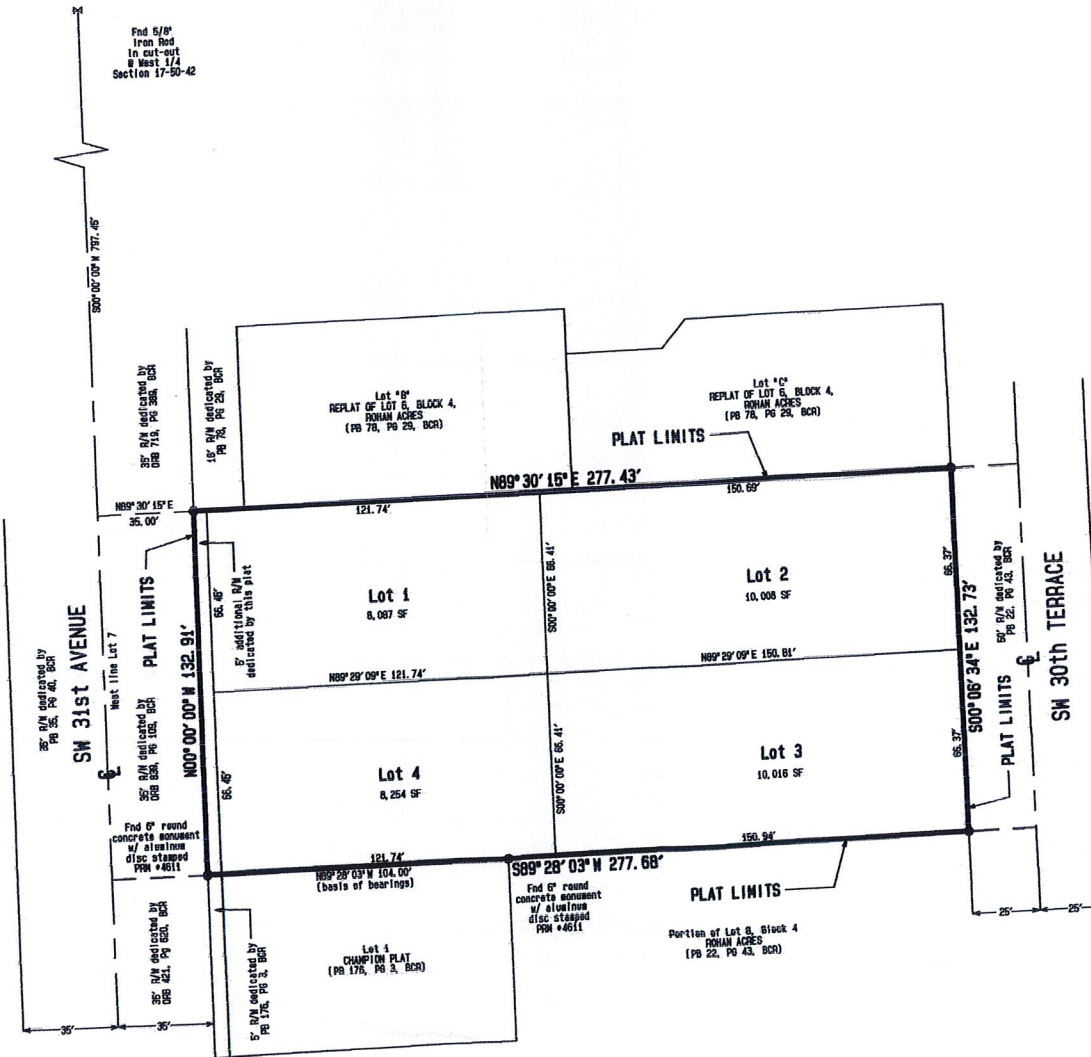
5. NOTICE: This plat, as recorded in its graphic form, if the official depiction of the subdivided lands described herein and will in no circumstances be supplemented in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

6. This plat is restricted to four (4) single family detached units (One existing, four proposed). 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.

7. a) If a building permit for a principal building (excluding dry docks, sales and construction offices) and first and construction approval are not issued by inspection approval on or after the date of 2022, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as the Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property 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 project water lines, sewer lines, drainage and the rock base for internal roads are not issued by which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as the Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property 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;

8. The following note as required by the Broward County Surveyor pursuant to Chapter 177.091, subsection (28), Florida Statutes: Platted utility easements are also 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 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 damages. This 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.



LOCATION SKETCH  
(not to scale)

- LEGEND:
- A = Central Angle
- AS = Arc distance
- BCR = Broward County Records
- C = Centerline
- CCM = Calculated & Measured
- D = Dead
- DCR = Broward County Records
- DE = Deed
- FE = Easement
- FM = Fictitious
- IS = Identification
- LB = Licensed Boundary
- LR = Licensed Reference
- OS = Official Survey Book
- Q/S = Offset
- PL = Plat Book
- PG = Page
- PRM = Point of Beginning
- ROC = Point of Commencement
- PRM = Permanent Reference Monument
- BM = Benchmark
- R/W = Right-of-Way
- SE = Survey Easement
- SEW = South Florida Water Management
- +++ = Non-vehicular access line

SCALE: 1" = 30'



Prepared By:  
**DENI LAND SURVEYORS, INC.**  
1991 N.W. 35TH AVENUE, COCONUT CREEK, FLORIDA 33066  
PHONE (954)973-7966 FAX (954)979-0343

FIELD BOOK: 100-51



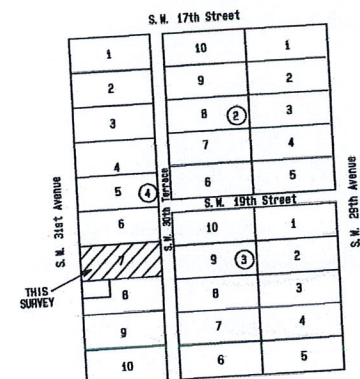
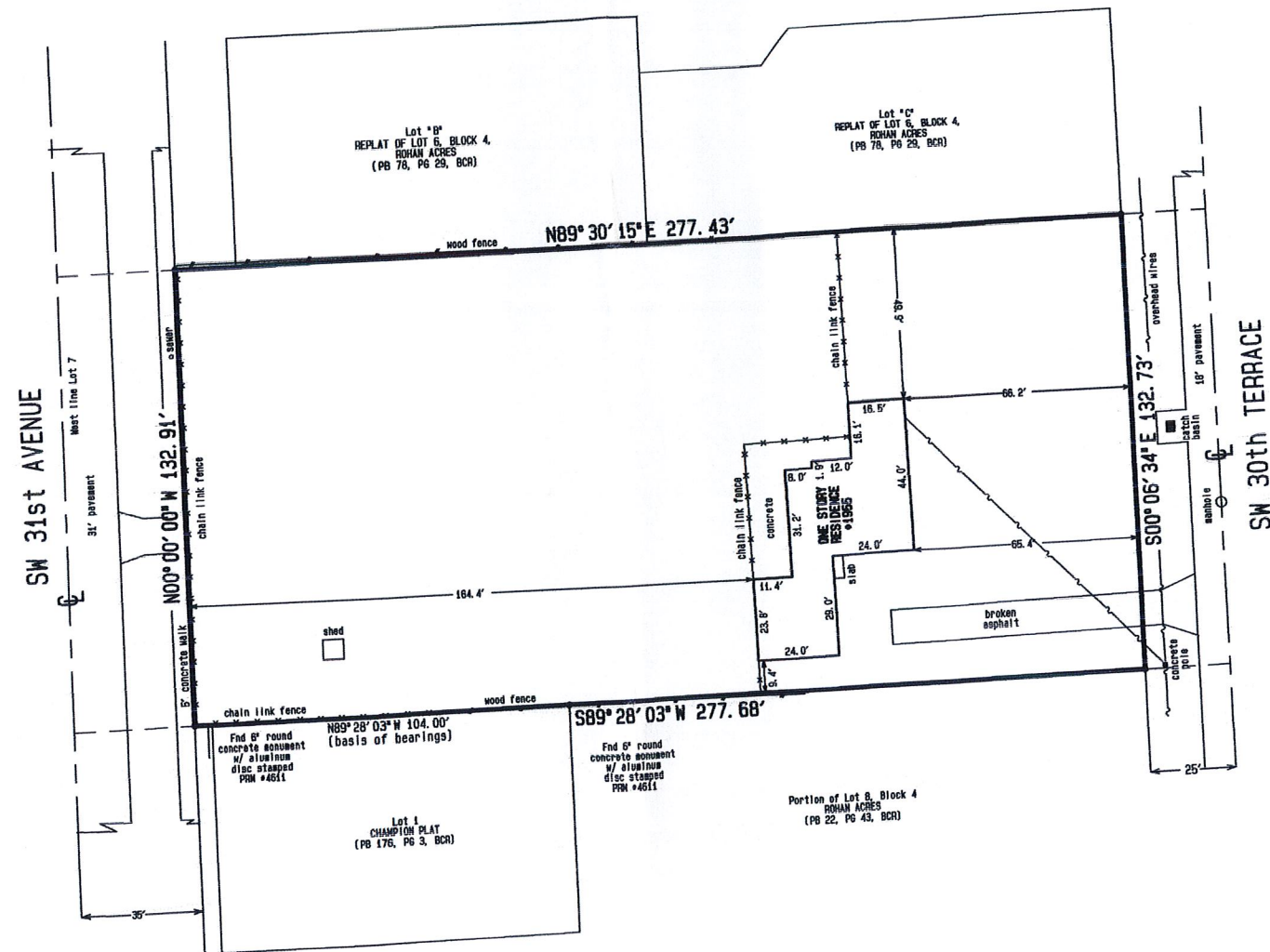
1719008 PL 18001

# SKETCH OF BOUNDARY SURVEY

## LEGAL DESCRIPTION:

Lot 7, less the West 35 feet, Block 4, ROHAN ACRES, according to the plat thereof, as recorded in Plat Book 22, Page 43 of the Public Records of Broward County, Florida.

Property address:  
1955 SW 30th Terrace  
Fort Lauderdale, FL 33312



LOCATION SKETCH  
(not to scale)

- LEGEND:
- Δ - CENTRAL ANGLE (DELTA)
  - A - ARC LENGTH
  - A/C - AIR CONDITIONER
  - BCR - BROWARD COUNTY RECORDS
  - BM - BENCHMARK
  - C - CENTERLINE
  - (C) - CALCULATED
  - (D) - DEED
  - FND - FOUND
  - FPL - FLORIDA POWER & LIGHT
  - H - HANDICAP PARKING SPACE
  - O/S - OFFSET
  - (P) - PLAT
  - PB - PLAT BOOK
  - P.C. - POINT OF CURVATURE
  - POB - POINT OF BEGINNING
  - POC - POINT OF COMMENCEMENT
  - R - RADIUS
  - R/W - RIGHT-OF-WAY
  - SF - SQUARE FEET

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 81617-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

WIKKI H. ULTRICH  
PROFESSIONAL SURVEYOR MAPPER #5953  
STATE OF FLORIDA

FILENAME: CHLA  
SCALE: 1" = 30'

- NOTES:
1. THIS SURVEY REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE ABOVE RECORDED PLAT. THE SUBJECT PROPERTY HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED FOR OTHER EASEMENTS OR RIGHTS-OF-WAY.
  2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF CHAMPION PLAT N 60°28'03" W PER PB 176, PG 3, BCR.
  3. ELEVATION SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
  4. SUBSURFACE FEATURES NOT LOCATED.
  5. OWNERSHIP OF FENCES/WALLS NOT DETERMINED.

Not valid without the signature and the original red seal of a Florida Licensed Surveyor and Mapper.

REVISIONS	DATE	FOR: DESOUSA	DATE: 11/16/2017	NO. 1711008	F.B. 117-75
<b>DENI LAND SURVEYORS, INC.</b> LB #7281					
1991 NW 35th AVENUE, COCONUT CREEK, FL 33066 (954)973-7966 FAX (954)979-0343					
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