



# PALM AIRE PRESERVE

A PORTION OF THE NW 1/4 OF SECTION 8, TOWNSHIP 49 SOUTH, RANGE 42 EAST,  
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

MAY 2018

## LEGAL DESCRIPTION

A PARCEL OF LAND IN THE NW 1/4 OF SECTION 8, TOWNSHIP 49 SOUTH, RANGE 42 EAST, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NW 1/4 OF SECTION 8; THENCE RUN SOUTH 1°33'33" EAST (ON AN ASSUMED BEARING) 1039.48 FEET ALONG THE WEST LINE OF SAID NW 1/4; THENCE RUN NORTH 88°54'49" EAST 328 FEET ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID NW 1/4; THENCE RUN SOUTH 1°33'33" EAST 30 FEET ALONG A LINE PARALLEL TO SAID WEST LINE OF THE NW 1/4, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 1°33'33" EAST 318.31 FEET ALONG SAID PARALLEL LINE TO AN INTERSECTION WITH THE EASTERLY PROJECTION OF THE SOUTH BOUNDARY OF LOT 4 IN BLOCK 7, AS SHOWN ON THE PLAT OF PALM AIRE VILLAGE 2ND SECTION ADD'N 1, AS RECORDED IN PLAT BOOK 73, AT PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN NORTH 88°26'27" EAST 125 FEET ALONG SAID EASTERLY PROJECTION, TO AN INTERSECTION WITH A LINE 453 FEET EAST OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL TO SAID WEST LINE OF THE NW 1/4 OF SECTION 8; THENCE RUN NORTH 1°33'33" WEST 317.28 FEET ALONG SAID PARALLEL LINE, TO AN INTERSECTION WITH A LINE 1069.48 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL TO SAID NORTH LINE OF THE NW 1/4 OF SECTION 8; THENCE RUN SOUTH 88°54'49" WEST 125 FEET ALONG SAID PARALLEL LINE, TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAIN 0.912 ACRES, MORE OR LESS.

## DEDICATION

STATE OF FLORIDA )  
COUNTY OF BROWARD ) ss

KNOW ALL MEN BY THESE PRESENTS: THAT PALM AIRE PRESERVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THIS PLAT, HAS CAUSED SAID LANDS TO BE PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "PALM AIRE PRESERVE".

IN WITNESS WHEREOF: PALM AIRE PRESERVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
BY: \_\_\_\_\_  
STEVEN GUASCH  
MANAGER

PALM AIRE PRESERVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY,  
BY: PALM AIRE PRESERVE PARTNERS, LLC, A FLORIDA LIMITED PARTNERSHIP, ITS MANAGER  
BY: DEFINED COMPANIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

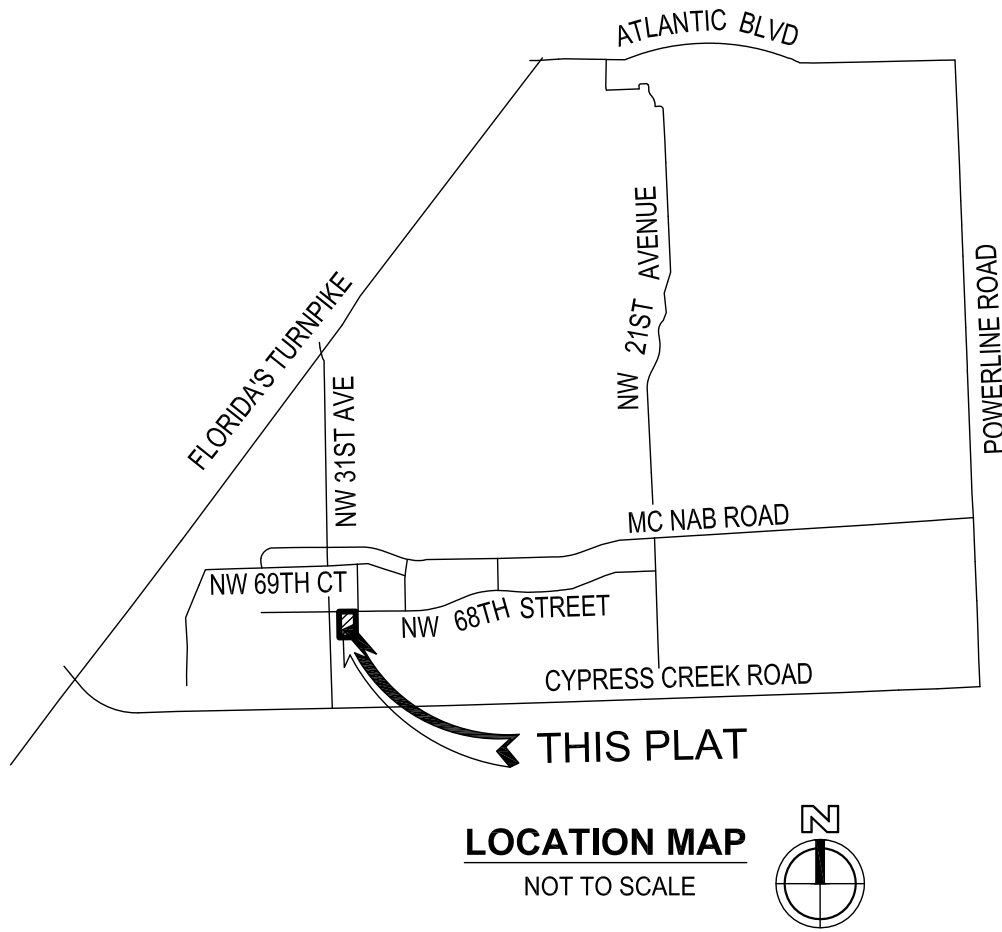
## ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF BROWARD ) ss

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, STEVEN GUASCH, AS MANAGER OF DEFINED COMPANIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, [ ] WHO IS PERSONALLY KNOWN TO ME OR [ ] WHO PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED ON BEHALF OF THE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MY COMMISSION EXPIRES \_\_\_\_\_ NAME: \_\_\_\_\_  
(PRINT NAME):  
COMMISSION NO. \_\_\_\_\_ NOTARY PUBLIC - STATE OF FLORIDA



## FORT LAUDERDALE CITY COMMISSION:

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, BY RESOLUTION NO. \_\_\_\_\_ ADOPTED BY THE SAID CITY COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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 THE WRITTEN CONFORMANCE FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

BY: \_\_\_\_\_  
DEAN TRANTALIS  
MAYOR

## CITY OF FORT LAUDERDALE PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF THE CITY OF FORT LAUDERDALE, FLORIDA HAS APPROVED AND ACCEPTED THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
CHAIRPERSON

## CITY OF FORT LAUDERDALE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT:

THIS PLAT IS APPROVED BY THE CITY OF FORT LAUDERDALE, FLORIDA, PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
DIRECTOR

## CITY OF FORT LAUDERDALE ENVIRONMENTAL SERVICES DIVISION:

THIS PLAT IS APPROVED BY THE CITY OF FORT LAUDERDALE, FLORIDA ENVIRONMENTAL SERVICE DIVISION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
ENVIRONMENTAL SERVICE DIVISION

## CITY OF FORT LAUDERDALE ENGINEER:

THIS PLAT IS APPROVED BY THE CITY OF FORT LAUDERDALE, FLORIDA, CITY ENGINEER'S THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
DENNIS R. GIRISGEN  
FLORIDA P.E. REGISTRATION NO. 50207

## BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH REGARD TO THE DEDICATION OF RIGHTS OF WAY FOR TRAFFICWAYS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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 \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
EXECUTIVE DIRECTOR OR DESIGNEE

## BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION

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

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

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
ROBERT P. LEGG, JR  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS4030

## BROWARD COUNTY FINANCE AND ADMINISTRATION 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 \_\_\_\_\_, 20\_\_\_\_.

ATTEST: BERTHA HENRY  
COUNTY ADMINISTRATOR

BY: \_\_\_\_\_  
MAYOR - COUNTY COMMISSION

## BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
DIRECTOR/DESIGNEE DATE \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE PORTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
DONNA C. WEST DATE  
PROFESSIONAL SURVEYOR AND MAPPER NO. LS4290  
STATE OF FLORIDA  
HSQ GROUP, INC.  
1489 W. PALMETTO PARK RD., SUITE 340  
BOCA RATON, FL 33486  
CERTIFICATE OF AUTHORIZATION NO. LB7924

COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	CITY COMMISSION	CITY ENGINEER	SURVEYOR

003-MP-18

A PARCEL OF LAND IN THE NW 1/4 OF SECTION 8, TOWNSHIP 49 SOUTH, RANGE 42 EAST,  
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

W 1/4 CORNER  
SECTION 8-49-42

S. LINE LOT 4, BLOCK 7  
— PALM AIRE VILLAGE  
2ND SECTION ADD'N 1  
(P.B. 73, PG. 15)

PALM AIRE VILLAGE  
3RD SECTION ADD'N 8  
(P.B. 113, PG. 5)

10' PEDESTRIAN  
ACCESS EASEMENT -  
(P.B. 113, PG. 5)

LOT 13

LOT 16  
5' PEDESTRIAN  
PARKING FACILITY

60.00'  
CANAL EASEMENT  
(O.R.B. 7218, PG. 674)


LOT 9  
' PEDESTRIAN  
ACCESS EASEMENT  
P.B. 113, PG. 5)

LOT 12

5' PEDESTRIAN  
ACCESS EASEMENT  
(P.B. 113, PG.

PEDESTRIAN ACCESS EAST

P.O.B



**GRAPHIC SCALE**  
SCALE (IN FEET): 1" = 20'

P.O.C.

NW CORNER  
SECTION 8-49-42

N. LINE SECTION  
8-49-42  
S88°54'59"W

UNPUBLISHED

NW 68TH STREET

(P.B. 88, P.G. 45,

(P.B. 88, PG. 45,

NW 30TH AVENUE

LOT 1 LOT 2

PALM AIRE VILLAGE 31  
(P.B. 88, PG. 45)

Q CENTERLINE

● PRM - SET 4"x4" X 24" LENGTH CONCRETE  
MONUMENT W/ ALUMINUM CAP STAMPED LB7924  
(UNLESS OTHERWISE NOTED)

O.R.B. = OFFICIAL RECORDS BOOK  
P.B. = PLAT BOOK  
PG. = PAGE(S)  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
R/W = RIGHT-OF-WAY  
SF = SQUARE FEET  
U.E. = UTILITY EASEMENT

1. ALL RECORDING INFORMATION REFERS TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE INDICATED.
2. THIS PLAT IS RESTRICTED TO 22 GARDEN APARTMENT RESIDENTIAL UNITS.  
  
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 IN VOUCHER OF THE DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OF OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCE 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.
4. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF SAID SW 68TH STREET HAVING A BEARING OF N85°54'49"E.

5. THIS NOTE IS REQUIRED BY THE CITY OF FORT LAUDERDALE: ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE, AND CABLE SHALL BE INSTALLED UNDERGROUND.
6. 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 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
7. 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.

8. 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 "ACCESS AND SEIZURE" OF ANY PUBLIC UTILITY OR THE "USE AND ENJOYMENT" OF ANY PROPERTY. 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 BE SUBJECT TO THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC UTILITY SERVICE COMMISSION.

PREPARED BY:

**HSQ GROUP, INC.**  
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CA26258 • LB7924



003-MP-18