"GARDENIA PARK"

PLAT BOOK PAGE SHEET 1 OF 3 SHEETS

LEGAL DESCRIPTION:

ALL OF LOT 3. "BONIELLO PARK". ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 49 SOUTH, RANGE 42 EAST, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3: THENCE SOUTH 89°58'58" EAST ON THE NORTH LINE OF SAID LOT 3 FOR 90.02 FEET TO THE NORTHEAST CORNER OF SAID LOT 3 AND A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE NORTHEASTERLY, TO WHICH RADIAL LINE BEARS NORTH 89°58'37" WEST. SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF NW 3RD AVENUE AS SHOWN ON SAID PLAT: THENCE ON THE EASTERLY BOUNDARY OF SAID LOT 3, THE FOLLOWING TWO (2) COURSES AND DISTANCES; (1) SOUTHEASTERLY ON SAID WESTERLY RIGHT-OF-WAY LINE AND ON THE ARC OF SAID CURVE HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 89°28'29", FOR AN ARC LENGTH OF 54.66 FEET; (2) SOUTH 00°32'54' WEST 25.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3: THENCE NORTH 89°58'58" WEST ON THE SOUTH LINE OF SAID LOT 3. ALSO BEING THE NORTH LINE OF LOT 12 OF SAID PLAT OF "BONIFLLO PARK" 23.99 FEET TO THE NORTHWEST CORNER OF SAID LOT 12: THENCE SOUTH 00°32'54" WEST ON THE WEST LINE OF SAID LOT 12 FOR 90.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12 AND THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF NW 17TH STREET, SAID LINE LYING 25.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 34, TOWNSHIP 49 SOUTH, RANGE 42 FAST: THENCE NORTH 89°58'58" WEST ON SAID NORTH RIGHT-OF-WAY LINE AND SAID PARALLEL LINE FOR 845.67 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF NW 6TH AVENUE AS SHOWN ON "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA: THENCE NORTH 00°11'07" WEST ON SAID EAST RIGHT-OF-WAY LINE 199.99 FEET; THENCE NORTH 90°00'00" EAST 71.26 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34: THENCE SOUTH 00°24'17" WEST ON SAID EAST LINE 26.25 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF NORTH 135 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE NORTH 90°00'00" EAST ON SAID SOUTH LINE 200.00 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 200 FEET OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34; THENCE NORTH 00°24'17" EAST ON SAID EAST LINE 135.00 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34 AND THE WESTERLY EXTENSION OF THE MOST SOUTHERL' LINE OF "MIDDLE RIVER HEIGHTS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61. PAGE 1. OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA: THENCE NORTH 90°00'00" EAST ON SAID NORTH LINE, SAID WESTERLY EXTENSION AND SAID SOUTH LINE 476.21 FEET TO THE NORTHWEST CORNER OF AFOREMENTIONED "BONIELLO PARK" PLAT, SAID POINT ALSO BEING THE INTERSECTION OF THE CENTERLINES OF NW 3RD TERRACE AND NW 17TH COURT; THENCE SOUTH 00°32'53" WEST ON THE WEST LINE OF SAID "BONIELLO PARK" 158.98 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA CONTAINING 211,421 SQUARE FEET (4.8536 ACRES).

DEDICATION:

STATE OF COUNTY OF

KNOW ALL MEN BY THESE PRESENTS: THAT DEVELOPMENT4LIFE PARTNERS LP, A FOREIGN LIMITED PARTNERSHIP IN THE STATE OF FLORIDA. 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 "GARDENIA PARK", A REPLAT AND SUBDIVISION.

PARCEL 'A' (PRIVATE ROAD) AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CURRENT AND FUTURE OWNERS OF THE PROPERTY FOR INGRESS, EGRESS, UTILITY AND DRAINAGE EASEMENT PURPOSES AND WILL BE OWNED AND MAINTAINED BY SAID CURRENT AND FUTURE OWNERS OF THE PROPERTY OR A STATE APPROVED HOMEOWNERS' ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS. THE FOREGOING DEDICATION IS SUBJECT TO A PERMANENT NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS, EGRESS AND ACCESS PURPOSES OVER PARCEL "A" TO THE CITY OF FORT LAUDERDALE.

PARCELS 'B', 'C' AND 'D' AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CURRENT AND FUTURE OWNERS OF THE PROPERTY FOR UTILITY, DRAINAGE, AND RECREATIONAL EASEMENT, PARKING AND OPEN SPACE PURPOSES AND WILL BE OWNED AND MAINTAINED BY SAID CURRENT AND FUTURE OWNERS OF THE PROPERTY OR A STATE APPROVED HOMEOWNERS' ASSOCIATION, THEIR SUCCESSORS AND ASSIGNS.

THE ADDITIONAL RIGHT-OF-WAY DEDICATIONS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS THEREOF: THAT SAID DEVELOPMENT4LIFE PARTNERS LP. A FOREIGN LIMITED PARTNERSHIP IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY GERRY SCANLON. MANAGER OF DEVELOPMENT4LIFE PARTNERS, GP, LLC, ITS GENERAL PARTNER, AND SIGNED IN THE PRESENCE OF THESE TWO WITNESSES THIS _____ DAY OF _____, A.D.

DEVELOPMENTALIFE PARTNERS L.P. A FOREIGN LIMITED PARTNERSHIP IN THE STATE OF FLORIDA

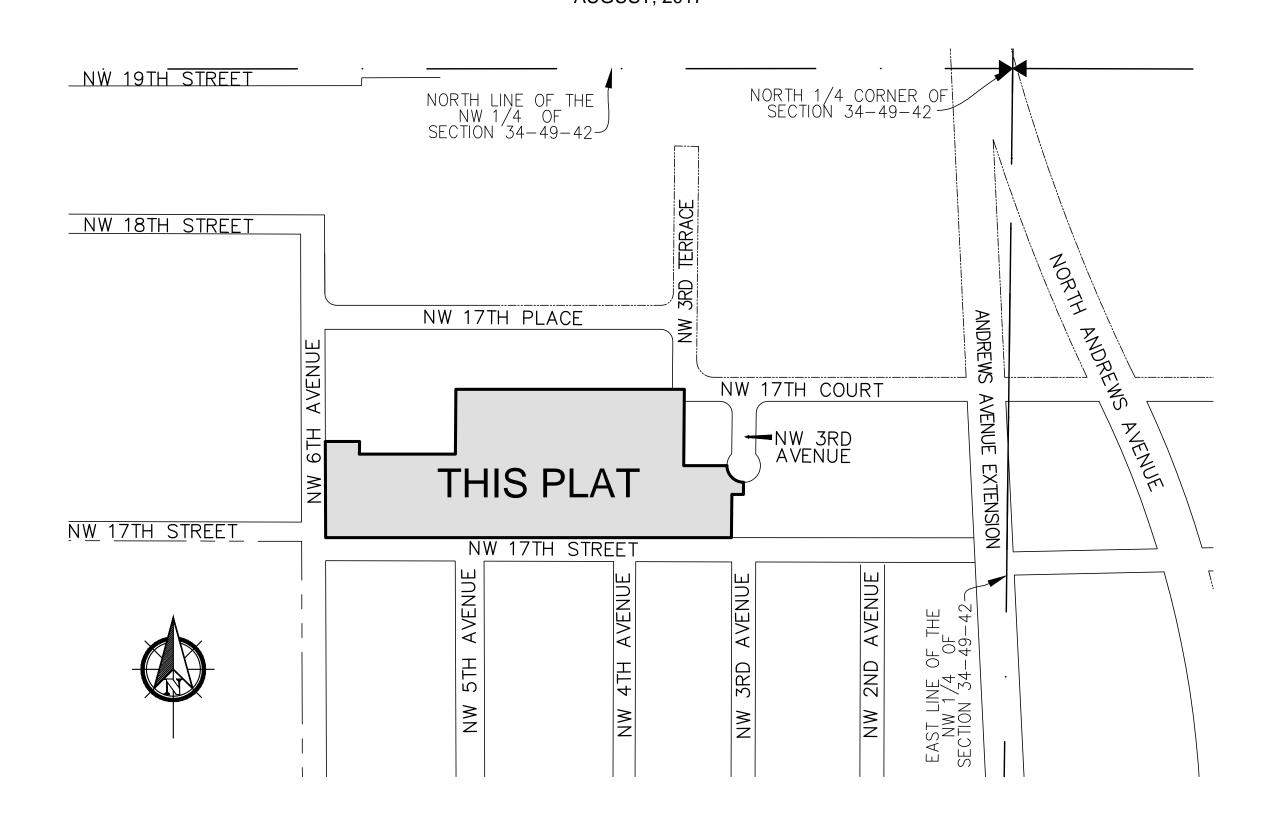
| bevees mentioned in the content of the content of | · LIMITED I ARCHITECT | 3/11/ 11/ 1/12 31/1/12 31 / 23/11/2 |
|---|-----------------------|-------------------------------------|
| WITNESSES: | BY: DEVELOPMEN | T4LIFE PARTNERS GP, LLC |
| WITNESS:PRINT NAME: | BY: | |
| WITNESS:PRINT NAME: | PRINT NAME: TITLE: | GERRY SCANLON MANAGER |

A REPLAT OF ALL OF LOT 3, "BONIELLO PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 49 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 AUGUST, 2017



LOCATION MAP A PORTION OF THE NORTH 1/2 OF SECTION 34-49-42NOT TO SCALE

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, GERRY SCANLON, MANAGER OF DEVELOPMENT4LIFE PARTNERS GP, LLC, GENERAL PARTNER OF DEVELOPMENTALIFE L.P., A FOREIGN LIMITED PARTNERSHIP IN THE STATE OF FLORIDA, 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. 20 |
|--|--------------------------------|
| COMMISSION # | |
| MY COMMISSION EXPIRES: | NOTARY PUBLIC, STATE OF FLORID |

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, 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 | DATE |
|---|------|
| PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136 | |
| STATE OF FLORIDA | |
| PULICE LAND SURVEYORS, INC. | |
| 5381 NOB HILL ROAD | |
| SUNRISE, FLORIDA 33351 | |
| CERTIFICATE OF AUTHORIZATION NUMBER 1 B3870 | |

| DEDICATION | PLATTING SURVEYOR | CITY OF | CITY | COUNTY SURVEYOR | COUNTY ENGINEER |
|----------------|-------------------|-----------------|----------|-----------------|-----------------|
| ACKNOWLEDGMENT | | FORT LAUDERDALE | ENGINEER | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

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 OF FORT LAUDERDALE PLANNING AND ZONING BOARD APPROVED AND ACCEPTED THIS PLAT FOR RECORD ON THE _____ DAY OF ____

| BY: | | |
|-----|----------------------------------|------|
| | CHAIR CITY OF FORT LAUDERDALE | DATE |

| OIII LINGINEL | | | | |
|------------------|---------------|-------------|--------|--------|
| I HERERY APPROVE | THIS PLAT FOR | RECORD THIS | DAY OF | AD 201 |

| BY:_ | |
|------|-------------------------------|
| | DENNIS R. GIRISGEN |
| | FLORIDA PROFESSIONAL ENGINEER |
| | REGISTRATION NO. 50207 |

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS

| / : | | |
|------------|-------------------|--|
| | 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: | | | | |
|-----|------------|----------|----|---------|
| | FXFCLITIVE | DIRECTOR | ΩR | DESIGNE |

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

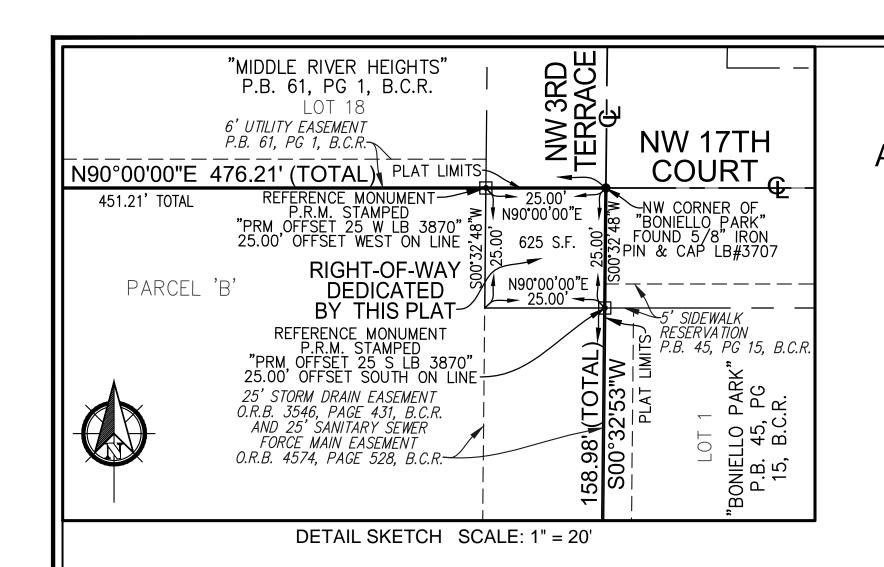
THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177. FLORIDA STATUTES AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS ______ DAY OF ______, A.D. 201_.

| Y: | | | | | |
|----|---|--------|--------|------------|--|
| | ı | MAYOR. | COUNTY | COMMISSION | |

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: | |
|--|------|
| ROBERT P. LEGG, JR. PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. LS4030 | DATE |
| BY: | |
| RICHARD TORNESE DIRECTOR FLORIDA PROFESSIONAL | DATE |

PLANNING FILE NO. 032-MP-17



SURVEYOR'S NOTES:

1) THIS PLAT IS RESTRICTED TO 46 TOWNHOUSE 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 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.

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.

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 49 SOUTH, RANGE 42 EAST BEING N90°00'00"E.
- 3)A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT , 2023, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTI 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
- B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY 2023, 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.

LEGEND: DENOTES: PERMANENT REFERENCE MONUMENTS (SET 4"X4"X24" P.R.M. ● CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 3870" UNLESS OTHERWISE NOTED) P.C.P. • DENOTES: PERMANENT CONTROL POINT (SET MAG NAIL & 1.2" BRASS DISK STAMPED "PCP LB 3870" UNLESS OTHERWISE NOTED) DENOTES: BROWARD COUNTY RECORDS D.C.R. DENOTES: DADE COUNTY RECORDS DENOTES: LICENSED BUSINESS P.B. DENOTES: PLAT BOOK PG DENOTES: PAGE DENOTES: CENTERLINE DENOTES: RIGHT-OF-WAY R/W 0.R.B. DENOTES: OFFICIAL RECORDS BOOK DENOTES: RADIUS DENOTES: CENTRAL ANGLE DENOTES: ARC LENGTH

34-49-42 DENOTES: SECTION 34, TOWNSHIP 49 SOUTH, RANGE 42 EAST

DENOTES: SQUARE FEET

DENOTES: ACRES

"GARDENIA PARK"

NW 17TH STREE

"MIDDLE RIVER HEIGHTS'

P.B. 61, PG 1, B.C.R.

3

LOT 15

(BASIS OF BEARINGS)

NORTH LINE OF THE SOUTH 1/2 OF NORTH 1/2 OF NW 1/4 OF SECTION 34-49-42

PARCEL 'B'

UTILITY, DRAINAGE AND RECREATIONAL EASEMENT

59,535 S.F.

1.3667 AC

KEY MAP - NOT TO SCALE

"MIDDLE RIVER HEIGHTS"

P.B. 61, PG 1, B.C.R.

LOT 17

A REPLAT OF ALL OF LOT 3, "BONIELLO PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A

SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF

NW 3RD AVENUE

REFERENCE MONUMENT— .M. STAMPED "PRM OFFSET 25 W LB 3870" 25.00' OFFSET WEST ON LINE

RIGHT-OF-WAY DEDICATED BY THIS PLAT

SECTION 34, TOWNSHIP 49 SOUTH, RANGE 42 EAST CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA NW 17TH PLACE OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS NW 17TH COURT THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

RRACI

| |Ž

"O PARK" | FOUND 5/8" IRON CON CAP LB#3707

5' SIDEWALK RESERVATION P.B. 45, PG 15, B.C.R.

GRAPHIC SCALE

FEET SCALE: 1" = 30'

25' R/W DEDICATION O.R.B. 1038, PG 92, B.C.R.

FOUND PAK NAIL NW 17TH COURT

A PORTION OF THE NE 1/4 OF NW 1/4

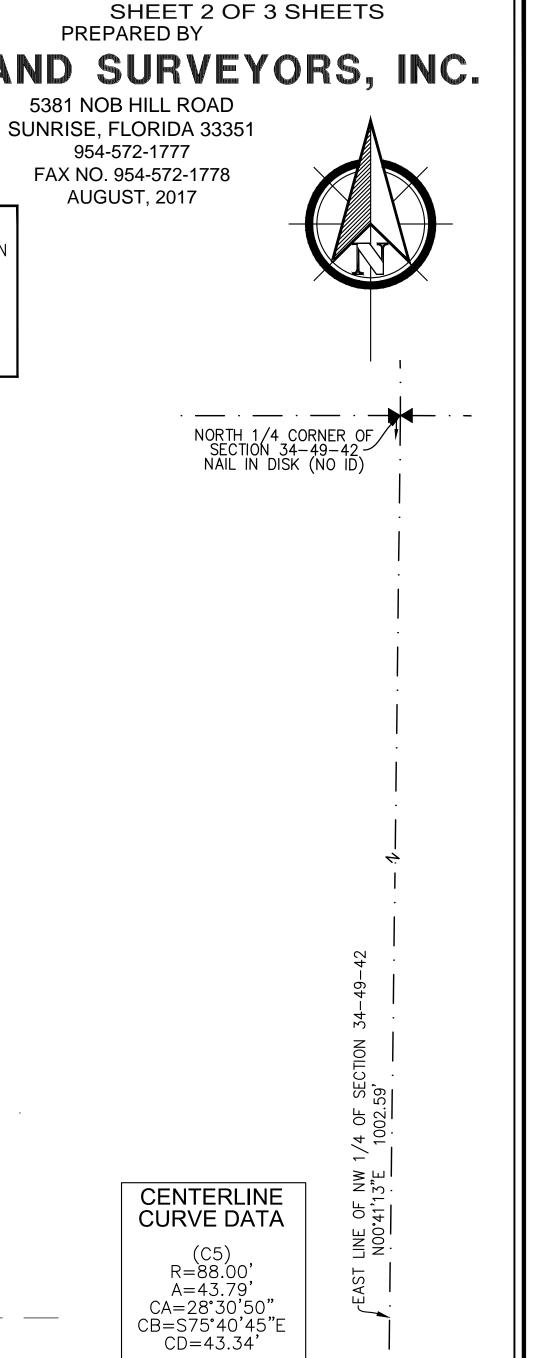
OF SECTION 34-49-42

120'

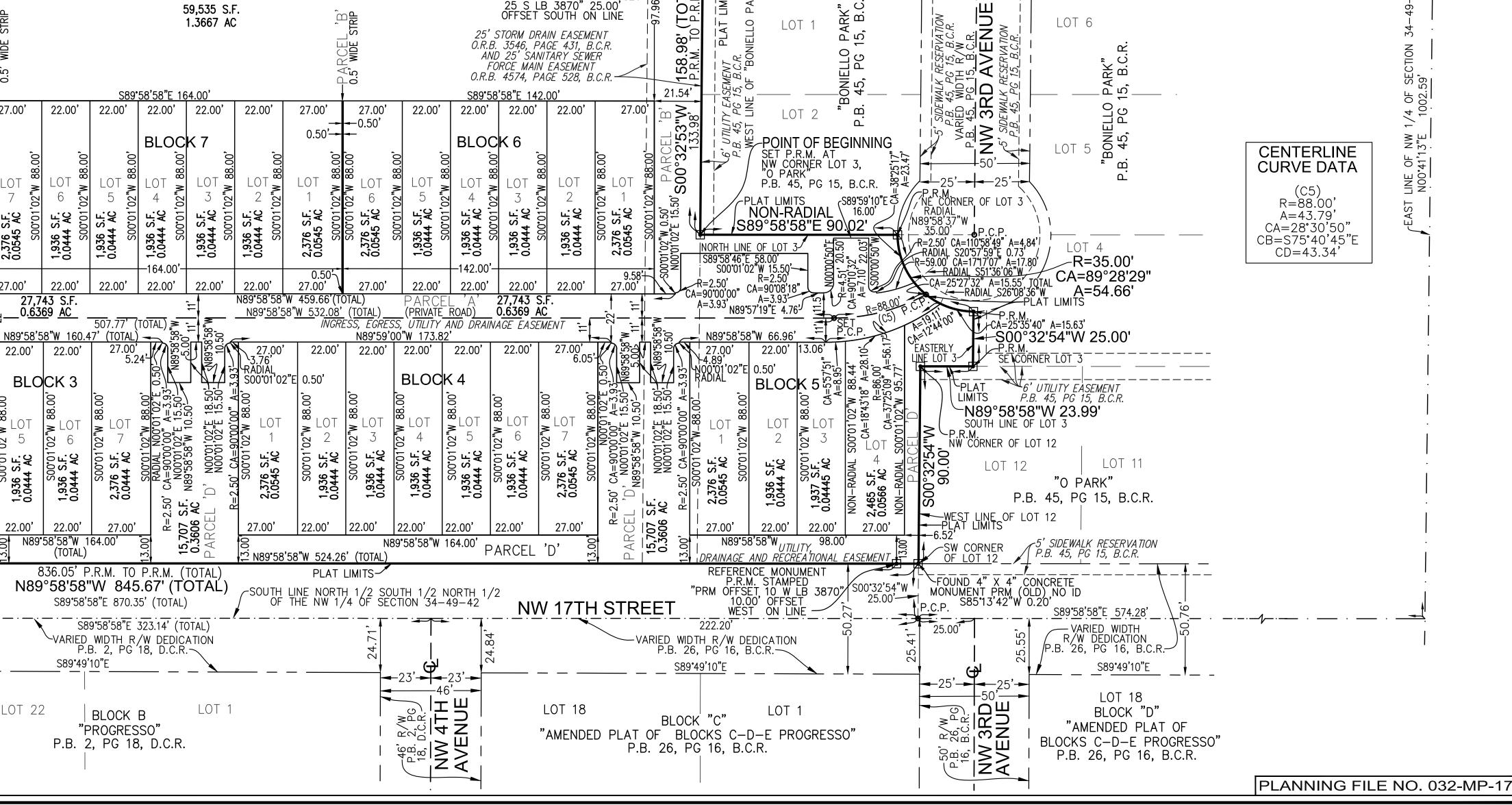
PREPARED BY

PLAT BOOK

PULICE LAND SURVEYORS, INC.



PAGE



OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO 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.

SURVEYOR'S NOTES:

1) THIS PLAT IS RESTRICTED TO 46 TOWNHOUSE 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 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.

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

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 49 SOUTH, RANGE 42 EAST BEING NO0°00'00"E.
- 3)A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT , 2023, 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 BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAM AND/OR
- B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY 2023, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH 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
- 4) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED 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.

LEGEND:

DENOTES: PERMANENT REFERENCE MONUMENTS (SET 4"X4"X24" P.R.M. ● CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 3870" UNLESS OTHERWISE NOTED) P.C.P. • DENOTES: PERMANENT CONTROL POINT (SET MAG NAIL & 1.2" BRASS DISK STAMPED "PCP LB 3870" UNLESS OTHERWISE NOTED) 34-49-42 DENOTES: SECTION 34, TOWNSHIP 49 SOUTH, RANGE 42 EAST B.C.R. DENOTES: BROWARD COUNTY RECORDS DENOTES: DADE COUNTY RECORDS DENOTES: LICENSED BUSINESS P.B. DENOTES: PLAT BOOK PG DENOTES: PAGE DENOTES: CENTERLINE R/W DENOTES: RIGHT-OF-WAY 0.R.B. DENOTES: OFFICIAL RECORDS BOOK DENOTES: RADIUS DENOTES: CENTRAL ANGLE DENOTES: ARC LENGTH DENOTES: SQUARE FEET DENOTES: ACRES

NW 17TH

RIGHT-OF-WAY

DEDICATED BY

THIS PLAT— 200 SQUARE FEET

"GARDENIA PARK"

A REPLAT OF ALL OF LOT 3, "BONIELLO PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A SUBDIVISION OF A PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF

SECTION 34, TOWNSHIP 49 SOUTH, RANGE 42 EAST CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PLAT BOOK PAGE SHEET 3 OF 3 SHEETS

PREPARED BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 954-572-1777 FAX NO. 954-572-1778 AUGUST, 2017

