

# "M.A.S. CAFE"

A REPLAT OF THE EAST 67-1/2 FEET OF LOTS 21, 22, 23 AND 24, BLOCK 316,  
"PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2,  
PAGE 18, PUBLIC RECORDS OF DADE COUNTY, FLORIDA.  
SECTION 3, 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  
SEPTEMBER, 2018

### LEGAL DESCRIPTION:

THE EAST 67-1/2 FEET OF LOTS 21, 22, 23 AND 24, BLOCK 316, "PROGRESSO",  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, PUBLIC  
RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD  
COUNTY, FLORIDA, CONTAINS 6,750 SQUARE FEET (0.1550 ACRES) MORE OR LESS.

### DEDICATION:

STATE OF FLORIDA \_\_\_\_\_ S.S.  
COUNTY OF \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS: THAT SOLIDSOCCE LLC, A FLORIDA LIMITED  
LIABILITY COMPANY, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID  
LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN  
AS "M.A.S. CAFE", A REPLAT.

THE RIGHT-OF-WAY EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE  
PUBLIC FOR PROPER PURPOSES.

IN WITNESS THEREOF: SOLIDSOCCE LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS  
CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_, ITS \_\_\_\_\_,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

WITNESS: \_\_\_\_\_ BY: SOLIDSOCCE LLC,  
PRINT NAME: \_\_\_\_\_ A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

### ACKNOWLEDGMENT:

STATE OF FLORIDA \_\_\_\_\_ S.S.  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER  
DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS,  
\_\_\_\_\_, OF SOLIDSOCCE LLC, A FLORIDA  
LIMITED LIABILITY COMPANY, TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED  
BEFORE ME THAT HE/SHE 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\_\_\_\_.

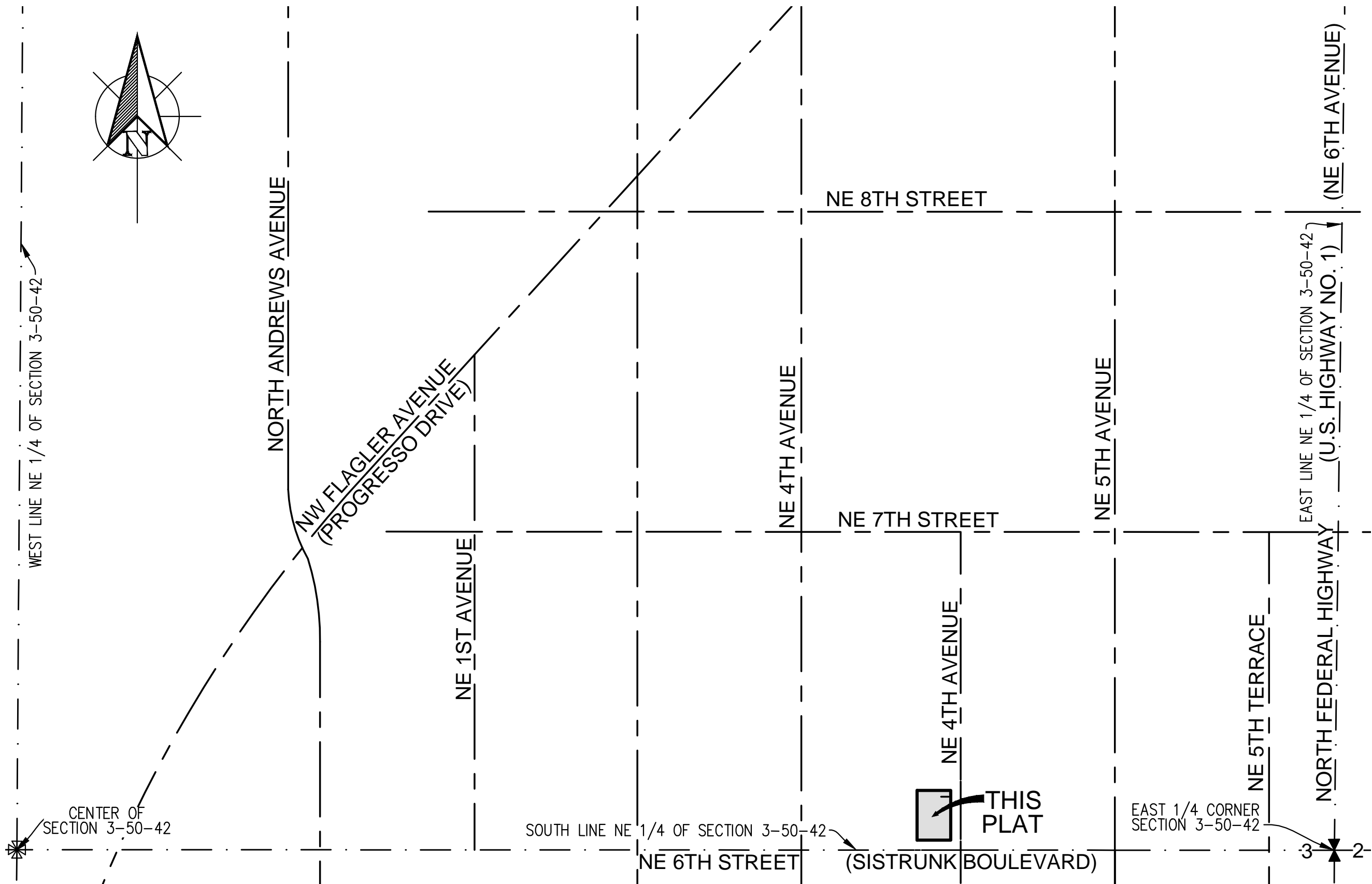
COMMISSION # \_\_\_\_\_ NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

### 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 AND PERMANENT CONTROL POINTS WERE  
SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177.

\_\_\_\_\_  
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



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.

PLATTING SURVEYOR	CITY OF FORT LAUDERDALE	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER

### 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. 20\_\_\_\_.

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. 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 WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT  
ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY CLERK

### 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 \_\_\_\_\_  
A.D. 20\_\_\_\_.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
CHAIR  
CITY OF FORT LAUDERDALE

### CITY ENGINEER:

I HEREBY APPROVE THIS PLAT FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
CITY OF FORT LAUDERDALE  
FLORIDA PROFESSIONAL ENGINEER  
REGISTRATION NO. \_\_\_\_\_  
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. 20\_\_\_\_.

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. 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 \_\_\_\_\_, A.D. 20\_\_\_\_.

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

### BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES, 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. 20\_\_\_\_.

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

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

PLANNING FILE NO. 046-MP-18

# "M.A.S. CAFE"

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### NOTICE

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### SURVEYOR'S NOTES:

1) THIS PLAT IS RESTRICTED TO 2,000 SQUARE FEET OF COMMERCIAL USE.

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.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

2) BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF BLOCK 316, "PROGRESSO" BEING S00°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 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 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 \_\_\_\_\_, 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.


4) 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.

5) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA UNLESS OTHERWISE NOTED.

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 2 OF 2 SHEETS


### LEGEND:

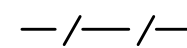
SET P.R.M.  DENOTES: PERMANENT REFERENCE MONUMENT (4" X 4" X 24" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 3870" UNLESS OTHERWISE NOTED)

SET P.C.P.  DENOTES: PERMANENT CONTROL POINT (MAG NAIL & 1.2" BRASS WASHER STAMPED "PCP LB 3870" UNLESS OTHERWISE NOTED)

LB DENOTES: LICENSED BUSINESS

B.C.R. DENOTES: BROWARD COUNTY RECORDS

 DENOTES: CENTERLINE

 DENOTES: NON-VEHICULAR ACCESS LINE

O.R.B. DENOTES: OFFICIAL RECORDS BOOK


R/W DENOTES: RIGHT-OF-WAY


D.C.R. DENOTES: DADE COUNTY RECORDS

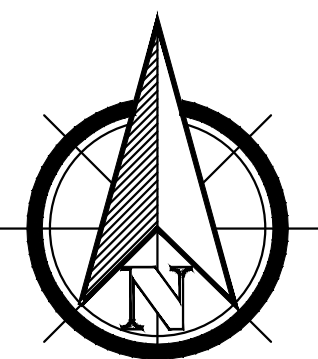
D.B. DENOTES: DEED BOOK

P.B. DENOTES: PLAT BOOK

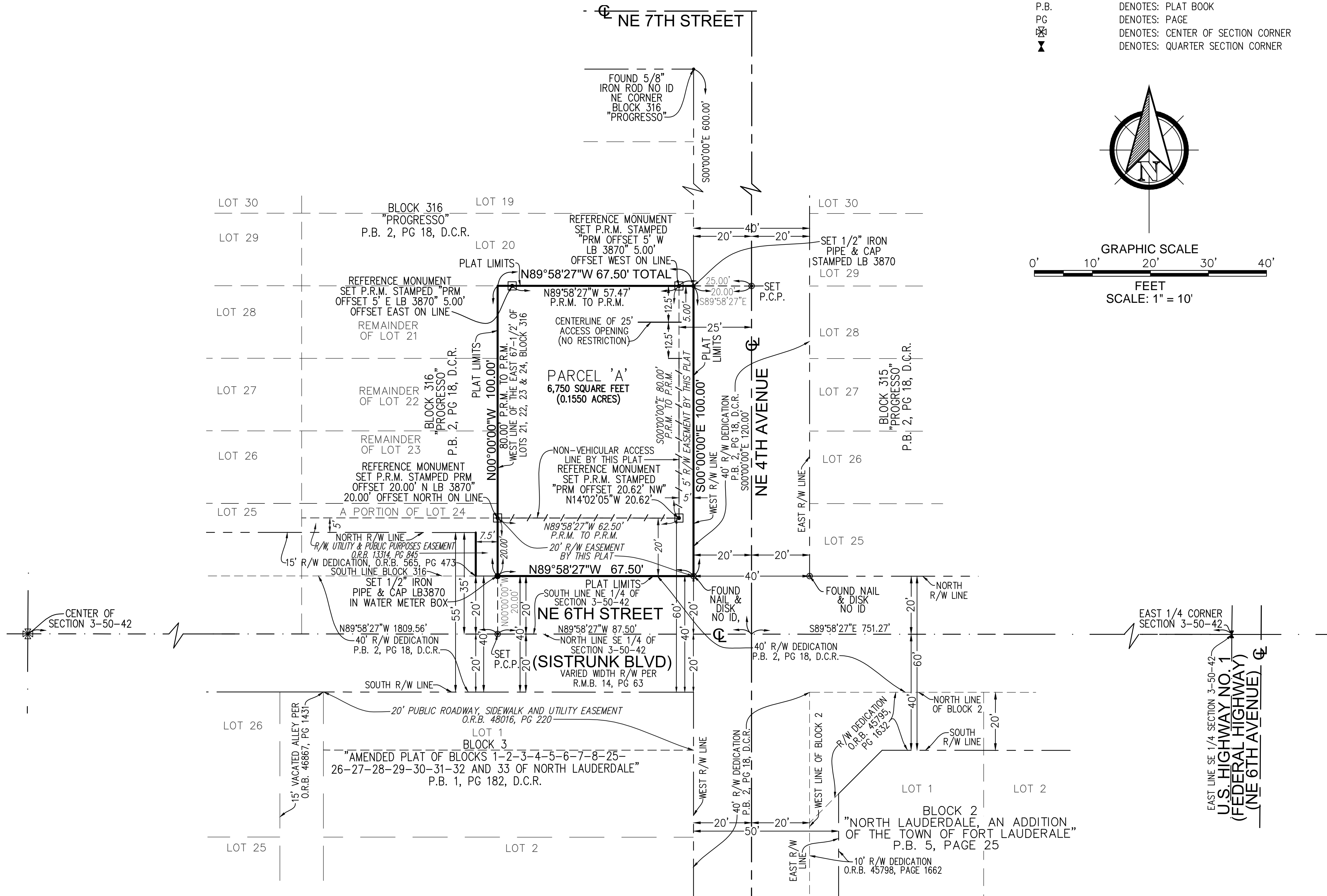
PG DENOTES: PAGE

 DENOTES: CENTER OF SECTION CORNER

 DENOTES: QUARTER SECTION CORNER



GRAPHIC SCALE  
0' 10' 20' 30' 40'  
FEET  
SCALE: 1" = 10'



PLANNING FILE NO. 046-MP-18