



DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That BEACH BOYS PLAZA, INC., a Florida corporation owner of the lands described in and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "BEACH BOYS PLAZA" being a replat of a portion of Lots 1, 2 and 3, Block 2, RE-AMENDED PLAT OF BLOCKS A, AND 2 OF THE AMENDED PLAT OF LAS OLAS BY THE SEA, according to the plat thereof, as recorded in Plat Book 1, Page 16, of the public records of Broward County Florida; AND a portion of the South one-half (S 1/2) of Palm Avenue (now vacated) lying North of said Lot 1 being a portion of Section 12, Township 50 South, Range 42 East and a portion of Section 7, Township 50 South, Range 43 East, City of Fort Lauderdale, Broward County, Florida.

The Right-of-Way Easement shown hereon is hereby dedicated and granted in perpetual easement to the State of Florida Department of Transportation for the perpetual use of the public for roadway purposes.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this _____ day of _____, 2018.

BEACH BOYS PLAZA, INC.,
a Florida corporation

Officer: _____ Name of officer printed: Neil Hamuy Title: Vice President

Witness: _____ Name of witness printed _____

Witness: _____ Name of witness printed _____

ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Neil Hamuy being the Vice President of BEACH BOYS PLAZA, INC., a Florida corporation, on behalf of the corporation.

He is
[] personally known to me or
[] has produced _____, as identification,
and
[] did take and oath.
[] did not take an oath.

NOTARY PUBLIC _____ STATE OF FLORIDA

Name of Notary printed _____

My Commission # _____ Expires: _____

SEAL

"BEACH BOYS PLAZA"
A REPLAT OF A PORTION OF LOTS 1, 2 AND 3, BLOCK 2,
AND THE SOUTH HALF OF PALM AVENUE (NOW VACATED)
OF RE-AMENDED PLAT OF BLOCKS A, AND 2 OF THE
AMENDED PLAT OF LAS OLAS BY THE SEA
(PLAT BOOK 1, PAGE 16, B.C.R.)
IN SECTION 12, TOWNSHIP 50 SOUTH, RANGE 42 EAST AND
SECTION 7, TOWNSHIP 50 SOUTH RANGE 43 EAST,
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
OCTOBER, 2018

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 18th day of July, 2018. (City of Fort Lauderdale Planning # PL180)

By: _____ Catherine Maus Chairman, this _____ day of _____, 201____.

CITY COMMISSION

STATE OF FLORIDA SS THIS IS TO CERTIFY: That this plat has been accepted and approved for record by the CITY COMMISSION OF COUNTY OF BROWARD THE CITY OF FORT LAUDERDALE, FLORIDA, in and by RESOLUTION NO. _____, adopted by the said City Commission, this _____ day of _____, 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: _____ Jeffrey A. Modarelli City Clerk, this _____ day of _____, 201____.

CITY ENGINEER'S SIGNATURE

This plat is approved and accepted for record this _____ day of _____, 201____.

By: _____, Dennis R. Girisgen, City Engineer, Florida P.E. Registration No. 50207

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

This plat is approved and accepted for record this _____ day of _____, 201____.

By: _____ Director / Designee

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

This plat has been reviewed for conformity with Chapter 177, Part 1, Florida Statutes.

This plat has been approved and accepted for record.

By: _____
Robert P. Legg, Jr. (date)
Professional Surveyor and Mapper
Florida Registration Number: LS4030

By: _____
Richard Tornese (date)
Director
Professional Engineer
Florida Registration Number 40263

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of right-of-way for trafficways this _____ day of _____, 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 _____, 201____. By: _____ Executive Director or Designee

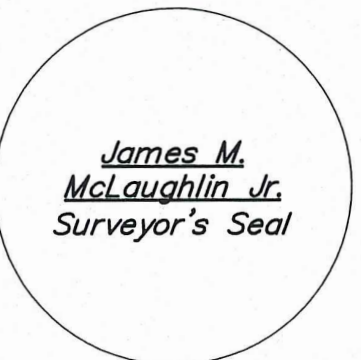
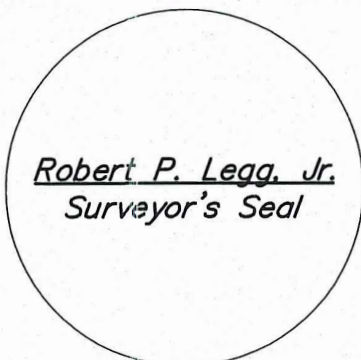
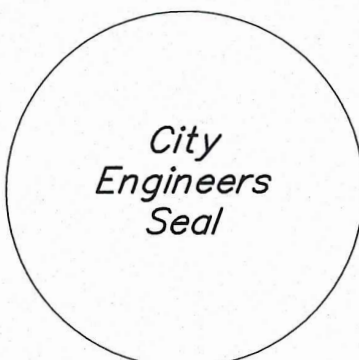
BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT – COUNTY RECORDS DIVISION – MINUTES SECTION

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 _____, 201____.

By: _____ Mayor – County Commission

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, Part 1, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this _____ day of _____, 201____. This plat conforms to all applicable sections of Chapter 5J-17.05, FLORIDA ADMINISTRATIVE CODE. This plat dated at Fort Lauderdale, Florida, this 10th day of October, 2018.



By: J. M. McLaughlin, Jr.

James M. McLaughlin, Jr.
Registered Land Surveyor No. 4497
State of Florida.
for McLAUGHLIN ENGINEERING COMPANY
1700 N.W. 64th STREET, SUITE 400
Fort Lauderdale, Florida 33309
Certificate of Authorization Number: LB 285

SURVEYOR'S NOTES:
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 Broward County, Florida.

Bearings shown refer to an assumed datum, and assume the West right-of-way line of State Road A-1-A (Atlantic Boulevard), as South 01°35'31" West, referenced by monumentation as shown hereon.

Coastal Construction Control Line based on original monuments R-62 (FEB 1974) and R-78 (FEB 1975) Relocated monument coordinates per Florida Department of Environmental Protection listing dated 2005.

If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued 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;

and/or 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.

PLAT RESTRICTION:
This plat restricted to 205 Hotel Rooms and 28,000 square feet of Commercial.

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 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 2B.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

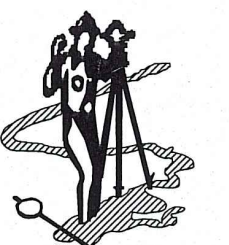
LEGAL DESCRIPTION:
All of that portion of Lots 1, 2 and 3, Block 2, RE-AMENDED PLAT OF BLOCKS A, AND 2 OF THE AMENDED PLAT OF LAS OLAS BY THE SEA, according to the plat thereof, as recorded in Plat Book 1, Page 16, of the public records of Broward County, Florida, lying West of the West right-of-way line of State Road A-1-A, and also lying East of the East right-of-way line of Seabreeze Boulevard; AND that portion of the South one-half (S 1/2) of PALM DRIVE lying North and adjacent to said Lot 1, all more fully described as follows:

Commencing at the Southeast corner of said Lot 3; thence South 88°22'49" West, on the South line of said Lot 3, a distance of 10.02 feet to a point on the West right of way line of Atlantic Boulevard (State Road A-1-A, 70 feet right-of-way) and to the Point of Beginning; thence continuing South 88°22'49" West, on said South line of Lot 3, a distance of 294.59 feet; thence Northerly on the East right-of-way line of Seabreeze Boulevard (right-of-way varies) the following seven (7) courses and distances: 1) thence North 05°31'05" West, a distance of 32.34 feet to a point on a curve; 2) thence Northerly on said curve to left, whose radius point bears South 87°46'16" West, with a radius of 1,319.00 feet, a central angle of 01°42'48", an arc distance of 39.44 feet; 3) thence North 01°42'38" West, a distance of 11.59 feet to a point of curve; 4) thence Northerly on said curve to the left, with a radius of 555.00 feet, a central angle of 07°58'49", an arc distance of 76.67 feet to a point on a curve; 5) thence Northerly on said curve to the left, whose radius point bears South 83°18'18" West, with a radius of 450.72 feet, a central angle of 04°45'57", an arc distance of 37.49 feet to a point of tangency; 6) thence North 11°27'50" West, a distance of 28.80 feet; thence North 11°48'01" West, a distance of 10.24 feet to the end of said seven (7) courses and distances; thence North 88°24'29" East, on the North line of the said South one-half (S 1/2) of Palm Drive (now vacated), a distance of 328.05 feet; thence South 01°35'31" West, on the West right-of-way line of said Atlantic Boulevard (State Road A-1-A), being a line 10.00 feet West of parallel with the East line of said Lots 1, 2 and 3 and Northerly extension thereof, a distance of 235.45 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 72,441 square feet or 1.6630 acres more or less.

LEGEND:
● P.R.M. - indicates Permanent Reference Monument (4"x4"x24" Concrete monument w/brass disk stamped "McLaughlin Eng. Co."-L.B. 285)
NO. - indicates number
L.B. - indicates Licensed Business Number
P.B. PG. - indicates Plat Book & Page
B.C.R. - indicates Broward County Records
O.R., PG. - indicates Official Record, Page
R/W - indicates Right-of-Way
CL - indicates centerline
+++++ - indicates Non-Vehicular Access Line

LEGEND CONTINUED:
Coordinates ARE 1983 North American Datum indicated thus:
N - indicates Northing
E - indicates Easting



-MP-18

