

# "NEW RIVER SOUND"

## LEGAL DESCRIPTION:

A PORTION OF LOTS 2, 3 AND 4, BLOCK 2 LAYING WESTERLY OF THE WESTERLY RIGHT-OF-WAY LINE OF SEABREEZE BOULEVARD (STATE ROAD A-1-A), "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 NEW RIVER SOUND (FLORIDA EAST COAST CANAL) IN SECTION 12, TOWNSHIP 50 SOUTH, RANGE 42 EAST, LYING WEST OF SAID LOTS 2, 3 AND 4, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 4, AND THE WEST RIGHT-OF-WAY LINE OF SEABREEZE BOULEVARD (STATE ROAD A-1-A) AS SHOWN ON SAID PLAT; THENCE SOUTH 88°22'14" WEST ALONG SAID SOUTH LINE AND ITS WESTERLY EXTENSION 172.57 FEET; THENCE NORTH 00°31'46" WEST 75.78 FEET; THENCE NORTH 88°22'14" EAST 8.73 FEET; THENCE NORTH 01°30'21" EAST 149.56 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 2; THENCE NORTH 88°23'57" EAST ALONG SAID WESTERLY EXTENSION AND SAID NORTH LINE 147.27 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE, BEING THE BEGINNING OF A CIRCULAR NON-TANGENT CURVE CONCAVE WESTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 82°27'18" WEST; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY, BEING THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1278.00 FEET, A CENTRAL ANGLE OF 05°50'04", FOR AN ARC DISTANCE OF 130.14 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 01°42'38" EAST 95.13 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA CONTAINING 36,332 SQUARE FEET (0.8341 ACRES).

## DEDICATION:

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

KNOW ALL MEN BY THESE PRESENTS: SUMMIT HOSPITALITY 134, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND REPLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "NEW RIVER SOUND", A REPLAT.

THE RIGHT-OF-WAY EASEMENT ADJACENT TO SEABREEZE BOULEVARD (STATE ROAD A-1-A) IS DEDICATED AND GRANTED IN FEE SIMPLE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

IN WITNESS WHEREOF: SAID SUMMIT HOSPITALITY 134, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ITS \_\_\_\_\_ IN THE PRESENCE OF THESE TWO WITNESSES, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

WITNESS: _____	BY: SUMMIT HOSPITALITY 134, LLC, A DELAWARE LIMITED LIABILITY COMPANY
PRINT NAME: _____	BY: _____
WITNESS: _____	PRINT NAME: _____
PRINT NAME: _____	TITLE: _____

## ACKNOWLEDGMENT:

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

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ OF SUMMIT HOSPITALITY 134, LLC, A DELAWARE LIMITED LIABILITY, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION, AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED. HE/SHE IS PERSONALLY KNOWN TO ME.

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 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  
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136  
STATE OF FLORIDA  
PULICE LAND SURVEYORS, INC.  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA  
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

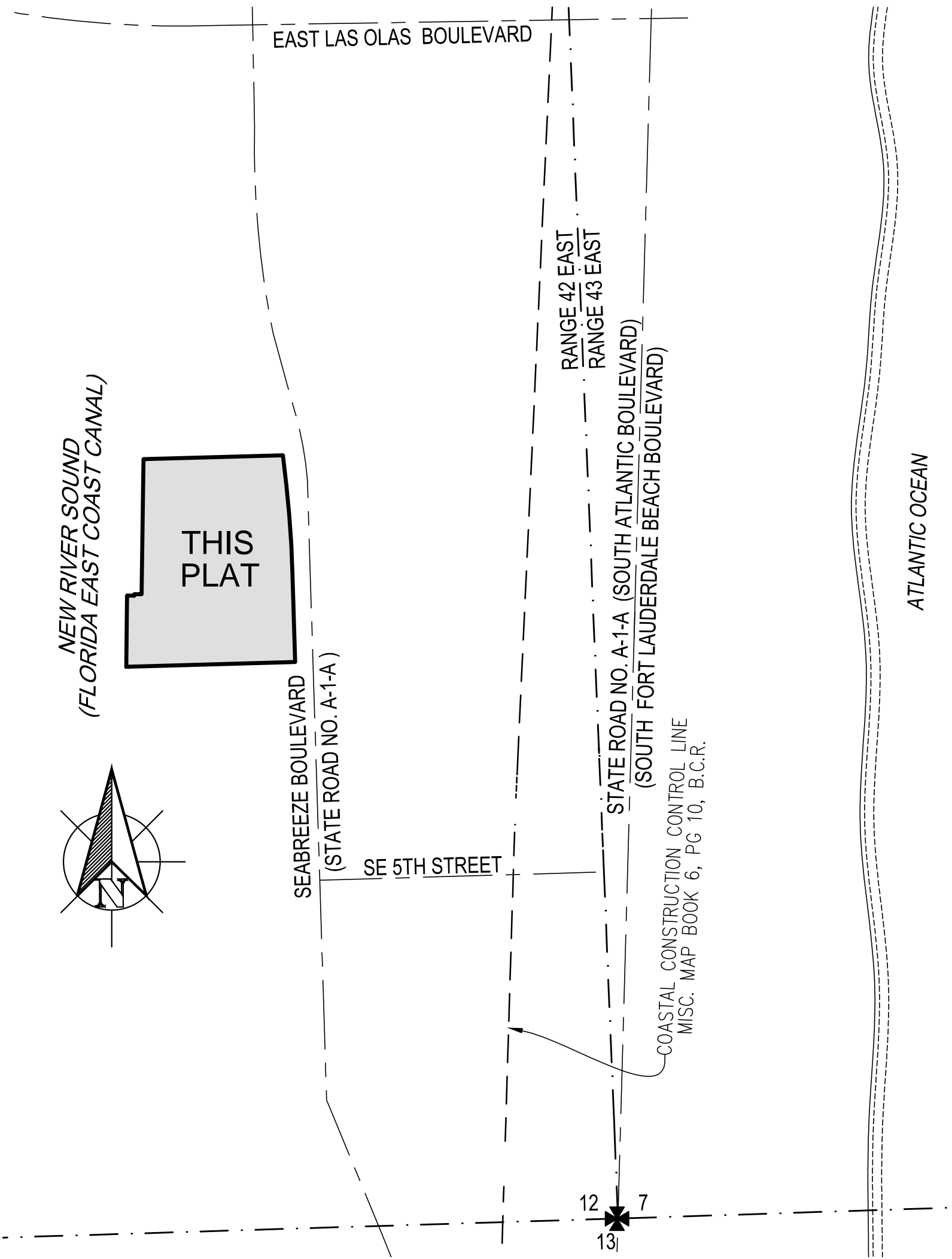
\_\_\_\_\_  
DATE

A REPLAT OF A PORTION OF LOTS 2, 3 AND 4, BLOCK 2 LYING WESTERLY OF THE WESTERLY RIGHT-OF-WAY LINE OF SEABREEZE BOULEVARD (STATE ROAD A-1-A), "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 NEW RIVER SOUND (FLORIDA EAST COAST CANAL) IN SECTION 12, TOWNSHIP 50 SOUTH, RANGE 42 EAST, LYING WEST OF SAID LOTS 2, 3 AND 4  
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  
JANUARY, 2019



LOCATION MAP  
NOT TO SCALE

A PORTION OF SECTION 12, TOWNSHIP 50 SOUTH, RANGE 42 EAST

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

PLAT BOOK      PAGE  
SHEET 1 OF 2 SHEETS

## 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 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: \_\_\_\_\_ DENNIS R. GIRISGEN  
CITY OF FORT LAUDERDALE  
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 \_\_\_\_\_ 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 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. 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. 003-MP-19

PREPARED BY  
**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
954-572-1777  
FAX NO. 954-572-1778  
JANUARY, 2019

**SURVEYOR'S NOTES:**

1) THIS PLAT IS RESTRICTED TO 150 HOTEL ROOMS.

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 2B.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

2) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN FOR THE BASELINE OF SURVEY FOR SEABREEZE BOULEVARD BEING N01°42'38"W AS SHOWN ON "BOUTIQUE HOTEL", PLAT BOOK 183, PAGE 239, BROWARD COUNTY RECORDS.

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 2024, 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

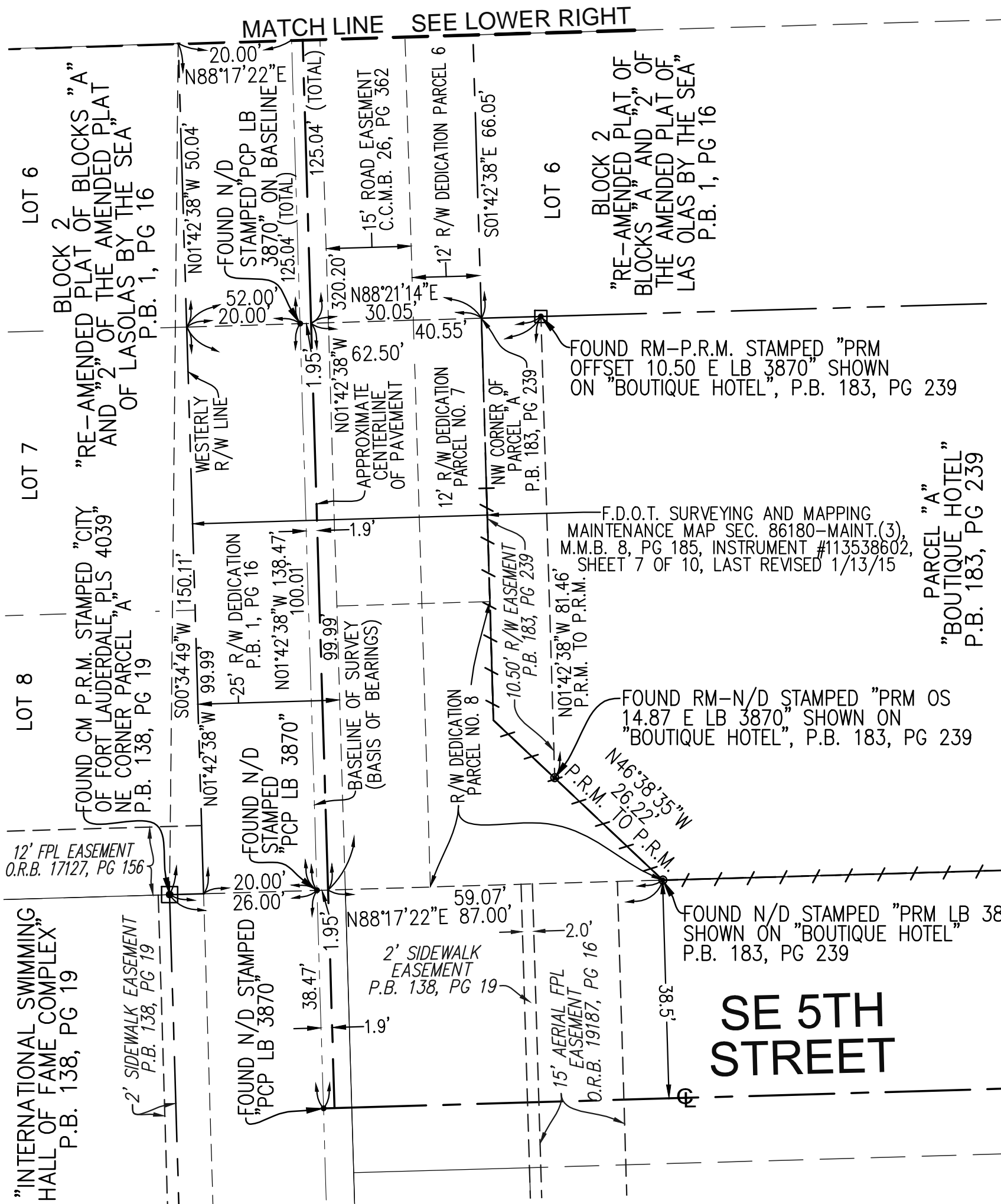
B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY 2024, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT 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, UNLESS OTHERWISE NOTED.

**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.

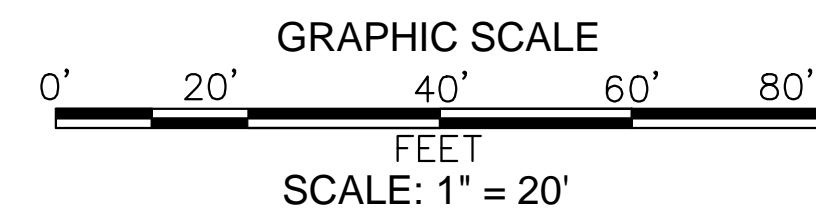
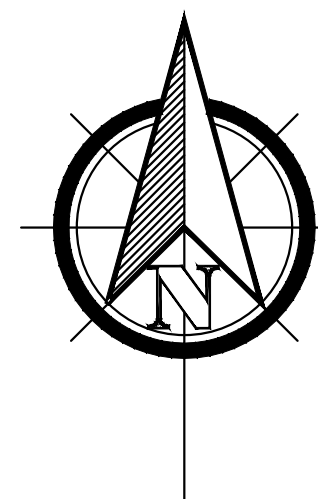
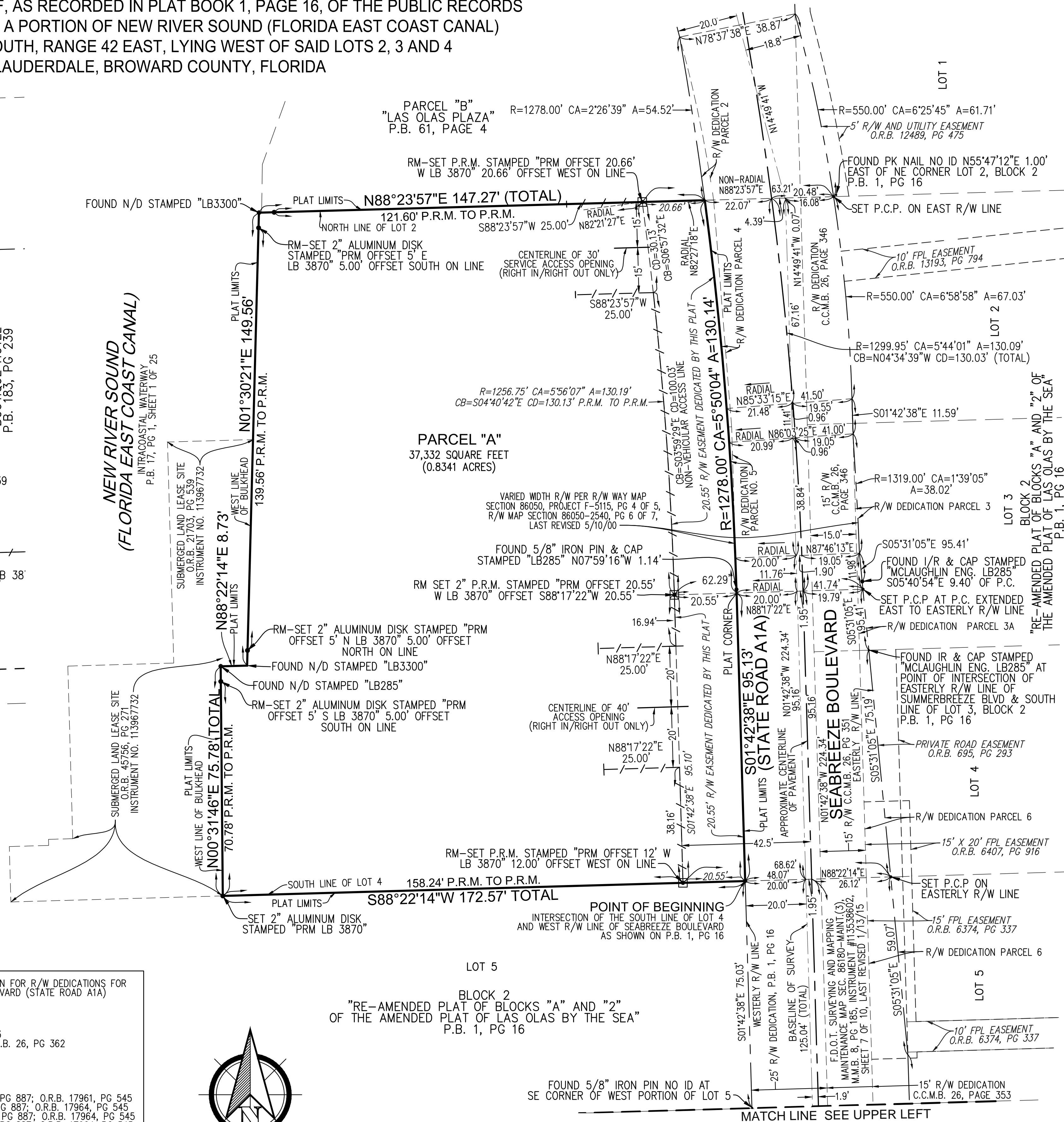


**LEGEND:**

- |            |   |  |
|------------|---|--|
| P.R.M./PRM | ■ | DENOTES: PERMANENT REFERENCE MONUMENT (4" X 4" X 24" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 3870" UNLESS OTHERWISE NOTED) |
| CM-P.R.M.  | ■ | DENOTES: PERMANENT REFERENCE MONUMENT (4" X 4" CONCRETE MONUMENT WITH 2" DISK)   |
| P.C.P./PCP | ● | DENOTES: PERMANENT CONTROL POINT (MAG NAIL & 1.2" BRASS WASHER STAMPED "P.C.P. LB3870" UNLESS OTHERWISE NOTED)                             |
| IR         | ● | DENOTES: 5/8" IRON ROD   |
| FPL        | — | DENOTES: FLORIDA POWER & LIGHT COMPANY   |
| O.R.B.     | — | DENOTES: NON-VEHICULAR ACCESS LINE   |
| LB         | — | DENOTES: OFFICIAL RECORDS BOOK   |
| R/W        | — | DENOTES: LICENSED BUSINESS   |
| C.C.M.B.   | — | DENOTES: CENTERLINE  |
| P.B.       | — | DENOTES: RIGHT-OF-WAY  |
| PG         | — | DENOTES: CLERK OF THE COURTS MINUTES BOOK  |
| P.C.       | — | DENOTES: PLAT BOOK   |
| M.M.B.     | — | DENOTES: PAGE  |
| R.M.B.     | — | DENOTES: POINT OF CURVATURE  |
| R=         | — | DENOTES: MISCELLANEOUS MAP BOOK  |
| CA=        | — | DENOTES: RIGHT OF WAY MAP BOOK   |
| CB=        | — | DENOTES: RADIUS  |
| CD=        | — | DENOTES: CENTRAL ANGLE   |
| F.D.O.T.   | — | DENOTES: ARC LENGTH  |
| SEC.       | — | DENOTES: CHORD BEARING   |
| RM-        | — | DENOTES: CHORD LENGTH  |
| N/D        | — | DENOTES: FLORIDA DEPARTMENT OF TRANSPORTATION  |
|            | — | DENOTES: SECTION   |
|            | — | DENOTES: REFERENCE MONUMENT, SET OF OFFSET   |
|            | — | DENOTES: MAG NAIL & 1.2" BRASS DISK  |

RECORDING INFORMATION FOR R/W DEDICATIONS FOR SEABREEZE BOULEVARD (STATE ROAD 1A)

C.C.M.B. 26, PAGE 346
C.C.M.B. 26, PAGE 349
15', C.C.M.B. 26, PG 351
15', C.C.M.B. 26, PAGE 353
15' ROAD EASEMENT, C.C.M.B. 26, PG 362
R.M.B. 2, PG 2
R.M.B. 3, PG 36
R.M.B. 12, PG 10
M.M.B. 8, PG 149
M.M.B. 8, PG 185
PARCEL 2, O.R.B. 17378, PG 887; O.R.B. 17961, PG 545
PARCEL 3, O.R.B. 17378, PG 887; O.R.B. 17964, PG 545
PARCEL 3A, O.R.B. 17378, PG 887; O.R.B. 17964, PG 545
PARCEL 4, O.R.B. 17378, PG 887; O.R.B. 17964, PG 545
PARCEL NO. 5, O.R.B. 17378, PAGE 887; O.R.B. 17964, PG 545
PARCEL 6, O.R.B. 17378, PG 887; O.R.B. 17964, PG 545
PARCEL NO. 7, O.R.B. 17471, PG 287; O.R.B. 17378, PG 887
PARCEL NO. 8, O.R.B. 17378, PG 887; O.R.B. 17964, PG 545
25', P.B. 1, PG 16



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SHEET 2 OF 2 SHEETS

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