

PETE'S PLAT 401
A REPLAT OF A PORTION OF LOTS 20 THROUGH 24, BLOCK 31,
RESUBDIVISION OF BLOCKS 2, 31 AND 32 OF NORTH LAUDERDALE
SECTION 3, TOWNSHIP 50 SOUTH, RANGE 42 EAST
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

PREPARED BY:

DAVID &
GERCHAR, INC.
SURVEYORS AND MAPPERS
12075 N.W. 40th Street, Bay 1
Coral Springs, Florida 33065
(954) 340-4025 • ted@davidandgerchar.com
JUNE, 2019

PLAT BOOK _____ PAGE _____

SHEET 1 OF 3

DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD } ss

KNOW ALL MEN BY THESE PRESENTS: THAT 401 FOURTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THE PLAT, HAVE CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS PETE'S 401 PLAT. THE OWNERS HAVE CAUSED THE PROPERTY TO BE SURVEYED AND PLATTED AS SHOWN.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HAND AND SEAL THIS _____ DAY OF _____, 20____, A.D.

WITNESS _____

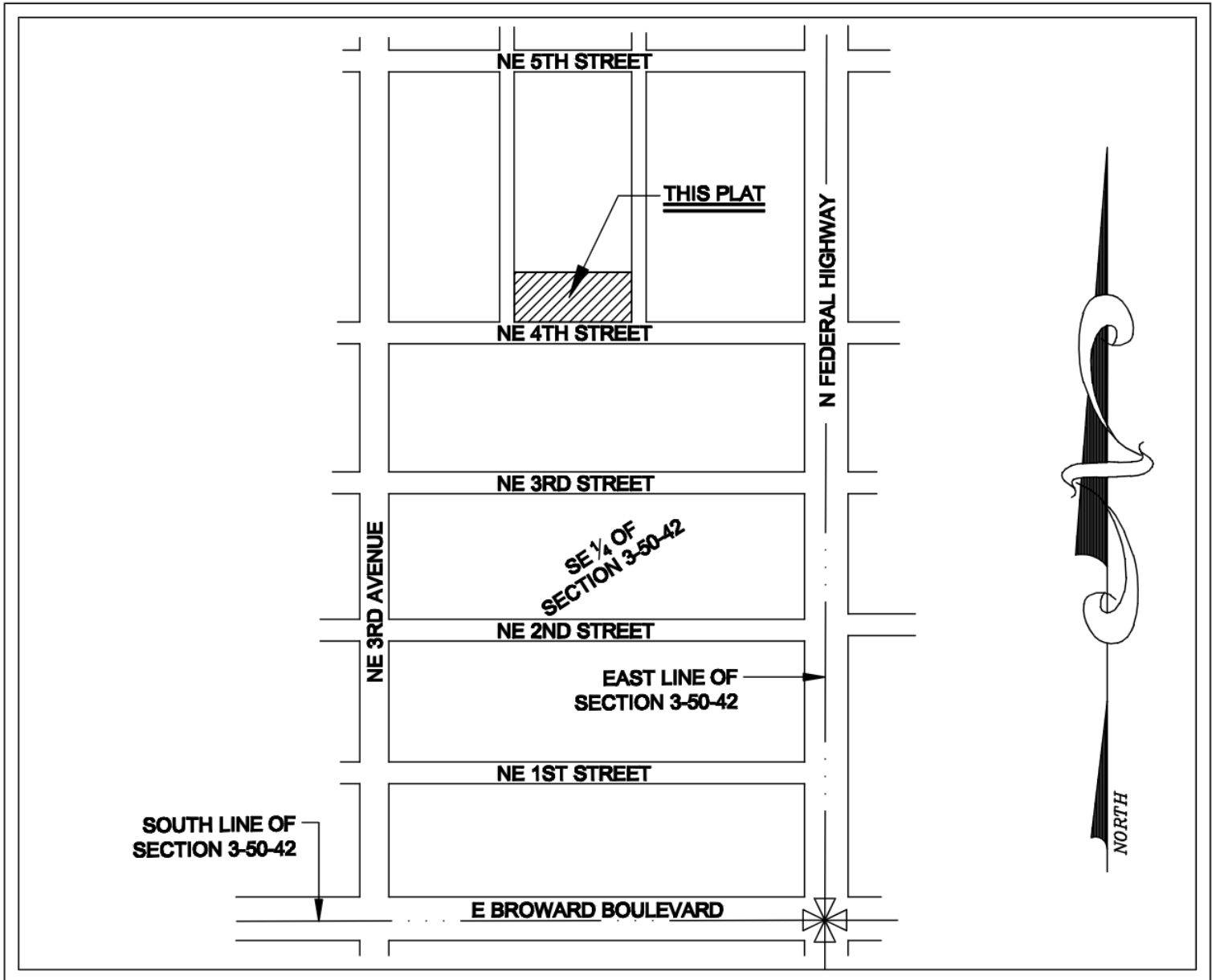
PRINT NAME _____

WITNESS _____

PRINT NAME _____

401 FOURTH, LLC

BY: _____
CHARLES LADD
TITLE: _____



LOCATION MAP - NOT TO SCALE
A PORTION OF SECTION 3-50-42

LEGAL DESCRIPTION

THE SOUTH 107 FEET OF LOTS 20, 21, 22, 23, AND 24, BLOCK 31, OF RESUBDIVISION OF BLOCKS 2, 31 AND 32 OF NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM THE SOUTH 5 FEET OF LOTS 20, 21, 22, 23, AND 24, BLOCK 31; AND LESS AND EXCEPT THEREFROM THE EAST 5 FEET OF THE NORTH 102 FEET OF THE SOUTH 107 FEET OF LOT 24, BLOCK 31; AND LESS AND EXCEPT THEREFROM THE WEST 5 FEET OF THE NORTH 102 FEET OF THE SOUTH 107 FEET OF LOT 20, BLOCK 31, AS CONVEYED TO THE CITY OF FORT LAUDERDALE PURSUANT TO THAT QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 22470, PAGE 682, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 26,520 SQUARE FEET (0.61 ACRES) MORE OR LESS.

SURVEYORS CERTIFICATION

THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, AND WITH THE APPLICABLE SECTIONS OF 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE PERMANENT REFERENCE MONUMENTS (P.R.M.) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177 ON THIS 7TH DAY OF FEBRUARY, 2019.

THEODORE DAVID, P.S.M. DATE _____
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 6821
DAVID & GERCHAR, INC.
12075 N.W. 40TH STREET, BAY 1
CORAL SPRINGS, FLORIDA 33065
CERTIFICATE OF AUTHORIZATION No. LB 6936

ACKNOWLEDGMENT:

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; CHARLES LADD, AS _____ OF 401 FOURTH, LLC, A FLORIDA LIMITED LIABILITY COMOPANY, THAT HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AND _____ RESPECTIVELY AS IDENTIFICATION, AND THAT HE EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICER OF SAID TRUST FOR THE PURPOSES HEREON EXPRESSED AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC - STATE OF FLORIDA _____ SEAL

PRINTED NAME OF ACKNOWLEDGER _____ COMMISSION NUMBER _____ MY COMMISSION EXPIRES: _____

MORTGAGEE'S CONSENT

STATE OF _____
COUNTY OF _____ } ss

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED UNDER INSTRUMENT NUMBER _____ OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____ THIS _____ DAY OF _____, 20____.

WITNESS _____

PRINT NAME _____

BY: _____
_____, AS _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ } ss

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS; _____, AS _____ OF _____ BANK, THAT HE/SHE IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AND _____ RESPECTIVELY AS IDENTIFICATION, AND THAT THEY EXECUTED THE FOREGOING INSTRUMENT FREELY AND VOLUNTARILY AS SUCH OFFICERS OF SAID COMPANY FOR THE PURPOSES HEREON EXPRESSED AND DID TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC - STATE OF _____ SEAL

PRINTED NAME OF ACKNOWLEDGER _____ COMMISSION NUMBER _____ MY COMMISSION EXPIRES: _____

_____-MP-____

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PLAT BOOK _____ PAGE _____

SHEET 2 OF 3

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVES THIS PLAT SUBJECT TO
ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC WAYS THIS ____ DAY OF
_____, 20____, A.D.

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____ A.D.

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 _____, 20____, A.D.

BY: _____
MAYOR, COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

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

BY: RICHARD TORNESE _____ DATE _____ BY: ROBERT P. LEGG, JR. _____ DATE _____
DIRECTOR PROFESSIONAL ENGINEER PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA PROFESSIONAL ENGINEER FLORIDA REGISTRATION NUMBER LS4030
REGISTRATION NUMBER 40263

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND
GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF _____, 20____, A.D.

BY: _____
DIRECTOR/DESIGNEE

CITY OF FORT LAUDERDALE

CITY OF FORT LAUDERDALE PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: THAT THE CITY AND PLANNING AND ZONING BOARD OF FORT LAUDERDALE, FLORIDA, HAS APPROVED
AND ACCEPTED THIS PLAT THIS ____ DAY OF _____, 20____ A.D.

BY: _____ CHAIR _____ DATE _____

CITY COMMISSION

STATE OF FLORIDA
COUNTY OF BROWARD

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 ON THIS ____
DAY OF _____, 20____ A.D.

IN WITNESS WHEREOF, THE SAID COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY ITS CITY CLERK AND THE
CORPORATE SEAL OF SAID CITY TO BE AFFIXED HERETO ON THIS ____ DAY OF _____, 20____ A.D.

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 ENGINEER

THIS PLAT HS BEEN APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF _____, 20____ A.D.

BY: CITY ENGINEER - DENNIS R. GIRISGEN
CITY OF FORT LAUDERDALE
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 50207
STATE OF FLORIDA

SEALS	MORTGAGEE	COUNTY ENGINEER	COUNTY SURVEYDR	COUNTY COMMISSION	CITY ENGINEER	CITY OF FORT LAUDERDALE	SURVEYOR

____-MP-____

PLAT NOTES:

1. 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.
2. GROSS AREA OF PLATTED LANDS IS 26,520 SQUARE FEET (0.61 ACRES), MORE OR LESS.
3. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____, 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 _____, 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. BEARINGS AS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND ARE RELATIVE TO THE SOUTH LINE OF BLOCK 31, BROWARD COUNTY, FLORIDA, AN ESTABLISHED AND MONUMENTED LINE, HAVING A BEARING OF N 87°51'14" E.
5. 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 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.

6. THIS PLAT IS RESTRICTED TO 30,000 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 28.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
7. ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE AND CABLE AND SIMILAR UTILITIES SHALL BE INSTALLED UNDERGROUND.

SURVEY NOTES

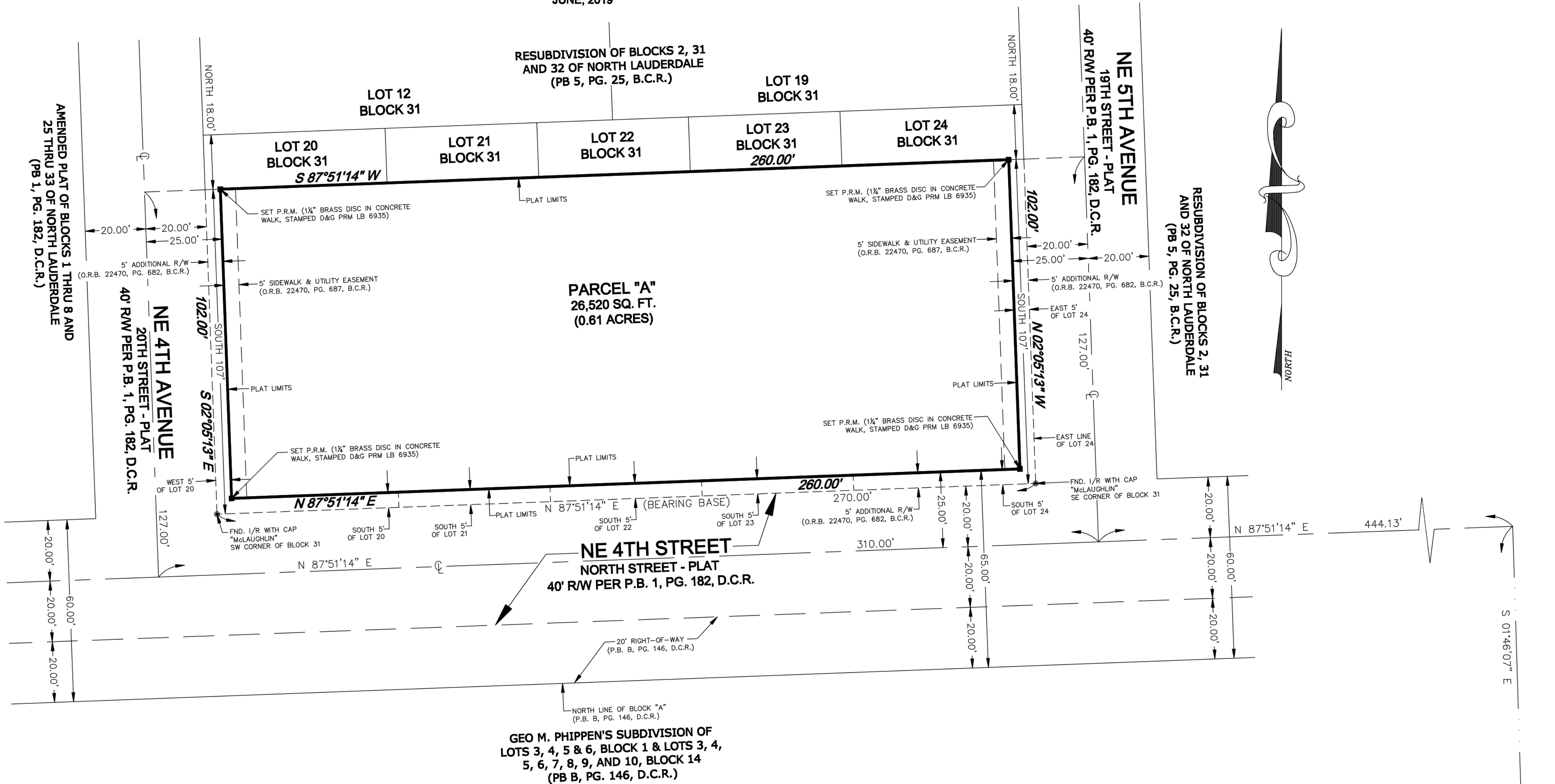
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|----|--------|--------------------------------------|
| 1. | P.R.M. | DENOTES PERMANENT REFERENCE MONUMENT |
| 2. | D.C.R. | DENOTES DADE COUNTY RECORDS |
| 3. | P.B. | DENOTES PLAT BOOK |
| 4. | P.G. | DENOTES PAGE |
| 5. | O.R.B. | DENOTES OFFICIAL RECORD BOOK |
| 6. | B.C.R. | DENOTES BROWARD COUNTY RECORDS |
| 7. | R/W | DENOTES RIGHT-OF-WAY |
| 8. | C | DENOTES CENTERLINE |
| 9. | LB | DENOTES LICENSED BUSINESS |

PETE'S PLAT 401

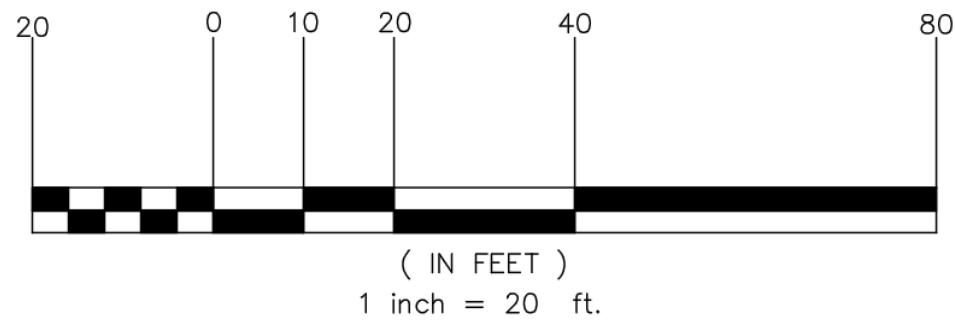
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GRAPHIC SCALE



PLAT BOOK _____ PAGE _____

SHEET 3 OF 3

-MP-