

**DEDICATION**

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That **BSREP III FORT LAUDERDALE, LLC**, a Florida limited liability company, BY: **BSREP III FORT LAUDERDALE MEZZ, LLC**, a Delaware limited liability company, its Manager, 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 **"HILTON MARINA HOTEL"**, being a replat of a portion of LAUDERDALE HARBORS, SECTION "B", according to the plat thereof as recorded in Plat Book 9, Page 57, of the public records of Broward County, AND a plat of a portion of Sections 13 and 14, Township 50 South, Range 42 East, City of Fort Lauderdale, Broward County, Florida.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

BY ITS MANAGER: **BSREP III FORT LAUDERDALE MEZZ, LLC**

Officer: \_\_\_\_\_ Name of officer printed: \_\_\_\_\_ Title: \_\_\_\_\_

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 \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, being the \_\_\_\_\_ of **BSREP III FORT LAUDERDALE MEZZ, LLC**, a Delaware limited liability company, as manager of **BSREP III FORT LAUDERDALE, LLC**, a Florida limited liability company, on behalf of the company.

She/He is

☐ personally known to me or  
☐ has produced \_\_\_\_\_, as identification,  
and  
☐ did take an oath.  
☐ did not take an oath.

NOTARY PUBLIC \_\_\_\_\_ STATE OF FLORIDA

Name of Notary printed \_\_\_\_\_

My Commission # \_\_\_\_\_ Expires: \_\_\_\_\_

NOTARY SEAL

**DEDICATION OF MORTGAGE HOLDER:**

STATE OF FLORIDA SS **CITIBANK N.A.**, a National Banking Association, owner and holder of a mortgage on this property, recorded in Instrument Number 115484545, of the Public Records of Broward County, Florida and does hereby join in the dedications as shown hereon.

IN WITNESS WHEREOF:  
I hereunto set my hand and affix the corporate seal in the City of Fort Lauderdale, County of Broward, State of Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

**CITIBANK N.A.**  
a National Banking Association

Officer: \_\_\_\_\_ Name printed: \_\_\_\_\_ Title: \_\_\_\_\_

Witness: \_\_\_\_\_ Name printed: \_\_\_\_\_

Witness: \_\_\_\_\_ Name printed: \_\_\_\_\_

**ACKNOWLEDGMENT:**

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, being the \_\_\_\_\_ of **CITIBANK N.A.**, a National Banking Association, on behalf of the corporation.

He/She is

☐ personally known to me  
☐ or has produced \_\_\_\_\_, as identification,  
and  
☐ did take an oath.  
☐ did not take an oath

NOTARY PUBLIC \_\_\_\_\_ STATE OF FLORIDA

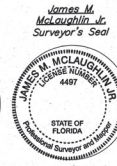
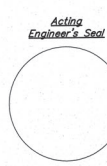
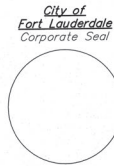
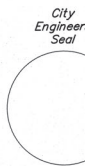
Name of Notary printed \_\_\_\_\_

My Commission # \_\_\_\_\_ Expires: \_\_\_\_\_

NOTARY SEAL

**"HILTON MARINA HOTEL"**

A REPLAT OF A PORTION OF  
LAUDERDALE HARBORS, SECTION "B"  
(PLAT BOOK 9, PAGE 57, E.C.R.) AND  
A PORTION OF SECTIONS 13 & 14,  
TOWNSHIP 50 SOUTH, RANGE 42 EAST,  
CITY OF FORT LAUDERDALE,  
BROWARD COUNTY, FLORIDA  
FEBRUARY 2020



By:

James M. McLaughlin, Jr.  
Registered Land Surveyor No. LS4497  
State of Florida  
for McLAUGHLIN ENGINEERING COMPANY  
1700 N.W. 64th STREET, SUITE 400  
Fort Lauderdale, Florida 33309  
Certificate of Authorization Number: LB 285

008-MP-20

PREPARED BY: McLAUGHLIN ENGINEERING CO. 1700 N.W. 64th STREET, SUITE 400 FORT LAUDERDALE FLORIDA 33309 TEL. (954) 763-7611 FAX (954) 763-7615 SURVEY FILE NO. 19-3-071 McL JOB NO.: V-4597

**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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ (City of Fort Lauderdale Planning # PL20)

By: \_\_\_\_\_ Name Printed: \_\_\_\_\_ Chairman, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

**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 \_\_\_\_\_, 20\_\_\_\_.

All applicable concurrency/impact fees for the construction, expansion, and/or conversion of a building within this plat shall be paid on the date of building permit issuance.

By: \_\_\_\_\_ Jeffrey A. Madorelli City Clerk, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

**CITY ENGINEER'S SIGNATURE**

This plat is approved and accepted for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_ Dennis R. Girsigen, 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 \_\_\_\_\_, 20\_\_\_\_.

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

By: \_\_\_\_\_ (date)  
Alejandra S. Perez  
Acting County Engineer  
Professional Engineer  
Florida Registration Number 33217

**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 \_\_\_\_\_, 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 \_\_\_\_\_, 20\_\_\_\_. By: \_\_\_\_\_ Executive Director or Designee

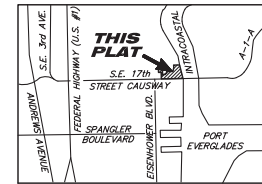
**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - MINUTES SECTION**

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 \_\_\_\_\_, 20\_\_\_\_.

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, 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 \_\_\_\_\_, 20\_\_\_\_. This plat conforms to all applicable sections of Chapter 5J-17.05, FLORIDA ADMINISTRATIVE CODE. This plat dated at Fort Lauderdale, Florida, this 29th day of February, 2020.



**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 meridian and refer to the South line of Section 14-50-42, as South 88°32'19" West, referenced by monumentation on the North right-of-way line of S.E. 17th Street Causeway as shown hereon.

If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by 2025, 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.

If construction of project water lines, sewer lines, drainage and the rock base for internal roads have not been substantially completed by 2025, 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 127.091, 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 a 589 Existing Room Hotel; a 33 Slip Marina AND 67,000 Square feet of Commercial Use (39,040 Square Feet Existing).

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 indicative 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:**

A portion of LAUDERDALE HARBORS, SECTION "B", according to the plat thereof, as recorded in Plat Book 9, Page 57, of the public records of Broward County, Florida; AND a portion of Government Lot 1, Section 14, Township 50 South, Range 42 East; AND ALSO a portion of Government Lot 9, Section 13, Township 50 South, Range 42 East all more fully described as follows:

Commencing at the Southeast corner of the Northeast one-quarter (NE 1/4) of said Section 14; thence North 01°19'47" West (on an assumed bearing), on the East line of said Government Lot 1, a distance of 100.00 feet to the North right-of-way line of Southeast 17th Street Causeway (also known as Brooks Memorial Causeway) and to the Point of Beginning; thence South 88°32'19" West, on said North right-of-way line, a distance of 338.65 feet; thence North 89°27'41" West, on said North right-of-way line, a distance of 152.29 feet; thence South 88°32'19" West, on said North right-of-way line, a distance of 42.65 feet; thence North 85°34'19" West, on said North right-of-way line, a distance of 102.69 feet; thence North 01°19'47" West, on a boundary of EVERGLADES, LLC PLAT, according to the plat thereof, as recorded in Plat Book 172, Pages 104 and 105, of the public records of Broward County, Florida, a distance of 303.00 feet; thence South 88°32'19" West, on a boundary of said EVERGLADES, LLC PLAT, a distance of 124.58 feet; thence North 01°19'47" West, on a boundary of said EVERGLADES, LLC PLAT, a distance of 220.00 feet; thence North 88°32'19" East, a distance of 124.58 feet; thence North 01°19'47" West, a distance of 97.25 feet; thence North 88°32'45" East, on the South right-of-way line of the North Fork Seminole River (125 feet right-of-way, per said LAUDERDALE HARBORS, SECTION "B", a distance of 60.00 feet, thence South 01°19'47" East, a distance of 450.39 feet to a point on a curve, thence Northeastly on said curve to the left, whose radius point bears North 58°23'32" West, with a radius of 212.00 feet, a central angle of 291°6'15" on arc distance of 34.30 feet; thence North 88°32'45" East, a distance of 112.83 feet; thence North 01°19'47" West, a distance of 48.36 feet; thence North 88°32'45" East, a distance of 62.14 feet; thence North 01°19'47" West, a distance of 81.64 feet; thence North 88°32'45" East, a distance of 289.28 feet; thence North 12°00'00" East, a distance of 176.78 feet; thence North 01°19'47" West, a distance of 118.32 feet; thence North 88°32'45" East, on said North right-of-way line of the North Fork Seminole River, a distance of 271.97 feet more or less (271.53 feet measured), to the Westerly right-of-way of the Intracoastal Waterway; thence South 13°55'16" East along said Westerly right-of-way (South 14°03'50" East, per Department of Transportation right-of-way map dated 1953) a distance of 635.10 feet more or less (635.45 feet measured) to the said North right-of-way line of Southeast 17th Street Causeway; thence South 88°32'19" West along said North right-of-way a distance of 354.35 feet more or less (355.57 feet measured) to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 428,387 square feet or 9.8344 acres more or less.

