

"GERDAU PLAT"

DESCRIPTION

DESCRIPTION (PER WARRANTY DEED, O.R.B. 3460, PG 751, B.C.R.)

THE SOUTH 35 FEET THAT PORTION OF THE "AMENDED PLAT OF HOLLYWOOD HEIGHTS", PLAT BOOK 14, PAGE 58 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9);

THE SOUTH 35 FEET OF THAT PORTION OF THE SE 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, LYING WEST OF SAID "AMENDED HOLLYWOOD HEIGHTS";

THE SOUTH 35 FEET OF THAT PORTION OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 33, LYING EAST OF A LINE THAT IS 300 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF THE SEABOARD AIR LINE RAILROAD;

ALL THAT PROPERTY IN TRACT 5, OF TIGERTAIL GROVE RE-SUBDIVISION, LYING IN SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 30, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; EXCEPT THE PORTION THEREOF CONVEYED TO BROWARD COUNTY, FLORIDA FOR ROAD AND HIGHWAY PURPOSES BY SPECIAL WARRANTY DEED DATED SEPTEMBER 25, 1982 AND RECORDED IN OFFICIAL RECORDS 2473, PAGE 614 OF THE PUBLIC RECORDS OF SAID COUNTY;

ALL THAT PART OF THE N 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, LYING EAST OF THE SEABOARD-ALL FLORIDA RAILWAY RIGHT-OF-WAY IN BROWARD COUNTY, FLORIDA; EXCEPT BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF TIGERTAIL BOULEVARD AND A POINT 100 FEET EAST OF THE WEST RIGHT-OF-WAY LINE OF THE SEABOARD-ALL FLORIDA RAILWAY, AS MEASURED AT RIGHT ANGLES, SAID POINT OF BEGINNING ALSO BEING DESCRIBED AS THE SOUTHWEST CORNER OF A TRACT FORMERLY KNOWN AS THE SEABOARD-ALL FLORIDA RAILWAY STATION GROUND; THENCE RUN EASTERLY ALONG THE NORTH RIGHT-OF-WAY LINE TO THE NORTH LINE OF THE N 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE WESTERLY A DISTANCE OF 202.65 FEET ALONG SAID NORTH LINE OF THE N 1/2 OF THE NW 1/4 OF THE SW 1/4 TO A POINT 100 FEET EAST OF THE WEST RIGHT-OF-WAY LINE OF THE SEABOARD-ALL FLORIDA RAILWAY, AS MEASURED AT RIGHT ANGLES; THENCE SOUTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THE SAID EXCEPTED TRACT OF LAND HEREIN DESCRIBED ALSO BEING KNOWN AS PART OF THE TRACT FORMERLY KNOWN AS SEABOARD-ALL FLORIDA RAILROAD GROUND; AND EXCEPT THE PORTION THEREOF CONVEYED TO BROWARD COUNTY, FLORIDA FOR ROAD AND HIGHWAY PURPOSES BY SPECIAL WARRANTY DEED DATED SEPTEMBER 25, 1982 AND RECORDED IN OFFICIAL RECORDS BOOK 2473, PAGE 614 OF THE PUBLIC RECORDS OF BROWARD COUNTY. (END OF DEED DESCRIPTION)

AND ALSO LESS THEREFROM PARCEL A OF DESIGNER'S PLACE AT DANIA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EASTERLYMOST CORNER OF PARCEL "A" OF "THE NCL PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 150, PAGE 50 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF THE AFORESAID TRACT 5 OF TIGERTAIL GROVE RESUBDIVISION, SOUTH 0°16'24" EAST 665.91 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 5; THENCE ALONG THE SOUTH LINE OF SAID TRACT 5, SOUTH 87°28'12" WEST 60.64 FEET TO AN INTERSECTION WITH AN EASTERLY LINE OF PARCEL "A" OF DESIGNER'S PLACE AT DANIA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 129, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWO (2) COURSES, (1) NORTH 09°39'28" EAST 44.07 FEET; (2) NORTH 0°16'24" WEST 309.40 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE ALONG THE NORTH LINE OF SAID PARCEL "A", SOUTH 87°28'12" WEST 850.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE ALONG THE WEST LINE OF SAID PARCEL "A", SOUTH 02°38'10" EAST 358.84 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE ALONG A LINE 30 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, SOUTH 87°28'12" WEST 511.41 FEET; THENCE ALONG A SOUTHERLY PROLONGATION OF AN EASTERLY LINE OF SAID PARCEL "A" OF SAID "THE NCL PLAT" AND SAID EASTERLY LINE, NORTH 06°43'38" EAST 681.14 FEET; THENCE ALONG A SOUTHERLY BOUNDARY OF SAID PARCEL "A" OF SAID "THE NCL PLAT", NORTH 87°25'19" EAST 891.66 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 510,898 SQUARE FEET (11.729 ACRES) MORE OR LESS.

DEDICATION

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

KNOW ALL MEN BY THESE PRESENTS THAT GERDAU AMERISTEEL US INC., OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON AND TO BE KNOWN AS "GERDAU PLAT", BEING A REPLAT OF PORTION OF THE "AMENDED PLAT OF HOLLYWOOD HEIGHTS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 58 AND OF A PORTION OF TRACT OF TIGERTAIL GROVE RE-SUBDIVISION AS RECORDED IN PLAT BOOK 30, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

THE ADDITIONAL RIGHT-OF-WAY SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, SAID GERDAU AMERISTEEL US INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED THIS DAY OF _____ 20__

BY: _____
WITNESS NAME AND TITLE _____
PRINT NAME _____
WITNESS NAME AND TITLE _____
PRINT NAME _____

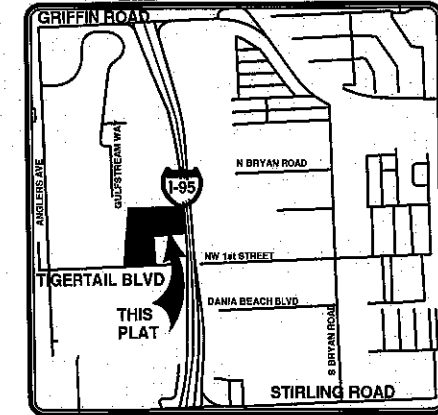
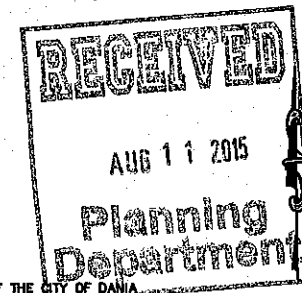
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20__ BY GERDAU AMERISTEEL US, INC. LIMITED LIABILITY COMPANY. HE IS PROFESSIONALLY KNOWN TO ME OR HAS PROVIDED _____ AS IDENTIFICATION

MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____
BY: _____ NOTARY PUBLIC STATE OF FLORIDA DATE _____

A REPLAT OF PORTION OF THE "AMENDED PLAT OF HOLLYWOOD HEIGHTS", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 58 AND OF A PORTION OF TRACT 5 OF TIGERTAIL GROVE RE-SUBDIVISION AS RECORDED IN PLAT BOOK 30, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA



SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST
LOCATION MAP
N.T.S.

CITY OF DANIA BEACH CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY COMMISSION OF THE CITY OF DANIA BEACH, FLORIDA, IN AND BY ORDINANCE NO. _____ ADOPTED BY THE SAID CITY COMMISSION THIS _____ DAY OF _____ 2015, AND BY SAID RESOLUTION ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE ACCEPTED IN THE NAME OF SAID CITY.

NO BUILDING PERMITS SHALL BE ISSUED FOR CONSTRUCTION, EXPANSION AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THE MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID FOR OR ARE NOT DUE.

BY: _____ MAYOR - MARCO SALVINO, Sr.
BY: _____ CITY CLERK - LOUISE STILSON

BY: _____ PLANNING & ZONING DEPARTMENT BILL HARRIS, CHAIRPERSON
BY: _____ COMMUNITY DEVELOPMENT DEPARTMENT MARC LAFERRIER, DIRECTOR

CITY ENGINEER

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____ 20__

BY: _____ CITY ENGINEER RONNIE NAVARRO

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____ 20__

BY: _____ DIRECTOR / DESIGNEE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE PORTIONS OF CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS 21st DAY OF MAY 2015. THE BENCH MARKS SHOWN ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS. PERMANENT CONTROL POINTS (PCP'S) 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.

Martin P. Ross
MARTIN P. ROSS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 5857
MILLER LEGG AND ASSOCIATES,
CERTIFICATE OF AUTHORIZATION NO. LB 6880
5747 N ANDREWS WAY
FT. LAUDERDALE FL 33309
PHONE: 954-436-7000, FAX: 954-436-8684
WWW.MILLERLEGG.COM

PREPARED BY:

MILLER LEGG
South Florida Office: 6747 N. Andrews Way
Ft. Lauderdale, Florida, 33309-2364
954-436-7000, Fax: 954-436-8684
www.millerlegg.com
Certificate of Authorization: LB6880

SURVEYOR OWNER CITY ENGINEER CITY OF DANIA BEACH COUNTY SURVEYOR COUNTY ENGINEER COUNTY COMMISSION
CITY COMMISSION

FILE COPY

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC WAYS.

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 OF DESIGNEE

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING SERVICES DIVISION

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD. THIS PLAT HAS BEEN REVIEWED AND FOUND TO CONFORM WITH CHAPTER 177, PART 1 FLORIDA STATUTES.

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

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 THIS STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA.

THIS _____ DAY OF _____ 20__

ATTEST: BERTHA HENRY COUNTY ADMINISTRATOR BY: _____ DEPUTY

BY: _____ MAYOR - COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - RECORDING SECTION

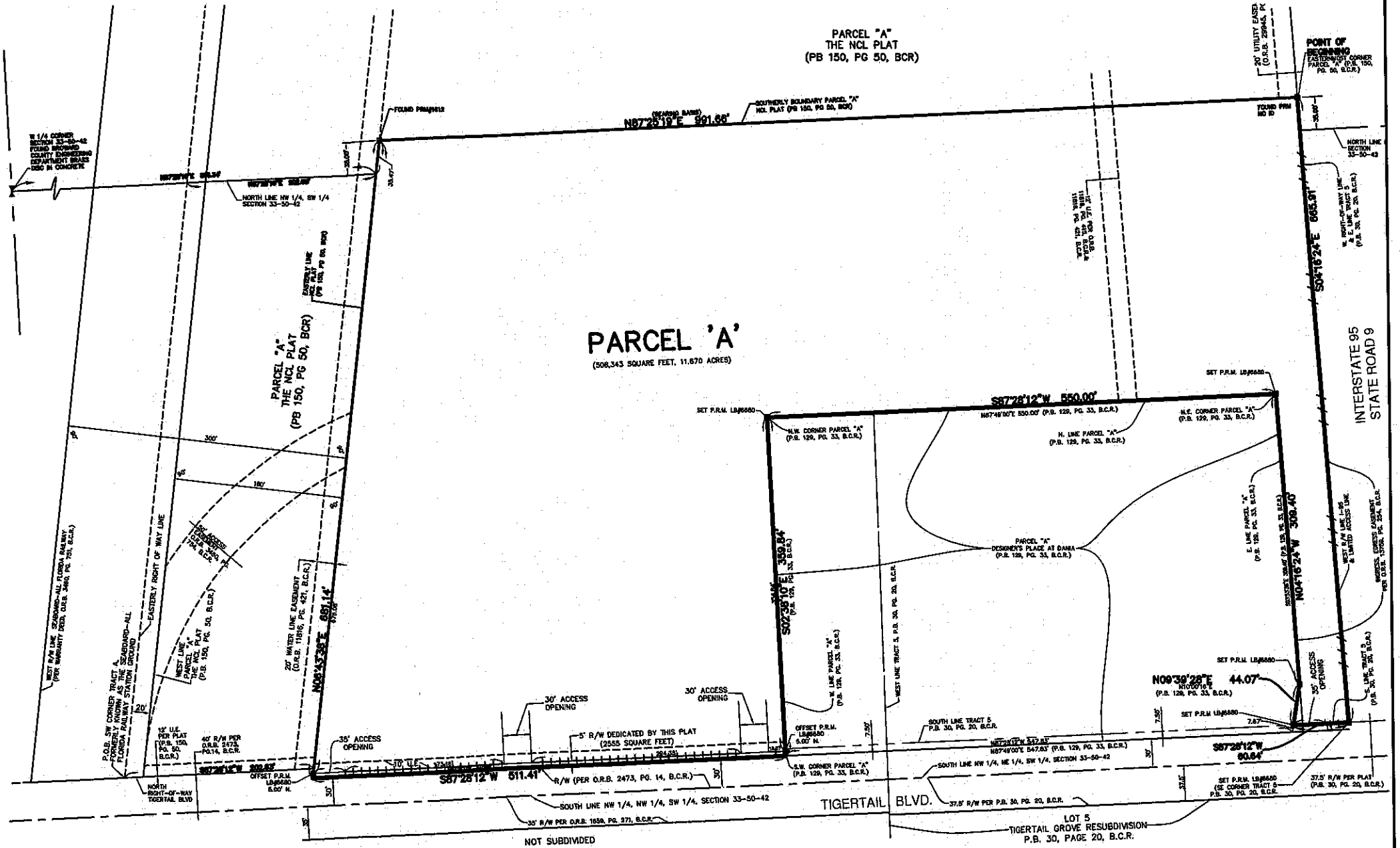
THIS PLAT WAS FILED FOR RECORD THIS _____ DAY OF _____ 20__ AND RECORDED IN PLAT BOOK _____ PAGE _____ RECORD VERIFIED.

ATTEST: BERTHA HENRY COUNTY ADMINISTRATOR BY: _____ DEPUTY

"GERDAU PLAT"

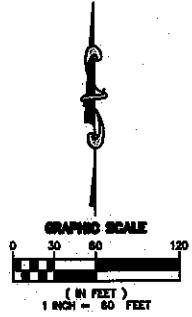
- BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF SOUTH 87°25'19" WEST ALONG THE SOUTHERLY LINE OF PARCEL "A" OF "THE NCL PLAT", P.B. 150, PG. 50, BROWARD COUNTY RECORDS, FLORIDA.
- ALL RECORDING INFORMATION REFERS TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
- NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE 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.
- TOTAL AREA DEDICATED FOR RIGHT OF WAY BY THIS PLAT IS 2555 SQUARE FEET.
- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY 20____ WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY 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 HAS NOT BEEN SUBSTANTIALLY COMPLETED BY 20____ WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY 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 77.091, 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.
- ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV (D) I (F), DEVELOPMENT REVIEW REQUIREMENTS, OF BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- THIS PLAT IS RESTRICTED TO 150,000 SQUARE FEET OF INDUSTRIAL USE (52,904 SQUARE FEET OF EXISTING; 97,096 SQUARE FEET PROPOSED), AND 20,000 SQUARE FEET OF FREE STANDING OFFICE USE (8,640 SQUARE FEET OF EXISTING, 11,360 SQUARE FEET OF PROPOSED). COMMERCIAL/RETAIL USES ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASE IMPACTS. INDUSTRIAL BUILDINGS MAY HAVE 30% ANGLIARY OFFICE USE PER BAY OR SINGLE TENANT BUILDING.

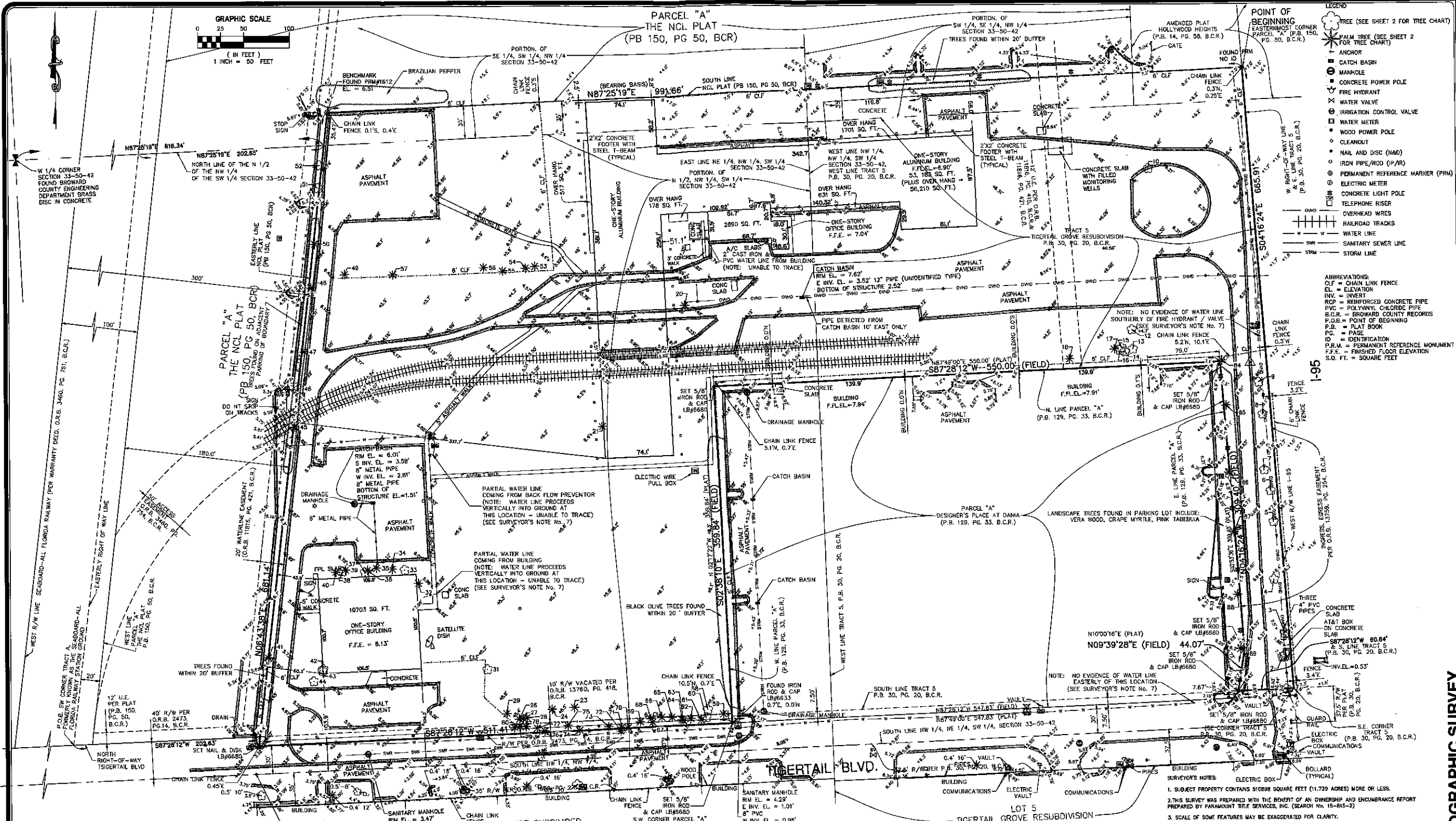
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- LEGEND:**
- P.B. = PLAT BOOK
 - PG. = PAGE
 - B.C.R. = BROWARD COUNTY RECORDS
 - M.M.B. = MISCELLANEOUS MAP BOOK
 - O.R.B. = OFFICIAL RECORDS BOOK
 - LB = LICENCE BUSINESS
 - ⊕ = CENTERLINE
 - R/W = RIGHT OF WAY
 - U.E. = UTILITY EASEMENT
 - PRM = PERMANENT REFERENCE MONUMENT
 - (18" METAL ROD WITH ALUMINUM DISC IN 24" LONG (4"x4" SQUARE) CONCRETE UNLESS OTHERWISE NOTED)
 - = NON-VEHICULAR ACCESS LINE
 - = PERMANENT REFERENCE MONUMENT

PREPARED BY:
MILLER LEGG
 South Florida Office: 6747 N. Andrews Way
 Ft. Lauderdale, Florida 33309-2364
 954-436-7000, Fax: 954-436-0664
 www.millerlegg.com
 Certificate of Authorization: LB6650





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SAID LANDS SITUATE LYING AND BEING IN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 510,898 SQUARE FEET (11.729 ACRES) MORE OR LESS.

SURVEYOR'S NOTES:

- SUBJECT PROPERTY CONTAINS 510898 SQUARE FEET (11.729 ACRES) MORE OR LESS.
- THIS SURVEY WAS PREPARED BY THE BENEFIT OF AN OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY PARAMOUNT TITLE SERVICES, INC. (SEARCH NO. 15-815-2)
- SCALE OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY.
- EASEMENTS SHOWN HEREON ARE PER PLAT UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF SOUTH 87°25'19" WEST ALONG THE SOUTHERLY LINE OF PARCEL "A" OF "THE NCL PLAT", P.B. 150, PG. 50, BROWARD COUNTY RECORDS, FLORIDA.
- ELEVATION NOTE: ELEVATIONS ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988, ARE SHOWN THIS DATE.
- AND ARE BASED BROWARD COUNTY ENGINEERING DIVISION BENCHMARK #3884 DESCRIBED AS A N/T IN THE SE CORNER OF INTERSECTION OF GRIFIN ROAD AND RAVENWOOD ROAD, 3' EAST OF E.O.P., 15.5' SOUTH OF CONCRETE SIGNAL LIGHT FOR RAILROAD CROSSING SOUTH OF S.E.O.P. ELEVATION: 104.07 (NGVD 29) = 8.81 (NAVD 88)
- ELEVATIONS AS SHOWN WERE CONVERTED FROM THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, (N.G.V.D. '29) TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, (N.A.V.D. '88) TO USING THE FOLLOWING CONVERSION: N.G.V.D. '29 VERTICAL DATUM, (IN FEET) = 1.480' N.A.V.D. '88 VERTICAL DATUM. THE CONVERSION FACTOR WAS OBTAINED FROM THE NATIONAL SURVEYING SERVICE ORTHOMETRIC HEIGHT CONVERSION PROGRAM USING THE LATITUDE AND LONGITUDE OF THE PROJECT LOCATION TO DETERMINE A CONVERSION FACTOR FOR THIS SPECIFIC LOCATION.
- UTILITIES ARE SHOWN PER A SUBSURFACE UTILITY INVESTIGATION CONDUCTED ON 12 FEBRUARY 2015. INDUSTRY STANDARD GEOPHYSICAL PROSPECTING TECHNIQUES WERE USED IN CONJUNCTION WITH GROUND PENETRATING RADAR TO DETECT UNDERGROUND UTILITY LINES IN AREAS SPECIFIED BY THE CLIENT. DUE TO SITE CONDITIONS AND INHERENT LIMITATIONS WITH CLIMATE TECHNOLOGY, NO GUARANTEE IS EXPRESSED THAT ALL UTILITIES WERE SUCCESSFULLY DETECTED AND LOCATED. CLIENT / CONTRACTOR IS HEREBY ADVISED TO CONTACT SUNSHINE STATE ONE CALL OF FLORIDA AT 811 PRIOR TO ANY EXCAVATION. MILLER LEGG SHALL NOT BE HELD LIABLE FOR DAMAGES CAUSED TO UTILITIES DURING CONSTRUCTION.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATED THIS 22nd DAY OF JULY, 2014 A.D.

Martin P. Ross
MARTIN P. ROSS
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA REGISTRATION NO. 5857
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GERDAU FT. LAUDERDALE REINFORCING STEEL
 CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA
 SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST

SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY

MILLER LEGG
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 www.millerlegg.com

15-00035
 SHEET NO. SH-1
 DATE: 1/19/15
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