

SHEET 2 OF 2 SHEETS

GRAPHIC SCALE

A horizontal scale bar with alternating black and white segments. The segments are labeled with the numbers 40, 0, 20, 40, and 80 from left to right.

1 inch = 40 feet

1. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY THE COUNTY ENGINEER WITHIN THE TIME SPECIFIED IN THE PERMIT, THE COUNTY ENGINEER SHALL BE RESPONSIBLE FOR THE COST OF THE PERMIT. IF THE COUNTY ENGINEER DOES NOT ISSUE THE PERMIT WITHIN THE TIME SPECIFIED IN THE PERMIT, THE COUNTY ENGINEER SHALL BE RESPONSIBLE FOR THE COST OF THE PERMIT. IF THE COUNTY ENGINEER DOES NOT ISSUE THE PERMIT WITHIN THE TIME SPECIFIED IN THE PERMIT, THE COUNTY ENGINEER SHALL BE RESPONSIBLE FOR THE COST OF THE PERMIT.

IF A PROJECT AFTER LINES, SEWER LINES, DRAINAGE AND THE ROCK BASE FOR INTERNAL PAVES ARE NOT INSTALLED BY 2021, WITHIN THE 5 YEAR PERIOD FROM THE DATE OF APPROVAL OF THE PLAN BY BROWARD COUNTY, THEN THE COUNTY'S FUNDING OF REDEVELOPMENT SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED FOR THE PROJECT. THE COUNTY WILL NOT BE RESPONSIBLE FOR THE PAYING OF THE APPLICATION, THE REDEVELOPMENT REQUIREMENTS MAY BE WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PAYING PLAN HAS BEEN SUBMITTED TO THE COUNTY AND THE PROJECT IS IN PROGRESS. THE COUNTY WILL NOT BE RESPONSIBLE FOR PAYING THE APPLICATION TO BROWARD COUNTY FOR THE APPROPRIATE REDEVELOPMENT ENTRY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED THE FRAME.

[illegible]

4. THIS PLAT IS RESTRICTED TO 141,000 SQUARE FEET OF OFFICE/WAREHOUSE USE. BANKS AND COMMERCIAL/RETAIL USES ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR NEGATIVE IMPACTS. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D. 1. f. DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDOUS AIR NAVIGATION.

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 THIS 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.

5. BENCHMARK OF ORIGIN: CITY OF FORT LAUDERDALE ENGINEERING DEPARTMENT BENCHMARK #122, ELEVATION 9.488 FEET, W.A.S. BN #19-6 "SQUAD" CUT ON SOUTHEAST CORNER OF PORCH OF FAYTOWER STORAGE, INC. 46.2° EAST OF SOUTHWEST 12TH AVENUE AND 638.1° NORTH OF SOUTHWEST 13TH COURT. NOTE: "FAYTOWER STORAGE" CHANGED TO "TARCO VAN & STORAGE" PROPERTY ADDRESS #1210 S.W. 12TH AVENUE.

6. BENCHMARK ELEVATIONS REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.

7. BEARINGS ARE BASED ON AN ASSUMED BEARING OF NORTH 09°07'20" WEST ALONG THE EAST LINE OF PARCEL "A," CUSTER INDUSTRIAL PARK, PLAT BOOK 146, PAGE 30, HANCOCK COUNTY RECORDS.

5. ALL FACILITIES FOR THE DISTRIBUTION OF ELECTRICITY, TELEPHONE, CABLE TELEVISION, AND SIMILAR UTILITIES, SHALL BE PLACED UNDERGROUND.

BU DENOTES BENCHMARK
 B.C.R. DENOTES BROWARD COUNTY RECORDS
 C DENOTES CREDITING
 M DENOTES MISSING
 E.N.T. DENOTES ENCLINED
 F.N.L. DENOTES FURNISH PAPER AND LIGHT COMPANY
 L.D. DENOTES LUMBER DEPOSIT
 L.D. DENOTES LUMBER DEPOSIT
 M DENOTES MISSING
 G.R. DENOTES GROUND RECORDS BOOK
 P DENOTES PER PULP BOOK 174, PAGE 112 & 113, B.C.R.
 P.A. DENOTES PAGE
 R/W DENOTES RIGHT-OF-WAY
 U.E. DENOTES UTILITY EASEMENT
 J-4-42 DENOTES SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST
 P.F.A. DENOTES PREVIOUS RESERVE INFORMATION

Digitally signed by Wilson E. Way
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