

DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That the HUS GROUP, LLC, a Florida limited liability company, 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 **"HUS"**, being a plat of a portion of the Southwest one-quarter (SW 1/4) of the Northwest one-quarter (NW 1/4) of Section 33, Township 48 South, Range 42 East, Broward County, Florida.

Parcel "B" – The Additional Right-of-Way Dedication shown hereon adjacent to N.W. 31st Avenue is hereby 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.

Parcels "C" and "D" – the Additional Right-of-Way Dedications shown hereon are hereby dedicated and granted in fee simple to the City of Pompano Beach for the perpetual use of the public for roadway purposes.

The Utility Easement shown hereon is hereby dedicated to the public for Utility and Utility related purposes.

IN WITNESS WHEREOF: We hereunto set our hands and affix the corporate seal in the City of Hollywood, County of Broward, State of Florida, this ____ day of _____, 20_____.

HUS GROUP, LLC, a Florida limited liability company

Officer: _____ Name printed: Erez Hus Title: Manager
Witness: _____ Name printed: Scott A. McLaughlin
Witness: _____ Name printed: Raymond Tirado

ACKNOWLEDGMENT

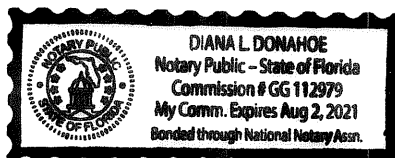
STATE OF FLORIDA SS I hereby certify that on this day personally appeared before me Erez Hus, being the Manager of HUS GROUP, LLC, a Florida limited liability company, to me well known to be the person described who executed the foregoing Plat and instrument of Dedication and he acknowledged the execution thereof to be his free act and deed as such officer; and that he affixed thereto the official seal of said company and that said instrument is the act and deed of said company.

Witness my signature and official seal at the City of Hollywood, Broward County, Florida this ____ day of _____, 20_____.

NOTARY PUBLIC Diana L. Donahoe

STATE OF FLORIDA Name of Notary printed DIANA L. DONAHOE

My Commission Expires: August 2, 2021



SEAL

"HUS"
A PLAT OF A PORTION OF
THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE
NORTHWEST ONE-QUARTER (NW 1/4) OF
SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF POMPANO BEACH,
BROWARD COUNTY, FLORIDA
AUGUST, 2018

CITY OF POMPANO BEACH PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: That the City Planning and Zoning Board of Pompano Beach, Florida, has hereby approved and accepted this plat this 18th day of November, 2019. City of Pompano Beach Planning # 18-14000011.

By: _____ Fred Stacer, 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 POMPANO BEACH, FLORIDA, in and by RESOLUTION no. _____, adopted by the said City Commission, this ____ day of _____, 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 impact fees have been paid or are not due.

Attest: _____ Ascleata Hammond, City Clerk, this ____ day of _____, 20 ____.

By: _____ Rex Hardin, Mayor, this ____ day of _____, 20 ____.

CITY ENGINEER'S SIGNATURE

This plat is approved and accepted for record this ____ day of _____, 20 ____.

By: _____ John Sfiropoulos, P.E., City Engineer, Florida P.E. Registration No. 59494

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: _____

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

By: _____

Alejandro S. Perez (date)
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 _____, 201____. 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 _____, 201____. 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

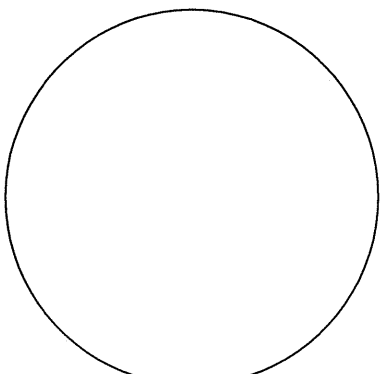
SURVEYOR'S CERTIFICATE

STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands recently surveyed, COUNTY OF BROWARD subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, Part 1, 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 10th day of August, 2018.

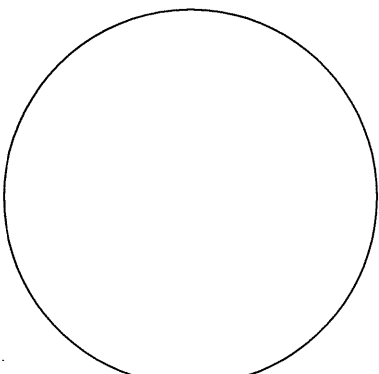
Owners
Seal



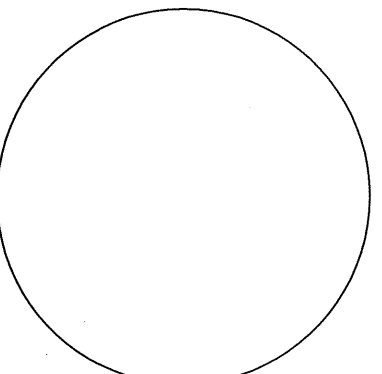
City Engineer's
Seal



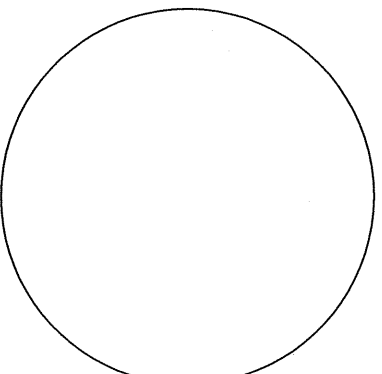
City of
Pompano Beach
Corporate Seal



Robert P. Legg, Jr.
Surveyor's Seal



Alejandro S. Perez
Engineer's Seal



James M.
McLaughlin Jr.
Surveyor's Seal



By: J. M. McLaughlin Jr.

James M. McLaughlin Jr.
Registered Land Surveyor No. 4497
State of Florida.
for McLAUGHLIN ENGINEERING COMPANY
1700 N.W. 64th STREET, SUITE 400
Fort Lauderdale, Florida 33309
Certificate of Authorization Number: LB 285

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 hereon refer to an assumed Datum, and reference the South line of the Northwest one-quarter of Section 33-48-42, as South 88°41'37"West, as field monumented.

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;

and/or 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 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.

LEGAL DESCRIPTION:

The West one-half (W 1/2) of the South two-fifths (S 2/5) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of the Northwest one-quarter (NW 1/4) of Section 33, Township 48 South, Range 42 East, EXCEPT, the East 60.00 feet, ALSO LESS the North 25.00 feet, LESS the West 25.00 feet and the South 25.00 feet thereof, dedicated to Broward County for Public Road purposes.

Said land situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 51,252 square feet or 1.1766 acres, more or less.

CITY OF POMPANO BEACH PLAT RESTRICTION

All facilities for the distribution of electricity, telephone and cable television shall be installed underground. Additional Easements may be required by A.T.T. and F.P.L. at the time of Site Plan.

PLAT RESTRICTION

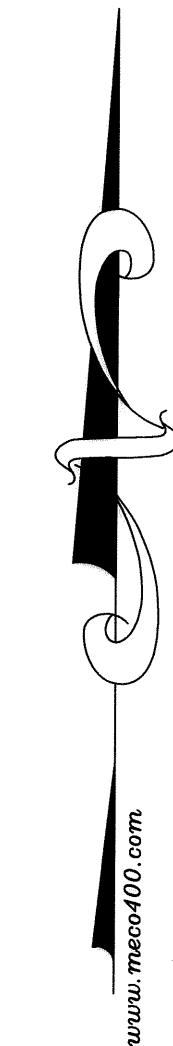
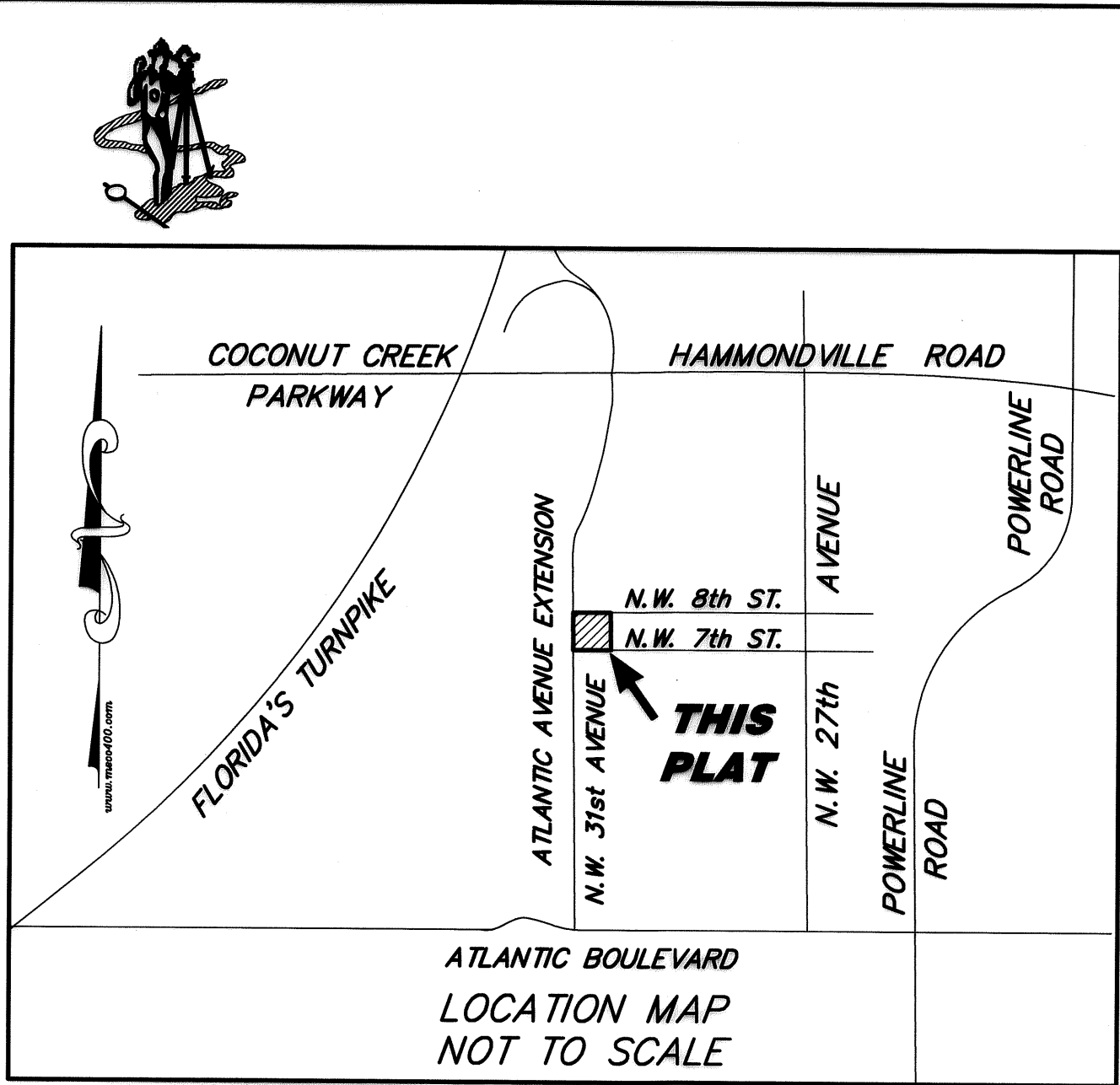
This plat is restricted to 41 Garden Apartments.

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 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 IV D.1.f, Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

LEGEND

- P.R.M. - indicates Permanent Reference Monument (4"x4"x24" Concrete monument w/brass disk stamped "McLaughlin Eng. Co."-L.B. 285) unless otherwise indicated
- SQ. FT. - indicates square feet
- L.B. - indicates Licensed Business Number
- P.B. PG. - indicates Plat Book & Page
- B.C.R. - indicates Broward County Records
- ℄ - indicates centerline of Right - of - way
- O.R., PG., - indicates Official Record, Page
- //// - indicates Non-Vehicular Access Line
- R/W - indicates Right-of-Way



SOUTH LINE, NW 1/4, SECTION 33-48-42
693.95'
S88°41'37"W

WEST QUARTER (W 1/4) CORNER,
SECTION 33-48-42
FOUND IRON ROD WITH CAP #LB6860
CERTIFIED CORNER RECORD #106984

10' UTILITY EASEMENT
(P.B. 103, PG. 9, B.C.R.)

TRACT "A"
LLOYD E. OLSON PLAT
(PLAT BOOK 103, PG. 9, B.C.R.)

"HUS"

**A PLAT OF A PORTION OF
THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE
NORTHWEST ONE-QUARTER (NW 1/4) OF
SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST,
CITY OF POMPANO BEACH,
BROWARD COUNTY, FLORIDA
AUGUST, 2018**

