

RESIDENCES AT BEVERLY PARK

A REPLAT OF PARCELS "A" AND "B", "FIRST UNION WEST" (P.B. 144, PG. 25) IN SECTION 13,
TOWNSHIP 51 SOUTH, RANGE 41 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

PREPARED BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
PHONE: 954-572-1777

LEGAL DESCRIPTION:

PARCELS "A" AND "B", "FIRST UNION WEST", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, AT PAGE 25, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 1.812 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT WASHINGTON STREET OFFICE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS "RESIDENCES AT BEVERLY PARK", A REPLAT.

- PARCEL "RW" AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY PURPOSES.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.
- THE SIDEWALK EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF: SAID WASHINGTON STREET OFFICE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ROBERT G. HOSKINS, ITS MANAGER, IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, 202____.

WITNESS: _____ WASHINGTON STREET OFFICE, LLC,
FLORIDA LIMITED LIABILITY COMPANY
PRINT NAME: _____
BY: _____
WITNESS: _____ ROBERT G. HOSKINS
MANAGER
PRINT NAME: _____

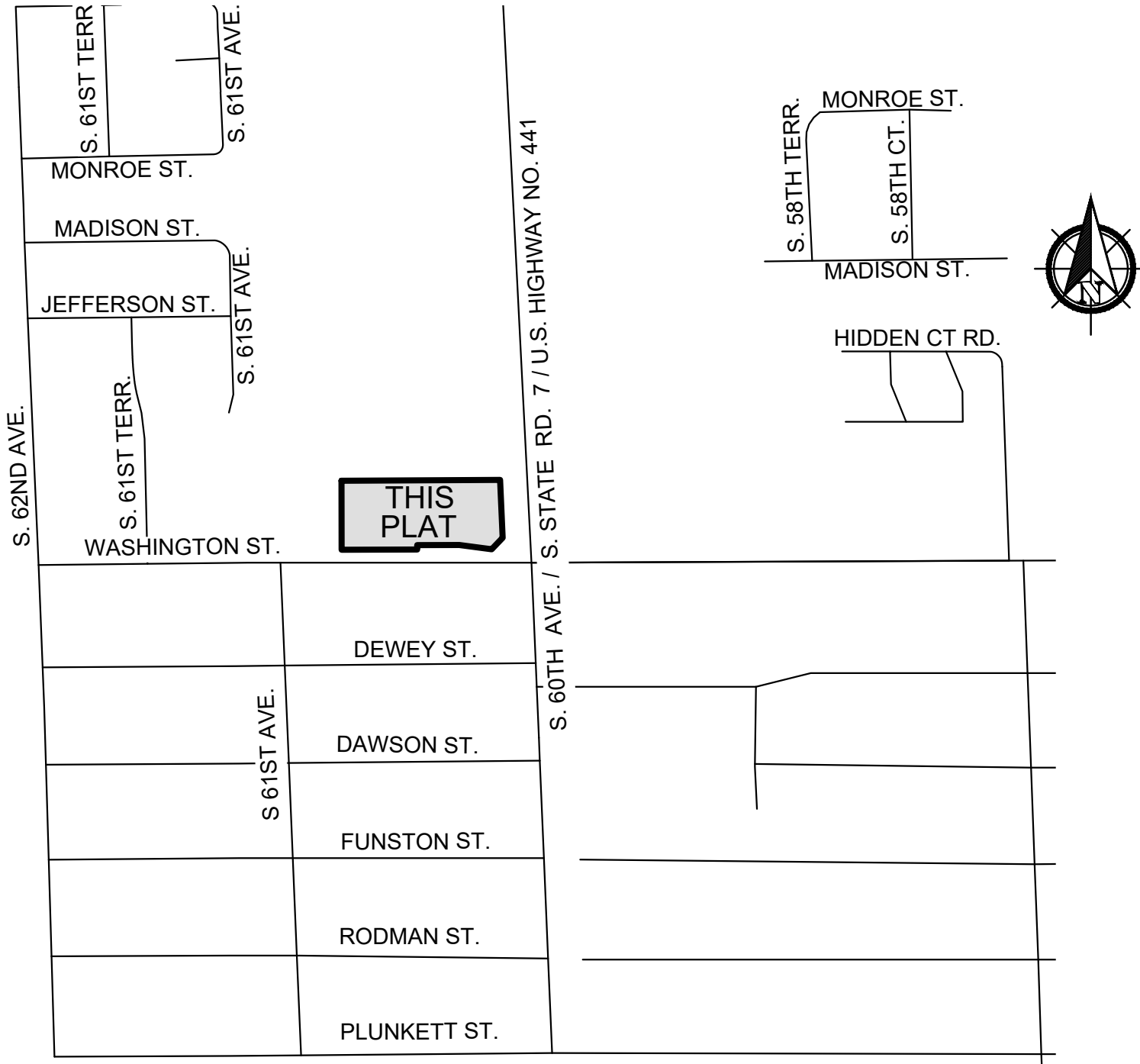
ACKNOWLEDGMENT:

STATE OF _____ } SS
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202____, BY ROBERT G. HOSKINS, AS MANAGER OF WASHINGTON STREET OFFICE, LLC, A FLORIDA LIMITED LIABILITY COMPANY WHO IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 202____.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC — STATE OF _____
COMMISSION NUMBER: _____ PRINT NAME: _____



LOCATION MAP
NOT TO SCALE

CITY OF HOLLYWOOD CITY COMMISSION:
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, BY RESOLUTION NO. _____, ADOPTED THIS _____ DAY OF _____, A.D. 20____, AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERSEDED.

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.

ATTEST: _____ BY: _____
PATRICIA A. CERNY, MMC JOSH LEVY
CITY CLERK MAYOR

CITY OF HOLLYWOOD CITY ENGINEER:
THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 202____.

BY: _____
CLARISSA IP, P.E.
CITY ENGINEER
FLORIDA P.E. REGISTRATION # _____

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT:
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE _____
DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:
THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, 202____.

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 _____, 202____.

BY: _____
MAYOR, COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE _____ BY: _____ DATE _____
ROBERTO CHAVEZ PROFESSIONAL SURVEYOR AND MAPPER NO. LS7280 RICHARD TORNESE
DIRECTOR
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 40263

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177.

BY: _____ DATE _____
JOHN F. PULICE PROFESSIONAL SURVEYOR AND MAPPER NO. LS2691
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FL 33351
CERTIFICATE OF AUTHORIZATION NO. LB3870

CITY CLERK	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER	PLATTING SURVEYOR

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* = P.R.M. (SET 4 "X4"X24" CONCRETE MONUMENT
 WITH 2" ALUMINUM DISC STAMPED "PRM LB3870"
 UNLESS OTHERWISE NOTED)
 C = CENTERLINE
 - - - - - = NVAL (NON-VEHICULAR ACCESS LINE)
 FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 FPL = FLORIDA POWER & LIGHT COMPANY
 I.D. = IDENTIFICATION
 LB = LICENSED BUSINESS
 M.M.B. = MISCELLANEOUS MAP BOOK
 O.R.B. = OFFICIAL RECORDS BOOK
 P.B. = PLAT BOOK
 PG. = PAGE
 PRM = PERMANENT REFERENCE MONUMENT
 R/W = RIGHT-OF-WAY
 SF = SQUARE FEET
 U.E. = UTILITY EASEMENT
 N-654321.89 = STATE PLANE COORDINATE-NORTHING
 E-954321.89 = STATE PLANE COORDINATE-EASTING

