

"HOLLYWOOD CROSSINGS"

A REPLAT OF A PORTION OF "AN AMENDED PLAT SW 1/4 OF SECTION 13, T-51-S, R-41-E", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA 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
854-572-1777
FAX NO. 954-572-1778
APRIL, 2019

LEGAL DESCRIPTION:

A PORTION OF "AN AMENDED PLAT SW 1/4 OF SECTION 13, T-51-S, R-41-E", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE SOUTH 88°24'15" WEST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 13 FOR 160.00 FEET; THENCE SOUTH 02°30'21" EAST 80.01 FEET TO THE POINT OF BEGINNING; SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF HOLLYWOOD/PINES BOULEVARD (STATE ROAD NO. 820) AS SHOWN ON STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION 86040-2522 SHEET 12; THENCE CONTINUE SOUTH 02°30'21" EAST 100.00 FEET; THENCE NORTH 88°24'15" EAST 100.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. HIGHWAY 441) (SOUTH 60TH AVENUE), AS SHOWN ON STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SEGMENT NO. 227744, SECTION 85100-2527 SHEET 12; THENCE SOUTH 02°30'21" EAST, THIS AND THE FOLLOWING FOUR (4) COURSES BEING ALONG SAID WEST RIGHT-OF-WAY LINE, 6.34 FEET; THENCE SOUTH 07°24'34" WEST 15.39 FEET; THENCE SOUTH 01°58'50" EAST 120.00 FEET; THENCE SOUTH 21°37'25" EAST 11.45 FEET; THENCE SOUTH 02°30'21" EAST 72.68 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF PARCEL "D", "HOLLYWOOD PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 161, PAGE 12, OF SAID PUBLIC RECORDS; THENCE SOUTH 88°20'55" WEST ALONG SAID EASTERLY EXTENSION AND CONTINUING ALONG SAID NORTH LINE 348.00 FEET; THENCE NORTH 02°30'21" WEST 324.75 FEET TO A POINT ON THE AFOREMENTIONED SOUTH RIGHT-OF-WAY LINE; THENCE NORTH 88°24'15" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 248.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 102,616 SQUARE FEET (2.3568 ACRES), MORE OR LESS

DEDICATION:

STATE OF _____ S.S.
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS: THAT SOUTHWEST HOLLY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "HOLLYWOOD CROSSINGS", A REPLAT.

THE ADDITIONAL RIGHT-OF-WAY PARCEL ADJACENT TO HOLLYWOOD/PINES BOULEVARD (STATE ROAD NO. 820) IS 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.

THE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR INGRESS, EGRESS AND CROSS ACCESS PURPOSES.

IN WITNESS WHEREOF: SOUTHWEST HOLLY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____ ITS _____ DAY OF _____, A.D. 20____.

WITNESSES: BY: SOUTHWEST HOLLY, LLC
A FLORIDA LIMITED LIABILITY COMPANY
PRINT NAME: _____ BY: _____
BY: _____ PRINT NAME: _____
PRINT NAME: _____ TITLE: _____

ACKNOWLEDGMENT:

STATE OF _____ S.S.
COUNTY OF _____

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____ OF SOUTHWEST HOLLY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 20____.
SIGNATURE: _____ NOTARY PUBLIC - STATE OF _____

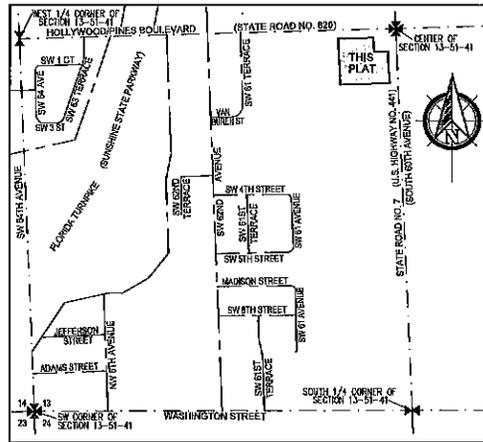
PRINTED NAME OF ACKNOWLEDGER: _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____

MORTGAGEE CONSENT:

KNOW ALL MEN BY THESE PRESENTS: THAT HOLLYWOOD CROSSINGS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, THE HOLDER OF THAT CERTAIN MORTGAGE DATED JUNE 1, 2018, AND RECORDED JUNE 4, 2018 IN OFFICIAL RECORDS INSTRUMENT NUMBER 11510243, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS WHEREOF: HOLLYWOOD CROSSINGS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____ ITS _____ DAY OF _____, A.D. 20____.

BY: HOLLYWOOD CROSSINGS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP
WITNESSES:
BY: _____ BY: _____
PRINT NAME: _____ PRINT NAME: _____
BY: _____ TITLE: _____
PRINT NAME: _____



LOCATION MAP
THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST
NOT TO SCALE

ACKNOWLEDGMENT OF MORTGAGEE:

STATE OF _____ S.S.
COUNTY OF _____

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, _____ OF HOLLYWOOD CROSSINGS LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

SIGNATURE: _____ NOTARY PUBLIC - STATE OF _____
PRINTED NAME OF ACKNOWLEDGER: _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NUMBER: _____

PLATTING SURVEYOR	CITY OF HOLLYWOOD	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WITH THE APPLICABLE SECTION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS WERE SET THIS _____ DAY OF _____, 20____, IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177.

BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33315
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

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 BY SAID RESOLUTION PARCEL "A" AS SHOWN ON THIS PLAT HAS BEEN ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERSEDED.

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 CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: _____ CITY CLERK
APPROVED: _____ CITY ENGINEER

APPROVED BY: _____ MAYOR

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 20____.

BY: _____ DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, A.D. 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 _____, A.D. 20____.

BY: _____ EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES COUNTY RECORDS DIVISION:

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 _____, A.D. 20____.

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, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE: _____
ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4030

BY: _____ DATE: _____
RICHARD TORNESE
DIRECTOR
FLORIDA PROFESSIONAL
ENGINEER REGISTRATION NO. 40283

SURVEYOR'S NOTES:

1) THIS PLAT IS RESTRICTED TO A 6,200 SQUARE FEET OF CONVENIENCE STORE WITH TWENTY (20) FUELING POSITIONS.

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 THERE TO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE 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.

2) GRID BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES AS SHOWN ON THE KEITH AND SCHNARS, P.A. RESURVEY OF A PORTION OF TOWNSHIP 51 SOUTH, RANGE 41 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MISCELLANEOUS PLAT BOOK 5, PAGE 18, SHEET 2 OF 5, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, WITH THE NORTH LINE PARCEL "D", "HOLLYWOOD PLAZA", PLAT BOOK 181, PAGE 12, BROWARD COUNTY RECORDS BEING SOUTH 88°26'39" WEST.

3) 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.

4) A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY 20 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 B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY 20 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.

5) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, UNLESS OTHERWISE NOTED.

6) THIS PLAT IS SUBJECT TO A TRUSTEES' OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, DEED NO. 19840, RECORDED IN OFFICIAL RECORDS BOOK 6071, PAGE 295, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

7) BUS SHELTER AND PAD TO BE BUILT WITHIN THE HOLLYWOOD/PINES BOULEVARD RIGHT-OF-WAY PARCEL DEDICATED BY THIS PLAT.

LEGEND:

- P.R.M. ■ DENOTES PERMANENT REFERENCE MONUMENT (SET 4" X 4" X 24" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "P.R.M. LB 3870" UNLESS OTHERWISE NOTED)
- N/D P.R.M. ○ DENOTES PERMANENT REFERENCE MONUMENT (SET MAG NAIL WITH 1/2" BRASS WASHER STAMPED "P.R.M. 3870")
- P.C.P. ○ DENOTES PERMANENT CONTROL POINT (MAG NAIL WITH 1/2" BRASS WASHER STAMPED "TOP LB 3870" UNLESS OTHERWISE NOTED)
- NAIL & DISK ○ DENOTES MAG NAIL WITH 1/2" BRASS DISK
- PIPE & CAP ○ DENOTES 1/2" IRON PIPE WITH PLASTIC CAP
- NVAL ○ DENOTES NON-VEHICULAR ACCESS LINE
- LB ○ DENOTES LICENSED BUSINESS
- O.R.B. ○ DENOTES OFFICIAL RECORDS BOOK
- P.B. ○ DENOTES PLAT BOOK
- PG ○ DENOTES PAGE
- C ○ DENOTES CENTERLINE
- R/W ○ DENOTES RIGHT-OF-WAY
- Q.R.C. ○ DENOTES QUARTER SECTION CORNER
- SC ○ DENOTES SECTION CORNER
- RM ○ DENOTES REFERENCE MONUMENT (P.R.M. SET ON OFFSET)
- R.M.B. ○ DENOTES RIGHT OF WAY MAP BOOK

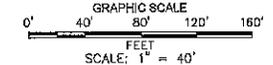
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

"HOLLYWOOD CROSSINGS"

A REPLAT OF A PORTION OF "AN AMENDED PLAT SW 1/4 OF SECTION 13, T-51-S, R-41-E", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST,
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

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APRIL, 2019



- REFERENCE MONUMENT DESCRIPTORS**
- RM-1 SET P.R.M. STAMPED "TRM" OFFSET 16" S LB 3870 16.00" SOUTH, ON LINE
 - RM-2 FOUND 1/2" IRON PIPE & CAP STAMPED "LB 3870" 30.00" OFFSET NORTH, ON LINE
 - RM-3 SET P.R.M. STAMPED "TRM" OFFSET 15" W LB 3870 15.00" OFFSET WEST, ON LINE
 - RM-4 SET P.R.M. STAMPED "TRM" OFFSET 15" W LB 3870 15.00" OFFSET SOUTH, ON LINE

DETAIL SKETCH OF INGRESS/EGRESS OPENING AT SOUTHEAST CORNER OF PLAT
SCALE: 1" = 20'

