

VICTORY AT HOLLYWOOD

A REPLAT OF PORTION OF LOTS 1 AND 2, BLOCK 1, AND THE ALLEY ADJACENT THERETO, "WEST HOLLYWOOD VILLAS" (P.B. 30, PG. 47, B.C.R.) AND OF PORTION OF LOTS 1 AND 2, BLOCK 1, "REDFIELD ACRES" (P.B. 16, PG. 58, B.C.R.), IN SECTION 24, 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
954-572-1777
FAX NO. 954-572-1778

MAY 2022

LEGAL DESCRIPTION:

A PORTION OF LOTS 1 AND 2, BLOCK 1, AND THE ALLEY ADJACENT THERETO, "WEST HOLLYWOOD VILLAS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF LOTS 1 AND 2, BLOCK 1, "REDFIELD ACRES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 58, OF SAID PUBLIC RECORDS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 51 SOUTH, RANGE 41 EAST; THENCE NORTH 89°49'33" EAST ON THE NORTH LINE OF SAID NORTHEAST 1/4 FOR 94.30 FEET; THENCE SOUTH 00°10'27" EAST 35.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°49'33" EAST ON THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON STREET AS SHOWN ON SAID "WEST HOLLYWOOD VILLAS" 390.39 FEET; THENCE SOUTH 00°09'18" EAST 276.62 FEET TO A POINT ON THE SOUTH LINE OF SAID BLOCK 1, "WEST HOLLYWOOD VILLAS", ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF DEWEY STREET; THENCE SOUTH 89°50'12" WEST ON SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE 399.68 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 7 (U.S. 441), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 86100-2527; THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING 3 COURSES AND DISTANCES: 1) NORTH 55°22'09" WEST 17.73 FEET; 2) NORTH 02°08'08" WEST 230.68 FEET; 3) NORTH 41°24'14" EAST 47.97 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING 115,134 SQUARE FEET (2.6431 ACRES), MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT VRD AT HOLLYWOOD, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS "VICTORY AT HOLLYWOOD", A REPLAT.

1. PARCELS RW1 AND RW2 AS SHOWN HEREON ARE HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.
2. PARCEL RW3 AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF HOLLYWOOD FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

IN WITNESS WHEREOF: SAID VRD AT HOLLYWOOD, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____, ITS _____, IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, 202__.

WITNESS: _____ VRD AT HOLLYWOOD, LLC,
A TEXAS LIMITED LIABILITY COMPANY

PRINT NAME: _____

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

ACKNOWLEDGMENT:

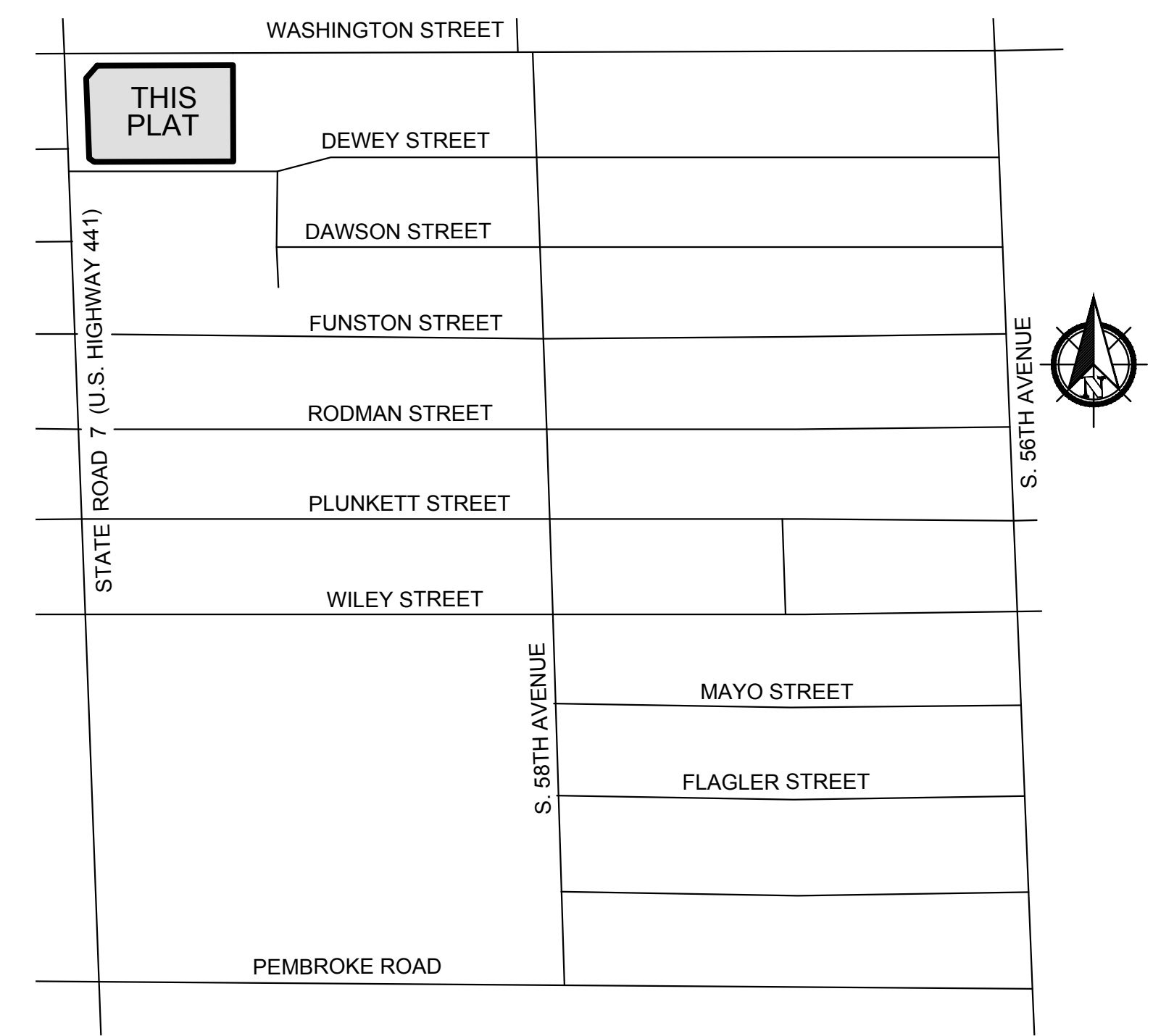
STATE OF _____ }
COUNTY OF _____ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 202__, BY _____ AS _____ OF VRD AT HOLLYWOOD, LLC, A TEXAS 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

MORTGAGEE CONSENT:

KNOW ALL MEN BY THESE PRESENTS: THAT FIRST UNITED BANK AND TRUST COMPANY, THE OWNER AND HOLDER OF A MORTGAGE ON THE PROPERTY DESCRIBED HEREON, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS WHEREOF: FIRST UNITED BANK AND TRUST COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____, ITS _____, IN THE PRESENCE OF THESE TWO WITNESSES THIS _____ DAY OF _____, 202__.

WITNESS: _____ FIRST UNITED BANK AND TRUST COMPANY

PRINT NAME: _____ BY: _____

WITNESS: _____ NAME: _____

PRINT NAME: _____ TITLE: _____

ACKNOWLEDGMENT:

STATE OF _____ }
COUNTY OF _____ } SS

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, AS _____ OF FIRST UNITED BANK AND TRUST COMPANY, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY ON BEHALF OF THE BANK FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC - STATE OF _____

COMMISSION NUMBER: _____ PRINT NAME: _____

CITY CLERK	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER	PLATTING SURVEYOR
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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: _____
AZITA BEHMARDI, 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 RICHARD TORNESE
FLORIDA REGISTRATION NO. LS7280 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 5J-17, FLORIDA ADMINISTRATIVE CODE; AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177.

BY: _____ DATE _____
DONNA C. WEST PROFESSIONAL SURVEYOR AND MAPPER NO. LS4290
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FL 33351
CERTIFICATE OF AUTHORIZATION NO. LB3870

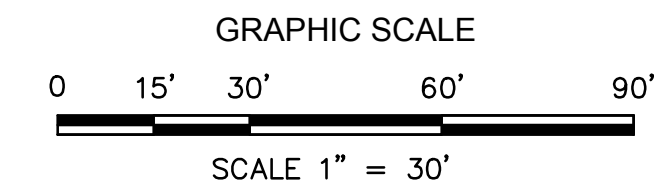
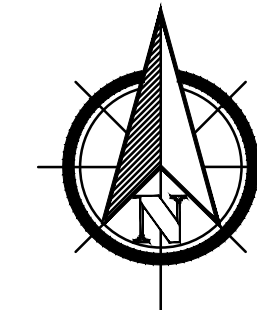
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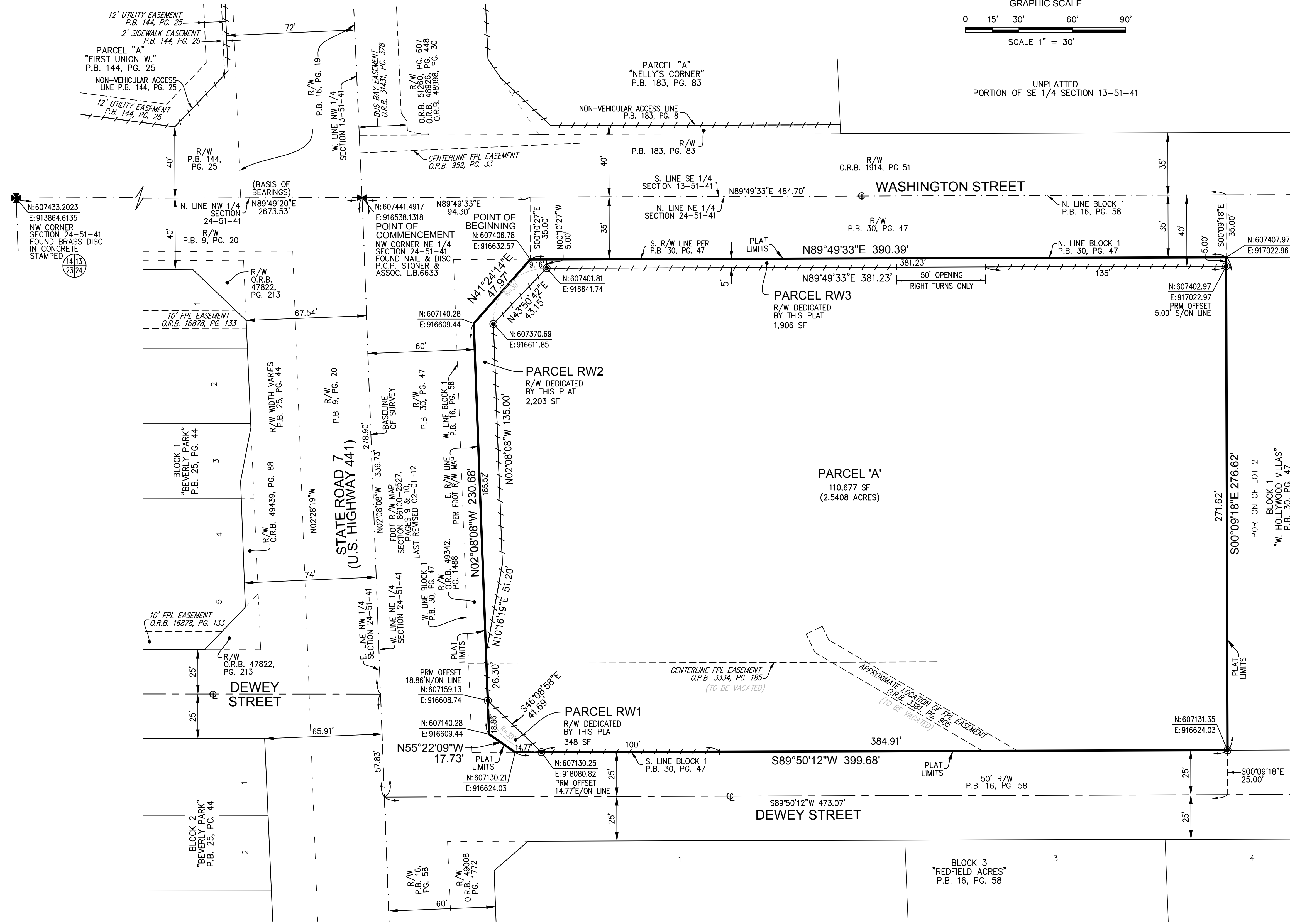
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MAY 2022



UNPLATTED
PORTION OF SE 1/4 SECTION 13-51-41



LEGEND AND ABBREVIATIONS:

- ⊙ = PRM (SET 4"x4"x24" CONCRETE MONUMENT WITH 2" ALUMINUM DISC "PRM LB 3870" UNLESS OTHERWISE NOTED)
- ⊕ = CENTERLINE
- /-/- = 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
- (T) = TOTAL
- N:654321.89 = STATE PLANE COORDINATE-NORTHING
- E:954321.89 = STATE PLANE COORDINATE-EASTING

SURVEYOR'S NOTES:

1. THIS PLAT IS RESTRICTED TO 10,000 SQUARE FEET OF COMMERCIAL AND 20,000 SQUARE FEET OF WAREHOUSE USE.

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 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. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
3. 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 6, PAGE 19, 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 OF THE NORTHWEST 1/4 OF SECTION 24-51-41 BEING NORTH 89°49'20" EAST.
4. ALL RECORDED DOCUMENTS DEPICTED HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY UNLESS INDICATED OTHERWISE.
5. 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.
6. 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.