

LEGAL DESCRIPTION:

ALL OF LOT 14, BLOCK 1, "HOLLYWOOD ACRES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

AND

ALL OF LOT 16 AND A PORTION OF LOTS 17, 18 AND 19, BLOCK 1, "HOLLYWOOD ACRES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 16; THENCE SOUTH 02°00'37" EAST ON THE EAST LINE OF SAID LOT 16 FOR 166.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16; THENCE SOUTH 88°11'54" WEST ON THE SOUTH LINE OF BLOCK 1, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF HARDING STREET AS DEDICATED BY SAID PLAT FOR 231.06 FEET; THENCE ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441) AS RECORDED IN INSTRUMENT NUMBER 113377767, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE FOLLOWING TWO (2) COURSES AND DISTANCES; 1) THENCE NORTH 46°21'02" WEST 51.17 FEET TO THE INTERSECTION WITH A LINE LYING 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST; 2) THENCE NORTH 02°00'37" WEST ON SAID PARALLEL LINE 132.03 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID LOT 19, BLOCK 1; THENCE NORTH 88°15'21" EAST ON SAID NORTH LINE OF BLOCK 1, ALSO BEING THE SOUTH LINE OF TRACT "A", "LUTHER MEMORIAL LUTHERAN CHURCH," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGE 12, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR 271.01 FEET TO THE POINT OF BEGINNING.

AND

PORTIONS OF LOTS 5, 6, 7, 8, 9 AND 10, BLOCK 2, "HOLLYWOOD ACRES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 10, BLOCK 2; THENCE SOUTH 88°12'00" WEST ON THE SOUTH LINE OF SAID BLOCK 2, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DEDICATED BY SAID PLAT FOR 102.05 FEET; THENCE ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441) AS RECORDED IN INSTRUMENT NUMBER 113377767, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE FOLLOWING THREE (3) COURSES AND DISTANCES; 1) THENCE NORTH 46°45'47" WEST 52.48 FEET TO THE INTERSECTION WITH A LINE LYING 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST; 2) THENCE NORTH 02°00'37" WEST ON SAID PARALLEL LINE 571.57 FEET; 3) THENCE NORTH 43°05'27" EAST 44.18 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF HARDING STREET AS DEDICATED BY THE AFOREMENTIONED PLAT OF "HOLLYWOOD ACRES"; THENCE NORTH 88°11'54" EAST ON SAID SOUTH RIGHT-OF-WAY LINE 503.71 FEET TO THE NORTHWEST CORNER OF LOT 17, "MIC-LIL ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, PAGE 25, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ON THE WESTERLY AND NORTHERLY BOUNDARY OF SAID "MIC-LIL ESTATES" PLAT, THE FOLLOWING THREE (3) COURSES AND DISTANCES; 1) SOUTH 02°00'37" EAST 440.00 FEET TO THE NORTHEAST CORNER OF LOT 6 OF SAID PLAT; THENCE SOUTH 88°11'54" WEST 396.00 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID PLAT; THENCE SOUTH 02°00'27" EAST ON THE WEST LINE OF SAID LOT 1, ALSO BEING THE EAST LINE OF THE AFOREMENTIONED LOTS 7, 8, 9 AND 10, BLOCK 2, "HOLLYWOOD ACRES", 200.01 FEET TO THE POINT OF BEGINNING.

ALL OF SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 326,439 SQUARE FEET (7.4940 ACRES).

DEDICATION:

STATE OF FLORIDA SS  
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: THAT TRIANGLE AUTO CENTER, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS DESCRIBED AND SHOWN HEREON, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "TOYOTA OF HOLLYWOOD", A REPLAT AND SUBDIVISION.

ADDITIONAL RIGHT-OF-WAYS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

THE BUS SHELTER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF: TRIANGLE AUTO CENTER, INC. A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_ AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_\_.

WITNESSES:

TRIANGLE AUTO CENTER, INC.,  
A FLORIDA CORPORATION

PRINT NAME \_\_\_\_\_

BY: \_\_\_\_\_

PRINT NAME \_\_\_\_\_

PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

ACKNOWLEDGMENT:

STATE OF FLORIDA SS  
COUNTY OF BROWARD

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, \_\_\_\_\_ OF TRIANGLE AUTO CENTER, INC., A FLORIDA CORPORATION, TO ME WELL KNOWN 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., 201\_\_.

MY COMMISSION NUMBER: \_\_\_\_\_

NOTARY PUBLIC -- STATE OF FLORIDA

MY COMMISSION EXPIRES: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

# "TOYOTA OF HOLLYWOOD"

A REPLAT OF ALL OF LOTS 14 AND 16, AND A PORTION OF LOTS 17, 18 AND 19, BLOCK 1 AND PORTIONS OF LOTS 5, 6, 7, 8, 9 AND 10, BLOCK 2, "HOLLYWOOD ACRES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, 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  
NOVEMBER 2015

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 GRAPHICAL 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 THE CITY AND THIS COUNTY.

MORTGAGEE CONSENT:

KNOW ALL MEN BY THESE PRESENTS: THAT WORLD OMNI FINANCIAL CORP., A FLORIDA CORPORATION, THE OWNER AND HOLDER OF THAT CERTAIN FLORIDA REAL ESTATE MORTGAGE AND SECURITY AGREEMENT, DATED DECEMBER 12, 2014, RECORDED DECEMBER 16, 2014, IN OFFICIAL RECORDS BOOK 51319, PAGE 860, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE AFOREMENTIONED DEDICATIONS.

IN WITNESS WHEREOF: THAT SAID WORLD OMNI FINANCIAL CORP., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME BY ITS \_\_\_\_\_ AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY ITS \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_\_.

WORLD OMNI FINANCIAL CORP., A FLORIDA CORPORATION

ATTEST: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_

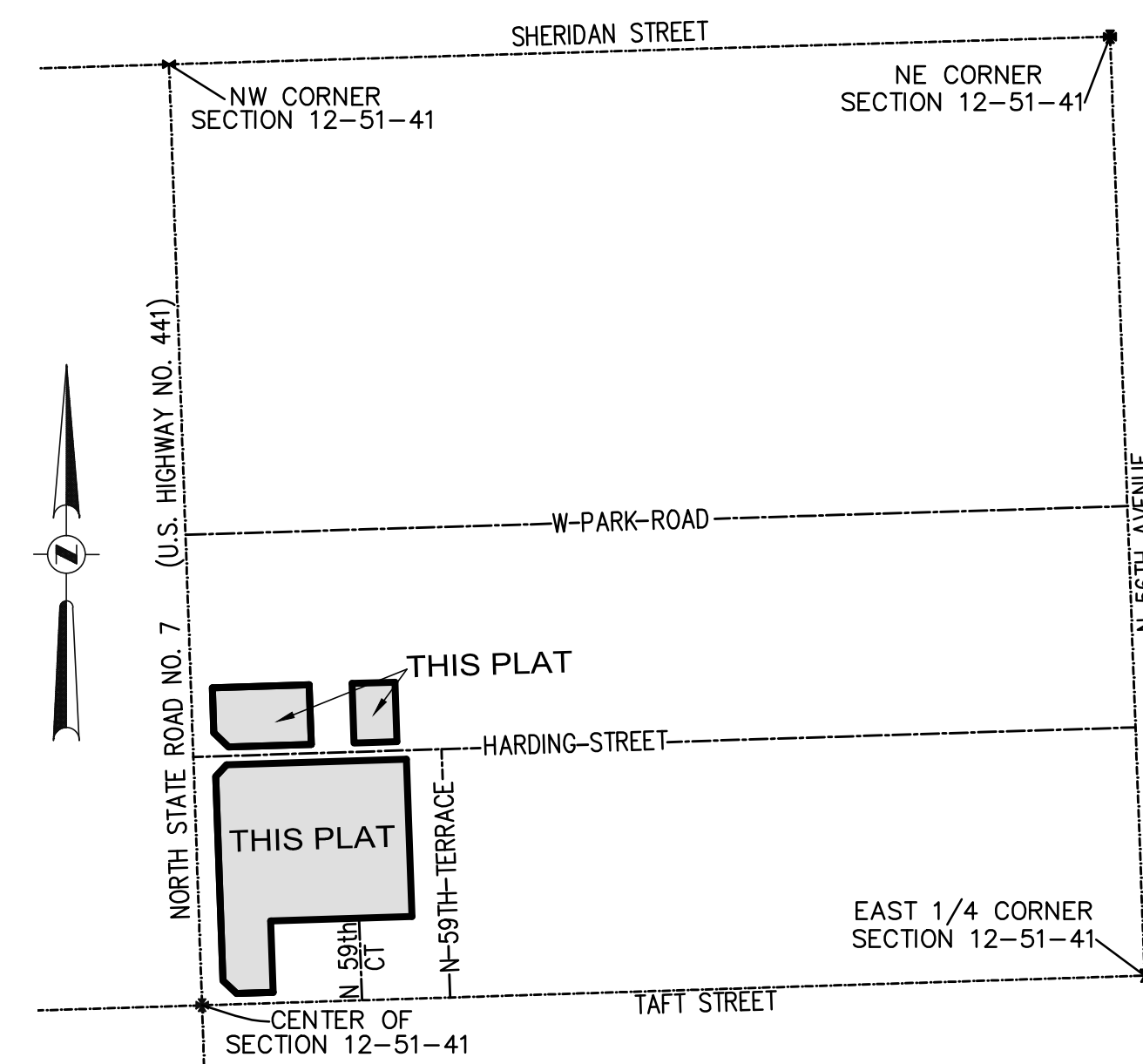
ACKNOWLEDGMENT OF MORTGAGEE:

STATE OF FLORIDA S.S.  
COUNTY OF MIAMI-DADE

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS \_\_\_\_\_, \_\_\_\_\_ AND \_\_\_\_\_, RESPECTIVELY OF WORLD OMNI FINANCIAL CORP., A FLORIDA CORPORATION, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 201\_\_.

PRINT NAME \_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA  
COMMISSION NUMBER: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_



LOCATION MAP  
NORTHEAST 1/4 OF SECTION 12-51-41  
NOT TO SCALE

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, PART 1, FLORIDA STATUTES AND WITH THE APPLICABLE SECTION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS WERE SET THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_, IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

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

DATE

|  |   |                   |                   |               |                 |                 |
|--|---|-------------------|-------------------|---------------|-----------------|-----------------|
| TRIANGLE AUTO CENTER, INC. A FLORIDA CORPORATION | WORLD OMNI FINANCIAL CORP., A FLORIDA CORPORATION | PLATTING SURVEYOR | CITY OF HOLLYWOOD | CITY ENGINEER | COUNTY SURVEYOR | COUNTY ENGINEER |
|--|---|-------------------|-------------------|---------------|-----------------|-----------------|

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., 201\_\_ AND BY SAID RESOLUTION PARCELS "A", "B" AND "C" AND THE THOROUGHFARE AND EASEMENTS AS SHOWN ON THIS PLAT WERE 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. 201\_\_.

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. 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 \_\_\_\_\_, A.D. 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 \_\_\_\_\_, A.D. 201\_\_.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: \_\_\_\_\_ DEPUTY BY: \_\_\_\_\_ MAYOR, COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT

COUNTY RECORDS DIVISION - RECORDING SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT WAS FILED FOR RECORD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 201\_\_, AND RECORDED IN PLAT BOOK \_\_\_\_\_ AT PAGES \_\_\_\_\_, RECORD VERIFIED.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: \_\_\_\_\_ DEPUTY

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 NUMBER LS4030

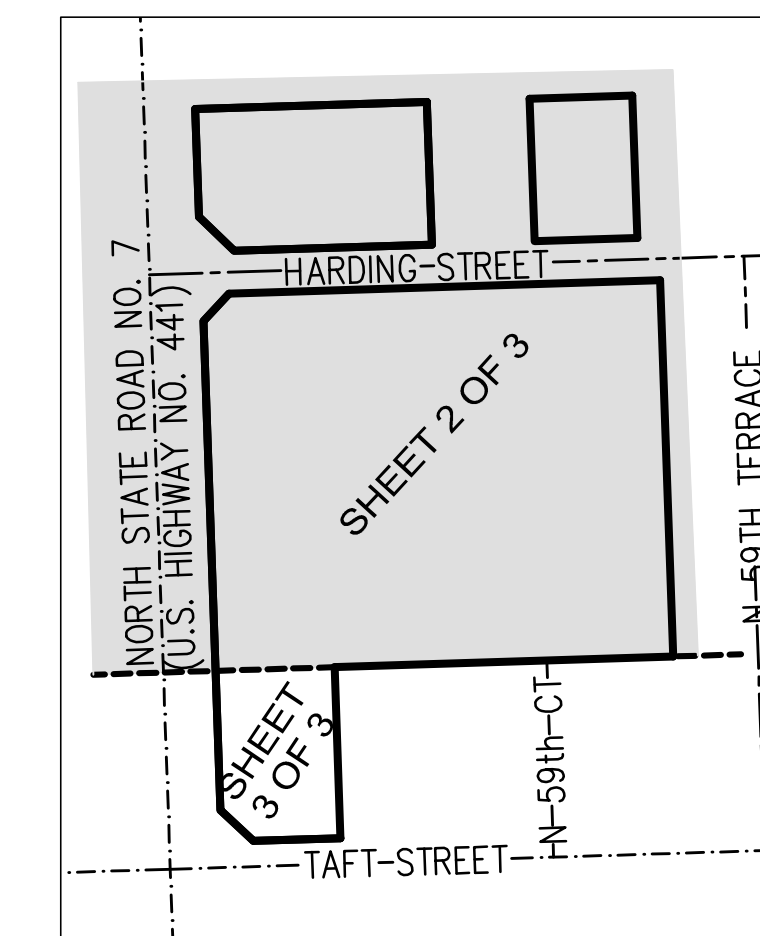
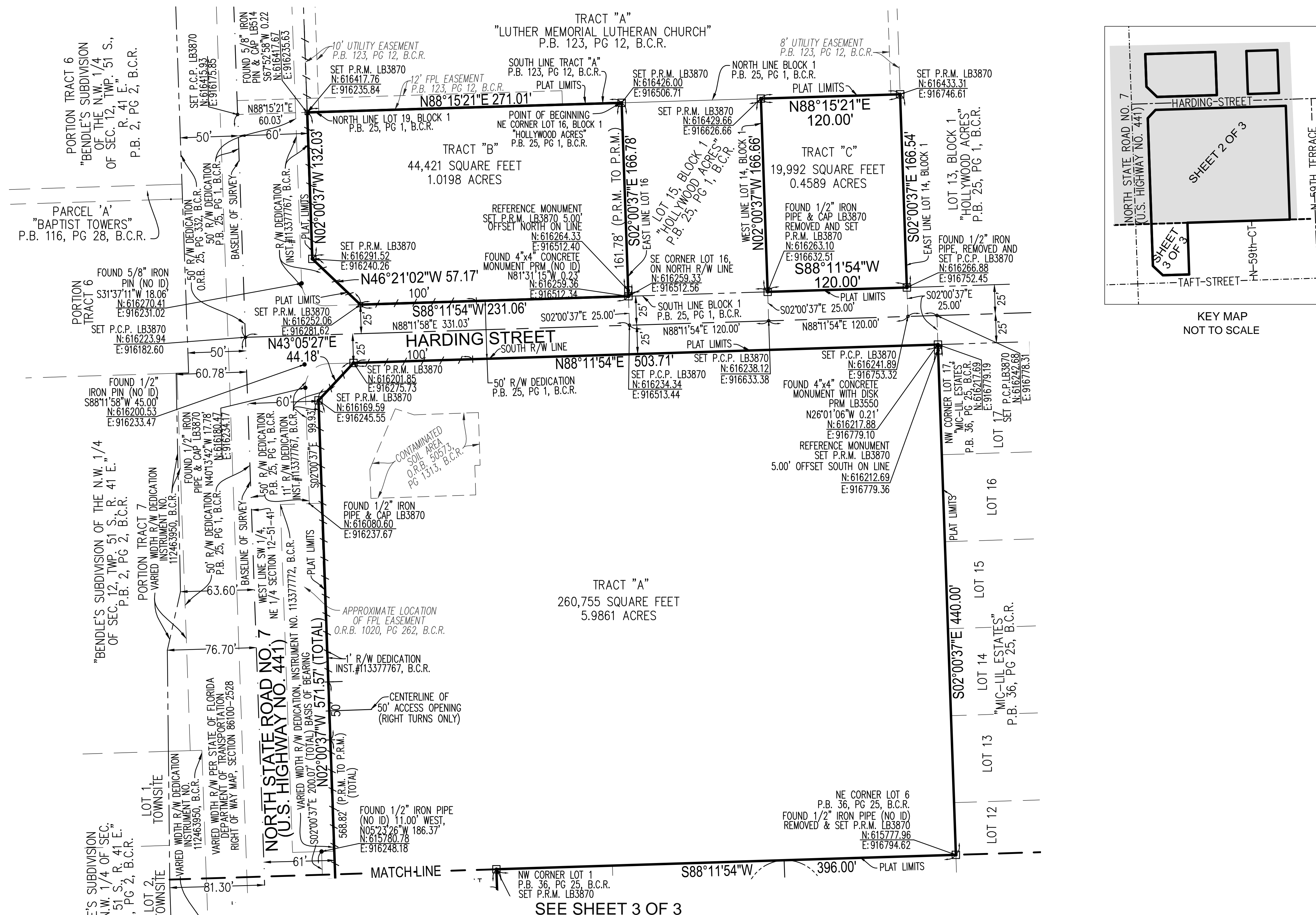
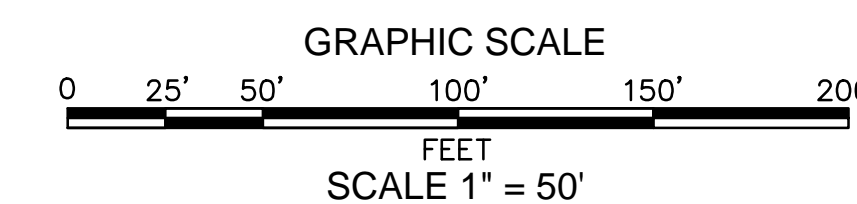
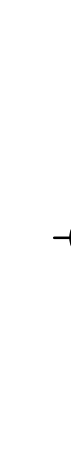
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
RICHARD TORNESE  
DIRECTOR  
FLORIDA PROFESSIONAL  
ENGINEER REGISTRATION NO. 40263

PREPARED BY  
**PULICE LAND SURVEYORS, INC.**

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SUNRISE, FLORIDA 33351  
954-572-1777  
FAX NO. 954-572-1778  
NOVEMBER 2015

# "TOYOTA OF HOLLYWOOD"

A REPLAT OF ALL OF LOT 14 AND 16, AND A PORTION OF LOTS 17, 18 AND 19, BLOCK 1 AND PORTIONS OF LOTS 5, 6, 7, 8, 9 AND 10, BLOCK 2, "HOLLYWOOD ACRES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA



KEY MAP  
NOT TO SCALE

LEGEND:

|           |  |
|-----------|--|
| P.R.M. □  | DENOTES: PERMANENT REFERENCE MONUMENTS (4"x4"x25" CONCRETE MONUMENT WITH 1.3" BRASS DISK STAMPED "PRMLB3870" UNLESS OTHERWISE NOTED) |
| P.C.P. ○  | DENOTES: PERMANENT CONTROL POINT (MAG NAIL WITH 1.3" BRASS DISC STAMPED "PCP LB3870" UNLESS OTHERWISE NOTED)                         |
| LB        | DENOTES: LICENSED BUSINESS   |
| ---       | DENOTES: NON VEHICULAR ACCESS LINE.  |
| B.C.R.    | DENOTES: BROWARD COUNTY RECORDS.   |
| P.B.      | DENOTES: PLAT BOOK   |
| O.R.B.    | DENOTES: OFFICIAL RECORD BOOK  |
| PG        | DENOTES: PAGE NUMBER   |
| R/W       | DENOTES: RIGHT-OF-WAY  |
| P.B.      | DENOTES: PLAT BOOK   |
| N:1223.56 | DENOTES: STATE PLANE COORDINATE NORTHING   |
| E:1223.56 | DENOTES: STATE PLANE COORDINATE EASTING  |
| INST.#    | DENOTES: INSTRUMENT NUMBER   |

SURVEYOR'S NOTES:  
1) THIS PLAT IS RESTRICTED TO 165,000 SQUARE FEET OF AUTO DEALERSHIP AND 433,000 SQUARE FEET OF AUTO STORAGE.

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.

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.

2) THE STATE PLANE COORDINATES AND GRID BEARINGS SHOWN HEREON WERE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES SHOWN ON THE "KEITH AND SCHNARS, P.A. RESURVEY OF A PORTION OF TOWNSHIP 51 SOUTH, RANGE 41 EAST, MISCELLANEOUS PLAT BOOK 6, PAGE 19, BROWARD COUNTY RECORDS, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT. REFERENCE LINE BEING THE WEST LINES OF RIGHT-OF-WAY DEDICATION FOR STATE ROAD NO. 7 (U.S. HIGHWAY NO. 1), AS RECORDED IN INSTRUMENT #11337767, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING N02°00'37"W.

3A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY \_\_\_\_\_, 2021, 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 \_\_\_\_\_, 2021, 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.

4) 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

NOTE:  
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# "TOYOTA OF HOLLYWOOD"

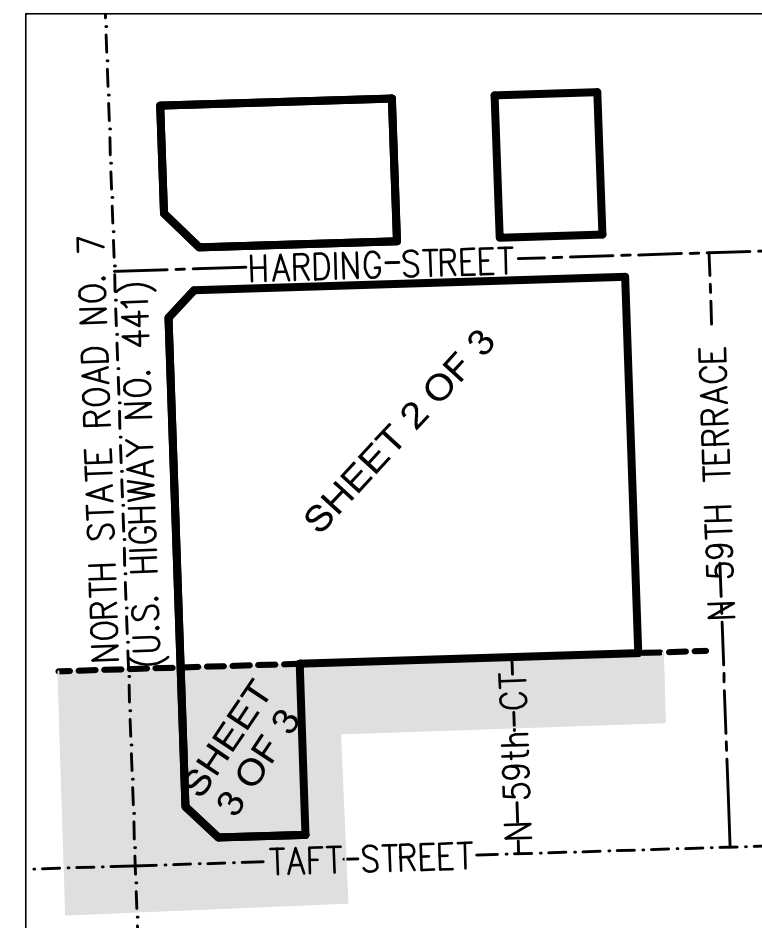
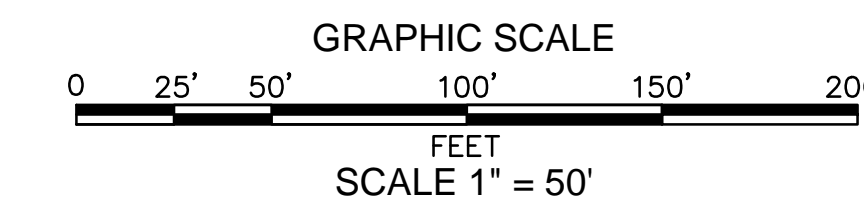
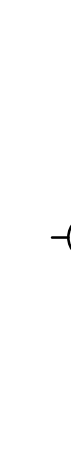
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A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 41 EAST  
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

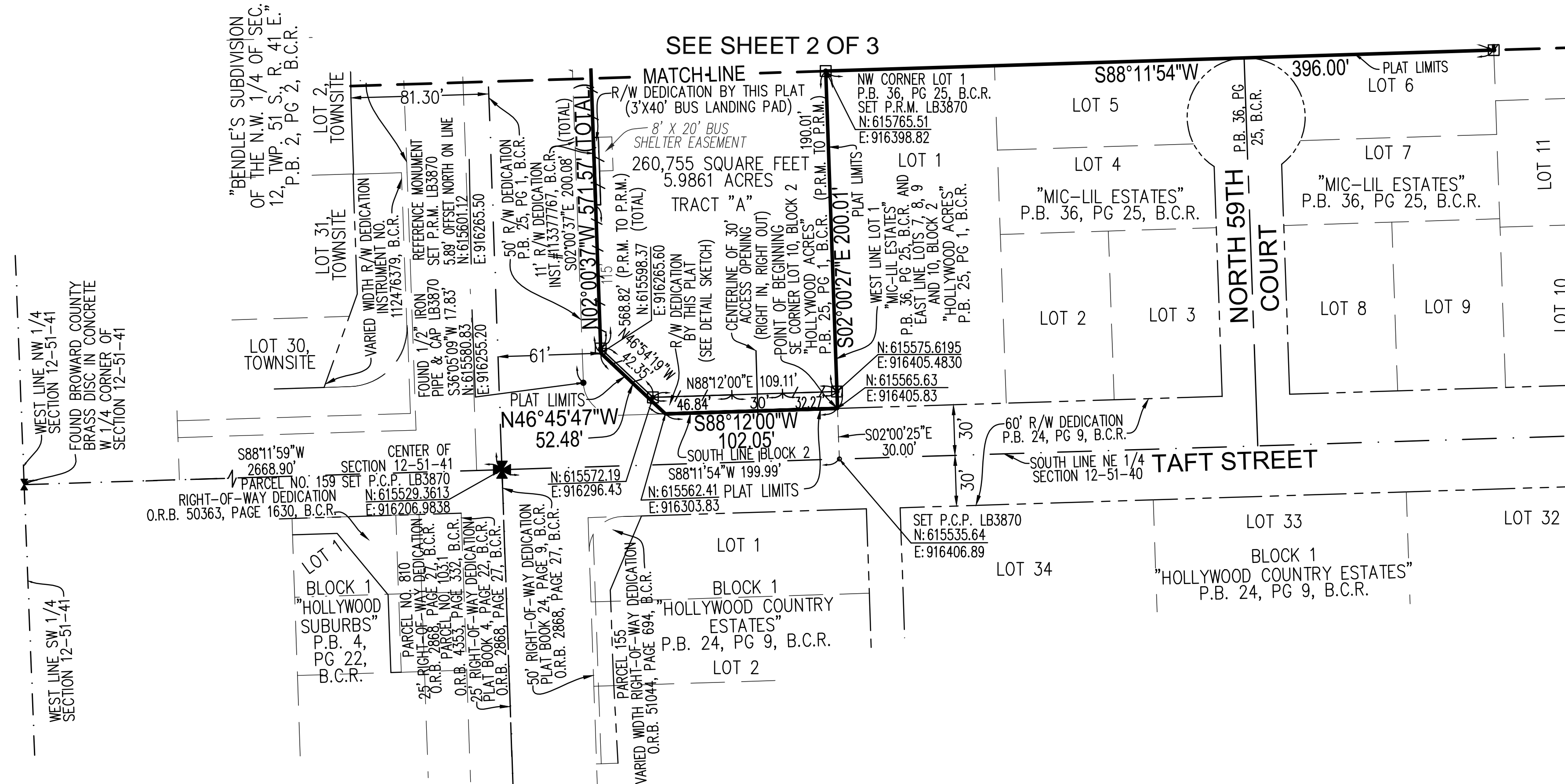
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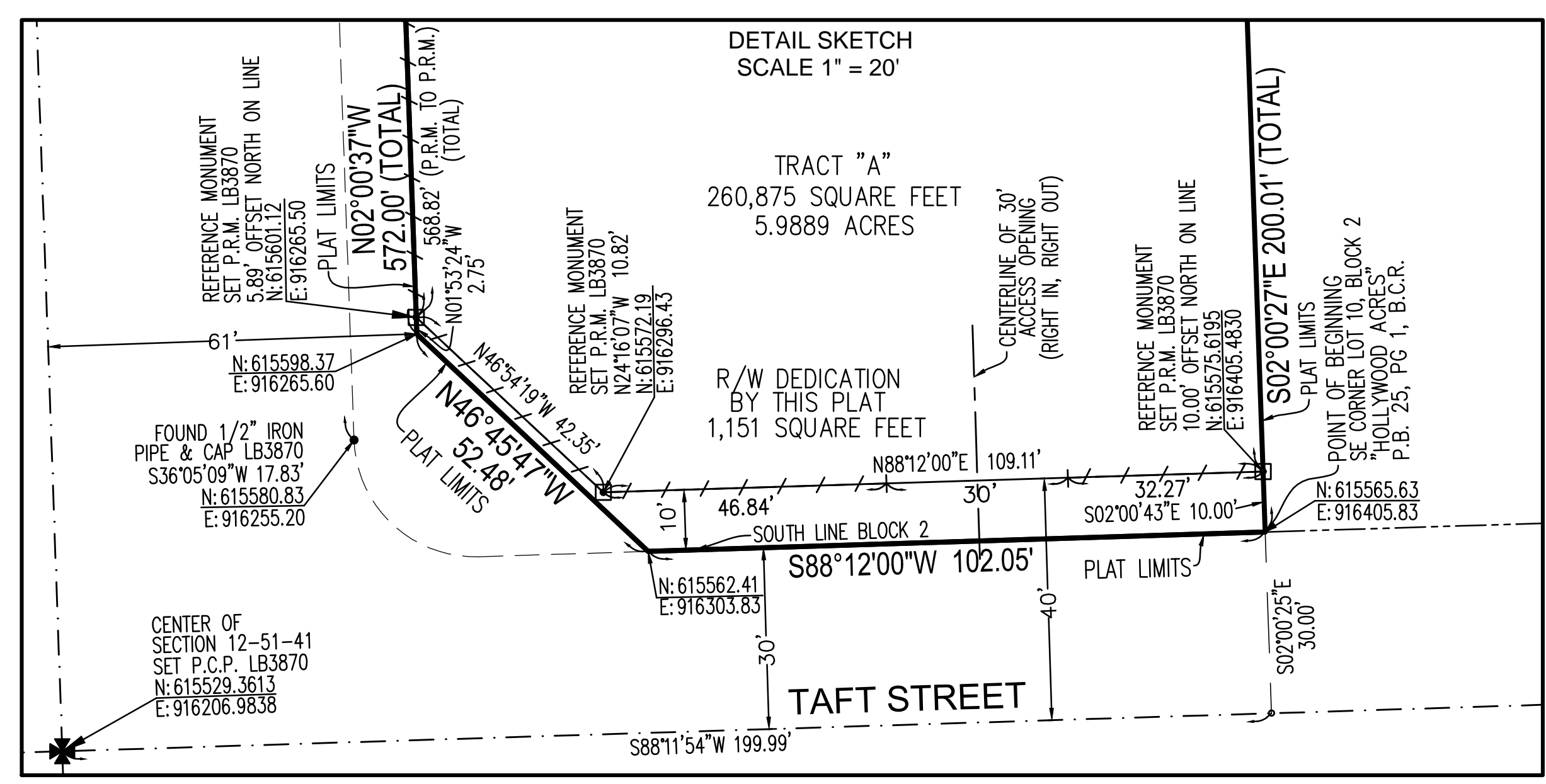
KEY MAP  
NOT TO SCALE



LEGEND:

|          |   |
|----------|---|
| P.R.M. □ | DENOTES: PERMANENT REFERENCE MONUMENTS (4"X4"X25" CONCRETE MONUMENT WITH 1.3" BRASS DISK STAMPED "PRLB3870" UNLESS OTHERWISE NOTED) |
| P.C.P. ○ | DENOTES: PERMANENT CONTROL POINT (MAG NAIL WITH 1.3" BRASS DISC STAMPED "PCP LB3870" UNLESS OTHERWISE NOTED)                        |
| LB       | DENOTES: LICENSED BUSINESS  |
| ---      | DENOTES: NON-VEHICULAR ACCESS LINE  |
| B.C.R.   | DENOTES: BROWARD COUNTY RECORDS.  |
| P.B.     | DENOTES: PLAT BOOK  |
| O.R.B.   | DENOTES: OFFICIAL RECORD BOOK   |
| PG       | DENOTES: PAGE NUMBER  |
| R/W      | DENOTES: RIGHT-OF-WAY   |
| P.B.     | DENOTES: PLAT BOOK  |
| INST.#   | DENOTES: INSTRUMENT NUMBER  |
| +        | DENOTES: CENTER OF SECTION  |
| ⊠        | DENOTES: QUARTER SECTION CORNER   |

- SURVEYOR'S NOTES:**
- THIS PLAT IS RESTRICTED TO 165,000 SQUARE FEET OF AUTO DEALERSHIP AND 433,000 SQUARE FEET OF AUTO STORAGE.  
  
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.  
  
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.
  - THE STATE PLANE COORDINATES AND GRID BEARINGS SHOWN HEREON WERE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES SHOWN ON THE "KEITH AND SCHNARS, P.A. RESURVEY OF A PORTION OF TOWNSHIP 51 SOUTH, RANGE 41 EAST, MISCELLANEOUS PLAT BOOK 6, PAGE 19, BROWARD COUNTY RECORDS; AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT. REFERENCE LINE BEING THE WEST LINES OF RIGHT-OF-WAY DEDICATION FOR STATE ROAD NO. 7 (U.S. HIGHWAY NO. 1), AS RECORDED IN INSTRUMENT #113377767, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING N02°00'25"W.
  - IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY \_\_\_\_\_, 2021, 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 \_\_\_\_\_, 2021, 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



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 GRAPHICAL 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 THE CITY AND THIS COUNTY.