

"HOLLYWOOD STORAGE KING"

A REPLAT OF A PORTION OF THE WEST 250 FEET OF LOT 14 IN THE

NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST,

, "MAP OF THE SUBDIVISION OF SECTION 22, TP 51S, RGE 42E", ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK B, PAGE 58, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA

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
DECEMBER, 2017

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'A' AS SHOWN ON THIS PLAT WAS ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERSEDED.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 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. 20

BY: _____
MAYOR, COUNTY COMMISSION

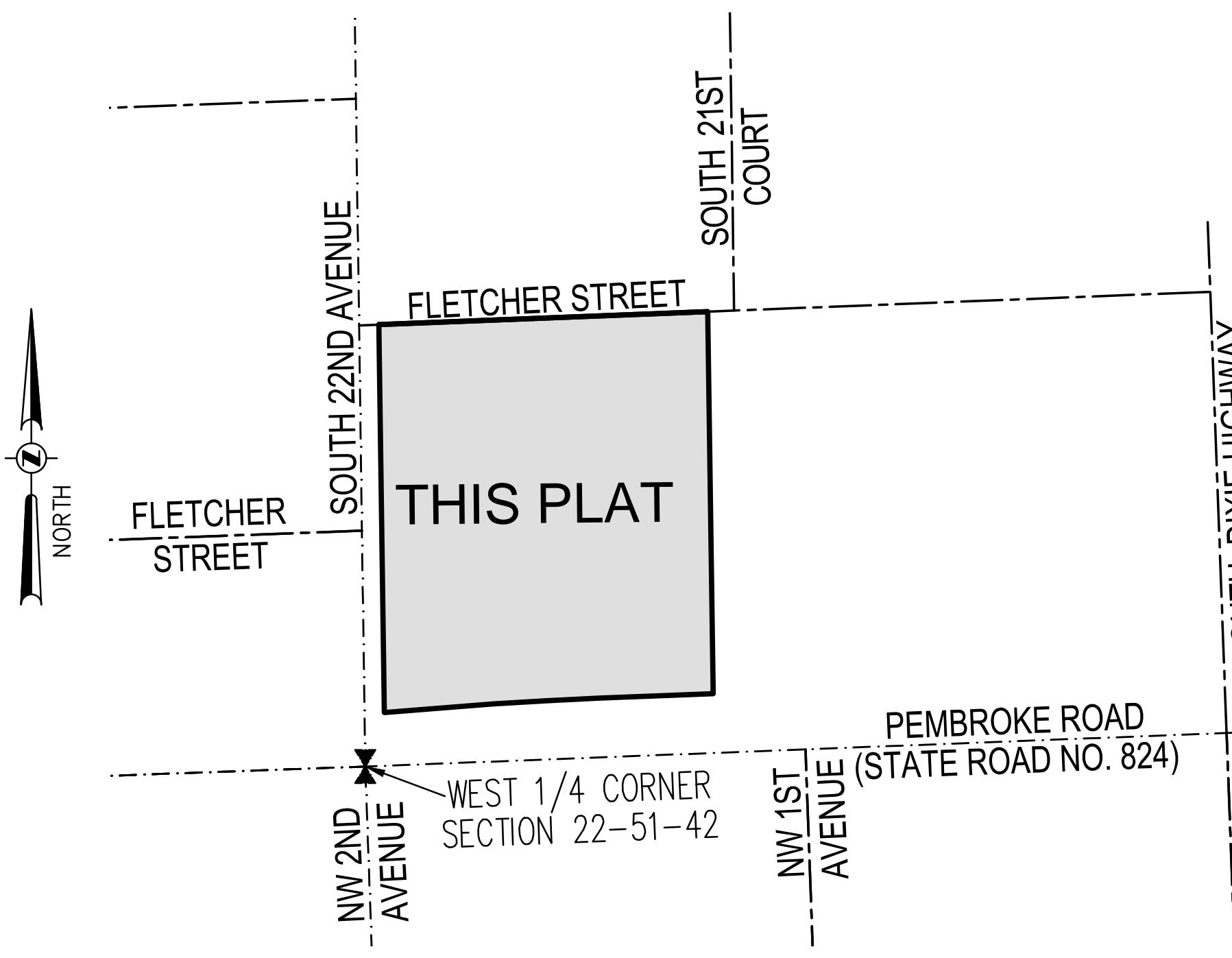
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

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

DATE: _____

BY: _____
RICHARD TORNESI
DIRECTOR
FLORIDA PROFESSIONAL
ENGINEER REGISTRATION NO. 40263

DATE: _____



LOCATION MAP
A PORTION OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST
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, 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 IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177.

BY: _____
BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

PLATTING SURVEYOR	CITY OF HOLLYWOOD	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER

LEGAL DESCRIPTION:

A PORTION OF THE WEST 250 FEET OF LOT 14 IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, "MAP OF THE SUBDIVISION OF SECTION 22, TP 51S, RGE 42E", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "B", PAGE 58, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 22; THENCE NORTH 00°48'00" WEST ON THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 22 FOR 335.00 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 14; THENCE NORTH 87°44'23" EAST ON SAID WESTERLY EXTENSION 15.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 14 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°44'23" EAST ON SAID NORTH LINE OF LOT 14, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF FLETCHER STREET AS SHOWN ON THE PLAT OF "GEO. M. PHIPPEN'S SUB-DIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 90, OF SAID PUBLIC RECORDS OF DADE COUNTY, FLORIDA, FOR 250.08 FEET TO THE INTERSECTION WITH A LINE LYING 250.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 14; THENCE SOUTH 00°48'00" EAST ON SAID PARALLEL LINE 290.11 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD (STATE ROAD NO. S-824) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86508-2606, SHEET 3 OF 7, AS RECORDED IN RIGHT-OF-WAY MAP BOOK 14, PAGE 200, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND THE NORTHEAST CORNER OF RIGHT-OF-WAY PARCEL 155 AS RECORDED IN OFFICIAL RECORDS BOOK 2799, PAGE 839, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ON SAID NORTH RIGHT-OF-WAY LINE BEING THE NORTH LINE OF SAID RIGHT-OF-WAY PARCEL 155, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) SOUTH 87°46'07" WEST 86.12 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY; 2) WESTERLY ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 2904.79 FEET, A CENTRAL ANGLE 2°22'08", FOR AN ARC DISTANCE OF 120.10 FEET TO A POINT OF TANGENCY; 3) SOUTH 85°23'59" WEST 44.05 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID LOT 14, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF SOUTH 22ND AVENUE AS SHOWN ON SAID PLAT OF "MAP OF THE SUBDIVISION OF SECTION 22, TP 51S, RGE 42E", THENCE NORTH 00°48'00" WEST ON SAID WEST LINE AND SAID EAST RIGHT-OF-WAY LINE 294.56 FEET TO THE POINT OF THE BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 72,788 SQUARE FEET (1.6710 ACRES), MORE OR LESS.

ALSO KNOWN AS:

THE WEST 250 FEET OF LOT 14, OF THE SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK "B", PAGE 58, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, LESS THAT PORTION DEEDED TO THE STATE OF FLORIDA FOR ROAD PURPOSES AND RECORDED APRIL 30, 1964, IN OFFICIAL RECORDS BOOK 2799, PAGE 839, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

DEDICATION:

STATE OF _____ SS
COUNTY OF _____

KNOW ALL MEN BY THESE PRESENTS: THAT AGAP HOLLYWOOD LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, THE OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS "HOLLYWOOD STORAGE KING", A REPLAT.

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

THE ADDITIONAL RIGHT-OF-WAY DEDICATION AS SHOWN HEREON, ADJACENT TO PEMBROKE ROAD (STATE ROAD NO. 824) 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.

IN WITNESS WHEREOF, SAID AGAP HOLLYWOOD LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND IN ITS NAME BY COHEN, ITS AUTHORIZED SIGNATORY, IN THE PRESENCE OF THESE TWO WITNESSES THIS DAY OF , A.D. 2018.

WITNESSES:

AGAP HOLLYWOOD LLC,
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: _____

BY: _____
PRINT NAME: COHEN

WITNESS: _____

BY: _____
PRINT NAME: COHEN

WITNESS: _____

BY: _____
TITLE: AUTHORIZED SIGNATORY

ACKNOWLEDGMENT:

STATE OF _____ SS
COUNTY OF _____

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME COHEN, AUTHORIZED SIGNATORY OF AGAP HOLLYWOOD LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION, 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. 2018.

MY COMMISSION NUMBER: _____

NOTARY PUBLIC - STATE OF _____
PRINT NAME: _____

MY COMMISSION EXPIRES: _____

