

EXHIBIT 'A'

# "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

**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: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
WITNESS: \_\_\_\_\_ COHEN  
PRINT NAME: \_\_\_\_\_ AUTHORIZED SIGNATORY

**ACKNOWLEDGMENT:**

STATE OF \_\_\_\_\_ SS  
COUNTY OF \_\_\_\_\_

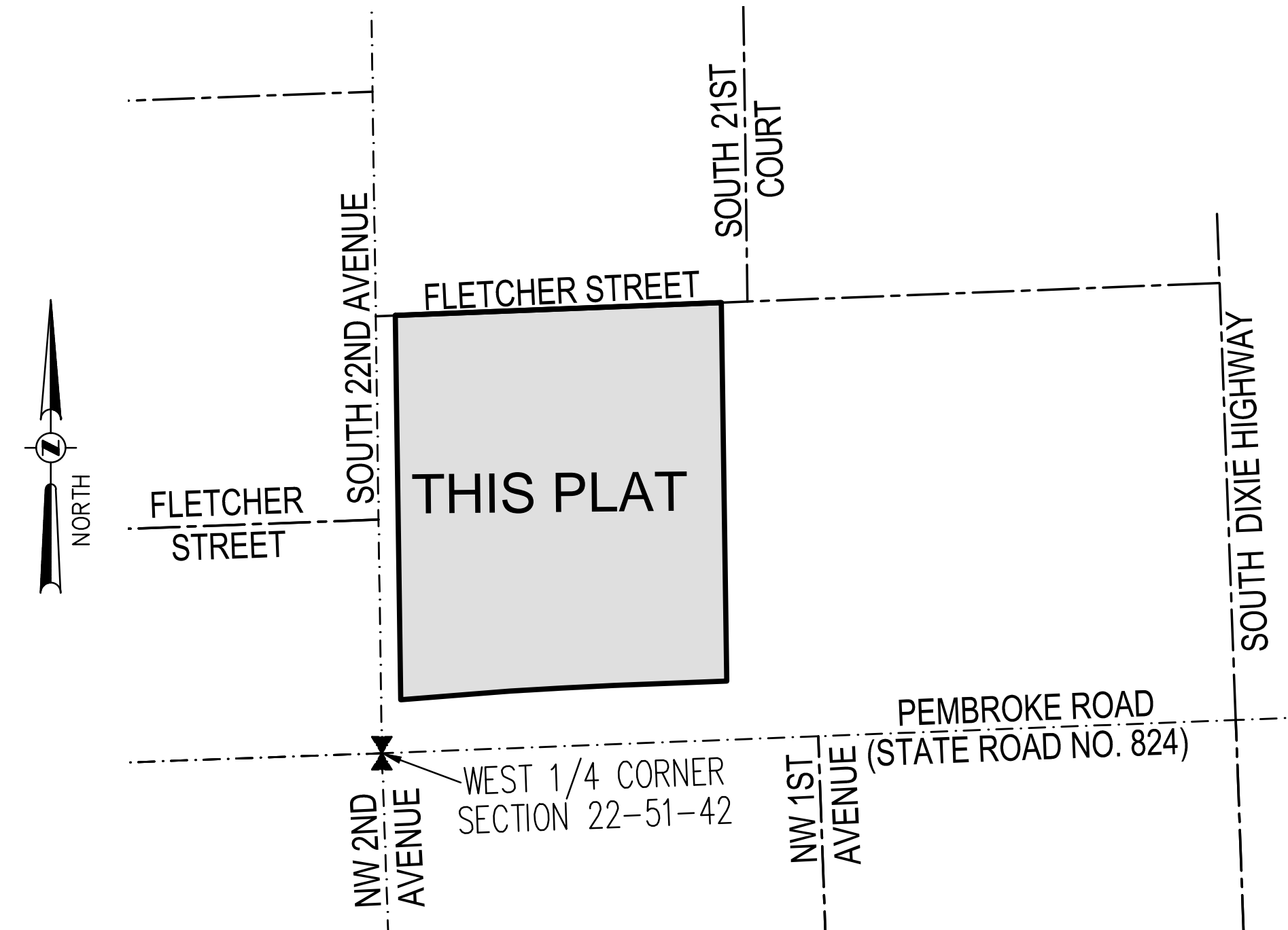
I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ COHEN, AUTHORIZED SIGNATORY OF AGAP HOLLYWOOD LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION, AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY 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 \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

**PULICE LAND SURVEYORS, INC.**

PREPARED BY  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
954-572-1777  
FAX NO. 954-572-1778  
DECEMBER, 2017



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: \_\_\_\_\_ DATE: \_\_\_\_\_  
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
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**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: \_\_\_\_\_ DATE: \_\_\_\_\_  
ROBERT P. LEGG, JR.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 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  
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DECEMBER, 2017

# "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

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 THIS COUNTY.

**LEGEND:**

- P.R.M. □ DENOTES: PERMANENT REFERENCE MONUMENTS (SET 4"x4"x24" CONCRETE MONUMENT WITH 1.3" BRASS DISC STAMPED "P.R.M. LB3870" UNLESS OTHERWISE NOTED)
- P.C.P. ● DENOTES: PERMANENT CONTROL POINT (MAG NAIL & 1.3" BRASS DISK STAMPED "PCP LB3870" UNLESS OTHERWISE NOTED)
- LB DENOTES: LICENSED BUSINESS
- B.C.R. DENOTES: BROWARD COUNTY RECORDS
- O.R.B. DENOTES: OFFICIAL RECORD BOOK
- ⊕ DENOTES: QUARTER SECTION CORNER
- ⊙ DENOTES: SECTION CORNER
- ⊖ DENOTES: CENTERLINE
- ID DENOTES: IDENTIFICATION
- R/W DENOTES: RIGHT-OF-WAY
- D.C.R. DENOTES: DADE COUNTY RECORDS
- P.B. DENOTES: PLAT BOOK
- PG DENOTES: PAGE
- OS DENOTES: OFFSET
- NVAL --- DENOTES: NON-VEHICULAR ACCESS LINE
- R DENOTES: RADIUS
- CA DENOTES: CENTRAL ANGLE
- A DENOTES: ARC LENGTH
- CB DENOTES: CHORD BEARING
- CD DENOTES: CHORD DISTANCE
- FPL DENOTES: FLORIDA POWER & LIGHT COMPANY
- 21-51-42 DENOTES: SECTION 21, TOWNSHIP 51 SOUTH, RANGE 42 EAST
- 22-51-42 DENOTES: SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST
- FDOT DENOTES: FLORIDA DEPARTMENT OF TRANSPORTATION

**SURVEYOR'S NOTES:**

- 1) THIS PLAT IS RESTRICTED TO 128,000 SQUARE FEET OF SELF-STORAGE 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.  
  
ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION 2B.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- 2) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN FOR THE NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD (STATE ROAD NO. S-824) BEARING OF S87°46'07"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 \_\_\_\_\_, 2023, 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
- 3B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY \_\_\_\_\_, 2023, 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.

