

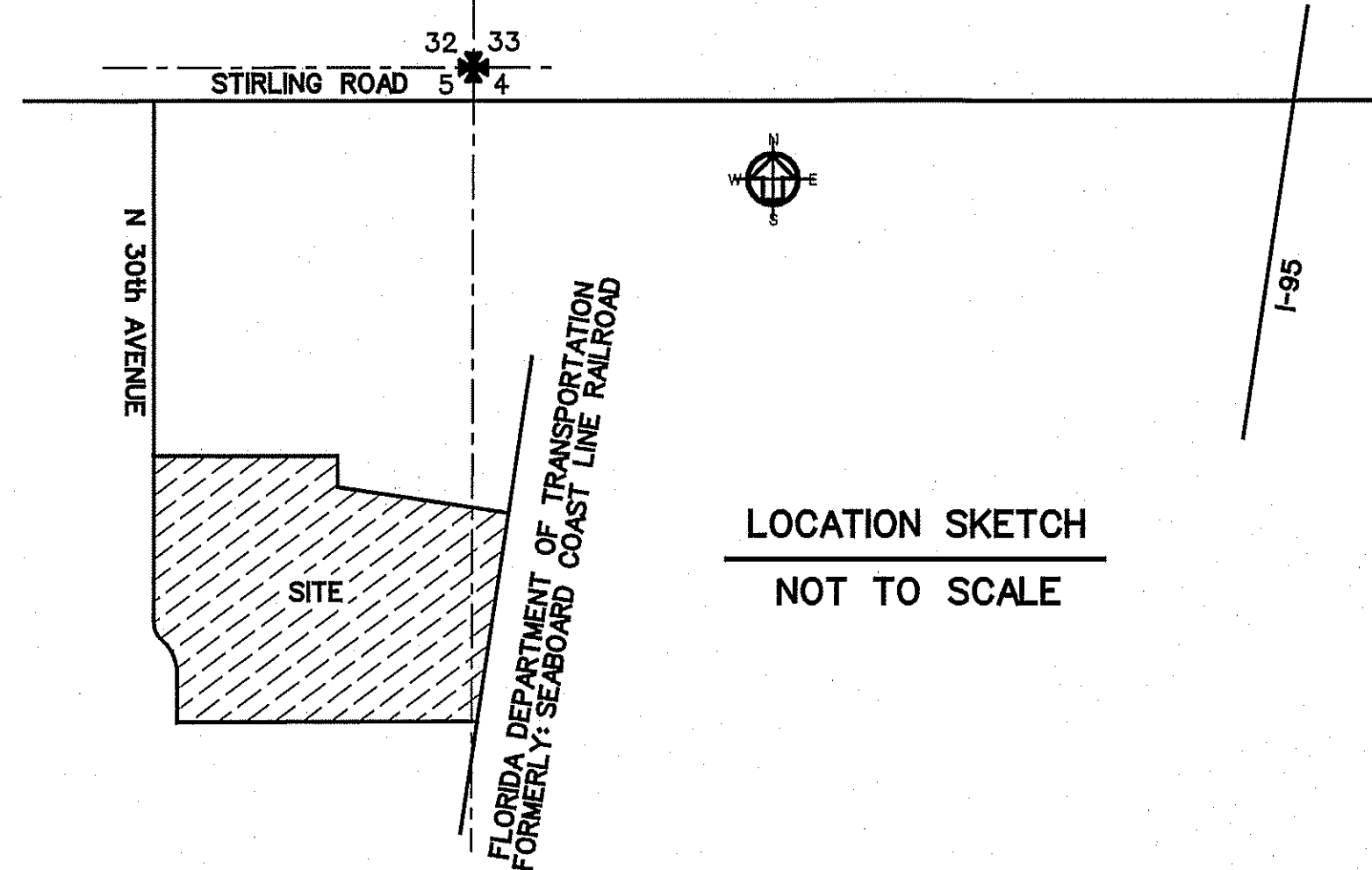
4001 N 30th AVE LLC PLAT

LEGAL DESCRIPTION:

A PORTION OF BLOCK 1, AND A PORTION OF WEST EVANS STREET ABUTTING SAID BLOCK 1, UNIVERSAL INDUSTRIAL SITE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THAT PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING WEST OF THE RIGHT-OF-WAY OF THE SEABOARD COAST LINE RAILROAD, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID BLOCK 1; THENCE, ALONG THE NORTH LINE OF SAID BLOCK 1 ON AN ASSUMED BEARING OF N89°28'00"E 307.95 FEET; THENCE SOUTH, PARALLEL WITH THE WEST BOUNDARY OF BLOCK 1, A DISTANCE OF 376 FEET TO THE POINT OF BEGINNING; THENCE EAST 195 FEET; THENCE SOUTH 32.40 FEET; THENCE S81°29'03"E A DISTANCE OF 183.50 FEET TO THE WEST LINE OF THE SEABOARD COAST LINE RIGHT-OF-WAY; THENCE S06°30'57"W ALONG THE SAID WEST LINE 222.89 FEET TO THE SOUTH LINE OF SAID NW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 4; THENCE S89°38'24"W ALONG SAID SOUTH LINE 6.12 FEET TO THE WEST LINE OF SAID SECTION 4; THENCE S89°46'27"W 312.36 FEET; THENCE NORTH 50 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50 FEET AND A CENTRAL ANGLE OF 48°11'20", AN ARC DISTANCE OF 42.05 FEET TO A POINT OF REVERSE CURVATURE; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 48°11'20", AN ARC DISTANCE OF 21.03 FEET TO A POINT OF TANGENCY; THENCE NORTH 175.38 FEET TO THE POINT OF BEGINNING.

A REPLAT OF A PORTION OF BLOCK 1 AND A PORTION OF WEST EVANS STREET ABUTTING SAID BLOCK 1, UNIVERSAL INDUSTRIAL SITE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, AND A PORTION OF THAT PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA



SHEET 1 OF 2

DEDICATION:

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

KNOWN ALL MEN BY THESE PRESENTS THAT ROSEMARY C. VILLELLA, OWNERS OF THE LAND SHOWN HEREON, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS 4001 N 30th AVE LLC PLAT.

THIS INSTRUMENT PREPARED BY SCOTT A. GUZZI
VIC-SCOTT LAND SURVEYING & MAPPING
6047 KIMBERLY BOULEVARD, SUITE T, NORTH LAUDERDALE, FLORIDA, 33068

BROWARD COUNTY RESILIENT ENVIRONMENT DEPARTMENT

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 2022.

BY: _____, DIRECTOR / DESIGNEE

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: _____, RICHARD TORNESE, DIRECTOR OF ENGINEERING,
PROFESSIONAL ENGINEER, FLORIDA REGISTRATION NO. 40263

DATE: _____

BY: _____, ROBERT P. LEGG, JR., PROFESSIONAL SURVEYOR
AND MAPPER, FLORIDA REGISTRATION NO. 4030

DATE: _____

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY, THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT, SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHT- OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, 2022.

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 _____, 2022.

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 PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COMMISSIONERS OF BROWARD COUNTY, FLORIDA THIS _____ DAY OF _____, 2022. ATTEST: ROGER J. DESJARLAIS, COUNTY ADMINISTRATOR

BY: _____, MAYOR, COUNTY COMMISSION BY: _____, DEPUTY

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR BY: _____ DEPUTY

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT,
COUNTY RECORDS DIVISION - RECORDING SECTION,**

THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2022, IN PLAT BOOK _____, PAGES _____ THROUGH _____, RECORDING VERIFIED.

ATTEST: MONICA CEPERO, COUNTY ADMINISTRATOR BY: _____ DEPUTY

CITY OF HOLLYWOOD ENGINEER

THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2022.

BY: _____

AZITA BEHMARDI, P.E.

CITY ENGINEER

FLORIDA P.E. REGISTRATION NUMBER: _____

CITY COMMISSION

THIS IS TO CERTIFY, THAT THIS PLAT OF 4001 N 30th AVE LLC PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, BY RESOLUTION _____, ADOPTED THIS _____ DAY OF _____, 2022, AND BY SAID RESOLUTION ALL EASEMENTS SHOWN ON THIS PLAT HAVE BEEN ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERCEDED.

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 IMPACT FEES HAVE BEEN PAID AND ARE NOT DUE.

ATTEST: _____, PATRICIA A. CERNY, CITY CLERK

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 2022.

BY: _____ JOSH LEVY, MAYOR

OWNER'S CONSENT:

IN WITNESS WHEREOF, FRANK VILLELLA, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2022.

WITNESS: _____ PRINTED NAME: ROSEMARY C. VILLELLA, OWNER

WITNESS: _____ PRINTED NAME: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

BEFORE ME PERSONALLY APPEARED FRANK VILLELLA WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT BY DUE AUTHORITY, AND THAT SAID INSTRUMENT IS A FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____ PRINTED NAME OF NOTARY: _____

OWNER'S CONSENT:

IN WITNESS WHEREOF, ROSEMARY C. VILLELLA, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2022.

WITNESS: _____ PRINTED NAME: ROSEMARY C. VILLELLA, OWNER

WITNESS: _____ PRINTED NAME: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF BROWARD } SS

BEFORE ME PERSONALLY APPEARED ROSEMARY C. VILLELLA, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT BY DUE AUTHORITY, AND THAT SAID INSTRUMENT IS A FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC: _____ PRINTED NAME OF NOTARY: _____

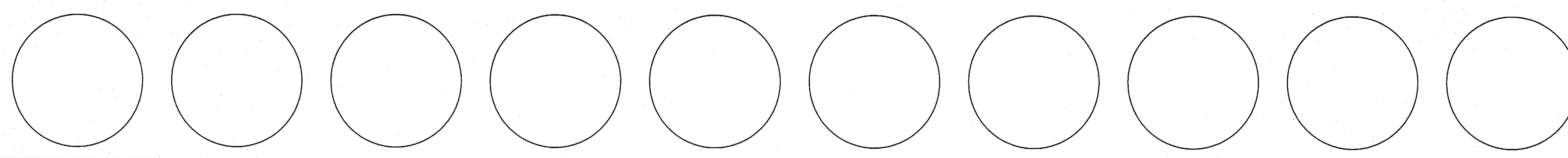
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS _____ DAY OF _____, 2012 A.D. THIS PLAT CONFORMS TO ALL APPLICABLE SECTIONS OF CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE.

DATE: _____

SCOTT A. GUZZI
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 5105
VIC-SCOTT LAND SURVEYING & MAPPING
CERTIFICATE OF AUTHORIZATION NO. LB6893
6047 KIMBERLY BOULEVARD, SUITE T
NORTH LAUDERDALE, FLORIDA 33068

COUNTY SEAL COUNTY ENGINEER COUNTY SURVEYOR CITY SEAL CITY ENGINEER SURVEYOR



IT'S GOOD!

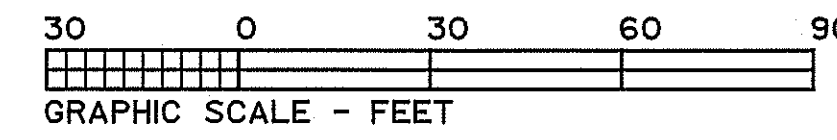
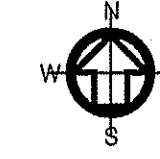
**VIC-SCOTT
LAND SURVEYING & MAPPING**
6047 KIMBERLY BOULEVARD
SUITE T
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4001 N 30th AVE LLC PLAT

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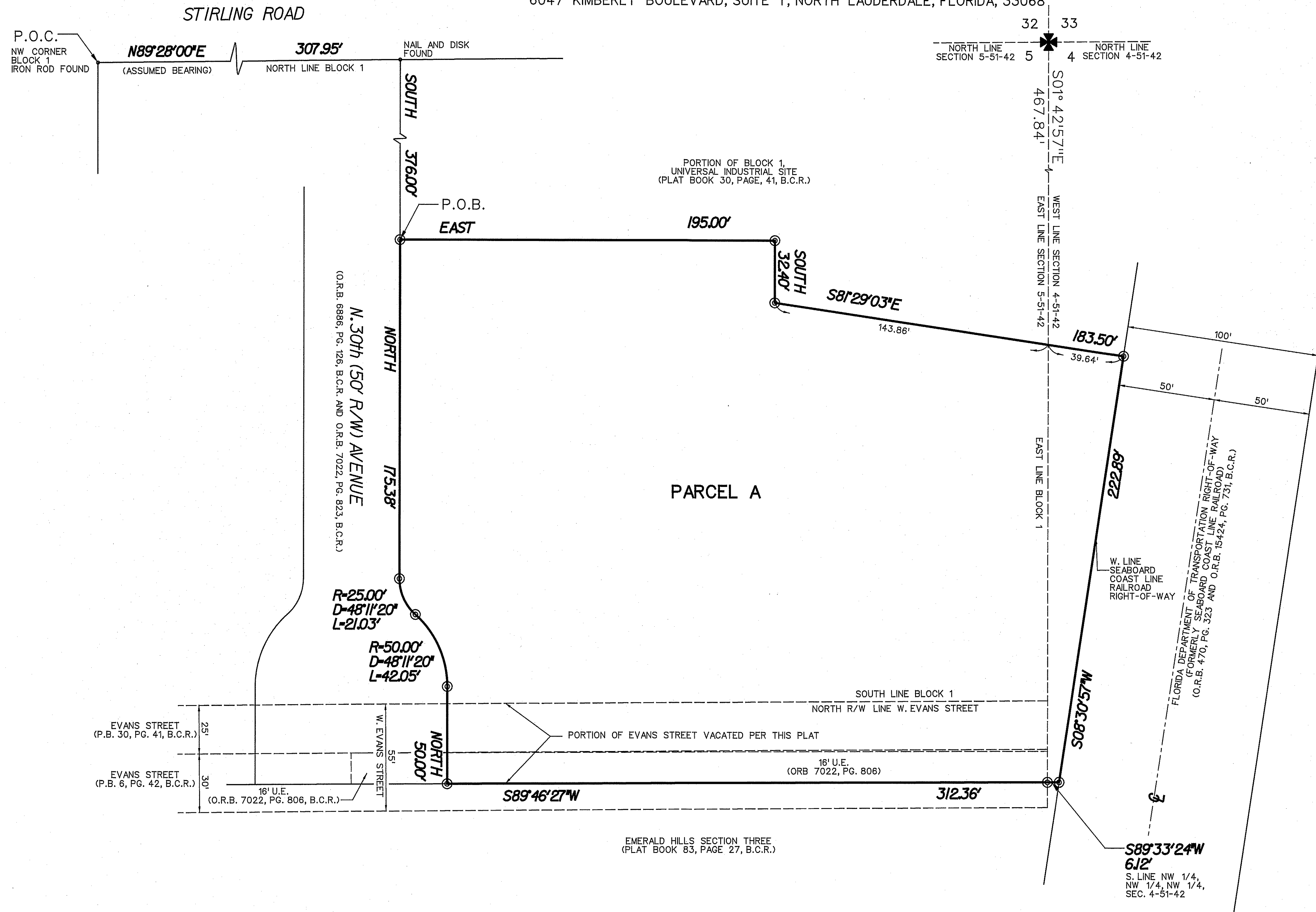
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THIS INSTRUMENT PREPARED BY SCOTT A. GUZZI
VIC-SCOTT LAND SURVEYING & MAPPING
6047 KIMBERLY BOULEVARD, SUITE T, NORTH LAUDERDALE, FLORIDA, 33068



GRAPHIC SCALE
1"=30'

SHEET 2 OF 2



- ABBREVIATIONS:**
- B.C.R. - BROWARD COUNTY RECORDS
 - D.B. - DEED BOOK
 - E - EAST
 - (M) - MEASURED
 - N - NORTH
 - O.R.B. - OFFICIAL RECORDS BOOK
 - P.G. - PAGE
 - P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
 - SECT. - SECTION
 - S.F. - SQUARE FEET

- SURVEYOR'S NOTES:**
1. BEARINGS SHOWN HEREON REFER TO AN ASSUMED DATUM AND REFERENCE THE NORTH LINE OF BLOCK 1, UNIVERSAL INDUSTRIAL SITE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 41, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEARING N89°28'00"E, AS REFERENCED BY FOUND MONUMENTATION AS SHOWN HEREON.
 2. ⊙ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) P.S.M. 5108.
 3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 4. THIS PLAT CONTAINS 91,635 SQUARE FEET, 2.10 ACRES, MORE OR LESS.
 5. THIS PLAT IS RESTRICTED TO 5,000 SQUARE FEET OF OFFICE AND 27,000 SQUARE FEET OF INDUSTRIAL BUILDINGS

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 OF CABLE TELEVISION 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.

**VIC-SCOTT
LAND SURVEYING & MAPPING**

6047 KIMBERLY BOULEVARD
SUITE T
NORTH LAUDERDALE, FLORIDA 33068

4001 N 30th AVE LLC PLAT