

SURVEYOR'S NOTES

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 Broward County, Florida.

Bearings shown hereon refer to SOUTH FLORIDA INDUSTRIAL PARK (Plat Book 63, Page 38, B.C.R.), and assume the Northerly portion of the West line of Parcel "G", as North 00°10'54" East, as field monumented and shown hereon.

If a building permit for principal building (excluding dry models, sales and construction offices) and the first inspection approval are not issued by, , 2020, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property 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, , 2020, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes 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.

PLAT RESTRICTION

This plat is restricted to 5,000 Square Feet of Commercial Use. No free standing or drive-thru bank facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

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 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.

LEGAL DESCRIPTION:

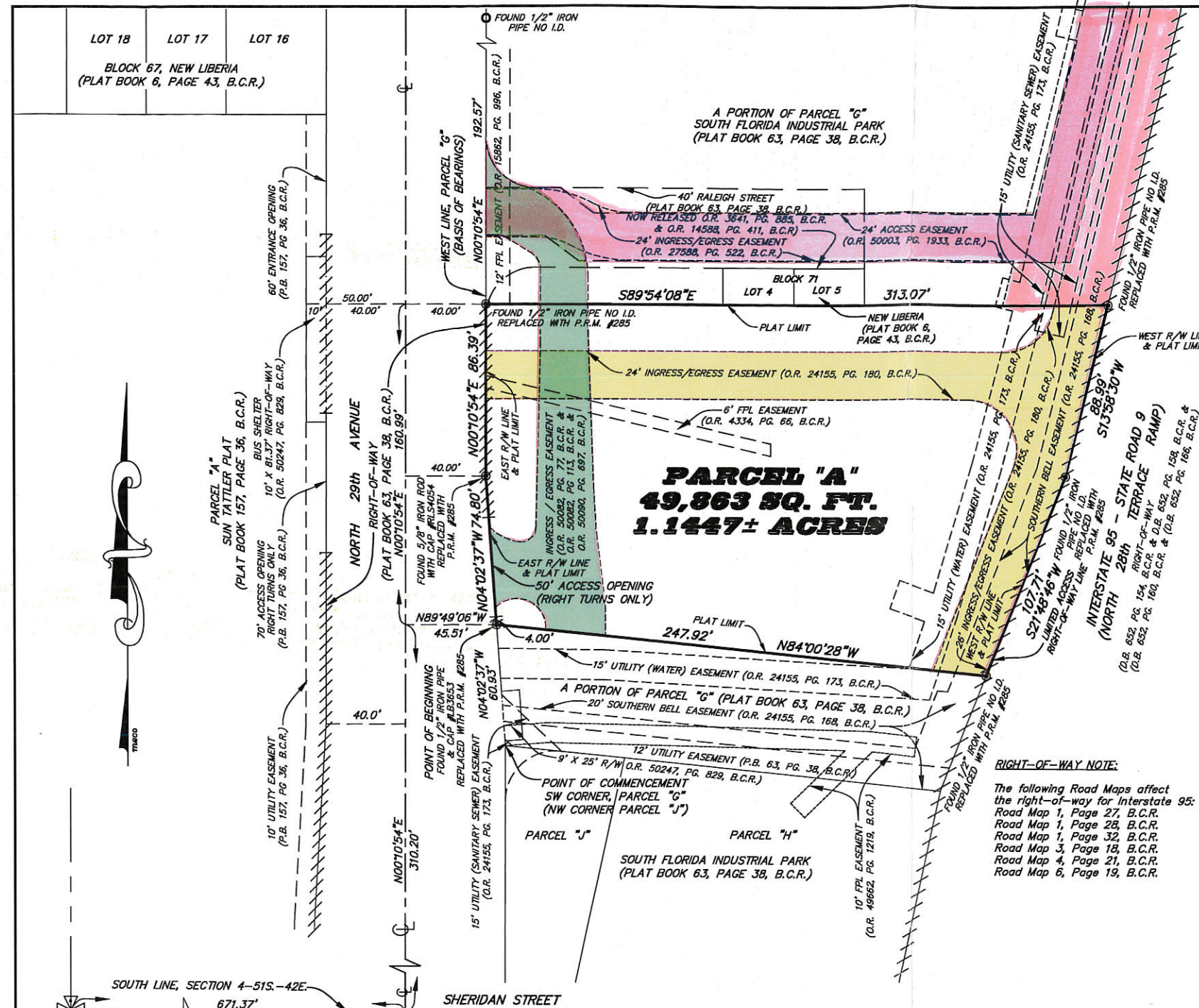
A portion of Parcel "G", in SOUTH FLORIDA INDUSTRIAL PARK, according to the plat thereof, as recorded in Plat Book 63, Page 38 of the Public Records of Broward County, Florida, and a portion of Lots 4 and 5, Block 71, and the half alley adjacent to said Lots, in NEW LIBERIA, according to the plat thereof, as recorded in Plat Book 6, at Page 43 of the said Public Records of Broward County, Florida, all being more particularly described as follows:

Commence at the Southwest corner of said Parcel "G", also being the Northwest corner of Parcel "J" in said SOUTH FLORIDA INDUSTRIAL PARK, said point lying on the East Right-of-Way line of North 29th Avenue, as shown on said plat of SOUTH FLORIDA INDUSTRIAL PARK, the following three (3) courses being along said East Right-of-Way line and the West line of said Parcel "G", and the Northerly extension thereof; (1) thence North 04°02'37" West for 60.93 feet to the Point of Beginning of the hereinafter described parcel of land; (2) thence continue North 04°02'37" West for 74.80 feet; (3) thence North 00°10'54" East for 86.39 feet; thence South 89°54'08" East, departing said East Right-of-Way line for 313.07 feet to a point on the East line of said Parcel "G", also being the Westerly Existing Limited Access Right-of-Way Line for State Road No. 9 (I-95), the following two (2) courses being along said East line and said Westerly Existing Limited Access Right-of-Way Line; (1) thence South 13°58'30" West for 88.99 feet; (2) thence South 21°48'46" West for 107.71 feet; thence North 84°00'28" West, departing said Westerly Existing Limited Access Right of Way Line for 247.92 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Hollywood, Broward County, Florida and containing 49,863 square feet or 1.1447 acres more or less.

LEGEND

- **P.R.M. #285** - Indicates Permanent Reference Monument
(4"x4"x24" concrete post w/metal rod and
brass cap stamped L.B. 285)
- B.C.R.** - Indicates Broward County Records
- Q.R., PG** - Indicates Official Record Book and Page
- P.B., PG** - Indicates Plat Book and Page
- FPL** - Indicates Florida Power and Light Company
- ////** - Indicates Non-Vehicular Access Line
- Ⓢ** - Indicates centerline



"DENNY'S HOLLYWOOD STORE 485"
(NO ID)
096095

**A REPLAT OF PORTIONS OF PARCEL "G",
SOUTH FLORIDA INDUSTRIAL PARK
(PLAT BOOK 63, PAGE 38, B.C.R.) AND
LOTS 4 AND 5, BLOCK 71, AND ADJACENT ALLEY
NEW LIBERIA (PLAT BOOK 6, PAGE 43, B.C.R.)
IN SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
FEBRUARY 2015**

GRAPHIC SCALE

