

CFN #111552698,  
Page 1 of 2  
Recorded 05/22/2013 at 02:25 PM

SHEET 1 OF 2 SHEETS

**DEDICATION**

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That the CITY OF HOLLYWOOD, a Florida municipal corporation, owner of the lands described in and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "MARGARITAVILLE AT HOLLYWOOD", being a replat of a portion of Blocks "A" and "F", HOLLYWOOD BEACH, according to the plat thereof, as recorded in Plat Book 1, Page 27, of the public of Broward County, Florida, being in Section 13, Township 51 South, Range 42 East, Broward County Florida.

The Additional Right-of-Way dedications are hereby dedicated to the public for road and road related purposes. All easements are hereby dedicated to the public for proper purposes.

IN WITNESS WHEREOF: We hereunto set our hands and affix the corporate seal in the City of Hollywood, County of Broward, State of Florida, this \_\_\_\_ day of September, 2012.

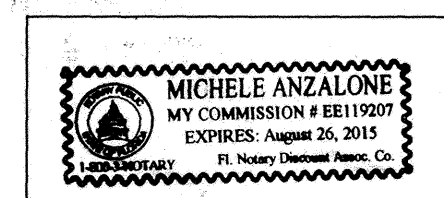
CITY OF HOLLYWOOD, a Florida municipal corporation  
Officer: Peter Bober Name printed: Peter Bober Title: Mayor City of Hollywood  
Attest: Patricia A. Cerny Name printed: Patricia A. Cerny Title: City Clerk  
Witness: (as to both): Nancy Ellen Caruso Name printed: Nancy Ellen Caruso  
Witness: (as to both): Indira Whittingham Name printed: Indira Whittingham

**ACKNOWLEDGMENT**

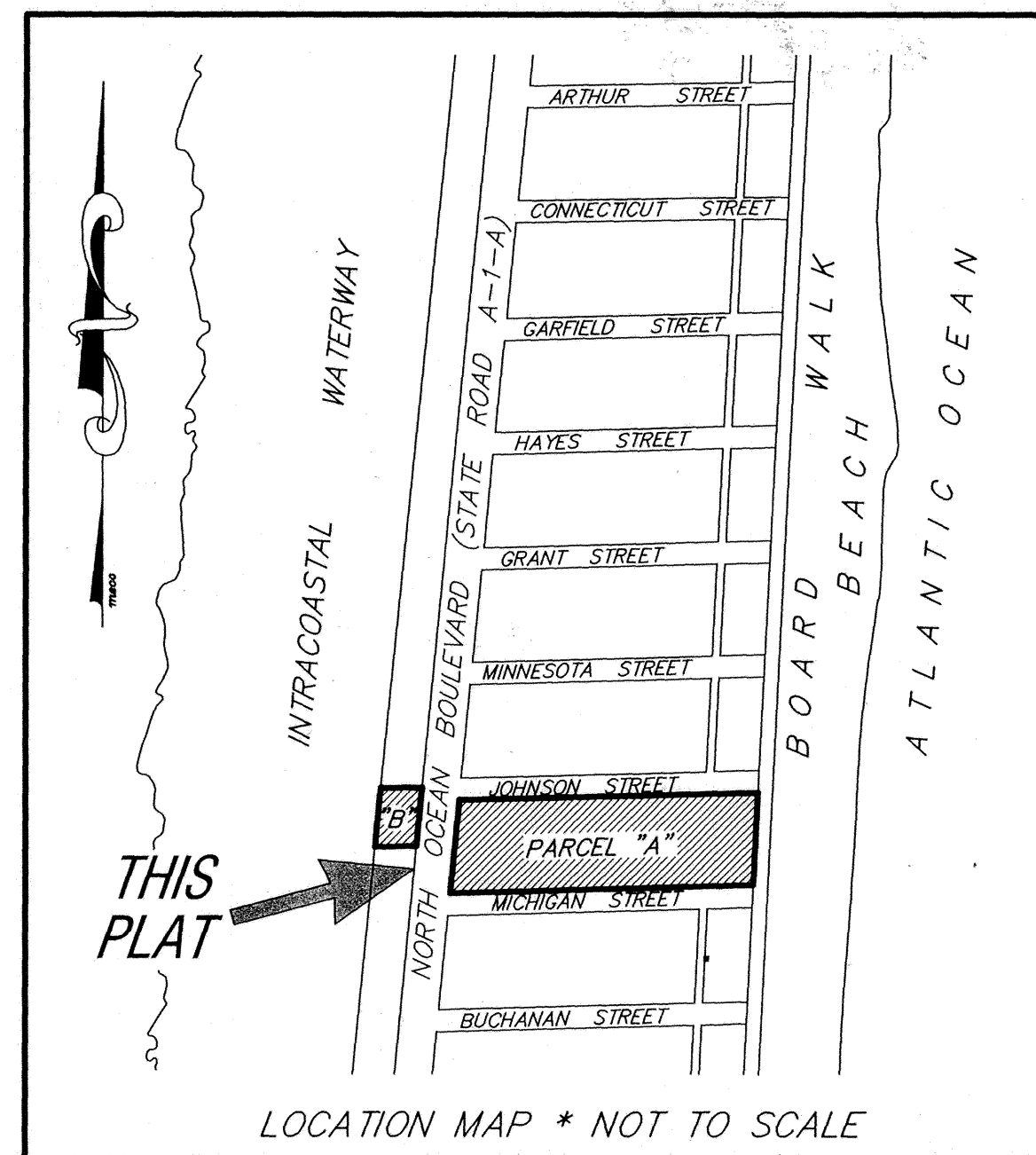
STATE OF FLORIDA SS I hereby certify that on this day personally appeared before me Peter Bober, being the Mayor of the City of Hollywood, Florida to me well known to be the person described who executed the foregoing Plat and Instrument of Dedication and he acknowledged the execution thereof to be his free act and deed as such officer; and that he affixed thereto the official seal of said corporation and that said instrument is the act and deed of said corporation.

Witness my signature and official seal at the City of Hollywood, Broward County, Florida this 12 day of September, 2012.

NOTARY PUBLIC Michele Anzalone STATE OF FLORIDA Name of Notary printed Michele Anzalone  
My Commission Expires: August 26, 2015



SEAL



LOCATION MAP \* NOT TO SCALE

**"MARGARITAVILLE AT HOLLYWOOD"**  
**A REPLAT OF A PORTION OF BLOCKS "A" AND "F",**  
**HOLLYWOOD BEACH**  
**(PLAT BOOK 1, PAGE 27, B.C.R.)**  
**IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 42 EAST**  
**CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**  
**JULY 2012**



PREPARED BY:  
McLAUGHLIN ENGINEERING COMPANY  
400 N.E. 3rd AVENUE  
FORT LAUDERDALE, FLORIDA 33301  
TEL. (954) 763-7611 FAX (954) 763-7615

SURVEY FILE NO. 08-3 -009 McL JOB NO. U-7433

**CITY COMMISSION**

STATE OF FLORIDA SS THIS IS TO CERTIFY: That this plat of "MARGARITAVILLE AT HOLLYWOOD" has been approved and accepted for record by the CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, in and by RESOLUTION NO. R-2012-239, adopted by the said City Commission, this 18th day of July, 2012, and by said Resolution all Easements shown on this plat are accepted in the name of said City.

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 or are not due.

By: Peter Bober Peter Bober Mayor, this 12 day of September, 20 12.  
Attest: Patricia A. Cerny Patricia A. Cerny City Clerk, this 12 day of September, 20 12.

**CITY ENGINEER**

This plat is approved and accepted for record this 7th day of JANUARY, 20 13.

By: Jonathan M. Vogt Jonathan M. Vogt City Engineer, Florida P.E. Registration #50669

**BROWARD COUNTY ENVIROMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT**

This plat is approved and accepted for record this 7th day of JANUARY, 20 13.

By: [Signature] Director / Designee

**BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

This plat has been reviewed for conformity with Chapter 177, Part 1, Florida Statutes.

This plat has been approved and accepted for record.

By: Robert P. Legg, Jr. 6/7/13  
Robert P. Legg, Jr.  
Professional Surveyor and Mapper  
Florida Registration Number LS 4030

By: Richard Tornese 1/8/13  
Richard Tornese  
Director  
Professional Engineer  
Florida Registration Number 40263

**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 23rd day of August, 20 12.

By: [Signature] 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 21 day of May, 20 13. By: [Signature] 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, on this 15th day of October, 20 12. ATTEST: BERTHA HENRY - COUNTY ADMINISTRATOR

By: Maureen Daryl Deputy  
By: [Signature] Vice Mayor - Broward County, Florida

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

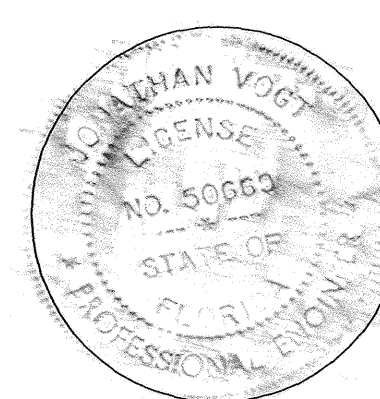
This plat filed for record this 22 day of MAY, 20 13, in BOOK 180 of PLATS, at Page 176, record verified.

ATTEST: BERTHA HENRY - COUNTY ADMINISTRATOR By: Elaine McKenzie Deputy

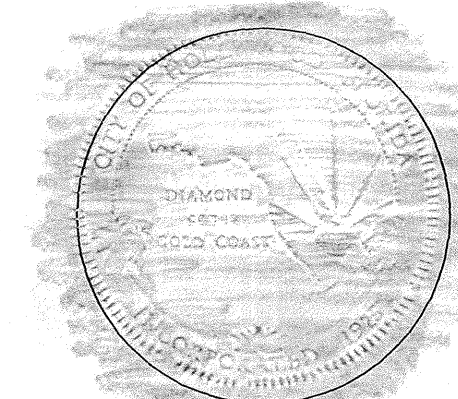
**SURVEYOR'S CERTIFICATE**

STATE OF FLORIDA SS 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 complies with the applicable requirements of Chapter 177, Part 1, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this 24th day of October, 20 12. The BENCH MARKS shown are referenced to NATIONAL GEODETIC VERTICAL DATUM OF 1929 and were established in conformity with the standards adopted by the National Ocean Survey for Third Order Vertical Control. This plat conforms to all applicable sections of Chapter 5J-17.05, FLORIDA ADMINISTRATIVE CODE.

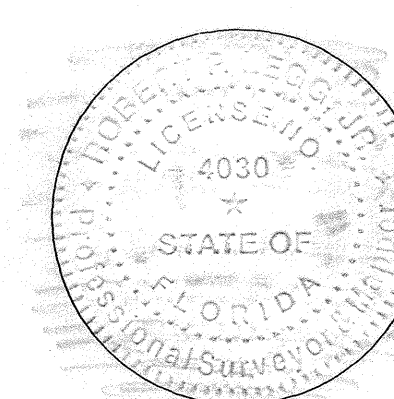
This plat dated at Fort Lauderdale, Florida, this 12th day of July, 2012.



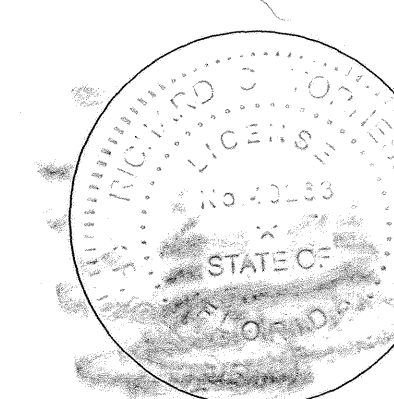
City Engineer's Seal



City of Hollywood Corporate Seal



Robert P. Legg, Jr. Surveyor's Seal



Richard Tornese Engineer's Seal



James M. McLaughlin Jr. Surveyor's Seal

By: James M. McLaughlin Jr.  
James M. McLaughlin Jr.  
Registered Land Surveyor No. 4497  
State of Florida.  
for McLAUGHLIN ENGINEERING COMPANY  
Certificate of Authorization Number 285  
400 Northeast 3rd Avenue  
Fort Lauderdale, Florida 33301



**SURVEYOR'S NOTES**  
Bearings are referenced to an assumed meridian and assume the East right-of-way line of Ocean Drive (State Road A-1-A) as North 03°39'11" East, as referenced by found monumentation as shown herein.

Reference Bench Mark: Broward County Bench Mark #3942, concrete marker with brass disc on North side of East end of Harding Street & 7.6' South of Southeast corner of Tide apartment building. Bench Mark Elevation = 9.36 (Bench Mark Elevation is referenced to the 1929 National Geodetic Vertical Datum)

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 this 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.  
If a building permit for a principal building (excluding dry models, sales and construction offices) and the first inspection approval are not issued by October 23, 2017, 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 October 23, 2017, 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 a 349 Room Hotel on Parcel "A" and 13,450 square feet of Commercial Use on Parcel "B". No residential uses are permitted on Parcel "A", and no free standing banks or drive-thru bank facilities are permitted on Parcel "B" without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

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.

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. This 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 the property within this plat who took title to the property with reference to this plat.

**LEGAL DESCRIPTION**

Lots 2, 3, 4, 5 and 6, LESS the East 12.50 feet thereof, of Block "A", "HOLLYWOOD BEACH", according to the plat thereof recorded in Plat Book 1, Page 27 of the Public Records of Broward County, Florida, more fully described as follows:

Beginning (1) at the intersection of the North line of said Lot 2, Block "A" and a line 12.50 feet West of and parallel with the East line of said Block "A", being a point on the West right-of-way line of Ocean Drive (State Road A-1-A); thence South 03°39'11" West, on said parallel line and West right-of-way line, a distance of 200.40 feet; thence South 88°02'41" West, on the South line of said Lot 6, a distance of 67.44 feet; thence North 03°39'11" East, on the East right-of-way line of the Intracoastal Waterway, a distance of 200.40 feet; thence North 88°02'41" East, on the North line of said Lot 2, a distance of 67.44 feet to the Point of Beginning (1).

**TOGETHER WITH:**

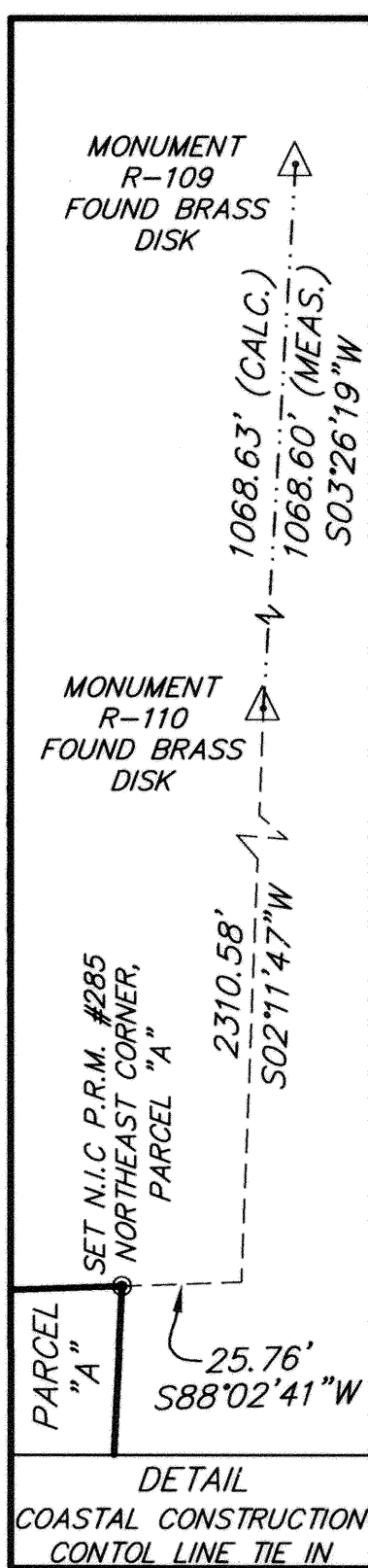
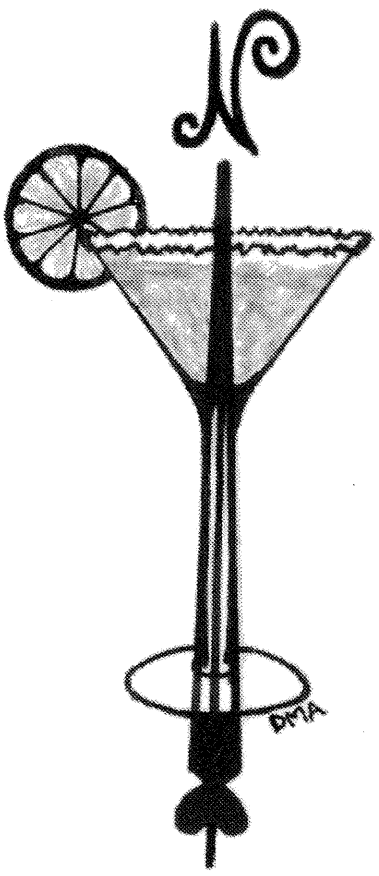
Block "F", LESS the West 12.5 feet and LESS the North 40.00 feet thereof, "HOLLYWOOD BEACH", according to the plat thereof as recorded in Plat Book 1, Page 27 of the Public Records of Broward County, Florida, more fully described as follows:

Beginning (2) at the Southeast corner of said Block "F", thence South 88°06'30" West, on the South line of said Block "F", being the North right-of-way line of Michigan Street, a distance of 558.23 feet; thence North 03°39'11" East, on a line 12.50 feet East of and parallel with the west line of said Block "F", being the East right of way line of Ocean Drive (State Road A-1-A), a distance of 378.65 feet; thence North 88°02'41" East, on a line 40.00 feet South of and parallel with the North line of said Block "F", being the South right-of-way line of Johnson Street, a distance of 552.35 feet; thence South 02°45'38" West, on the East line of said Block "F", a distance of 379.74 feet to the Point of Beginning (2).

Said lands situate, lying and being in the City of Hollywood, Broward County, Florida and containing 223,439 square feet or 5.1295 acres more or less.

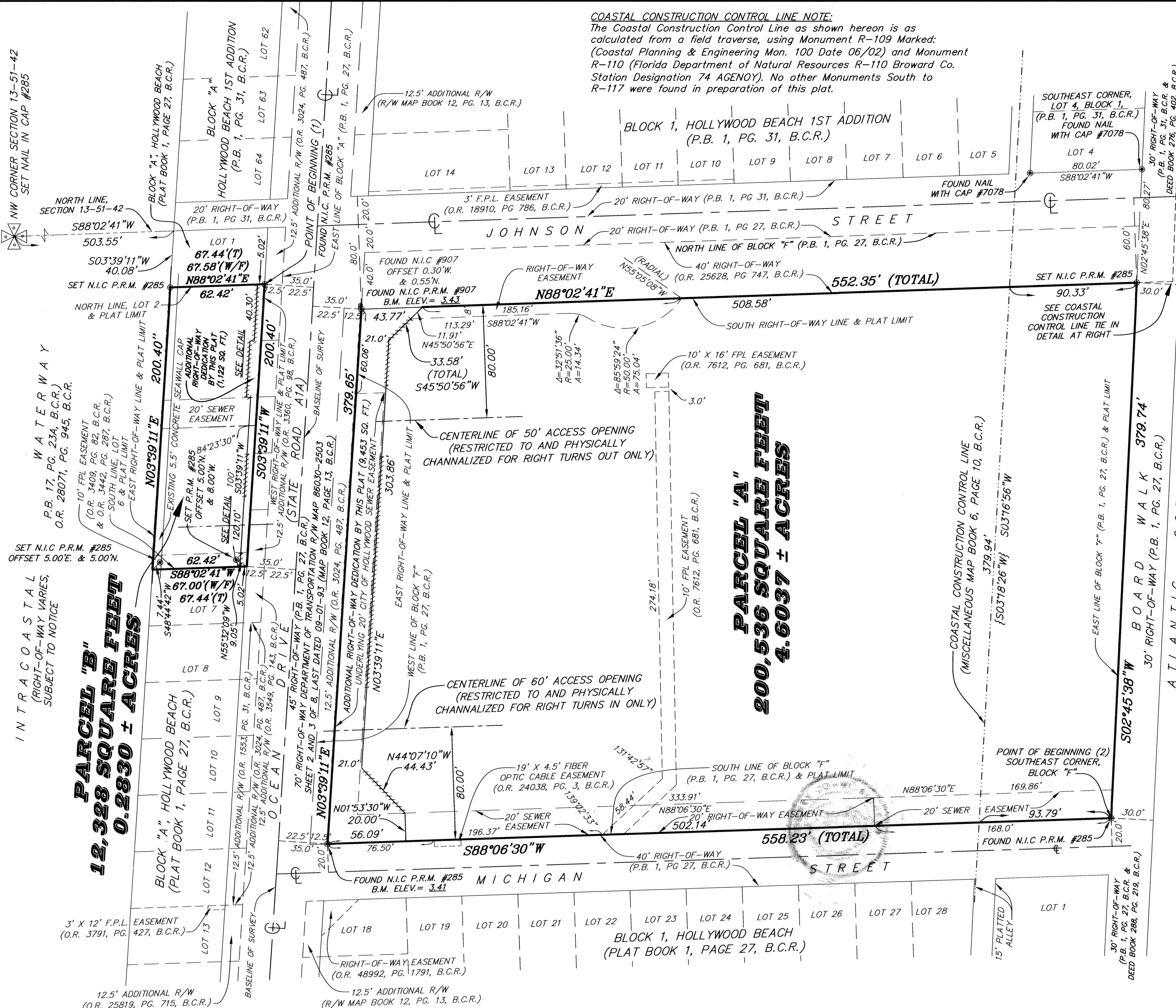
**LEGEND**

- P.R.M. - indicates Permanent Reference Monument (4"x4"x24" concrete post w/metal rod and brass cap stamped P.B. 285)
- N.I.C. P.R.M. - indicates Nail in M.C. Cap #285 (unless otherwise noted) set in impervious surface
- B.M. ELEV. - indicates Bench Mark Elevation
- B.C.R. - indicates Broward County Records
- O.R., PG. - indicates Official Record Book and Page
- M.C. CAP - indicates McLaughlin Engineering Company Cap
- W/F - indicates wetface of existing 5.5' concrete seawall cap.
- T - indicates Total
- F.P.L. - indicates Florida Power and Light Company
- - indicates centerline
- {S00°00'00"W} - indicates bearing per Miscellaneous Map Book 6, Page 10, B.C.R.
- CALC. - indicates calculated
- MEAS. - indicates measured



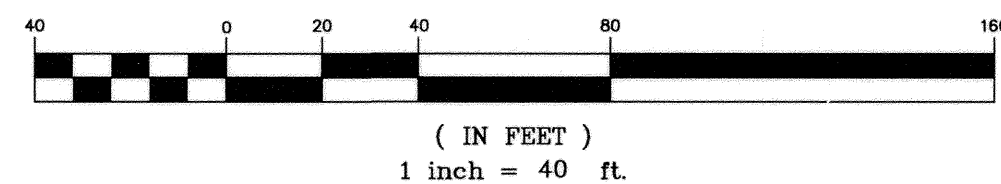
EAST LINE, PARCEL "B", DETAIL

**COASTAL CONSTRUCTION CONTROL LINE NOTE:**  
The Coastal Construction Control Line as shown hereon is as calculated from a field traverse, using Monument R-109 Marked: (Coastal Planning & Engineering Mon. 100 Date 06/02) and Monument R-110 (Florida Department of Natural Resources R-110 Broward Co. Station Designation 74 AGENCY). No other Monuments South to R-117 were found in preparation of this plat.



**"MARGARITA VILLE AT HOLLYWOOD"**  
**A REPLAT OF A PORTION OF BLOCKS "A" AND "F",**  
**HOLLYWOOD BEACH**  
**(PLAT BOOK 1, PAGE 27, B.C.R.)**  
**IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 42 EAST**  
**CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**  
**JULY 2012**

GRAPHIC SCALE



**STATE ROAD A-1-A RIGHT-OF-WAY NOTES:**

- 25.33 feet Right-of-Way per O.R. 3024, Page 487, B.C.R., reduced to 12.50 feet (as measured at right angles) per O.R. 3379, page 317, B.C.R.
- 30 feet of right-of-way for Ocean Boulevard per Deed Book 234, Page 372, B.C.R. lies within dedicated right-of-way for Ocean Boulevard, location is not specific.
- Right-of-way for Ocean Drive in O.R. 2051, Page 217, B.C.R., width and location is not specifically set out.
- Right-of-way for Ocean Drive in O.R. 2054, Page 837, B.C.R., width and location is not specifically set out.
- Right-of-way in Right-of-Way Map Book 6, Page 6, B.C.R., is not specifically delineated.
- Right-of-way in Right-of-Way Map Book 1, Page 38, B.C.R., is not specifically delineated.

**EASEMENT NOTE:**

- 1) Perpetual Beach Storm Damage Reduction Easement in O.R. 32599, Page 1510, B.C.R., may affect this property.

