PLAT BOOK _____ PAGE _____

SHEET 1 OF 2

PREPARED BY:

**HSQ GROUP, INC.**

**Engineers · Planners · Surveyors**

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JANUARY 2018

# MARQUESA

A REPLAT OF A PORTION OF PARCEL "A", CENTRAL PARK OF COMMERCE (P.B. 119, PG. 27)
IN SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA

## LEGAL DESCRIPTION

A PORTION OF PARCEL "A", CENTRAL PARK OF COMMERCE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 89°34'36" EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 603.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°34'36" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 548.98 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A" AND A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS SOUTH 75°22'31" EAST; THENCE ALONG THE EAST AND SOUTH LINES OF SAID PARCEL "A" THE FOLLOWING SIX (6) COURSES: SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1503.00 FEET AND A CENTRAL ANGLE OF 05°24'53", A DISTANCE OF 142.04 FEET (CENTRAL ANGLE OF 06°50'08" AND ARC DISTANCE OF 179.31 FEET PER PLAT); THENCE SOUTH 09°12'37" WEST, A DISTANCE OF 240.12 FEET (SOUTH 09°20'17" WEST AND DISTANCE OF 202.91 FEET PER PLAT); THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 300.05 FEET (300.00 FEET PER PLAT); THENCE SOUTH 44°11'54" WEST, A DISTANCE OF 49.13 FEET; THENCE SOUTH 88°46'12" WEST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 87°20'17" WEST, A DISTANCE OF 34.11 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 195.14 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET; THENCE SOUTH 89°37'36" WEST, A DISTANCE OF 85.25 FEET; THENCE NORTH 00°22'24" WEST, A DISTANCE OF 495.78 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, AND CONTAIN 7.554 ACRES, MORE OR LESS.

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT ALLIANCE XVI, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THIS PLAT, HAS CAUSED SAID LANDS TO BE PLATTED AS SHOWN HEREON, SAID REPLAT TO BE KNOWN AS "MARQUESA".

1. THE CANAL MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF MARGATE FOR PROPER PURPOSES.

IN WITNESS WHEREOF: ALLIANCE XVI, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT CAMBO, ITS MANAGER, THIS _____ DAY OF _____, 20___.

WITNESS: _____

PRINT NAME: _____

WITNESS: _____

PRINT NAME: _____

ALLIANCE XVI, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
ROBERT CAMBO
MANAGER

## ACKNOWLEDGEMENT

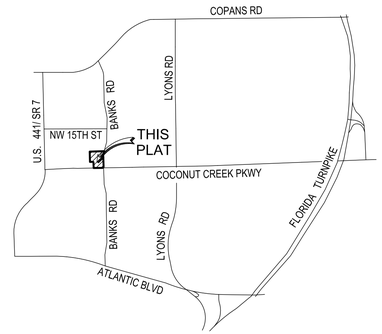
STATE OF FLORIDA )
COUNTY OF BROWARD ) SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, ROBERT CAMBO, AS MANAGER OF ALLIANCE XVI, LLC, [ ] WHO IS PERSONALLY KNOWN TO ME OR [ ] WHO PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED ON BEHALF OF THE CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE _____ DAY OF _____ , 20____.

MY COMMISSION EXPIRES _____

NAME: _____
(PRINT NAME):
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION NO. _____




**LOCATION MAP**
NOT TO SCALE

## CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF MARGATE, FLORIDA, IN AND BY RESOLUTION DULY ADOPTED BY THE SAID CITY COMMISSION THIS _____ DAY OF _____, 20___.

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 THE WRITTEN CONFORMATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

BY: _____ ATTEST: _____
MAYOR CITY CLERK

THIS _____ DAY OF _____, 20___.

## CITY OF MARGATE COMMUNITY DEVELOPMENT SERVICES:

THIS IS TO CERTIFY: THAT THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE DEVELOPMENT SERVICES OF THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, 20___.

BY: _____
CITY OF MARGATE COMMUNITY
DEVELOPMENT SERVICES

## CITY PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING BOARD OF MARGATE, FLORIDA, HAS APPROVED AND ACCEPTED THIS PLAT THIS _____ DAY OF _____, 20___.

BY: _____ _____
CHAIRPERSON DATE

## BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH REGARD TO THE DEDICATION OF RIGHTS OF WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, 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 _____, 20____.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

## BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

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

THIS PLAT HAS BEEN REVIEWED AND FOUND TO CONFORM WITH CHAPTER 177, PART 1 FLORIDA STATUTES.

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

## BROWARD COUNTY FINANCE AND ADMINISTRATION 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 _____, 20___.

ATTEST: _____
BERTHA HENRY
COUNTY ADMINISTRATOR

BY: _____
DEPUTY

BY: _____
MAYOR - COUNTY COMMISSION

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

THIS PLAT WAS FILED FOR RECORD THIS _____ DAY OF _____, 20____ AND RECORDED IN

PLAT BOOK _____, PAGE _____, RECORD VERIFIED.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: _____
DEPUTY

## BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 20____.

BY: _____
DIRECTOR/DESIGNEE DATE

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE PORTIONS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (PRM'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS _____ DAY OF _____, 20___.

_____
DONNA C. WEST DATE
PROFESSIONAL SURVEYOR AND MAPPER NO. LS4290
STATE OF FLORIDA
HSQ GROUP, INC.
1489 W. PALMETTO PARK RD., SUITE 340
BOCA RATON, FL 33486
CERTIFICATE OF AUTHORIZATION NO. LB7924

| ALLIANCE XVI, LLC | COUNTY COMMISSION | COUNTY ENGINEER | COUNTY SURVEYOR | CITY COMMISSION | SURVEYOR |
|---|---|---|---|---|---|
| | | | | | |

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# MARQUESA

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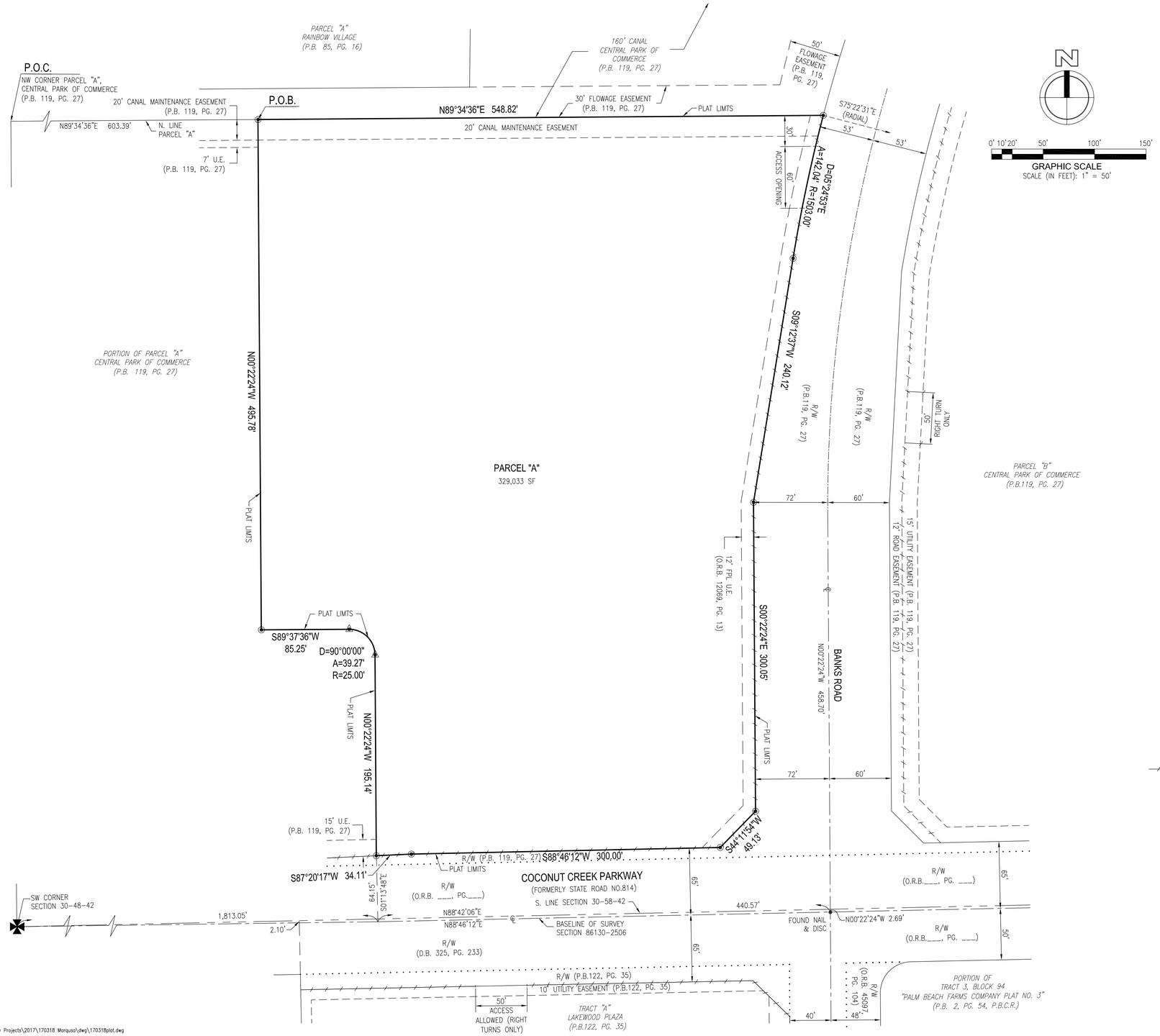
IN SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF MARGATE, BROWARD COUNTY, FLORIDA

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## SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 30-58-42 HAVING AN ASSUMED BEARING OF NORTH 88°46'12" EAST.
2. ALL RECORDING INFORMATION REFERS TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE INDICATED.
3. THIS PLAT IS RESTRICTED TO 220 MID-RISE RESIDENTIAL UNITS AND 3,000 SQUARE FEET OF COMMERCIAL 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.
4. 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 THIS COUNTY.
5. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____ ____, 20____, 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
6. IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY _____ ____, 20____, 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.
7. 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.

## LEGEND

- ℄ CENTERLINE
- NON-VEHICULAR ACCESS LINE
- PRM - SET 4"X4" X 24" LENGTH CONCRETE MONUMENT W/ ALUMINUM CAP STAMPED LB7924 (UNLESS OTHERWISE NOTED)
- PRM - SET NAIL IN DISC STAMPED LB7924 (UNLESS OTHERWISE NOTED)

## ABBREVIATIONS

| | | |
|---|---|---|
| BCR. | = | BROWARD COUNTY RECORDS |
| CONC. | = | CONCRETE |
| F.D.O.T. | = | FLORIDA DEPARTMENT OF TRANSPORTATION |
| FND. | = | FOUND |
| FPL | = | FLORIDA POWER LIGHT CO. |
| I/R | = | IRON ROD |
| LB | = | LICENSED BUSINESS |
| M.M.B. | = | MISCELLANEOUS MAP BOOK |
| O.R.B. | = | OFFICIAL RECORDS BOOK |
| P.B. | = | PLAT BOOK |
| P.B.C.R. | = | PALM BEACH COUNTY RECORDS |
| P.O.B. | = | POINT OF BEGINNING |
| PG. | = | PAGE(S) |
| PRM | = | PERMANENT REFERENCE MONUMENT |
| R/W | = | RIGHT-OF-WAY |
| SF | = | SQUARE FEET |
| U.E. | = | UTILITY EASEMENT |

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