

**" LORSON PLAT "**

A REPLAT OF A PORTION OF TRACT 36, SECTION 33, TOWNSHIP 50 SOUTH, RANGE 41 EAST, THE EVERGLADES SUGAR AND LAND CO. (PB 3, PG 67, DCR), TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

CFN # 107593651,  
Page 1 of 3  
Recorded 12/28/2007 at 11:23 AM

SHEET 1 OF 3

**DESCRIPTION:**

The East one-half (E 1/2) of the North one-half (N 1/2) of Tract 36, of the EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION of Section 33, Township 50 South, Range 41 East, according to the plat thereof, as recorded in Plat Book 3, Page 67 of the Public Records of Dade County, Florida.

Said lands situate, lying and being in the Town of Davie, Broward County, Florida, containing 97,297 square feet, more or less.

**DEDICATION:**

Know all men by these presents that DAVIE PROFESSIONAL PLAZA, LLC, a Florida Limited Liability Company, owners of the lands described hereon, have caused said lands to be surveyed, subdivided and platted in the manner shown hereon. Said plat to be known as "LORSON PLAT", a replat.

All rights of way shown hereon are dedicated in fee simple to the public for proper purposes.  
All utility easements shown hereon are dedicated for the use of the public for proper purposes.  
All drainage easements, drainage, retention and flowage easements, lake maintenance easements and lake access easements shown hereon are dedicated to Central Broward Water Control District.

No improvements, trees or encroachment including utilities (except for overhead power, cable or telephone lines with a minimum 25 foot clearance) or landscaping are allowed within easements dedicated to the Central Broward Water Control District without the approval of and a permit from the Central Broward Water Control District and the utility system entering into a hold harmless and indemnification agreement with the Central Broward Water Control District. It is the intent of this provision that all utilities (except for overhead power, cable or telephone lines with a minimum 25 foot clearance) proposed to be constructed within utility easements that cross or coincide the easements dedicated to the Central Broward Water Control District must be reviewed and permitted by Central Broward Water Control District.

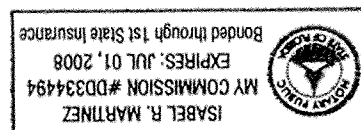
IN WITNESS WHEREOF, DAVIE PROFESSIONAL PLAZA, LLC, a Florida Limited Liability Company, set their hands and seal this 10 day of January, 2007.

DAVIE PROFESSIONAL PLAZA, LLC  
Witness (as to both) Rafael Bertorelli  
Print Name: Rafael Bertorelli  
Witness (as to both) Tania Tomadin  
Print Name: Tania Tomadin

**ACKNOWLEDGEMENT:** STATE OF FLORIDA S.S.  
COUNTY OF BROWARD

BEFORE ME personally appeared LUIS A. SIFONTES, as MANAGING MEMBER, and JOSE ENRIQUE LORENZO, as MANAGING MEMBER of DAVIE PROFESSIONAL PLAZA, LLC, a Florida Limited Liability Company, to me well known to be the persons described in and who executed the foregoing dedication instrument personally appeared before me and acknowledged to and before me the foregoing instrument of dedication for the purposes therein expressed. They did not take an oath.

Witness my hand and official seal this 10 day of JANUARY, 2007.



Notary Public

**MORTGAGE DEDICATION:**

Know all men by these presents that: ROGER W. GILLER and KATHY GILLER, holders of the mortgage of the lands described hereon as recorded in Official Book 31062, Page 0563 of the Public Records of Broward County, hereby joins in the foregoing dedication as shown hereon.

Witness (as to both) Roger W. Giller  
Print Name: Roger W. Giller

Witness (as to both) Kathy Giller  
Print Name: Kathy Giller

**MORTGAGE ACKNOWLEDGEMENT:** STATE OF FLORIDA S.S.  
COUNTY OF BROWARD

I hereby certify that: ROGER W. GILLER and KATHY GILLER, to me well known to be the persons described in the foregoing mortgage dedication, personally appeared before me on this day and acknowledged to and before me the execution of the foregoing instrument of dedication for the purposes therein expressed. They did not take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10 day of JANUARY, 2007.

My commission expires:

Notary Public

**CENTRAL BROWARD WATER CONTROL DISTRICT:**

This is to certify that this plat is hereby approved and accepted by Central Broward Water Control District this 11 day of November, 2007. Prior to development of this property, owner shall contact the Central Broward Water Control District for determination of additional Drainage/flowage/lake/canal easements and/or other dedications which may be required by the Central Broward Water Control District for drainage purposes.

This plat was approved by the Central Broward Water Control District the following dates:

By: [Signature] 11-11-07  
Chairperson Date

By: [Signature] 12-7-07  
District Manager Date

**TOWN PLANNING AND ZONING BOARD:**

This is to certify that this Plat was reviewed and considered by the Planning and Zoning Board of the Town of Davie, Broward County, Florida.

By: [Signature] 5-14-07  
Chairman Date

**DEVELOPMENT SERVICES DEPARTMENT:**

This is to certify that this Plat was approved and accepted by the Development Services Department of the Town of Davie, Broward County, Florida.

By: [Signature] 12-19-07  
Designee Date

**TOWN COUNCIL:**

This is to certify that this Plat was approved and accepted by the Town Council of Davie, Broward County, Florida, by said resolution adopted this 18 day of April, 2007.

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.

Attest: [Signature]  
Town Clerk

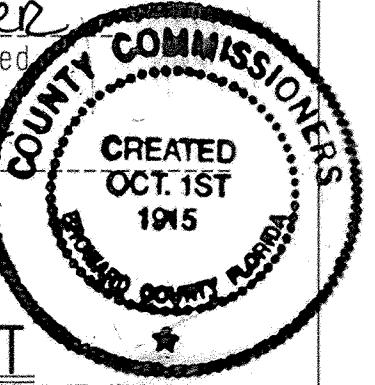
Approved: [Signature]  
Mayor

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

This instrument was filed for record this 28 day of December, 2007, and recorded in Plat Book 177, Page 139, record verified.

Attest: Bertha Henry  
Interim County Administrator

By: [Signature]  
Deputy



**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 28 day of December, 2007.

Attest: Bertha Henry  
Interim County Administrator

By: [Signature]  
Mayor - County Commission

By: [Signature]  
Deputy

**BROWARD COUNTY HIGHWAY CONSTRUCTION  
AND ENGINEERING DIVISION:**

This plat was approved and accepted for record.

By: [Signature] 12/6/07  
Richard Tornese Date  
Director  
Florida Professional Engineer  
Florida Registration Number 40263

By: [Signature] 12/6/07  
Robert P. Legg, Jr. Date  
Professional Surveyor and Mapper  
Florida Registration Number LS 4030

**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 trafficway, this 23 day of August, 2007.

By: [Signature] 8/23/07  
Chairperson Date

This plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record this 20 day of December, 2007.

By: [Signature]  
Executive Director or Designee

**BROWARD COUNTY URBAN PLANNING AND  
REDEVELOPMENT DEPARTMENT:**

This Plat is hereby approved and accepted for record.

By: [Signature] 12-2-07  
Director/Designee Date

**SURVEYORS CERTIFICATE:**

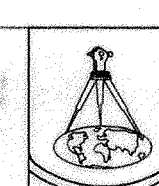
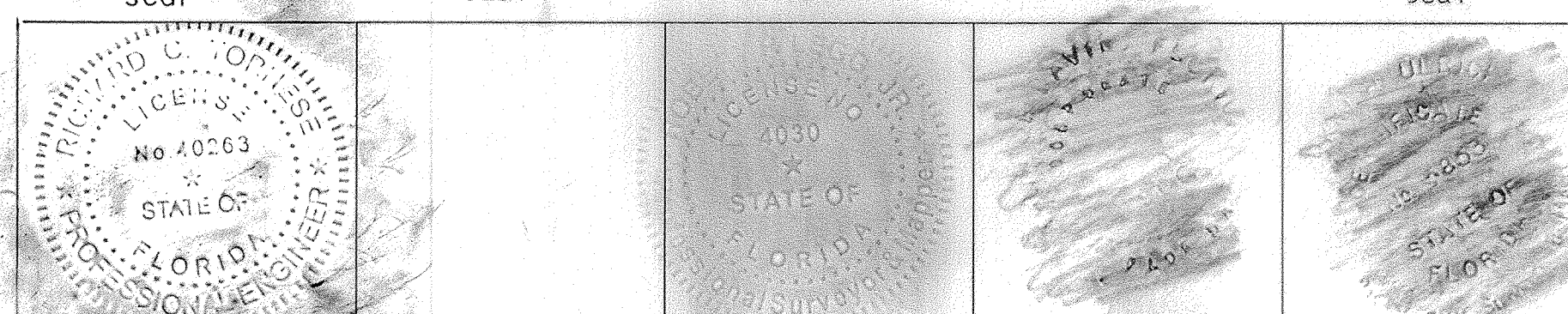
I hereby certify: That the attached plat is a true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and supervision. That the survey data complies with the applicable requirements of Chapter 177, Part 1, Florida Statutes and with the applicable section of Chapter 61G17-6, Florida Administrative Code. And further that the Permanent Reference Monuments (PRM's) were set this 10 day of December, 2007 in accordance with section 177.094 of said Chapter 177. The Benchmarks shown hereon are referenced to the National Geodetic Vertical Datum (NGVD) of 1929 and were established in conformity with standards adopted by the National Ocean Survey for third order vertical control.

Dated this 10 day of December, 2006, in Broward County, Florida.

[Signature]  
Mikki H. Ulrich  
Professional Surveyor and Mapper  
No. 5853  
State of Florida

DENI LAND SURVEYORS, INC.  
Certificate of Authorization LB Number 7281

County Engineer's seal Mortgage Holder's seal County Surveyor's seal Town of Davie seal Surveyor's seal



Prepared By:

**DENI LAND SURVEYORS, INC.**

1991 N.W. 35TH AVENUE, COCONUT CREEK, FLORIDA 33066  
PHONE (954)973-7966 FAX (954)979-0343

044-MP-06



# LORSON PLAT

A REPLAT OF A PORTION OF TRACT 36, SECTION 33, TOWNSHIP 50 SOUTH, RANGE 41 EAST, THE EVERGLADES SUGAR AND LAND CO. (PB 3, PG 67, DCR), TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

CFN #107593651

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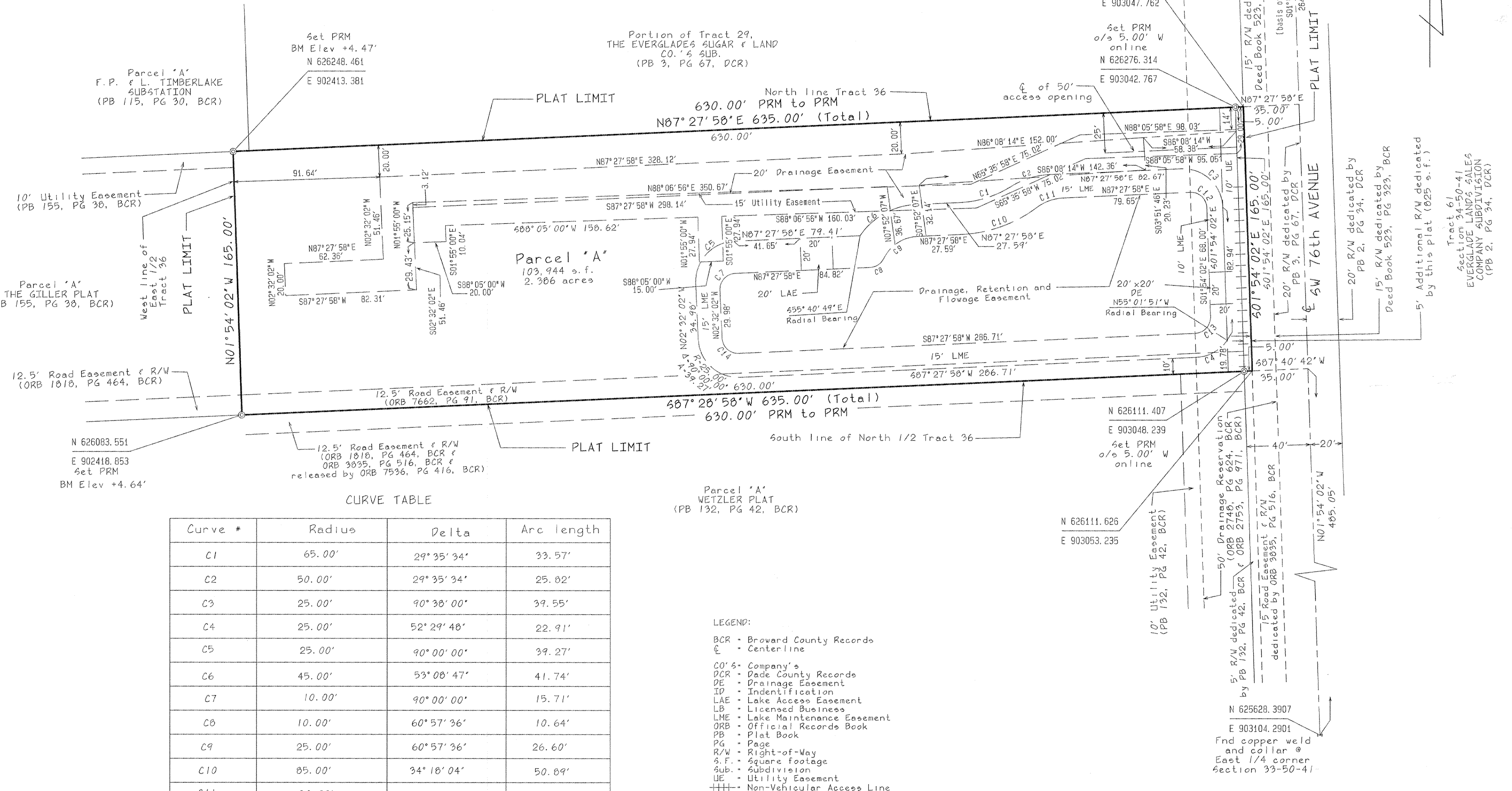
## NOTES:

- © P.R.M. Indicates Permanent Reference Monument  
(6" round, 24" long concrete monument with aluminum disk stamped DENI LAND SURVEYORS, P.R.M., LB #7281)
- Grid Bearings and State Plane Coordinates shown hereon are relative to the National Geodetic Survey Transverse Mercator Coordinates, Florida East Zone, as shown on "STONER/KEITH RESURVEY NO. 111", as recorded in Misc. Map Book 5, Page 9 of the Public Records of Broward County, Florida, and as transformed to the North American Vertical Datum of 1983 with the 1990 adjustment. The bearing reference line is the Easterly line of the Northeast one-quarter of Section 33-50-41, said lines bears South 01°54'02" East.
- (Northing)  
(Easting) indicates State Plane Coordinates.
- B.M. elev. where indicated refers to benchmark elevation.
- Benchmarks shown hereon are referenced to the National Geodetic Vertical Datum (N.G.V.D.) of 1929 and are based on Broward County Benchmark No. 3574; Nail and disc no. 2936 in top of concrete weir at the Southeast corner. The weir is situated at the Northeast corner of Stirling Road and SW 76th Avenue; elevation = +4.415' NGVD.
- 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.
- Gross area: 104,737 square feet 2.404 acres  
Net area: 103,912 square feet 2.385 acres
- This plat is restricted to 30,000 square feet of office use. Banks and commercial/retail uses are not permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

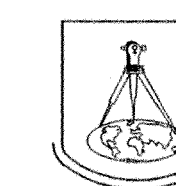
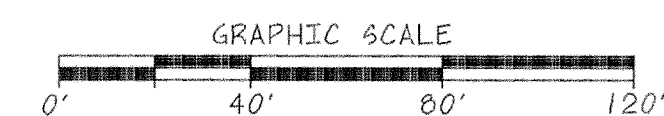
Any structure within the plat must comply with Section IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

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. 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.

- If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by August 28, 2012, 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 project water lines, sewer lines, drainage and the rock base for internal roads are not installed by August 28, 2012, 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. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. 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.
- The following note is required by the Broward County Surveyor, pursuant to Chapter 177.091 subsection (28), Florida Statutes: Platted utility easements are also 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 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 Safety Commission.



SCALE: 1" = 40'



Prepared By:  
**DENI LAND SURVEYORS, INC.**  
 1991 N.W. 35TH AVENUE, COCONUT CREEK, FLORIDA 33066  
 PHONE (954)973-7966 FAX (954)979-0343



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CFN #107593651  
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MORTGAGE DEDICATION:

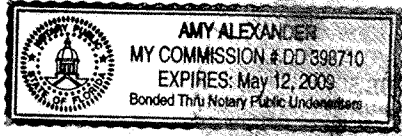
Know all men by these presents that: SECURITY BANK, N.A., a National Banking Association holders of the mortgage of the lands described hereon as recorded in Official Book 43431, Page 726 of the Public Records of Broward County, hereby joins in the foregoing dedication as shown hereon.

SECURITY BANK, N.A.  
Witness Jonathan Bedrin  
Print Name: Jonathan Bedrin  
Witness Kenneth A. Nordt  
Print Name: Kenneth A. Nordt

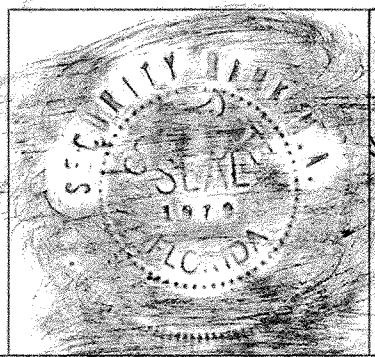
MORTGAGE ACKNOWLEDGEMENT: STATE OF FLORIDA S.S.  
COUNTY OF BROWARD S.S.  
I hereby certify that: Eduardo Barranco, as Executive Vice President of SECURITY BANK, N.A., a National Banking Association, to be well known to be the person described in the foregoing mortgage dedication, personally appeared before me on this day and acknowledged to and before me the execution of the foregoing instrument of dedication for the purposes therein expressed. He did not take an oath.

IN WITNESS WHEREOF: I have hereunto set my hand and seal this 22 day of June, 2007.

My commission expires: Amy Alexander  
Notary Public



Mortgage Holder's seal



Prepared By: DENI LAND SURVEYORS, INC.  
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