

# OAKLAND PARK FIRE STATION NO. 9

A PORTION OF THE NE QUARTER AND A PORTION OF THE SE QUARTER OF  
SECTION 22, TOWNSHIP 49 SOUTH, RANGE 42 EAST  
CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

SHEET 1 OF 2 SHEETS

## LEGAL DESCRIPTION

THE WEST 155 FEET OF THE EAST 176 FEET OF THE SOUTH ONE-HALF (S1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 22, TOWNSHIP 49 SOUTH, RANGE 42 EAST, LESS AND EXCEPT THE NORTH 104.89 FEET THEREOF.

TOGETHER WITH:

THE WEST 155 FEET OF THE EAST 176 FEET OF THE NORTH 53.40 FEET OF THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 49 SOUTH, RANGE 42 EAST.

ALL OF THE ABOVE ALSO DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST ONE-QUARTER (NE1/4) AND A PORTION OF THE SOUTHEAST ONE-QUARTER(SE1/4) OF SECTION 22, TOWNSHIP 49 SOUTH, RANGE 42 EAST DESCRIBED AS FOLLOWS; COMMENCE AT THE EAST ONE-QUARTER CORNER FOR SAID SECTION 22; THENCE SOUTH 01°57'42" EAST ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER (SE1/4), A DISTANCE OF 53.40 FEET; THENCE SOUTH 87°47'05" WEST, A DISTANCE OF 21.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°47'05" WEST, A DISTANCE OF 155.00 FEET, THE LAST TWO (2) DESCRIBED COURSES LYING ALONG A LINE LYING 53.40 FEET SOUTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER (SE1/4); THENCE NORTH 01°57'42" WEST ALONG A LINE LYING 176 FEET WEST OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, SAID EAST LINE, A DISTANCE OF 54.15 FEET; THENCE NORTH 01°58'54" WEST ALONG A LINE LYING 176 FEET WEST OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID NORTHEAST ONE-QUARTER (NE1/4), A DISTANCE OF 225.74 FEET; THENCE NORTH 87°46'46" EAST ALONG A LINE LYING 104.87 FEET SOUTH OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE SOUTH ONE-HALF (S1/2) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF THE NORTHEAST ONE-QUARTER (NE1/4) OF SAID SECTION 22, A DISTANCE OF 155.00 FEET; THENCE SOUTH 01°58'54" EAST ALONG A LINE LYING 21.00 FEET WEST OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID NORTHEAST ONE-QUARTER (NE1/4), A DISTANCE OF 226.41 FEET; THENCE SOUTH 01°57'42" EAST ALONG A LINE LYING 21.00 FEET WEST OF AND PARALLEL WITH, WHEN MEASURED AT RIGHT ANGLES TO, SAID EAST LINE OF SAID SOUTHEAST ONE-QUARTER (SE1/4), A DISTANCE OF 53.49 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA AND CONTAINING 43,384 SQUARE FEET OR (0.996 ACRES) MORE OR LESS.

## DEDICATION

STATE OF FLORIDA }  
COUNTY OF BROWARD }<sup>SS</sup>

KNOW ALL MEN BY THESE PRESENTS: THAT CITY OF OAKLAND PARK, A FLORIDA MUNICIPAL CORPORATION, OWNER OF THE LANDS AS SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREIN, SAID PLAT TO BE KNOWN AS OAKLAND PARK FIRE STATION NO.9.

## IN WITNESS WHEREOF

THE SAID MUNICIPAL CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
WITNESS - PRINTED NAME

## ACKNOWLEDGEMENT

STATE OF FLORIDA }  
COUNTY OF BROWARD }<sup>SS</sup>

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, THE PERSON KNOWN TO ME AND DESCRIBED WITHIN \_\_\_\_\_, AS \_\_\_\_\_ OF CITY OF OAKLAND PARK, WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION AND SEVERALLY ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY SIGNATURE AND OFFICIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MY COMMISSION EXPIRES:

\_\_\_\_\_  
NOTARY PUBLIC - STATE OF FLORIDA

## BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH 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 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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
MAYOR - COUNTY COMMISSION

## BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

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

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
ROBERT P. LEGG, JR. PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS 4030

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

## BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
DIRECTOR/DESIGNEE

## CITY OF OAKLAND PARK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE CITY COMMISSION OF THE CITY OF OAKLAND PARK, FLORIDA, IN AND BY RESOLUTION, ADOPTED BY SAID CITY COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN WITNESS THEREOF THE SAID COMMISSION HAS CAUSED THESE PRESENTS TO BE ATTESTED BY IT'S CITY CLERK AND THE CORPORATE SEAL OF SAID CITY TO BE AFFIXED THIS \_\_\_\_ DAY \_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_.

ALL APPLICATION, CONCURRENCY, AND IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

BY: \_\_\_\_\_, CITY CLERK

## CITY OF OAKLAND PARK PLANNING AND ZONING BOARD

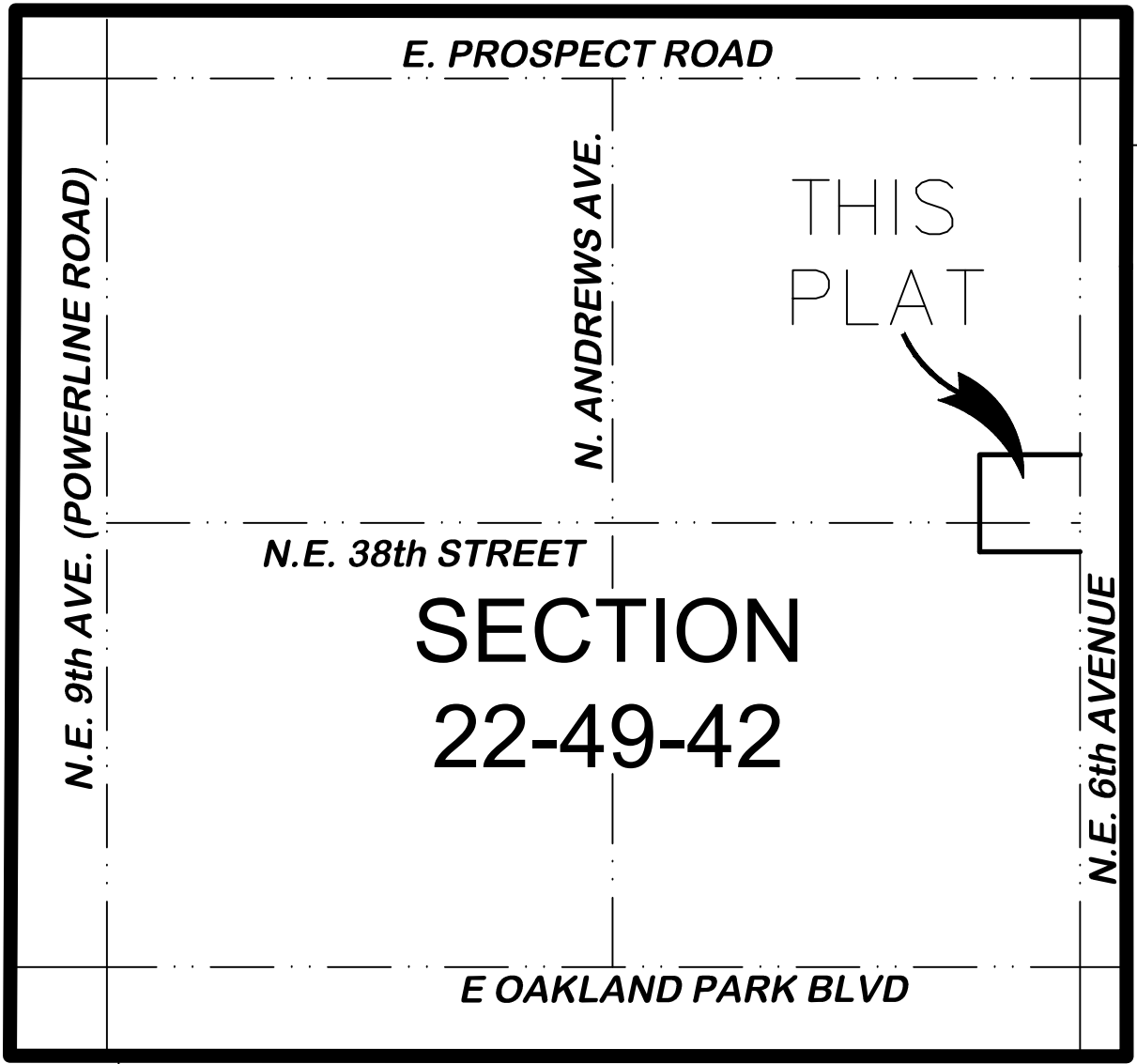
THIS PLAT WAS APPROVED AND ACCEPTED BY THE PLANNING AND ZONING BOARD OF OAKLAND PARK, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
CHAIRPERSON

## CITY ENGINEER'S SIGNATURE

THIS PLAT WAS APPROVED AND ACCEPTED FOR RECORD BY THE CITY ENGINEER OF OAKLAND PARK, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
CITY ENGINEER



## LOCATION MAP

Not To Scale

## MAYOR'S SIGNATURE

THIS IS TO CERTIFY: THAT THE CITY OF OAKLAND PARK, FLORIDA, APPROVED AND ACCEPTED THIS PLAT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.


MAYOR: \_\_\_\_\_, CITY OF OAKLAND PARK

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE PLAT AND SURVEY DATA SHOWN CONFORMS TO ALL THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS 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\_\_\_\_.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
RAYMOND YOUNG - FOR THE FIRM  
PROFESSIONAL LAND SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTRATION NUMBER 5799  
CRAVEN THOMPSON & ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION NUMBER LB 271

024-MP-20

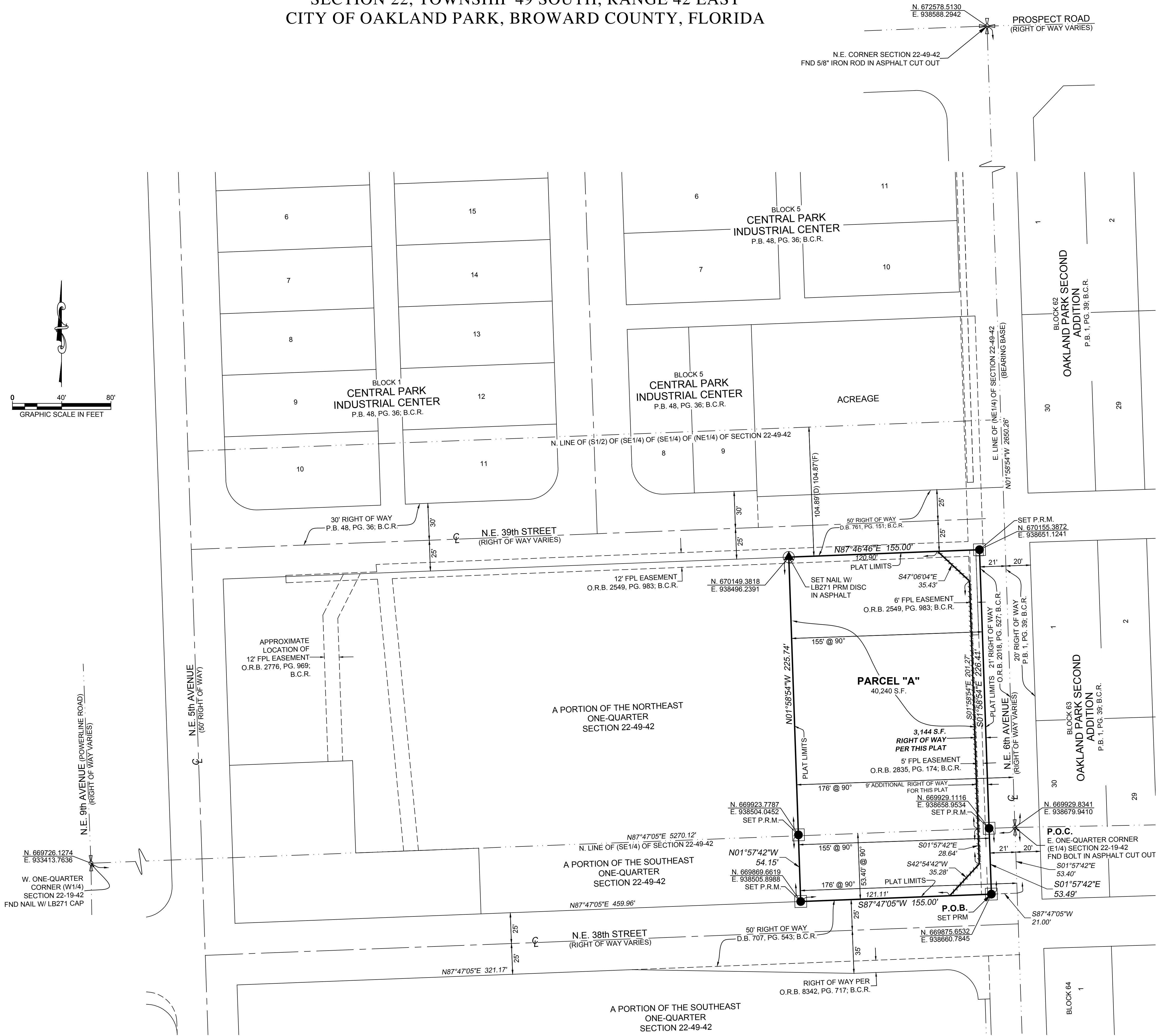


**CRAVEN THOMPSON & ASSOCIATES, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
5114 OKEECHOBEE BOULEVARD, SUITE 112, WEST PALM BEACH, FLORIDA 33417  
TEL.: (561) 688-5010 FAX: (561) 688-1037  
3563 N.W. 53RD STREET FORT LAUDERDALE, FLORIDA 33309  
TEL.: (954) 739-6400 FAX: (954) 739-6409  
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS No. C000114  
PREPARED BY: RAYMOND YOUNG, PSM 5799  
CTA PROJECT NO. 20-0001-001-01

OWNER	CITY ENGINEER	COUNTY COMMISSION	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR

OAKLAND PARK FIRE STATION NO. 9

A PORTION OF THE NE QUARTER AND A PORTION OF THE SE QUARTER OF  
SECTION 22, TOWNSHIP 49 SOUTH, RANGE 42 EAST  
CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA



- PLAT NOTES:**
- THIS PLAT IS RESTRICTED TO A 22,000 SQUARE FOOT FIRE STATION.  
  
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.  
  
ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.f.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
  - 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.
  - 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.

LEGEND	
	INDICATES 4"x 4" CONCRETE MONUMENT, MINIMUM LENGTH 24", STAMPED WITH "PRM-#LB271" DISC
	INDICATES NAIL SET IN HARD SURFACE, STAMPED WITH "PRM-#LB271" DISC
+++++	INDICATES NON VEHICULAR ACCESS
B.C.R.	INDICATES BROWARD COUNTY RECORDS
CL	INDICATES CENTERLINE
CCR	INDICATES CERTIFIED CORNER RECORD
F	INDICATES FIELD
FND	INDICATES FOUND
FPL	INDICATES FLORIDA POWER AND LIGHT
LB	INDICATES LICENSED BUSINESS
O.R.B.	INDICATES OFFICIAL RECORDS BOOK
P.B.	INDICATES PLAT BOOK
PG.	INDICATES PAGE
P.O.B.	INDICATES POINT OF BEGINNING
P.O.C.	INDICATES POINT OF COMMENCEMENT
PRM	INDICATES PERMANENT REFERENCE MONUMENT
S.F.	INDICATES SQUARE FEET
W/	INDICATES WITH
N. 5000.0000 E. 5000.0000	INDICATES STATE PLANE COORDINATE VALUE

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