

DANIA OAKS

A REPLAT OF A PORTION OF TRACT 9, "NEWMAN'S SURVEY OF SECTION 36, TOWNSHIP 50 SOUTH RANGE 41 EAST", AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY
FOUNDED 1993
BASELINE **B** ENGINEERING
LAND SURVEYING, INC.
1400 N.W. 1st COURT
BOCA RATON, FLORIDA 33432
(561) 417-0700

LEGAL DESCRIPTION:

A Parcel described as the South 99.00 feet of the North 431.03 feet of the West 184.50 feet of the East 219.50 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida.
LESS the South 4.00 feet of the East 103.72 thereof.

AND

A Portion of Tract 9, Section 36, Township 50 South, Range 41 East, Broward County, Florida, and more particularly described as follows:

The South 117.52 feet of the North 544.55 feet of the West 322.55 feet of the East 357.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida;

LESS AND EXCEPT THE FOLLOWING;

Commence at the most Northeasterly corner of the South 117.52 feet of the North 544.55 feet of the West 322.55 feet of the East 357.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida; Thence South 87°49'49" West for a distance of 103.72 feet to the Point of Beginning; Thence South 03°03'39" East, a distance of 4.00 feet; Thence South 87°49'48" West, a distance of 80.78 feet; Thence North 03°03'39" West, a distance of 4.00 feet; Thence North 87°49'48" East, a distance of 80.78 feet to the Point of Beginning.

AND

The South 212.52 feet of the North 544.55 feet of the West 293.05 feet of the East 512.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, according to the Plat thereof, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida,
LESS the South 117.52 feet of the East 138.05 thereof.

Said lands situate, lying and being in Broward County, Florida.

ALSO KNOWN AS:

The South 212.52 feet of the North 544.55 feet of the West 477.55 feet of the East 512.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida.

Said lands situate, lying and being in Broward County, Florida.

DEDICATION: SEE SHEET 2 OF 3

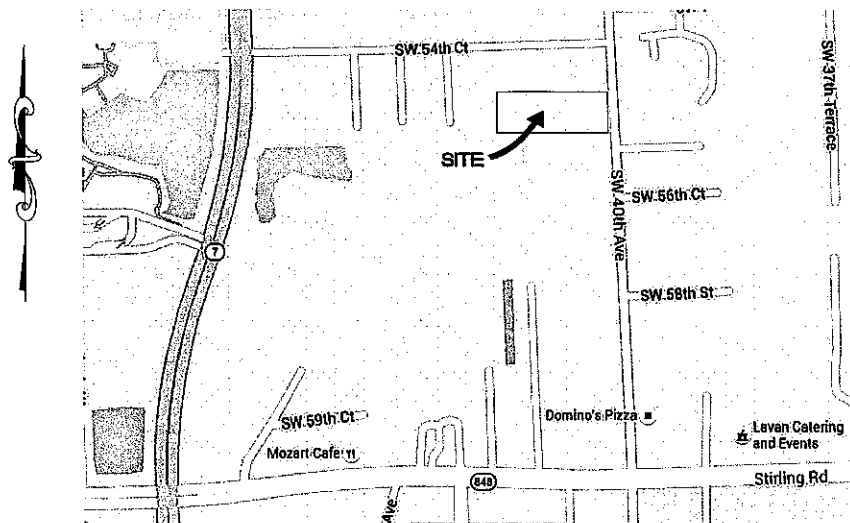
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ATTACHED PLAT ENTITLED DANIA OAKS 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 I, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S) WERE SET ON THE _____ DAY OF _____, A.D. 20____, IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, PART I. THE BENCH MARKS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

BASELINE ENGINEERING AND LAND SURVEYING INC., FLORIDA DEPARTMENT OF AGRICULTURE CERTIFICATE OF AUTHORIZATION NUMBER LB 6439.

DATE: _____ FOR THE FIRM BY: _____

ERNEST W. DUNCAN
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 5182
STATE OF FLORIDA



LOCATION MAP
SECTION 36, TOWNSHIP 50
SOUTH, RANGE 41 EAST
NOT TO SCALE

PLATTING SURVEYOR	COUNTY ENGINEER	COUNTY SURVEYOR	CITY ENGINEER	

BROWARD COUNTY PLANNING COUNCIL :

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

BY: _____ DATE: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 20____.

BY: _____ DATE: _____
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____.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: _____ DATE: _____
DEPUTY MAYOR, COUNTY COMMISSION

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

THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THIS _____ DAY OF _____, 20____ AND RECORDED IN PLAT BOOK _____ PAGE _____.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION :

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

BY: _____ DATE: _____
ROBERT P. LEGG, JR. PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NUMBER L.S. 4030
BY: _____ DATE: _____
RICHARD TORNESE PROFESSIONAL ENGINEER FLORIDA REGISTRATION NUMBER P.E. 40263

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT :

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 20____.

BY: _____ DATE: _____
DIRECTOR OR DESIGNEE

CITY OF DANIA BEACH PLANNING AND ZONING BOARD :

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY OF DANIA BEACH, FLORIDA BY RESOLUTION DULY ADOPTED BY SAID CITY COUNCIL THIS _____ DAY OF _____, 20____.

BY: _____ DATE: _____
CHAIRPERSON, CITY OF DANIA BEACH

CITY ENGINEER :

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD THIS _____ DAY OF _____, 20____.

BY: _____ DATE: _____
CITY ENGINEER OF CITY OF DANIA BEACH

CITY OF DANIA BEACH CITY COMMISSION :

THIS IS TO CERTIFY THAT THIS PLAT OF DANIA OAKS WAS APPROVED BY THE BOARD OF CITY COMMISSIONERS OF ORDINANCE NUMBER _____ ADOPTED, BY SAID COMMISSION ON THE _____ DAY OF _____, 20____.

IN WITNESS WHEREOF: THE SAID COMMISSION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND THE CORPORATE SEAL OF SAID CITY AFFIXED HERETO 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 WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

ATTEST: _____ DATE: _____
CITY CLERK, CITY OF DANIA BEACH
BY: _____ DATE: _____
MAYOR

DANIA OAKS

A REPLAT OF A PORTION OF TRACT 9, 'NEWMAN'S SURVEY OF SECTION 36, TOWNSHIP 50 SOUTH RANGE 41 EAST', AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY
FOUNDED 1993
BASELINE ENGINEERING
LAND SURVEYING INC.
1400 N.W. 1st COURT
BOCA RATON, FLORIDA 33432
(561) 417-0700

DEDICATION:
STATE OF FLORIDA }
COUNTY OF BROWARD } SS

KNOW ALL MEN BY THESE PRESENTS THAT DANIA COVES 18, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND CASEY 18 DEVELOPMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE LANDS DESCRIBED AND SHOWN AS INCLUDED IN THIS PLAT, HAVE CAUSED SAID LANDS TO BE SUBDIVIDED AND REPLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "DANIA OAKS".

THE ACCESS EASEMENT AREA WITHIN PARCEL A, AS SHOWN HEREON, IS HEREBY DEDICATED FOR THE PERPETUAL USE BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO THE PUBLIC PARK, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS TO THE PUBLIC PARK. NO BUILDING, FENCE, LANDSCAPING OR OTHER IMPROVEMENTS, WHICH IN ANY WAY INTERFERE WITH ACCESS, SHALL BE CONSTRUCTED IN, ON, OVER OR ACROSS THE ACCESS EASEMENT. THE UNDERSIGNED COVENANTS AND AGREES THAT THE ACCESS EASEMENT AND RESTRICTIONS HEREIN SET FORTH SHALL RUN WITH THE LAND AND BE BINDING ON THE OWNER(S) OF THE PROPERTY IN THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM.

PARCEL B, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC FOR PARK PURPOSES.

PARCEL C, AS SHOWN HEREON, IS DEDICATED TO BROWARD COUNTY FOR R.O.W. PURPOSES

IN WITNESS WHEREOF, WE HEREBY SET OUR HANDS AND AFFIX OUR CORPORATE SEAL THIS _____ DAY OF _____, 20__.

WITNESS: _____ CASEY 18 DEVELOPMENT GROUP, LLC.
A DELAWARE LIMITED LIABILITY COMPANY

PRINT NAME: _____

BY: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA } S.S.
COUNTY OF BROWARD }

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, _____ WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 20__.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

TYPED, PRINTED OR STAMPED NAME
OF NOTARY PUBLIC

IN WITNESS WHEREOF, WE HEREBY SET OUR HANDS AND AFFIX OUR CORPORATE SEAL THIS _____ DAY OF _____, 20__.

WITNESS: _____ DANIA COVES 18, LLC.
A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: _____

BY: _____

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA } S.S.
COUNTY OF BROWARD }

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, _____ WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 20__.

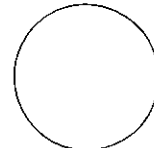
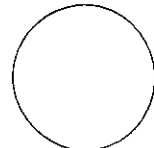
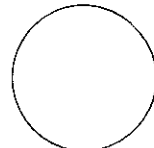
NOTARY PUBLIC

PRINT NAME: _____

CASEY 18 DEVELOPMENT LLC.

DANIA COVES 18, LLC.

BAC FLORIDA BANK



MORTGAGE CONSENT:

STATE OF FLORIDA } SS THE UNDERSIGNED HEREBY CERTIFIES THAT
COUNTY OF BROWARD } HE IS THE HOLDER OF A MORTGAGE, UPON THE
PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE
DEDICATION OF THE LANDS DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF,
AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD
BOOK 48600, AT PAGE 100 OF THE PUBLIC RECORDS OF BROWARD COUNTY,
FLORIDA SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, WE HEREBY SET OUR HANDS AND AFFIX OUR CORPORATE SEAL THIS _____ DAY OF _____, 20__.

WITNESS: _____ JESSE A. MAZZOLA, TRUSTEE (LAUREN H. MAZZOLA
NOVEMBER 2011 REVOCABLE TRUST

PRINT NAME: _____

BY: _____

WITNESS: _____

JESSE A. MAZZOLA, TRUSTEE

PRINT NAME: _____

MORTGAGE CONSENT:

STATE OF FLORIDA } SS THE UNDERSIGNED HEREBY CERTIFIES THAT
COUNTY OF BROWARD } HE IS THE HOLDER OF A MORTGAGE, UPON THE
PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE
DEDICATION OF THE LANDS DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF,
AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD
BOOK 41741, AT PAGE 220 AND AS MODIFIED BY THAT CERTAIN MORTGAGE AND NOTE
MODIFICATION AND EXTENSION AGREEMENT WHICH IS RECORDED IN OFFICIAL RECORD
BOOK 48357, AT PAGE 689 AND AS MODIFIED BY THAT CERTAIN SECOND MORTGAGE
AND NOTE MODIFICATION AND EXTENSION AGREEMENT WHICH IS RECORDED IN
OFFICIAL RECORD BOOK 48383, AT PAGE 576, ALL OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN
HEREON.

IN WITNESS WHEREOF, WE HEREBY SET OUR HANDS AND AFFIX OUR CORPORATE SEAL THIS _____ DAY OF _____, 20__.

WITNESS: _____ BAC FLORIDA BANK, A FLORIDA CHARTERED BANK

PRINT NAME: _____

BY: _____

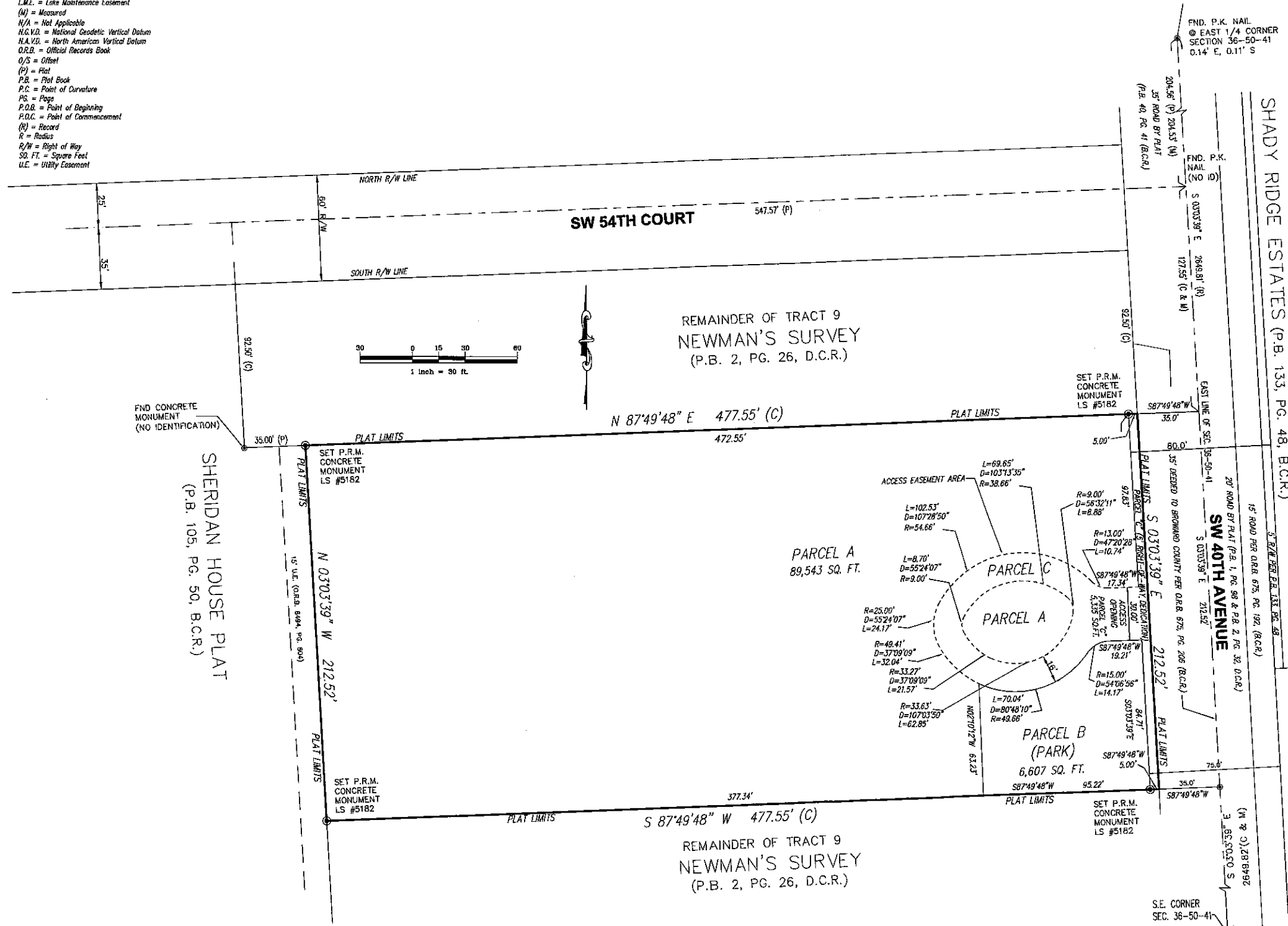
WITNESS: _____

PRINT NAME: _____

DANIA OAKS

A REPLAT OF A PORTION OF TRACT 9, "NEWMAN'S SURVEY OF SECTION 36, TOWNSHIP 50 SOUTH RANGE 41 EAST", AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

- LEGEND**
- A/C = Air Conditioner
 - B.M. = Bench Mark
 - Cl = Chord
 - (C) = Calculated
 - CL = Center Line
 - D.E. = Drainage Easement
 - (D) = Deed
 - Δ = Delta
 - EL = Elevation
 - I.E. & E.E. = Ingress Easement & Egress Easement
 - L = Arc Distance
 - L.B. = Florida Department of Business and Professional Regulation Certificate of Authorization Licensed Survey Business Designation
 - L.A.E. = Lake Access Easement
 - L.M.E. = Lake Maintenance Easement
 - (M) = Measured
 - N/A = Not Applicable
 - N.G.V.D. = National Geodetic Vertical Datum
 - N.A.V.D. = North American Vertical Datum
 - O.R.B. = Official Records Book
 - O/S = Offset
 - (P) = Plat
 - P.B. = Plat Book
 - P.C. = Point of Curvature
 - PS = Page
 - P.O.B. = Point of Beginning
 - P.O.C. = Point of Commencement
 - (R) = Record
 - R = Radius
 - R/W = Right of Way
 - SQ. FT. = Square Feet
 - U.E. = Utility Easement



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.

PLAT NOTES:
BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING ALONG THE EAST LINE OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA. SAID BEARING BEING SOUTH 03°03'39" EAST.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. SAID ELEVATIONS ARE BASED ON BROWARD COUNTY HIGHWAY AND ENGINEERING DIVISION BENCHMARK NO. 2408, BOX CUT IN CONCRETE STRUCTURE, 4' EAST OF CENTER OF STRUCTURE 62' +/- WEST OF CENTERLINE OF SW 40TH AVENUE, 28' +/- SOUTH OF THE SOUTH EDGE OF PAVEMENT, GRIFFIN ROAD, AT THE NORTH END OF LAKE GEORGE. BENCHMARK ELEVATION = 5.730 (NATIONAL GEODETIC VERTICAL DATUM OF 1929).

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.

IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY 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 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 FOR

IF CONSTRUCTION OF PROJECT WATERLINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY THEN THE COUNTY'S FINDINGS OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDINGS 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.

THIS PLAT IS RESTRICTED TO _____
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 REFERENCED 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.

AREA TABULATION:
PARCEL "A" (RESIDENTIAL) - 89,543 SQ. FT.
PARCEL "B" (PARK) - 6,607 SQ. FT.
PARCEL "C" (R/W DEDICATION) - 5,335 SQ. FT.

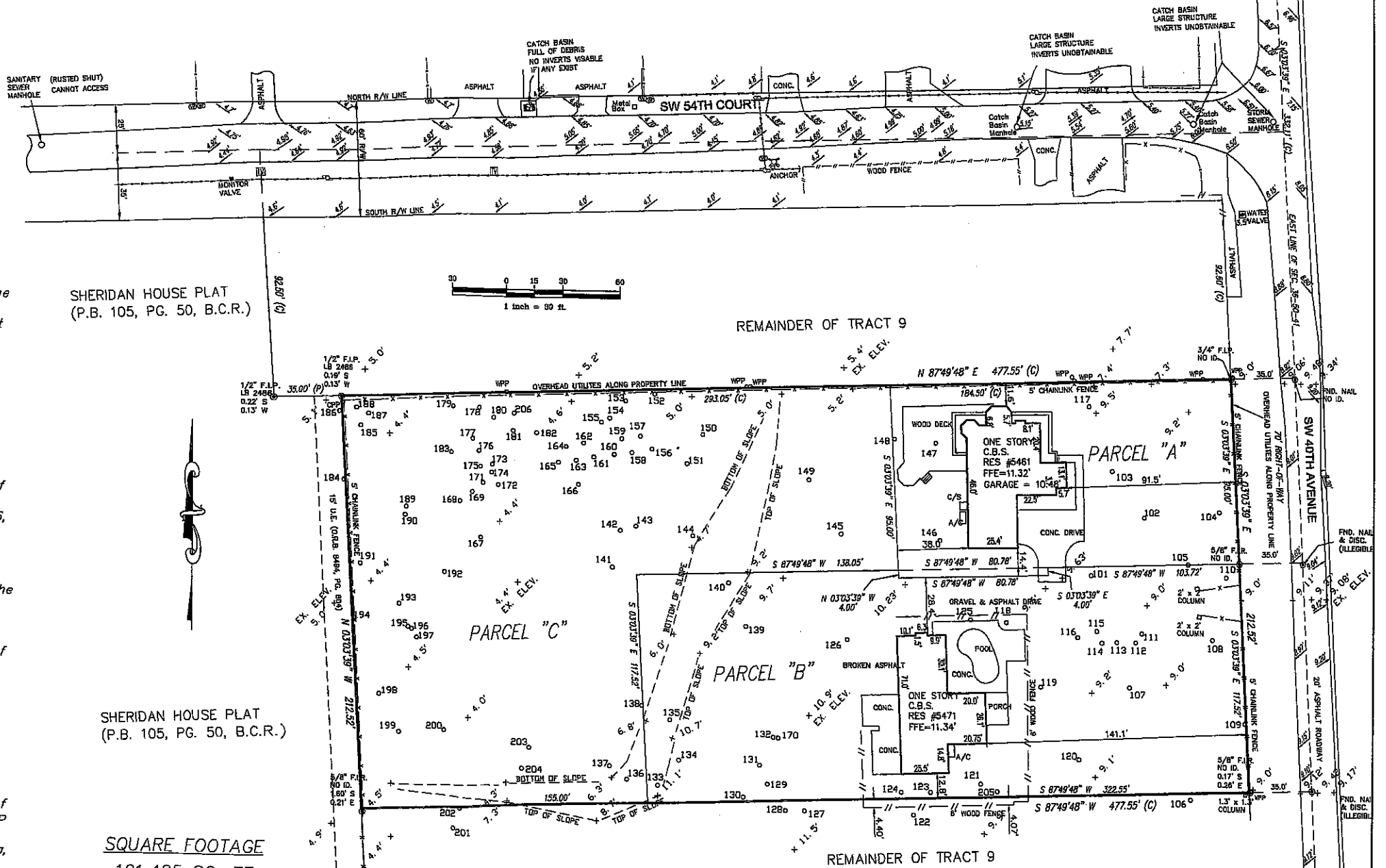
TOTAL AREA - 101,485 SQ. FT. / 2,329 ACRES +/-

THIS INSTRUMENT WAS PREPARED BY
FOUNDED 1993
BASELINE ENGINEERING
LAND SURVEYING, INC.
1400 N.W. 1st COURT
BOCA RATON, FLORIDA 33432
(561) 417-0700

SYMBOL	DESCRIPTION
○	CATCH BASIN
□	WATER METER
□	UTILITY POLE
○	LIGHT POLE
○	FIRE HYDRANT
□	CABLE BOX
—○—	OVERHEAD LINE (OH)
—○—	OVER LINE FENCE (OLF)
—/—	WOOD FENCE (WF)
—□—	METAL FENCE (MF)
—x—	WIRE FENCE (WRF)

CERTIFIED TO:
 1. CITY OF DANIA BEACH
 2. DANIA COVES 18, LLC
 3. CASEY 18 DEVELOPMENT GROUP LLC
 4. BROWARD COUNTY

BOUNDARY SURVEY



LEGAL DESCRIPTION:

PARCEL "A"

A Parcel described as the South 99.00 feet of the North 431.03 feet of the West 184.50 feet of the East 219.50 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida, LESS the South 4.00 feet of the East 103.72 thereof.

PARCEL "B"

A Portion of Tract 9, Section 36, Township 50 South, Range 41 East, Broward County, Florida, and more particularly described as follows:
 The South 117.52 feet of the North 544.55 feet of the West 322.55 feet of the East 357.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida;

LESS AND EXCEPT THE FOLLOWING:

Commence at the most Northeasterly corner of the South 117.52 feet of the North 544.55 feet of the West 322.55 feet of the East 357.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida; Thence South 87°49'49" West for a distance of 103.72 feet to the Point of Beginning; Thence South 03°03'39" East, a distance of 4.00 feet; Thence South 87°49'48" West, a distance of 80.78 feet; Thence North 03°03'39" West, a distance of 4.00 feet; Thence North 87°49'48" East, a distance of 80.78 feet to the Point of Beginning.

PARCEL C

The South 212.52 feet of the North 544.55 feet of the West 293.05 feet of the East 512.55 feet of TRACT 9, "NEWMANS SURVEY" OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, according to the Plat thereof, as recorded in Plat Book 2, Page 26, of the Public Records of Miami-Dade County, Florida, LESS the South 117.52 feet of the East 138.05 thereof.

Said lands situate, lying and being in Broward County, Florida.

SHERIDAN HOUSE PLAT
(P.B. 105, PG. 50, B.C.R.)

SHERIDAN HOUSE PLAT
(P.B. 105, PG. 50, B.C.R.)

SQUARE FOOTAGE
 101,485 SQ. FT.
 2.329 ACRES

101 30" OAK	117 10" UNKNOWN	132 12" PALM	148 15" OAK	164 9" PALM	179 CLUSTER/UNKNOWN
102 28" OAK	118 6" OAK	133 24" UNKNOWN	149 24" OAK	165 13" PALM	180 8" POINCIANA
103 LARGE FIGUS	119 16" OAK	134 16" UNKNOWN	150 52" OAK	166 20" POINCIANA	181 7" POINCIANA
104 14" SHEFF	120 24" OAK	135 MASSIVE OAK	151 5" PALM	167 6" OAK	182 6" POINCIANA
105 TWIN 28" OAKS	121 18" OAK	136 16" OAK	152 10" MAGNOLIA	168 6" PALM	183 14" POINCIANA
106 36" OAK	122 16" OAK	137 24" OAK	153 10" MAGNOLIA	169 8" PALM	184 24" OAK
107 30" OAK	123 15" OAK	138 8" UNKNOWN	154 18" POINCIANA	170 23" OAK	185 15" OAK
108 32" OAK	124 16" OAK	139 30" OAK	155 18" POINCIANA	171 6" PALM	186 30" OAK
109 26" OAK	125 5" OAK	140 16" UNKNOWN	156 5" PALM	172 8" PALM	187 8" OAK
110 24" OAK	126 25" OAK	141 28" UNKNOWN	157 7" PALM	173 7" POINCIANA	188 8" OAK
111 8" COCO	127 18" OAK	142 15" UNKNOWN	158 6" PALM	174 8" PALM	189 7" POINCIANA
112 8" COCO	128 4" OAK	143 24" UNKNOWN	159 6" PALM	175 6" PALM	190 7" PALM
113 10" COCO	129 18" UNKNOWN	144 14" UNKNOWN	160 7" PALM	176 8" PALM	191 LARGE FIGUS
114 8" COCO	130 23" OAK	145 MASSIVE FIGUS	161 7" PALM	177 8" POINCIANA	192 LARGE OAK
115 8" COCO	131 14" UNKNOWN	146 15" UNKNOWN	162 8" PALM	178 26" UNKNOWN	193 10" OAK
116 30" OAK	132 12" PALM	147 MASSIVE FIGUS	163 7" PALM	179 CLUSTER/UNKNOWN	194 12" OAK
					195 9" OAK
					196 9" OAK
					197 15" OAK
					198 LARGE FIGUS
					199 7" OAK
					200 15" UNKNOWN
					201 30" UNKNOWN
					202 20" UNKNOWN
					203 12" UNKNOWN
					204 7" UNKNOWN
					205 14" OAK

BOUNDARY SURVEY		SCALE: 1" = 30'	NOTES/REVISIONS	GENERAL NOTES	CERTIFICATION
COMMUNITY PANEL NO. 120110 0303 F	FLOOD ZONE AE	DATE OF SURVEY 04/10/12	DATE OF SURVEY 04/10/12	THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT (FSMA), CHAPTER 471, F.S., AND THE RULES OF THE FLORIDA BOARD OF SURVEYING AND MAPPING, CHAPTER 61G, F.A.C.	I, ERNE ERNE, a Professional Surveyor & Mapper, State of Florida, do hereby certify that this is a true and correct copy of the original field notes and computations, as well as the original survey data, for the above described project. I am not aware of any fraud or misrepresentation in this survey.
DATE OF FIRM 04/10/12	DATE FIRM 04/10/12	FIELD BOOK FOLDER 6/22/12	PARTY CHIEF: ERNE	DATE OF SURVEY 04/10/12	DATE OF SURVEY 04/10/12