

# 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

**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, "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.  
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, "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;

LESS AND EXCEPT THE FOLLOWING;

Commence at the most Northeastly 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, "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; 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, "NEWMAN'S 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, "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.

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

**DEDICATION: SEE SHEET 2 OF 3**

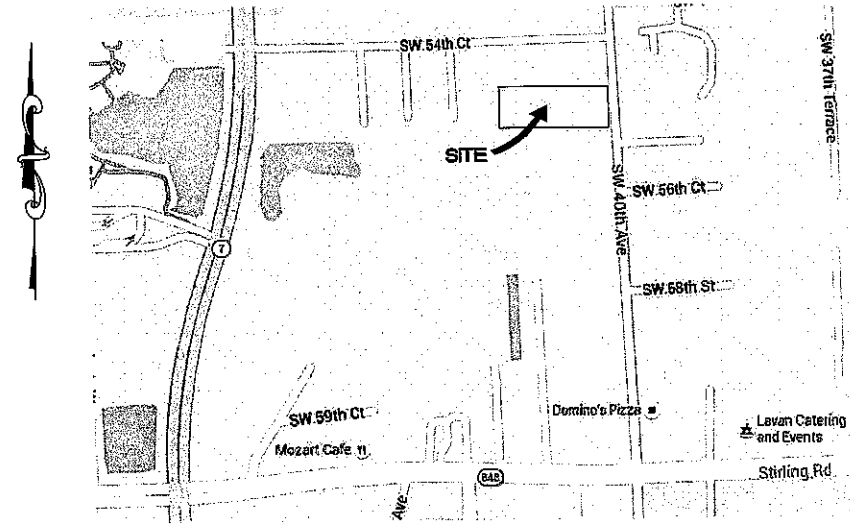
**SURVEYOR'S CERTIFICATE**

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 5J-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

**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: \_\_\_\_\_ DEPUTY  
BY: \_\_\_\_\_ 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 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

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

DATE: \_\_\_\_\_ DATE: \_\_\_\_\_

**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: \_\_\_\_\_ 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: \_\_\_\_\_ BY: \_\_\_\_\_  
CITY CLERK, CITY OF DANIA BEACH MAYOR

DATE: \_\_\_\_\_ DATE: \_\_\_\_\_

PLATTING SURVEYOR COUNTY ENGINEER COUNTY SURVEYOR CITY ENGINEER

# 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.



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\_\_\_\_.

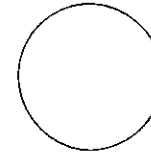
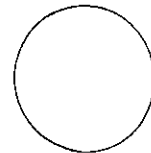
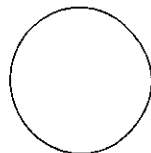
NOTARY PUBLIC

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 49600, 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: \_\_\_\_\_  
JESSE A. MAZZOLA, TRUSTEE

WITNESS: \_\_\_\_\_

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 699 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
  - BM = Bench Mark
  - CH = Chord
  - (C) = Calculated
  - CL = Center Line
  - DE = Drainage Easement
  - D = Ditch
  - Δ = Delta
  - EL = Elevation
  - LE & EE = Egress 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
  - P.O. = Pole
  - 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.

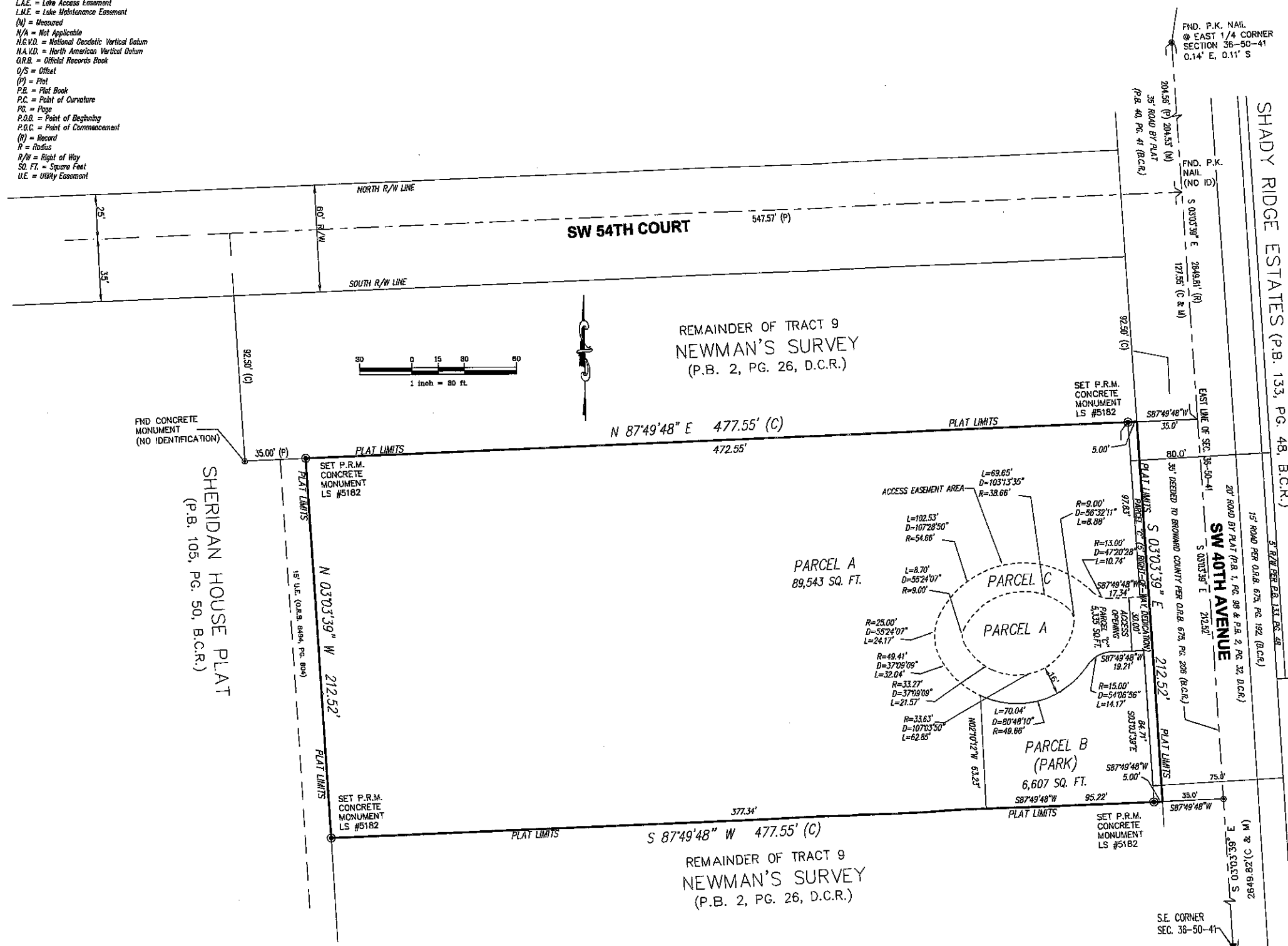
THIS PLAT IS RESTRICTED TO \_\_\_\_\_

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

