

FOREST VIEW ESTATES PLAT

A REPLAT OF THE EAST 1/2 OF THE WEST 1/2 OF LOT 1, BLOCK 3, AND THE EAST HALF LOT 1, BLOCK 3
 'PLAT OF SEC.'S 28, 29, 31 AND 32, T. 50 S., R. 42 E.', - PLAT BOOK 2, PAGE 32, DADE COUNTY RECORDS
 SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST
 CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

CFN # 106070693.
 Page 1 of 2
 Recorded 05/15/2006 at 11:27 AM

PREPARED BY:
 JOHN T. DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2894
 JULY 2005

CITY OF PLANNING AND ZONING BOARD:
 THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF THE CITY OF DANIA BEACH HAS APPROVED AND ACCEPTED THIS PLAT FOR RECORD THIS 9th DAY OF DECEMBER, 2005.
 APPROVED: *[Signature]*
 CITY CLERK
 APPROVED: *[Signature]*
 MAYOR

DESCRIPTION

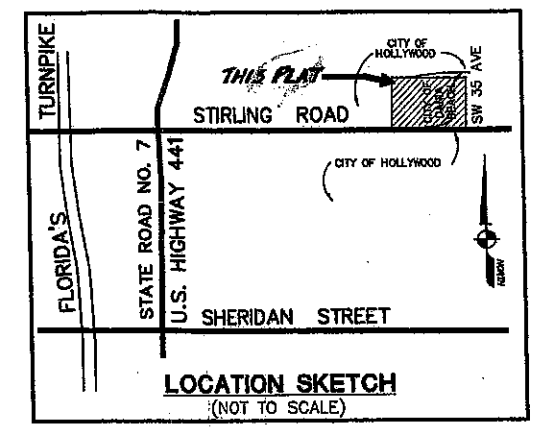
THE WEST 1/4 OF THE EAST 1/2 OF LOT 1, BLOCK 3, LESS THE PORTION LYING WITHIN 53 FEET OF THE SOUTH LINE OF SECTION 31, TOWNSHIP 50 RANGE 42 AND THE EAST 1/2 OF THE EAST 1/2 OF LOT 1, BLOCK 3, PLAT OF SECTION 28, 29, 31 AND 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST, PLAT BOOK 2, PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SAID LAND SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE INTERSECTION OF A LINE 10.00 FEET WEST OF, AND PARALLEL WITH, THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST, AND WITH A LINE 10.00 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SAID SECTION 31; THENCE ON AN ASSUMED BEARING OF SOUTH 87°47'36" WEST, ALONG SAID PARALLEL LINE, SAID LINE BEING FURTHER DESCRIBED AS THE NORTH RIGHT-OF-WAY LINE OF STIRLING ROAD, A DISTANCE OF 158.13 FEET; THENCE NORTH 0°58'20" EAST, ALONG THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF THE EAST ONE-HALF (E 1/2) OF SAID TRACT 1, A DISTANCE OF 43.07 FEET; THENCE NORTH 87°47'36" EAST, ALONG A LINE 53.00 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SAID SECTION 31, A DISTANCE OF 114.74 FEET; THENCE NORTH 44°30'46" EAST, A DISTANCE OF 34.28 FEET; THENCE NORTH 01°13'59" EAST, ALONG A LINE 30.00 FEET WEST OF, AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 31, A DISTANCE OF 45.16 FEET; THENCE SOUTH 88°46'05" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 01°13'55" WEST, ALONG A LINE 10.00 FEET WEST OF, AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 31, A DISTANCE OF 110.58 FEET, TO THE POINT OF BEGINNING.

LESS THE FOLLOWING LANDS CONVEYED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 20186, PAGE 857, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF TRACT 1 OF BLOCK 3 OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST OF "PLAT OF SEC'S 28, 29, 31 AND 32, T.50S, R.42E", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING WITHIN THE EAST 30 FEET OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 31, LESS THOSE LANDS CONDEMNED BY BROWARD COUNTY, FLORIDA IN CIVIL ACTION #80-11613.

TOGETHER WITH: THE EAST 1/2 OF THE WEST 1/2 OF LOT 1, BLOCK 3, "PLAT OF SECTION 28, 29, 31, AND 32, TOWNSHIP 50 SOUTH, RANGE 42 EAST", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THAT PORTION LYING WITHIN 53 FEET OF THE SOUTH LINE OF SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST.

SAID LAND LYING IN BROWARD COUNTY, FLORIDA, CONTAINING 296,323 SQUARE FEET, (6.8026 ACRES, MORE OR LESS)



DEDICATION

STATE OF FLORIDA }
 COUNTY OF MIAMI-DADE } SS

KNOW ALL MEN BY THESE PRESENTS THAT STIRLING, LLC, A FLORIDA LIMITED LIABILITY COMPANY OWNER OF THE LANDS DESCRIBED AND SHOWN HEREON, AND HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "FOREST VIEW ESTATES PLAT", A REPLAT.

1. THE PERIMETER UTILITY AND DRAINAGE EASEMENTS SHOWN HEREIN, ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.
2. THE LANDSCAPE EASEMENT AND UTILITY EASEMENTS SHOWN HEREIN, ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.
3. THE BUS BAY (PARCEL BP) AND LIFT STATION (PARCEL LS), SHOWN HEREIN, ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.
4. THE PUBLIC PARK, (PARCEL P) SHOWN HEREIN, IS HEREBY DEDICATED TO THE CITY OF DANIA BEACH.
5. PARCEL R, SHOWN HEREIN, IS A PRIVATE ROADWAY AND UTILITY EASEMENT, IS HEREBY DEDICATED TO THE FOREST VIEW ESTATES HOMEOWNERS, INCORPORATED, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF: DANIEL SAWICKI, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 6TH DAY OF DECEMBER, 2005

WITNESS: *[Signature]*
 PRINT NAME: Yolanda Gilbert
 WITNESS: *[Signature]*
 PRINT NAME: Yolanda Gilbert
 BY: *[Signature]*
 DANIEL SAWICKI, MANAGER

ACKNOWLEDGMENT

STATE OF FLORIDA }
 COUNTY OF MIAMI-DADE } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, DANIEL SAWICKI, MANAGER OF STIRLING, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY GLOBAL DEVELOPMENT LLC, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF DEDICATION FOR THE PURPOSES AND USES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6TH DAY OF December, 2005

MY COMMISSION EXPIRES: *[Signature]*
 NOTARY PUBLIC

MORTGAGEE'S CONSENT STATE OF FLORIDA }
 COUNTY OF BROWARD } SS

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 34408, PAGE 1156 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WACHOVIA BANK, NATIONAL ASSOCIATION, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President THIS 8th DAY OF December, 2005

WITNESS: *[Signature]*
 PRINT NAME: Guillermo F. Lopez Tondo
 WACHOVIA BANK, NATIONAL ASSOCIATION
 BY: *[Signature]*
 PRINT NAME: James D. Davis
 TITLE: VICE PRESIDENT

ACKNOWLEDGMENT

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 ACKNOWLEDGMENTS, John DAVIS OF WACHOVIA BANK, NATIONAL ASSOCIATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH INDIVIDUAL AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID INDIVIDUAL.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF December, 2005

MY COMMISSION EXPIRES: *[Signature]*
 NOTARY PUBLIC

CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT OF "THE FOREST VIEW ESTATES PLAT" WAS APPROVED AND ACCEPTED BY THE CITY COMMISSION OF DANIA BEACH, FLORIDA, BY ORDINANCE NO. 2005-028 ADOPTED THIS 27th DAY OF October, A.D., 2005, AND THAT BY SAID RESOLUTION ALL THOROUGHFARES SHOWN ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERSEDED.

"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 IMPACTS FEES HAVE BEEN PAID OR ARE NOT DUE."

ATTEST: *[Signature]*
 CITY CLERK
 APPROVED: *[Signature]*
 MAYOR

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS IS TO CERTIFY THAT THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 9th DAY OF MAY, 2006

BY: *[Signature]* 5-8-06
 HENRY P. COOK DATE
 DIRECTOR OF ENGINEERING
 FLORIDA PROFESSIONAL ENGINEER, REGISTRATION NO. 12506
 BY: *[Signature]* 5/8/2006
 ERIC AUGUSTO DATE
 BROWARD COUNTY SURVEYOR
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NUMBER: LS 5695

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHTS-OF-WAY THIS 9th DAY OF January, 2006

BY: *[Signature]*
 CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 9 DAY OF May, 2006

BY: *[Signature]*
 EXECUTIVE DIRECTOR OF DESIGNEE

BROWARD COUNTY URBAN PLANNING AND REDEVELOPMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 9th DAY OF MAY, 2006

BY: *[Signature]*
 DIRECTOR / DESIGNEE

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

THIS IS TO CERTIFY THAT THIS PLAT COMPLES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA.

ATTEST: *[Signature]*
 BERTHA HENRY
 INTERIM COUNTY ADMINISTRATOR
 BY: *[Signature]*
 DEPUTY
 BY: *[Signature]*
 MAYOR - COUNTY COMMISSION

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

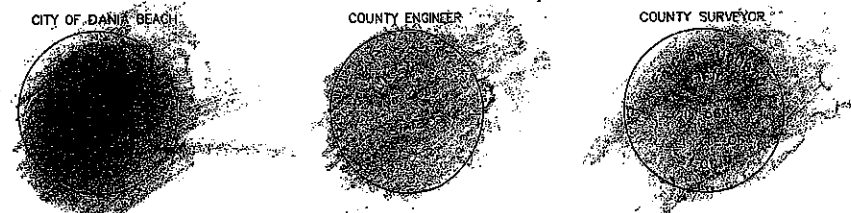
THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD THIS 15th DAY OF May, 2006 AND RECORDED IN PLAT BOOK 175, PAGE 82, RECORD VERIFIED

ATTEST: *[Signature]*
 BERTHA HENRY
 INTERIM COUNTY ADMINISTRATOR
 BY: *[Signature]*
 DEPUTY

SURVEYOR'S CERTIFICATE

THIS TO 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 SECTIONS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS 4TH DAY OF JUNE, 2003. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL.

DATE: DEC 5, 2005
[Signature]
 JOHN T. DOOGAN, P.L.S.
 FLORIDA REGISTRATION NO. 4409
 AVIROM & ASSOCIATES, INC.
 CERTIFICATE OF AUTHORIZATION NUMBER L.B. 3300
 50 S.W. 2ND AVENUE, SUITE 102
 BOCA RATON, FLORIDA, 33432



FOREST VIEW ESTATES PLAT

A REPLAT OF THE EAST 1/2 OF THE WEST 1/2 OF LOT 1, BLOCK 3, AND THE EAST HALF LOT 1, BLOCK 3 "PLAT OF SEC.'S 28, 29, 31 AND 32, T. 50 S., R. 42 E.", - PLAT BOOK 2, PAGE 32, DADE COUNTY RECORDS SECTION 31, TOWNSHIP 50 SOUTH, RANGE 42 EAST CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

PREPARED BY:
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 30th AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2394
APRIL 2008

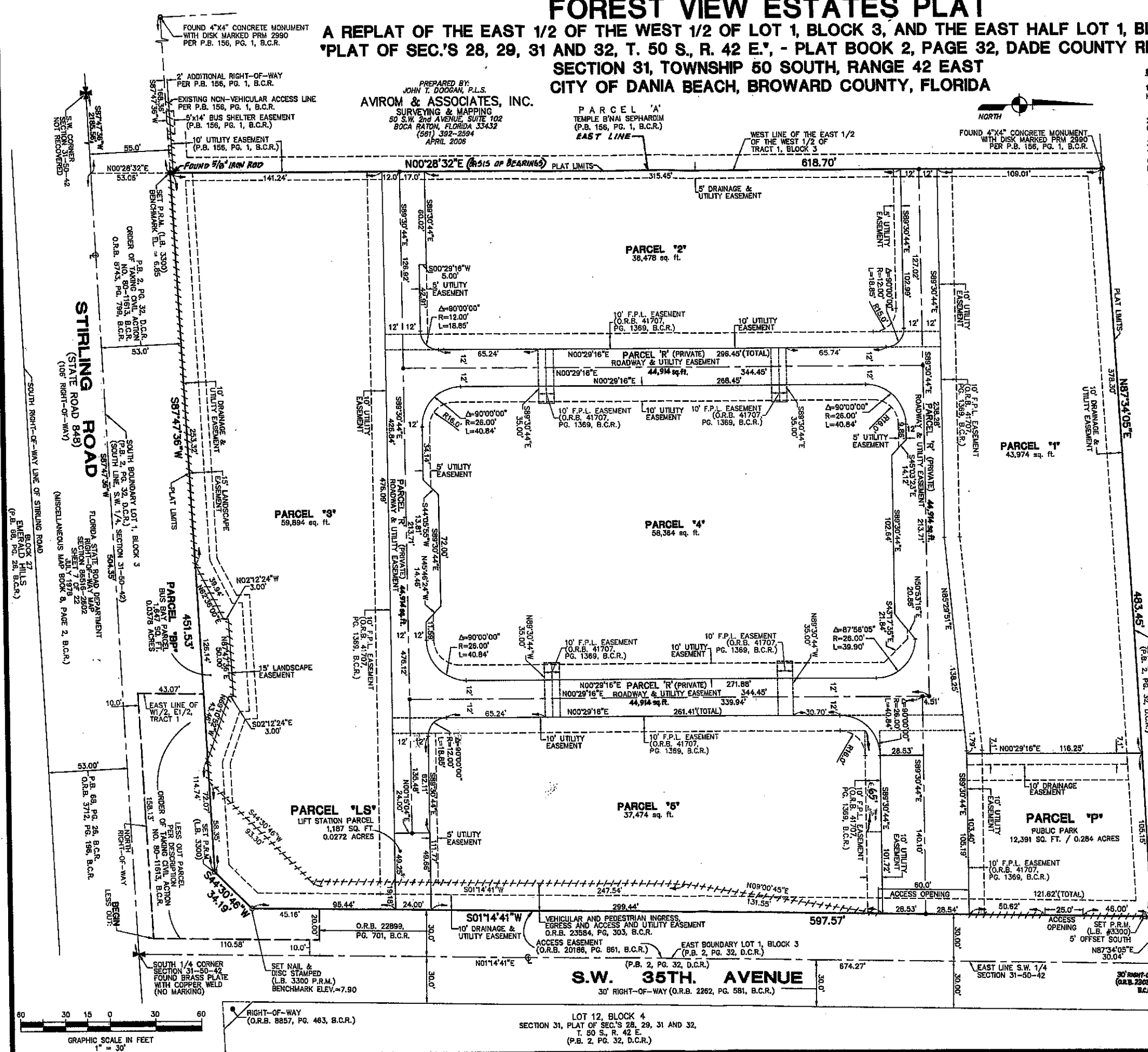
PARCEL 'A'
TEMPLE B'NAI SEPHARDIM
(P.B. 156, PG. 1, B.C.R.)
EAST LINE



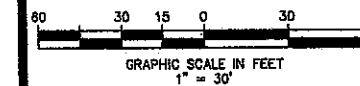
SURVEYOR'S NOTES:

- INDICATES SET PERMANENT REFERENCE MONUMENT, A 4" X 4" X 24" CONCRETE MONUMENT WITH A BRASS DISK STAMPED "L.B. #3300, P.R.M."
• INDICATES SET PERMANENT CONTROL POINT, (P.C.P.) STAMPED "L.B. #3300.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BENCHMARK DESCRIPTION: BROWARD COUNTY ENGINEERING DIVISION BENCHMARK NO. 1802, ELEVATION = 9.176 FEET. DESCRIPTION: X-CUT 2' EAST BULLHORN IN THE CENTERLINE OF STIRLING ROAD AND SW 35 AVENUE, 55' + OR - NORTHEAST OF POWER POLE #3498. (ELEVATION AS PER NATIONAL GEODETIC VERTICAL DATUM OF 1929)
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF TEMPLE B'NAI SEPHARDIM, (P.B. 156, PG. 1, B.C.R.), HAVING A BEARING OF N00°28'32"E. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN.
- ABBREVIATION LEGEND: B.C.R. = BROWARD COUNTY RECORDS; C. = CENTERLINE; D.C.R. = DADE COUNTY RECORDS; EL. = ELEVATION; L.B. = LICENSED BUSINESS; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; PG. = PAGE; P.R.M. = PERMANENT REFERENCE MONUMENT; P.L.S. = PROFESSIONAL LAND SURVEYOR; R. = RANGE; SEC.'S = SECTIONS; T. = TOWNSHIP; F.P.L. = FLORIDA POWER & LIGHT.
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.081, 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.
- THIS PLAT IS RESTRICTED TO 31 SINGLE FAMILY DETACHED UNITS AND A 0.284 ACRE PARK. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D. 1., 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 FEBRUARY 7, 2011, 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 FEBRUARY 7, 2011, 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.
- INDICATES NON-VEHICULAR ACCESS BY THIS PLAT.

CFN #106070693
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TABULAR DATA:	
TOTAL AREA THIS PLAT	296,323 SQUARE FEET / 6.8028 ACRES
PARCEL BP BUS BAY	1,647 SQUARE FEET / 0.0378 ACRES
PARCEL P PUBLIC PARK	12,391 SQUARE FEET / 0.284 ACRES
PARCEL LS LIFT STATION PARCEL	1,187 SQUARE FEET / 0.0272 ACRES
PARCEL R PRIVATE ROADWAY	44,914 SQUARE FEET / 1.0311 ACRES
PARCEL 1	43,974 SQUARE FEET / 1.0095 ACRES
PARCEL 2	36,478 SQUARE FEET / 0.8374 ACRES
PARCEL 3	59,894 SQUARE FEET / 1.3750 ACRES
PARCEL 4	58,364 SQUARE FEET / 1.3398 ACRES
PARCEL 5	37,474 SQUARE FEET / 0.8603 ACRES



S.W. 35TH AVENUE
30' RIGHT-OF-WAY (O.R.B. 2262, PG. 581, B.C.R.)

LOT 12, BLOCK 4
SECTION 31, PLAT OF SEC.'S 28, 29, 31 AND 32,
T. 50 S., R. 42 E.
(P.B. 2, PG. 32, D.C.R.)