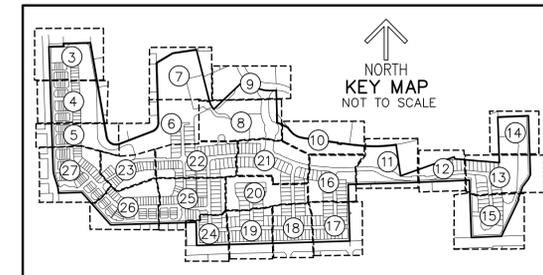
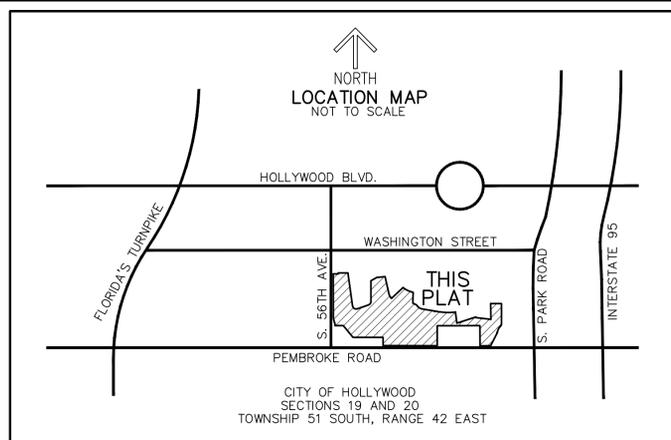


# HILLCREST COUNTRY CLUB SOUTH

BEING A REPLAT OF ALL OF PARCEL A, HILLWOOD SECTION ONE,  
AS RECORDED IN PLAT BOOK 60, PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,  
TOGETHER WITH A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST,  
LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA



THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS — ENGINEERS — PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
OFFICE (561)392-1991 FAX (561)750-1452  
CERTIFICATE OF AUTHORIZATION NO. LB 3591

### DESCRIPTION

ALL OF PARCEL A, HILLWOOD SECTION ONE, AS RECORDED IN PLAT BOOK 60, PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE S.88°16'34"W. ALONG THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 2606.62 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 19; THENCE CONTINUE S.88°16'34"W. ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 1267.96 FEET; THENCE S.01°57'14"E. ALONG A LINE 35.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE EAST LINE OF GOVERNMENT LOTS 1 AND 2 OF SAID SECTION 19, A DISTANCE OF 430.00 FEET TO THE POINT OF BEGINNING; THENCE N.88°16'34"E., A DISTANCE OF 160.00 FEET; THENCE N.01°57'14"W., A DISTANCE OF 30.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF BLOCK 1, HILLWOOD SECTION ONE, AS RECORDED IN PLAT BOOK 60, PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N.88°16'34"E. ALONG SAID SOUTH LINE, A DISTANCE OF 295.00 FEET; THENCE S.09°52'13"E. ALONG THE WEST LINE OF SAID HILLWOOD SECTION ONE, AND HILLWOOD SECTION TWO, AS RECORDED IN PLAT BOOK 64, PAGE 27 OF SAID PUBLIC RECORDS, A DISTANCE OF 1,040.60 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 100°54'41"; THENCE SOUTHEASTERLY ALONG THE ARC OF THE SOUTH LINE OF SAID HILLWOOD SECTION TWO, A DISTANCE OF 176.12 FEET; THENCE N.69°13'06"E. ALONG THE SOUTH LINE OF SAID HILLWOOD SECTION TWO, A DISTANCE OF 389.52 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 70°56'32"; THENCE NORTHEASTERLY ALONG THE ARC OF THE SOUTH LINE OF SAID HILLWOOD SECTION TWO, A DISTANCE OF 123.82 FEET; THENCE N.01°43'26"W. ALONG THE EAST LINE OF SAID HILLWOOD SECTION TWO, A DISTANCE OF 648.75 FEET; THENCE N.59°13'18"E. ALONG THE SOUTH LINE OF SAID HILLWOOD SECTION ONE, A DISTANCE OF 205.91 FEET; THENCE N.81°41'39"E. ALONG THE SOUTH LINE OF SAID HILLWOOD SECTION ONE, A DISTANCE OF 261.73 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF HILLWOOD SECTION THREE, AS RECORDED IN PLAT BOOK 69, PAGE 10 OF SAID PUBLIC RECORDS; THENCE S.14°15'10"E. ALONG SAID WEST LINE, A DISTANCE OF 577.13 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 29°15'49"; THENCE SOUTHEASTERLY ALONG THE ARC OF THE SOUTH LINE OF SAID HILLWOOD SECTION THREE AND SAID HILLWOOD SECTION ONE, A DISTANCE OF 102.15 FEET TO THE SOUTHWEST CORNER OF PARCEL A OF SAID HILLWOOD SECTION ONE; THENCE N.46°29'05"E. ALONG THE WEST LINE OF SAID PARCEL A, A DISTANCE OF 465.24 FEET TO THE NORTHWEST CORNER OF SAID PARCEL A, AND A POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.46°29'05"E., A RADIAL DISTANCE OF 380.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF THE NORTH LINE OF SAID PARCEL A LINE, THROUGH A CENTRAL ANGLE OF 48°12'30", A DISTANCE OF 319.73 FEET; THENCE N.88°16'34"E. ALONG THE NORTH LINE OF SAID PARCEL A, A DISTANCE OF 58.50 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A; THENCE S.01°43'26"E. ALONG THE EAST LINE OF SAID PARCEL A, A DISTANCE OF 250.00 TO THE SOUTHEAST CORNER OF SAID PARCEL A; THENCE CONTINUE S.01°43'26"E., A DISTANCE OF 98.02 FEET; THENCE S.65°19'17"E., A DISTANCE OF 125.04 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF BLOCK 8 OF SAID HILLWOOD SECTION THREE; THENCE S.37°49'17"E. ALONG SAID SOUTH LINE, A DISTANCE OF 49.57 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 200.92 FEET AND A CENTRAL ANGLE OF 44°24'09"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID SOUTH LINE, A DISTANCE OF 155.71 FEET; THENCE S.82°13'26"E. ALONG SAID SOUTH LINE, A DISTANCE OF 396.77 FEET; THENCE S.07°46'34"W., A DISTANCE OF 10.00 FEET; THENCE S.82°13'26"E., A DISTANCE OF 30.00 FEET; THENCE N.07°46'34"E., A DISTANCE OF 10.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID BLOCK 8; THENCE S.82°13'26"E. ALONG SAID SOUTH LINE, A DISTANCE OF 150.08 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 1,600.00 FEET AND A CENTRAL ANGLE OF 161°22'22"; THENCE EASTERLY ALONG THE ARC OF THE SOUTH LINE OF SAID BLOCK 8, A DISTANCE OF 452.56 FEET; THENCE S.08°25'48"E., A DISTANCE OF 343.51 FEET; THENCE N.70°31'23"E., A DISTANCE OF 620.36 FEET; THENCE S.19°28'12"E., A DISTANCE OF 22.64 FEET; THENCE S.85°09'59"E., A DISTANCE OF 489.36 FEET; THENCE N.01°58'37"W., A DISTANCE OF 497.86 FEET TO THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 20; THENCE N.87°42'53"E., A DISTANCE OF 334.54 FEET; THENCE S.01°59'20"E., A DISTANCE OF 643.59 FEET; THENCE S.25°23'53"W., A DISTANCE OF 51.20 FEET; THENCE S.37°51'14"W., A DISTANCE OF 102.00 FEET; THENCE S.19°46'47"W., A DISTANCE OF 146.00 FEET; THENCE S.85°46'46"E., A DISTANCE OF 8.26 FEET; THENCE S.25°23'53"W., A DISTANCE OF 445.94 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 824 (PEMBROKE ROAD), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 86018-2501, SAID RIGHT-OF-WAY LINE LYING 50.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID SECTION 20; THENCE S.87°32'26"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 329.66 FEET; THENCE N.01°57'53"W., A DISTANCE OF 624.51 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROJECTION OF THE NORTH LINE OF KELSEY PLAT, AS RECORDED IN PLAT BOOK 131, PAGE 15 OF SAID PUBLIC RECORDS; THENCE S.87°37'45"W. SAID NORTH LINE, A DISTANCE OF 669.37 FEET; THENCE S.88°18'12"W. ALONG THE NORTH LINE OF SAID KELSEY PLAT, AND THE NORTH LINE OF H.R.S. BROWARD COUNTY SOUTH REGIONAL HEALTH CENTER, AS RECORDED IN PLAT BOOK 143, PAGE 3 OF SAID PUBLIC RECORDS, A DISTANCE OF 656.84 FEET; THENCE S.01°47'28"E. ALONG THE WEST LINE OF SAID H.R.S. BROWARD COUNTY SOUTH REGIONAL HEALTH CENTER, A DISTANCE OF 615.44 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 824 (PEMBROKE ROAD), SAID RIGHT-OF-WAY LINE LYING 60.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE SOUTH LINE OF THE NORTH ONE-HALF OF SAID SECTION 19; THENCE S.88°18'45"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,674.66 FEET; THENCE N.01°41'15"W., A DISTANCE OF 253.00 FEET; THENCE S.88°18'45"W., A DISTANCE OF 933.74 FEET; THENCE N.41°48'19"W., A DISTANCE OF 473.34 FEET; THENCE S.88°18'12"W., A DISTANCE OF 255.39 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SOUTH 52ND AVENUE, AS RECORDED IN OFFICIAL RECORD BOOK 30363, PAGE 1623 OF SAID PUBLIC RECORDS; THENCE N.02°14'33"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1.69 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 335.00 FEET AND A CENTRAL ANGLE OF 15°26'55"; THENCE NORTHERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, A DISTANCE OF 90.33 FEET; THENCE N.17°41'28"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 99.97 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 265.00 FEET AND A CENTRAL ANGLE OF 15°44'14"; THENCE NORTHERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE A DISTANCE OF 72.79 FEET; THENCE N.01°57'14"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,336.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,562,892 SQUARE FEET OR 127.7064 ACRES MORE OR LESS.

### DEDICATION

STATE OF FLORIDA ) SS  
COUNTY OF BROWARD)

KNOW ALL MEN BY THESE PRESENTS THAT PULTE HOME CORPORATION, A MICHIGAN CORPORATION, OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS HILLCREST COUNTRY CLUB SOUTH, AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACTS OS-1 THROUGH OS-25 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS FOR OPEN SPACE, LANDSCAPE AND DRAINAGE PURPOSES.

TRACT R AS SHOWN HEREON IS HEREBY DEDICATED TO PRESENT OWNERS, THEIR HEIRS, SUCCESSORS, ASSIGNS, INVITEES, TENANTS, LICENSEES, AND NOT THE PUBLIC AS A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, UTILITIES AND PRIVATE ROAD PURPOSES. AMENDMENT OR ABANDONMENT OF TRACT R OR ANY PORTION THEREOF SHALL REQUIRE APPROVAL BY A MAJORITY OF OWNERS, APPROVAL BY THE CITY OF HOLLYWOOD, AND SHALL BE EVIDENCED BY RECORDATION OF AN APPROPRIATE DOCUMENT.

THE FOREGOING DEDICATION IS SUBJECT TO A PERMANENT NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, AND ACCESS PURPOSES OVER TRACT R TO THE CITY OF HOLLYWOOD FOR EMERGENCY VEHICLES AND SERVICE AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY FACILITIES AND CABLE TELEVISION SERVICES.

THE BUS STOP EASEMENT AS SHOWN HEREON IS DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

THE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON IS DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

PARCELS A AND B AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PRESENT OWNERS, THEIR HEIRS, SUCCESSORS, AND ASSIGNS FOR FUTURE DEVELOPMENT PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF HOLLYWOOD, FLORIDA.

TRACT REC AS SHOWN HEREON IS HEREBY DEDICATED TO THE PRESENT OWNERS, THEIR HEIRS, SUCCESSORS, ASSIGNS, INVITEES, TENANTS, AND LICENSEES FOR RECREATION AREA.

TRACTS W-1 THROUGH W-6 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS FOR DRAINAGE AND MAINTENANCE PURPOSES.

LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PRESENT OWNERS, THEIR HEIRS, SUCCESSORS, AND ASSIGNS FOR DRAINAGE AND MAINTENANCE PURPOSES.

THE DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS FOR DRAINAGE PURPOSES.

UTILITY EASEMENTS (UE'S) AS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED PULTE HOME CORPORATION, A MICHIGAN CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

PULTE HOME CORPORATION  
A MICHIGAN CORPORATION

WITNESS: \_\_\_\_\_  
PRINT NAME

BY: CHRIS HASTY  
VICE PRESIDENT

WITNESS: \_\_\_\_\_  
PRINT NAME

### ACKNOWLEDGMENT

STATE OF FLORIDA) SS  
COUNTY OF BROWARD)

BEFORE ME PERSONALLY APPEARED CHRIS HASTY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF PULTE HOME CORPORATION, A MICHIGAN CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

COMMISSION NUMBER: \_\_\_\_\_  
PRINT NAME

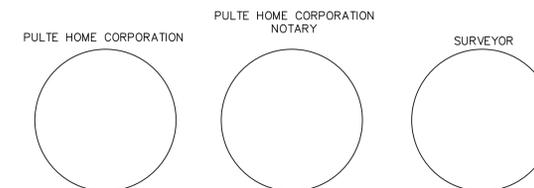
DATE: \_\_\_\_\_

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA ) SS  
COUNTY OF PALM BEACH)

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 SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. 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 18TH DAY OF APRIL, 2016 A.D. PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS WILL BE SET WITHIN ONE (1) YEAR OF THE DATE THIS PLAT IS RECORDED, OR PRIOR TO THE EXPIRATION OF THE BONDS OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRE SUBDIVISION IMPROVEMENTS.

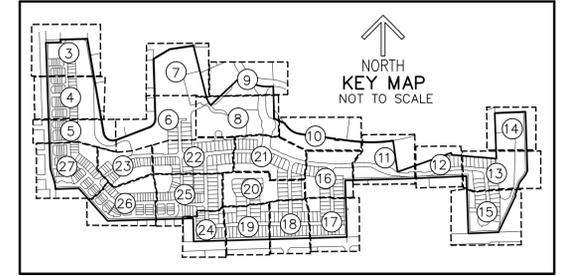
DAVID P. LINDLEY,  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 5005  
CAULFIELD AND WHEELER, INC.  
CERTIFICATE OF AUTHORIZATION NUMBER 3591  
7900 GLADES ROAD SUITE 100  
BOCA RATON, FL. 33434



THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS — ENGINEERS — PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
OFFICE (561)392-1991 FAX (561)750-1452  
CERTIFICATE OF AUTHORIZATION NO. LB 3591

# HILLCREST COUNTRY CLUB SOUTH

BEING A REPLAT OF ALL OF PARCEL A, HILLWOOD SECTION ONE,  
AS RECORDED IN PLAT BOOK 60, PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,  
TOGETHER WITH A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST,  
LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA



### CITY COMMISSION

THIS IS TO CERTIFY, THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, BY RESOLUTION \_\_\_\_\_, ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_, AND BY SAID RESOLUTION THE ADDITIONAL RIGHT-OF-WAY, UTILITY EASEMENTS, EMERGENCY ACCESS EASEMENT AND BUS STOP EASEMENT AS SHOWN ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERCEDED.

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.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
CITY CLERK CITY ENGINEER

APPROVED BY: \_\_\_\_\_  
MAYOR

### 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 TRAFFIC-WAYS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_.

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 \_\_\_\_\_, 201\_\_\_\_.

BY: \_\_\_\_\_  
EXECUTIVE DIRECTOR OR DESIGNEE

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

THIS PLAT WAS FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_ AND RECORDED IN PLAT BOOK \_\_\_\_\_, PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_, RECORD VERIFIED.

ATTEST: BERTHA HENRY COUNTY ADMINISTRATOR BY: \_\_\_\_\_ 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_\_\_ A.D.

ATTEST: BERTHA HENRY COUNTY ADMINISTRATOR BY: \_\_\_\_\_ DEPUTY

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

### BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND IS APPROVED AND ACCEPTED FOR RECORDATION.

BY: RICHARD TORNESE, DATE ROBERT P. LEGG, JR., DATE  
DIRECTOR PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA PROFESSIONAL ENGINEER FLORIDA REGISTRATION NO. LS 4030  
REGISTRATION NO. 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 \_\_\_\_\_, 201\_\_\_\_.

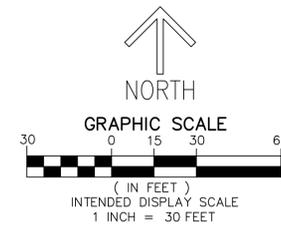
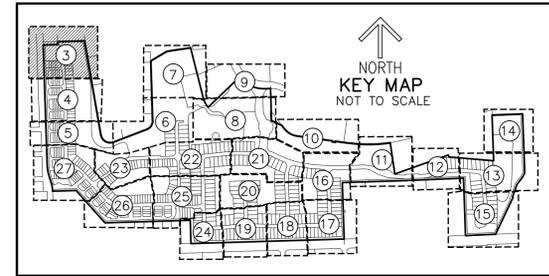
BY: \_\_\_\_\_  
DIRECTOR/DESIGNEE

COUNTY COMMISSION COUNTY ENGINEER CITY OF HOLLYWOOD CITY ENGINEER

THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY OF CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 OFFICE (561)392-1991 FAX (561)750-1452 CERTIFICATE OF AUTHORIZATION NO. LB 3591

# HILLCREST COUNTRY CLUB SOUTH

BEING A REPLAT OF ALL OF PARCEL A, HILLWOOD SECTION ONE, AS RECORDED IN PLAT BOOK 60, PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

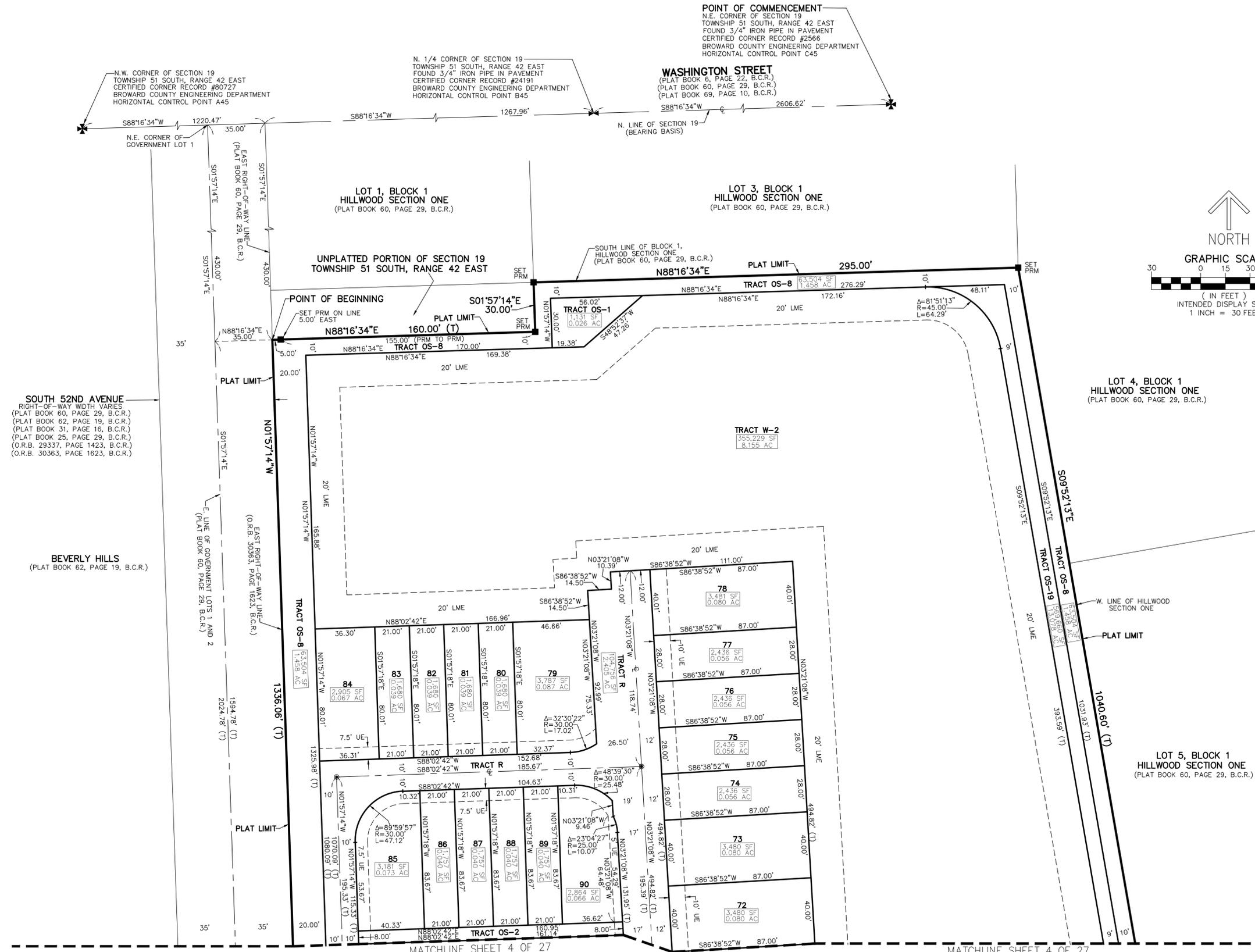


### LEGEND/ABBREVIATIONS

- AC - ACRES
- B.C.R. - BROWARD COUNTY RECORDS
- CB - CHORD BEARING
- CD - CHORD DISTANCE
- CL - CENTERLINE
- DE - DRAINAGE EASEMENT
- FDOT-FLORIDA DEPARTMENT OF TRANSPORTATION
- O.R.B. - OFFICIAL RECORDS BOOK
- Δ - DELTA (CENTRAL ANGLE)
- L - ARC LENGTH
- R - RADIUS
- (R) - RADIAL LINE
- SF - SQUARE FEET
- (T) - TOTAL
- LME - LAKE MAINTENANCE EASEMENT
- UE - UTILITY EASEMENT
- NVAL --- NON-VEHICULAR ACCESS LINE
- - INDICATES PERMANENT CONTROL POINT
- PRM - INDICATES SET 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT WITH DISK STAMPED PRM LB3591 UNLESS OTHERWISE NOTED.
- ✱ - INDICATES SECTION CORNER
- ⊕ - INDICATES 1/4 SECTION CORNER

### SURVEYOR'S NOTES

1. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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.
2. THIS PLAT IS RESTRICTED TO 238 SINGLE FAMILY DETACHED UNITS AND 256 TOWN HOUSE UNITS.
3. 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 THE PROPERTY LOCATED HEREON 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.
4. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
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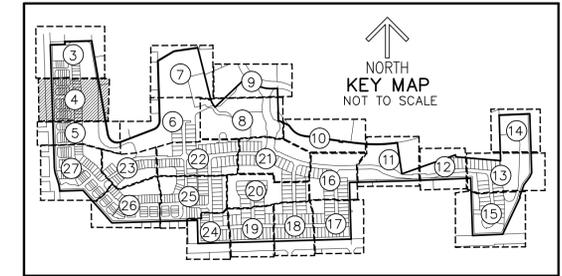
MATCHLINE SHEET 4 OF 27

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THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
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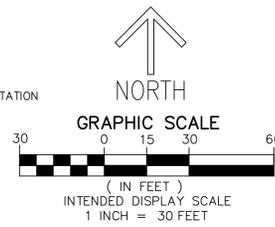
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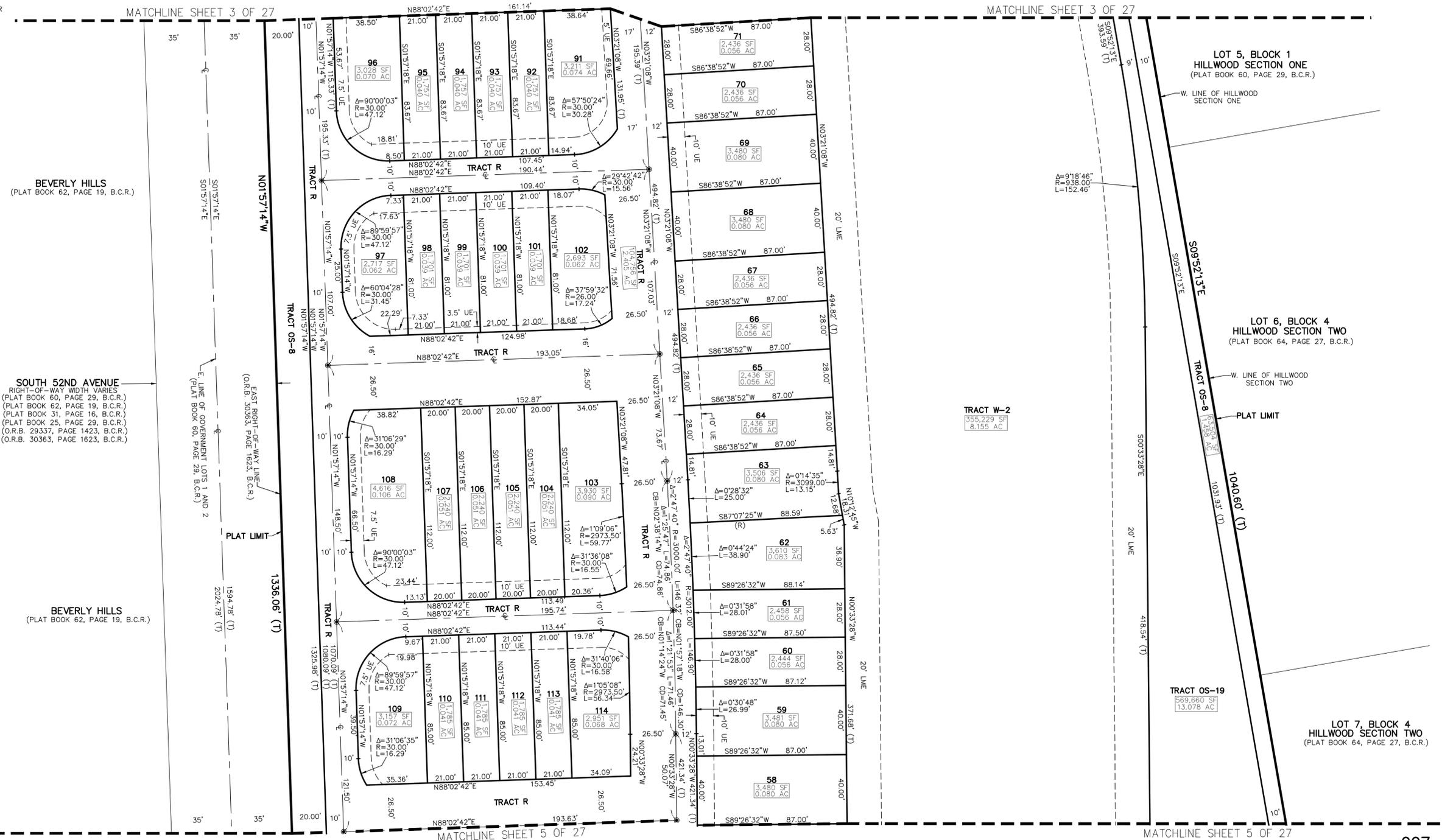
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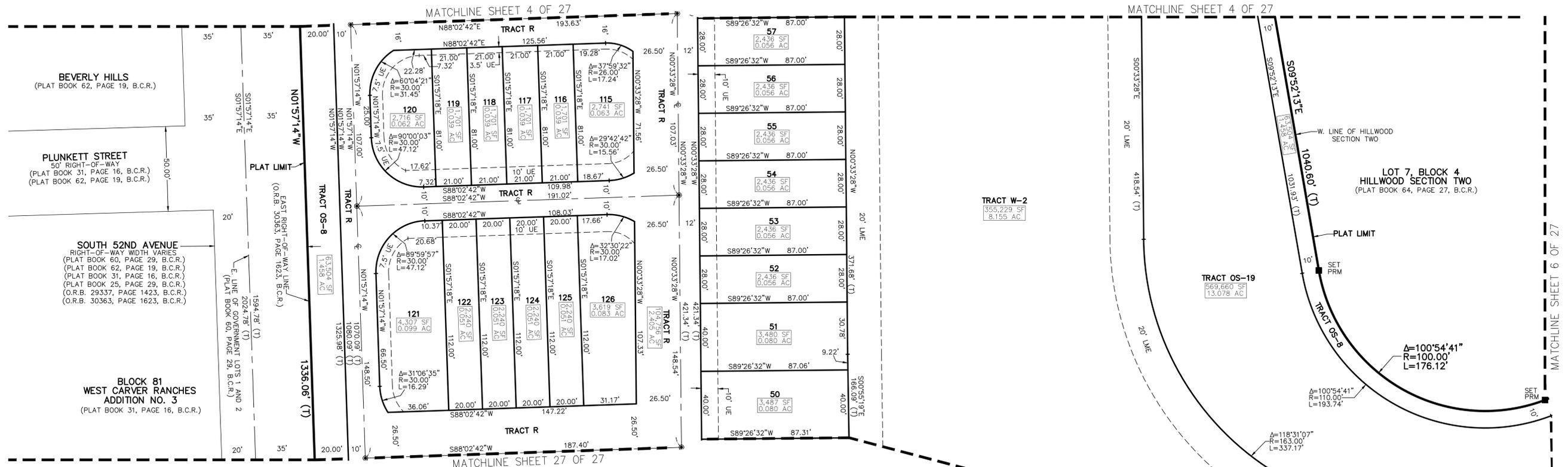
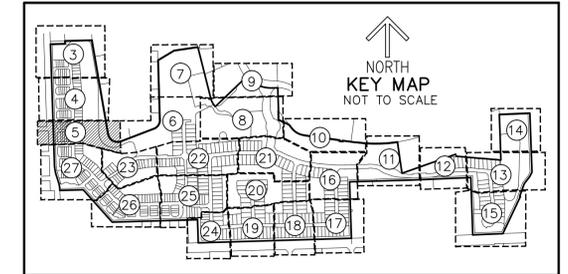
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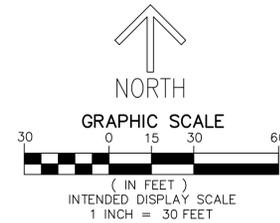
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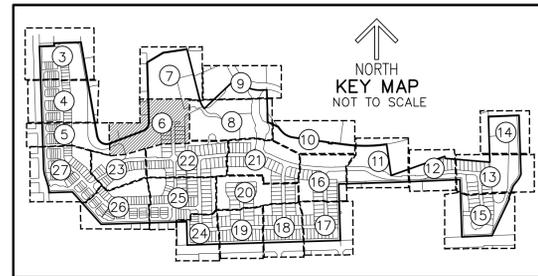
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THIS INSTRUMENT PREPARED BY  
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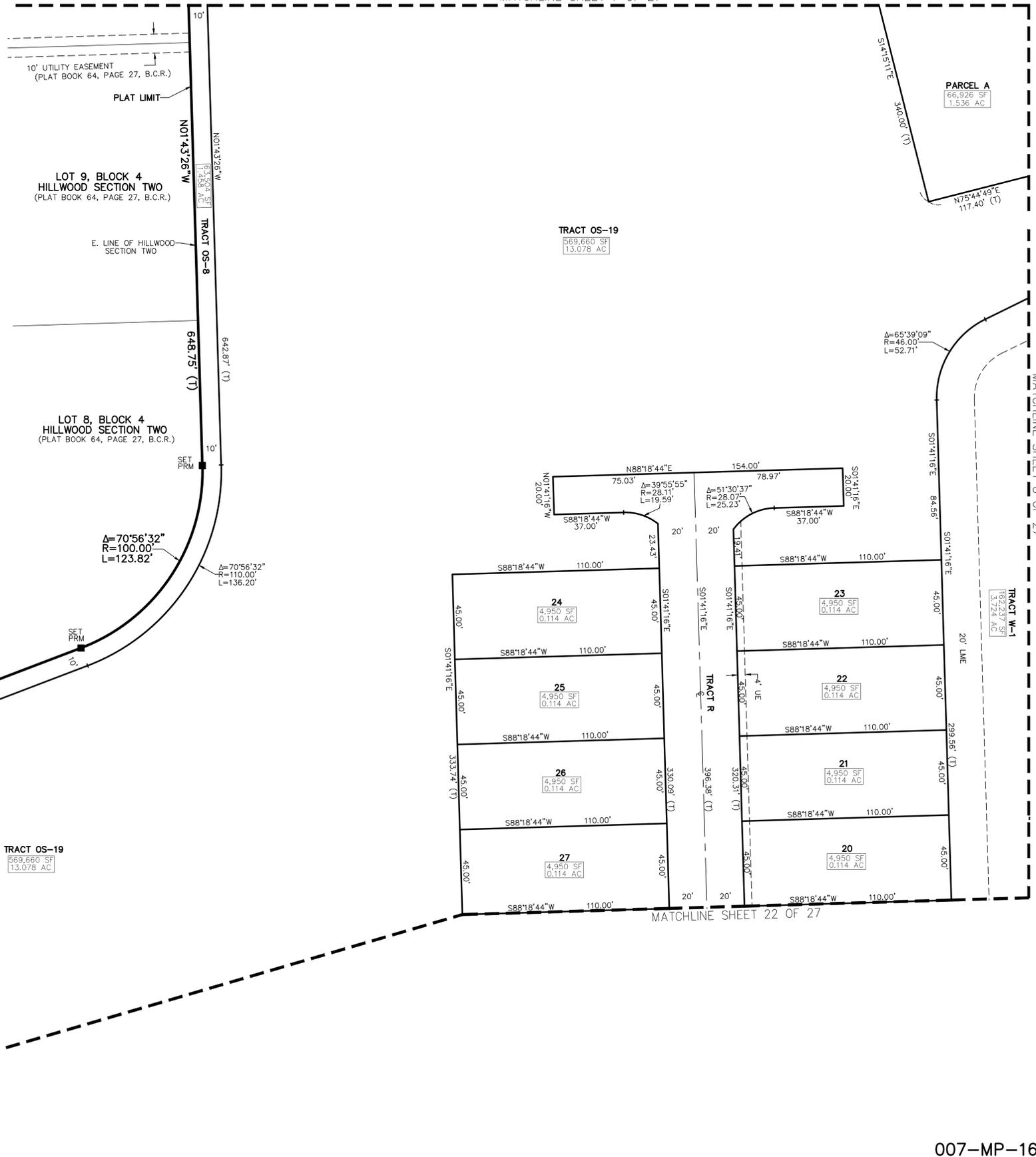
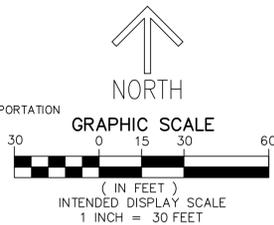
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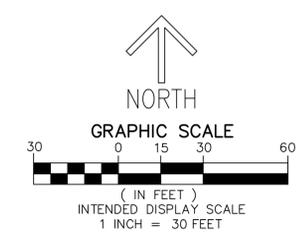
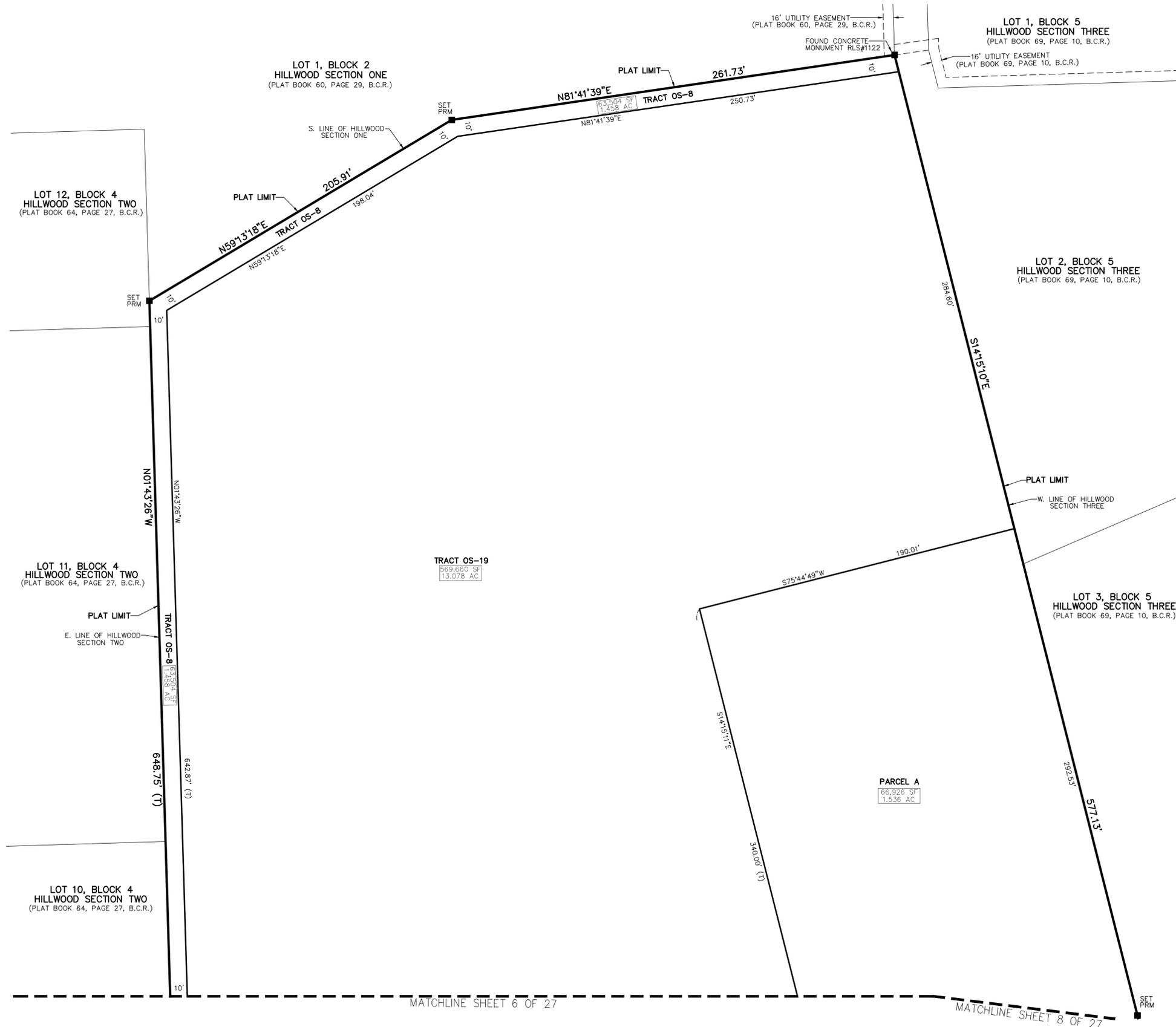
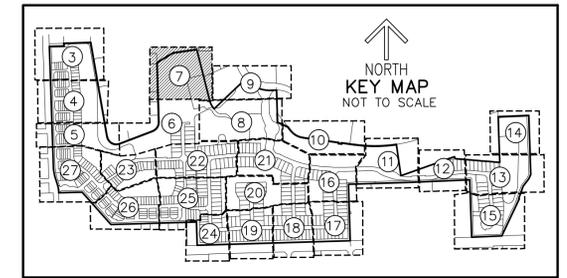
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  8. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS STATED OTHERWISE

MATCHLINE SHEET 6 OF 27

MATCHLINE SHEET 8 OF 27

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS — ENGINEERS — PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
OFFICE (561)392-1991 FAX (561)750-1452  
CERTIFICATE OF AUTHORIZATION NO. LB 3591

# HILLCREST COUNTRY CLUB SOUTH

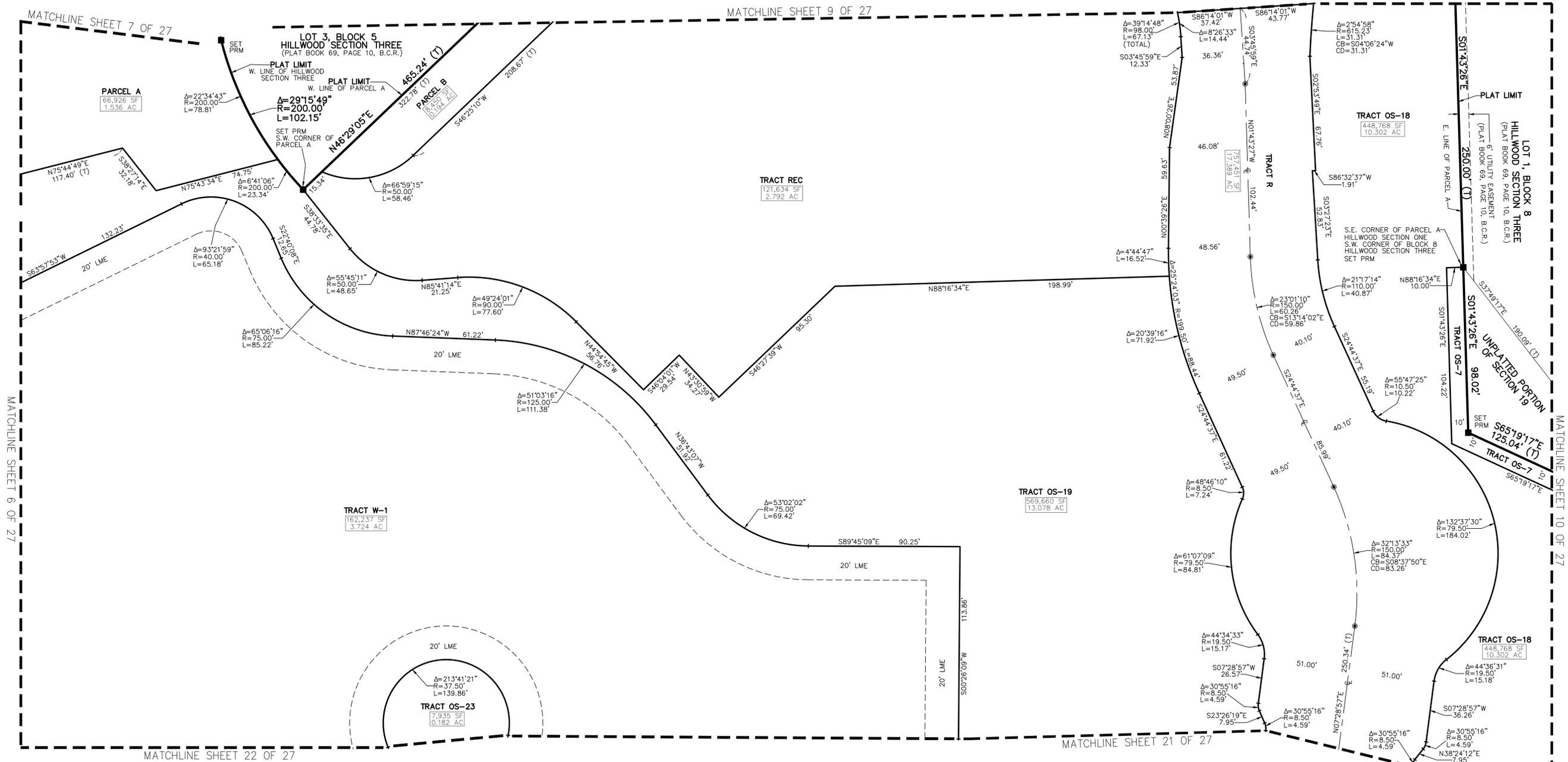
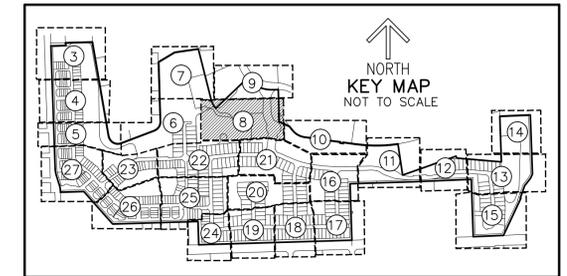
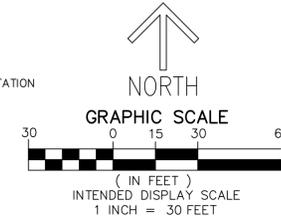
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### LEGEND/ABBREVIATIONS

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- CB — CHORD BEARING
- CD — CHORD DISTANCE
- CL — CENTERLINE
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- FDOT — FLORIDA DEPARTMENT OF TRANSPORTATION
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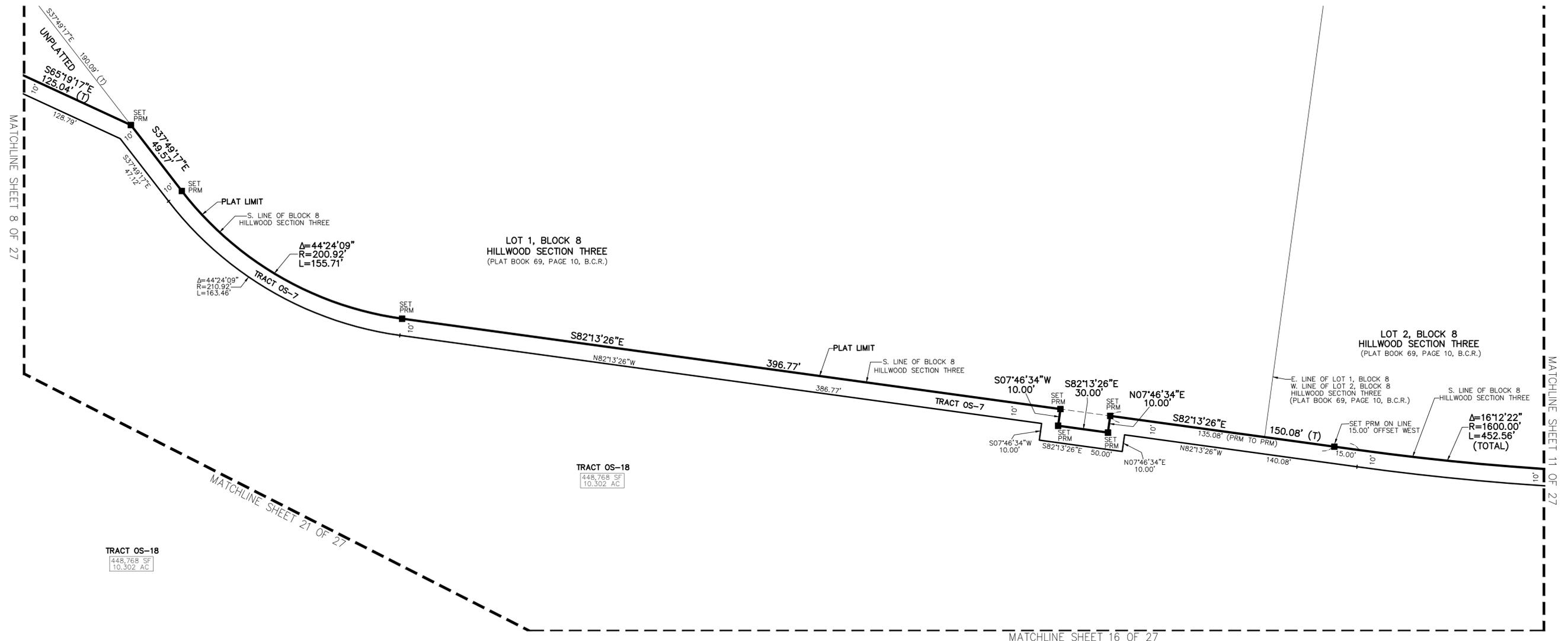
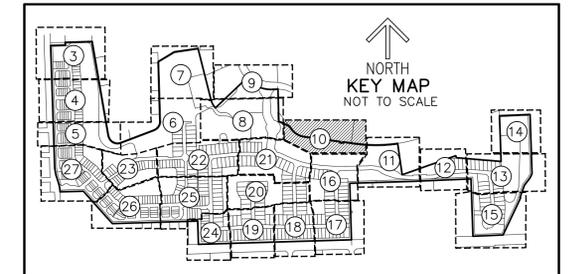
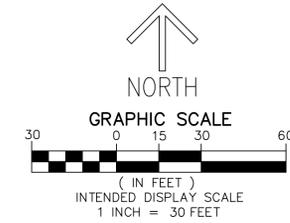
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MATCHLINE SHEET 8 OF 27

MATCHLINE SHEET 21 OF 27

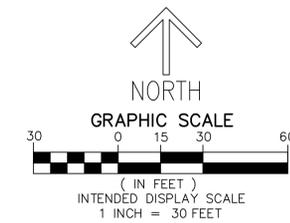
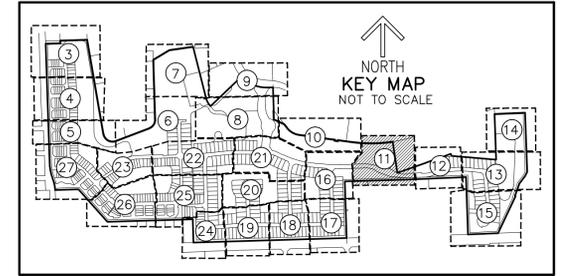
MATCHLINE SHEET 16 OF 27

MATCHLINE SHEET 11 OF 27

# HILLCREST COUNTRY CLUB SOUTH

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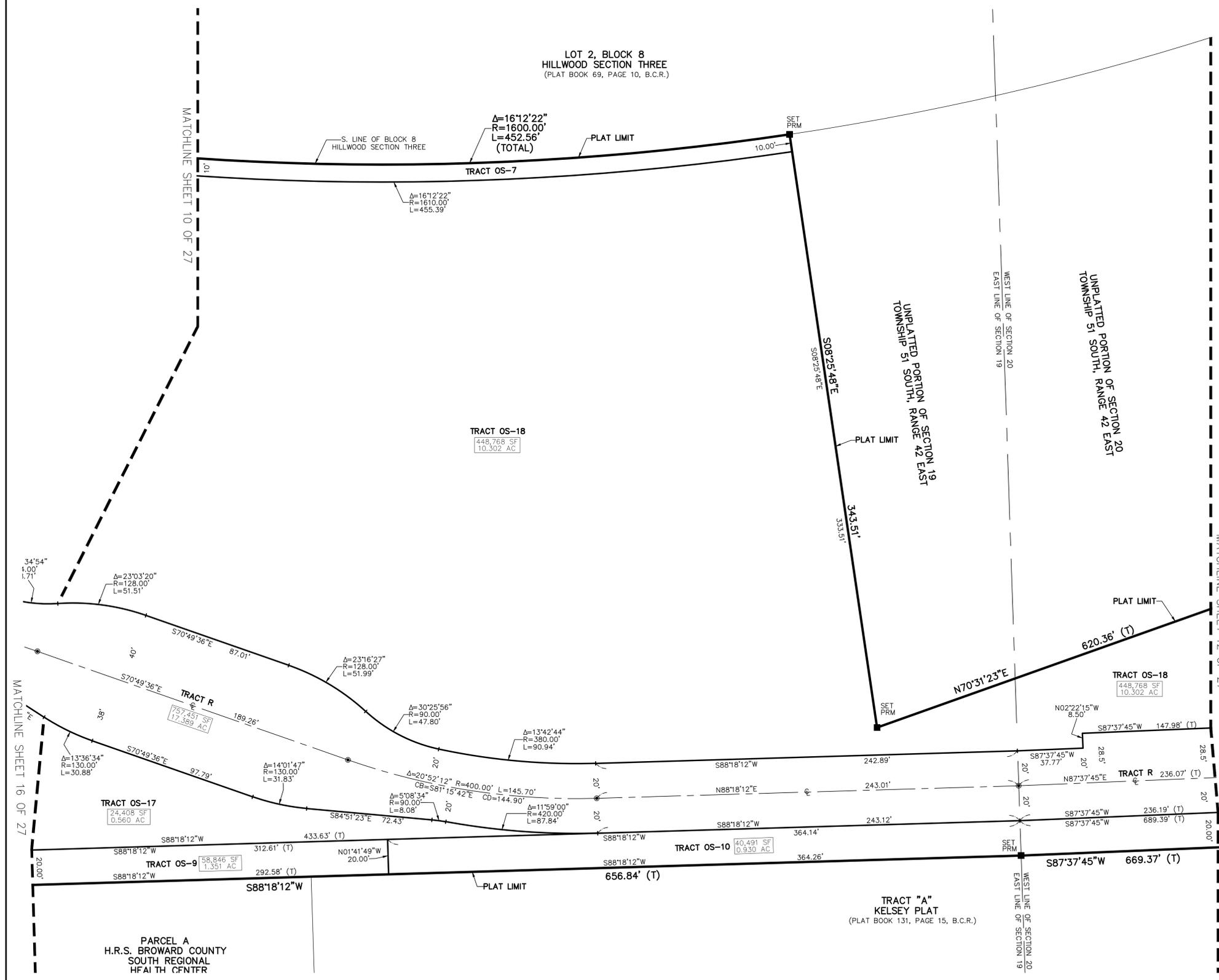
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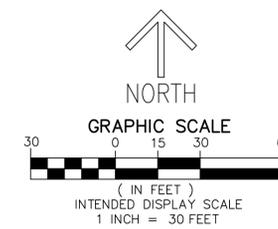
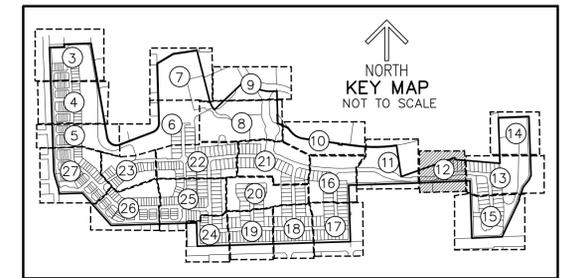
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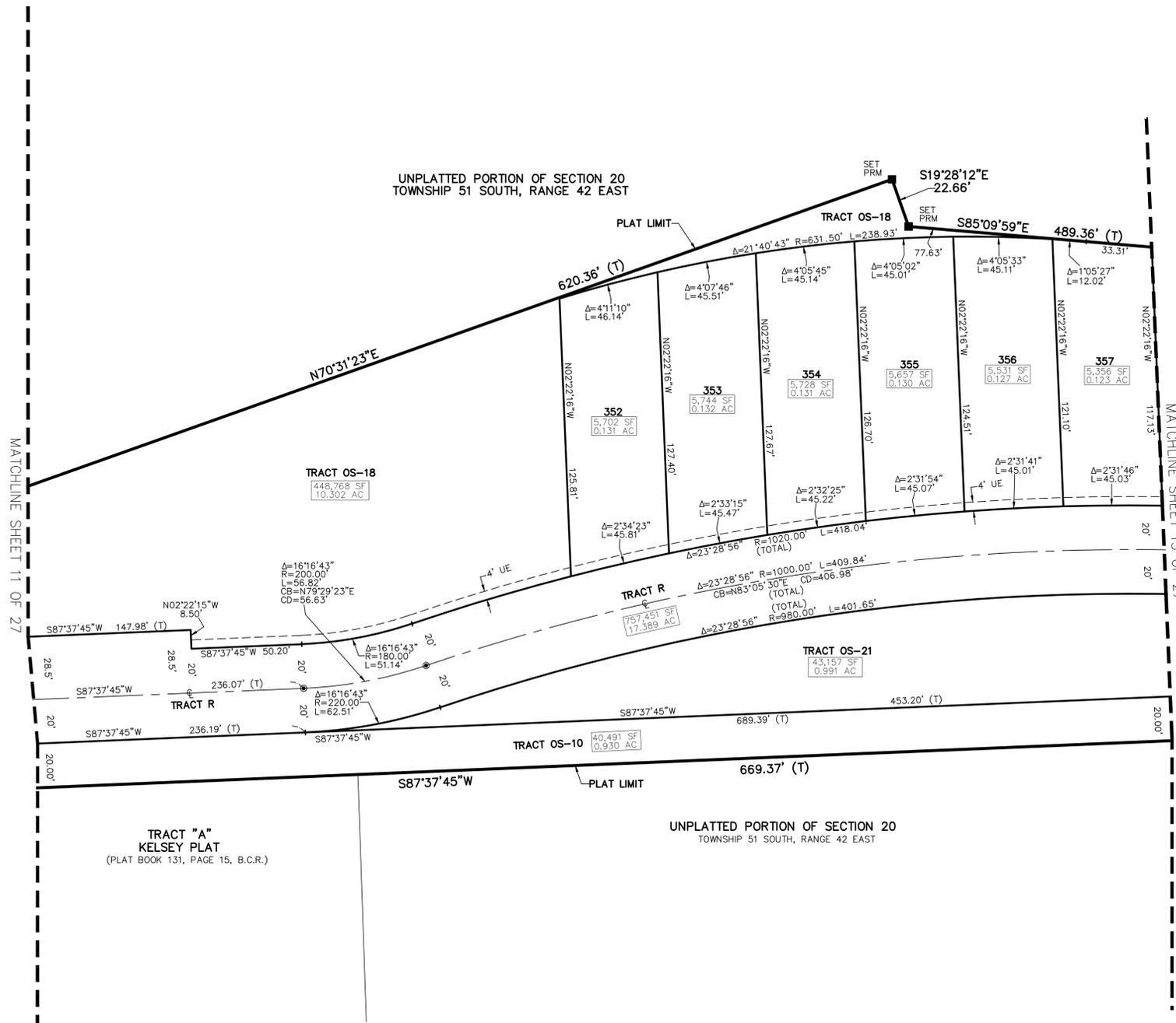
# HILLCREST COUNTRY CLUB SOUTH

BEING A REPLAT OF ALL OF PARCEL A, HILLWOOD SECTION ONE, AS RECORDED IN PLAT BOOK 60, PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
OFFICE (561)392-1991 FAX (561)750-1452  
CERTIFICATE OF AUTHORIZATION NO. LB 3591



- LEGEND/ABBREVIATIONS**
- AC - ACRES
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  - CL - CENTERLINE
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### SURVEYOR'S NOTES

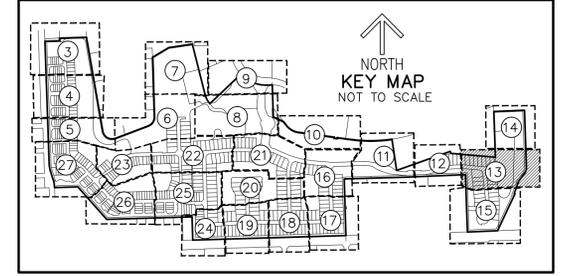
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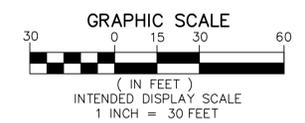
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MATCHLINE SHEET 14 OF 27



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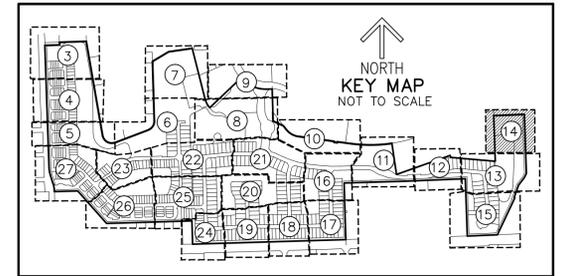


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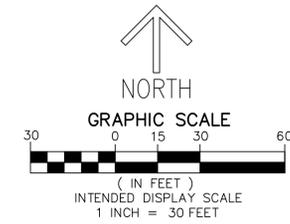
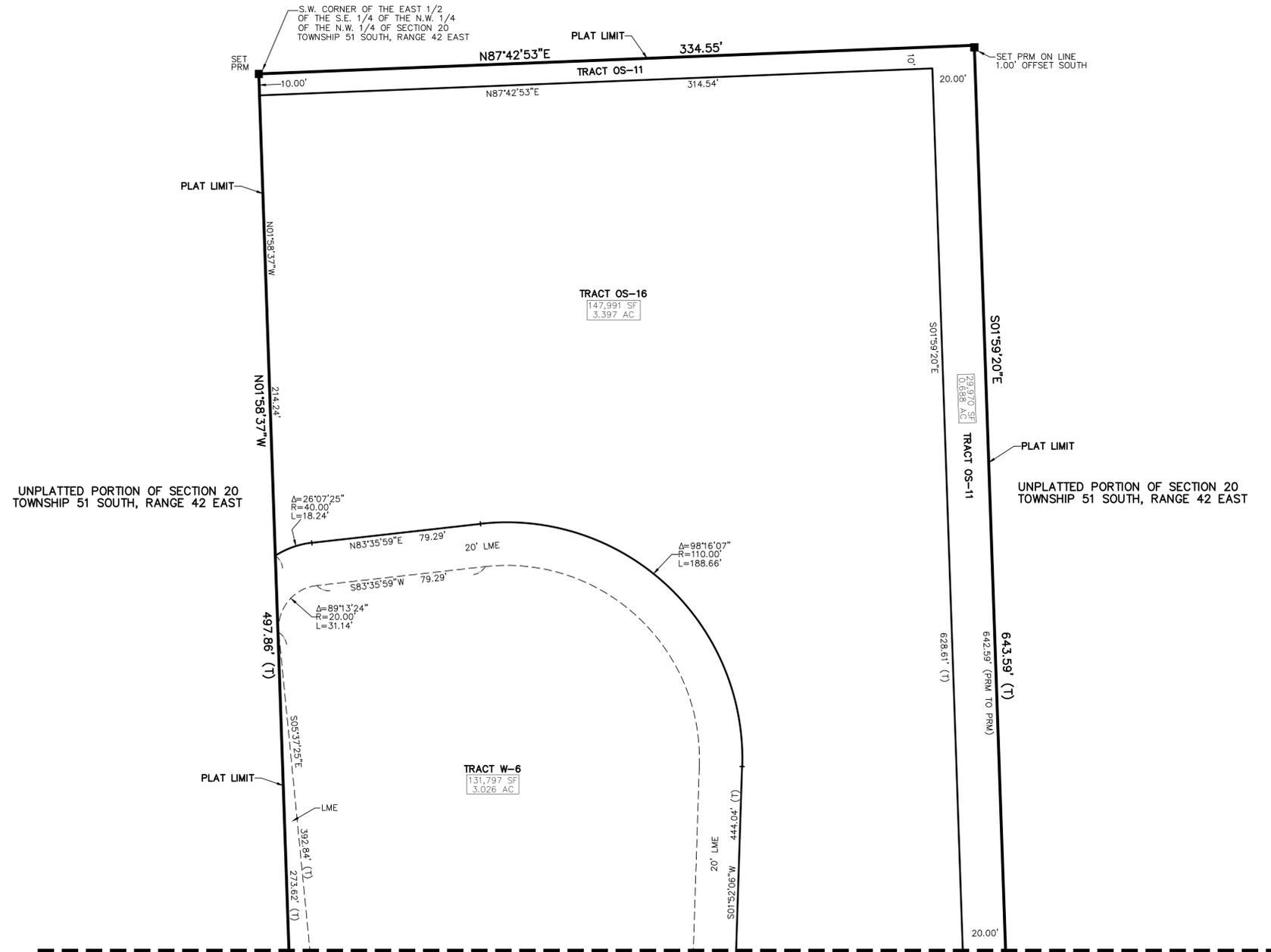
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UNPLATTED PORTION OF SECTION 20  
TOWNSHIP 51 SOUTH, RANGE 42 EAST



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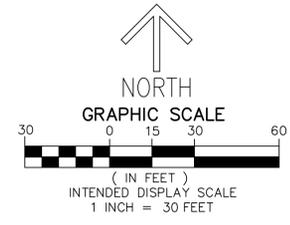
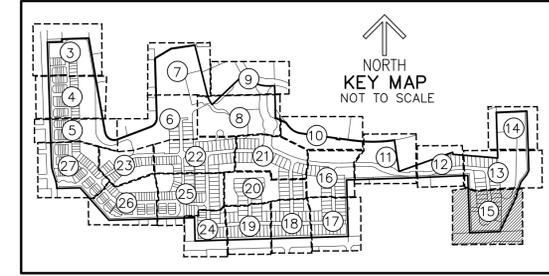
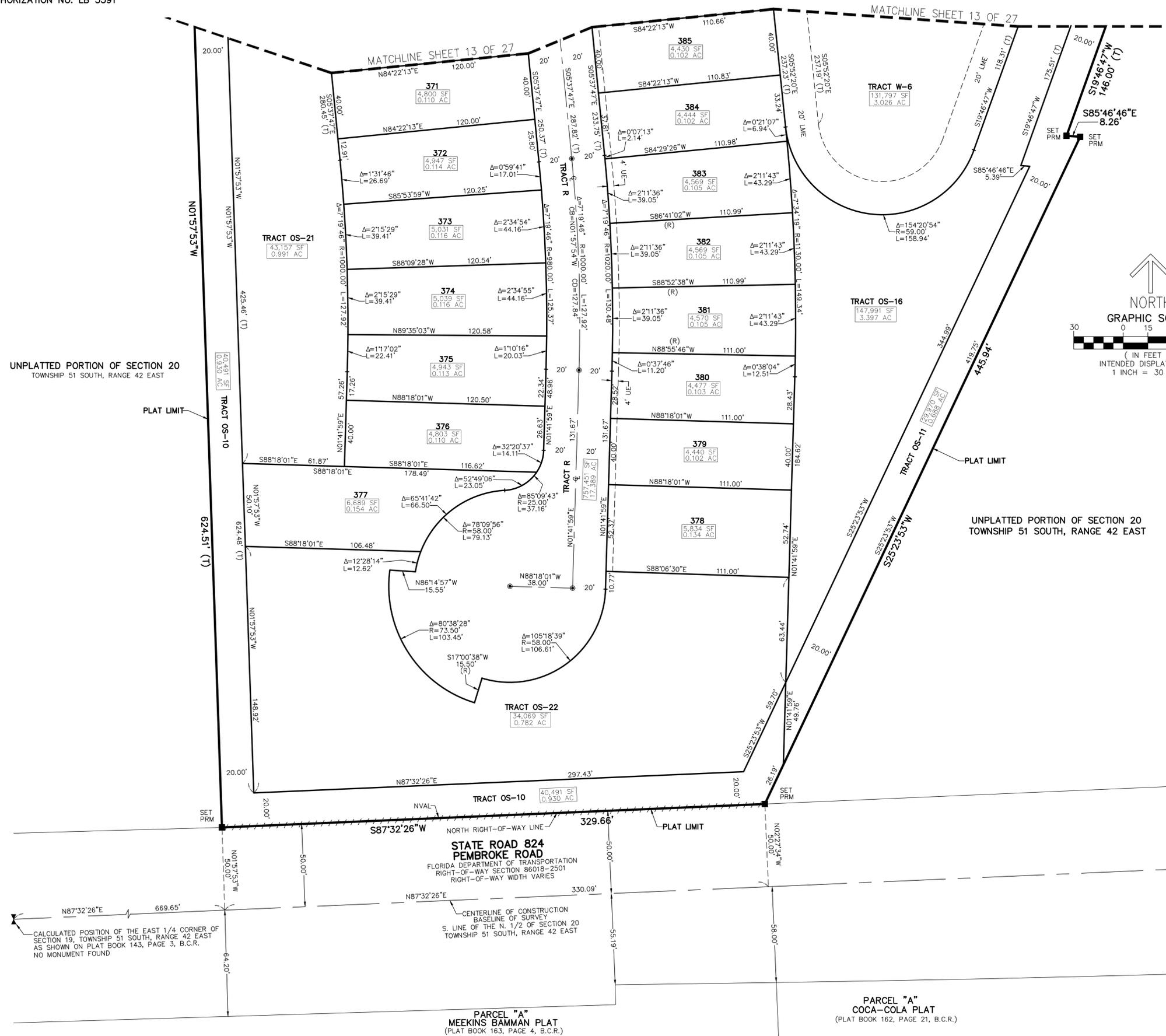
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CALCULATED POSITION OF THE EAST 1/4 CORNER OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST AS SHOWN ON PLAT BOOK 143, PAGE 3, B.C.R. NO MONUMENT FOUND

**STATE ROAD 824 PEMBROKE ROAD**  
FLORIDA DEPARTMENT OF TRANSPORTATION  
RIGHT-OF-WAY SECTION 86018-2501  
RIGHT-OF-WAY WIDTH VARIES

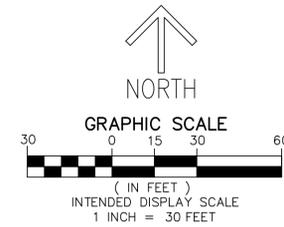
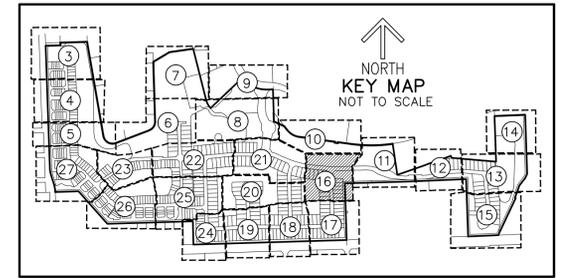
**PARCEL "A" MEEKINS BAMMAN PLAT**  
(PLAT BOOK 163, PAGE 4, B.C.R.)

**PARCEL "A" COCA-COLA PLAT**  
(PLAT BOOK 162, PAGE 21, B.C.R.)

THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY OF CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 OFFICE (561)392-1991 FAX (561)750-1452 CERTIFICATE OF AUTHORIZATION NO. LB 3591

# HILLCREST COUNTRY CLUB SOUTH

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- ⊠ - INDICATES 1/4 SECTION CORNER

### SURVEYOR'S NOTES

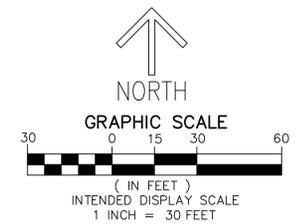
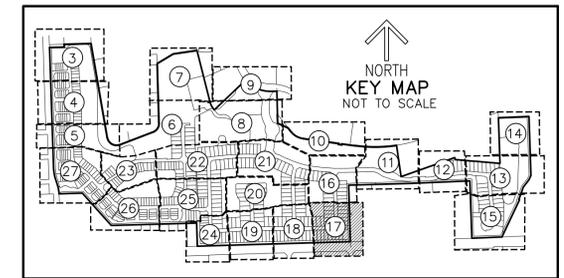
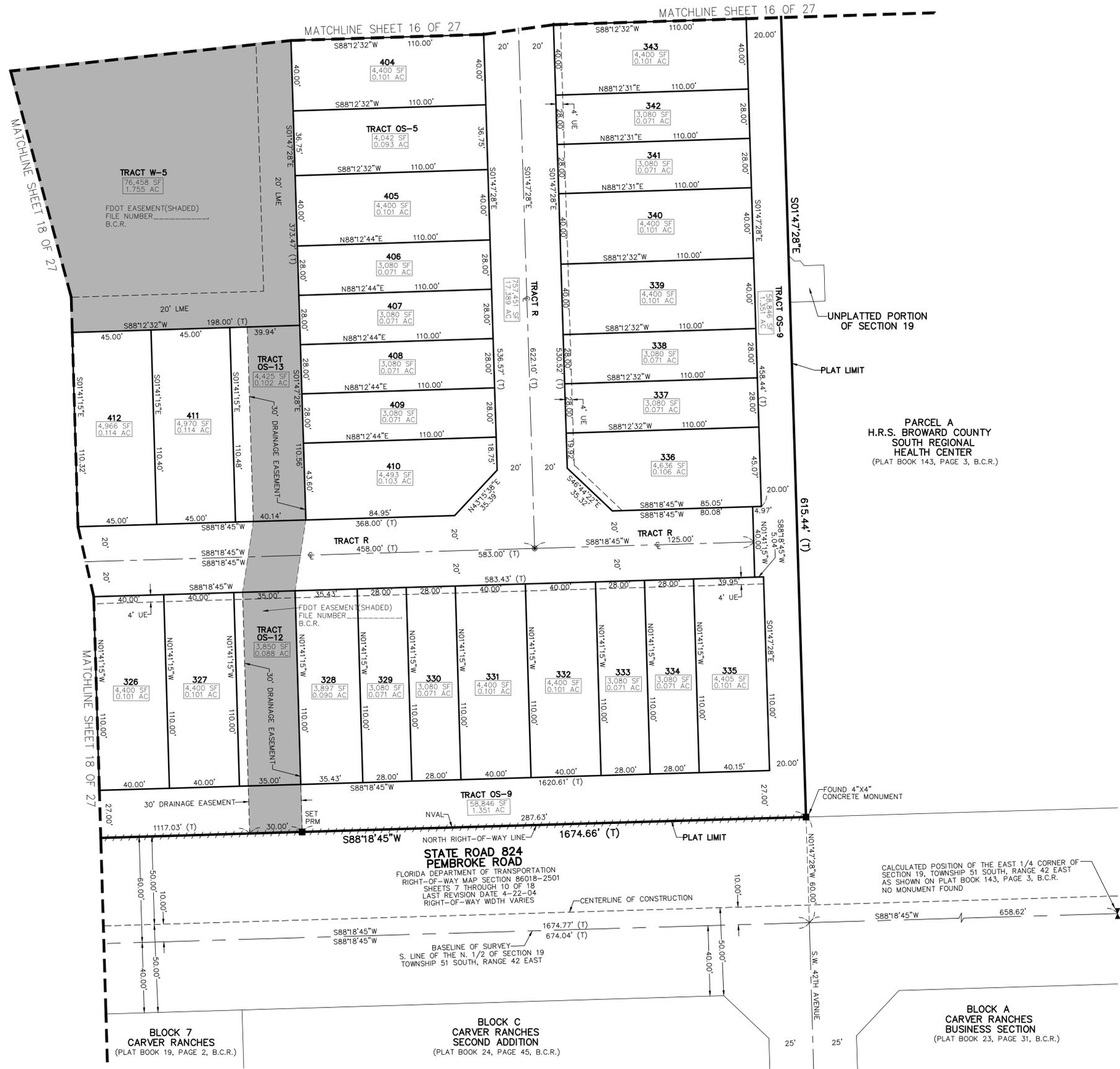
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BLOCK 7 CARVER RANCHES (PLAT BOOK 19, PAGE 2, B.C.R.)

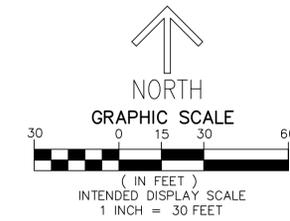
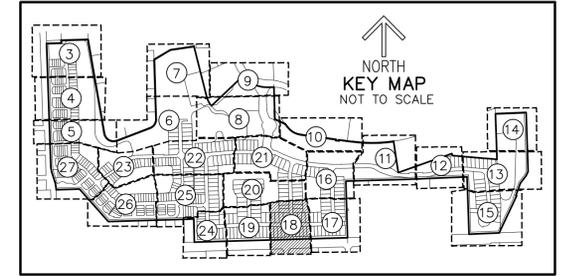
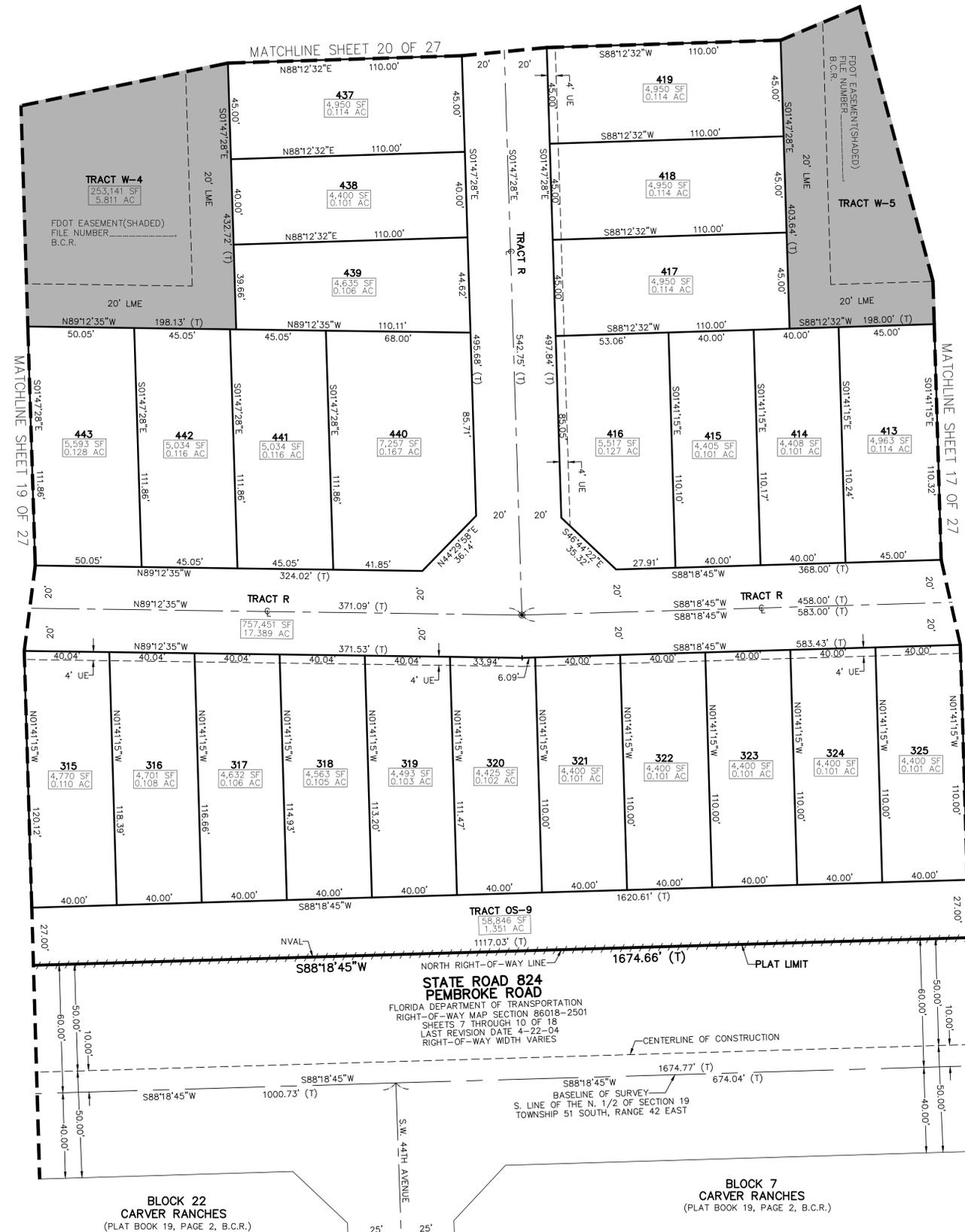
BLOCK C CARVER RANCHES SECOND ADDITION (PLAT BOOK 24, PAGE 45, B.C.R.)

BLOCK A CARVER RANCHES BUSINESS SECTION (PLAT BOOK 23, PAGE 31, B.C.R.)

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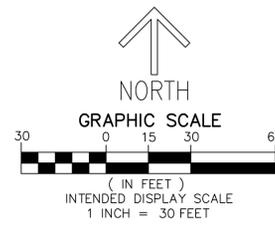
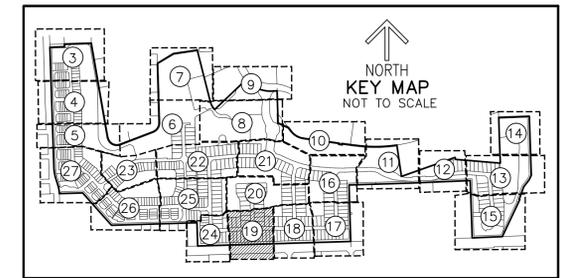
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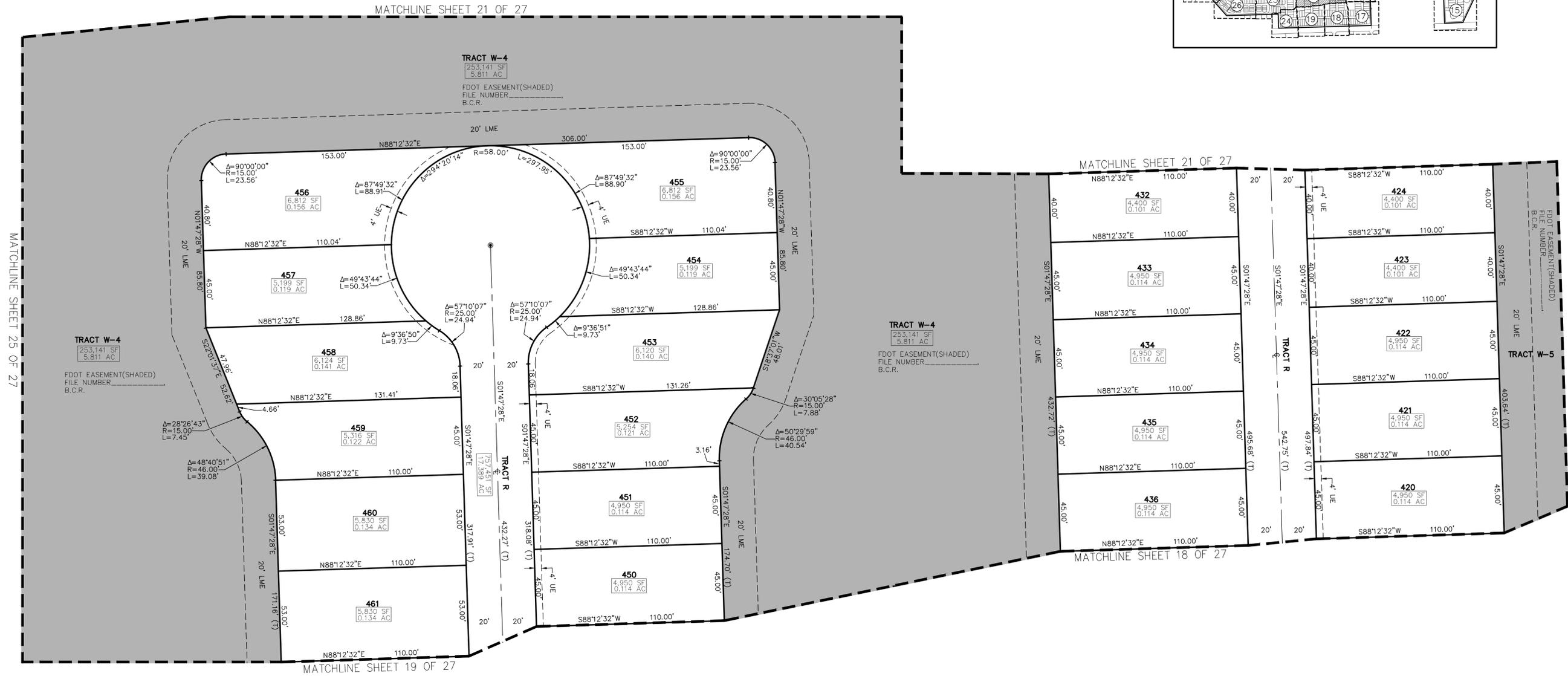
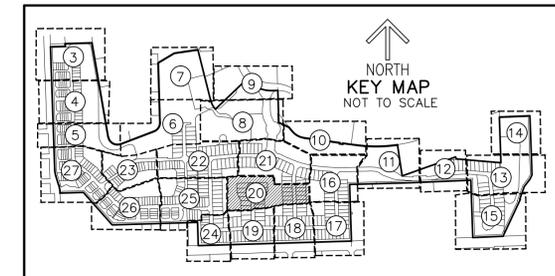
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BLOCK 22 CARVER RANCHES (PLAT BOOK 19, PAGE 2, B.C.R.)

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
OFFICE (561)392-1991 FAX (561)750-1452  
CERTIFICATE OF AUTHORIZATION NO. LB 3591

# HILLCREST COUNTRY CLUB SOUTH

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AS RECORDED IN PLAT BOOK 60, PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,  
TOGETHER WITH A PORTION OF SECTIONS 19 AND 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST,  
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MATCHLINE SHEET 25 OF 27

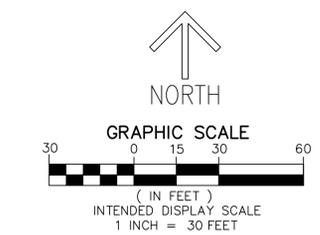
MATCHLINE SHEET 19 OF 27

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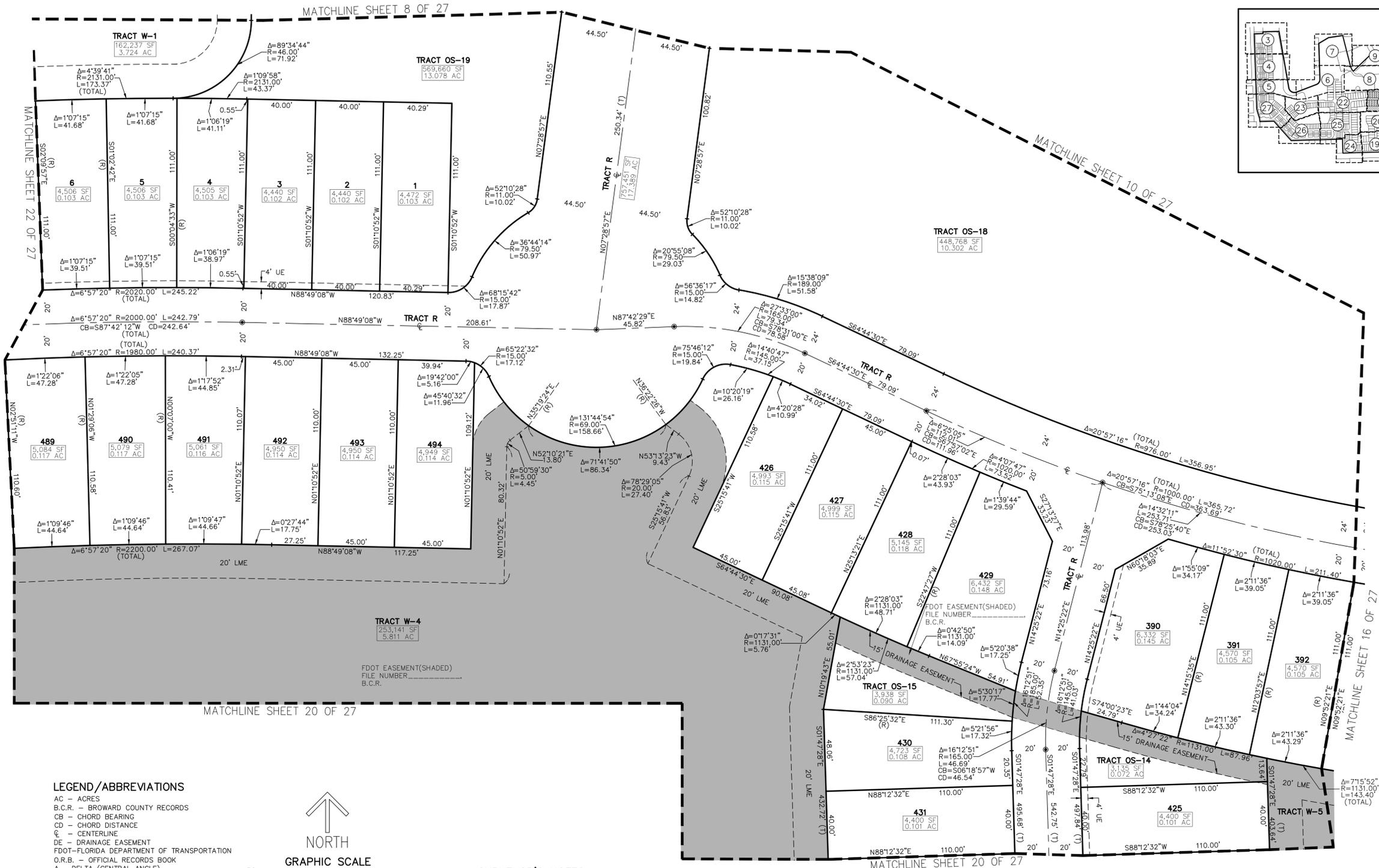
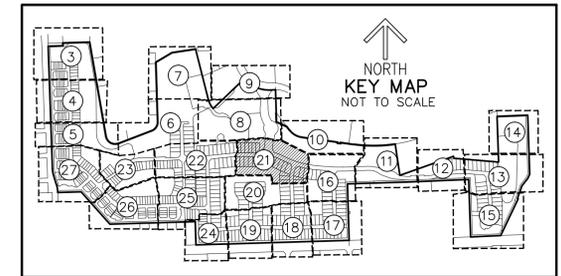
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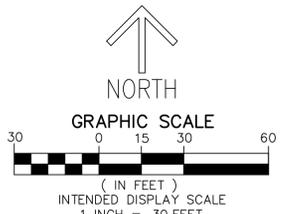
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THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
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SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
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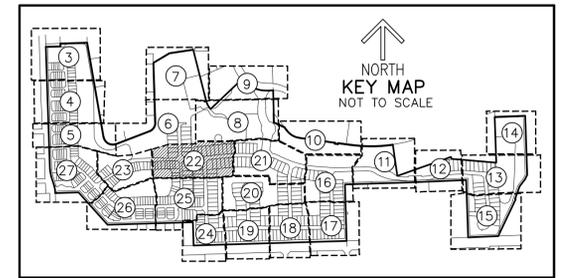
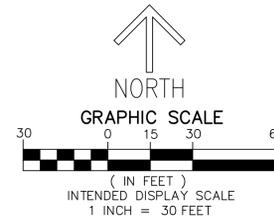
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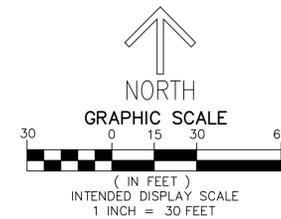
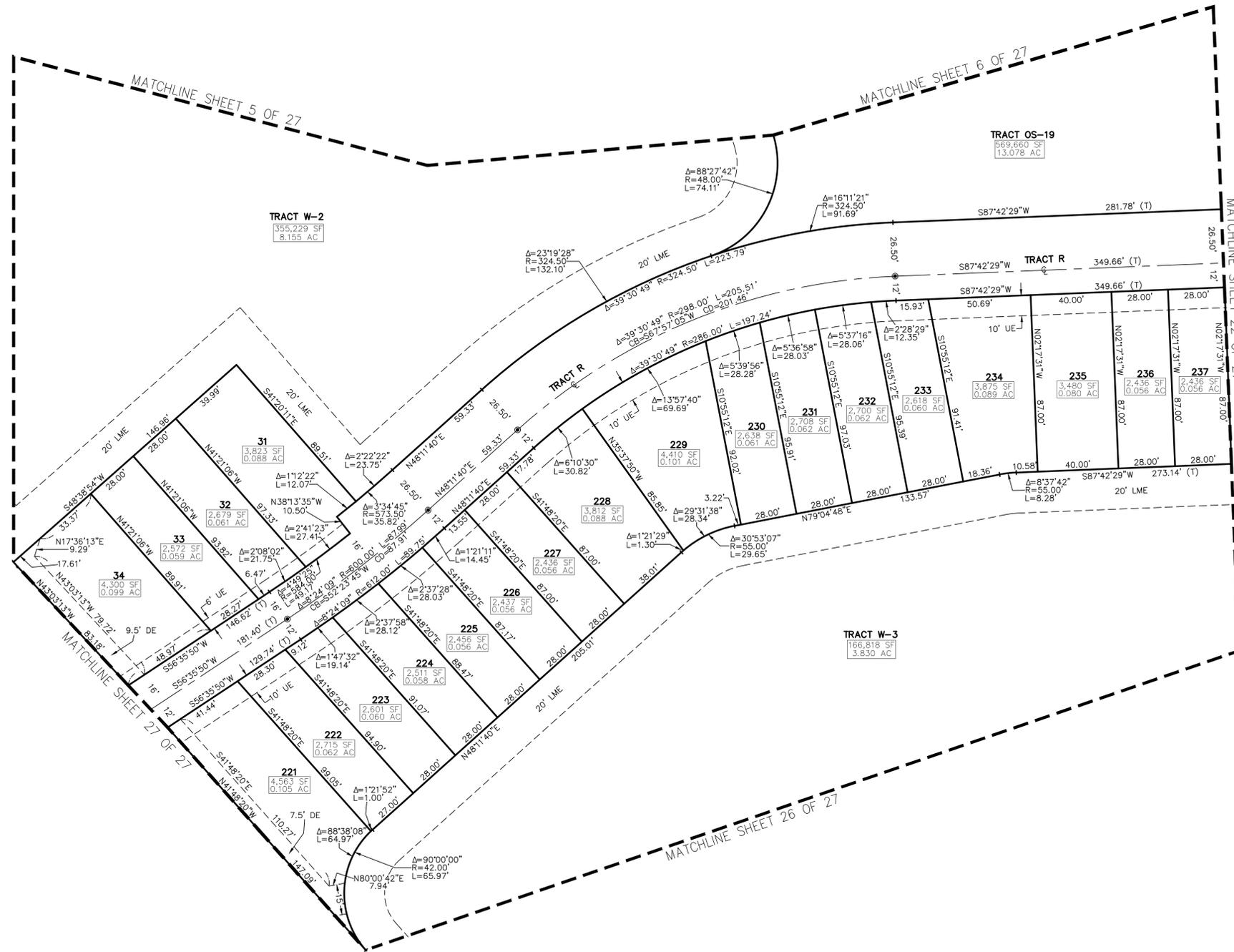
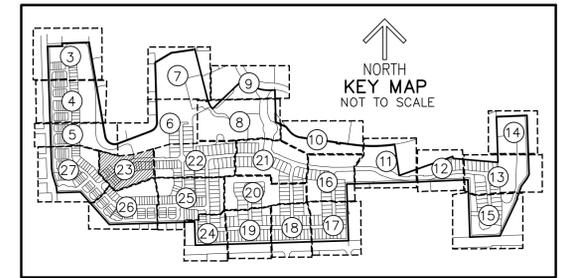
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THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY OF CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 OFFICE (561)392-1991 FAX (561)750-1452 CERTIFICATE OF AUTHORIZATION NO. LB 3591

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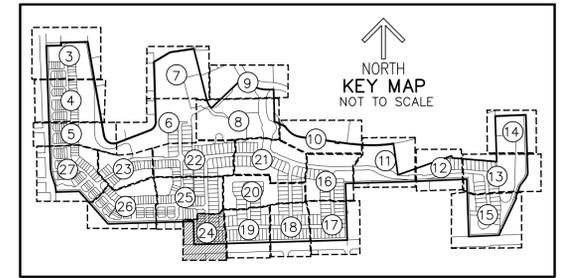
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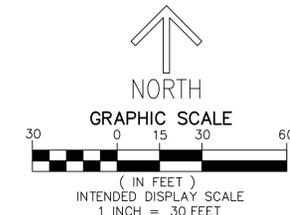
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# HILLCREST COUNTRY CLUB SOUTH

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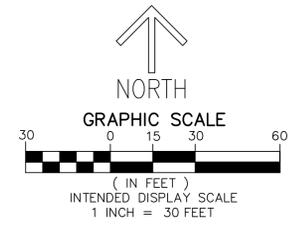
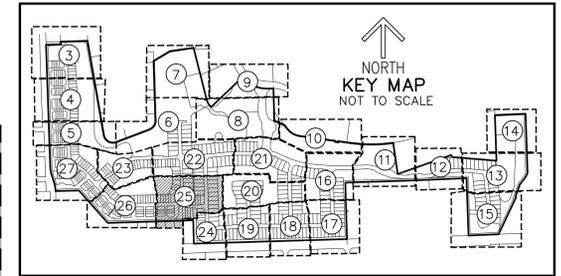


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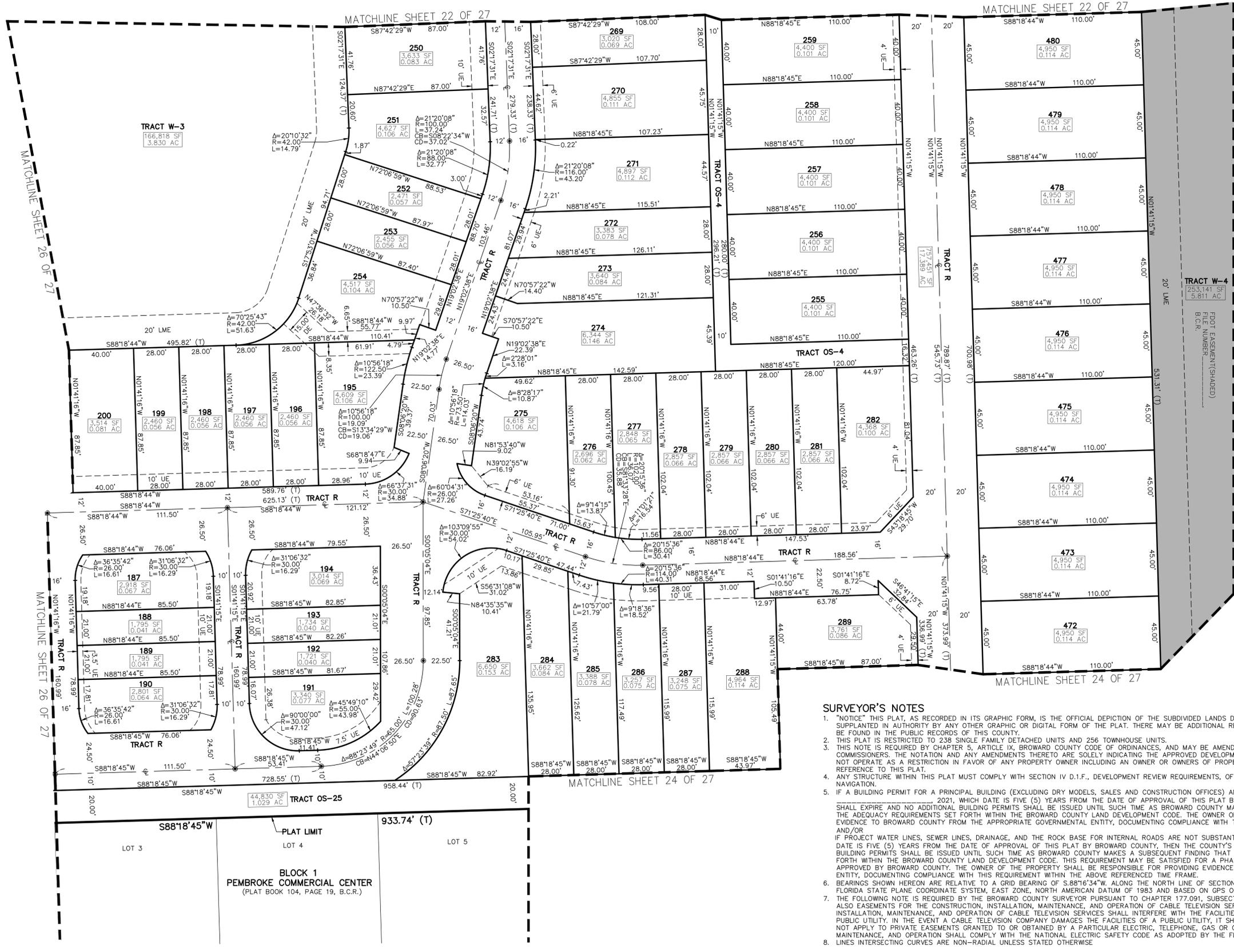
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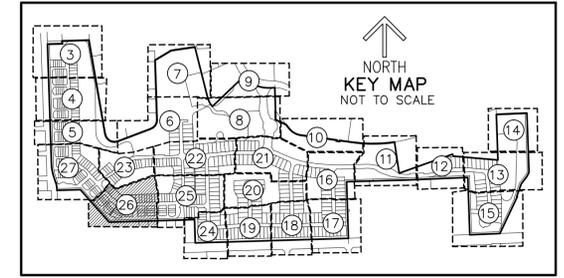
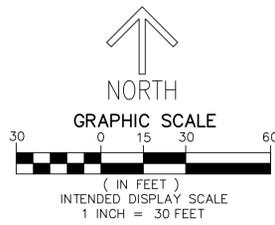


LOT 3 LOT 4 LOT 5  
BLOCK 1  
PEMBROKE COMMERCIAL CENTER  
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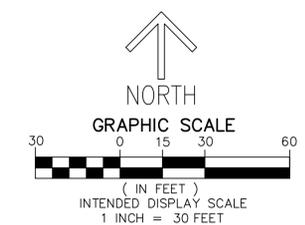
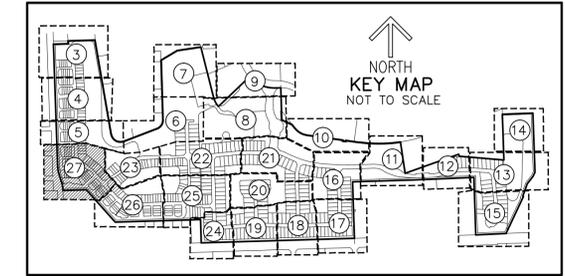
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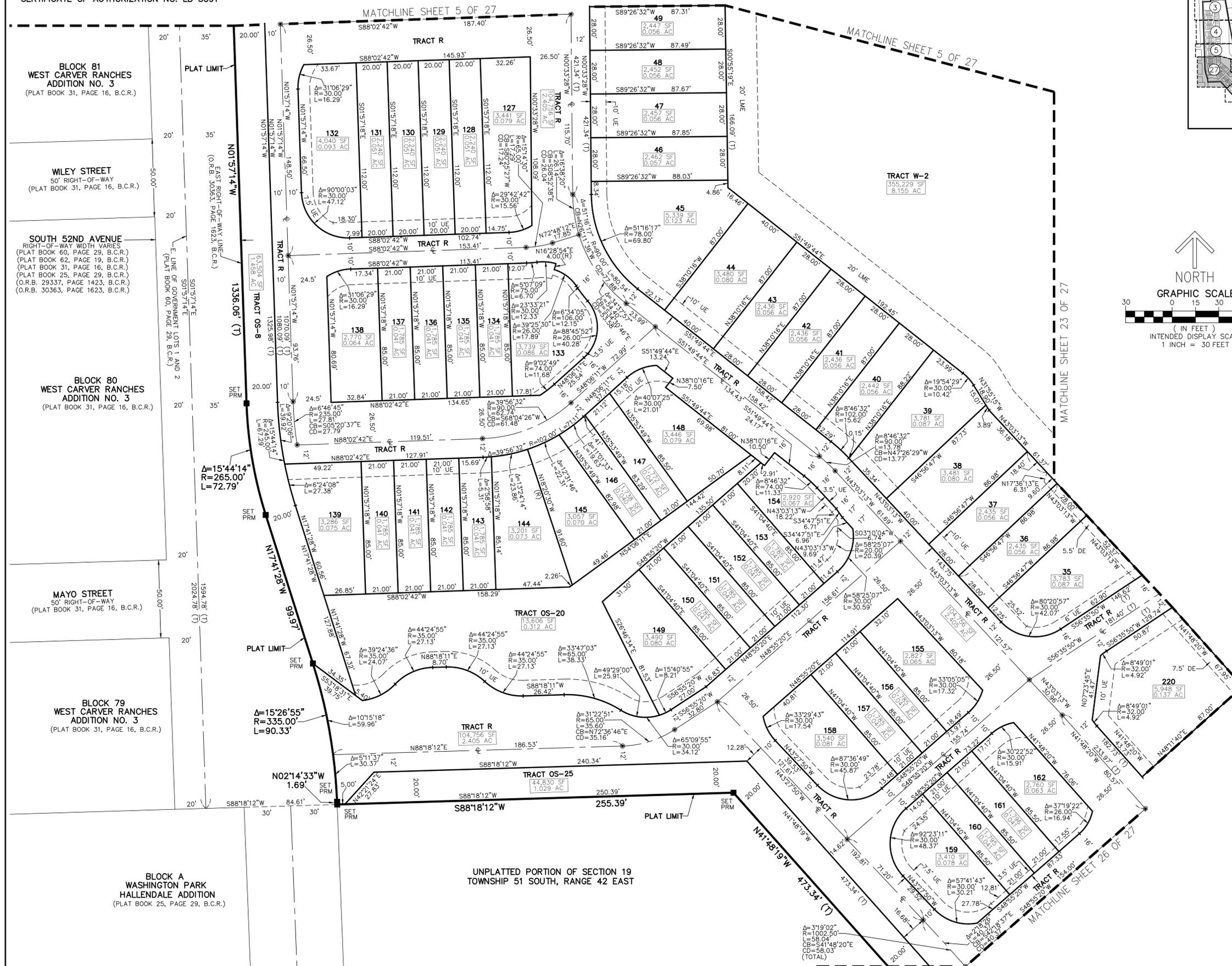
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1. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  2. THIS PLAT IS RESTRICTED TO 238 SINGLE FAMILY DETACHED UNITS AND 256 TOWNHOUSE UNITS.
  3. 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.
  4. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
  5. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY \_\_\_\_\_, 2021, 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 SUBSTANTIALLY COMPLETED BY \_\_\_\_\_, 2021, 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, PROVIDING 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.
  6. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.88°16'34"W, ALONG THE NORTH LINE OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 AND BASED ON GPS OBSERVATIONS.
  7. 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 AND 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.
  8. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS STATED OTHERWISE



UNPLATTED PORTION OF SECTION 19 TOWNSHIP 51 SOUTH, RANGE 42 EAST