

EXHIBIT A

”STIRLING RESIDENTIAL”  
A SUBDIVISION OF A PORTION OF THE NORTHEAST ONE–QUARTER (NE 1/4) OF  
NORTHWEST ONE–QUARTER (NW 1/4) OF THE NORTHWEST ONE–QUARTER (NW 1/4)  
OF SECTION 2, TOWNSHIP 51 SOUTH, RANGE 41 EAST, LYING WITHIN THE CITY OF  
HOLLYWOOD, BROWARD COUNTY, FLORIDA.

DESCRIPTION

THE NORTHEAST ONE–QUARTER (NE 1/4) OF THE NORTHWEST ONE–QUARTER (NW 1/4) OF THE NORTHWEST ONE–QUARTER (NW 1/4), LESS THE NORTH 53.00 FEET, LYING IN SECTION 2, TOWNSHIP 51 SOUTH, RANGE 41 EAST.

LESS AND EXCEPT:  
ALL OF BANK OF AMERICA, WEST STIRLING, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 179, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE ALONG THE WEST LINE OF SAID PARCEL "A", ALSO BEING THE WEST LINE OF THE NORTHEAST ONE–QUARTER (NE 1/4) OF THE NORTHWEST ONE–QUARTER (NW 1/4) OF THE NORTHWEST ONE–QUARTER (NW 1/4) OF SAID SECTION 2, SOUTH 01'28'42" EAST 253.04 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A" ALSO BEING THE POINT OF BEGINNING;  
THENCE ALONG SOUTH LINE OF SAID PARCEL "A" NORTH 87°45'12" EAST 660.35 FEET TO THE EAST LINE OF SAID NORTHEAST ONE–QUARTER (NE 1/4); THENCE ALONG SAID EAST LINE OF THE NORTHEAST ONE–QUARTER (NE 1/4) OF THE NORTHWEST ONE–QUARTER (NW 1/4) OF THE NORTHWEST ONE–QUARTER (NW 1/4) OF SAID SECTION 2, SOUTH 01'29'42" EAST 344.61 FEET; THENCE ALONG SOUTH LINE OF SAID NORTHEAST ONE–QUARTER (NE 1/4) SOUTH 87°44'45" WEST 660.45 FEET; THENCE ALONG WEST LINE OF SAID NORTHEAST ONE–QUARTER (NE 1/4) NORTH 01'30'58" WEST 344.70 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 227589 SQUARE FEET (5.225 ACRES) MORE OR LESS.

DEDICATION

STATE OF FLORIDA ) SS  
COUNTY OF BROWARD)

KNOW ALL MEN BY THESE PRESENTS THAT STIRLING DAVIE, LLC., OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON AND TO BE KNOWN AS "STIRLING RESIDENTIAL".

1. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.
2. ALL DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO CENTRAL BROWARD WATER CONTROL DISTRICT.

NO IMPROVEMENTS, TREES OR ENCROACHMENT INCLUDING UTILITIES (EXCEPT FOR OVERHEAD POWER, CABLE OR TELEPHONE LINES WITH A MINIMUM 25 FOOT CLEARANCE) OR LANDSCAPING ARE ALLOWED WITHIN EASEMENTS DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT WITHOUT THE APPROVAL OF AND A PERMIT FROM THE CENTRAL BROWARD WATER CONTROL DISTRICT AND THE UTILITY SYSTEM ENTERING INTO A HOLD HARMLESS AND INDEMNIFICATION AGREEMENT WITH THE CENTRAL BROWARD WATER CONTROL DISTRICT. IT IS THE INTENT OF THIS PROVISION THAT ALL UTILITIES (EXCEPT FOR OVERHEAD POWER, CABLE OR TELEPHONE LINES WITH A MINIMUM 25 FOOT CLEARANCE) PROPOSED TO BE CONSTRUCTED WITHIN UTILITY EASEMENTS THAT CROSS OR COINCIDE WITH EASEMENTS DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT MUST BE REVIEWED AND PERMITTED BY CENTRAL BROWARD WATER CONTROL DISTRICT.

IN WITNESS WHEREOF, SAID STIRLING DAVIE, LLC., A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
WITNESS NAME AND TITLE

PRINT NAME

WITNESS NAME AND TITLE

PRINT NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS  
COUNTY OF BROWARD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_ BY STIRLING DAVIE, LLC. A FLORIDA LIMITED LIABILITY COMPANY. HE IS PROFESSIONALLY KNOWN TO ME OR HAS PROVIDED \_\_\_\_\_ AS IDENTIFICATION

JOINDER AND CONSENT OF MORTGAGEE

BANK OF NORTH GEORGIA, A DIVISION OF SYNOVUS BANK ("MORTGAGEE"), AS THE OWNER AND HOLDER OF: (I) THAT CERTAIN MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, AND SECURITY AGREEMENT FROM STIRLING DAVIE, LLC. RECORDED NOVEMBER 21, 2014, IN OFFICIAL RECORDS BOOK 51268, AT PAGE 1324 & 1354; AND (II) THAT CERTAIN UCC–1 FINANCING STATEMENT RECORDED \_\_\_\_\_, IN OFFICIAL RECORDS BOOK \_\_\_\_\_, AT PAGE \_\_\_\_\_), ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (COLLECTIVELY, THE LOAN DOCUMENTS), DOES HEREBY CONSENT TO THE RESTRICTION SET FORTH IN THIS DECLARATION AND SUBORDINATES THE LOAN DOCUMENTS TO SUCH DECLARATION.

WITNESSES: MORTGAGEE:  
BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_  
GAIL HARMEIER  
SENIOR VICE–PRESIDENT  
8025 WEST SIDE PARKWAY  
ALPHARETTA, GA. 30004

PRINTED NAME: \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ ) SS  
COUNTY OF \_\_\_\_\_)

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ FREELY AND VOLUNTARILY UNDER AUTHORITY DULY VESTED IN HIM BY SAID MORTGAGEE. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE PUBLIC TYPED, PRINTED OR STAMPED NAME OF NOTARY

MY COMMISSION EXPIRES:

CENTRAL BROWARD WATER CONTROL DISTRICT

THIS IS TO CERTIFY THAT THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CENTRAL BROWARD WATER CONTROL DISTRICT THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ PRIOR TO DEVELOPMENT OF THIS PROPERTY, OWNER SHALL CONTACT THE CENTRAL BROWARD WATER CONTROL DISTRICT FOR DETERMINATION OF ADDITIONAL DRAINAGE / FLOWAGE / LAKE / CANAL EASEMENTS AND/OR OTHER DEDICATIONS WHICH MAY BE REQUIRED BY THE CENTRAL BROWARD WATER CONTROL DISTRICT FOR DRAINAGE PURPOSES.

THIS PLAT WAS APPROVED BY THE CENTRAL BROWARD WATER CONTROL DISTRICT ON THE FOLLOWING DATES:

BY: CHAIR DATE BY: DISTRICT MANAGER DATE

CITY OF HOLLYWOOD CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT OF "STIRLING RESIDENTIAL" HAS BEEN APPROVED AND ACCEPTED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, IN AND BY RESOLUTION NO: \_\_\_\_\_ ADOPTED BY THE SAID CITY COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015, AND BY SAID RESOLUTION ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE ACCEPTED IN THE NAME OF SAID CITY.

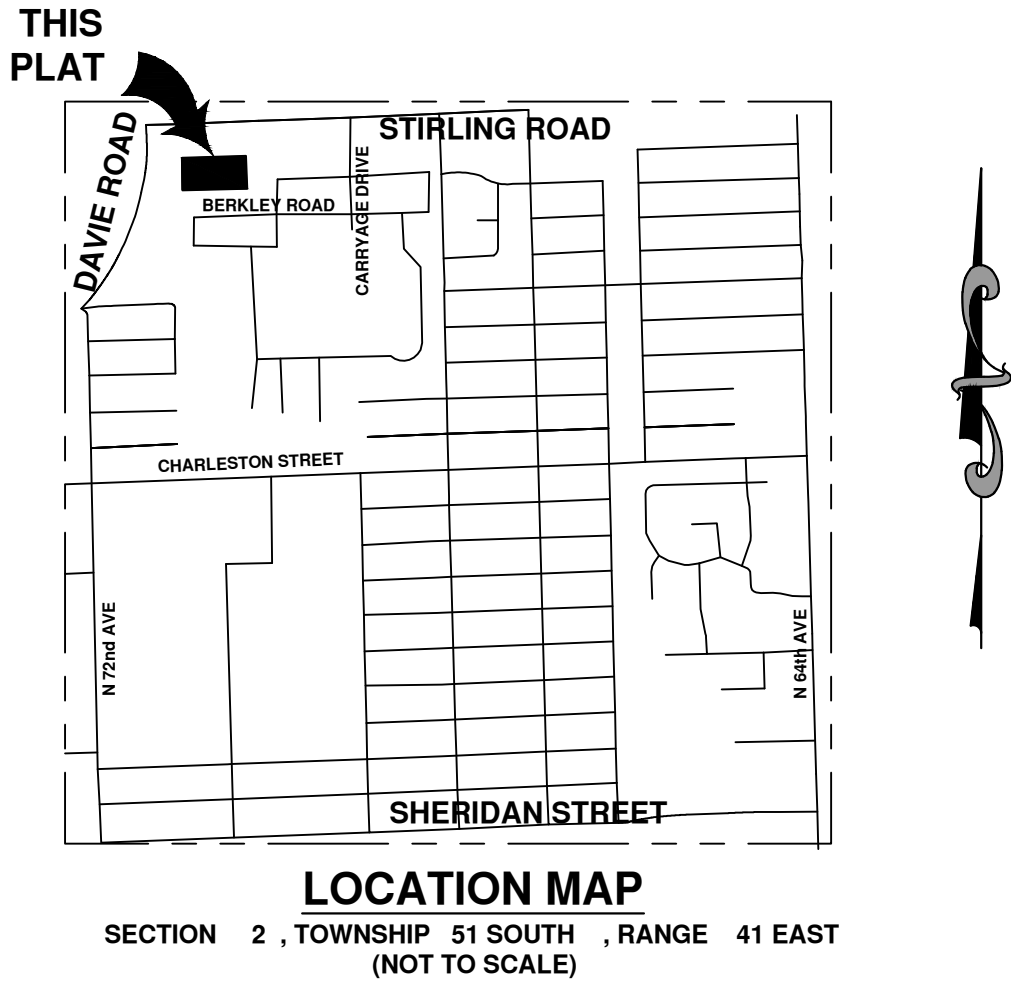
NO BUILDING PERMITS SHALL BE ISSUED FOR CONSTRUCTION, EXPANSION AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THE MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID FOR OR ARE NOT DUE.

BY: MAYOR – PETER BOBER BY: CITY CLERK – PATRICIA CERNY  
BY: CITY ENGINEER JONATHAN VOGT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE PORTIONS OF CHAPTER 5J–17. FLORIDA ADMINISTRATIVE CODE AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.  
THE BENCH MARKS SHOWN ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS. PERMANENT CONTROL POINTS (PCP'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

MARTIN P. ROSSI  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA REGISTRATION NO. 5857  
MILLER LEGG AND ASSOCIATES  
CERTIFICATE OF AUTHORIZATION NO. LB 6680  
5747 N ANDREWS WAY  
FT. LAUDERDALE FL 33309  
PHONE: 954–436–7000, FAX: 954–436–8664  
WWW.MILLERLEGG.COM



BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS–OF–WAY FOR TRAFFIC WAYS.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
BY: CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: EXECUTIVE DIRECTOR OF 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 THIS 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 PLAT WAS FILED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AND RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ RECORD VERIFIED.

ATTEST: BERTHA HENRY COUNTY ADMINISTRATOR BY: DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING SERVICES  
DIVISION

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD. THIS PLAT HAS BEEN REVIEWED AND FOUND TO CONFORM WITH CHAPTER 177, PART 1 FLORIDA STATUTES.

BY: RICHARD TORNESE DATE BY: ROBERT P. LEGG, JR. DATE  
DIRECTOR PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA PROFESSIONAL ENGINEER FLORIDA REGISTRATION NUMBER LS4030  
REGISTRATION NUMBER 40263

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH  
MANAGEMENT DEPARTMENT

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

BY: DIRECTOR/DESIGNEE DATE

PREPARED BY:



South Florida Office: 5747 N. Andrews Way  
Ft. Lauderdale, Florida, 33309-2364  
954-436-7000, Fax: 954-436-8664  
www.millerlegg.com

Certificate of Authorization: LB6680

SURVEYOR OWNER CITY ENGINEER CITY OF HOLLYWOOD CITY COMMISSION COUNTY SURVEYOR COUNTY ENGINEER COUNTY COMMISSION



**"STIRLING RESIDENTIAL"**

A SUBDIVISION OF A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 2, TOWNSHIP 51 SOUTH, RANGE 41 EAST, LYING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

PLAT NOTES:

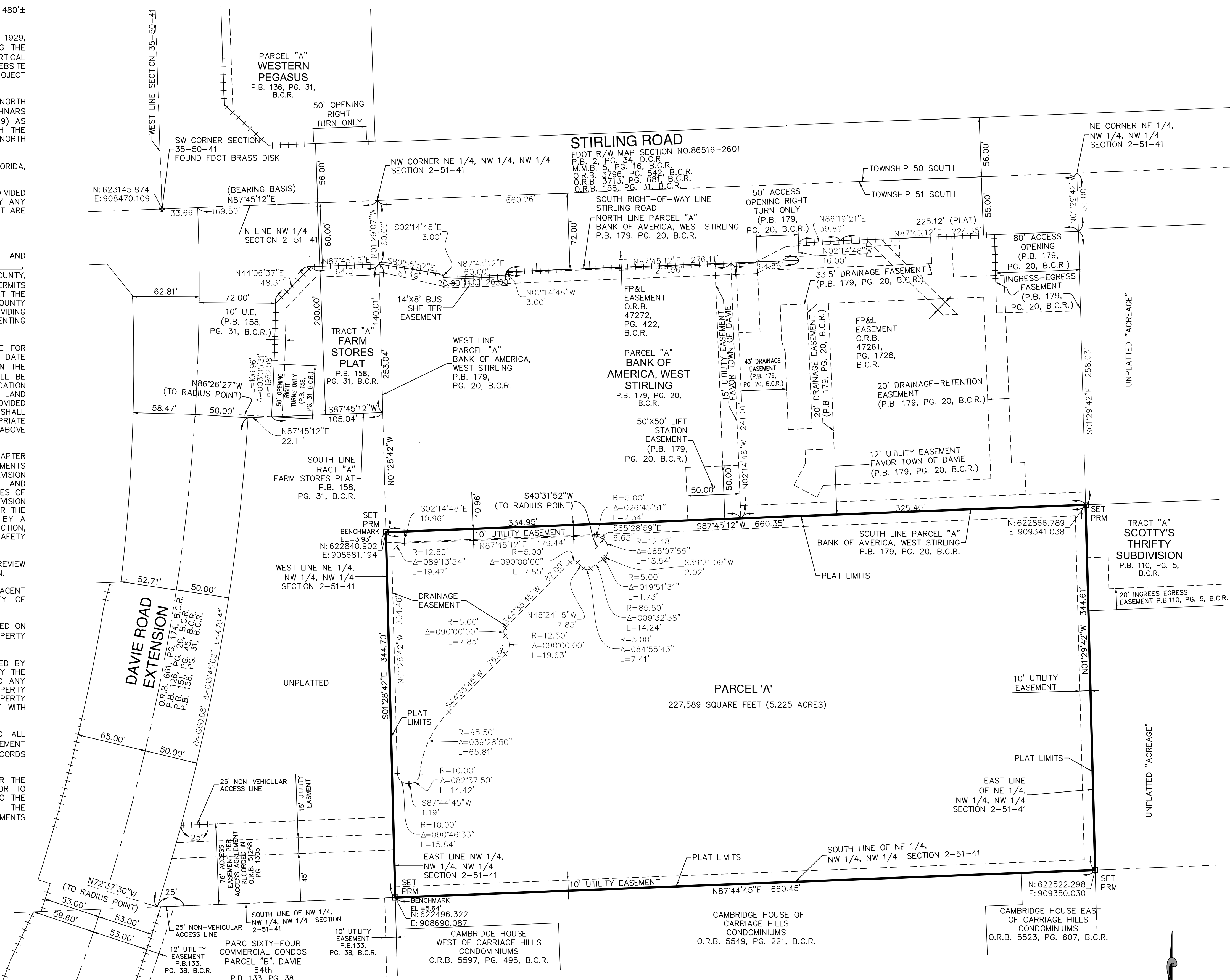
- BENCHMARK ORIGIN – BROWARD COUNTY BENCHMARK #3580 DESCRIBED AS FOLLOWS:  
NAIL AND DISC NO. 2936 IN TOP OF CURB AT NORTH EDGE OF PAVEMENT OF STIRLING ROAD, 480'± WEST OF CENTERLINE DAVIE ROAD.  
ELEVATION = 7.872' NGVD29 – 1.60' = 6.272' NAVD88  
ELEVATIONS AS SHOWN WERE CONVERTED FROM THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, (N.G.V.D. '29) TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, (N.A.V.D. '88) TO USING THE FOLLOWING CONVERSION: N.G.V.D. '29 VERTICAL DATUM, (IN FEET) -1.60"= N.A.V.D. '88 VERTICAL DATUM. THE CONVERSION FACTOR WAS OBTAINED FROM THE NATIONAL GEODETIC SURVEY WEBSITE ORTHOMETRIC HEIGHT CONVERSION PROGRAM USING THE LATITUDE AND LONGITUDE OF THE PROJECT LOCATION TO DETERMINE A CONVERSION FACTOR FOR THIS SPECIFIC LOCATION.
2. THE STATE PLANE COORDINATES AND GRID BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1927 (NAD 27) COORDINATES VALUES SHOWN ON THE "KEITH & SCHNARS RESURVEY OF TOWNSHIP 51 SOUTH, RANGE 41 EAST" (MISCELLANEOUS PLAT BOOK 6, PAGE 19) AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 2-51-41 HAVING A BEARING OF NORTH 87°45'12" EAST.
  3. ALL RECORDING INFORMATION REFERS TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
  4. NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE 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.
  5. TOTAL AREA DEDICATED FOR RIGHT OF WAY BY THIS PLAT IS 0.0 SQUARE FEET.
  6. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY \_\_\_\_\_, 20\_\_\_\_\_, 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
  7. IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAS NOT BEEN SUBSTANTIALLY COMPLETED BY \_\_\_\_\_, 20\_\_\_\_\_, 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 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.
  8. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 77.091, 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 UTILITIES 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.
  9. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV (D) 1 (F), DEVELOPMENT REVIEW REQUIREMENTS, OF BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
  10. INTERIOR SIDEWALK CONNECTIONS ARE TO BE PROVIDED BETWEEN RESIDENTIAL PARCEL AND ADJACENT COMMERCIAL DEVELOPMENTS BASED ON AGREED UPON POINTS OF CONNECTION PER CITY OF HOLLYWOOD, TOWN OF DAVIE AND PROPERTY OWNERS.
  11. SIDEWALK CONNECTION TO STIRLING ROAD AND DAVIE ROAD EXTENSION SHALL BE PROVIDED BASED ON AGREED UPON ALIGNMENT/ROUTES PER CITY OF HOLLYWOOD, TOWN OF DAVIE AND PROPERTY OWNERS.
  12. THIS PLAT IS RESTRICTED TO EIGHTY-THREE (83) GARDEN APARTMENTS. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY THE APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS, HERETO, ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS RESTRICTION IN FAVOR OF ANY PROPERTY OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
  13. NON-EXCLUSIVE PERPETUAL EASEMENTS ARE IMPOSED UPON THE PARCELS OF LAND AND ALL PRESENT AND FUTURE OWNERS AND PERMITTEES OF THE PARCELS AS PER THE EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN OFFICIAL RECORDS BOOK 51268, PAGES 1305 – 1323.
  14. AN ADDITIONAL 76' ACCESS EASEMENT AND 15' UTILITY EASEMENT SHALL BE DEDICATED OVER THE ADJACENT PROPERTY TO THE WEST LYING WITHIN THE TOWN OF DAVIE AND RECORDED PRIOR TO RECEIPT OF THE FIRST CERTIFICATE OF OCCUPANCY FOR PURPOSES OF PROVIDING ACCESS TO THE NEAREST PUBLIC STREET/ROADWAY RIGHT-OF-WAY AND WATER SUPPLY/SERVICE FOR THE UNDEVELOPED RESIDENTIAL PROPERTY/PARCEL WITHIN THE CITY OF HOLLYWOOD. SAID EASEMENTS SHALL BE NON-EXCLUSIVE, PERPETUAL AND RUN WITH THE LAND.

LEGEND:

P.B. = PLAT BOOK  
 PG. = PAGE  
 B.C.R. = BROWARD COUNTY RECORDS  
 M.M.B. = MISCELLANEOUS MAP BOOK  
 O.R.B. = OFFICIAL RECORDS BOOK  
 LB = LICENCE BUSINESS  
 R = RADIUS  
 L = ARC LENGTH  
 Δ = CENTRAL ANGLE  
 C = CENTERLINE  
 R/W = RIGHT OF WAY  
 U.E. = UTILITY EASEMENT  
 PRM = PERMANENT REFERENCE MONUMENT  
 (18" METAL ROD WITH ALUMINUM DISC IN  
 24" LONG (4"x4" SQUARE) CONCRETE UNLESS OTHERWISE NOTED)  
 ++++ = NON-VEHICULAR ACCESS LINE  
 \* = PERMANENT REFERENCE MONUMENT

COORDINATES SHOWN THUS:

N:XXXXXX.XXX	WHERE N = NORTHING
E:XXXXXX.XXX	E = EASTING



PREPARED BY:



**MILLER LEGG**

South Florida Office: 5747 N. Andrews Way  
Ft. Lauderdale, Florida, 33309-2364  
954-436-7000, Fax: 954-436-8664  
[www.millerlegg.com](http://www.millerlegg.com)

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