

# EXHIBIT A

THIS INSTRUMENT WAS PREPARED BY:  
JOHN T. DOOGAN, P.L.S.  
**AVIROM & ASSOCIATES, INC.**  
SURVEYING & MAPPING  
50 SW 2ND AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 992-2884

## 58 OAK

A PORTION OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER  
OF SECTION 1, TOWNSHIP 51 SOUTH, RANGE 41 EAST,  
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 1 OF 2

**LAND DESCRIPTION:**

A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE NE 1/4; THENCE, NORTH ALONG THE EAST LINE OF SAID NW 1/4 OF THE NE 1/4, A DISTANCE OF 230.00 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING NORTH ALONG SAID EAST LINE 301.84 FEET; THENCE, WEST PARALLEL TO THE SOUTH LINE OF SAID NW 1/4 OF THE NE 1/4, A DISTANCE OF 83.07 FEET TO THE EAST RIGHT-OF-WAY OF OLD DAWE ROAD; THENCE, SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 228.27 FEET TO THE POINT OF CURVATURE OF A 125.00 FOOT RADIUS CURVE SOUTHWESTERLY; THENCE, EAST PARALLEL TO SAID RIGHT-OF-WAY LINE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 40.2301°; AN ARC DISTANCE OF 84.0 FEET TO A POINT OF NON-INTERSECTION; THENCE, EAST PARALLEL WITH SAID SOUTH LINE OF SAID NW 1/4 OF THE NE 1/4, A DISTANCE OF 230.49 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

THAT PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 1, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 1; THENCE, ON AN ASSUMED BEARING OF NORTH ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4) A DISTANCE OF 1128.88 FEET, MORE OR LESS, TO A POINT 2000 FEET SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF STIRLING ROAD AND THE POINT OF BEGINNING; THENCE, WEST A DISTANCE OF 84.85 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF OLD DAWE ROAD; THENCE, NORTH 17.00° EAST ALONG SAID EASTERN RIGHT-OF-WAY LINE A DISTANCE OF 100.68 FEET; THENCE, NORTH 47.53° EAST A DISTANCE OF 28.73 FEET TO SAID SOUTH RIGHT-OF-WAY LINE STIRLING ROAD AND THE BEGINNING OF A 5676.58 FOOT RADIUS CURVE TO THE SOUTH; THENCE, EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°28' AN ARC DISTANCE OF 4.50 FEET TO SAID EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 1; THENCE, SOUTH ALONG SAID EAST LINE A DISTANCE OF 2000.00 FEET TO THE POINT OF BEGINNING.

SAID LAND LING IN BROWARD COUNTY, FLORIDA AND CONTAINS 65,153 SQUARE FEET MORE OR LESS.

**DEDICATION:**

STATE OF FLORIDA } SS  
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS, THAT 58 OAK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED AND SHOWN HEREON, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "58 OAK".

IN WITNESS WHEREOF, SAID \_\_\_\_\_ HAS CAUSED THESE PRESENTS TO BE SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

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

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

**ACKNOWLEDGMENT:**

STATE OF FLORIDA } SS  
COUNTY OF BROWARD

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ OF FIRST NLC FINANCIAL SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED AND DID NOT TAKE THE OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND WHOSE SIGNATURE WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

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

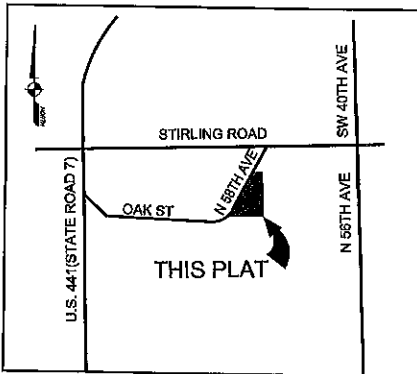
MY COMMISSION NUMBER: \_\_\_\_\_ NOTARY PUBLIC - STATE OF FLORIDA

MY COMMISSION EXPIRES: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_

**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.

COUNTY ENGINEER	SURVEYOR	CITY OF HOLLYWOOD	CITY ENGINEER	COUNTY SURVEYOR



**LOCATION SKETCH**  
(NOT TO SCALE)

**DEDICATION BY MORTGAGE HOLDER:**

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS, THAT FIRST NLC FINANCIAL SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED NOVEMBER 22, 2005, FILED IN OFFICIAL RECORDS BOOK 4394 PAGE 112 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO AND JOIN IN THE MAKING AND FILING FOR RECORD OF THE ATTACHED "HOLLYWOOD HOUSE", AND TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, FIRST NLC FINANCIAL SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

FIRST NLC FINANCIAL SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: \_\_\_\_\_ BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**ACKNOWLEDGMENT:**

STATE OF \_\_\_\_\_ } SS  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME \_\_\_\_\_ OF FIRST NLC FINANCIAL SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED AND DID NOT TAKE THE OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND WHOSE SIGNATURE WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

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

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY SEAL: \_\_\_\_\_ NOTARY PUBLIC

**CITY COMMISSION:**

STATE OF FLORIDA } SS  
COUNTY OF BROWARD

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, IN AND BY RESOLUTION NO. \_\_\_\_\_ ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ AND BY SAID RESOLUTION PARCEL "A" AS SHOWN ON THIS PLAT WAS 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 CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNLESS 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.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: PATRICIA CERNY, CITY CLERK APPROVED: LUIS LOPEZ, P.E., CITY ENGINEER

APPROVED BY: JOSE LEVY HAYOR

**BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT**

THIS IS TO CERTIFY: THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_ A.D.

BY: \_\_\_\_\_  
DESIGNEE

**BROWARD COUNTY PLANNING COUNCIL**

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH REGULATION OF RIGHTS-OF-WAY FOR TRAFFIC THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 201\_\_.

THIS PLAT COMPLES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 201\_\_.

BY: \_\_\_\_\_  
EXECUTIVE DIRECTOR OR 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 BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 201\_\_.

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

BY: \_\_\_\_\_  
DEPUTY

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

THIS IS TO CERTIFY: THIS PLAT WAS FILED FOR RECORD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 201\_\_ AND RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ RECORDED VERIFIED.

BY: \_\_\_\_\_  
DEPUTY

**BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

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

BY: \_\_\_\_\_  
BROWARD TOWNSHIP DIRECTOR  
FLORIDA PROFESSIONAL ENGINEER  
REGISTRATION NO. 49063

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

BY: \_\_\_\_\_  
ROBERT P. LEOG, JR.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NUMBER: LS 4030

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

**SURVEYOR'S CERTIFICATE**

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, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 50-17, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.021 OF SAID CHAPTER 177, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_.

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

JOHN T. DOOGAN, P.L.S.  
FLORIDA REGISTRATION NO. 4409  
50 SW 2ND AVENUE, BOCA RATON, FL 33432  
CERTIFICATE OF AUTHORIZATION NUMBER 3330  
AVIROM & ASSOCIATES, INC.

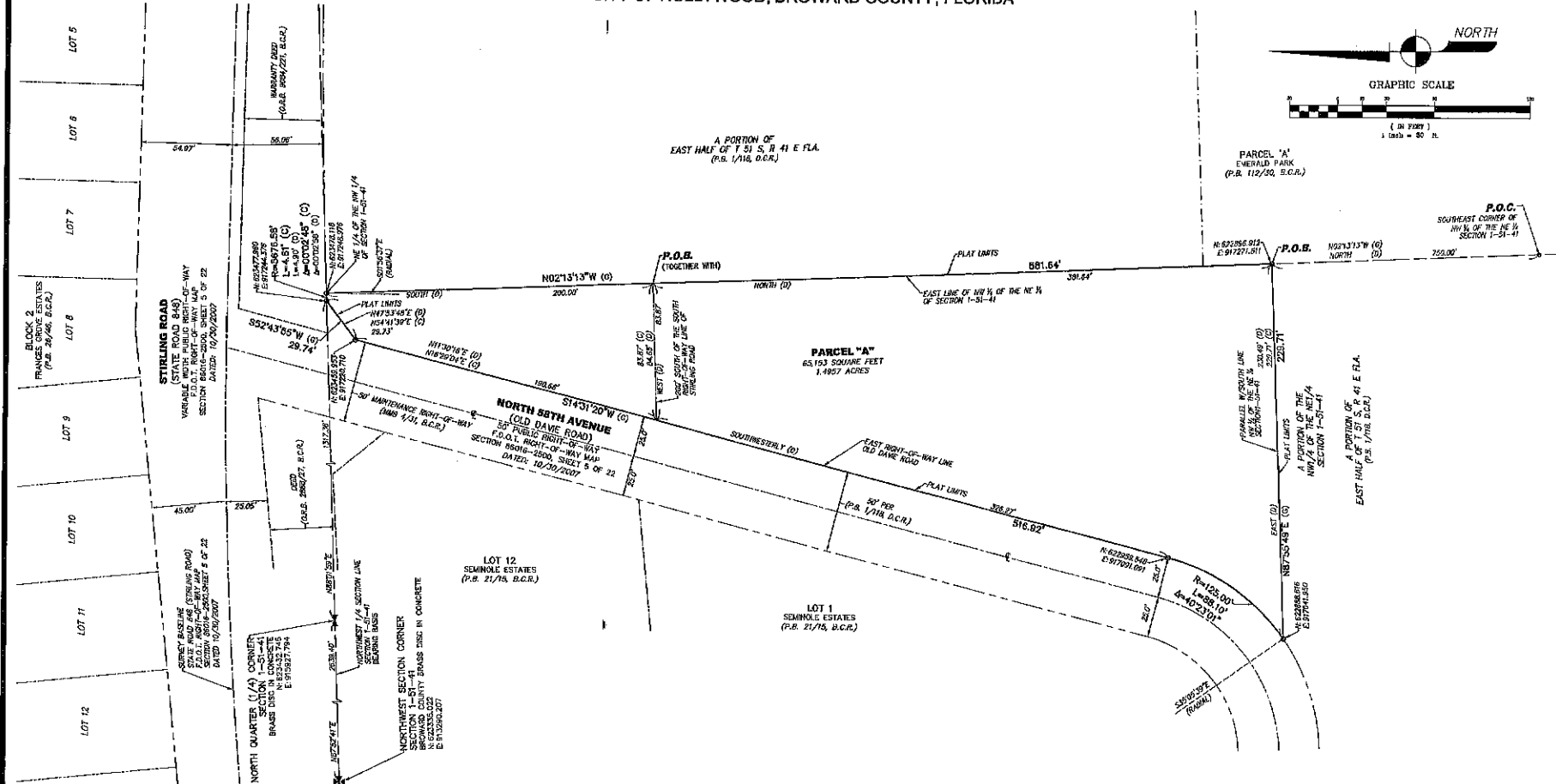
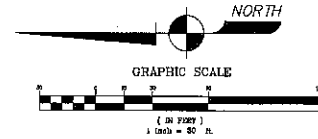
PLANNING FILE NO. #034-MP-17

THIS INSTRUMENT WAS PREPARED BY:  
JOHN T. OGDON, P.L.S.  
AVIROM & ASSOCIATES, INC.  
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# 58 OAK

A PORTION OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER  
OF SECTION 1, TOWNSHIP 51 SOUTH, RANGE 41 EAST,  
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 2 OF 2



**SURVEYOR'S NOTES:**

1.  $\odot$  INDICATES SET PERMANENT REFERENCE MONUMENT. A 4"x4"x24" CONCRETE MONUMENT A 3" BRASS DISC STAMPED "TRM LB 3300".
2. THIS PLAT IS RESTRICTED TO 14,200 SQUARE FEET OF COMMERCIAL USE, AND NO HOBI OR RISE DRINKING UNITS, USES WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.  
  
THIS NOTE IS REQUIRED BY CHAPTER 122, 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 THEREON 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.  
  
ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
3. BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODESIC SURVEY TRANSVERSE MERIDIAN, FLORIDA EAST ZONE, GRID NORTH, AS SHOWN ON THE KOTH AND SCHEIDT, P.L.S. RESURVEY OF SECTIONS 1 THRU 30 TOWNSHIP 51 SOUTH, RANGE 41 EAST BROWARD COUNTY FLORIDA, AS RECORDED IN MISCELLANEOUS PLAT BOOK 8, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND AS TRANSFERRED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83/20), 1989 ADJUSTMENT.

4. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 1, TOWNSHIP 51 SOUTH, RANGE 41 EAST HAVING A BEARING OF N87°52'41".
5. ABBREVIATION LEGEND: B.C.R. = BROWARD COUNTY RECORDS;  $\Delta$  = CENTRAL ANGLE;  $\odot$  = CENTERING;  $\odot$  = CALCULATED; D = PER DEED; D.C.R. = DADE COUNTY RECORDS; F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION; G = GRID; L = LAND LENGTH; L.B. = LICENSED BUSINESS; M&B = MISCELLANEOUS MAP BOOK; O.B.R. = OFFICIAL RECORDS BOOK; P.D. = PLAT BOOK; P.L.S. = PROFESSIONAL LAND SURVEYOR; P.O.B. = POINT OF BEGINNING; P.O.C. = POINT OF COMMENCEMENT; P.A.M. = PERMANENT REFERENCE MONUMENT; R = RADIUS.
6. A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING 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 THE FRAME, AND/OR
7. B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY 2023, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING 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 THE FRAME.

6. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 127.001, SUBSECTION (26), FLORIDA STATUTES. PLATED 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:**  
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